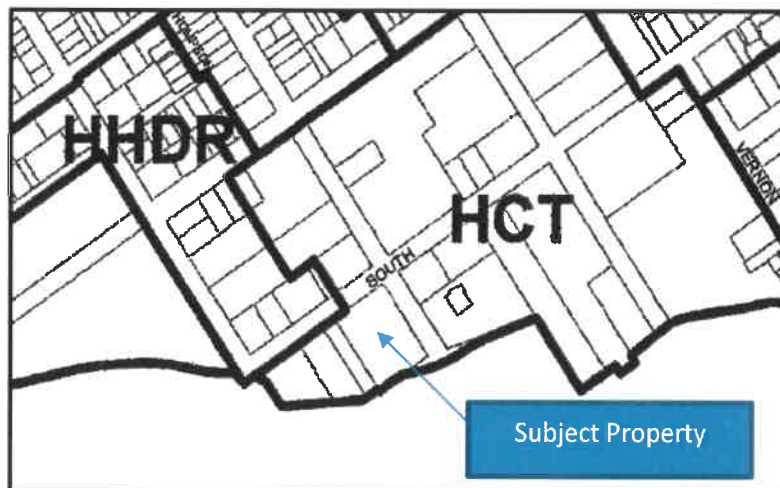


EXECUTIVE SUMMARY



To: Jim Scholl, City Manager
Through: Patrick Wright, Planning Director
From: Ginny Haller, Planner II
Meeting Date: August 7, 2018
Agenda Item: **Site Plan Modification – 1400 Duval Street (RE: 00036360-000000)**- A request for site plan modification per City Commission Resolution No. 01-342 on property located in the Historic Commercial Tourist (HCT) Zoning District pursuant to Land Development Regulations; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Request: Site plan modification approval for a proposed food truck on the property located at 1400 Duval Street.
Applicant: Ramos Matilde Generosa Rev. Trust 5/25/2007
Property Owners: Ramos Matilde Generosa Rev. Trust 5/25/2007
Location: 1400 Duval Street (RE: 00036360-000000)
Zoning: Historic Commercial Tourist District (HCT)



BACKGROUND:

On September 20, 2001 the Key West Planning Board approved with conditions Major Development Plan and Conditional Use approvals for the property located at 1400 Duval Street, Resolution No. 2001-021. The City Commission on November 20, 2001 approved the Major Development Plan and Conditional Use via Resolution 01-342 with conditions. Condition No. 13 states that any changes to the site not already listed on the approved site plan, shall be reviewed and approved by the City Commission.

The property owner proposes a food truck to be located on the private property of the Southernmost House at 1400 Duval Street, which necessitates the modification of the site plan.

This is a request for site plan modification approval for a proposed food truck on the property of 1400 Duval Street.

Options/Advantages/Disadvantages:

Option 1. Approve the request to modify the site plans to include a food truck on the property located at 1400 Duval Street:

Consistency with the City's Strategic Plan, Vision and Mission: Granting the request would be consistent with the Economic and Environmental goals of the Strategic Plan.

Financial Impact: The City would collect licensing and impact fees during subsequent phases of development. There would be no cost to the City for granting the request.

Option 2. Deny the request to modify the site plans to include a food truck on the property located at 1400 Duval Street:

Consistency with the City's Strategic Plan, Vision and Mission: Denial of the request would be inconsistent with the Strategic Plan.

Financial Impact: There would be no cost to the City for denying the request.

RECOMMENDATION

Staff, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends **Option 1** to the City Commission approving the request.