

Mrs. Torregrosa asked if any exterior changes are being made. She stated that signage would have to go before HARC and any fences used to conceal trash would have to go before HARC

- f. **Major Development Plan - Mallory Square (RE # 00072082-001100, and 00072082-001400, and 0072082-003700)** - A Major Development Plan application for property located in the HPS zoning district per Section 108-91 of the Land Development Regulations of the Code of Ordinances.

Nicole Malo presented the project. She stated that because the leasehold portions under development review were part of the larger Mallory Square all site data dimensions are taken from the entire site. She explained that the department is aware that the applicant would like to request additional seating than that is allowed today for a time in the future when zoning may permit. She explained that the department and staff will process the application for the consumption area existing on the site today which consists of 2,344 square feet and 156 seats.

Ms. Malo stated that the site plans appeared to be adequate but requested that the existing setbacks for the entire be added to the site plans. She then requested that the applicant show on the site plans how the proposed consumption area will remain the same as the existing consumption area.

She also requested that the parking analysis in the application be clarified to reflect that new parking requirements are not being triggered because there is no new consumption area.

Ms. Malo asked if the applicant would be willing to provide additional bicycle parking for the project.

William Horn represented the project. He gave an overview of the processes that have been completed so far including:

- HARC Approval
- Tree Commission Approval

He stated that key elements in the plan included the garbage and recycling service areas, use of existing utilities, the maintenance of the existing Cable Huts, and that plans would be reviewed with fire again if any changes occurred to the plan. He stated that he would clarify the plans for consumption area and setbacks.

Mr. Horn and Ms. Malo clarified the setbacks for Mr. Avarette.

Mr. Avarette stated he had no further questions or comments.

Ms. Ignaffo stated that the conceptual drainage plan appeared to be adequate and that she looks forward to developing the Utility Connection Plan.

Mrs. Nicklaus stated that the ADA appears to be in order. And that she had no additional comments.

Mrs. Torregrosa stated that the project was brought before HARC on October 04, 2010 (H10-01-355) and approved with minor changes to the design. She thanked the applicant for working hard with staff.

The recording secretary Patrick Wright read the following into the record:

Florida Keys Aqueduct Authority, this site is presently being served by a 5/8" service. The site has an 8" water main located on Wall Street, which seems capable of serving this project. A complete set of plans will be required for review to determine meter requirements and System Development charges.

Keys Energy, The customer will need to provide KEYS with a full set of plans and a project review form. The available voltage at this location is single phase 120/240 high voltage underground. There was no public comment.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Amy Kimball-Murley, Planning Director

FROM: Elizabeth Ignoffo, E.I., Permits and Contracts Engineer

CC: Doug Bradshaw, Senior Project Manager
Allen Perez, P.E.

DATE: November 10, 2010

SUBJECT: **Mallory Square: Development Plan and Conditional Use Application**



The Development Plan for Mallory Square Restaurant was reviewed. The following items are noted:

1. The Lease Hold Area consists of 10,093.5 square feet, comprised of Parcels 1, 2, 3, and 4. In accordance with City of Key West Code of Ordinances, Sec. 108-777, one-half inch of dry detention or retention pretreatment shall be provided for commercial projects. In addition, projects having greater than 40% impervious area, which discharge to Outstanding Florida Waters, shall provide dry detention or retention pretreatment equal to 50% of the total required.
2. The Conceptual Drainage Plan shows restaurant downspouts tied into a stormwater system, consisting of two drainage structures and \pm 160 LF of storm pipe. The existing stormwater system consists of two catch basin inlets, a triple chamber baffle box and injection well.
3. Two optional stormwater emitters for irrigation purposes are proposed to be located adjacent to planting areas and connected to the restaurant roof drain lines. The City of Key West objects to landscape materials entering the existing stormwater drainage system. Provide an irrigation system separate from the stormwater drainage system.
4. The City of Key West requires a stormwater discharge system to include a baffle box structure, equipped with solid cover for safety and maintenance access for sediment removal, prior to connection to the point of site discharge.
5. No drainage calculations are shown on the Conceptual Drainage Plan. Please provide a Drainage Plan, showing stormwater runoff detention pretreatment sized, in accordance with City of Key West Code of Ordinances. A minimum one-half inch of dry detention or retention pretreatment shall be provided, as required by the City of Key West Code of Ordinances, Sec. 108-777.
6. The Development Plan and Conditional Use Application did not include a Utility Connection Plan. Please Provide a Utility Connection Plan, in coordination with the City of Key West Utilities Department and the Florida Keys Aqueduct Authority, showing the sanitary sewer collection and transmission system, location of the grease interceptor, and water service connection and backflow preventer location, prior to obtaining a building permit.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

October 25, 2010

Mrs. Amy Kimball-Murley, AICP
City of Key West
PO Box 1409
Key West, Florida 33040



RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF OCTOBER 28, 2010

Dear Mrs. Kimball-Murley:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for OCTOBER 28, 2010. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

