

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Tuesday, July 14, 2020 1:14 PM
To: Timothy P. Staub <tstaub@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Roy Bishop <rbishop@cityofkeywest-fl.gov>; Owen Trepanier <owen@owentrepanier.com>; Lauren Mongelli <lauren@owentrepanier.com>
Subject: RE: 7.23.20 DRC Agenda Comments - 951 Caroline Street

Hello again, Mr. Staub,

This email is a response to your question regarding the bicycle parking space count at 951 Caroline Street. We asked the property owner to verify that the site has 123 bicycle parking spaces which fulfill the bicycle parking space requirement of City code. The property owner confirmed to us they fulfill this requirement onsite, and have bicycle parking spaces in excess of this requirement.

Please let us know if you would like to discuss any of this further.

Thanks and best regards,
Thomas

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Good afternoon, Mr. Staub,

Ms. Phillips forwarded us your comments on the proposed duplex conditional use at 1610-1612 Dennis Street. This email is a response to your questions regarding bike requirement at this property. There is no bike requirement for this project. Outside of the historic district, code only requires bike parking for multi-family dwellings¹. Pursuant to code, this is not a multi-family dwelling², but is a duplex residential building³ with two single-family dwelling units⁴.

I am aware that in our application we included a vicinity map which highlights parcels by use type as recorded by Monroe County Property Appraiser. The Property Appraiser defines uses differently than City Code. As such, the Property Appraiser records duplexes as being multi-family, whereas City Code does not.

Please let me know if you would like to discuss any of this further.

Thanks and best regards,
Thomas

1. Sec. 180-572. – Schedule of off-street parking requirements by use generally.

		Minimum Number of Parking Spaces Required For:	
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family	1 space per dwelling unit	None
(2)	Multiple-family		
	a. Within historic district	1 space per dwelling unit	10%
	b. Outside historic district	2 spaces per dwelling unit	10%

. **Sec. 86-9. Definition of terms. Dwelling, multiple-family,** means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

3. **Sec. 86-9. Definition of terms. Dwelling, duplex or two-family,** means a detached residential building containing two dwelling units, designed for occupancy by not more than two families.

4. **Sec. 86-9. Definition of terms. Dwelling, one-family or single-family,** means a dwelling unit containing only one dwelling unit and occupied exclusively by one family as a single housekeeping unit.

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