

Mrs. Domenech-Coogle requested that invasive exotic species be removed.

Mr. Woodson and Mrs. Nicklaus had no comments.

Mr. Craig reviewed staff comments.

**3. Lot Split - 4 and 6 Lopez Lane (RE# 00005800-000000 and RE # 00005790-000000)** -A lot split per Section 118-169 and a subdivision waiver request per Section 118-66 for properties in the HMDR zoning district of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Ashley Monnier reviewed the project. She requested that the applicant provide modified pictures as well as a better description of the waiver request.

Ms. Ignaffo, Mr. Woodson, and Mrs. Nicklaus had no comments.

Mrs. Domenech-Coogle requested clarification from the applicant on who was going to maintain ownership of the current trees on the site after the lot split. She added that permits would be needed for any tree removal.

Mrs. Torregrosa stated if a fence was being proposed it would require HARC approval.

Mr. Craig reviewed staff comments.

**4. After-the-Fact Variance - 3308 Duck Avenue (RE# 00052960-000500)** – An after-the-fact variance request for required building coverage, impervious surface ratio, side yard setback and open space requirements in the SF zoning district per Section 122-270(4)a.(1) and b.(1), Section 122-2706(a.)2, and 108-346(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Christy Moseley, the applicant, presented the after-the-fact Variance.

Brendon Cunningham reviewed the project.

Mr. Averette stated that the setbacks were impeding ingress and egress. He added that the house is too close to the neighboring structure and there would also be fire wall rating concerns. He stated further coordination with the Fire Department would be necessary.

Mr. Woodson stated that a 2 hour fire wall would be necessary.

Mrs. Torregrosa and Mrs. Nicklaus had no comments.

Ms. Ignaffo expressed concern over the depth of the proposed swale.

Mrs. Domenech-Coogle stated that the applicant would need to coordinate with landscaping concerning the swale.

Mr. Craig reviewed staff comments.

**5. Modification to a Major Development Plan approval - 512 Greene Street (RE #00001170-000000)** - A request for Modifications to a Major Development Plan approval and Conditional Use approved via City Commission Resolution 09-242 to enable a reconfiguration of the parking lot, elimination of an ingress and egress easement and relocation of garbage storage and pick-up areas and to modify conditions associated with the approval to allow outdoor consumption area for property located at 512 Greene Street in the Historic Residential Commercial Core Gulf Side (HRCC-1) zoning district per Section 108-91C(3) and (4) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Owen Trepanier presented the project.

Mr. Craig asked the applicant if the impervious surface ratio was being reduced below 80% and if a parking variance would be needed. Mr. Trepanier stated that it was not being reduced below 80% and a parking variance would not be needed.

Ms. Ignaffo expressed concerns over setbacks concerning parking spaces.

Mr. Averette and Mr. Woodson had no comments.

Mrs. Torregrosa stated that the date of the HARC meeting where the project was approved should be included in the application. She added that the relocation of the outhouse should be indicated on the plans.

Ms. Ignaffo requested an updated drainage plan from the applicant as well as illuminated parking spaces. She added that the parking lot would need to be a dust-free porous material. Ms. Ignaffo also requested that an ADA accessible path from the parking space be made clear on the plans.

Mrs. Domenech-Coogle requested the dead plants be exchanged for live plants.

Mrs. Nicklaus stated that ADA requires a 44" pathway in front of parking spaces.

Mrs. Torregrosa stated that any lighting changes would need to come before HARC.

Mr. Craig reviewed staff comments and stated that there are currently significant issues in plan changes that need to be submitted back to the DRC, and Coordination with ADA and Engineering is required

**6. Request for Subdivision Waiver- 532-534 Margaret (RE Number 00008110-000000)** -A request for subdivision waiver in the HNC-2 zoning district per Section 118-66 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Greg Orepeza presented the project.

Ashley Monnier reviewed the project.

Mr. Averette, Mr. Woodson, Mrs. Torregrosa, and Mrs. Nicklaus had no comment.

Ms. Ignaffo asked for clarification on the use of a paved area along Margaret Street. Mr. Orepeza stated that it is a driveway associated with delivery area of the restaurant. She added that all utilities would have to be coordinated.

