



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, June 18, 2020

5:00 PM

N/A

VIRTUAL MEETING

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 - 5:00 P.M.

Roll Call

Absent 1 - Vice Chair Gilleran

Present 6 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Mr. Gilleran joined the meeting at 5:03 P.M.

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

Approval of Minutes

1 May 21, 2020

Attachments: [Minutes](#)

A motion was made by Mr. Lloyd, seconded by Ms. Brew, that the Minutes be Approved. The motion passed by unanimous vote.

Old Business

- 2 **Request for Postponement by Applicant:
Variance - 111 Olivia Street (RE # 00014720-000000) - A**
request for a variance to the required off-street parking spaces for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Resolution](#)
 [*Large File* Planning Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)

Postponed until August 20, 2020.

- 3 **Request for Postponed by Applicant:
Major Development Plan, Conditional Use &
Landscape Waivers - 111 Olivia Street (RE
#00014720-000000) - A** request for major development plan, conditional use and landscape waiver approvals for the construction of a 9,496 square foot two story community center with a commercial kitchen, a computer lab, a music room, a sound studio, a main hall assembly space, classrooms, and offices on property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Resolution](#)
 [*Large File* Planning Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)

Postponed until August 20, 2020.

4

Variance - 1007 Thomas Street - (RE# 00025610-000000) - A request for variances to the minimum side yard setback, minimum rear yard setback, and minimum open space requirement in order to construct a rear addition to the existing house, install mechanical equipment, a deck, a pool, and provide (1) one off-street parking space on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6)b, 122-600 (6)c, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [*Large File* Planning Package](#)
 [Staff Presentation](#)
 [Resolution](#)
 [*Large File* Noticing Package](#)
 [Public Comment - Trepanier](#)
 [Applicant Comment](#)
 [Public Comment - OLeary](#)

A motion was made by Vice Chair Gilleran, seconded by Ms. Brew, that the Board finds that the Applicant has failed to demonstrate all the standards of code Section 90-395 (A) and that the application be Denied. The motion carried by the following vote:

No: 3 - Mr. Browning, Mr. Varela, and Chairman Holland

Yes: 4 - Ms. Brew, Vice Chair Gilleran, Ms. Henderson, and Mr. Lloyd

Enactment No: PB Resolution 2020-18

5

Variance - 825 Duval Street (RE # 00016830-000000) - A request for a variance to extend a permanent awning into the required rear setback and an increase in maximum building coverage allowed in the HRCC-3 (Historic Residential Commercial Core) zoning district pursuant to sections 90-395, 122-750 (4)a, and 122-750 (6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [*Large File* Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)
 [Request for Postponement](#)

A motion was made by Mr. Browning, seconded by Ms. Brew, 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 Granted subject to the conditions outlined in the staff report, except #2, and the added condition that alcohol consumption not be expanded to area under the awning. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-19

- 6 **Request for Postponement by Applicant
Variance - 1106 Grinnell Street (RE # 00031510-000000)**
- A request for a variance to side setbacks, rear setbacks, an increase in maximum impervious surface ratio allowed and an increase in maximum building coverage allowed in the HMDR (Historic Medium Density Residential) zoning district in order to rebuild a non-conforming rear structure pursuant to sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346 (b) and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [*Large File* Planning Package](#)
[Noticing Package](#)
[Staff Presentation](#)
[Public Comment - 1106 Grinnell](#)
[Public Comment - 1106 Grinnel 2](#)
[Request for Postponement](#)

Postponed until July 16th, 2020.

New Business

- 7 **Transient Unit & Transient License Transfer - One Unit
& License in unassigned status to 601 Duval Street
(Unit 202) (RE# 0012290-000000)** - A request to transfer one transient unit & transient license in unassigned status to property located within the Historic Residential Commercial Core Duval Street Gulf side (HRCC-1) zoning district pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[*Large File* Application Package](#)
[Planning Board Package](#)
[Resolution](#)
[*Large File* Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Ms. Brew, that the Action Item be Passed. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-20

8

**Request for Postponement by Applicant:
Transient License Transfer - One (1) license in
Unassigned Status to 536 Fleming Street (RE#
00009440-000000) - A request to transfer one (1) transient
license in unassigned status at Key Cove Drive to property
located within the Historic Neighborhood Commercial
(HNC-1) zoning district pursuant to Sections 122-776 and
122-1338 of the Land Development Regulations of the
Code of Ordinances of the City of Key West, Florida.**

Attachments: [Staff Report](#)
 [Planning Package](#)
 [*Large File* Application](#)
 [Revision to Application, changing sender site to Key Cove](#)
 [Floodplain Comments](#)
 [Utilities Comments](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)

Postponed until July 16, 2020.

