

June 26, 2014 Minutes of the Development Review Committee

Planning Director Don Craig called the Development Review Committee Meeting to order at 10:01 A.M. on June 26, 2014, at Old City Hall in the Commission Chambers located at 510 Greene Street, Key West.

ROLL CALL

Answering Roll Call were Planning Director Don Craig, Engineering Services Elizabeth Ignaffo, Urban Forestry Manager Karen DeMaria, Fire Department Jason Barroso, HARC Planner Enid Torregrosa, General Services Utilities Department Will Thompson and Art in Public Places Vice-Chair Dick Moody.

Chief Building Official Ron Wampler and Police Community Affairs Officer Steve Torrence arrived at 10:10 A.M.

Absent Members were Director of Community Services Greg Veliz, Director of Transportation Norman Whitaker, FEMA Coordinator Scott Frasier, Parking Manager John Wilkins, Sustainability Coordinator Alison Higgins,

Also in attendance were Planners Carlene Smith, Kevin Bond and Senior Deputy City Clerk Sue Harrison.

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA:

Mr. Craig announced that Item #2 for the variance request at 1417 Eliza Street had been removed from this agenda.

It was moved by Ms. Toregrosa and seconded by Ms. DeMaria to approve the agenda as changed.

There were no objections.

DISCUSSION ITEMS

New Business

1 VARIANCE – 3642 EAGLE AVENUE (RE #00052450-000000; AK #1053091)

A request for Variance to maximum building coverage and maximum impervious surface ration I in order to construct a new rear porch on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 122-238 (4) a. 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Carlene Smith gave members an overview of the Variance request.

The applicant Tom Pope, project architect, gave members an overview of the Variance for request.

June 26, 2014 Minutes of the Development Review Committee

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

Me. DeMaria requested that during any demolition or construction trees need to be protected.

ENGINEERING:

No comment

HARC PLANNER:

Ms. Torregrosa stated it would be clearer if he put what is presently exists regarding the impervious surface in the site plan. She also asked that the elevation information be provided.

FIRE DEPARTMENT:

No comment

KEYS ENERGY:

No objection.

UTILITIES DEPARTMENT:

No comment

BUILDING DEPARTMENT:

No comment

PLANNING DIRECTOR:

No comment

3 VARIANCE – 1607 LAIRD STREET (RE #00060500-000000; AK #1060933)

A request for Variance to maximum building coverage, maximum impervious surface ration and front order to construct a new bathroom on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 122-238 (4) a. 122-238 (4) b.1.and 122-238(6) a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Carlene Smith gave members an overview of the Variance request.

The applicant, Sean McCoy, representative, gave members an overview of the Variance request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment

June 26, 2014 Minutes of the Development Review Committee

UTILITIES DEPARTMENT:

No comment

URBAN FORESTRY MANAGER:

Me. DeMaria requested that during any demolition or construction trees need to be protected.

ENGINEERING:

No comment

HARC PLANNER:

Ms. Torregrosa recommended that the elevation information be provided.

FIRE DEPARTMENT:

No comment

BUILDING DEPARTMENT:

No comment

KEYS ENERGY:

No objection

PLANNING DIRECTOR:

No comment

4 REVOCABLE LICENSE – 1119 OLIVIA STREET (RE #00022290-000000, AK #1023078)

A request for a Revocable License in order to maintain an existing wood fence located within the Ashe Street right-of-way located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 2-939 of the Code of Ordinances of the City of Key West, Florida.

Planner Kevin Bond gave members an overview of the Revocable License request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

UTILITIES DEPARTMENT:

No comment

URBAN FORESTRY MANAGER:

No comment

ENGINEERING:

No comment.

June 26, 2014 Minutes of the Development Review Committee

HARC PLANNER:

No comment.

FIRE DEPARTMENT:

No comment

BUILDING DEPARTMENT:

No comment

KEYS ENERGY:

No objection

PLANNING DIRECTOR:

No comment

5 VARIANCE - 1322 OLIVIA STREET (RE #00024850-000000; AK #1025038)

A request for Variance to maximum building coverage and minimum front and street side setbacks in order to renovate an existing residential structure on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395 and 122-600(4) a. and 122-600(6) d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Kevin Bond gave members an overview of the Variance request.

The applicant, Michael Skoglund, project architect, gave members an overview of the Variance request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment

UTILITIES DEPARTMENT:

No comment

URBAN FORESTRY MANAGER:

Me. DeMaria requested that during any demolition or construction trees need to be protected.

ENGINEERING:

Ms. Ignaffo recommended a permit and current survey for removal of the fence.
Ms. Ignaffo asked about the project and would a drainage plan be provided.

