

**DRC Minutes and Updated Member  
Comments**

Mr. Cunningham then informed members concerns addressed by Mr. Bowman. Mr. Bowman is requesting the photos, figures and hydraulic model study referenced in the Engineer's report. As well as results of the wave run-up, calculation details and overtopping analysis as noted on Attachment A.

Mrs. Kimball-Murley suggested that staff do a site visit with the property manager since the plans do not reflect what the property manager is stating is requested.

Mr. Averette stated that he does not think the Fire Department would have an issue; however, he would need to see an accurate set of plans.

Mrs. Wittenberg had no comments.

Ms. Torregrosa stated that the applicant would need to seek HARC approval. She then requested a survey that indicates the current height, site plans with detailed elevations and site photographs prior to making any recommendations.

Mrs. Nicklaus had no comments.

Mr. Cruz requested to see more clarifications on plans. He then asked Mrs. Laire if approval has been sought from the Army Corp of Engineers. Mrs. Laire informed members that all approvals have been obtained.

Mr. Torrence requested that this request be deferred until complete information has been submitted.

Mrs. Domenech-Coogle informed Mrs. Laire that she tried to reach the gardener to find out if any trees were in the way of the proposed construction. Mrs. Laire stated that there is a driveway next to the proposed construction.

Mrs. Kimball-Murley informed Mrs. Laire that we will need the following information brought back to the DRC for review:

- Accurate set of plans that clearly describe the work, elevations that are dimensioned, indication of main high water line, and the section identified;
- Indicate on the elevations how the wall relates to the existing historic structure or additions to that structure;
- Photographs of the area involved;
- Survey of existing conditions that show the existing heights of the area proposed;
- Provide any background agency permits;
- Additional information on coastal impact issues to include appendices.

Mrs. Cowart informed members that Keys Energy and the Aqueduct Authority had no objections to this variance request.

- b. **Modification to a Major Development Plan and Conditional Use – 512 Greene Street (RE# 00001170-000000) – A Modification to a Major Development Plan and a Conditional Use in the HRCC-1 zoning district per Section 108-91C(3) and (4) and Section 122- 63(e) of the of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Ms. Nicole Malo handed out revised site plans and then gave members an overview of the modification to a major development plan and conditional use.

Mrs. Kimball-Murley inquired about the consumption area shown on a former site plan. Ms. Malo informed members that there was an outdoor consumption area when it was previously occupied by a Thai restaurant.

The applicant's representative, Owen Trepanier with Trepanier and Associates, gave members an overview of the request.

Mr. Bowman addressed the dimensions of the driveway and asked the applicant if Waste Management would be picking up or if they would be using manual push receptacles. Mr. Trepanier stated that staff would push trash receptacles. Mr. Bowman then stated that stormwater is okay if calculations have not changed.

Mrs. Domenech-Coogle informed members that she spoke with Waste Management and that hand carts will be rolled onto Ann Street.

Mrs. Kimball-Murley requested that the applicant clearly describe on the application the trash collection and the concurrence with Waste Management.

Mrs. Domenech-Coogle praised the applicant and Mr. Bowman on how they were able to put all the swales on this tiny property. She then informed the applicant that a buffer has to exist. If it is in the form of a fence then it has to be solid or double sided. If a fence is placed, she is concerned about the upper buffer from noise since there is a two story house next door. Maybe even add buffers on the opposite side of the fence since it is the same owner. She suggested maybe placing a tree or palm between each parking space to help buffer the noise and place a bumper to keep cars from going into the fence.

Mrs. Domenech-Coogle suggested that placement of the trash receptacles be moved behind the landscaping, to avoid blocking the landscaping.

Mr. Averette had concerns about the turning radius. Mr. Trepanier stated that scooter/bicycle parking can be moved if necessary.

Mrs. Wittenberg suggested that the applicant designate the parking spaces for compact vehicles and swap out the trash location with the handicap parking spaces.

Ms. Torregrosa informed the applicant that the fence would need HARC approval and to ensure that the final version reflects the approved plans.

Mrs. Kimball-Murley asked for more background information regarding the previous consumption area. She then stated that consumption area stimulates parking requirements and that the Planning Board supported exterior courtyard as a consumption area. She then informed the applicant that the landscape plan would need to be signed and sealed by a landscape architect.

