



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, June 15, 2017

6:00 PM

City Hall

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**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 FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order - 6:02 p.m.**

#### Roll Call

**Absent** 2 - Mr. Gilleran, and Mr. Varela Sr.

**Present** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*The Agenda was approved as amended.*

#### Approval of Minutes

1 May 18, 2017

**Attachments:** [Minutes](#)

A motion was made by Mr. Michael Browning, seconded by Mr. Peter Pike, that the Minutes be Approved. The motion passed by an unanimous vote.

#### Action Items

2 Selection of a Vice-Chairman

A motion was made by Mr. Michael Browning to nominate Jim Gilleran to serve as the Vice-Chairman of the Board, seconded by Mr. Gregory Lloyd, that the Action Item be Passed. The motion passed by an unanimous vote.

## Old Business

- 3 Granting a Variance to parking requirements to allow for substitution of Bicycle parking spaces on property located at 3900 South Roosevelt Boulevard (RE # 00066180-000200) within Highest Density Residential (HDR) Zoning District pursuant to Sections 90-395, 108-572 (2)(B) and 108-574 of the Land Development of Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Resolution](#)  
                              [Staff Report](#)  
                              [Application](#)  
                              [Noticing Package](#)  
                              [Public Comment](#)  
                              [Letter to Withdraw](#)

**Withdrawn**

**4** Granting Major Development Plan pursuant Section 108.92.B.2 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, for the construction of 56 market rate units and 24 affordable units on property locate at 3900 South Roosevelt Boulevard (RE #00066180-000200) within the High Density Residential (HDR) Zoning District; Providing for an effective date.

- Attachments:**
- [Resolution](#)
  - [Staff Report](#)
  - [Application](#)
  - [Revised Site Plan. June 2017](#)
  - [Revised Buffer.](#)
  - [Site Plans](#)
  - [Traffic Study](#)
  - [CGA Traffic Study Comments](#)
  - [Airport Coordination Letter](#)
  - [Noticing Package](#)
  - [Public Comment](#)

**A motion was made by Mr. Browning, seconded by Mr. Russo, that the Planning Resolution be Passed with the following conditions:**

- 1. The proposed development shall be consistent with the plans dated June 14, 2016 by K2M Design, Inc., and by the Proposed Site Plan dated June 7, 2017. Shared maintenance of off-site improvements and construction, to include but not be limited to speed bumps, sidewalk extensions, crosswalks, and sidewalk lighting.**
- 2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.**
- 3. Ocean Walk will provide daily maintenance and cleanup of roadway.**
- 4. Ocean Walk will temporarily keep security gate in open position, commencing prior to commencement of construction at least one year, or until such time as the Las Salinas gate has been replaced during construction.**

**The motion carried by the following vote:**

**No:** 1 - Mr. Lloyd

**Absent:** 2 - Mr. Gilleran, and Mr. Varela Sr.

**Yes:** 4 - Mr. Browning, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-24

- 5 Pursuant to Sections 90-676 through 90-692 of the Land Development Regulations of the Code of Ordinances of the City of Key West, recommending approval of a Development Agreement for property located at 3900 South Roosevelt Boulevard (RE# 00066180-000200) in the High Density Residential (HDR) Zoning District between Ocean Walk Key West Owner, LLC. and the City of Key West for the construction of 56 new market rate units and 24 new affordable units; The request is for eighty (80) new residential dwelling units; Providing for an effective date.

**Attachments:**     [Resolution](#)  
                              [Staff Report](#)  
                              [Development Agreement](#)  
                              [Noticing Package](#)

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

**No:** 1 - Mr. Lloyd

**Absent:** 2 - Mr. Gilleran, and Mr. Varela Sr.

**Yes:** 4 - Mr. Browning, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-25

- 6 Granting a Variance to parking requirements for 14 vehicle parking spaces on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 90-395, and 108-572 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Resolution](#)  
                              [Staff Report](#)  
                              [Package](#)  
                              [Good Neighbor Meeting](#)  
                              [Noticing Package](#)  
                              [Letters in Support](#)  
                              [Letters in Opposition](#)

**A motion was made by Mr. Peter Pike, seconded by Mr. Gregory Lloyd, that the Planning Resolution be Postponed to July 20, 2017. The motion passed by an unanimous vote.**

- 7 Granting Minor Development Plan; Conditional use; and a Landscape Waiver pursuant to Sections 108-91.A.1 (C); 122-62; 122-808 (13); and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, for the renovate existing one story structure to include outdoor seating for restaurant use for a total of 56 seats on property located at 1119 White Street (RE #00034460-000000) within the Historic Neighborhood Commercial (HNC-1) Zoning District; Providing for an effective date.

