

MINUTES
KEY WEST BIGHT MANAGEMENT DISTRICT BOARD
JOINT WORKSHOP WITH THE
HISTORIC ARCHITECTURAL REVIEW COMMISSION
OLD CITY HALL, 510 GREENE STREET
NOVEMBER 28, 2012

A joint workshop meeting of the Key West Bight Management District Board and the Historic Architectural Review Commission of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, November 28, 2012.

The Chairman called the meeting to order at 5:02 p.m.

Key West Bight Management District Board Members present were Jermy Ashby, Harry Bowman, Steve Henson, Kathryn Ovide, Dan Probert and Chairman Michael Knowles. Absent was Bight Board Member Jimmy Lane.

Historic Architectural Review Commission Members present were Donna Bosold, Theo Glorie, Maggie Gutierrez, Daniel Metzler, Michael Miller and Chairman Rudy Molinet.

Also present were Chief Assistant City Attorney Larry Erskine, Key West Bight Marine Manager Mark Tait, Port Operations Manager John Castro, Senior Property Manager Marilyn Wilbarger, City Planner Don Craig and HARC Clerk Jo Bennett.

Chairman Knowles introduced Don Craig, City Planner, who would be running the workshop.

Signage Standard at Key West Bight

Mr. Craig explained the purpose of the workshop. He stated at the direction of the City Commission they wanted to hear from both HARC and the Key West Bight Board with regard to signage at the Key West

Bight. Mr. Craig presented photos of the types, variety and locations of signs in the Key West Bight. Mr. Craig also briefly reviewed the requirements stated in the Land Development Regulation and the discussions that had taken place by the Key West Bight Board with regard to the approval of the signage standard policy in the Key West Bight.

Rudy Molinet, HARC Chairman, wanted those present to understand that during this workshop there would be no votes taken. He stated that HARC works on applications and evaluates those applications based on HARC Guidelines.

Tom Stroh, 611 Grinnell Street, spoke of the appropriateness of the signs. He stated the problem he had was that there was no choice in the matter and the sign had to be put up a certain way. He said signs hung over the water could not be seen from the harbor walk.

Mr. Craig stated at the head of each pier there would be a directory sign indicating each tenants at that particular pier.

Mr. Stroh agreed the dock-head signs were a good idea but should be in place first. The tenants should be part of the process in the design of the dock-head signs.

Mr. Craig understood the tenant's concerns. The way-finding program for the entrance sign off Greene Street and the signage for the head of each dock will be part of a task order to an existing landscape architecture firm that the City has on board. There will be a workshop prior to the designs being finalized.

Paul Mottice, 2924 Seidenberg, stated he liked the posts. He said he had signs that had been there over 20 years.

Drew MacKenzie, 201 William Street, said his sign had been made from shipwrecked wood. The sign was one where visitors had their picture taken. He said if everything was to start looking the same the historical character and history would be lost. He thought there should be some flexibility of what would be

allowed.

Rudy Molinet spoke on HARC's responsibility regarding reviewing sign applications. He stated if an application for a sign meets the guidelines (size, location, surface area, number of signs) it doesn't come before the Board. Sign applications come before HARC for review if they do not meet the guidelines.

Mr. Craig stated there are signs at the Bight that are digital signs that would never be approved by HARC or staff. Those signs have been installed without the benefit of a permit or HARC approval.

John Jones, 1024 James Street, provided some history of the Bight. He stated the Bight Board is different from any other boards. He said the Bight Board is responsible for profit, money and revenue for the City. Mr. Jones said there are reasons to follow the regulations - definitely for safety. He did say there needed to be flexibility to the signs so long as they met the guidelines.

Jack Anderson, Key West Bight Tenants Association, spoke about the placement of the signs over the water.

Steve Talbott, 1109 Olivia, stated he thought most of the tenants really liked the new signs and they are very attractive. He said the new sign in the location of his charter would not work and couldn't be seen from the boardwalk. The sign he has was 20 x 30 and it might be approved if he went to HARC, he did not know he needed HARC approval.

Mr. Craig stated the engineering of the posts/signs do move a little bit because they are part of the dock structure itself.

John Paul Castro, Port Operations Manager, reported there is some "play" in some of them, they would go back and put hanging brackets. They have some flexibility but they are structurally sound.

Bight Board Member Harry Bowman was looking for a solution. He asked Mr. Craig for clarification regarding the process of the sign approval. Mr. Craig stated the Bight Board is charged with the

management of this City asset. He stated if the Bight Board wanted to provide an amendment to the sign program then the Bight Board would act to provide that amendment as to what is presently in place then it is put to HARC for their approval. The individual tenants come to HARC with the approval of the Bight Board (and the owner, the City of Key West) and then they make the application to HARC.

Mr. Craig stated there could be amendments as to how the Bight Board wants to handle signage. Mr. Craig said if the sign guidelines were met then it would make the HARC process that much easier. Mr. Craig also said different variables could be considered if the Bight Board were to amend the sign regulations.

Mr. Knowles stated what he was hearing is that the Bight Board needs to understand HARC's Guidelines before they can make any determination of what their tenants can or cannot do.

Mr. Craig stated that he and Ms. Torregrosa (and Mr. Molinet) could attend a Bight Board Meeting and explain the sign guidelines and then the Board could make an informed decision.

Mr. Molinet stated the HARC Board hears many signage requests and they were planning on holding a similar workshop city-wide. The guidelines are very clear and not restrictive.

Dennis Krinitt, 201 William Street, had concerns about signs coming down and hitting boats due to storms. He felt there should be more options from which to choose.

Mr. Craig summarized and they have heard all the comments and will consider them to take whatever action is appropriate. Whatever the Key West Bight Board does in terms of the signage policy, ultimately will be approved by the City Commission. Once that is done, HARC will then look at signage applications and approve them or disapprove them according to the guidelines.

Mr. Knowles stated that repeat guests to his hotel have emphasized how junkie the Bight is looking. He said the tourists that come to this town pay our bills and we should listen to them. He advised everybody to pay attention to what the tourists were saying and what their idea of "funky" is might be completely

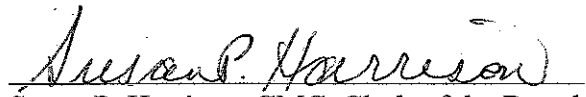
different from what is perceived by the tenants or board members.

Mr. Craig thanked everyone for coming and that their input doesn't end here. If they have further comments they should feel free to call staff, Marilyn, Enid, John or himself or to email or stop in the office to make their opinions known and they would be shared with the appropriate staff.

Michael Miller, HARC Commissioner, thought it not productive to use "funky" as criteria for a sign policy. Everyone has a different idea of that term. He would rather see diverse signs that follow the HARC guidelines rather than a corporate approach.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:28 p.m.


Susan P. Harrison, CMC, Clerk of the Board
Senior Deputy City Clerk

Comments from speakers not captured by the microphone are not included in these minutes.