

From: Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>
Sent: Friday, February 17, 2023 3:49 PM
To: Mario Duron <mduron@corradino.com>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Jenny Metz <jenny.metz@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] 901 Fleming Steet Variance

Hi Mario:


I have concerns with this application as there used to be gravel parking area in the side and rear of the building (east and north side of the lot), so they created the problem of not having parking due to the exterior consumption area. Also any business sign requires a COA.

Thanks, Enid

From: Mario Duron <mduron@corradino.com>
Sent: Friday, February 17, 2023 2:16 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; Ryan Stachurski <ryan.stachurski@cityofkeywest-fl.gov>; Matt Willman <mwillman@cityofkeywest-fl.gov>; Dereck Berger <dereck.berger@cityofkeywest-fl.gov>; Bridget Flores <bridget.flores@cityofkeywest-fl.gov>; Ian McDowell <cimcdowell@cityofkeywest-fl.gov>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Jenny Metz <jenny.metz@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 901 Fleming Steet Variance

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Good afternoon DRC Members:

We received a variance request application for the following property: 901 Fleming Street. This project is scheduled to be heard during the March 16th Planning Board meeting. We kindly ask that you review and provide comments that can be shared with the Planning Department by **February 23rd, 2023**. Please click on the following link to access the application file:  [901 Fleming Street Variance Planning Package](#)

REQUEST:

In conjunction with a conditional use request to operate a beverage establishment/restaurant without a drive-through, the applicant is requesting a variance from the use's required parking. The business was originally granted approval to operate at the location as a Specialty Retail back in May 2022. However, due to the sale of non-alcoholic beverages the applicant is required to obtain a Food Service Establishment License. The change of use from specialty retail to restaurant triggers the requirement for off-street parking. For restaurant uses the parking is based on the consumption area dimensions. However, because the site does not have any existing parking facilities, the applicant has requested a

variance from Sec. 108-572 to allow the operation of the beverage establishment with no provision of off-street parking.

HEADER:

Variance – 901 Fleming Street (RE# 00005650-000000): A request for a variance from Section 108-572 to permit a food and beverage establishment/restaurant with zero (0) parking spaces when the code requires at least one (1) motorized vehicle parking space for every forty-five (45) square feet of consumption area, for property located in the Historic Neighborhood Commercial (HNC-2) zoning district, pursuant to Section 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Thank you,
Mario

Mario Duron, AICP

Urban Planner

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