

DRC
Minutes & Comments

Mrs. Wittenberg inquired what the projection forecast is for the Army Corps of Engineers. The applicant stated that their forecast standard is a 100 year storm.

Mrs. Torregrosa informed the applicant that she will need more information regarding the 10ft setback from the front property line listed on Figure 5. She then inquired if the height proposed was measured from the existing ground of the building or from the right-of-way. The applicant stated it is measured from the crown of the road. Mrs. Torregrosa stated that HARC approval will be required.

Mr. Bowman requested an elevation survey. Mrs. Kimball-Murley requested that the elevation on the land side of the bulkhead be shown on the survey.

Mr. Torrence urged the applicant to be more prepared since this is the second time this has come before DRC.

Mr. Woodson suggested that they obtain Army Corps of Engineer approval. Mrs. Kimball-Murley stated that the Federal Corps of Engineer had jurisdiction.

d. **Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for proposed cellular telephone facility with ground level utility pole and three rooftop equipment shelters in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Cunningham gave members an overview of the conditional use and variance request for 1010 Kennedy Drive. He stated that the application had been modified to reflect the new design.

The applicant's representative, Elizabeth Newland, informed members that they have held three public meetings. She handed members copies of the advertised meetings. She then stated that she met with Mrs. Domenech-Coogle regarding landscaping; changes will increase the pervious area.

Mr. Averette asked the applicant what would be stored in the equipment room. The AT&T representative, Alfredo Amoedo, stated that fuel and generators will not be stored inside the equipment room just radio equipment.

Mrs. Wittenberg, Ms. Torregrosa and Mr. Bowman had no comments.

Mr. Torrence stated that police cruisers often encounter dead spots in the area and are unable to use their mobile data system.

Mr. Woodson stated there are a lot of dropped calls in the area.

The following member of the public spoke on the matter:
Liz Lair, 400 South Street
Rick Richter, 104 Palmetto Drive

Mr. Amoedo addressed Mr. Richter's comment, stating that additional generators for outages are a good idea.

Mrs. Cowart stated that Keys Energy had no objections.

e. **Variance – 1010 Kennedy Drive (RE# 00065650-000500) – A Variance for height of 85 ft. above the allowed 40 ft. with a total of 125 ft. in height for a cellular telephone tower in the Commercial General (CG) zoning district per Sections 122-420 (3) & 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Minutes of the Development Review Committee
Meeting of September 17, 2009

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 2:05 PM, September 17, 2009. The meeting was held at the ADA Conference Room, 525 Angela Street, Key West.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director
John Woodson, Building Official
Myra Wittenberg, DOT Director

Alan Averette, Lt. Fire Inspector
Gary Bowman, General Services

Planning Staff:

Rodney Corriveau
Nicole Malo

Brendon Cunningham
Carlene Cowart

Comments received from:

Cynthia Domenech-Coogle, Landscape Coordinator

Enid Torregrosa, HARC Planner

2. Approval of Agenda

Mrs. Kimball-Murley requested that a discussion item be added for property located at 1028 Flagler Avenue.

A motion to approve the agenda as amended was made by Mr. Averette and seconded by Mr. Woodson.

Motion carried by unanimous voice vote.

SO ORDERED.

3. New Business

- a. **Conditional Use – 1010 Kennedy Drive (RE 00065650-000500) – A Conditional Use for a wireless telecommunication facility to be located in the Commercial General (CG) zoning district per Section 122-418 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The applicant, Pritam Singh, reviewed the updated conditional request with committee members. The telecommunication tower will now be placed against the side of the building versus the top of the building, making the tower more secure. Mr. Singh provided members with revised plans and additional AT&T documents.

Mrs. Kimball-Murley requested more information on the structural stability of the tower. Mr. Bowman requested information on the load counts.

Mr. Singh clarified for Mr. Averette the type of generators that will be located on the rooftop. Each entity will provide their own small generators.

Mrs. Wittenberg had no comments.

Mrs. Cowart read into the record comments from HARC Planner, Enid Torregrosa:

Not in a historic district zone. Staff understands that this proposed antenna will need to comply with Section 106 of the National Historic Preservation Act. A map showing a radius of 500 feet from the center of the proposed antenna will be appropriate. On the 500 feet radius, properties that are historic, eligible to be nominated to the National Register of Historic Places (NRHP) or are already listed in the NRHP, or in the City of Key West survey should be included as part of the document. This will give staff enough information to evaluate any potential visual effect on a historic building within the 500 feet radius.

Mrs. Cowart read into the record comments from Landscape Coordinator, Cynthia Domenech-Coogle:

The above said property will not be changing the footprint of the existing building therefore Landscape and Tree Commission approvals are not required.

Mrs. Kimball-Murley requested that the applicant send the revised plans to the Landscape Coordinator, Cynthia Domenech-Coogle.

Mr. Corriveau suggested that the applicant demonstrate essential public service. Mr. Singh stated that AT&T engineers are seeking an improvement in cell service in this area.

Mrs. Kimball-Murley informed applicant that he needs to explain in his application the request for a multi-use tower versus a single use tower.

Mrs. Kimball-Murley then requested that the applicant follow-up with ADA Coordinator, John Wilkins.

Mr. Corriveau requested that the applicant provide copies of the following: (1) Federal registration programmatic agreement; (2) FAA coordination agreement; (3) Determination of no hazard; (4) FCC registration and license number.

b. Pre-Application Conference - 1500 Reynolds Avenue (RE 00037160-000100) – Review plans for a proposed parking lot expansion/reconfiguration at the existing Casa Marina Resort.

The applicant, Kevin Spiedel, reviewed the proposed parking lot expansion request with committee members.

Mr. Corriveau informed members that the applicant received approval in 2006 for a major development plan for the redevelopment and restoration of the Casa Marina Resort.

Members voiced their concern that the parking lot that was associated with the overall site plan was never constructed.

Mr. Woodson stated that he would need to speak with Jose and find out what was and was not built per the approved plan.

Mrs. Kimball-Murley stated that this would need to come back to DRC. She then added that if this does not move forward, the applicant still needs to complete the project approved or seek a modification to a major development plan.

Mrs. Kimball-Murley requested that the applicant follow-up with ADA Coordinator, John Wilkins.

Mrs. Cowart read into the record comments from HARC Planner, Enid Torregrosa:

Staff would like to see details of proposed lighting systems, including any ground and or pole light fixtures. Staff would also like to know if there are new proposed fences, type, measurements, materials and colors. If there is new signage for the parking staff we will want to