



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, January 21, 2021

5:00 PM

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 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:00 PM

Roll Call

Absent 2 - Mr. Browning, and Mr. Varela

Present 5 - Ms. Brew, Ms. Henderson, Mr. Lloyd, Chairman Holland, and Vice Chair Gilleran

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was approved unanimously as amended.

Approval of Minutes

1 December 17, 2020 (Regular)

Attachments: [Minutes](#)

A motion was made by Mr. Gregory Lloyd, seconded by Ms. Ann Henderson, that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

- 2 **Request for Postponement by Applicant: Major Modification to a Major Development Plan and Conditional Use - 951 Caroline Street - (RE# 00002970-000000)** - A request to amend a parking agreement for a Major Development Plan and Conditional Use approval on property located within the Key West Bight (HRCC-2) Zoning District per Sections 108-91 C.3 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [*Large File* Application Package](#)
 [*Large File* Exhibits](#)
 [Multimodal Transportation Comments](#)
 [Response to Multimodal Transportation Coordinator](#)
 [Floodplain Comments](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)
 [*Large File* Memo to City 10.06.20](#)

Postponed to May 20, 2021 Planning Board Meeting.

- 3 **Alcohol Sales Exception - 907 Whitehead Street - (RE# 00017930-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer, and wine for special events accessory to the museum on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 18-28(b)2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Non-Objection Letter - St James Church](#)
 [Package](#)
 [Noticing Package](#)

Postponed to February 18, 2021 Planning Board Meeting.

- 4 **Request for Postponement by Applicant: Variance - 1020 Margaret Street (RE# 00030490-000000) - A** request for a variance to the minimum front setback and the minimum rear setback for a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) a., and 122-600 (6) c.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)

Postponed to February 18, 2021 Planning Board Meeting.

- 5 **Request for Postponement by Applicant: Minor Development Plan and Landscape Waiver - 1020 Margaret Street (RE# 00030490-000000) - A** request for approval of a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, and 122-597 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Reports](#)
 [Planning Package](#)
 [*Large File* Noticing Package](#)

Postponed to February 18, 2021 Planning Board Meeting.

6 Transient License Transfer - One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000) - A request to transfer one (1) transient license in unassigned status at Key Cove LLC to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [Staff Report](#)
 - [Staff Presentation](#)
 - [Planning Package](#)
 - [*Large File* Application](#)
 - [Revision to Application](#)
 - [Second Revision to Application](#)
 - [Floodplain Comments](#)
 - [Utilities Comments](#)
 - [Keys Energy Comments](#)
 - [Noticing Package](#)
 - [Public Comments - Jacob](#)
 - [11.19.20 Noticing Package](#)
 - [Public Comments - Ford](#)
 - [Public Comments - Crowley](#)
 - [Public Comments - Elitcher](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Planning Resolution be Postponed to the February 18, 2021 Planning Board Meeting. The motion passed by the following vote:

- Absent:** 2 - Mr. Browning, and Mr. Varela
- Yes:** 5 - Ms. Brew, Ms. Henderson, Mr. Lloyd, Chairman Holland, and Gilleran

New Business

7

Request for Postponement by Staff: Text Amendment of the Comprehensive Plan - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission replacing Appendix C: City of Key West Water Supply Facilities Work Plan, as well as amending Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7 and 1-1.12, and Policies 1.1.12.6, 1.1.12.7 and 1.1.12.8; Chapter 4: Public Facilities Element Objectives 4-1.2, and Policies 4-1.2.1 and 4-1.2.2; Chapter 5: Coastal Management Element Policy 5-1.2.2; Chapter 6: Conservation Element Policies 6-1.2.5, 6-1.2.8, 6-1.2.9, 6-1.2.12, 6-1.2.14 and 6-1.2.19; Chapter 8: Intergovernmental Coordination Element Policies 8-1.3.5 and 8-1.3.7; and Chapter 9: Capital Improvements Element Policies 9-1.6.1, 9-4.1.1 and 9-4.1.3.

Postponed to February 18, 2021 Planning Board Meeting.

8

Request for Postponement by Staff: Text Amendment of the Land Development Regulations - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending the Land Development Regulations Chapter 14: Buildings and Building Regulations Section 14-35 with the addition of Sec 604.4, Table 604.4, Provisions P2906.2 and 2903.2, and Table P2903.2a; and Chapter 108: Planning and Development Section 108-958 with the addition of Section 4 and Section 5.

Postponed to February 18, 2021 Planning Board Meeting.

9

Variance - 1108 Petronia Street (RE# 00022380-000000)

- A request for a variance to the minimum side yard setback requirement, maximum building coverage, and maximum impervious surface in order to expand the roof over the second floor balcony on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630 (6) b., 122-630 (4) a., and 122-630 (4) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Package](#)
 [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Ms. Brew, that all the standards set forth in Code Section 90-395(A) have been met by the Applicant and that the Applicant has demonstrated a "Good Neighbor Policy" and that the Planning Resolution for the Variance be granted. The motion carried by the following vote:

Absent: 2 - Mr. Browning, and Mr. Varela

Yes: 5 - Ms. Brew, Ms. Henderson, Mr. Lloyd, Chairman Holland, and Gilleran

Enactment No: PB Resolution 2021-01

10

Variance - 1409 Albury Street (RE# 00024150-000000) -

A request for a variance to the maximum allowed building coverage and the maximum allowed impervious surface in order to construct a pool and spa at a parcel located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., and 122-600 (4) b.

- Attachments:** [Staff Report](#)
[Site Plans submitted with Variance](#)
[Site Plans submitted with Building Permit](#)
[Planning Package](#)
[Noticing Package](#)

A motion was made by Ms. Henderson, seconded by Mr. Lloyd, that all the standards set forth in Code Section 90-395(A) have been met by the Applicant and that the Applicant has demonstrated a "Good Neighbor Policy" and that the Planning Resolution for the Variance be granted with the inclusion of conditions 2 & 4 and using the site plan that was dated November 14, 2020. Also noting the removal of conditions 1 & 3. The motion carried by the following vote:

No: 1 - Gilleran

Absent: 2 - Mr. Browning, and Mr. Varela

Yes: 4 - Ms. Brew, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2021-02

Reports

Public Comments

Board Member Comments

Adjournment - 6:30 PM