

Minutes of the Development Review Committee

Meeting of September 19, 2008

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 2:05 pm, September 19, 2008. The meeting was held in the First Floor Conference Room at City Hall, 525 Angela Street, Key West, Florida.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director	Brendon Cunningham, Senior Planner
Alan Averette, Fire Department	John Woodson, Building Official
Enid Torregrosa, HARC	Annalise Mannix, Engineering Services Manager
Myra Wittenberg, KWDOT	Cynthia Coogle, Landscape Coordinator
Diane Nicklaus, Plan Review & ADA	Danny Blanco, Fire Department
Ashley Monnier, Planner II	Nicole Malo, Planner I

Others present were:

Sterling Christian (Southard St)	Christian Cruz (1114 Duval)
Allen Perez (510 South St)	Dan Strosnider (720 Passover)
Rodney Corriveau (510 South St)	Patricia West (1113 Duval)
Chip Allen (1114 Duval)	Carlene Cowart (Planning Dpt)

2. Approval of Agenda

3. Approval of Minutes- August 14, 2008 –

Alan Averette made a motion to approve.

John Woodson seconded the motion.

All approved.

4. Variance – Southward Street R/W – Request for fencing/gates height from 6 feet allowed to 12 feet.

The applicant, Sterling Christian, reviewed the variance request with committee members.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

- a. Applicant may amend the variance application to include the rear yard fence location, dimension, materials and design and should go through HARC for fence approval

- b. Diane Nicklaus will do site visit to see if construction will meet ADA guidelines including bicycle access
- c. Cynthia Domenech-Coogle will revisit with applicant per applicant's request since movement of tree may be required due to its closeness to a column
- d. Applicant will need to show turning radius for emergency/oversize vehicle access on west end of road and assess vehicle maneuverability
- e. Applicant will need to meet stormwater management criteria; show what the impervious surface is and what it would be after construction in areas altered by the project

A memo was sent to the Planning Department from the Florida Keys Aqueduct Authority after the DRC meeting requesting that the applicant provide an access agreement as well as a complete set of plans for the gates and relocated gate house to determine if they conflict with existing water mains.

5. After the Fact Variance – 720 Passover Lane – Rear and side setbacks, building coverage and impervious surface for enclosure of roofed porch

The applicant, Dan Strosnider with Trepanier and Associates, reviewed the after the fact variance request with committee members.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

- a. Revise top sheet of application since the front and rear setbacks were switched
- b. Site plan needs to clarify roof, since current site plan shows two different roofs
- c. Site plan needs detailed calculations of the property's impervious surface

6. Variance – 510 South Street – Impervious surface

The applicant, Rodney Corriveau with The Craig Company, reviewed the variance request with committee members.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

- a. Applicant will meet with Annalise Mannix to discuss whether a variance application is needed since it may be possible to refine the design and eliminate the need for a variance. The site design is now 1.2% over impervious surface. Applicant will inform the Planning Department by Wednesday, September 24, 2008 if the application will be withdrawn.

7. Development Plan and Conditional Use – 1114 Duval – Conversion of existing restaurant into a bar/lounge

The applicants, Christian Cruz with Chipatco, LLC and Patrician West with The Keys, reviewed the variance request with committee members. Applicants stated that the outdoor seating area will close at 10:00 pm. They also stated that there will be no outdoor entertainment and sound buffering will be provided inside the establishment.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

- a. Applicants will need to provide a new site plan detailing original floor plan and what they are now proposing
- b. Site plan will need to also show prior and proposed consumption area
- c. Applicants will need to seek HARC approval for new sign
- d. Cynthia Domenech-Coogle will do site visit
- e. Applicants are encouraged to maintain communication with surrounding neighbors to help expedite approval

A memo was sent to the Planning Department from the Florida Keys Aqueduct Authority after the DRC meeting requesting a complete set of plans in order to determine meter size and development fees since there is a 12" water main located on Duval Street that appears adequate to serve this project

8. Variance Condition Modification – 1213 Grinnell Street – Alleviation from condition restricting use of a one story habitable structure to family use only

The applicant, Richard Hardy was not present.

Committee members reviewed and discussed the site plan and made the following recommendations:

- a. Committee members are concerned whether the space is habitable. Alan Averette and John Woodson will do site visit and report back to the committee

9. New Business

DRC Committee will now meet on the fourth Thursday of the month beginning in October to allow staff additional time to review applications.

10. City Planners Report-

None

11. Adjournment-

Meeting adjourned at 3:55 pm.

Respectively Submitted,

Carlene Cowart
Administrative Coordinator