

**DRC Minutes & Comments**  
**Staff Coordination Letters**

**Minutes of the Development Review Committee**  
**Meeting of May 26, 2011**

Nicole Malo, Planning Representative, convened a meeting of the Development Review Committee of the City of Key West at 10:00AM, May 26, 2011 was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

**Roll Call**

Nicole Malo, on behalf of Don Craig  
Steve Torrence, KWPD  
John Cruz, Building Official

Elizabeth Ignaffo, General Services  
Alan Averette, Fire Department  
Enid Torregrosa, HARC Planner

**Planning Staff:**

Patrick Wright  
Brendon Cunningham

**Comments received from:**

Myra Wittenberg, DOT Director,  
Florida Keys Aqueduct Authority  
Cynthia Domenech-Coogle, Landscape Coordinator

Keys Energy  
Diane Nicklaus, ADA Coordinator

**Approval of Agenda**

Mrs. Torregrosa made a motion to approve the agenda; the motion was seconded by Mr. Averette. Motion carried.

**Approval of Minutes**

**1. March 24, 2011**

Mr. Torrence made a motion to approve the minutes; the motion was seconded by Mrs. Torregrosa. Motion carried.

**Discussion Items**

- 2. Minor Development Plan - 241 Margaret (RE Number 00072082-004501) - A Minor Development Plan for the reconstruction of the Key West Bait and Tackle retail shop and second storey offices in the HRCC-2 zoning district per Section 108-91(A.)(1)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Nicole Malo gave an overview of the project.

Owen Trepanier presented the project.

Mr. Torrence and Mr. Averette had no comments.

Mrs. Torregrosa stated that the applicant needs to add the approval dates of March 8 and March 22, 2011.

Nicole Malo asked the applicant if there was going to be a solid waste handling area.

Mr. Trepanier stated that there is a compactor next to the waterfront market shown on plan C-2, and trash would be brought to collective dumpster area.

Ms. Malo asked that that the landscaping and open space be clarified. She added that a variance would be needed for impervious surface.

Ms. Ignaffo stated that parking triggers stormwater and ADA issues if developed.

Mr. Cruz asked if they had a FEMA flood elevation.

Troy Walt of Satech of the Florida Keys stated that they were unsure.

The following comments from Cynthia Domenech-Coogle, Landscape Coordinator were read into the record:

Need to add more trees on the site. Cynthia will coordinate with Marilyn Wilbarger.

The following comments from Diane Nicklaus, ADA Coordinator were read into the record:

Where is the ADA access to the second floor? What about ADA bathroom(s)? Because this is commercial space and new construction, all ADA guidelines must be adhered to. I will withhold final comments until the plan review process through the building department.

**3. Variances - 730 Southard Street (RE#0001169-000000) A variance to setback requirements per Section 122-630 (6) c. in the Historic High Density Residential zoning district as required when the scope of renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Brendon Cunningham gave an overview of the project.

Tom Pope presented the project.

Mr. Averette, Mr. Torrence, Mrs. Nicklaus and Mr. Cruz had no comments.

Mrs. Torregrosa stated that the April 12, 26 and May 10, 2011 HARC dates needed to be added to the application.

Ms. Ignaffo asked that applicant that all downspouts be placed toward swales and landscaped areas.

The following comments from Cynthia Domenech-Coogle, Landscape Coordinator were read into the record:

Applicant has gone through Tree Commission and there is a replacement required on their permit. Cynthia will get staff a copy of the permit.

**4. Change in Nonconforming Use - 1511 Truman Avenue (RE# 00043900-000000) - A change in nonconforming use from a business and professional office to a medical office in the HMDR zoning district per Section 122-32(e) of the Land Development**

## Nicole Malo

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**From:** Nicole Malo  
**Sent:** Thursday, August 11, 2011 3:56 PM  
**To:** Diane Nicklaus  
**Subject:** FW: Pages from ARCH SET.pdf - Adobe Acrobat Professional  
**Attachments:** Pages from ARCH SET.pdf - Adobe Acrobat Professional.pdf

[Thank you](#)

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**From:** Diane Nicklaus [mailto:[dnicklau@keywestcity.com](mailto:dnicklau@keywestcity.com)]  
**Sent:** Thursday, August 11, 2011 11:56 AM  
**To:** Nicole Malo  
**Subject:** Fwd: Pages from ARCH SET.pdf - Adobe Acrobat Professional

After reviewing the site plan attached, I feel that ADA requirements for the intended use are in compliance.

