

**Development Review Committee  
April 22, 2010 – 1:00 p.m.  
City Commission Chamber  
Old City Hall, 510 Greene Street**



**Item 3b. Approval of Minutes – December 18, 2009**

## Minutes of the Development Review Committee

### Meeting of December 18, 2009

Nicole Malo, Planner, convened a meeting of the Development Review Committee of the City of Key West at 10:09 AM, December 18, 2009. The meeting was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

#### 1. Roll Call

##### Present for the Roll Call were:

Nicole Male, Planner I  
(sitting in for Amy Kimball-Murley)  
Gary Bowman, General Services Director  
Diane Nicklaus, Building Representative

John Mallott, Fire Department  
Cynthia Domenech-Coogle, Landscape Coordinator  
Enid Torregrosa, HARC Planner  
John Wilkins, ADA Coordinator

##### Planning Staff:

Brendon Cunningham

Ashley Monnier

##### Comments received from:

FCAA

Keys Energy

#### 2. Approval of Agenda

A motion to approve the agenda was made by Mr. Wilkins and seconded by Ms. Torregrosa.

Motion carried by unanimous voice vote.

SO ORDERED.

#### 3. Approval of Minutes

##### a. November 20, 2009

A motion to approve the November 20, 2009, DRC meeting minutes was made by Mr. Wilkins and seconded by Mrs. Nicklaus.

Motion carried by unanimous voice vote.

SO ORDERED.

#### 4. Old Business

##### a. **Conditional Use – 1500 Reynolds (RE# 00037160-000100) – A conditional use for proposed antenna mount on rooftop equipment shelter in the HCT zoning district per Section 122-898 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Cunningham informed members that the applicant has not provided additional information that was requested. Since this location falls under the historic district, Mr. Cunningham suggested the applicant pursue HARC approval.

Members moved that the item be tabled since there is no new information and the applicant is not present. *(Please note: The applicant, Alfredo Amoedo, submitted a request to table via email on December 16, 2009).*

- b. **Variance – 1500 Reynolds (RE# 00037160-000100) – A variance request for height for proposed antenna mount on rooftop equipment shelter in the HCT zoning district per Section 122-900 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Members moved that the item be tabled since there is no new information and the applicant is not present. *(Please note: The applicant, Alfredo Amoedo, submitted a request to table via email on December 16, 2009).*

**5. New Business**

- a. **Vacation of City Property – A portion of Gecko Lane, abutting 309 Caraballo Lane (RE# 0000350-000000) for use by the owner of same per Sections 90-587, 90-588 & 90-589 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Bowman stated that he has not been to the site; however, he does not foresee an issue as long as utilities are not impacted, (i.e., water, sewer, electric).

Mr. Mallott had no comments.

Ms. Torregrosa stated that the applicant will need to seek HARC approval if they remove, relocate or replace a fence.

Mrs. Nicklaus stated that the Building Department had no comments.

Mrs. Nicklaus read the following comments from:

Florida Keys Aqueduct Authority – The FKAA has no objection for use by the owner of same per Section 90-587, 90-588 and 90-589 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Keys Energy Services – had no objections.

Mr. Wilkins had no ADA comments. He added that the original intent of the lane was to provide access to the property that was land locked. However, now that the same owner owns that cottage, Mr. Wilkins is requesting that the owner consolidate the real estate number. This will ensure that if at a future date the property is divided, they will need to come forth through the same process and seek an easement. Additionally, Mr. Wilkins is requesting the legal department review the request since it is his understanding that the City does not vacate property but instead grant easements.

Mrs. Domenech-Coogle stated she has not made a site visit; however, from the pictures it appears that there are some plants in that easement, and in vacating the easement, the City would be giving up some valuable plants. Per our Ordinance, there is an opportunity to purchase the plants from the City. Mrs. Domenech-Coogle requested that the legal department let her know if that is an option per the Ordinance.

Mr. Cunningham stated that the original application was submitted in 2006. He then gave an overview of the application. He stated that we do not have an accurate survey and the applicant is claiming that the width is 6 feet. However, it appears to be 10-11 feet per the plat map. At the time the application was first submitted, the applicant built a fence on what appears to be City property and the portion of the property they want vacated was fenced in by the applicant. He added that the application was denied in 2006 since there was no accurate survey to indicate exactly what the City would be vacating.

- b. Variances – 900 Washington Street (RE# 00039940-000000) – A request for variances to open space, building coverage, front, side, and rear setbacks in the Single Family (SF) zoning district per Sections 108- 346(b), 122-238 (4)(a), (6)(a)(1), (2), (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mrs. Monnier informed members that the applicant was unable to attend the meeting; however, that she has spoken to them and requested that the existing and proposed site plans be provided separately in order to avoid confusion. She also reviewed with them the good neighbor policy.

