



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final Planning Board

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Thursday, July 18, 2024

5:00 PM

City Hall

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**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:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

**Call Meeting To Order - 5:00 P.M.**

**Roll Call - Mr. Russo attended via online conferencing**

**Present** 7 - Mr. Batty, Mr. Browning, Mr. Gilleran, Mr. Miller, Mr. Russo, Vice Chair Varela, and Chairman Holland

**Pledge of Allegiance to the Flag**

**Approval of Agenda - The agenda was unanimously approved as amended**

**Administering the Oath by the Clerk of the Board**

**Old Business**

- Withdrawn - Variance - 1125 Duval Street (RE# 00027870-000000)** - Applicant seeks a variance to minimum parking requirements to allow one (1) parking space instead of the minimum required three (3) parking spaces for a mixed-use property (restaurant/residential) located within the Historic Commercial Core - 3 (HRCC-3) District pursuant to Sections 108-572 and 90-395 of the Land Development Regulations.

**Attachments:** [Planning Package](#)

**Withdrawn**

2

**Conditional Use - 2011 Flagler Avenue (RE# 00045270-000000)** - Applicant seeks a Conditional Use Permit to operate a medical office for property located within the Limited Commercial (CL) District pursuant to Sections 122-388 (13) and 122-62 of the Land Development Regulations.

**Attachments:**    [Staff Report](#)  
[Planning Package](#)  
[Noticing Package](#)  
[Fire Department Comments](#)  
[Utilities Comments](#)  
[Multimodal Comments](#)  
[Urban Forestry Comments](#)  
[Keys Energy Comments](#)

A motion was made by Mr. Gilleran, seconded by Mr. Batty, that the Board finds the Applicant's proposed conditional use demonstrates all of the requirements of code Section 122-62(c) and that the Application be approved subject to conditions as outlined in the Staff Report. The motion carried by the following vote:

**Yes:** 7 - Mr. Batty, Mr. Browning, Mr. Gilleran, Mr. Miller, Mr. Russo, Vice Chair Varela, and Chairman Holland

Enactment No: PB Resolution 2024-27

3

**Minor Development Plan - 1125 Duval Street (RE# 00027870-000000)** - A request for minor development plan approval to allow for the development of more than 500 square feet of additional gross floor area, and associated site plan modifications including interior renovations, landscape improvements, and the relocation of restaurant seating areas and four (4) hotel units. The application also involves several landscape waivers including a reduction of the minimum required open space ratio of sixteen percent (16%) instead of the minimum required twenty percent (20%), a minimum landscaped area of sixteen percent (16%) instead of the minimum required twenty percent (20%), an increase in the maximum percentage of palm trees to allow thirty six percent (36%) instead of the maximum permitted twenty five percent (25%), a reduction in the number of interior trees to allow two (2) interior trees instead of the minimum required four (4) trees, a reduction in

the landscape requirement along a street frontage to reduce both the number of plants and width of the planting area, and buffer yard waiver for the northwest buffer area for a property located within the Historic Commercial Core - 3 (HRCC-3) District pursuant to Sections 108-91 (A)(1)(b), 108-346, 108-347, 108-412, 108-413, 108-416, 108-481, and 90-395 of the Land Development Regulations.

- Attachments:**
- [Staff Report](#)
  - [Planning Package](#)
  - [Noticing Package](#)
  - [Applicant's Supplemental Memorandum](#)
  - [Public Comment - Randall Clayton](#)
  - [Keys Energy Comments](#)
  - [Multimodal Comments](#)

**A motion was made by Vice Chair Varela, seconded by Mr. Miller, that the Minor Development be Approved based on staff presentation with striking Condition #2 only from the Staff Report. The motion carried by the following vote:**

**Yes:** 7 - Mr. Batty, Mr. Browning, Mr. Gilleran, Mr. Miller, Mr. Russo, Vice Chair Varela, and Chairman Holland

Enactment No: PB Resolution 2024-28

4

**Variance - 1015 Casa Marina Court (RE# 00058690-000000)** - Applicant seeks a front yard setback of 23 feet instead of the minimum required 30 feet, a rear yard setback of 15 feet instead of the minimum required 25 feet, a building coverage of 50% instead of the maximum permitted 30%, and open space ratio of 31% instead of the minimum required 35% to construct a single-family dwelling on property located in the Single-Family (SF) zoning district pursuant to Sections 90-395 and 122-238 of the Land Development Regulations.

- Attachments:**
- [Staff Report](#)
  - [Planning Package](#)
  - [Noticing Package](#)
  - [Letters of Opposition](#)
  - [Aerial from Applicant](#)
  - [Letter of Support - Saunders](#)

**A motion was made by Mr. Miller, seconded by Mr. Batty, 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 (exception) be Granted subject to the conditions as outlined in the Staff Report and with an added condition that onsite surface run-off and roof drains be redirected back on to the property. The motion carried by the following vote:

**Yes:** 7 - Mr. Batty, Mr. Browning, Mr. Gilleran, Mr. Miller, Mr. Russo, Vice Chair Varela, and Chairman Holland

Enactment No: PB Resolution 2024-29

**New Business**

5

**Variance - 18 Whistling Duck Lane (RE# 00072081-000152)** - Applicant seeks a side yard setback variance of zero (0) feet instead of the minimum required five (5) feet to allow for an addition and alterations to an existing single-family residence for property located in the Mixed Use Planned Redevelopment/Development District (PRD) pursuant to Sections 122-541 and 90-395 of the Land Development Regulations.

Attachments:     [Staff Report](#)  
                               [Planning Package](#)  
                               [Noticing Package](#)

A motion was made by Vice Chair Varela, seconded by Mr. Miller, 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 (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

**Yes:** 7 - Mr. Batty, Mr. Browning, Mr. Gilleran, Mr. Miller, Mr. Russo, Vice Chair Varela, and Chairman Holland

Enactment No: PB Resolution 2024-30

6

**Joint Request for Postponement by Applicant & Staff - Minor Development Plan - 711 Eisenhower Drive (RE# 00072070-000000 and RE# 00023130-000000)** - Applicant requests a Minor Development Plan to redevelop a marina on two parcels located in the General Commercial (CG), Public and Semipublic Services (PS), and Conservation (C) zoning districts, pursuant to Section 108-91(B)(2)(d) of the Land Development Regulations.

Attachments:     [Planning Package](#)  
                               [Noticing Package](#)

Postponed to August 15, 2024

**Reports**

**Public Comment**

**Board Member Comments**

**Adjournment - 5:55 P.M.**