Diane Nicklaus  
Public Facilities/ADA Coordinator  
809-3951  
[dnicklau@keywestcity.com](mailto:dnicklau@keywestcity.com)

# BUILDING CODE ANALYSIS:

## APPLICABLE BUILDING CODES:

FLORIDA BUILDING CODE (2007)  
 FLORIDA FIRE PROTECTION CHAPTER 39 OR NFPA 101 AND 13, 10, ETC.  
 FLORIDA ACCESSIBILITY CODE

## OCCUPANCY CLASSIFICATION:

CLASSIFICATION OF OCCUPANCY PER FBC: 304.1 BUSINESS GROUP B  
 309 MERCANTILE GROUP M  
 311.2 MODERATE-HAZARD STORAGE, GROUP S-1

## TYPE OF CONSTRUCTION:

TYPE VA (FBC 602.5) - CONSTRUCTION THAT IS ANY MATERIAL PERMITTED BY CODE.

## FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: (PER FBC TABLE 601)

STRUCTURAL FRAME: 1 HOUR(S)  
 BEARING WALLS: 1 HOUR(S)  
 NON-BEARING WALLS AND PARTITIONS (INTERIOR): 0 HOUR(S)  
 FLOOR CONSTRUCTION: 1 HOUR(S)  
 ROOF CONSTRUCTION: 1 HOUR(S)

## FIRE RESISTANCE RATING FOR EXTERIOR WALLS: (PER FBC TABLE 602)

TYPE VA CONSTRUCTION; GROUP M + S-1 OCCUPANCY  
 LESS THAN 5'-0": 3 HOUR(S)  
 BETWEEN 5'-0" AND 10'-0": 2 HOUR(S)  
 BETWEEN 10'-0" AND 20'-0": 1 HOUR(S)  
 GREATER THAN 20'-0": 0 HOUR(S)

## OCCUPANCY / TENANT SEPERATION:

TENANT SEPERATION WALL (PER FBC SECTION 708.1 FIRE PARTITIONS) 1 HOUR(S)  
 FLOOR / CEILING ASSEMBLY (PER FBC SECTION 711 HORIZONTAL ASSEMBLIES) 1 HOUR(S)

## BUILDING HEIGHT/NUMBER OF STORIES (WITHOUT SPRINKLER SYSTEM):

ALLOWED: 50'-0" MAXIMUM ABOVE FINISH GRADE / 3 STORIES (FBC TABLE 503) GROUP S-1 IS MOST RESTRICTIVE  
 PROPOSED: 30'-4" HIGH, 2 STORIES

## MAXIMUM ALLOWABLE BUILDING AREA (WITHOUT SPRINKLER SYSTEM):

MAX ALLOWED: PER S-1 OCCUPANCY 14,000 SQ FT X 3 STORIES= 42,000 SQ FT (FBC TABLE 503)

FBC 503.1.3. BUILDINGS ON SAME LOT. 2 OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE HEIGHT OF EACH BUILDING AND THE AGGREGATE AREA OF BUILDINGS ARE WITHIN THE LIMITATIONS OF TABLE 503 AS MODIFIED BY SECTIONS 504 AND 506.

## AREA TABULATION:

EXISTING BAIT AND TACKLE SHOP:	1190 SF
PROPOSED BIGHT RETAIL BUILDING:	2000 SF (1ST AND 2ND FLOOR COMBINED)
EXISTING FISH HOUSE:	2181 SF
EXISTING DIVE SHOP:	1888 SF
TOTAL AGGREGATE AREA	7259 SF

## INTERIOR FINISHES:

NEW INTERIOR WALL & CEILING FINISHES (NFPA 38.3.3.2):  
 - EXIT ENCLOSURES & EXIT ACCESS CORRDIORS = CLASS A OR B  
 - ALL OTHER AREAS = CLASS A, B OR C

NEW INTERIOR FLOOR FINISHES (NFPA 38.3.3.3):  
 - EXIT ENCLOSURES = CLASS I OR II

## CALCULATED OCCUPANT LOAD FOR EGRESS CAPACITY:

PER NFPA 101 TABLE 7.3.1.2:  
 BUSINESS B= 1 PERSON PER 100 GROSS SF  
 MERCANTILE M= 1 PERSON PER 30 GROSS SF  
 OCCUPANT LOAD FOR 1ST FLOOR = 1000/30= 34 OCCUPANTS  
 OCCUPANT LOAD FOR 2ND FLOOR = 1000 SF/100= 10 OCCUPANTS  
 TOTAL OCCUPANT LOAD= 44 OCCUPANTS

EMERGENCY LIGHTS MUST MEET ALL ENGINEERING TECHNICAL LETTER 99.4 REQUIREMENTS. THE LETTERING FOR THE EXIT LIGHTS MUST BE RED IAW ETL 99.4 CH. 6.