9 Conditional Use- 210 Simonton Street (RE# 00001111-000700) - A request for conditional use approval to allow for a small recreational power-driven equipment rental use on a vacant lot located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 18-355, Section 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Planning Package](#)
 [* Large File* Application](#)
 [Floodplain Comments](#)
 [Site Visit](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)

A motion was made by Mr. Browning, seconded by Ms. Brew, that the Action Item be Denied. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-21

10 Conditional Use - 918 Kennedy Drive #A (RE# 00065660-000000) - A request for a conditional use to include an educational institution on property located in the General Commercial (CG) zoning district pursuant to Sections 122-62, and 122-418 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Planning Board Package](#)
 [Resolution](#)
 [*Large File* Application Package](#)
 [*Large File* Noticing Package](#)

A motion was made by Ms. Henderson, seconded by Mr. Browning, that the Board finds that 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 outlined in the staff report. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-22

11

Request for Postponement by Staff:

Amendment to Conditional Use - 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane - (RE# 00014010-000000; 00014050-000000; 00014060-000000)

- a request for an amendment to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) zoning district pursuant to Sections 122-62, and 122-868 (9) of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [*Large File* Application Package](#)
 - [Photo - Trash Area](#)
 - [Trash Pickup Locations](#)
 - [Floodplain Comments](#)
 - [Utilities Comments](#)
 - [Keys Energy Comments](#)
 - [*Large File* Noticing Package](#)
 - [Public Comment - Furlane](#)
 - [Public Comment - Santoro](#)
 - [Public Comment - Santoro2](#)
 - [Public Comment - Furlane 2](#)
 - [Public Comment - Furlane 3](#)
 - [Public Comment - Furlane 4](#)
 - [Public Comment - Furlane 5](#)

Postponed to July 16, 2020.

12

Request For Postponement By Applicant:

Variance- 1218 Duval Street (RE# 00028950-000000) - A request for variance to remove two (2) off-street parking spaces, increase consumption area by 497.0-square feet and reduce required off-street parking from twenty-six (26) spaces to zero (0) on a parcel located within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Section 90-395, Section 108-572 (2), 108-572 (9), and 108-575 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[1218 Duval - Objection to Variance Application 6.16.2020](#)
[Public Comment](#)

Postponed to July 16, 2020.

13

Request for Postponement by Applicant

Variance - 1115 Casa Marina Court (RE # 00058550-000000) - A request for variances to the minimum front-yard setback, minimum street-side setback in order to construct an accessory structure in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (6) a.1., and 122-238(6) a.4., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

Postponed to July 16, 2020.

14

Request for Postponement by Applicant:**Variance - 3528 Eagle Avenue (RE # 00052620-000000)**

- A request for variances to the minimum rear-yard setback, maximum allowable impervious surface, maximum allowable building coverage requirements in order to convert a rear non-complying accessory structure into an affordable housing unit in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (6) a.3., and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Postponed to July 16, 2020.

15

Variance - 3725 Paula Avenue (RE # 00054890-000000)

- A request for variances to the minimum rear-yard setback, maximum building coverage and maximum allowable impervious surface requirements in order to construct an addition of 640.0-square-feet onto the principal structure on property located within the Single Family Residential (SF) zoning district pursuant to the Sections 90-395, 122-238 (6) 3., 122-238 (4) a. and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[*Large File* Planning Package](#)
[*Large File* Site Plans A-1](#)
[*Large File* Site Plans CS-1](#)
[Presentation](#)
[Noticing Package](#)
[Public Comment - 3725 Paula](#)
[Public Comment - 3725 Paula](#)
[Public Comment - 3725 Paula](#)
[Public Comment](#)

A motion was made by Mr. Varela, seconded by Ms. Brew, 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 Granted subject to conditions outlined in the staff report. The motion carried by the following vote:

Yes: 7 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-23

Reports**Public Comments****Board Comments****Adjournment - 6:51 P.M.**