



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, May 16, 2019

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 (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING.

Call Meeting To Order at 6:01 P.M.

Roll Call

Absent 1 - Mr. Browning

Present 6 - Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Pledge of Allegiance to the Flag

The Agenda was approved without change unanimously.

1 Minutes

Attachments: [April 18, 2019](#)

A motion was made by Vice Chair Gilleran and seconded by Mr. Lloyd that the Minutes be Approved. The motion passed by a unanimous vote.

Old Business

2

Major Development Plan, Conditional Use, and Landscape Modification / Waiver - 2407-2409 North Roosevelt Boulevard (RE# 00002280-000100 and RE# 00002280-000101) - A Major Development Plan, Conditional Use, and Landscape Modification / Waiver application to develop a 74-berth deed-restricted affordable workforce housing liveaboard marina, a 2-story marina clubhouse with restaurant and onsite consumption, and a 465-square-foot laundry center on properties located within the Commercial General (CG) and Conservation (C) zoning districts pursuant to Section 108-91 B. 2. (a) and (b), Section 122-129, Section 122-418, and Section 108-517 the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Revised Staff Report](#)
 [*Large File* Package](#)
 [Traffic Study](#)
 [Initial Traffic Review Comments](#)
 [Traffic Study Response to Traffic Consultant's Comments](#)
 [Utilities Comments](#)
 [Floodplain Comments](#)
 [Noticing Package](#)
 [Marina Facilities Management Plan](#)
 [Hurricane Management Plan](#)
 [Applicant's Site Data, Parking, and Trip Generation Summary](#)
 [Public Comment](#)
 [Public Comment](#)
 [Public Comment](#)
 [Public Comment](#)
 [Public Comment](#)
 [Public Comment](#)
 [Public Comment](#)
 [Public Comment](#)
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A motion was made by Mr. Russo and seconded by Vice Chair Gilleran that the Planning Resolution be passed. The motion carried by the following vote:

No: 2 - Mr. Lloyd, and Chairman Holland

Absent: 1 - Browning

Yes: 4 - Ms. Henderson, Mr. Russo, Mr. Varela, and Vice Chair Gilleran

Enactment No: PB Resolution 2019-33

New Business

Meeting went into recess. Meeting reconvened at 7:40 P.M.

3

Text Amendment of the Comprehensive Plan - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Table 1-1.1.5 and Policy 1-1.1.8, entitled "Allowed Uses in the Historic Residential Commercial Core" of the City's Comprehensive Plan; pursuant to Chapter 90, Article VI, Division III; providing for repeal of inconsistent provisions; providing for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

Attachments: [Staff Report](#)
 [Resolution](#)

A motion was made by Mr. Russo and seconded by Vice Chair Gilleran, that the Planning Resolution be Passed with an Amendment as stated by the Planning Board Director. The motion carried by the following vote:

Absent: 1 - Browning

Yes: 6 - Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-34

4

Text Amendment of the Land Development Regulations - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", Article IV, entitled "Districts", Division 6 entitled "Historic Preservation Districts", Subdivision III, entitled "HRCC-2 Key West Bight District"; pursuant to Chapter 90, Article VI, Division 2; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff Report](#)
 [Resolution](#)

A motion was made by Mr. Russo and seconded by Mr. Varela that the Planning Resolution be Passed with the provisions discussed and required by the Board. The motion carried by the following vote:

Absent: 1 - Browning

Yes: 6 - Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-35

5

Variance - 818 Olivia Street (RE # 00019980-000000) - A request for variances to the minimum front yard setback requirement and the minimum open space for residential use requirement in order to relocate an existing residential structure at property located within the Historic High Density Residential (HHDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Package](#)
[Noticing Package](#)
[Support letter](#)

A motion was made by Mr. Lloyd and seconded by Mr. Russo that the Planning Resolution be Passed. 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 subject to any conditions set forth on the staff report. The motion carried by the following vote:

Absent: 1 - Browning

Yes: 6 - Ms. Henderson, Mr. Lloyd, Mr. Russo, Mr. Varela, Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Resolution 2019-36

06

Transient Unit & License Transfer - One (1) Unit & License assigned to 1213 Georgia Street (RE# 00035240-000000) to 328 Simonton Street (RE# 00004170-000100) - A request to transfer one transient unit & license from property located within the Historic Medium Density Residential (HMDR) zoning district to property located within the Historic Neighborhood Commercial - 1 (HNC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Package](#)
[Keys Energy Comments](#)
[Fire Comments](#)
[Life Safety Inspection Report for 328 Simonton Street](#)
[Utilities Comments](#)
[Build back letter for 328 Simonton Street](#)
[Lawful Unit Determination for 1213 Georgia Street](#)
[Noticing Package](#)

Postponed by Applicant.

Postponed by the Applicant. The Planning Board agreed to a date and time certain of June 20, 2019 at 5:00 P.M. at the next scheduled Planning Board meeting.

Reports

Public Comments

Board Comments

Adjournment at 8:00 P.M.