Mrs. Domenech-Coogle requested that the applicant coordinate with landscaping on the removal of a tree that was previously on the property.

Mr. Craig reviewed staff comments.

**7. Easement - 730 Fleming (RE Number 00008670-000000)** - A request for easement in the HMDR zoning district per Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Todd Kemp presented the project.

Ashley Monnier reviewed the project.

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



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**TO:** Donald Craig, Planner  
Nicole Malo, Planner

**CC:** Trepanier & Associates, Inc.  
Rick Milelli, P.E.  
Doug Bradshaw, Senior Project Manager

**FROM:** Elizabeth Ignoffo, E.I., Permit Engineer

**DATE:** July 14, 2011

**SUBJECT: 512 Greene Street  
Parking Lot Surface Material Remarks**

512 Greene Street drainage and site plans, with revised dates 07/11/11 and 07/12/11, were reviewed. The following remarks are provided:

1. Parking lot notation on the drainage plan states "parking lot surface material to be compliant with KW Code Sec 108-611 and approved by HARC."
2. Site plan notation states "parking lot surface to be HARC approved."
3. City of Key West Code of Ordinances Sec. 108-611 requires all parking areas to be paved with concrete, asphalt, or an approved dust-free, porous material, and maintained in perpetuity.
4. City of Key West Historic Architectural Guidelines, in accordance with City of Key West Code of Ordinances Sec. 102-1-2.7, conditions historic district parking areas to utilize bricks or paving grid blocks, especially on small lots.

It is appropriate to utilize brick or concrete grid pavers in designated parking spaces and driveways, and HDPE plastic grid pavers in overflow parking areas. Brick pavers and concrete grid pavers, either grass planted or washed aggregate filled, are dust-free and provide a porous surface.

The revised site and parking area drainage plans meet the requirements of the City of Key West Code of Ordinances, Chapter 102 Historic Preservation and Chapter 108 Off-street Parking and Loading.



**RECEIVED**  
July 14, 2011  
KW Planning Dpt



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

December 30, 2010

Mr. Owen Trepanier  
Trepanier & Associates Inc  
402 Appelrouth Lane  
Key West, Florida 33040

**RE: REVISIONS TO AN APPROVED MAJOR DEVELOPMENT PLAN.  
SITE PLAN REVISIONS INCLUDING RELOCATION OF OUTHOUSE,  
NEW LANDSCAPE AREAS, WIDENING OF DRIVEWAY,  
REORIENTATION OF TRASH AREA, NEW INTERIOR WALKWAY,  
CHANGES ON PARKING SPACES  
FOR: #512 GREENE STREET - HARC APPLICATION # H10-01-703  
HISTORIC DISTRICT OF KEY WEST**

Dear Mr. Trepanier:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** your request for demolition and design for the above mentioned project on the public hearing held on Tuesday, December 14, 2010. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:

A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over a horizontal line.

Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



Carlos O. Rojas, AIA  
 540 West Street  
 Key West, FL 33040  
 (305) 292-4870  
 t.rojas@ctrcv.com

| Revisions | Date |
|-----------|------|
| 05/02/10  |      |
| 05/19/10  |      |
| 05/26/10  |      |
| 07/21/10  |      |
| 10/08/10  |      |

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

Project Number  
 09512GR  
 Date  
 02/24/10  
 Drawn By  
 CDR

**A1**

UPPER NOTE  
 ADD LEAVES AND/OR FOLIAGE AS SHOWN TO BE ON CURB TO DRAW TRAIL OR MARK SENSING SWITCH.  
 SECURITY LEAVES TO BE ON MARK TO CLERK SENSING SWITCH.  
 SECURITY LEAVES TO BE ON MARK TO BE ON MARK TO CLERK SENSING SWITCH.