Mrs. Nicklaus stated that ADA access isle needs to be 5' wide, two ADA parking spaces can share an access isle and that bicycle/scooter parking cannot be located to the left of any ADA parking. She then informed the applicant that ADA requirements state that a 44" pathway is required to avoid walking behind vehicles. She also requested that the pathway from one consumption area to another meet ADA compliance. Ms. Malo stated that there is a not a passageway between exterior consumption area.

- c. **Variance – 512 Greene Street (RE# 00001170-000000) – A variance request for 5.5 feet from the 24 feet required to the 18.5 feet proposed for the width of a two-way driveway with 90 degree parking space angles in the HRCC-1 zoning district per Section 108-641 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

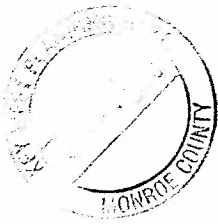
Mrs. Nicole Malo gave members an overview of the variance request.

Mr. Averette requested that the site plans indicate the width of Ann Street.

**Nicole Malo**

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**From:** Alan Averette  
**Sent:** Friday, June 04, 2010 8:26 AM  
**To:** Nicole Malo  
**Subject:** letter head  
**Attachments:** image001.png; oledata.mso



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

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**Variance – 512 Greene St. (RE Number00001170-000000) – Based on plans dated May 26, 2010  
Fire Dept. has no fire concerns 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

*Serving the Southernmost City*



# **THE CITY OF KEY WEST**

General Services

Public Facilities/ADA Coordinator

P.O.Box 1409, Key West, FL 33040

June 2, 2010

ADA Plan Review  
512 Greene Street, Revised

ADA has no objection to the revised plans that have been submitted for 512 Greene Street. The previous plans were also in compliance.

Diane Nicklaus  
Public Facilities/ADA Coordinator  
809-3951  
dnicklau@keywestcity.com



City of Key West

TREE PERMIT

Permit# 5505 Date Issued 04/14/10

Address 512 Greene Street

This it to certify that 512 Greene Street, LLC

has permission to Final landscape plan, as built, and parking lot

reconfiguration landscape plan approvals. Transplant (3) Paradise trees and (3)

Sabal palms to 209 Ann Street, opposite side of fence. Replace with (1) Sabal, (4)

Silver Palms, and (5) Spanish Stoppers as described in approved plans, FL#1.

Replacements shall be planted in the six months from the approval date as

described here in. All trees shall be planted according to current "Best

Management Practices". Call landscape office for tree replacement inspection. All

replacement trees shall be maintained as trees in perpetuity.