- 1. LOCATION: Conditional Use - 803 Whitehead Street
COMMENT: KEYS has no objection. The customer will need to provide KEYS with a Project Review form; this will ensure adequate service for the customer and sounding customers.
- 2. LOCATION: Variance - 328 Truman Ave
COMMENT: KEYS has no objection.
- 3. LOCATION: Variance - 630 Eaton Street
COMMENT: KEYS has no objection
- 4. LOCATION: Conditional Use - 540 Greene Street
COMMENT: KEYS has no objection. The customer will need to provide KEYS with a Project Review form; this will ensure adequate service for the customer and sounding customers.
- 5. LOCATION: Mallory Square Major Development Plan
COMMENT: The customer will need to provide KEYS with a full set of plans and a Project Review form. The available voltage at this location is single phase 120/240 high voltage underground.
- 6. LOCATION: Variance - Mallory Square
COMMENT: KEYS has no objections.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

C:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132

Florida Keys Aqueduct Authority



Engineering Department
1100 Kennedy Drive, Key West, Florida 33040
Telephone (305)296-2454 Fax (305)295-2223

MEMORANDUM



TO: Carlene Cowart, Administrative Coordinator
FROM: Marnie Walterson-Distribution Design Specialist
DATE: October 27, 2010
SUBJECT: Development Review Committee Meeting

A representative of the FCAA will not be able to attend the DRC meeting scheduled for October 28, 2010. Comments on the projects are as follows:

Discussion Items

Conditional Use - 803 Whitehead Street (RE# 00017050-000000) – This site is presently being served by FCAA Location #002670 which is a 5/8" service. The site has a 12" water main located on Whitehead Street, which seems capable of serving this project. A complete set of plans will be required for review to determine meter requirements and System Development Charges.

Variances - 328 Truman Avenue (RE# 00025490-000000) - The FCAA has no objections for an application for variances to building coverage, impervious surface ratio and side-yard setback requirements to accommodate the addition of an exterior staircase for emergency egress in the Historic Medium Density Residential zoning district per Section 122-600 (4) a. & b. and (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Variance - 630 Eaton Street (RE# 00006290-000000) - The FCAA has no objections for an application for a variance request to building coverage requirements in the HNC-2 zoning district per Section 122-840 (4).(a.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Conditional Use - 540 Greene Street (RE # 00001160-000000) This site is presently being served by FCAA Location #006013 which is a 5/8" service. The site has an 8" water main located on Greene Street, which seems capable of serving this project. A complete set of plans will be required for review to determine meter requirements and System Development Charges.

Major Development Plan - Mallory Square (RE # 00072082-001100, and 00072082-001400, and 0072082-003700) - This site is presently being served by a 5/8" service. The site has an 8" water main located on Wall Street, which seems capable of serving this project. A complete set of plans will be required for review to determine meter requirements and System Development Charges.

Variations - Mallory Square (RE # 00072082-001100, and 00072082-001400, and 0072082-003700) - The FCAA has no objections for an application for a variance request for impervious surface ratio and side yard setback requirements in the HPS zoning district per Section 122-960(4)b., Section 122-960(6)b., and open space requirements per Section 108-346(b), and setback regulations for the Coastal Construction Control Line per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

CC: Irma Boveda, Customer Service Manager KW





MEMO

TO: Amy Kimball-Murley
Planning Director

FROM: Cynthia Domenech-Coogle
Urban Forestry Program Mgr.

DATE: October 22, 2010

**SUBJECT: Mallory Square – Major Development and Variance
Requests**

The above described property submitted a landscape plan application depicting plantings and removals at the Tree Commission meeting on October 12, 2010. The landscape plan was approved. The mitigation requirements for tree removal are 63.7 caliper inches of native canopy trees and 5 native palms minimum 4' to be planted on site. There are several trees to remain which are to be protected and barricaded according to ordinance Sec. 108-447, 448 and Sec. 110-366. A copy of permit number 5601 is enclosed.



City of Key West
TREE PERMIT

Permit# 5601 **Date Issued** 10/14/10

Address Mallory Square/City of Key West & Tropical Soup, Inc.

This is to certify City of KeyWest/Tropical Soup, Inc./Joe Walsh/Elizabeth Newland
has permission to Transplant (1) Gumbo Limbo, remove (1) Gumbo Limbo, (1) Poinciana, (3) Sea Grape trees and (4) Coconut palms on property as per approved plans. Replacements as described per approved landscape plans FL #1, to be planted on site. All retained trees and plants shall be protected as per ordinance Sec. 110-366. Call for barricade protection prior to commencement of construction. All plants shall be planted according to current "Best Management Practices". Call landscape office for final inspection. Replacement trees shall be maintained as trees in perpetuity.

as per application approved 10/12/10

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY: _____

Niels Weise, Chair

**Phone: (305)809-3764
City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040**

KEY WEST FIRE DEPARTMENT

Nicole Malo

From: Alan Averette
Sent: Wednesday, November 10, 2010 11:03 AM
To: Nicole Malo
Subject: Variance- Mallory Square
Attachments: image001.png; oledata.mso



**KEY WEST FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**

In reference to the variances for Mallory Square (RE # 00072082-001100, and 00072082-001400, and 0072082-003700). The Key West Fire Marshal's Office has no objections at this time.

ALAN AVERETTE, Lt. Fire Inspector
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-293-8399 Fax
aaverett@keywestcity.com

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