

## Minutes of the Development Review Committee

### Meeting of December 19, 2008

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 10:00 am, December 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  
Enid Torregrosa, HARC  
Rodney Corriveau, Senior Planner III  
Diane Nicklaus, Building Dpt  
Carlene Cowart, Administrative Coordinator

Alan Averette, Fire Department  
Gary Bowman, General Services Director  
Brendon Cunningham, Senior Planner  
Nicole Malo, Planner I

Others present were:

Owen Trepanier (1200 Fourth St)  
Noam Zano (912 Duval St)  
Jeremy Edelstein (910 Duval St)

Sarah Davis (1200 Fourth St)  
Ginny Stones (transient transfer)

#### 2. Approval of Agenda

Mr. Trepanier requested that item 4e be heard first under New Business.

Members were in agreement.

#### 3. Approval of Minutes- November 21 2008 –

This item has been deferred until the January 22, 2009 meeting.

#### 4. New Business

- e. **Change of Existing Nonconforming Use – 1200 Fourth Street** – A proposal for changing an existing nonconforming use per Section 122-32. Existing uses include automobile repair, parts and accessory sales. Proposed uses are a Pak Mail shop and U-Haul rental (trucks and trailers).

The applicant, Owen Trepanier, reviewed the change of existing nonconforming use request with committee members. Mr. Trepanier informed members that the trucks will back into the site and that the facility will be providing shuttle services. He also added that the facility may possibly add bike/scooter parking.

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

1. Applicant will need to look at site circulation.
2. Mr. Bowman will complete a site visit.
3. Applicant will accommodate full parking and utilize shuttle overflow to Summerland Key.
4. Applicant will mark parking spaces.

- a. **Variance – 3 Higgs Lane** – Variances to Section 122- 600, for rear yard setback, building coverage, and impervious surface coverage and to Section 22-1078 for detached habitable space, to construct a one bedroom addition, attached by a breezeway to an existing non-conforming structure in the HMDR, Historic Medium Density Residential District (RE# 00003870-000000).

Committee members reviewed and discussed the site plan. Applicant was out-of-town and unable to attend. Members made the following recommendations:

1. Run final site plan changes through HARC.
  2. Mr. Bowman will do site visit in regards to drainage.
- b. **Exception for Outdoor Display – 912 Duval Street** - A proposal for displaying statues, mannequins and merchandise for a 48 month timeframe along storefront adjacent to store entrance. As provided for under Sec. 106.52 of Key West Code (RE# 00017860-000000).

Committee members reviewed and discussed the site plan with the applicant, Noam Zano and made the following recommendation:

1. Applicant will provide several photographs of mock displays for HARC review.
- c. **Transient Transfer – from 2601 S. Roosevelt to 718 Duval Street** – Transient license transfer from nonconforming property located at 2601 South Roosevelt Boulevard (MDR-C) zoning district to 718 Duval Street, located in the Historic Residential Commercial Core (HRCC-1) zoning district, per section 122-1339 of the code.

The applicant, Ginny Stones, reviewed the transient transfer request with committee members. Ms. Stones informed members that the building is under construction and already has HARC approval.

Committee members reviewed and discussed the site plan with the applicant, Ginny Stones. The members made no recommendations.

- d. **Transient Transfer – from 904C Simonton to 718 Duval Street** – Transient license transfer from nonconforming property located at 904C Simonton Street (HNC-1) to 718 Duval Street, located in the Historic Residential Commercial Core (HRCC-1) zoning district, per 122-1339 of the code.

The applicant, Ginny Stones, reviewed the transient transfer request with committee members.

Committee members reviewed and discussed the site plan with the applicant, Ginny Stones. The members made no recommendations.

## 5. Adjournment

Meeting adjourned at 11:45 am.

Respectively Submitted,  
Carlene Cowart  
Administrative Coordinator