

# **Minutes of the Key West Planning Board**

## **November 29, 2012**

### **DRAFT ACTION MINUTES**

Chairman Richard Klitenick called the Key West Planning Board Meeting of November 29, 2012 to order at 6:00pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.

#### **ROLL CALL**

**Present were:** Chairman Richard Klitenick, Vice-Chairman Tim Root, James Gilleran, Sam Holland, Lisa Tennyson, Michael Browning and Greg Oropeza.

**Also in attendance were:** Planning Director, Donald Craig; Chief Assistant City Attorney, Larry Erskine; Urban Forester, Paul Williams; Fire Department, Alan Averette; Code Enforcement, Peg Corbett and Jim Young; Planning Department staff: Brendon Cunningham, Ginny Haller and Karen de Berjeois.

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

**A motion to approve the agenda was made by Mr. Oropeza and seconded by Vice-Chairman Root.**

**Motion carried by unanimous voice vote.**

**SO ORDERED.**

#### **APPROVAL OF MINUTES**

**November 15, 2012 Meeting**

**A motion to approve the November 15, 2012 meeting minutes was made by Mr. Browning and seconded by Vice-Chairman Root.**

**Motion carried by unanimous voice vote.**

**SO ORDERED.**

#### **RESOLUTIONS**

##### **New Business**

- 1. Variance – 617 Fleming Street #8 ( RE# 00006260-000108) – A request for rear yard setback in the HMDR zoning district per Section 90-391, Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the Variance request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be denied. However, should the Planning Board approve this request, the standards in section 90-395 for variances have been met, and no conditions are warranted.

The applicant's architect, Rob Dylan, gave members an overview of the variance request.

There were no public comments.

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## **DRAFT ACTION MINUTES**

**A motion to approve the Variance request was made by Vice-Chairman Root and seconded by Mr. Holland.**

**Motion was carried by unanimous voice vote.**

**SO ORDERED.**

- 2. Variance - 1304 Truman Avenue (RE# 00033890-000000) – A request for a rear-yard setback requirements in the HPS zoning district per Section 122-960 (6) c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Variance request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be denied. However, if the Planning Board approves this request, staff would like to require the following conditions:

- That a Certificate of Elevation be provided to confirm that the support structure meets FEMA base flood elevation requirements.

The applicant's architect, Mr. Bert Bender, Bender & Associates gave members an overview of the variance request.

There were no public comments.

**A motion to approve the Variance with the recommendation of the Planning Department was made by Vice-Chairman Root and seconded by Mr. Browning.**

**Motion was carried by unanimous voice vote.**

**SO ORDERED.**

- 3. Variances - 1114 Margaret Street (RE# 00029920-000000) – A request for building coverage and impervious surface ratio in the HMDR zoning district per Section 122-600 (4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Variances request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be denied. However, if the Planning Board approves this request, staff would like to require the following condition:

- That a Certificate of Elevation be provided to confirm that the structure meets FEMA base flood elevation requirements.

The applicant, Richard Logan, gave members an overview of the variances request.

There were no public comments.

**A motion to approve the Variances with the recommendation of the Planning Department was made by Mr. Browning and seconded by Mr. Gilleran.**

**Motion was carried by unanimous voice vote.**

**SO ORDERED.**

# Minutes of the Key West Planning Board

November 29, 2012

## DRAFT ACTION MINUTES

4. **After-the-fact Variances - 2310 Patterson Avenue (RE# 00050260-000000) - A request for after the fact variances to building coverage, impervious surface ratio and side and rear-yard setback requirements for property located in the SF zoning district per Section 122-238 (4) and 122-238 (6) (a) 2 & (a) 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the After-the-Fact Variances request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be denied and that the structure be removed.

Mr. Young gave members an overview of the active code case on this site.

The applicant's architect, Mr. Mike Skolund, and the property manager, Mr. Robert Schreiber, gave members an overview of the after-the-fact Variances request.

The gave members an overview of the Fire Department concerns.

Mr. Averette gave members an overview of the After-the-fact Variances request.

There were no public comments.

**A motion to deny the After-the-Fact Variances with the recommendation of the Planning Department was made by Ms. Tennyson and seconded by Mr. Oropeza.**

**Motion carried by 5-2 vote (opposed by Mr. Browning and Vice-Chairman Root).**

**SO ORDERED.**

### PLANNER'S REPORT

Mr. Craig gave an overview of the upcoming meetings in the New Year.

### ADJOURNMENT

**A motion to adjourn was made by Mr. Browning and seconded by Ms. Tennyson.**

**Motion was carried by unanimous voice vote.**

**SO ORDERED.**

Meeting adjourned at 7:08pm.

**Respectfully submitted by,  
Karen de Berjeois  
Administrative Assistant II  
Planning Department**