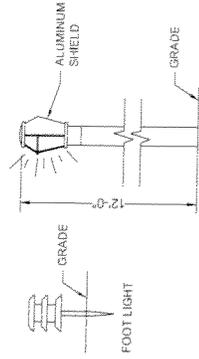
| Symbol | Description   |
|--------|---|
| (L)    | UPWARD FLOOR LIGHT                                  |
| (X)    | LIMITED DIRECTION SECURITY LIGHT ON 12"             |
| (A)    | DIRECTIONAL SECURITY LIGHT AS SHOWN AT P/DN         |
| (P)    | FOOT CANDLE (MOUNTED AT 10' ON SIDEWALK OR PLANTER) |



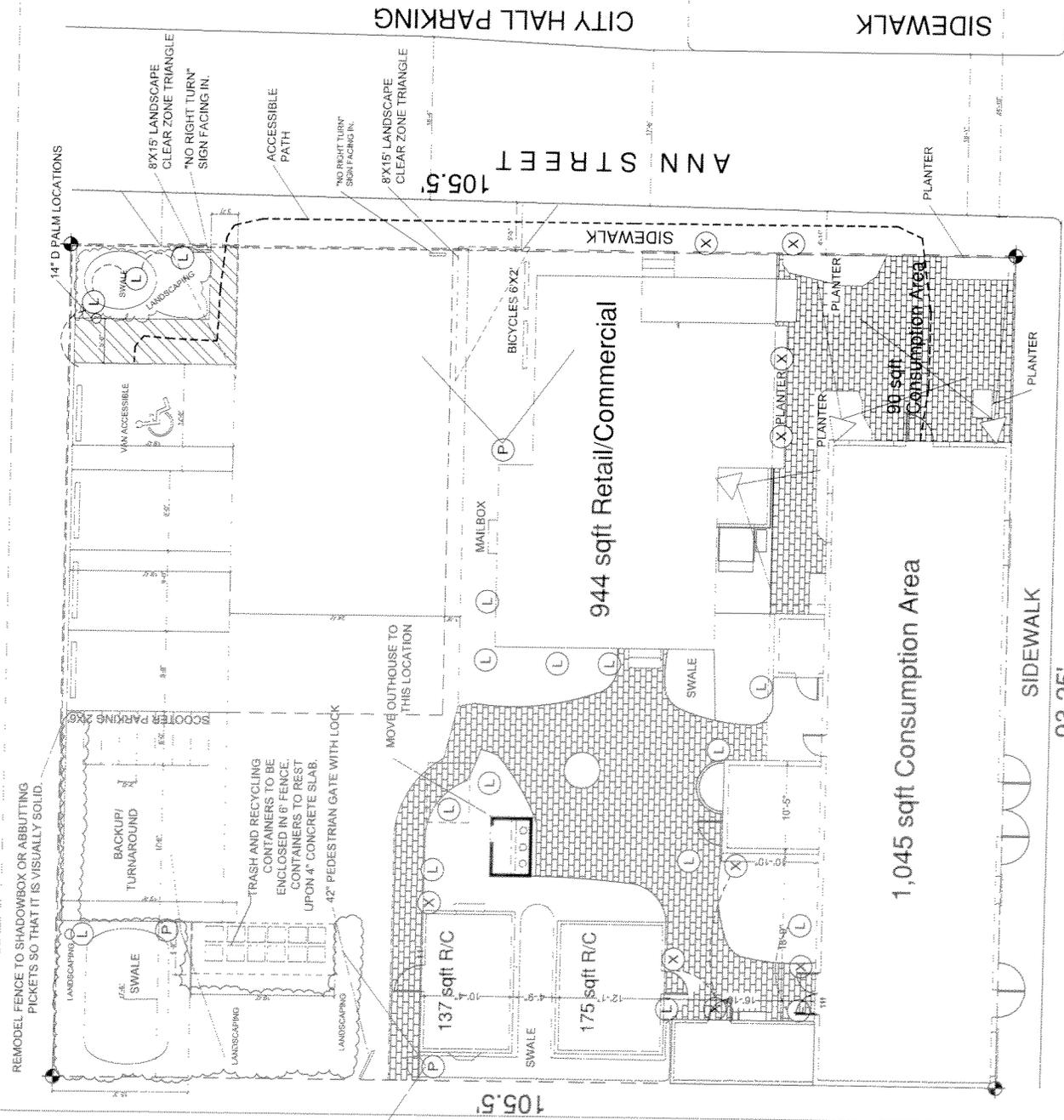
DOWN LIGHT



SECURITY LIGHT



LIMITED DIRECTION LIGHT



1 SITE PLAN PROPOSED  
 A1 1/8"=1'-0"

93.25'

