



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Meeting Agenda Full Detail Development Review Committee

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Thursday, September 26, 2013

10:00 AM

Old City Hall

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**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 305-809-3951 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

August 22, 2013

**Attachments:** [August 22, 2013](#)

### Discussion Items

### New Business

- 1 Variances - 1429 Reynolds Street (RE# 00040060-000000; AK# 1040789 ) - A variance for impervious surface, building coverage and front yard, street side yard and rear yard setback requirements in the Single Family zoning district per Section 90-391 and Section 122-238(4)a and (4)b.(1) and Section 122-238 (6)a. (1), (3) and (4) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [1429 Reynolds - Var](#)

- 2 Petition to Vacate the Right of Way - 4 Pinder Lane - A request to vacate the right-of-way for property located in the HHDR zoning district per Section 90-586 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [4 Pinder - Petition for Vacation](#)

- 3 Easement - 600 Duval Street (RE# 00012660-000000; AK # 1013030) -

A request for an easement in order to repair/replace an existing second floor balcony that extends into the Duval Street right-of-way on property located within the Duval Street Gulf side (HRCC-1) Zoning District pursuant to Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [600 Duval - Easement](#)

- 4 Variance - 804 Catherine Street (RE # 00029470-000000; AK # 1030236) - A request for variances to the maximum building coverage, maximum impervious surface ratio, minimum front setback and minimum side setbacks in order to construct an addition to the existing single-family residential dwelling on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600(4) and (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [804 Catherine - Var](#)

- 5 Conditional Use - 313 Duval Street (RE# 00004300-000000; AK # 1004472) - A request for a conditional use to convert an existing retail area to a new bar service area for an existing restaurant on property located within the Duval Street Gulf side (HRCC-1) Zoning District pursuant to Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [313 Duval - CU](#)

- 6 Parking Variance - 313 Duval Street (RE # 00004300-000000; AK # 1004472) - A request for a variance the minimum parking space requirement in order to convert an existing retail area to a new bar service area for an existing restaurant on property located within the Duval Street Gulf side (HRCC-1) Zoning District pursuant to Section 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [313 Duval - Var](#)

- 7 Variance - 825 Duval (RE# 00016830-000000; AK# 1017230) - A request for a building coverage variance to erect a canopy to cover an existing outdoor-dining area at property in the HRCC-3 zoning district per Section 90-391 and Section 122-750(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [825 Duval - Var](#)

- 8 Variance - 629 Elizabeth Street (RE# 000111940-000000; AK# 1012271) - A request for a rear-yard setback for the construction of an addition to a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [629 Elizabeth - Var](#)

- 9** Exception for Outdoor Merchandise Display - 951 Caroline Street ((RE# 00002970-000000; AK# 1003069) - A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [951 Caroline West Marine - Outdoor Display rev 9.20.13](#)

- 10** Minor Development Plan - 512 524 Eaton Street (RE# 00006500-000000; AK# 1006734 and RE# 00006500-000100, AK# 8792239) - Request for Minor Development Plan approval for the reconstruction of commercial floor area for conversion to a single-family dwelling at property located in the HNC-1 zoning district per Section 108-91(A)(1)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [512 524 Eaton Minor Development Plan](#)

- 11** Variance - 512 524 Eaton Street (RE# 00006500-000000; AK# 1006734 and RE# 00006500-000100, AK# 8792239) - A request for side and rear-yard setback variances for the construction of emergency ingress and egress at property in the HNC-1 zoning district per Section 90-391 and Section 122-238(6)a.2 & a.3 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [512 524 Eaton Var](#)

## Reports

## Adjournment