

# Minutes of the Key West Planning Board

October 17, 2013

**Approved November 21, 2013**

Chairman Richard Klitenick called the Key West Planning Board Meeting of October 17, 2013 to order at 6:01pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.

## ROLL CALL

**Present were:** Chairman Richard Klitenick, Michael Browning, Sam Holland, Greg Oropeza and Lisa Tennyson

**Excused absence:** Vice-Chairman Tim Root and James Gilleran

**Also in attendance were:** Planning Director, Donald Craig, Chief Assistant City Attorney, Larry Erskine; Fire Department, Jason Barroso; Planning Department staff: Kevin Bond, Brendon Cunningham and Stacy Gibson.

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

Mr. Don Craig stated that there were requests from the applicants to postpone Item 1 and 2, 1200 White Street, Item 6, 2922 Flagler Avenue and Item 7 2407 North Roosevelt Boulevard to the next Planning Board Meeting on November 21, 2013.

A motion to approve the amended agenda by Ms. Lisa Tennyson and seconded by Mr. Greg Oropeza.  
Motion carried by unanimous voice vote.

SO ORDERED.

## APPROVAL OF MINUTES

- September 26, 2013 Meeting

A motion to approve the September 26, 2013 meeting minutes was made by Mr. Greg Oropeza and seconded by Mr. Sam Holland.

Motion carried by unanimous voice vote.

SO ORDERED.

## RESOLUTIONS

### Old Business

1. Conditional Use – 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812) – A request to allow small recreational power-driven equipment rentals, light industrial, and restaurant in the HNC-1 zoning district per Section 122-808 (12-14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Postponed to the November 21, 2013 Planning Board meeting

2. Variance – 1200-1212 White Street and 1124 Catherine Street (RE# 00033010-000000 / 00033050-000000; AK# 1033774 / 1033812) – A request to allow 22 off-street parking spaces for the 25 parking spaces required in the HNC-1 zoning district per Section 108-572 (9) and (10) and of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Postponed to the November 21, 2013 Planning Board meeting

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3. **After-the-Fact Variances – 2501 Fogarty Street (RE# 00050510-000000; AK# 1051110) – A request for side yard setback for a shed, and impervious surface ratio and building coverage requirements for an after-the-fact construction of new carport in the SF zoning district per Section 90-391, Sections 122-1182, 122-238(4)a, 122-238(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave an overview of the after-the-fact variance, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. Mr. Craig stated that the applicant has addressed the swale required and added a baffle system to the plans. Mr. Craig reviewed this addition proposed and stated that an easement is not required.

The applicant's Architect, Mr. Anthony Sarno, of mbi/k2m gave members an overview of the request.

The applicant, Ms. Ann Warren addressed her handling of the "good neighbor policy".

There were no public comments.

**A motion to approve the after the fact variance was made by Mr. Michael Browning and seconded by Mr. Greg Oropeza.**

**Motion carried by voice vote.**

**SO ORDERED.**

4. **Parking Variance – 308 Petronia Street (RE# 00014220-000000, AK# 1014605) - A request to waive the 5 required automobile parking spaces to allow an additional 15 seats at an existing take-out restaurant in the HNC-3 zoning district per Section 108-572(9)and 573(c)(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave an overview of the parking variance. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends that the request for a parking variance to waive the 5 off-street parking spaces be **denied**.

Adele Stones, Stones & Cardenas, representing the applicant gave an overview of the request.

Public Comments:

Jerry Curtis, 724 Thomas St.

**A motion to approve the parking variance was made by Mr. Sam Holland and seconded by Ms. Lisa Tennyson.**

**Motion carried by unanimous voice vote.**

**SO ORDERED.**

5. **Transient License Transfer - 1512 Dennis Street (RE# 000634000-000000; AK# 1063835) to 620 Josephine Parker Road Unit 3 (RE# 00012351-000300; AK# 9085140) - A request for a Transient License Transfer from property in the CL zoning district to property in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave an overview of the transient license transfer. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends **approval** of the transient transfer of one license originally located at 1512 Dennis Street to 620 Josephine Parker Road.

The applicant, Mark Songer, gave members an overview of the request.

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There were no public comments.

A motion to approve the transient license transfer was made by Ms. Lisa Tennyson and seconded by Mr. Greg Oropeza.

Motion carried by unanimous voice vote.

SO ORDERED.

## New Business

6. After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105) – A request for rear yard, side yard setbacks and building coverage for detached habitable space in the SF zoning district per Section 90-391, Section 122-238(6)a3, 122-238(6)a2, and 122-238(4)a and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Postponed to the November 21, 2013 Planning Board meeting

7. Major Development Plan & Conditional Use - 2407 North Roosevelt Boulevard (RE# 00002280-000100, AK# 8890613) – A request to construct dockage with 74 berths in the C-OW zoning district per Section 108-91 B. 2(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Postponed to the November 21, 2013 Planning Board meeting

8. Conditional Use – 2826-2834 N. Roosevelt Blvd. (RE# 00066150-000100, AK# 1068993; RE# 00065640-000700, AK# 1068497; RE# 00065640-000701, AK# 8819358; RE# 00065380-000000, AK# 1068080) – A request for conditional use approval to operate an automobile sales and service at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Oropeza recused himself, due to his firm's representation of the applicant.

Mr. Cunningham gave an overview of the conditional use request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department, recommends the request for conditional use be **approved** with the attached Fire and Engineering Departments' requirements per attached memos dated October 10 and August 27, 2013 respectively.

There were no public comments.

A motion to approve the conditional use was made by Mr. Michael Browning and seconded by Mr. Sam Holland.

Motion carried by unanimous voice vote.

SO ORDERED.

## PLANNER'S REPORT

Mr. Craig informed members of the approval of the administrative variance by the City Commission. Mr. Craig stated a change was made to the waiting period of ten days to thirty days.

## ADJOURNMENT

A motion to adjourn was made by Mr. Greg Oropeza and seconded by Mr. Sam Holland.

Motion was carried by unanimous voice vote.

SO ORDERED.

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Meeting adjourned at 6:54pm.

**Respectfully submitted by,  
Stacy Gibson  
Administrative Assistant II  
Planning Department**