as per application approved 04/12/10

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



## MEMO

**TO:** Amy Kimball-Murley  
Planning Director

**FROM:** Cynthia Domenech-Coogle  
Urban Forestry Program Mgr.

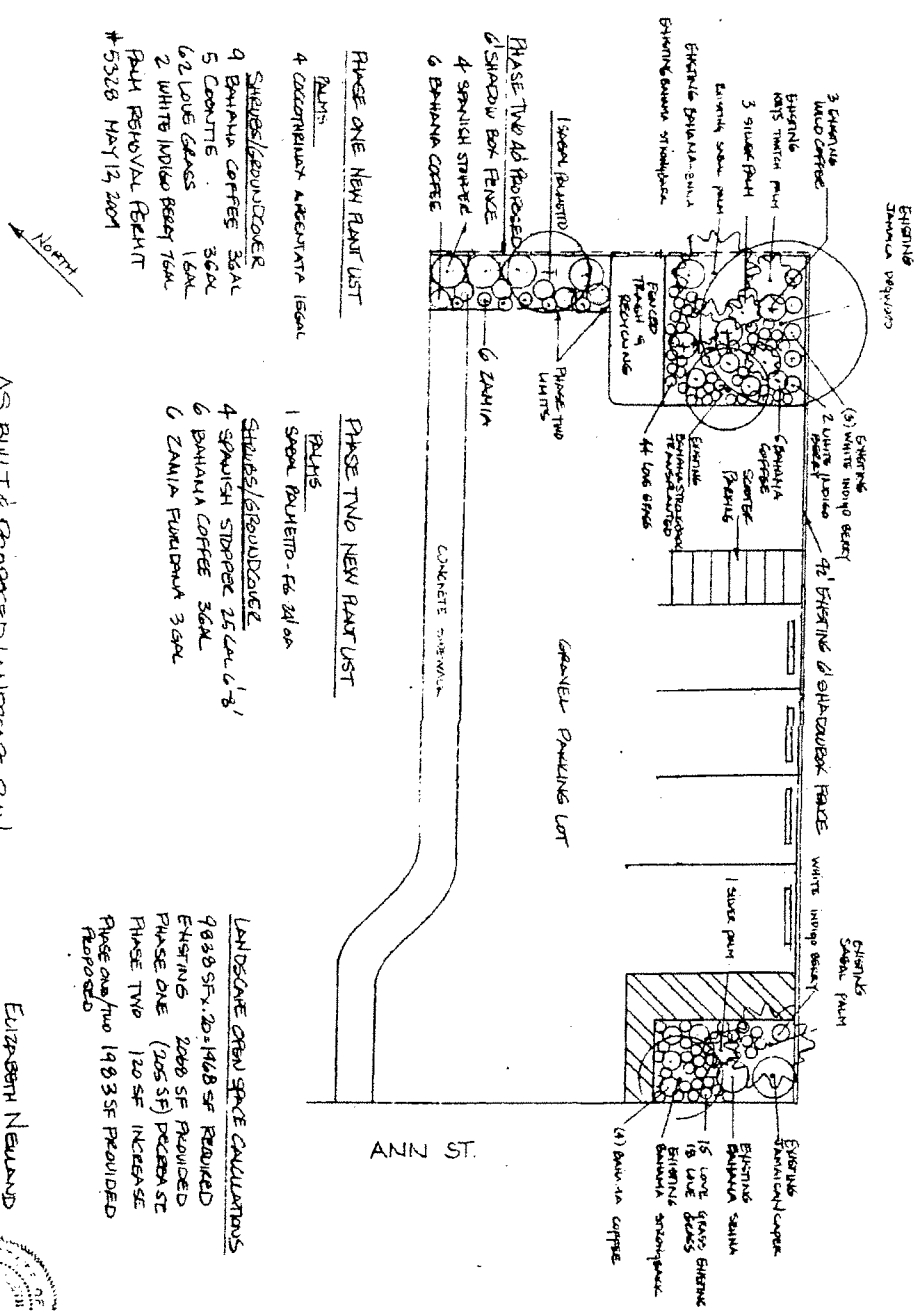
**DATE:** May 12, 2010

**SUBJECT:** 512 Greene Street – Third Adjustment to Parking Lot and  
Landscape Area Increase

As a result of the changes to the parking lot at the above said property the landscape area has also increased. The increase is less than 4% and will not substantially change the landscape plan. For this reason Tree Commission approval will not be necessary.



LANDSCAPE DIVISION, PUBLIC WORKS FACILITY,  
633 PALM AVENUE, KEY WEST, FL 33040 305/809-3768 office, 305/296-6152 fx



PHASE ONE NEW RAINT LIST

PLANTS

- 4 COCCORPILUM ANACARDIATA 15 GAL

SHRUBS/BIOMIMICRY

- 9 BAHIANA COFFEE 3 GAL
- 5 COFFUTIS 3 GAL
- 6/2 LOVE SEAS 1 GAL
- 2 WHITE INDIGO BEET 7 GAL

RAIN REMOVAL BEHITT # 5328 MAY 13, 2001

PHASE TWO NEW RAINT LIST

PLANTS

- 1 SPERM PULMPTO - 16 2/1 on

SHRUBS/BIOMIMICRY

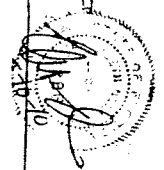
- 4 SPANISH STIPPER 25 GAL 6" x 8"
- 6 BAHIANA COFFEE 3 GAL
- 6 ZANILIA FLURIDIPUA 3 GAL

LANDSCAPE OPEN SPACE CALCULATIONS

- 9838 SF x .20 = 1968 SF REQUIRED
- EXISTING 2068 SF PROVIDED
- PHASE ONE (205 SF) PROVIDED
- PHASE TWO 120 SF INCREASE
- PHASE ONE/TWO 1983 SF PROVIDED
- REMOVED

AS BUILT & PROPOSED LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

EURYBETH NEWLAND  
LANDSCAPE ARCHITECT  
LA 000 1208



512 GREENE ST. AS BUILT & PROPOSED LANDSCAPE

LANDSCAPE CONTRACTOR:  
NATIVE LANDSCAPE DESIGN  
P.O. BOX 2047 KEY WEST  
DRAWN BY: EWM

5-10-10



# 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 Thrift-Distribution Design Specialist  
**DATE:** February 16, 2010  
**SUBJECT:** Development Review Committee Meeting