**Attachments:**     [Resolution](#)  
                              [Staff Report](#)  
                              [Package](#)  
                              [Noticing Package](#)  
                              [Public Comment](#)

**A motion was made by Mr. Michael Browning, seconded by Mr. Peter Pike, that the Planning Resolution be Postponed to July 20, 2017. The motion passed by an unanimous vote.**

- 8 Granting with conditions Variances to rear yard setback requirements on property located at 718 Windsor Lane (RE #00019000-000000) in the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-1181 and 122-630 (6) (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**     [Resolution](#)  
                              [\\*Large File\\* Staff Report](#)  
                              [Noticing Package](#)  
                              [Public Comment](#)  
                              [Request to Postpone](#)

**A motion was made by Mr. Michael Browning, seconded by Mr. Ed Russo, that the Planning Resolution be Postponed to August 17, 2017. The motion passed by an unanimous vote.**

**9** Granting with conditions Variances to allowing after-the-fact six (6) foot solid fence on the Front and Street side on property located at 1601 Government Road (RE #00064550-000000) in the Single Family (SF) Zoning District pursuant to Sections 90-395 and 122-1183 (D)(1)(C) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**     [Resolution](#)  
                                   [Staff Report](#)  
                                   [Package](#)  
                                   [Noticing Package](#)  
                                   [Public Comment](#)

**A motion was made by Mr. Browning, seconded by Mr. Russo, that the Planning Resolution be Postponed September 14, 2017. The motion carried by the following vote:**

- Absent:** 2 - Mr. Gilleran, and Mr. Varela Sr.  
**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

**New Business**

**10** Granting a Variance to minimum rear yard setback requirements, maximum building coverage and impervious surface ratio on Property located at 1116 Truman Avenue (RE# 00032400-000000) in the Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 122-810 (6) (c), 122-810 (4)(c) and 122-810 (4) (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**     [Resolution](#)  
                                   [Staff report](#)  
                                   [Application](#)  
                                   [Noticing Package](#)

*Chairman Holland recessed the meeting at 8:20 P.M.*

*Chairman Holland reconvened the meeting at 8:27 P.M.*

**A motion was made by Mr. Russo, seconded by Mr. Lloyd, that the Planning Resolution be Passed Based on findings from Sec. 90-395. A & B. The motion carried by the following vote:**

- Absent:** 2 - Mr. Gilleran, and Mr. Varela Sr.  
**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-26

**11** Granting a Variance to minimum front yard setback requirement and maximum building coverage on property located at 904 Olivia Street (RE# 00021450-000000) in the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (6)(a) and 122-630(4)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**     [Resolution](#)  
                                  [Staff Report](#)  
                                  [Revised Site Plans - June 5th 2017](#)  
                                  [Application](#)  
                                  [Noticing Package](#)  
                                  [Public Comment](#)

**A motion was made by Mr. Browning, seconded by Mr. Pike, that the Planning Resolution be Passed Based on findings from Sec. 90-395. A & B. The motion carried by the following vote:**

**Absent:** 2 - Mr. Gilleran, and Mr. Varela Sr.

**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, and Chairman Holland  
 Enactment No: PB Res 2017-27

**12** Granting with conditions Variances to minimum side and rear setback requirements on property located at 1119 Whitehead Street (RE# 00028260-000000) in the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6) B & C., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**     [Resolution](#)  
                                  [Staff Report](#)  
                                  [Package](#)  
                                  [Noticing Package](#)

**A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Planning Resolution be Passed Based on findings from Sec. 90-395. A & B. The motion carried by the following vote:**

**Recuse:** 1 - Mr. Pike

**Absent:** 2 - Mr. Gilleran, and Mr. Varela Sr.

**Yes:** 4 - Mr. Browning, Mr. Lloyd, Mr. Russo, and Chairman Holland  
 Enactment No: PB Res 2017-28

- 13 Granting with conditions Variances to maximum building requirements on property located at 1210 Johnson Street (RE# 00059240-000000) in the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238 (4)(a), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Attachments:**    [Postponement Request from Applicant](#)  
[Resolution](#)  
[Staff Report](#)  
[Package](#)  
[Noticing Package](#)

A motion was made by Mr. Michael Browning, seconded by Mr. Ed Russo, that the Planning Resolution be Postponed July 20, 2017. The motion passed by an unanimous vote.

### Public Comments

### Reports

### Adjournment- 8:45 PM