

Minutes of the Development Review Committee
Meeting of February 24, 2011

Nicole Malo, Planning Representative, convened a meeting of the Development Review Committee of the City of Key West at 10:00AM, February 24, 2011 was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Roll Call

Nicole Malo, Planning Representative
John Cruz, Building Official
Diane Nicklaus, ADA Coordinator
Steve Torrence, KWPD

Elizabeth Ignaffo, General Services
Alan Averette, Fire Department
Brendon Cunningham, HARC Representative

Planning Staff:

Patrick Wright

Comments received from:

Myra Wittenberg, DOT Director,

Keys Energy, FCAA

Approval of Agenda

Steve Torrence made a motion to approve the agenda it was seconded by John Cruz. Motion carried.

Approval of Minutes

1. December 17, 2010

December 17, 2010 meeting minutes were previously approved at the January 24, 2011 meeting.

Discussion Items

2. Conditional Use - 506 Southard Street (RE # 00012290-000000) - An application for Conditional Use approval for a wine bar located at 506 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Brendon Cunningham reviewed the project.

The applicant Peter Batty presented the project.

Mrs. Domenech-Coogle, Mr. Averette, Ms. Ignaffo, Mrs. Nicklaus, Mr. Cruz, and Mr. Torrence had no comments.

Brendon Cunningham stated that any proposed signage would have to come before HARC.

Ms. Malo reminded the applicant of the good neighbor policy.

3. Variances - 313 Truman Avenue (RE# 00014940-000000) For building coverage, impervious surface ratio and setback requirements in the HMDR zoning district per Section 122-600 (4) a. and (6) a., b. and c. as required when the renovation 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.

Mr. Torrence made a motion to postpone due to the applicant not being present; the motion was seconded by Mrs. Nicklaus. Motion carried.

4. **Variance - 313 Amelia Street (RE Number 00026100-000000) - A request for Variances for required building coverage, impervious surface ratio, front yard setback, rear yard setback, side yard setbacks and open space requirements in the HMDR zoning district per Section 122-600(4)a. and b. and 122-600(6)a., b., and c. and Section 108-346(b). of the Land Development Regulations of the Code of Ordinances of the City of Key.**

Nicole Malo reviewed the project. She requested the following information from the applicant: existing easements or encroachments, number of units, addition of open space calculation to the site plan, addition of variance criteria to application, possible site improvements if any. She added that this project has been approved by HARC.

Ms. Ignaffo asked what the deck materials would consist of, and if there was a proposed lighting plan. She added that she needed to review storm water plans.

Mr. Averette asked if the deck was going to farther into the setbacks.

Mrs. Nicklaus, Mr. Torrence and Mr. Cruz had no comment.

Mrs. Domenech-Coogle suggested a shaded tree in the front or a donation to the local park.

Mehdi Benkhatar stated he would look into these issues.

5. **Exception for Outdoor Display - 408 Greene street (RE Number 00001500-000000) - An Exception for Outdoor Display in the HRO zoning district per Section 106-51 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Nicole Malo Reviewed the project.

Mr. Cunningham stated that outdoor displays are not allowed in the Historic District.

Mr. Averette stated that the two entrances to the porch area would need a 3ft minimum clearance for ADA.

Mrs. Ignaffo and Mr. Cruz had no comments.

Mrs. Nicklaus stated that the cracked and broken concrete pavers were a concern for fire access and ADA, but not a requirement.

Cynthia Domenech-Coogle stated that the expired tree permit needs to be extended and the landscaping department will need to see a list of proposed tree material. She added that there could be no attachments placed on the Poinciana Tree.

Richard and Melissa Burress stated that they would comply with the requests made.

Steve Torrence stated that there was illegal dumping on the site as well as vagrancy issues, and the Police Department can supply a "No Trespassing" sign if needed.

6. **Variance - 607-609 Ashe Street (RE# 00010270-000000)-For side-yard setback requirements in the HHDR zoning district per Section 122-630 (6) 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.

Jay Scott and Guillermo Orozco presented the project.

Ms. Ignaffo requested full size plans; she asked what the proposed roof materials were as well as the parking area. She added that downspouts should be directed toward the swales.

Mr. Orozco stated that the roof material is v-crimp, and swales will be added. He stated the parking area would be brick pavers over compact sand.

Nicole Malo stated that the plans needed to be clearer regarding the legibility of the small print, she reviewed the good neighbor policy concerning variances.

Ms. Nicklaus stated that she needed to review the large size plans.

Mr. Cruz asked the applicant if this was in an X zone for FEMA.

Guillermo Orozco stated he could provide a full set of plans and an elevation certificate when the application comes to the building department.

Mrs. Domenech-Coogle stated the applicant will need to set up a site visit.

Mr. Torrence had no comments

Mr. Averette stated that a fire separation wall would be necessary between the two buildings if the space was less than 6ft.

Adjournment

A motion to adjourn was made by Mr. Torrence and seconded by Mr. Cunningham.

Motion was carried by unanimous voice vote.

Meeting adjourned at 11:02am.

Respectively Submitted,

Patrick Wright
Administrative Coordinator