



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, July 20, 2017

6:00 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.

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

Call Meeting To Order 6:05 PM

Roll Call

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

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

Pledge of Allegiance to the Flag

Approval of Agenda

The Agenda was approved as amended with the following changes. Items 2 and 3 are postponed indefinitely, Items 4, 8 and 9 are postponed to the August 17, 2017 Meeting. Item 12 has a scribner's error and is listed as 2 parking spots when it should just be 1.

Approval of Minutes

1 June 15, 2017

A motion was made that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

- 2 POSTPONED BY APPLICANT - Variance - 1119 White Street (RE # 00034460-000000) -** a request for a Variance to allow for 40 bicycle spaces in substitution for 10 vehicular parking spaces on property located in the Historic Neighborhood Commercial (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- A motion was made that the Planning Resolution be Postponed indefinitely. The motion passed by an unanimous vote.**
- 3 POSTPONED BY APPLICANT - Modification to a Minor Development Plan, Conditional Use and Landscape Waiver - 1119 White Street (RE # 00034460-000000) -** A request for a modification to a Minor Development Plan; Conditional Use approval and Landscape Waiver pursuant to renovate an existing structure for restaurant use that will consist of 50 seats on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- A motion was made that the Planning Resolution be Postponed indefinitely. The motion passed by an unanimous vote.**
- 4 POSTPONED BY APPLICANT - Variance - 1210 Johnson Street (RE # 00059240-000000) -** A request for a variance to the maximum building coverage requirements on property located within the Single Family (SF) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida 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
- A motion was made that the Planning Resolution be Postponed to August 17, 2017. The motion passed by an unanimous vote.**

New Business

- 5 Variance Extension - 805 Olivia Street (RE # 00019930-000000) -** a request for an extension to to variances granted in Resolution No. 2015-27 located within the Historic High Density Residential (HHDR) Zoning District pursuant the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- A motion was made by Mr. Gilleran, seconded by Mr. Browning, 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. Lloyd, and Mr. Varela Sr.

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-29

6

Conditional Use - 126-128 Duval Street (RE # 00000560-000000) - A request for conditional use approval for interior renovation of existing commercial use approval for interior renovation of existing commercial space for a bar and lounge on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Gilleran, seconded by Mr. Browning, that the Planning Resolution be Postponed to the August 17, 2017 meeting. The motion carried by the following vote:

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

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

7

Variance - 914 Emma Street (rear) (RE # 00015380-000000) - A request for Variances to the front and rear setback requirements on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Pike, 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:

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

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-30

8

POSTPONED BY STAFF - Variance - 2312 & 2318 N. Roosevelt Blvd (RE# 00065720-000000 & 00065730-000000) - A request for a variance to parking requirements to four (4) vehicle parking spaces for the construction of a drive-through restaurant and two (2) workforce affordable dwelling units on property located in the Commercial General (CG) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made that the Planning Resolution be Postponed to the August 17 meeting. The motion passed by an unanimous vote.

- 9 POSTPONED BY STAFF - Minor Development Plan, Conditional Use & Landscape Waiver - 2312 & 2318 N. Roosevelt Blvd (RE# 00065720-000000 & 00065730-000000)** - A request for minor development plan, conditional use, and landscape waiver approvals for the construction of a drive-through restaurant and two (2) workforce affordable dwelling units on property located in the Commercial General (CG) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made that the Planning Resolution be Postponed to August 17, 2017 meeting. The motion passed by an unanimous vote.

- 10 Variances - 306 Peacon Lane (RE# 00003620-000000)** a request for variances to maximum impervious surface ration and open space requirements in order to install 220 square feet of brick pavers in the front yard on property located within the Historic Medium Density Residential (HMDR) Zoning District of the Land Development Regulations of the Code of Ordinance of the City of Key West, Florida.

A motion was made by Mr. Gilleran, 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:

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

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-31

- 11 Variance - 2717 Staples Avenue (RE# 000677900-000000)** - A request for a variance to building coverage requirements in order to construct a carport on property located within the Single Family (SF) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

A motion was made by Mr. Russo, seconded by Mr. Gilleran, 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. Lloyd, and Mr. Varela Sr.

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-32

- 12** **Variances - 1421 First Street (RE # 00045100-000000)** - A request for variances to building coverage, rear setback, side setback, street-side setback, and parking requirements for two (2) vehicle spaces for the construction of a single-family residential dwelling unit on property located in the Limited Commercial (CL) Zoning District pursuant to 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. 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. Lloyd, and Mr. Varela Sr.

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-33

- 13** **Conditional Use - 1421 First Street (RE# 00045100-000000)** - A request for conditional use approval for the construction of a single-family residential dwelling unit on property located in the Limited Commercial (CL) Zoning District pursuant to 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. Pike, that the Planning Resolution be Passed based on findings from Sec. 122.62 The motion carried by the following vote:

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

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Russo, and Chairman Holland

Enactment No: PB Res 2017-34

Public Comments

Reports

Mr. Wright spoke with the Board on moving the meeting time to 5:00 PM, it will be added to the Agenda on August 17, 2017 meeting for a vote.

Adjournment 7:10 PM