

Minutes of the Development Review Committee

December 21, 2012 DRAFT

Planning Director, Don Craig called the Development Review Committee Meeting of December 21, 2012 to order at 10:00am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; Forestry Manager, Paul Williams; ADA Coordinator, Diane Nicklaus; Sustainability Coordinator, Alison Higgins; Engineering, Karen Olson; Fire Department, Jason Barroso.

HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Building Official, John Woodson arrived at 10:14am.

Also in attendance were: Planning Department staff: Brendon Cunningham and Ginny Haller.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

October 25, 2012
November 16, 2012

A motion to approve the October 25, 2012 and November 16, 2012 minutes were made by Mr. Paul Williams, seconded by Mr. Jason Barroso.

DISCUSSION ITEMS

New Business

1. **Easement - 226 Julia Street (RE# 00026710-000000) - Request for an easement of 56 square feet, more or less, to address the encroachment of a roof overhang for a gate house located on Julia Street as per Section 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Postponed.

2. **Variances – 226 Julia Street (RE# 00026710-000000) – Request for building coverage, front and street-side setback in the HMDR zoning district per Section 90-391, Section 122-600(4)a. and 122-600(6)a.&d of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Postponed.

3. **Special Exception Request – 420 Eaton Street (also known as 400 Duval Street) – (RE# 00006580-000000) – Request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district, pursuant to Section 18-28(b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Craig gave members an overview of the variance request.

The applicant's representative, Mr. Allan Fowler, gave members an overview of the Special Exception request.

The applicant's legal representative, Ginny Stones with Stones & Cardenas, was available for questions.

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Ms. Nicklaus confirmed that the rest rooms are ADA compliant.

Mr. Craig requested the application show the seating layout and location of the serving area. He noted that there is to be no live music, if recorded music, there will be a condition from the Planning Board that there be a distributed sound system computerized with live monitoring by code enforcement. Also, with reference to the application, section of code # 18-81(b) that is on the 4th page of the application, this is a type-o. Mr. Craig requested revised authorization forms be submitted and notarized. He mentioned to the applicant that when this item goes to the Planning Board, there may be a public response and the applicant should be available to respond to those comments.

Remaining staff had no comments.

Keys Energy had no objections.

4. Variances – 1222 Grinnell Street (RE# 00032040-000000) – Request for front and side yard setbacks and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(6)a, 122-600(6)b, and 122-600(4)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the variance request.

The applicant, Patrick Wright, Trepanier & Associates gave members an overview of the request.

Mr. Barroso informed the applicant that a five foot space along the side of the fence is required.

Mr. Woodson agreed with Mr. Barroso.

Mr. Williams confirmed that there is no tree or landscaping issues.

Mrs. Ignaffo requested to direct roof downspouts back onto property, but not onto ingress/egress easement walkway.

Ms. Nicklaus had no comment.

Mr. Craig stated that adding an additional structure at 7-10 inches from the property line does not seem to be consistent with providing enough light and air as well as safety for fire purposes. Due to these issues, he stated that the applicant may wish to amend the application before proceeding to the Planning Board.

Keys Energy had no objections.

5. Special Exception Request – 512 Eaton Street (RE# 00006500-000000) – Request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, cemetery, and/or funeral home for property located within the HNC-1 zoning district, pursuant to Section 18-28(b)(2) of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the variance request.

The applicant's legal representative, Ginny Stones with Stones & Cardenas, was available for questions

Items 5 and 6 were heard concurrently.

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Remaining staff had no comments.

Keys Energy had no objections.

- 6. Special Exception Request – 414 Simonton Street and 411 Bahama Street (RE# 00006460-000000 & 0006390-000200) – Request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, cemetery, and/or funeral home for property located within the HNC-1 zoning district, pursuant to Section 18-28(b)(2) of the Code of Ordinances of the City of Key West.**

Item heard with item 5, please see comments above.

Keys Energy had no objections.

ADJOURNMENT

Meeting adjourned at 10:43am.

Respectfully submitted by,
Karen de Berjeois
Administrative Assistant II
Planning Department