1,045 sqft Consumption Area

944 sqft Retail/Commercial

CITY HALL PARKING

ANN STREET

SIDEWALK

8'x15' LANDSCAPE CLEAR ZONE TRIANGLE

8'x15' LANDSCAPE CLEAR ZONE TRIANGLE  
 "NO RIGHT TURN" SIGN FACING IN.

ACCESSIBLE PATH

14" D PALM LOCATIONS

MIN ACCESSIBLE

BICYCLES 6'x2'

MAILBOX

MOVE OUTHOUSE TO THIS LOCATION

TRASH AND RECYCLING CONTAINERS TO BE ENCLOSED IN 6' FENCE. CONTAINERS TO REST UPON 4" CONCRETE SLAB.

42" PEDESTRIAN GATE WITH LOCK

BACKUP/TURNAROUND

REMODEL FENCE TO SHADOWBOX OR ABUTTING PICKETS SO THAT IT IS VISUALLY SOLID.

137 sqft R/C

175 sqft R/C

90 sqft Consumption Area

SIDEWALK

105.5'

PLANTER

PLANTER

SIDEWALK

93.25'

1 SITE PLAN PROPOSED  
 A1 1/8"=1'-0"

Proposed Changes  
Site Plan

Previous Proposed Site Plan  
Depicting Areas of Proposed  
Change

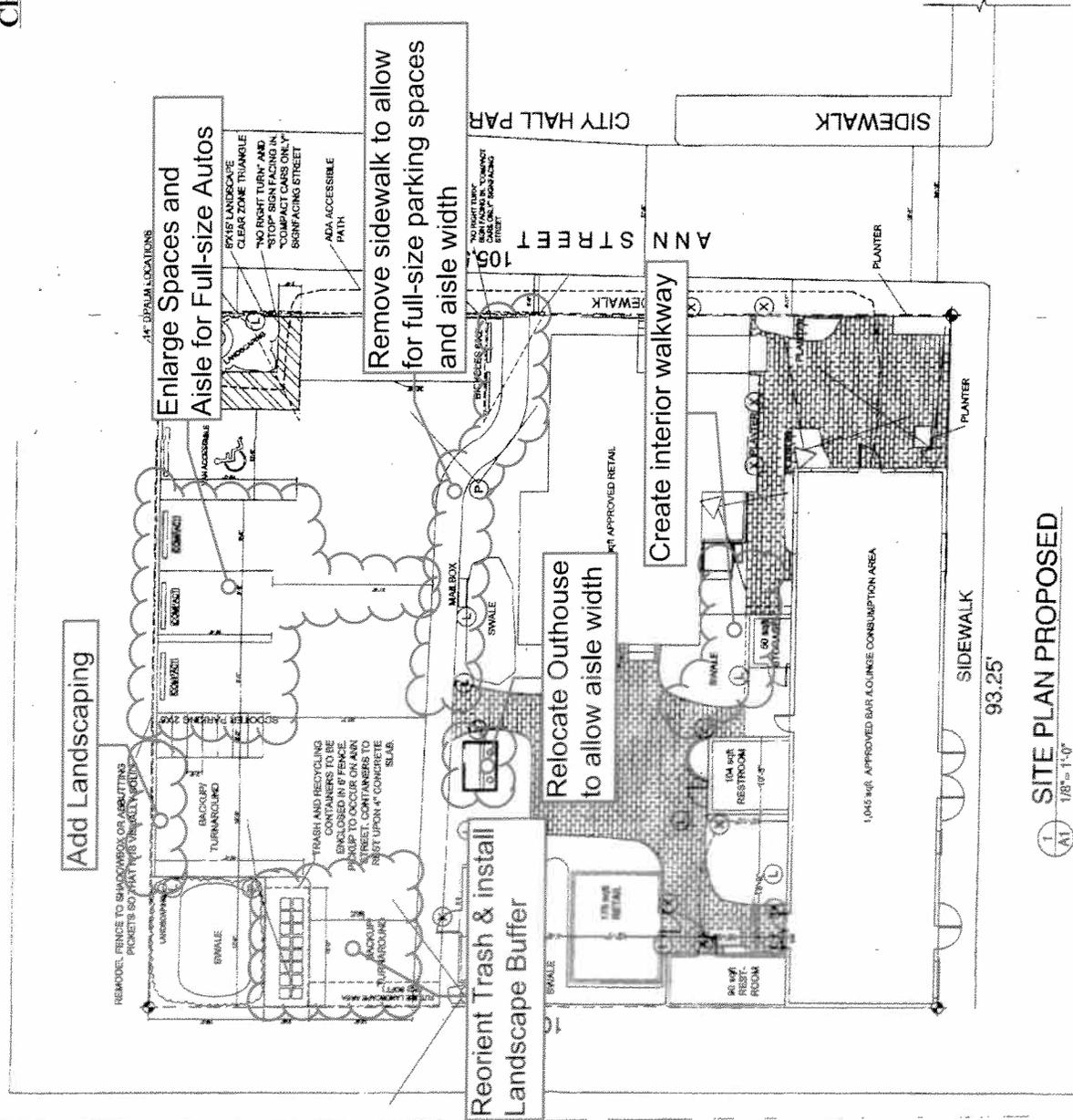


C. O. ROJAS, AIA  
 ARCHITECT  
 512 GREENE STREET  
 WEST PALM BEACH, FL 33409  
 TEL: 561-833-1234  
 FAX: 561-833-1235  
 WWW: www.cojas.com

PROJECT NO. 0602010  
 DATE 06/19/13  
 SHEET NO. 0602010

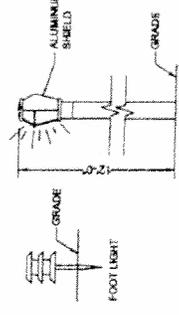
Carlos O. Rojas, AIA  
 512 Greene Street  
 Key West, Florida 33040

Project Number: 09072001  
 Date: 02/28/10  
 Drawn by: [Name]  
 Checked by: [Name]



LIGHTING NOTE:  
 ALL LIGHTS AND LOW VOLTAGE LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLUMINANCE ENGINEERING SOCIETY (IES) RECOMMENDATIONS.  
