



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, August 18, 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 - 5:00 P.M.

Roll Call - Mr. Russo attended virtually via Zoom

Absent 1 - Vice Chair Gilleran

Present 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Chairman Holland

Pledge of Allegiance to the Flag

1

Variance - 703 Windsor Lane (RE# 00018700-000200) -

A request for variances to the minimum front, side, and rear setbacks, maximum impervious surface ratio, minimum open space, maximum building coverage, and minimum required off-street parking requirements in order to demolish an existing single-family home and reconstruct a new single-family home on a parcel located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630 (4)a., 122-630 (4)b, 122-630 (6)a., 122-630 (6)b., 122-630 (6)c., 108-346 (b), and 108-572 (1) of the Land Development Regulations of the City of Key West, Florida.

Attachments:[Staff Report](#)[Planning Package](#)[Noticing Package](#)[Letter of Objection - Dougald](#)[Letter of Objection - Ciardi](#)[Discussion Between Applicant & Ciardi](#)[Letter in Favor - Murray](#)[Applicant's Response to Neighbor's Concerns](#)[Objection Email - Ciardi](#)[Applicant Presentation](#)

A motion was made by Mr. Browning, seconded by Mr. Varela, to approve the Applicant's request to withdraw their request for postponement. After discussion, the motion and second were withdrawn.

Then, a motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Item be Postponed to September 15, 2022. The motion carried by the following vote (Mr. Russo's audio was not working):

Absent: 2 - Vice Chair Gilleran, and Mr. Russo

Yes: 5 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Approval of Agenda - The agenda was unanimously approved as amended

Administering the Oath by the Clerk of the Board

Approval of Minutes

2 July 21, 2022

Attachments: [Minutes](#)

A motion was made by Mr. Browning, seconded by Mr. Russo, that the Minutes be Approved. The motion passed by unanimous vote.

Presentations

3 **Building Permit Allocation System (BPAS) Annual Report** - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [BPAS Year 9 Annual Report](#)

Received and Filed

New Business

4

Major Development Plan and Conditional Use - 1405 Duval Street (RE# 00072082-001501) - A request for approval of a major development plan and conditional use to construct a floating barrier anchored to submerged land on property located within the Historic Commercial Tourist and Conservation-Outstanding Waters (HCT & C-OW) zoning districts pursuant to Section 108-91.A, Section 122-62, and Section 122-129 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:

Staff Report
Planning Package
Sec 110 and 108 report 1450 Duval Seagrass Barrier
USACE Public Notice-SAJ-2020-01959-(SP-GGM)
Noticing Package
Fire Comments 5.18.22
GIS Comments 5.18.22
Keys Energy Comments
Utilities Comments
GIS Administrator Comments

A motion was made by Mr. Lloyd, seconded by Mr. Browning, that the Major Development Plan be Approved with special emphasis on Condition #4 and #5 and that there will be an option to notify city management or code enforcement or both of any complaints received as a result of the barrier. The motion carried by the following vote:

Absent: 2 - Vice Chair Gilleran, and Mr. Russo

Yes: 5 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

6:04 P.M. - Mr. Russo left Meeting

6:13 P.M. - Mr. Russo re-joined Meeting

Old Business

5

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.

Attachments: [Staff Report](#)
[Planning Package](#)
[FDEP Environmental Statement & Memo from Applicant](#)
[Applicant's Presentation 8.18.2022](#)
[Staff Report 7.21.22](#)
[Applicant's Presentation 7.21.22](#)
[Noticing Package](#)
[Staff Report 6.16.22](#)
[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

A motion was made by Mr. Lloyd, seconded by Mr. Browning, to Deny the Variance. The motion failed by the following vote:

Absent: 1 - Vice Chair Gilleran

No: 4 - Mr. Browning, Mr. Russo, Mr. Varela, and Chariman Holland

Yes: 2 - Ms. Henderson, and Mr. Lloyd

A motion was made by Mr. Browning, seconded by Mr. Varela, that the Item be Postponed To November 17, 2022 along with Items #6 and #7 that are for the same Applicant/Property. The motion carried by the following vote:

Absent: 1 - Vice Chair Gilleran

Yes: 6 - Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, and Chairman Holland

6

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, a conditional use for a restaurant and modification of a deemed conditional use for small recreation power-driven equipment rentals, and a 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, 18-355 and 122-808 of the City of Key West Land Development Regulations.

Attachments:

[Staff Report](#)

[Planning Package](#)

[Noticing Package 8.18.22](#)

[Applicant's Presentation 8.18.22](#)

[Applicant's Presentation 7.21.22](#)

[Staff Report 7.21.22](#)

[Applicant's Requested Revision to Conditions - 7.19.22](#)

[Applicant's Requested Revision to Condition - 7.20.22](#)

[FDEP Environmental Statement & Memo from Applicant](#)

[Noticing Package](#)

[Staff Report 6.16.22](#)

[Revised Phasing Memo](#)

[Phasing Memo Communications](#)

[Applicant's DRC Response Memo \(1\)](#)

[Applicant's DRC Response Memo \(2\)](#)

[601 Truman-Revisions to Phasing Memo-Pkg-Submission Receipt-05.24.22](#)

[Keys Energy Comments](#)

[GIS Administrator Comments](#)

[DRC Utilities Comments_revised_2021 JUNE](#)

[Floodplain Revised Comments](#)

Postponed to November 17, 2022

7

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.

Attachments:

[Staff Report](#)

[Planning Package](#)

[Applicant's Presentation 8.18.22](#)

[Requested Revisions to Conditions-Submission-07.18.2022](#)

[Presentation from Applicant 7.21.22](#)

[Letter from Neighboring Church](#)

[Staff Report 6.16.22](#)

[Noticing Package](#)

Postponed to November 17, 2022

New Business - Cont'd

8

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 the Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7, 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, Policy 8-1.3.5; and Chapter 9: Capital Improvements Element, Policies 9-1.6.1, and 9-4.1.3; providing for transmittal to the State Land Planning Agency; providing for severability; providing for repeal of inconsistent provisions; providing for the inclusion in the City of Key West Comprehensive Plan; and providing for an effective date.

Attachments:[Staff Report](#)[Water Supply Plan Work Plan - Strike Through Underlined Version](#)

Postponed to September 15, 2022

Reports**Public Comment****Board Member Comment****Adjournment**