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A representative of the FKAA will not be able to attend the DRC meeting scheduled for February 25, 2010. Comments on the projects are as follows:

### 5. New Business

**a. Variance – 400 South Street (RE# 00036390-000000)** – The FKAA has no objection for an application for a variance to the allowed wall height and location within the coastal construction control line on a property located within the Historic Commercial Tourist (HCT) zoning district for property located at 400 South Street per Section 122-1183 and 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**b. Modification to a Major Development Plan and Conditional Use – 512 Greene Street (RE# 00001170-000000)** – This site is presently being served by FKAA Location #018021 which is a 5/8" service. The site has a 4" water main located on Anne 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.

**c. Variance – 512 Greene Street (RE# 00001170-000000)** – The FKAA has no objection for an application for a variance request for 5.5 feet from the 24 feet required to the 18.5 feet proposed for the width of a two-way driveway with 90 degree parking space angles in the HRCC-1 zoning district per Section 108-641 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

CC: Irma Boveda, Customer Service Manager KW

**HARC**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H10-03-31-350

OWNER'S NAME: 512 Greene Street LLC DATE: 4/5/10

OWNER'S ADDRESS: 1413 South St., Key West, FL 33040 PHONE #: 305-712-0070

APPLICANT'S NAME: Trepanier & Associates, Inc PHONE #: 305-293-8983

APPLICANT'S ADDRESS: 402 Apperouth Lane

ADDRESS OF CONSTRUCTION: 512 Greene St. # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Convert existing one-sided 6' Picket to a two-sided Picket & Enclose trash area w/ 6' picket (white)

*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 4/5/10

Applicant's Signature: \_\_\_\_\_

*[Handwritten Signature]*

**Required Submittals**

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS <i>(for new buildings and additions)</i>
	TREE REMOVAL PERMIT <i>(if applicable)</i>
	PHOTOGRAPHS OF EXISTING BUILDING <i>(repairs, rehabs, or expansions)</i>
	PHOTOGRAPHS OF ADJACENT BUILDINGS <i>(new buildings and additions)</i>
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

