



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, July 21, 2022

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.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

Call Meeting To Order

Roll Call - 5:03 PM

Absent 2 - Mr. Lloyd, and Mr. Varela

Present 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 June 16, 2022

A motion was made by Vice Chair Jim Gilleran, seconded by Ms. Ann Henderson, that the Minutes be Approved. The motion passed by an unanimous vote.

Presentations

- 2 Demetria Simpson, Key West Housing & Community
Development Manager

Received and Filed

Old Business

- 3 **Variance - 601 Truman Avenue (RE# 00017270-000000 and 00017270-000001)** - A request for a variance to the maximum allowed impervious area, minimum open space, maximum building coverage, minimum side and rear setbacks, minimum parking spaces and size of spaces for a property located within the Historic Neighborhood Commercial-1 (HNC-1) Zoning District pursuant to Section 90-395 and Section 108-572 (16), of the City of Key West Land Development Regulations.

Postponed to August 18, 2022

- 4 **Major Development Plan, Conditional Use & Landscape Waiver - 601 Truman Avenue (RE# 00017270-000000 and 00017270-000001)** - A request for approval of a major development plan, conditional use, and landscape waiver for a mixed use development located at 601 Truman Avenue and 919 Simonton Street in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 108-91.A.2(b), 108-517, 122-62, and 122-808 of the City of Key West Land Development Regulations.

Postponed to August 18, 2022

- 5 **Alcohol Sales Special Exception - 601 Truman Avenue (RE# 00017270-000000)** - A request for approval for special exception to allow the sale of beer and wine at a restaurant to be located in the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to Sections 18-27 and 18-28 of the City of Key West Land Development Regulations.

Postponed to August 18, 2022

6

Conditional Use - 529 Eaton Street (RE# 00004140-000000) - A request for conditional use approval to allow the use of the property for small events and gatherings, located in the Historic Neighborhood Commercial One (HNC-1) Zoning District, pursuant to Section 122-62, Section 122-808(3), Section 122-776(d), and Section 108-573 of the City of Key West Land Development Regulations.

A motion was made by Mr. Browning, seconded by Ms. Henderson, that Board finds that the Applicant's proposed conditional use demonstrates all of the requirements with conditions, striking condition numbers 2, 6 and 7, the license is non-transferable, and the capacity of gatherings will be per the current fire code. The motion passed by the following vote:

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

Yes: 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

Enactment No: PB 22-39

New Business

7

Conditional Use - 431 Front Street (RE# 00000150-000000) A request for a conditional use for an operation of a walk-up frozen drink bar in the Historic Residential Commercial Core (HRCC-1) zoning district, pursuant to Section 122-62, Section 122-686 (a), and Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Browning, seconded by Mr. Russo, that the Board finds that the Applicant's proposed conditional use demonstrates all of the requirements of code section 122-62(c) and that the application be approved. The motion carried by the following vote:

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

Yes: 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

Enactment No: PB 22-40

8

Transfer of a Transient Unit License - A request to transfer one (1) transient unit license to a property located at 514 Louisa Street (RE# 00028880-000000) the receiver site. The sender site license is currently unassigned and associated with a Hyatt license from Resolution 2015-23 to a property located at 514 Louisa Street, the receiver site. The receiver site is located within the Historic Residential Commercial Core - 1 (HRCC-1) zoning district, pursuant to Sections 122-627, 122-687, 122-1228, and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Browning, seconded by Mr. Russo, that the Planning Resolution be Approved with a condition, one dwelling unit returned to the City for beneficial use. The motion carried by the following vote:

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

Yes: 5 - Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Russo, and Chairman Holland

Enactment No: PB 22-41

Reports

Public Comment

Board Member Comment

Adjournment - 6:14 PM