



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, July 21, 2016

6:00 PM

Old City Hall

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Revised-July 21, 2016

**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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

#### Call Meeting To Order

6:08 p.m.

#### Roll Call

**Absent** 1 - Mr. Varela Sr.

**Present** 6 - Mr. Browning, Mr. Gilleran, Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1 June 16, 2016 (Regular)

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

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

#### Resolutions

2 Nominating/electing Board Vice Chair

A motion was made by Mr. Jim Gilleran, seconded by Mr. Michael Browning, that Cristy Spottswood be nominated for Vice Chair. The motion passed by a unanimous vote.

Enactment No:

**3 Variance - 1117 South Street (RE # 00040210-000000; AK #1040924)** - A request for a variance to maximum building coverage requirements in order to enclose an existing carport and expand existing floor area on property located within the Historic Medium Density Residential (HMDR) Zoning District.

- Attachments:    [Package](#)  
                               [Noticing](#)  
                                   [Public Comment](#)

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

- Absent:** 1 - Mr. Varela Sr.
- Yes:** 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland
- Enactment No:

**4 Alcohol Sales Exception - 417 Eaton Street (RE # 00004380-000200; AK # 9102622)**  
 A request for an Alcohol Sales Exception in order to provide beer, wine and liquor sales to the general public at the restaurant/bar, property located within the Historic Residential Commercial Core (HRCC-1) Zoning District.

- Attachments:    [Noticing](#)  
                               [Package](#)

**A motion was made by Mr. Gilleran, seconded by Mr. Lloyd, that the Planning Resolution be Passed with existing conditions. The motion carried by the following vote:**

- Absent:** 1 - Mr. Varela Sr.
- Yes:** 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland
- Enactment No: PB Res 2016-037

**5 Conditional Use - 250 Trumbo Road (RE # 00001720-000200; AK # 1001805) - Postponed by Staff**  
 A request for conditional use approval for a Dog Park use on property located within the Key West Bight (HRCC-2) Zoning District.

- Attachments:    [Package](#)  
                               [Noticing](#)

**Postponed by Staff.**

**6 Official Zoning Map Amendment - 200 Greene Street (RE # 00000-00001630-000300 & 0000163-000500; AK # 8732473)**

A request to amend the Official Zoning Map from Historic Planned Redevelopment District (HPRD) to Historic Residential Commercial Core District (HRCC-1) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**A motion was made by Mr. Gilleran, seconded by Mr. Pike, that the Planning Resolution be Postponed until the November 17, 2016 Planning Board Meeting. The motion carried by the following vote:**

**Absent:** 1 - Mr. Varela Sr.

**Yes:** 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

7

**Official Future Land Use Map Amendment - 200 Greene Street (RE # 00000-00001630-000300 & 0000163-000500; AK # 8732473)**

A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

*Meeting went into Recess*

*Meeting Reconvened*

**A motion was made by Mr. Gilleran, seconded by Mr. Pike, that the Planning Resolution be Postponed until the November 17, 2016 Planning Board Meeting. The motion carried by the following vote:**

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

**Yes:** 5 - Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

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**Official Zoning Map Amendment - 402, 409 and 416 Appelrouth Lane; 515, 519 517, 533 Whitehead Street; 417 Southard Street (RE # 00010000-000102; 00010000-000103, 00010000-000104, 00010000-000105, 00010000-000106, 00010020-000000, 00009980-000000, 00009960-000000, 00009990-000000, 00010040-000000, 00010010-000000 AK # 8775636, 8775644, 8775652, 8775661, 8822308, 1010308, 1010251, 1010235, 1010260, 1010324, 1010294) Postponed by Applicant**

A request to amend the Official Zoning Map from Historic Residential Office (HRO) to Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1) on property located at 402, 409 and 416 Appelrouth Lane; 515, 519, 517 and 533 Whitehead Street; 417

Southard Street.

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

Postponed by Applicant.

9

**Major Development Plan and Landscape Waiver - 2700-2706 Flagler Avenue (RE # 00065090-000000, AK # 1065617)** - A request for a Major Development Plan and Landscape Modification / Waiver approval for the construction of 37 deed restricted apartments with the goal to provide a therapeutic housing environment available for individuals who are employed and to help residents sustain stable residency, a commissary kitchen, an office area, a new parking lot, storm water systems and landscaping on property located within the Public and Semipublic Services (PS) Zoning District.

Attachments:    [Package](#)  
                           [Noticing](#)  
                           [Public Comments](#)  
                           [Public Comment 7.20.16](#)  
                           [Public Comment 7.18.16](#)

**A motion was made by Mr. Gilleran, seconded by Mr. Lloyd, that the Planning Resolution be Passed with Conditions. The motion carried by the following vote:**

- Absent:** 2 - Mr. Browning, and Mr. Varela Sr.
  - Yes:** 5 - Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland
- Enactment No: PB Res 2016-038

10

**Variance - 209 Olivia Street (RE # 00014600-000000)** A request for variances to rear setback, front setback and building coverage requirements in order to reconstruct a residence located within the Historic Medium Density Residential (HMDR) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

- Absent:** 2 - Mr. Browning, and Mr. Varela Sr.
  - Yes:** 5 - Mr. Gilleran, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland
- Enactment No: PB Res 2016-039

11

**Request For Waiver To The Zoning In Progress For Parking Variances - 724 Caroline Street (RE # 00003550-000000, AK # 1003701)** - A request for waiver to City Commission Ordinance No. 15-05 invoking the Zoning in Progress for parking variances on property located within the Historic Neighborhood Commercial District (HNC-2) Zoning District.

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

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

**No:** 3 - Mr. Gilleran, Mr. Lloyd, and Chairman Holland

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

**Yes:** 2 - Mr. Pike, and Ms. Spottswood

Enactment No: PB Res 2016-040

## Reports

Planning Director announced Affordable Housing Workshop on July 28, 2016

## Adjournment

9:02 p.m.