



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, July 18, 2019

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.

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

Call Meeting To Order at 5:01 PM

Roll Call

Absent 2 - Mr. Russo, and Vice Chair Gilleran

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

Pledge of Allegiance to the Flag

The Agenda was approved without change unanimously.

Approval of Minutes

1 June 20, 2019

Attachments: [Minutes](#)

Approved

Old Business

2

Postponed by Applicant: Future Land Use Map (FLUM) Amendment - 318-324 Petronia Street (802-806 Whitehead Street), 809 Terry Lane, and 811 Terry Lane (RE # 00014010-000000, 00014050-000000, and 00014060-000000) - A request to amend the boundaries of the Comprehensive Plan Future Land Use Map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) for the parcels stated above pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [*Large File* Package](#)
[Noticing Package](#)
[Public Comment](#)

Postponed

3

Postponed by Applicant: Official Zoning Map Amendment - 318-324 Petronia Street (802-806 Whitehead Street), 809 Terry Lane, and 811 Terry Lane (RE # 00014010-000000, 00014050-000000, and 00014060-000000) - A request to amend the boundaries of the Official Zoning Map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial District - 3 (HNC-3) for the parcels stated above pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package \(Large File\)](#)
[Noticing Package](#)
[Public Comment](#)
[Public Comment](#)
[Public Comment](#)

Postponed

New Business

4 Variance - 1112 Varela Street (RE # 00032930-000000) -

A request for a variances to minimum open space and maximum impervious surface ratio requirement in order to remove the existing wood deck and replace with stone pavers on a property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package \(Large File\)](#)

Postponed to 8/15/19

5 Variance - 1326 Grinnell Street (RE # 00039600-000000)

- A request for variances to the minimum rear yard setback and maximum building coverage requirements in order to construct an addition onto the principal structure and remove the existing brick patio pavers and one low wood decking on a property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package \(Large File\)](#)

Postponed to 8/15/19

6

Variance - 1403 Washington Street (RE # 00041560-000000) - A request for a variance to the minimum side yard setback requirement in order to replace two (2) existing central A/C condensers with two (2) new central A/C condensers within the side yard setback at property located within the Single-Family (SF) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package \(Large File\)](#)
[Noticing Package](#)
[Public Comment](#)
[Public Comment](#)

A motion was made by Michael Browning, seconded by Mr. Gregory Lloyd, that the Action Items 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 the conditions set forth on the staff report. The motion carried by a unanimous vote.

Enactment No: PB Resolution 2019-48

7

Variances - 1301 First Street (RE # 00049440-000000) - A request for variances to the minimum front and rear yard setback requirements in order to replace a flat roof with a new roof with a 4/12 slope on an existing structure within the front and rear yard setbacks at property located within the Single-Family (SF) 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](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Freddy Varela, that the Action Items 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 the conditions set forth on the staff report. The motion passed by a unanimous vote.

Enactment No: PB Resolution 2019-49

8

Major Development Plan, Conditional Use, and Landscape Modification / Waiver - 3824 & 3840 North Roosevelt Boulevard (RE# 00065550-000000 and RE# 00064950-000000) - A Major Development Plan, Conditional Use, and Landscape Modification / Waiver application to develop a hotel amenity to include a pool, a FlowRider® Double and associated mechanical equipment, six cabanas, restrooms, storage space, two Airstream® trailers, and two food trucks at properties located within the Commercial General (CG) 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](#)
[Utilities Comments](#)
[Floodplain comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)
[Public Comment](#)

A motion was made by Mr. Gregory Lloyd, seconded by Michael Browning, that the Action Items be Passed. 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 subject to the conditions set forth on the staff report. Also to include approval of a major development plan and landscape waiver modification application with the conditions as outlined in the staff report. The motion carried by a unanimous vote.

Enactment No: PB Resolution 2019-50

9

Text Amendment of the Comprehensive Plan - A

Resolution of the Key West Planning Board recommending an Ordinance to the City Commission amending Table 1-1.1.5 and Policy 1-1.3.2, entitled “Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses” of the City’s Comprehensive Plan; pursuant to Chapter 90, Article VI , Division 3; Providing for repeal of inconsistent provisions; Providing for an effective date; And providing for inclusion into the City of Key West Comprehensive Plan.

Attachments: Staff Report
 Resolution

A motion was made by Mr. Gregory Lloyd, seconded by Michael Browning, that the Action Items be Passed. The motion passed by an unanimous vote.

10

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, Districts, Division 4, entitled "Commercial Districts"; and Article V, Supplementary District Regulations, Division 2, entitled “Uses”; 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. Gregory Lloyd, seconded by Michael Browning, that the Action Items be Passed. The motion passed by a unanimous vote.

Enactment No: PB Resolution 2019-52

Reports**Public Comments****Board Comments**

Adjournment at 5:31 PM