ILLUMINATED EXIT LIGHT LOCATIONS ARE DESIGNATED BY THE FOLLOWING SYMBOL:

 INDICATES SURFACE MOUNTED ILLUMINATED EXIT LIGHT



RECEIVED

August 1, 2011

KW Planning Dpt

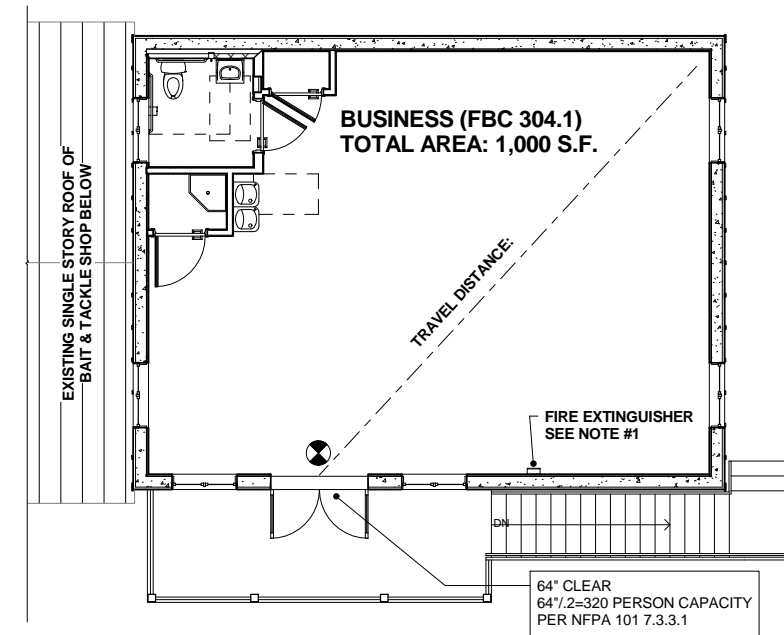
NOTES: THIS SHEET ONLY

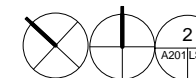
NOTE #1: SEMI- RECESSED FIRE EXTINGUISHER  
 10# ABC MULTI-PURPOSE FIRE DRY CHEMICAL  
 EXTINGUISHERS BY AMEREX.

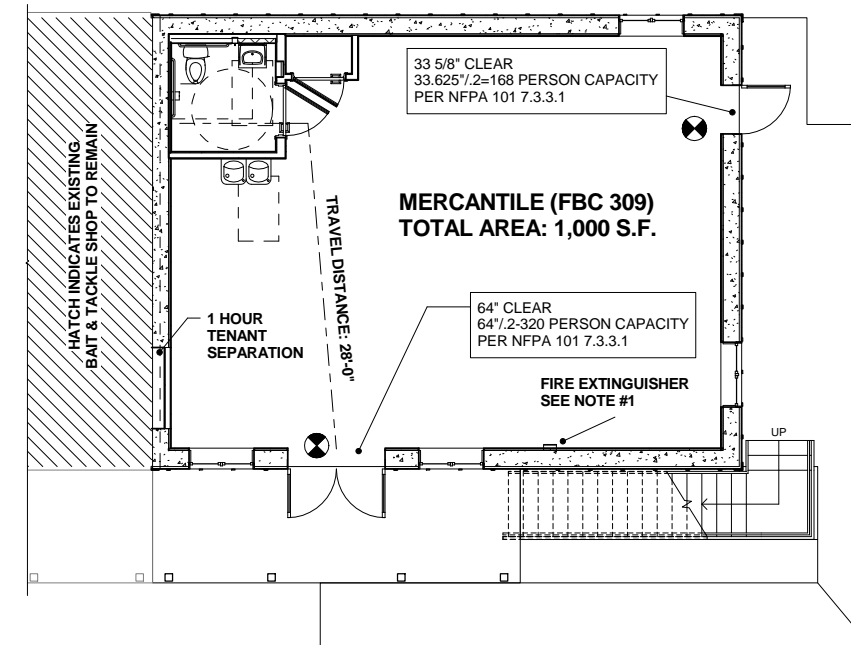
FIRE EXTINGUISHER SIZE & PLACEMENT:  
 - MINIMUM RATED SINGLE EXTINGUISHER= 2-A  
 - MAXIMUM FLOOR AREA PER UNIT= 3,000 S.F. & 1,000 S.F. ACTUAL  
 - MAXIMUM FLOOR AREA FOR EXTINGUISHER= 11,250 S.F. & 1,000 S.F. ACTUAL  
 - MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER= 75 FT