POLICE DEPARTMENT:

No comment

June 26, 2014 Minutes of the Development Review Committee

HARC PLANNER:

Ms. Torregrosa commented about the site plan and setbacks and the actual front of the property. The plans show the front elevation faces Florida Street. The calculation would require a backyard setback. Ms. Torregrosa questioned the change of address for the property and how far would be the setback. She suggested the applicant review the application regarding the proposed and existing setbacks. Mr. Bond would further review the application for clarification. Ms. Torregrosa recommended a large site plan with the correct setbacks. The application would need to go with the new address. For HARC purposes she requested the elevation showing the complex and the house next door need to be submitted for purposes of mass and scale.

FIRE DEPARTMENT:

Mr. Barroso was also concerned about the setbacks and requested the applicant meet with them before the item progressed.

BUILDING DEPARTMENT:

No comment

KEYS ENERGY:

No objection

PLANNING DIRECTOR:

Mr. Craig added that the project was the subject of a previous set of variances requested by the previous owner. Due to an advertising error many years ago it was re-advertised and the variance reheard. Conditions of the variance may have an effect on this application for improvement.

- 6** **CONDITIONAL USE – 201 SIMONTON STREET (RE #00000990-000000; AK #1001015)**
A request for Conditional Use approval for the renovation of 5,720 square feet of existing interior space for a rum distillery as a light industrial use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Kevin Bond gave members an overview of the Conditional Use request.

The applicant, Patrick Wright from Trepanier and Associates, gave members an overview of the Conditional Use Request with Carlton Grooms with the Hemingway Rum Company and Bill Horn project architect.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

Mr. Moody stated the Art in Public Places would work with the company for artwork to be displayed. Mr. Craig stated there is no requirement that this project fall under Art in Public Places.

June 26, 2014 Minutes of the Development Review Committee

POLICE DEPARTMENT:

Mr. Torrence noted that alcoholic beverage service required a permit. He also asked about the quantity of molasses in the building. Mr. Grooms stated that less than 10 or 12 fifty-five gallon drums would be on site at any time.

UTILITIES DEPARTMENT:

Mr. Thompson asked about consideration for sustainable practices and recycling their waste product, i.e., packaging, etc. Mr. Grooms stated the product would be bottled in the facility and sold or shipped for sale. Mr. Thompson

URBAN FORESTRY MANAGER:

No comment

HARC PLANNER:

No comment

PLANNING DIRECTOR:

No comment

ENGINEERING:

No comment

FIRE DEPARTMENT:

No comment

BUILDING DEPARTMENT:

No comment

KEYS ENERGY:

No objection

June 26, 2014 Minutes of the Development Review Committee

7 MAJOR DEVELOPMENT PLAN – 1212, 1220 & 1222 SIMONTON STREET (RE #00000990-000000; AK #1001015)

A request for a Major Development Plan approval for the redevelopment of a 22-room motel and one non-transient dwelling unit on property located within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Sections 108-91.A.2(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner _____gave members an overview of the Major Development Plan request.

The applicant, _____, gave members an overview of the Major Development Plan request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment

HARC PLANNER:

No comment

PLANNING DIRECTOR:

No comment

ENGINEERING:

No comment

FIRE DEPARTMENT:

No comment

KEYS ENERGY:

KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about location of underground facilities and other requirements prior to construction.

June 26, 2014 Minutes of the Development Review Committee

8 MAJOR DEVELOPMENT PLAN – 921 TRUMAN AVENUE (RE # 00021650-000000, AK # 1022403)

A request for Major Development Plan approval for the reconstruction of a 4,557 square foot restaurant on property located within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Sections 108-91.A.2(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner _____ gave members an overview of the Major Development Plan request.

The applicant, _____ gave members an overview of the Major Development Plan request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

HARC PLANNER:

No comment.

PLANNING DIRECTOR:

No comment.

ENGINEERING:

No comment.

FIRE DEPARTMENT:

No comment.

KEYS ENERGY:

KEYS has no objections to the major development plan. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about location of service prior to construction.

June 26, 2014 Minutes of the Development Review Committee

REPORTS

There were no reports.

MINUTES

JUNE 5, 2014

A motion was made by Ms. Torregrosa and seconded by Ms. Ignaffo to postpone the minutes to the next regular meeting. There were no objections.

ADJOURNMENT

There being no further business the meeting adjourned at 10:35 A.M.

**Respectfully submitted
Sue Harrison, CMC
Senior Deputy City Clerk
City Clerk's Office**