 SECURITY LIGHTS TO BE ON SWATH TO DETERMINE THE LOCATION OF THE LIGHTS.  
 ALL LIGHTS ARE TO BE ON SWATH.

| SYMBOL | DESCRIPTION           |
|--------|-----------------------|
| (1)    | LOW VOLTAGE FOOTLIGHT |
| (2)    | SECURITY LIGHT        |
| (3)    | SECURITY LIGHT        |
| (4)    | SECURITY LIGHT        |
| (5)    | SECURITY LIGHT        |
| (6)    | SECURITY LIGHT        |



1 SITE PLAN PROPOSED  
 A1 1/8" = 1'-0"

LIMITED DIRECTION LIGHTING





RECEIVED  
May 17, 2011  
KW Planning Dpt

CITY OF KEY WEST

# TREE PERMIT

Permit# 5730 Date Issued 05/11/11

Address 512 Greene Street

This is to certify that 512 Greene Street/LLC/Native Landscape Design

has permission to Transplant trees, palms and shrubs as per plans. All remaining trees shall be protected during construction by fencing and an ISA Certified Arborist shall be on site during ground work within dripline of all trees. All transplanted trees, palms and shrubs shall have a minimum (1) year survivability or replace with like. All plants 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.

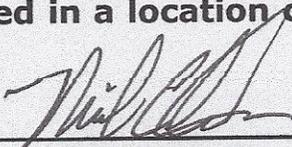
as per application approved 05/09/11

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

(305)809-3764  
City of Key West  
Tree Commission  
PO Box 1409  
Key West, FL 33040