



SQUARE GROUPE KEY WEST
OUTDOOR PATIO
920 CAROLINE ST



Request

Allow addition of 609 square feet of restaurant consumption area at the outdoor patio next to Square Grouper Key West.

There is no addition of seats beyond what is already licensed. The property is licensed for 150 seats and is currently operating with 109 seats due to the different layout compared to previous layouts.

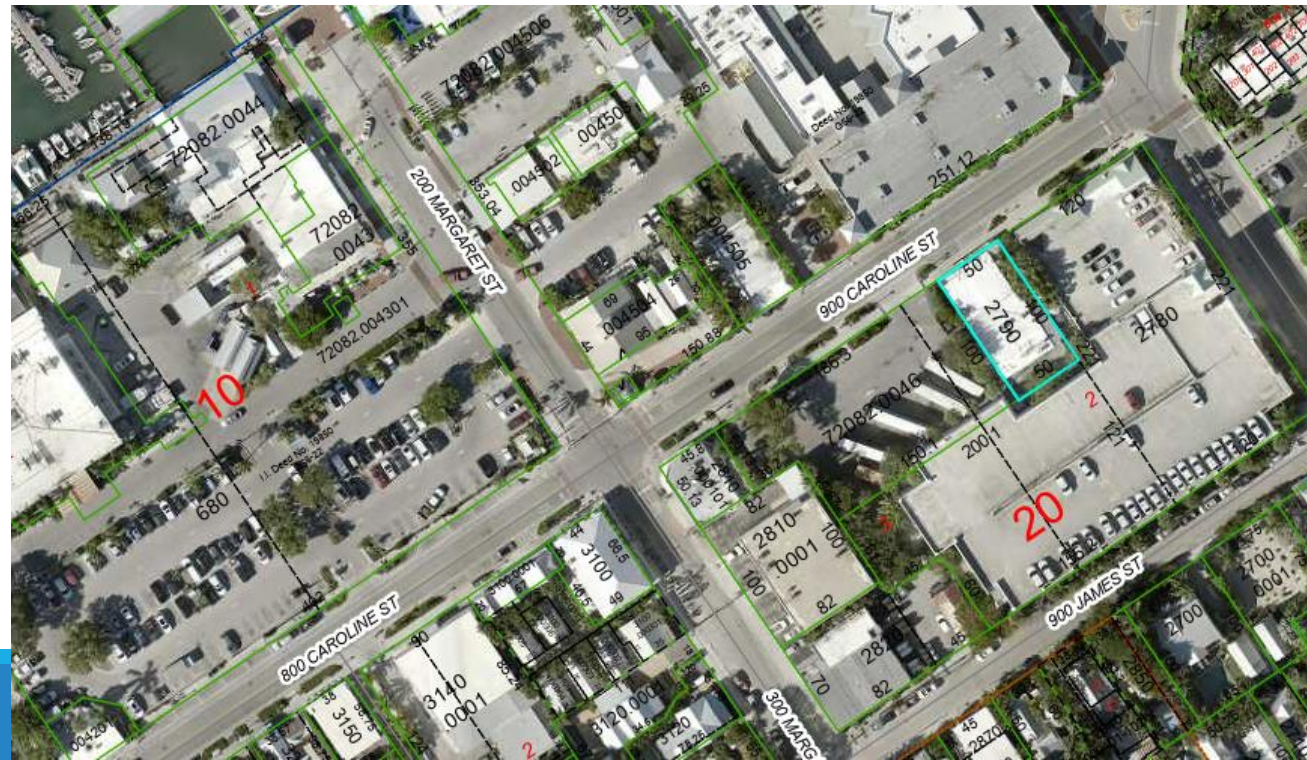
But since parking is measured in consumption area, not number of seats, parking requirements are triggered.

The previous restaurant operators used this area for consumption area since the 1990s but was never formally approved.

Parking Nearby

City operates 4-story parking garage surrounding the restaurant that has approximately 218 spaces available to the public, for a fee. There is also street parking, parking by Half Shell, and parking in front of the Brewery, all within 500 feet of the restaurant.

Paid parking in the area generates significant revenue for the City.



Variance Standards Satisfied

Special conditions exist that are peculiar to this property –

1. A restaurant has operated in this location for at least 30 years
2. There is nowhere to place parking on-site given the historic building location
3. It is a pedestrian-oriented area
4. There is an abundance of parking all around the property
5. No addition of capacity or number of seats are proposed

Development Plan Standards Met

- Low/no impact expected in adding consumption area
- The proposal is consistent with the Code and Comprehensive Plan
- There are existing public facilities to serve the proposed use
- Project has been reviewed by the Development Review Committee and has been approved by the Tree Commission



THANK YOU!