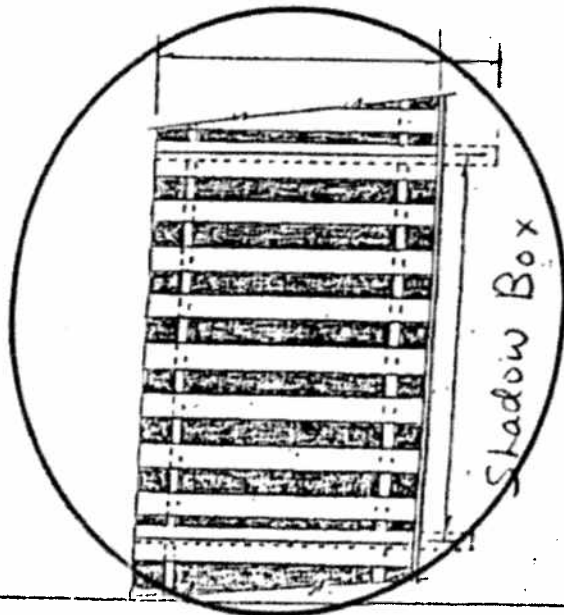
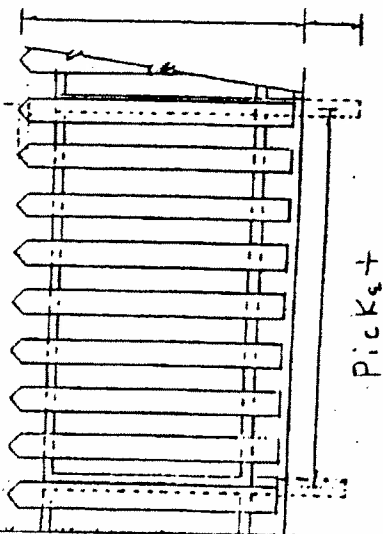
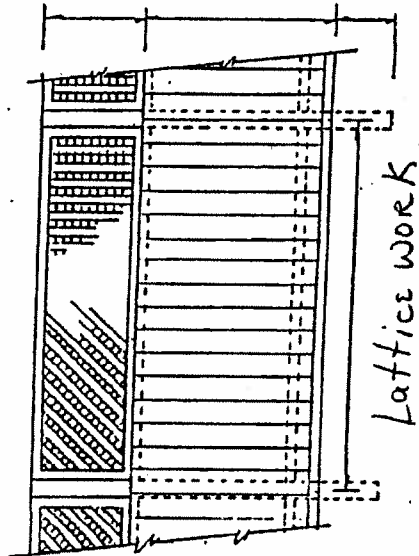
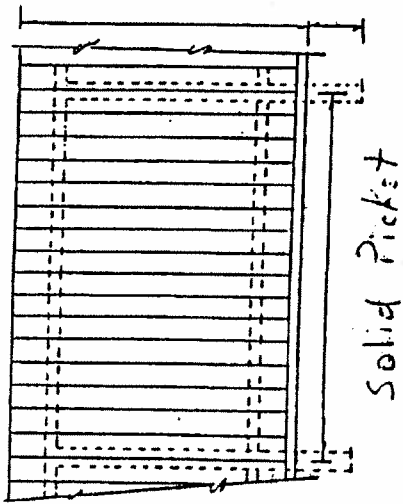
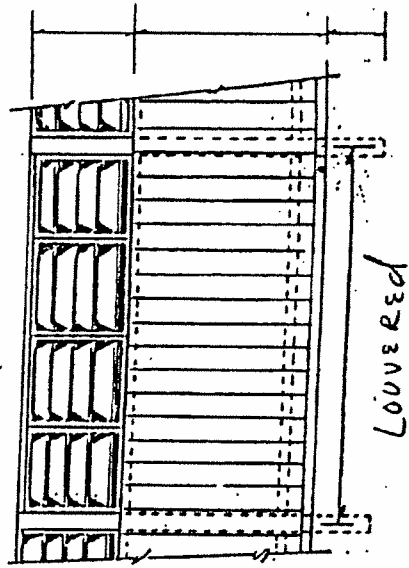
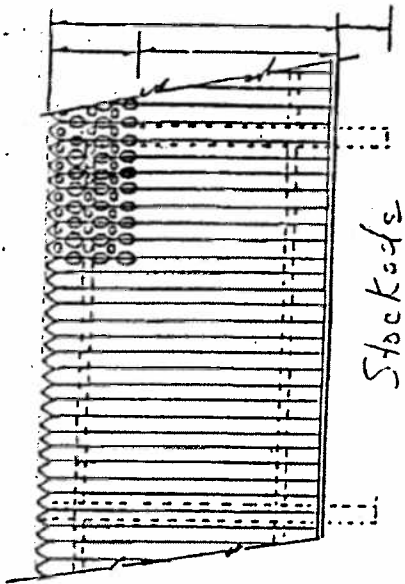
**Staff Use Only**

