



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, August 17, 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 6:00 PM

Roll Call

Absent 1 - Mr. Russo

Present 6 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

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

Approval of Minutes

1

July 20, 2017

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

Old Business

- 2** **Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000) -** A request to amend the Historic Residential/Office (HRO) Zoning District to allow additional permitted and conditional uses defined on the properties stated above pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Vice Chair Gilleran, seconded by Mr. Pike, that the Planning Resolution be Postponed to November 16, 2017. The motion carried by the following vote:

Recuse: 1 - Mr. Browning

Absent: 1 - Mr. Russo

Yes: 5 - Mr. Lloyd, Mr. Pike, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

- 3** **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 by Mr. Pike, seconded by Mr. Browning, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Russo

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: 2017-35

4

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 Vice Chair Gilleran, seconded by Mr. Pike, that the Board finds that Applicants proposed conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be granted agreeing to all the set forth conditions, including having all trash emptied before 11:00 PM, the motion on carried by the following vote:

Absent: 1 - Mr. Russo

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-36

5

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 by Mr. Browning, seconded by Mr. Varela, Sr., that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be Passed. The motion carried by the following vote:

Recuse: 1 - Mr. Pike

Absent: 1 - Mr. Russo

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-37

- 6** **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 by Mr. Browning, seconded by Mr. Varela, Sr., that the Board finds that Applicant's proposed conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, and that the Applicant has demonstrated a "Good Neighbor Policy" and that the application be granted, subject to the special condition that the applicant record an affordable housing deed restriction for the two workforce housing units in a form acceptable to the City. The motion on carried by the following vote:

Recuse: 1 - Mr. Pike

Absent: 1 - Mr. Russo

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-38

New Business

- 7** **Variance - 207 Petronia Street (RE # 00013740-000000)** - A request for variances to the maximum building coverage and rear setback requirements in order to construct a walk in cooler and reconstruct the exterior staircase on property 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.

Mr. Pike left the meeting at 7:10 PM - A motion was made by Mr. Browning, seconded by Mr. Lloyd that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Pike, and Mr. Russo

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-39

- 8 Alcohol Sales Special Exception - 511 Eaton Street (RE # 00004330-000000)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core (HRCC-1) 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. Lloyd, seconded by Mr. Varela, Sr., that the Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Alcohol Sales Special Exception be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Pike, and Mr. Russo

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-40

- 9 Amendment to Conditional Use - 1128 Simonton Street (RE # 00027600-000000)** - A request to amend conditional use approval to reduce bar/lounge area and increase restaurant area on property located in the Historic Neighborhood Commercial (HNC-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 Vice Chair Gilleran, seconded by Mr. Varela, Sr., that the Board finds that Applicant's proposed amended conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be granted. the motion on carried by the following vote

Absent: 2 - Mr. Pike, and Mr. Russo

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-41

- 10 Conditional Use - 1103-1105-1107 Simonton Street (RE # 00027490-000000; 00027500-000000; 00027510-000000)** - A request for a conditional use for the location of a recreational rental vehicle use on property located in the Historic Neighborhood Commercial-Truman/Simonton (HNC-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. Varela, Sr., seconded by Vice Chair Gilleran, that the Board finds that Applicant's proposed conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be granted. the motion on carried by the following vote:

No: 1 - Mr. Lloyd

Absent: 2 - Mr. Pike, and Mr. Russo

Yes: 4 - Mr. Browning, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-42

- 11 Conditional Use - 413 Greene Street (RE # 00000620-000000) -** A request for a conditional use for the location of a recreational rental vehicle use on property located in the Historic Residential Commercial Core - 1 Duval Street Gulfside (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. Varela, Sr., seconded by Mr. Browning, that the Board finds that Applicant's proposed conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Application be granted. the motion on carried by the following vote:

No: 1 - Mr. Lloyd

Absent: 2 - Mr. Pike, and Mr. Russo

Yes: 4 - Mr. Browning, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2017-43

- 12** Changing the start time of the Planning Board Meetings

Withdrawn

Public Comments

Reports

Adjournment 8:20