ELEVATORS:  
 FBC 2007 11-4.1.1 ACCESSIBLE BUILDING: NEW CONSTRUCTION

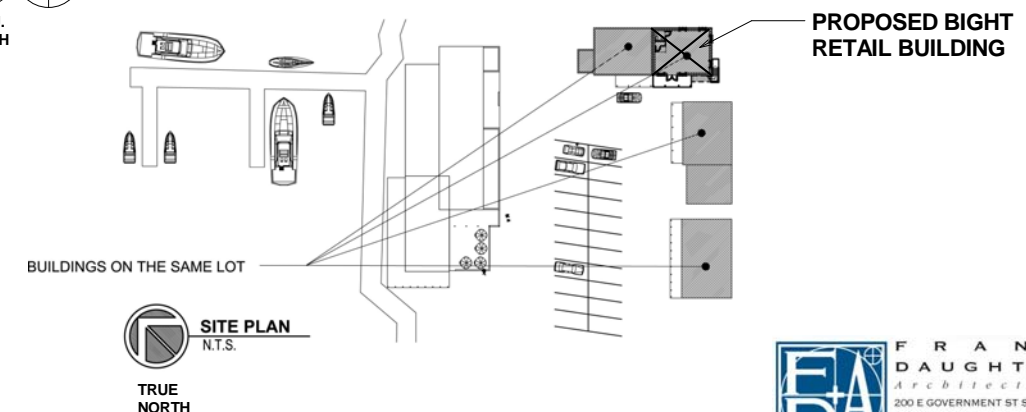
EXCEPTION 1: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3,000 SQUARE FEET (279 SQUARE METERS) PER STORY UNLESS THE BUILDING IS A SHOPPING CENTER, A SHOPPING MALL, OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE US ATTORNEY GENERAL.



 2 SECOND FLOOR LIFE SAFETY PLAN  
 3/16" = 1'-0"



 1 FIRST FLOOR LIFE SAFETY PLAN  
 3/16" = 1'-0"



**SeaTech Inc.**  
 830 CRANE BOULEVARD  
 SUGARLOAF KEY, FLORIDA  
 (305) 294-9993  
 C.A. #28984

FIRST + SECOND FLOOR LIFE  
 SAFETY PLAN

KEY WEST BIGHT  
 RETAIL SHOP  
 MARGARET STREET PLAZA  
 KEY WEST, FLORIDA

REVISIONS

JOB: 11-217

ISSUE DATE: 07.27.11

DRAWN:

LS101





RECEIVED

May 13, 2011

KW Planning Dpt

## Owen Trepanier

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**From:** Anthony Sarno [asarno@mbi-k2m.com]  
**Sent:** Tuesday, April 19, 2011 4:14 PM  
**To:** John Castro  
**Cc:** Michael B. Ingram; dcraig@keywestcity.com; Brendon Cunningham  
**Subject:** 10055 Key West Bight - Coordination with Key West Bait Shop Design / Build  
**Attachments:** Development Review Application 08.pdf

John Paul,

We have been asked to review the Key West Bait Shop Design / Build project at the Bight and how it relates to our Master Plan by Owen Trepanier. We have reviewed the documents provided to us (attached) and do not see any conflicts with the building design and our Master Plan. We have not reviewed any dedicated parking required by the project, equipment placed outside of the building footprint, or similar items which may impact the Master Plan.

Thank you.

Anthony D. Sarno, R.A., NCARB | Project Manager

mbi | k2m Architecture, Inc.

1001 Whitehead Street, Key West, FL 33040

P 305.292.7722 F 305.292.2162

[www.mbi-k2m.com](http://www.mbi-k2m.com) | [www.spectrumdesign.com](http://www.spectrumdesign.com)

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4/19/2011



THE CITY OF KEY WEST

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

M E M O R A N D U M

To: John Cruz, Building Inspector

From: Scott Fraser, Floodplain Administrator

Date: June 8, 2011

Reference: 241 a/k/a 251 Margaret St.

After reviewing records on-file, visiting/measuring the site, and consulting with the surveyor who produced an Elevation Certificate for this property during 2006, it's my conclusion that the proper flood zone determination for this structure can only be determined by a surveyor specifically tasked with this determination.

While the structure may have been in an "AE" flood zone during 2006 – if then only by inches – subsequent modifications to the building's western end may have inadvertently pushed it's location into a "V" zone.

If truly located within a "V" zone, the consequences to performing a "Substantial Improvement" to this structure are enormous. Thus, the property owner should be required to provide an updated survey showing the nearest FEMA flood zone line's relationship with this structure, BEFORE any approvals/permits are issued by the City.

The surveyor who produced the 2006 Elevation Certificate has already been contacted by an engineering firm that's apparently been engaged to renovate this building. That firm has asked the surveyor to determine, specifically, in which flood zone this structure lies. The Surveyor's effort should resolve this question