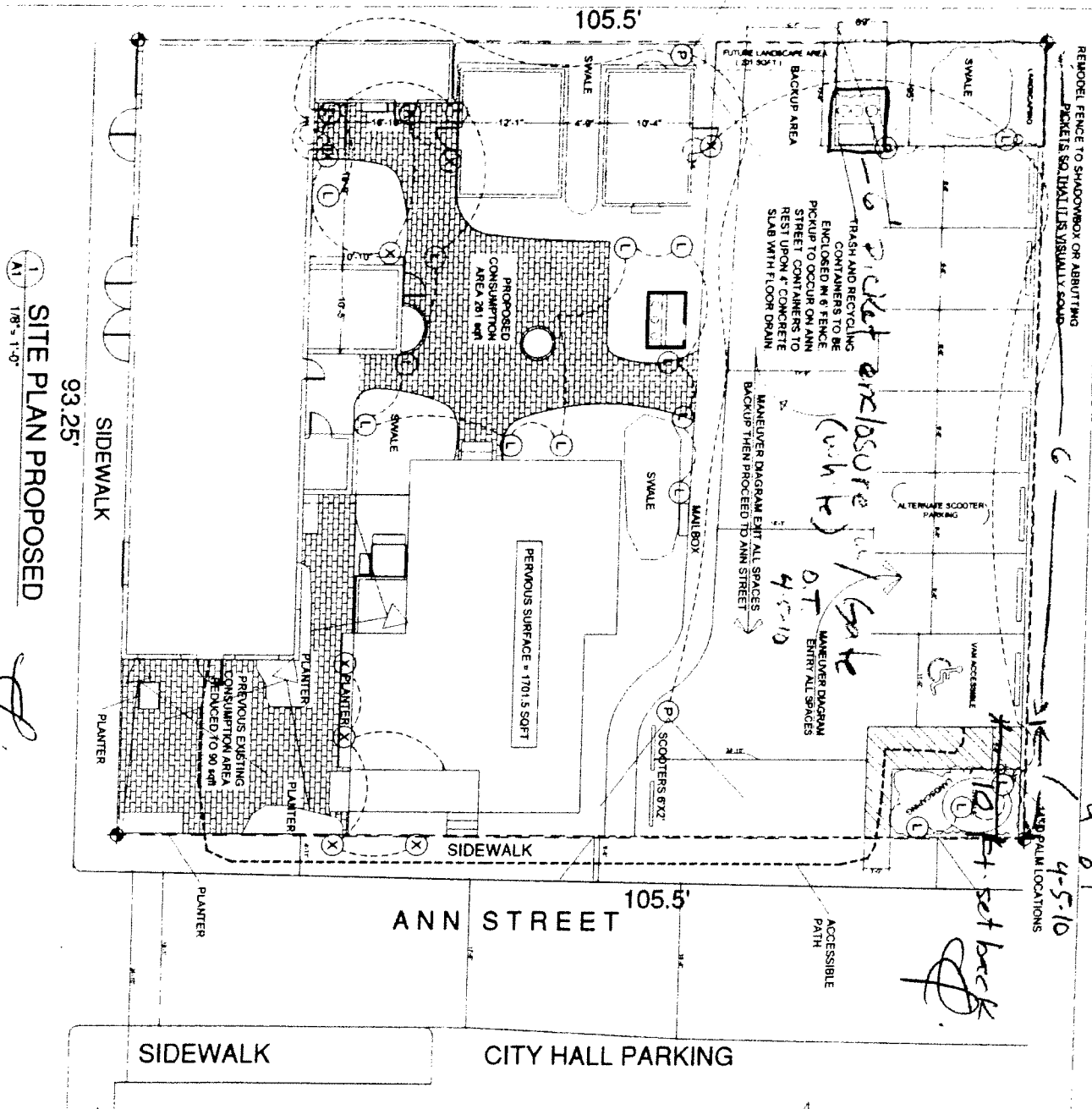
Date: April 7, 2010

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION





1 SITE PLAN PROPOSED  
1/8" = 1'-0"

93.25'

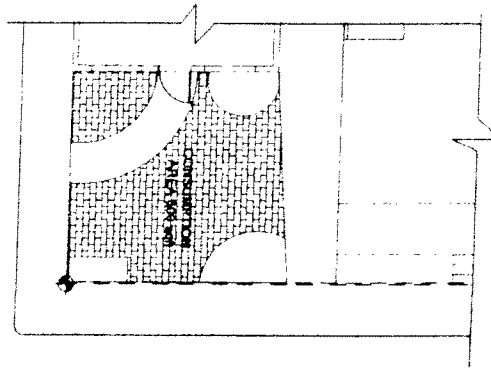
SIDWALK

SIDWALK

ANN STREET

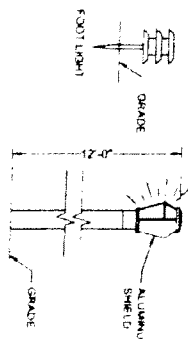
SIDWALK

CITY HALL PARKING

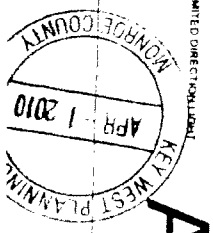


**LIGHTING LEGEND**

SYMBOL	DESCRIPTION
(1)	LOW VOLTAGE (4-120V)
(2)	SECURITY LIGHT
(3)	DOWN LIGHT
(4)	SECURITY LIGHT
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LIMITED DIRECT KNOWLEDGE



