



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Meeting Agenda Full Detail - 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

Pledge of Allegiance to the Flag

Roll Call

Approval of Agenda

Action Items

- 1 Lot Split - 805-809 Truman Avenue
Attachments: [Application](#)
[809 Truman Survey](#)
[805-807 Truman Survey](#)
- 2 Lot Split - 4 Lopez / 816 Eaton - POSTPONED
Attachments: [Application](#)

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](#)

- 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](#)
- 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](#)
- 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: [DRC Submittal](#)
- 7 Major Development Plan - Mallory Square (RE # 00072082-001100, AK # 8757778; RE # 00072082-001400, AK # 8757808 and RE # 00072082-003700; 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](#)
- 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](#)

- 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](#)
- 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](#)
- 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](#)
- 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](#)

- 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](#)
- 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](#)
- 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](#)
- 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](#)
- 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](#)

- 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: [DRC Submittal](#)
- 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](#)

Reports

Adjournment