

Mrs. Domenech-Coogle stated that a few trees were removed from the property. She is concerned about the landscape requirement on the removal of those trees. She also requested that there be a substantial buffer added between the residence and the property. The applicant will submit a landscape plan to Mrs. Domenech-Coogle for review.

Mrs. Kimball-Murley asked Mrs. Domenech-Coogle if a landscape plan was submitted when this was a single-family home that applied for site plan approval for renovations. Mrs. Domenech-Coogle stated that she did not recall if there was a landscape plan made, but with the amount of caliper inches that need to be replaced, she remembers the removal of three Spanish Limes and at least a Mahogany.

Mrs. Stones informed members that the unit is vacant now but was occupied briefly, and was always residential in character.

Mr. Averette stated that the site is sprinkled.

d. Easement – 712, 714 & 716 Eisenhower Drive (RE# 00023300-000000) – An easement request with the City of Key West for 721.66 square feet of encroachment 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.

Mrs. Ashley Monnier gave committee members an overview of the easement request. She stated that there were specific conditions placed on an easement application for a different property that recently was approved by the City Commission and that it may be beneficial to review that application. She informed the applicant that they will need to submit a specific purpose survey.

The applicant's representative, Bob Feldman, reviewed the request with committee members. He stated that there is sale pending with Habitat for Humanity. He then informed members that there is an ongoing boundary dispute with the Moose Club and that hopefully the deed will settle that issue.

Mr. Averette and Mr. Bowman had no comments.

Ms. Torregrosa informed the applicant that any addition or relocation of fences would need HARC approval.

Mrs. Domenech-Coogle stated that there are a lot of trees on the property; some trees are worth keeping. There are a few large trees in the particular location of the easement. She requests that the applicant continue the maintenance of the trees and plants. She believes an actual tree survey is in the process.

Mrs. Kimball-Murley asked the applicant if there is a need to do a reconfiguration of the lot line once the steps are moved. The applicant stated that there is no need for a reconfiguration. She then informed the applicant that the movement of the property line will constitute a lot split.

Mrs. Nicklaus and Mr. Woodson had no comments.

e. Variances – 1509 South Street (RE# 00043350-000000) – A variance request for detached habitable space, open space requirements, building coverage, impervious surface ratio, side, and rear setbacks in the Single Family zoning district per Sections 122-1078, 108-346 (b), 122-238 (4)(a), 122-238 (4)(b)(1), 122-238 (6)(a)(2) and (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mrs. Ashley Monnier gave committee members an overview of the variance request.

The owner, Gabrielle Karp, gave an overview of the request to committee members.