A1

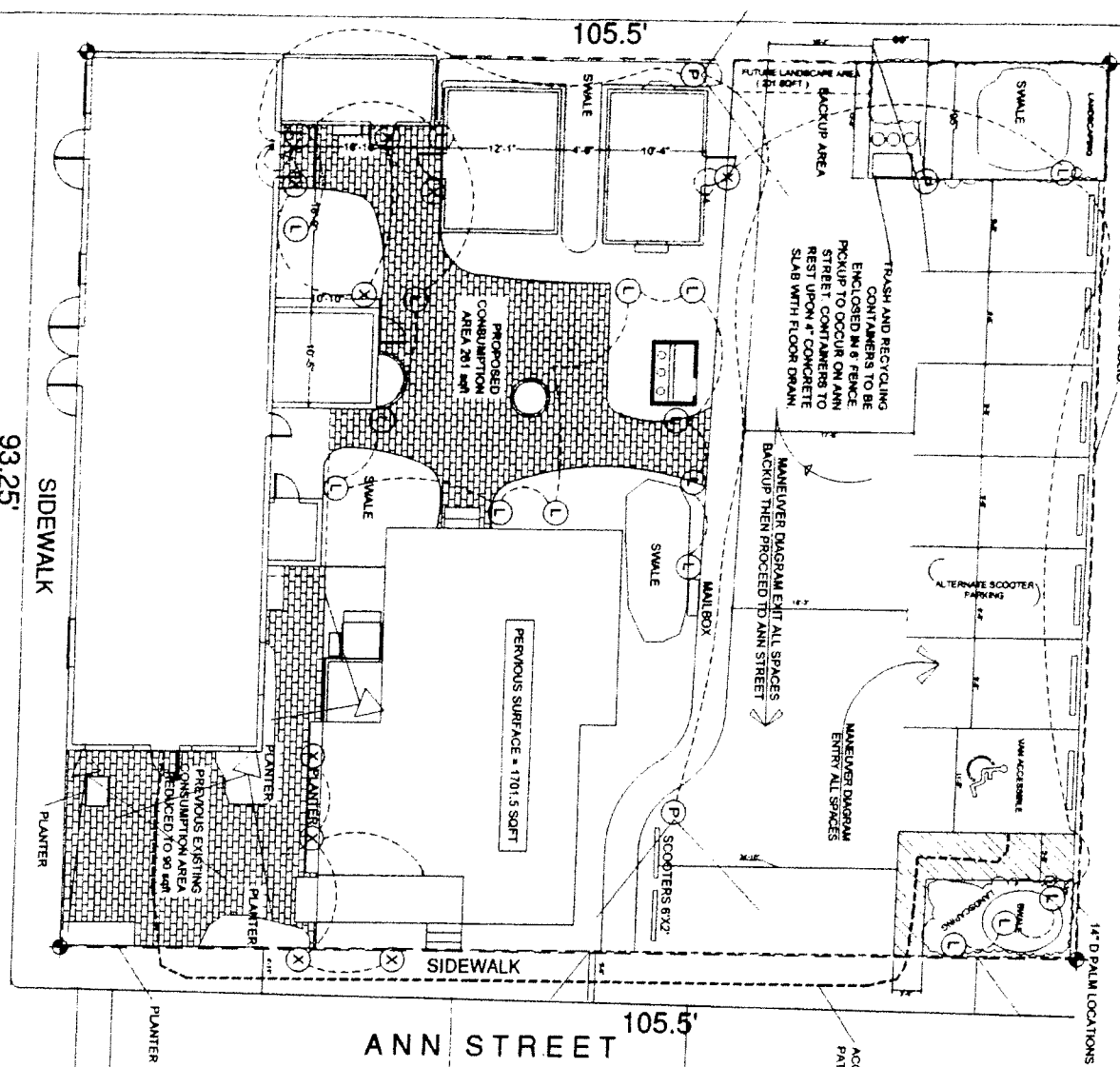
Carlos O. Rojas, AIA  
512 Greene Street  
Key West, Florida 33040

Carlos O. Rojas, AIA  
AK 0016754  
540 White Street  
Key West, FL 33040  
305.282-4870  
Travis@carlosrajas.com

April 14, 2010

**1 SITE PLAN PROPOSED**  
 1/8" = 1'-0"

93.25'



SIDEWALK

CITY HALL PARKING

**PRE-EXISTING CONSUMPTION AREA**  
 1/8" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
①	1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE)
②	1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE)
③	1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE)
④	1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE) 1" DIA. (1/2" DIA. HOLE)

**LIGHTING LEGEND**

FOOT LIGHT

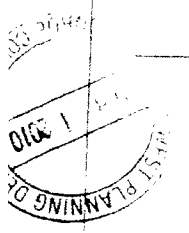
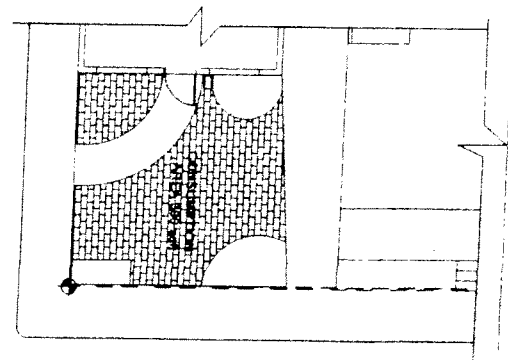
SECURITY LIGHT

