

Minutes of the Development Review Committee
Meeting of December 17, 2010

Don Craig, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 10:00 AM, December 17, 2010. The meeting was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Roll Call

Present for the Roll Call were:

Donald Craig, Interim Planning Director
John Cruz, Building Official
Diane Nicklaus, ADA Coordinator
Enid Torregrosa, HARC Planner
Cynthia Domenech-Coogle, Landscape Coordinator

Alan Averette, Fire Department
Elizabeth Ignaffo, General Services
Steve Torrence, KWPD

Planning Staff:

Brendon Cunningham
Nicole Malo

Ashley Monnier
Carlene Cowart

Comments received from:

Myra Wittenberg, DOT Director

Keys Energy

Approval of Agenda

Alan Averette made a motion to approve the agenda; the motion was seconded by Enid torregrosa. Motion carried.

1. Approval of Minutes

December 17, 2010

Steve Torrence made a motion to approve the December 17, 2010 meeting minutes; the motion was seconded by Enid Torregrosa. Motion carried.

Discussion Items

2. **Easement- 300 Grinnell (RE Number 00002780-000000)** - A request for easement in the HRCC-2 zoning district per Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Brendon Cunningham reviewed the project.

Mr. Craig requested that the item be heard at the next meeting.

3. **Easement – 1124 Eaton Street (RE# 00004700-000000)** – An easement request for front porch encroachments for property in the HNC-2 zoning district per Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Nicole Malo reviewed the project. Ms. Malo asked the applicant if the chain-link fence was going to be removed.

Mark Smith stated that there was a HARC approval to replace the chain-link fence with a wooden fence.

Nicole Malo requested site plans to reflect the placement of the fence.

Don Craig clarified that the purpose of the easement was for the porch encroachment.

Ms. Ignaffo asked the applicant if there would be landscape planting in front of the porch.

Mr. Smith stated that the current planter area will remain.

Ms. Ignaffo stated that the landscaping adjacent to the driveway should be below 30" or above 72" so that traffic is visible when moving out of the driveway.

Mrs. Domenech-Coogle asked the applicant if the planter was on city property.

Mr. Smith stated that the planter was on city property in the requested easement.

Mrs. Domenech-Coogle requested information regarding what is currently in the planter and what is being proposed to be planted as it will require permitting.

4. **Easement – 1415 Olivia (RE# 00023940-000000)** – An easement request with the City of Key West for 204 square feet of encroachment for purposes of constructing a fence in the Historic Medium Density Residential zoning district per Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Patrick Wright reviewed the project.

David Knoll presented the project.

Mrs. Domenech-Coogle requested that the applicant fill out the right-of-way application form locating the trees on city property.

Ms. Ignaffo explained the city's future plans for extending the sidewalk, and added that the fence would have to be removed when the city extends the sidewalk.

Mr. Cruz, Mr. Torrence, Mr. Averette, Mrs. Torregrosa, and Mrs. Nicklaus

Mr. Craig suggested that the applicant move the fence to a distance within the easement where it would not have to be removed if the sidewalk was increased.

Ms. Ignaffo suggested that the applicant meet with the engineering department to discuss future sidewalk plans and fence placement.

5. **Variations - 1415 Olivia Street (RE# 00023940-000000)** For front and side-yard setback requirements in the HMDR zoning district per Section 122-600 (6) a. and b. as required when the renovation or reconstruction exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the City of Key West.

Brendon Cunningham reviewed the project.

David Knoll presented the project.