



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Development Review Committee

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Thursday, September 26, 2024

10:00 AM

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 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**FOR VISUAL PRESENTATIONS:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

#### Call Meeting To Order

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1 August 22, 2024

Attachments: [Meeting Minutes](#)

#### Action Items

#### Discussion Items

2 Major Development Plan - 907 Caroline Street (RE# 00072082-004505) - A request for a major development plan approval for construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 7, Subdivision III of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Planning Package](#)

[Keys Energy- Comments](#)

[Urban Forestry- Comments](#)

- 3 Easement - 920 Caroline Street (RE# 00002790-000000) - Applicant seeks an easement of approximately one thousand eight hundred and thirty-seven (1,837) square feet in order to maintain fencing associated with a proposed restaurant on City owned land within the Historic Residential Commercial Core (HRCC-2) zoning district, pursuant to section 2-938(b)(3) of the Land Development Regulations of the City of Key West, Florida.
- Attachments:** [Planning Package](#)  
[Keys Energy-Comments](#)  
[Urban Forestry- Comments](#)
- 4 Conditional Use - 804 Caroline Street (RE# 00003200-000000) Applicant seeks a modification to a Conditional Use Permit to allow expanded retail services for a walk-up lemonade and flower stand, within an existing accessory structure located in the Historic Neighborhood Commercial (HNC-2) zoning district, pursuant to Section 122-62, Section 122-836 through Section 122-838 and Section 108-573 of the Land Development Regulations of City of Key West, Florida.
- Attachments:** [Planning Package](#)  
[Keys Energy- Comments](#)
- 5 Conditional Use - 1 Duval Street (RE#00000070-000000) Applicant seeks a Conditional Use Permit for a recreation power-driven equipment rentals, ( golf carts, mopeds, and bicycles) at an existing hotel located in the Historic Residential Commercial Core (HRCC-1) zoning district, pursuant to Sections 122-688 and 122-62 of the Land Development Regulations of the City of Key West, Florida.
- Attachments:** [Planning Package](#)  
[Keys Energy-Comments](#)  
[Urban Forestry- Comments](#)
- 6 Transfer of Transient Unit & License - 1004 Eaton Street (RE# 00005290-000000) to 423 Front Street (RE# 00000160-000000) - A request for a transfer of two transient units and licenses from a property located at 1004 Eaton Street in the Historic Medium Density Residential zoning district to property located at 423 Front Street in the Historic Residential Commercial Core - 1 zoning district, pursuant to Section 122-1338 of the Land Development Regulations of the City of Key West, Florida.
- Attachments:** [Planning Package](#)  
[Keys Energy - Comments](#)
- 7 Request for Postponement by Applicant: Major Development Plan - 3101 N. Roosevelt Blvd (00002360-000000) - A request for a Major Development Plan to redevelop an existing 81-unit hotel into an 80-unit

transient condominium and 8 workforce housing units at property located in the Commercial General zoning district. The existing on-site restaurant, retail seafood market, marina, and recreational rental vehicle area are proposed to remain; the restaurant seating capacity will be reduced from 150 to 120, pursuant to Section 108-91 of the Land Development Regulations of the City of Key West, Florida.

**Attachments:** [Planning Package](#)  
[Keys Energy- Comments](#)  
[Urban Forestry- Comments](#)

- 8 Major Development Plan and Landscape Waiver - 0 Duval Street (RE# 00000120-018800) - A request for a Major Development Plan and Landscape Waiver to remodel portions of an existing hotel in the Historic Residential Commercial Core - 1 zoning district, including the reconstruction of 3,500 square feet of lobby, retail and office area, and a modified vehicular circulation and parking plan, pursuant to Sections 108-91 and 108-517 of the Land Development Regulations of the City of Key West, Florida.

**Attachments:** [Planning Package](#)  
[Keys Energy - Comments](#)  
[Urban Forestry- Comments](#)

- 9 715 and 811 Seminole Avenue - Casa Marina Owner, LLC and BRE/FL Development Parcels L.L.C. - Applicant seeks a Development Agreement pursuant to Chapter 90 - Article IX (Development Agreements) in connection with a Change of Zone from Historic Medium Density Residential (HMDR) District to Historic Commercial Tourist (HCT) District and Future Land Use Map (FLUM) amendment from Historic Residential (HR) FLUM to Historic Commercial (HC) FLUM to allow for the development of additional Transient Rental Units and Affordable Housing units in connection with an existing hotel/resort.

**Attachments:** [Planning Package](#)  
[Keys Energy - Comments](#)  
[Urban Forestry- Comments](#)

- 10 3200 N. Roosevelt Boulevard - Real Sub, LLC - Applicant seeks a Major Development Plan pursuant to Section 108-91 (B)(2)(b) and Conditional Use approval pursuant to Section 122-418 (Commercial retail high intensity greater than 5,000 square feet) to redevelop an existing shopping center in the General Commercial (CG) Zoning District.

**Attachments:** [Planning Package](#)  
[Keys Energy - Comments](#)  
[Urban Forestry- Comments](#)  
[Utilities- Comments](#)

**Reports**

**Adjournment**