DOWN LIGHT

WALL

ALUMINUM SHIELD

UNLIMITED DIRECTION LIGHT



**A1**

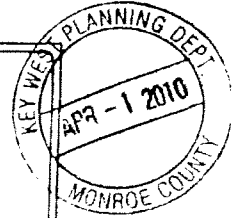
**Carlos O. Rojas, AIA**  
 512 Greene Street  
 Key West, Florida 33040

Project Number: 090120A  
 Date: 02/26/10  
 Drawn By: [Name]  
 Check: [Name]

Carlos O. Rojas AIA  
 AR 0018754  
 540 White Street  
 Key West, FL 33040  
 (305) 292-4870  
 TruePlans@comcast.com

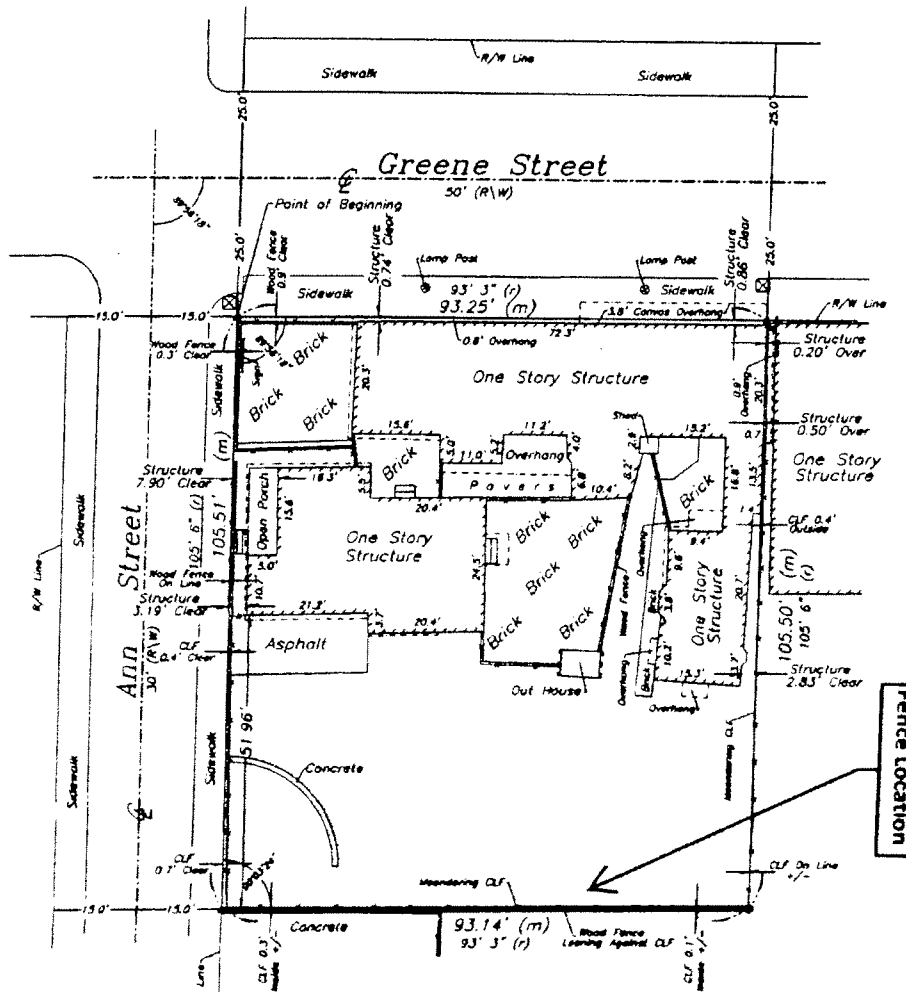
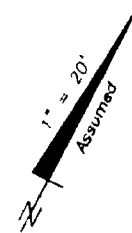


# Boundary Survey Map of part of Lot 3, Square 13, of WM A. Whitehead's map of the Island of Key West



## LEGEND

- Found Permanent Reference Monument (FHM)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (FHM)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



Sheet One of Two Sheets

**NOTE:**  
This Survey Map is not  
full and complete without  
the attached Survey Report

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
P.M. 16218

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244