



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - Final Development Review Committee

Thursday, March 27, 2014

9:00AM

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

February 27, 2014

Attachments: [DRC Minutes - DRAFT](#)

Discussion Items

1 Easement - 907 Frances Street (RE# 00021700-000000; AK# 1022454) - A request for an easement ± 461.10 square feet along the rear property line on Havana Avenue in order to address encroachments of principal structure, existing cistern, shed, wooden fence, brick pavers and landscaping on property located within the Historic High Density Residential (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, Florida.

Attachments: [907 Frances - Easement](#)

2 Minor Development Plan - 2800 Flagler (RE # 00065090-000100; AK # 8633394) - A minor development request to construct 10 single-family houses on property located in the SF zoning district per Section 108-91 B.1.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [2800 Flagler - Minor Dev Plan](#)
[Site Plans](#)

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- 3 Variance - 617 Grinnell Street (RE # 00010940-000000; AK # 1011231)
- A request for variances to minimum front and side-yard setbacks in order to renovate an existing building on property located within the HHDR zoning district pursuant to Section 122-630(6)a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [617 Grinnell - Variance](#)
- 4 Transient License Transfer - 807 Washington Street, Unit 102 (RE#00037807-000102; AK#9090034) to 1224 Duval Street (RE#00028970-000000; AK#1029751) - A request for a Transient License Transfer of one license from property located in the HMDR zoning district to property located in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [807 Washington to 1224 Duval - TLT](#)
- 5 Major Development Plan & Conditional Use - 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835) - A request for major development plan and conditional use approval for the phased redevelopment of an existing nursing/convalescent home with the addition of 7 new living units and office and rehabilitation space on property located within the CL zoning district - pursuant to Sections 108-91.B.2.a.&b., 122-62 and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [1512 Dennis & 1515-1525 Bertha - Major Dev Plan](#)
[Site Plans](#)
- 6 Variance - 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835) - A request for variances to maximum building coverage, impervious surface ratio, front, side and rear-yard setback requirements in order to redevelop an existing nursing/convalescent home with the addition of 7 new living units and 5,500 square feet of office and rehabilitation space on property located within the CL zoning district pursuant to Sections 90-395, 122-390(4)a.&b., (6) a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [1512 Dennis & 1515-1525 Bertha - Variance](#)
[Site Plans](#)
- 7 Variance - 1314 Newton Street (RE # 00023000-000000, AK # 1023795) - A request for a variance for detached habitable space on property located within the HMDR zoning district to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [1314 Newton - Variance](#)

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- 8 Minor Development Plan - 2400-2440 North Roosevelt Boulevard (RE # 00065220-000000; AK # 1067849, RE # 00065220-000100; AK # 1063835) - A request for minor development plan approval for the phased reconstruction of 7 existing guest rooms, existing public restrooms and add 5 parking spaces to meet ADA requirements on property located within the CG zoning district - pursuant to Section 108-91.B.1.a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [2400-2440 N Roosevelt - Minor Dev Plan Site Plans](#)
- 9 Variance - 1208 Von Phister Street (RE # 00040670-000000; AK # 1041386) - A request for a variance for a fence to exceed the maximum height of 6 feet on property located within the HMDR zoning district to Sections 90-395 and 122-1183 (d)(1)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [1208 Von Phister - Variance](#)
- 10 Change of Nonconforming Use - 208 Telegraph Lane (RE # 00001491-000500; AK # 9100238) - A request for a change of nonconforming use on property located within the Historic Residential/Office (HRO) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [208 Telegraph - Change of Nonconforming Use](#)
- 11 Variance - 1217 Royal Street (RE # 00029550-000000; AK # 1030317) - A request for variances to maximum building coverage and minimum side setback in order to construct a rear second story balcony and deck on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4)a. and 122-600(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [1217 Royal - Variance](#)
- 12 Administrative Variance - 1119 Olivia Street (RE # 00022290-000000; AK # 1023078) - A request for administrative variances to minimum side setback, minimum street side setback and minimum rear setback in order to construct a new gable end roof structure over an existing deck and new small shed roof structures above existing doors on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398, 122-630(6)b., 122-630(6)c. and 122-630(6)d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
Attachments: [1119 Olivia - Administrative Variance](#)
- 13 Administrative Variance - 527 Margaret Street (RE # 00008020-000300;

AK # 8743611) - A request for administrative variance to the minimum rear setback in order to remove and replace a portion of an existing single-family residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398 and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [527 Margaret - Administrative Variance](#)

Reports

Adjournment