Ms. Torregrosa stated that even though this house is not listed in the local historic registry, the house is listed as contributing. Therefore, the applicant will still need to seek HARC approval.

Mr. Mallott stated he made a site visit and does not foresee a problem; however, they would like to see larger plans in order to give more accurate details.

Mr. Bowman will need to coordinate with architect in regards to stormwater.

Mrs. Domenech-Coogle stated that the location of the new swale on the plans is right in the root system of a big mahogany tree, which is already leaning towards the street. Any reduction of the roots on that side will cause the tree to fall. Need to coordinate where the swale will go.

Mr. Wilkins had no comments.

Mrs. Nicklaus stated that the Building Department had no comments.

Mrs. Nicklaus read the following comments from:

Florida Keys Aqueduct Authority – The FKAA has no objection for a request for variances to open space, building coverage, front, side, and rear setbacks in the Single Family (SF) zoning district per Sections 108- 346(b), 122-238 (4)(a), (6)(a)(1), (2), (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Keys Energy Services – had no objections.

- c. Conditional Use – 112 Fitzpatrick Street (RE# 00000650-000000) - A Conditional Use application in the historic district for two electric cars for rent at an existing bicycle/moped business in the Historic Residential Commercial Core- Duval Street Oceanside (HRCC-1) zoning district per Section 122-688(17) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The applicant's representative, Jim Evans, 1114 Whitehead Street, was available for any questions from committee members.

Ms. Torregrosa informed Mr. Evans that any exterior changes would require HARC approval.

Mrs. Nicklaus informed Mr. Evans that the Building Department issued a permit for a sign but that it cannot exceed 5 square feet. His proposed sign currently exceeds that size. Mr. Evans stated that the sign has been reduced.

Mr. Mallott has no objections as long as it is brought up to code. Mr. Evans informed members that the carts will not be stored overnight on site and charging will not take place at the Fitzpatrick location. The Fire Department will look into fire prevention measures on the site where the carts will be stored.

Mrs. Nicklaus informed applicant that when applying for any subsequent applications/permits, please list the address as 105 Whitehead Street, aka 112 Fitzpatrick.

Mrs. Nicklaus read the following comments from:

Florida Keys Aqueduct Authority – The FKAA has no objection for a Conditional Use application in the historic district for two electric cars for rent at an existing bicycle/moped business in the Historic Residential Commercial Core- Duval Street Oceanside (HRCC-1) zoning district per Section 122-688(17) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Keys Energy Services – had no objections.

Mr. Wilkins stated that the scope of the project does not trigger any ADA upgrade requirements; however, they are still held under the reasonable accommodation portion of ADA. Therefore, Mr. Wilkins suggests that a clipboard be made available to clients due to the height of the countertop.

Mrs. Domenech-Coogle stated that she would like to see some landscaping on the project. She then asked Mr. Evans if the applicant would consider planting a street tree on Fitzpatrick. The applicant will coordinate with Mrs. Domenech-Coogle.

Mr. Bowman had no comments.

Mr. Evans informed members that they have no intent or desire to harass tourists arriving from cruise ships. He also stated that they have had no code violations.

Ms. Malo clarified that the site is currently licensed for 48 mopeds and bicycles and that the La Concha site is designated for their rentals only.

Ms. Malo requested more statistics for the entire site since it is one lot of record (i.e, lot coverage, building coverage, square footage). Additionally, she informed the applicant that the Planning Board will need reassurance that the carts will not be rented from the La Concha site and that this may be added as a condition.

Ms. Torregrosa informed Mr. Evans that only two signs are allowed.

**d. Lot Split - 419 and 421 Grinnell Street (RE# 00005310-000000 & 00005330-000000) - A lot split in the Historic Medium Density Residential (HMDR) zoning district per Section 118-169 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The applicant's legal representative, Ginny Stones with Stones and Cardenas, gave committee members an overview of the variance request.

Mr. Bowman and Mr. Mallott had no comments.

Ms. Torregrosa informed applicant that if a fence is put up or replaced it will need to go before HARC.

Mrs. Nicklaus stated the Building Department had no comments.

Mrs. Nicklaus read the following comments from:

Florida Keys Aqueduct Authority – The FKAA has no objection for a lot split in the Historic Medium Density Residential (HMDR) zoning district per Section 118-169 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Keys Energy Services – had no objections.

Mr. Wilkins stated that this is residential and exempt from ADA.

Mrs. Domenech-Coogle informed applicant if a new fence is relocated that they would need to coordinate with her since it would fall within dripline of all the trees.

**6. Items for Discussions**

Mrs. Domenech-Coogle asked members if ordinance changes come through DRC. Ms. Malo informed her that they do not.

**7. Adjournment**

Meeting adjourned at 11:00 am.

Respectively Submitted,

Carlene Cowart  
Development Review Administrator

DRAFT