



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Development Review Committee

Thursday, April 23, 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

10:02 AM

Pledge of Allegiance to the Flag

Roll Call

Mr. Cohen arrived at 11:04 AM

Absent 11 - Torrence, Ignaffo, Ms. Higgins, Delostrinos, Whitaker, Mr. Moody, Mr. Wilkins, Volenec, Shields, Mr. Thompson, and Fraser

Present 8 - Torregrosa, Barroso, DeMaria, Bond, Mr. Wampler, Smith, Ms. Corbett, and Cohen

Approval of Agenda

Approved on the Consent Agenda

Action Items

1

Lot Split - 805-809 Truman Avenue

Attachments: [Application](#)
 [809 Truman Survey](#)
 [805-807 Truman Survey](#)

A motion was made that the Action Items be Passed. The motion carried by the following vote:

Absent: 10 - Mr. Torrence, Mr. Ignaffo, Ms. Higgins, Mr. Delostrinos, Mr. Whitaker, Mr. Moody, Mr. Wilkins, Mr. Volenec, Mr. Shields, and Mr. Thompson

Yes: 6 - Ms. Torregrosa, Mr. Barroso, Ms. DeMaria, Mr. Wampler, Ms. Smith, and Mr. Fraser

Abstained: 1 - Ms. Corbett

- 2 Lot Split - 4 Lopez / 816 Eaton - POSTPONED

Attachments: [Application](#)

Postponed

Discussion Items

- 3 **Minor Development Plan - 700 Eaton Street (RE # 00006120-000000; AK # 1006343)** - A request for minor development plan approval for a new mixed use development on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 108-91.A.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Minor Development Package - REVISED 04222015](#)

Received and Filed

- 4 **Variance - 700 Eaton Street (RE # 00006120-000000; AK # 1006343)** - A request for variance to maximum impervious surface ratio in order to construct a new mixed use building on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Sections 90-395 and 122-840 (4) (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package - REVISED 04222015](#)

Received and Filed

- 5 **Conditional Use - 801 Eaton Street (RE # 00003340-000000; AK # 1003476)** - A request for conditional use approval to allow a take-out restaurant on property located within the Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Sections 122-62 and 122-838(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

- 6 **Variance - 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045 and RE # 00033280-000000; AK # 1034045)** - A request for variance to off-street parking requirements and front and side yard setbacks in order to construct a new mixed use development on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 108-572 and 122-810(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
[Public Comments](#)
[Noticing Package](#)

Received and Filed

- 7 **Major Development Plan - Mallory Square (RE # 00072082-001100, AK # 8757778; RE # 00072082-001400, AK # 8757808 and RE # 0072082-003700; AK # 8801131)** - A Major Development Plan application for redevelopment of four city-owned areas on Mallory Square to include a restaurant, public plaza, open space and use of an existing historic structure on property located in the HPS zoning district per Section 108-91A.2. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

- 8 **Minor Development Plan - 3500 North Roosevelt Blvd (RE # 00064960-000000; AK # 1065480)** - A request for minor development plan for the reconfiguration and reconstruction of sales and service areas on property located within the General Commercial (CG) zoning district pursuant to Section 108-91B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

- 9 **Variance - 2201 Staples Avenue (RE # 00046660-000000; AK # 1047261)** - A request for variance to maximum building coverage, maximum impervious surface ratio, minimum open space requirements and front, side and rear yard setbacks in order to construct a covered walkway and carport by adding L-shaped wraparound covering to an existing carport structure on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 108-346, 122-238(4)a. & b. and 122-238(6)a.1., 2. and 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)
[Revised Plans](#)

Received and Filed

- 10 **Revocable License - 1415 Olivia Street (RE # 00023940-000000, AK # 1024741)** - A request for a revocable license for a nonpermanent use of City property to maintain ± 212 square feet of landscaping and pavers on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 2-939 of the Code of

Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

- 11** **Revocable License - 801 Duval Street (RE # 00016650-000000; AK # 1017051)** - A request for a revocable license for a nonpermanent use of City property to place four (4) stools on property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 2-939 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)
 [Photo - Dimensions](#)
 [Photo - Full Size Rendering](#)

Received and Filed

- 12** **Revocable License - 730 Duval Street (RE # 00016140-000000; AK # 1016527)** - A request for a revocable license for a nonpermanent use of City property to place three (3) high top tables and six (6) stools on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) zoning district pursuant to Section 2-939 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)
 [Photos - Dimensions](#)
 [Photos - Full Size Rendering](#)

Received and Filed

- 13** **Variance - 524 Front Street (RE # 00000330-000000; AK # 1000329)** - A request for variance to building coverage in order to construct a covered entryway over an existing second floor entrance on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) zoning district pursuant to Sections 90-395 and 122-690(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)
 [Site Plans 4.21.15](#)

Received and Filed

- 14** **Conditional Use - 1100 Truman (RE # 00033290-000100; AK # 9032222)** - A request for conditional use approval for the renovation of 850 square feet of existing commercial space for restaurant use on

property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 122-62 and 122-808(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

15

Variance - 618 Free School Lane (RE # 00009000-000000; AK # 1009261) - A request for variance to minimum side yard setbacks in order to construct a single-family residence on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

16

Variance - 706 Catherine Street (RE # 00030900-000109; AK # 8761708) - A request for variances to minimum side yard setbacks, maximum building coverage and impervious surface ratio in order to construct a two-story residential addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600(4)a. & b. and 122-600(6)b. of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)

Received and Filed

17

Variance - 830-832 Johnson Lane (RE # 00020260-000000; AK # 1021008 and AK # 00020270-000000; AK # 1021016) - A request for variances to maximum building coverage, maximum impervious surface ratio and minimum rear yard setback in order to construct an addition and decking on a rear structure on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-630(4) and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)
 [revised plans 20150421](#)

Received and Filed

18

Change of Non-Conforming Use - 2215 Flagler Avenue (RE # 00045470-000000; AK # 1046060) - A request for change of non-conforming use in order to change the use from a dry cleaners to professional offices on property located within the Single-Family Residential (SF) Zoning District pursuant to Section 122-32(e) of the code

of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)

Received and Filed

19

Conditional Use - 1103-1107 Simonton Street (RE # 00027500-000000, AK # 1028282; RE # 00027510-000000, AK # 1028291 and RE # 00027490-000000, AK # 1028274) - A request for conditional use approval in order to add electric bicycle sales and rentals on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 122-62 and 122-808(14) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [DRC Submittal](#)
 [20150417 Correspondence](#)
 [20150421 Survey - REVISED](#)

Received and Filed

Reports

Adjournment

12:52 PM