



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail Development Review Committee

Thursday, March 26, 2015

10:00 AM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

Pledge of Allegiance to the Flag

Roll Call

Approval of Agenda

Approval of Minutes

Discussion Items

- 1 Exception for Outdoor Merchandise Display - 208 Duval Street (RE # 00001450-000100; AK # 8613504) - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Outdoor Display Package](#)

- 2 Exception for Outdoor Merchandise Display - 930 Duval Street (RE # 00017940-000000; AK # 1018406) - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Outdoor Display Package](#)

[Site Plan](#)

- 3 Easement - 920 Eisenhower Street (RE # 00024260-000000; AK # 1025054) - A request for an easement on the Eisenhower Street right-of-way in order to maintain existing brick pavers and fence on property located within the Historic Medium Density Residential (HMDR)

zoning district pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Easement Package](#)

[Site Photo](#)

[Survey](#)

- 4 Variance - 1000 Duval Street (RE # 00027220-000000; AK # 1027995) - A request for variance to minimum side yard setback in order to renovate an existing fresh air duct on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395 and 122-750(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

- 5 Variance - 616 Petronia Street (RE # 00016330-000000; AK # 1016721) - A request for variance to minimum front and side yard setbacks in order to extend front soffit to cover front entry porch on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

[Revised Plans 3/17/15](#)

- 6 After-the-Fact Variance - 727 Poorhouse Lane (RE # 00019410-000000; AK # 1020095) - A request for variances to habitable space and minimum side and rear yard setbacks in order to complete construction of a pool house on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-1078 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [After the Fact Variance Package](#)

- 7 Easement - 100 Geraldine Street / 717 Fort Street - (RE # 00013980-000100 and 00013980-000101, AK # 8950041 and 9102040) - A request for an easement in order to maintain an existing portion of a residential structure that extends onto the Fort Street and Geraldine Street rights-of-way on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Easement Package](#)

- 8 Variance - 415 Grinnell Street - (RE # 00005240-000000, AK # 1005428) - A request for a variance approval of restrictions on buildings and structures and open space requirements to construct a new single family residence on property located within Historic Medium Density

Residential (HMDR) Zoning District pursuant to Sections 122-1078 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

- 9 Development Agreement - 5555 College Road - (RE # 00072080-001400, AK # 1076007) - A request for development agreement in order to construct 62 residential units on property located within General Commercial (CG) Zoning District pursuant to Section 94-35 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Development Agreement Revised 3/19/15](#)

- 10 Major Development Plan and Conditional Use - 5555 College Road - RE # 00072080-001400, AK # 1076007) - A request for major development plan and conditional use for addition or reconstruction of five or more units on property located within General Commercial (CG) Zoning District pursuant to Section 108-91.A.2.(a) and 122-418 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Major Development Plan - Revised 3/19/15](#)

- 11 Variance - 5555 College Road (RE # 00072080-001400, AK # 1076007) - A request for a variance approval to coastal construction control line, side setback, front setback, minimum parking space requirements and maximum height requirements in order to construct 62 residential units on property located within General Commercial (CG) Zoning District pursuant to Sections 122-1148, 122-450(3), 122-450(6)(a)(b) and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance - Revised 3/19/15](#)

- 12 Lot Split - 1119-1123 Simonton Street (RE # 00027460-001000, 00027460-001100, 00027460-002000, 00027460-003000; AK # 9102580, 9102688, 9102581, 9102582) - A request for a lot split in order to change the lot lines between Lots 1 and 2 and the Westerly 13 feet of Lot 12 of Part of Lot, Square 4, of Tract 11 of Patrick McKeown's Diagram recorded in Deed Book L, Page 294, of the Public Records of Monroe County, Florida on property located within the Historic Neighborhood Commercial - (Truman/Simonton) Zoning District pursuant to Section 118-169 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Lot Split Package](#)

- 13 Lot Split - 1220 Grinnell Street / 1221 Packer Street (AK # 9088732, 9088733, 9088734, 9088735, 9088736, 9088737, 9088738) - A request for a lot split in order to change the lot lines on property involving part of Lot 9, Square 8, Tract 13, of William A. Whitehead's map dated

February, A.D. 1889 of the Island of Key West and located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 118-169 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Lot Split Package](#)

14 Conditional Use - 1000 Atlantic Blvd. -

Attachments: [Conditional Use Package](#)

15 Future Land Use Map and Zoning Amendment - 801-807 Fleming Street
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Attachments: [FLUM - Zoning Map Amendment Package](#)

Reports

Adjournment