



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Planning Board

Thursday, March 19, 2015

6:00 PM

Old City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

6:00 PM

Pledge of Allegiance to the Flag

Roll Call

Absent 2 - Mr. Gilleran, and Chairman Klitenick

Present 5 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, and Ms. Tennyson

Approval of Agenda

Approval of Minutes

February 19, 2015

Attachments: [February 19, 2015](#)

Approved

Resolutions

Old Business

1

Minor Development Plan - 101 Duval Street (RE # 00000470-000000; AK # 1000469) - A request for minor development plan approval for the addition of 1,094 square feet of commercial retail by the enclosure of an existing courtyard as part of an interior renovation for use as a 10,631-square-foot retail drug store with 36 parking spaces on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 108-91.A.1.(b) of the Land Development Regulations of the Code of Ordinances of

the City of Key West, Florida.

- Attachments:** [Executive Summary](#)
 [Draft Resolution](#)
 [Application](#)
 [Planning Board Resolution \(pending signatures\)](#)

A motion was made by Mr. Peter Pike, seconded by Ms. Cristy Spottswood, that the Resolution be Passed with amended conditions. The motion passed by an unanimous vote.

2

Variance - 101 Duval Street (RE # 00000470-000000; AK # 1000469) - A request for a variance approval to maximum building coverage, minimum parking space requirements and minimum aisle and stall width requirements in order to cover and enclose an existing courtyard creating new commercial floor area on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 90-395 ,122-690(4)a., 108-572 and 108-641 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report & Application Package](#)
 [Site Background](#)

A motion was made by Mr. Browning, seconded by Ms. Spottswood, that the Resolution be Passed. The motion carried by the following vote:

- No:** 1 - Ms. Tennyson
Absent: 2 - Mr. Gilleran, and Chairman Klitenick
Yes: 4 - Mr. Browning, Mr. Holland, Mr. Pike, and Ms. Spottswood

3

Variance - 2503 Fogarty Avenue (RE # 00050520-000000; AK # 1051128) - A request for variance approval to off-street parking requirements and front and side yard setbacks in order to convert a carport into a new 1 ½ story addition on property located within the Single Family (SF) zoning district pursuant to Sections 90-395, 108-572 and 122-238(6)a.1 & 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report & Application Package](#)
 [Encroachment](#)
 [Public Comment](#)

A motion was made by Ms. Tennyson, seconded by Mr. Browning, that the Resolution be Passed. The motion carried by the following vote:

- No:** 1 - Mr. Pike
Absent: 2 - Mr. Gilleran, and Chairman Klitenick

Yes: 4 - Mr. Browning, Mr. Holland, Ms. Spottswood, and Ms. Tennyson

New Business

4 **Major Development Plan and Landscape Modification / Waiver - 111 Olivia Street (RE # 00014720-000000, AK # 1015091)** - A request for major development plan and landscape modification / waiver approvals for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Section 108-91.A.2.(b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)

A motion was made by Mr. Browning, seconded by Mr. Pike, that the Resolution be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Chairman Klitenick

Yes: 5 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, and Ms. Tennyson

5 **Variance - 805 Olivia Street (RE # 00019930-000000; AK # 1020621)** - A request for variance to side and rear yard setbacks in order to construct a 2 ½ story structure and second story rear deck on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
 [Additional information - Tree](#)
 [Public Comment - updated 3/18/15](#)

Meeting went into Recess

Meeting Reconvened

A motion was made by Mr. Pike, seconded by Mr. Browning, that the Resolution be Postponed to May 21, 2015. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Chairman Klitenick

Yes: 5 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, and Ms. Tennyson

6 **Exception for Outdoor Merchandise Display - 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469)** - A request for exception for outdoor merchandise display on property located within the Historic Neighborhood Commercial District (HNC-3) Zoning District pursuant to Section 106-52 of the Land

Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)

A motion was made by Ms. Tennyson, seconded by Ms. Spottswood, that the Resolution be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Chairman Klitenick

Yes: 5 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, and Ms. Tennyson

7

Variance - 917 Duval Street (RE # 00017810-000000; AK # 1018261) - A request for variances to front and side yard setbacks and maximum building coverage in order to replace an existing canvas awning on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 122-750(4)a. and 122-750(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)

A motion was made by Ms. Tennyson, seconded by Mr. Browning, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Chairman Klitenick

Yes: 5 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, and Ms. Tennyson

8

Variance - 718 Olivia Street (RE # 00020440-000000; AK # 1021199) - A request for variance to side yard setbacks in order to renovate a 140 sf portion of an existing residential structure on property located in the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
 [Public Comment](#)

A motion was made by Mr. Browning, seconded by Ms. Spottswood, that the Resolution be Passed. The motion carried by the following vote:

Recuse: 1 - Mr. Pike

Absent: 2 - Mr. Gilleran, and Chairman Klitenick

Yes: 4 - Mr. Browning, Mr. Holland, Ms. Spottswood, and Ms. Tennyson

Planner's Report

Minor Modification to Conditional Use Approval Update - 802-804 Whitehead Street,
318-324 Petronia Street, 809-811 Terry Lane.

Attachments: [Administrative Memo - March 17, 2015](#)

Q&A - Items of Interest from Planning Board Members

Adjournment

Adjourned 7:50 PM