

Minutes of the Key West Planning Board

January 28, 2010

Approved February 18, 2010

Chairman Richard Klitenick called the Key West Planning Board Special Meeting of January 28, 2010 to order at 6:03 pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ITEM 1. ROLL CALL

Present were: Chairman Richard Klitenick; Vice-Chairman Tim Root; Members, Jim Gilleran, Michael Browning and Gregory Oropeza

Excused absence: Sam Holland, Jr and Ed Gartenmayer

Also in attendance were: Planning Director, Amy Kimball-Murley; Chief Assistant City Attorney, Larry Erskine; Alan Averette, KW Fire Department; and Planning Department staff, Brendon Cunningham, Ashley Monnier, Nicole Malo and Carlene Cowart.

ITEM 2. APPROVAL OF AGENDA

Mrs. Kimball-Murley informed members that the City Manager, Jim Scholl, has amended his request that the City Hall items be postponed indefinitely so that the items can be re-advertised. Mr. Klitenick stated that it is the board's policy not to push an application forward if the applicant is not ready; however, he would prefer that it is not postponed indefinitely.

Members were in agreement that the City Hall items be tabled indefinitely and that the City Planner provide a status report in six months.

Mrs. Kimball-Murley informed members that the BPAS amendment was placed on the agenda as an action item, but can be an overview tonight and brought back as an action item at the next meeting. Members were in agreement.

A motion to approve the agenda as amended was made by Mr. Browning and seconded by Mr. Root.

Motion carried by unanimous voice vote.

SO ORDERED.

ITEM 3. APPROVAL OF MINUTES

a. New Business

- 1. Major Development Plan and Conditional Use – 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A Major Development Plan and Conditional Use Approval request for the redevelopment of the existing City of Key West City Hall, Fire Station, and Madeline Bean administrative offices into a new City administration building, fire station and parking structure in the HPS and HNC-1 zoning districts per Section 108-91 A(2)(b), Section 122-62 and Section 122-958 (2 & 3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

This item has been tabled indefinitely, with a status report due in six months.

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2. **Variances - 525 Angela Street, 604 Simonton Street (RE# 00012210-000000 & 00012220-000000) – An application for variances to maximum building coverage, impervious surface ratio, a front yard setback, side yard setbacks and open space and landscaping requirements in the HPS zoning district per Sections 122-960 (4)(a), 122-960(4)(b), 122-960 (6)(a), 122-960 (6)(b), 108-346 (b) and 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; and for maximum building coverage, impervious surface ratio, side yard setbacks, a rear yard setback and open space and landscape requirements in the HNC-1 zoning district per Sections 122-810 (4)(a), 122-810 (4)(b), 122-810 (6)(b), 122-810 (6)(c), and 108-346 (b) and 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

This item has been tabled indefinitely, with a status report due in six months.

3. **Building Permit Allocation System Ordinance – Modifications to Chapter 108, Article X, Building Permit Allocation and Vested Rights, Code of Ordinances, pursuant to Chapter 90, Article VI, Division 2, Code of Ordinances, City of Key West, Florida.**

Mrs. Kimball-Murley gave members an overview of the amendment to the Building Permit Allocation System (BPAS) Ordinance.

Board members reviewed and discussed the amendment. Mr. Gilleran asked if the ordinance should include criteria for review of extension requests and Mr. Browning asked if an appeal process existed for extension denials. One approach would be to change language from “may” to “shall” to eliminate discretionary aspects of extensions. Mr. Browning asked if Administrative Official was a defined term in the ordinance and Larry Erskine noted that it was a defined term.

Mrs. Kimball-Murley informed members that the state is recalibrating hurricane evacuation models. Part of our work in updating the comprehensive plan and working with this hurricane evacuation model is ensuring we obtain our fair share of future allocations.

Mr. Klitenick expressed his concern about why we are operating under the state premise and not managing our own growth through existing zoning and density. Mrs. Kimball-Murley noted that our mixed use zoning districts would allow a large amount of residential development.

Mrs. Kimball-Murley thanked members for their comments on the amendment. This item will come back for Planning Board action at the February 18, 2010 meeting.

ITEM 4. PLANNER’S REPORT

Mrs. Kimball-Murley gave members an overview of her recent visit through the Navy’s distinguished visitor’s program on the USS Truman.

ITEM 5. ADJOURNMENT

A motion to adjourn was made by Mr. Browning and seconded by Mr. Root.

Motion was carried by unanimous voice vote.

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SO ORDERED.

Meeting adjourned at 6:35 pm.

**Submitted by,
Carlene Cowart
Development Review Administrator
Planning Department**