



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

September 22, 2020

Planning Director
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF SEPTEMBER 24,
2020

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for September 24, 2020. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: Major Development Plan and Conditional Use - 1900 N.
Roosevelt Boulevard

COMMENT: KEYS will need a full set of plans and a project review form. This will allow KEYS to make sure there is adequate power for this project and surrounding customers. KEYS marked up the attached drawing showing our power pole locations. The proposed gate on Bay Street will need to have an opening of a minimum of twelve (12) feet for bucket truck access. The proposed landscape will cause lack of access to KEYS facilities.

LOCATION: Minor Development Plan and Landscape Waiver - 218
Simonton Street

COMMENT: KEYS does not have an objection to the Minor Development Plan and Landscape Waiver request. However, KEYS will need a project review form. This will allow KEYS to make sure there is adequate power for this project and the surrounding customers.

LOCATION: Major Development Plan and Landscape Waiver - 1213 14th Street

COMMENT: KEYS does not have an objection to the Major Development Plan and Landscape Waiver request. However, KEYS will need a full set of plans and a project review form. This will allow KEYS to make sure there is adequate power for this project.

LOCATION: Future Land Use Map - 1213 14th Street

COMMENT: KEYS does not have an objection to the Future Land Use Map request.

LOCATION: Official Zoning Map Amendment - 1213 14th Street

COMMENT: KEYS does not have an objection to the Official Zoning Map Amendment request

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 305.295.1055.

Best regards,



Matthew Alfonso

Supervisor of Engineering

Matthew.Alfonso@KeysEnergy.com

MA/cdc

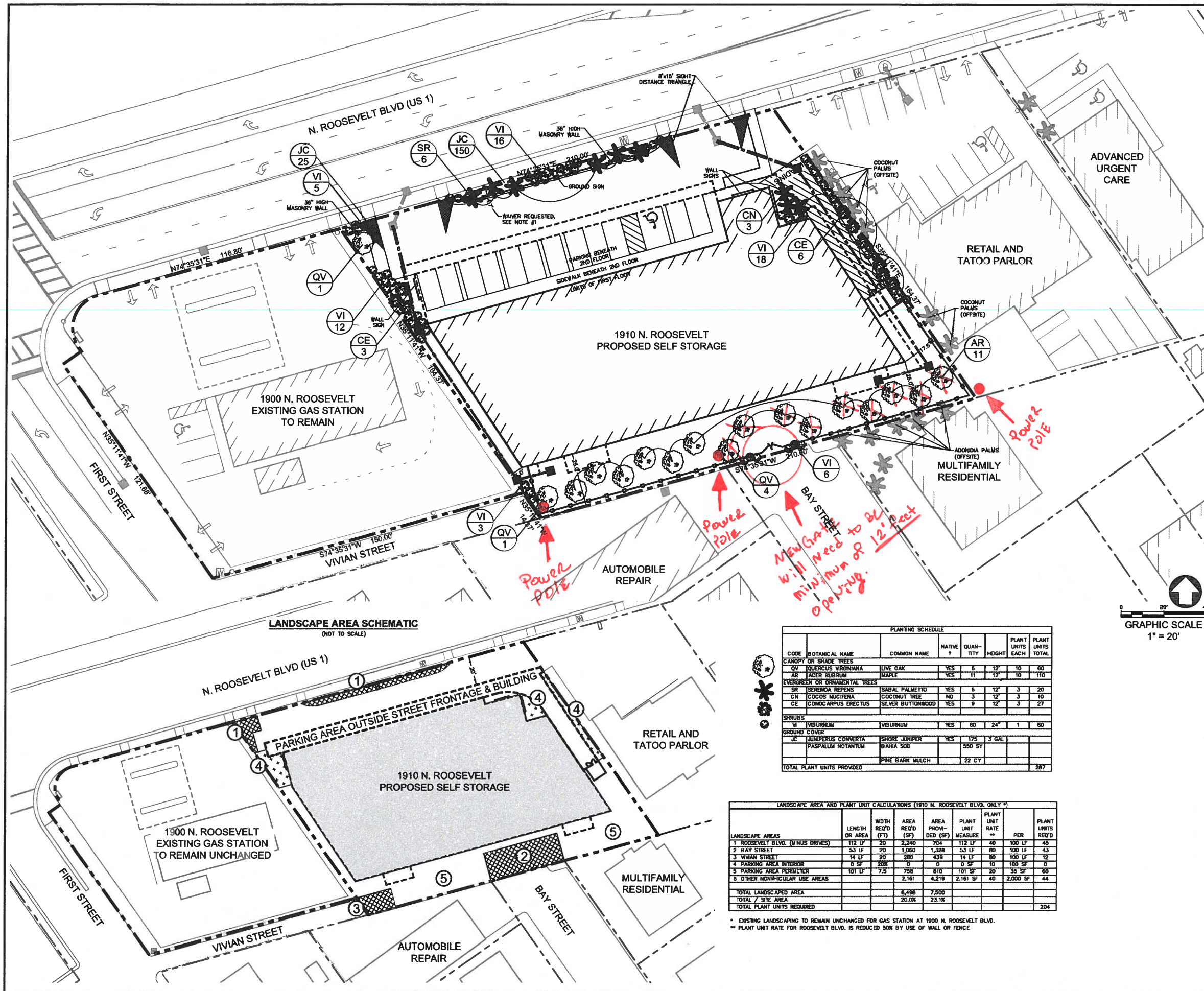
Copied via electronic mail:

L. Tejeda, General Manager & CEO

J. Wetzler, Asst. General Manager & CFO

D. Sabino, Director of Engineering & Control Center

E. Zarate, Director of Customer Services



PROJECT TEAM:
PROPERTY OWNERS:
1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.
1910 N. ROOSEVELT BLVD: DENNIS SAWANO LIVING TRUST
OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.
AND DESIGNER: STORCON DEVELOPMENT, LLC
8437 TUTTLE AVE., #412
SARASOTA, FL 34243
813-310-8520
jrd.dorman@hotmail.com
ENGINEER: JONATHAN DORMAN, P.E.
LAND USE ATTORNEY: BARTON SMITH, ESQ.
SMITH HAWKS

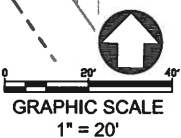
- LANDSCAPE NOTES:**
- DUE TO SITE CONSTRAINTS A WAIVER IS REQUESTED PER KEY WEST CODE SECTION 108-517, FOR REDUCED PLANTING AREA WIDTH ALONG THE ROOSEVELT BLVD. RIGHT OF WAY. THIS WILL BE MITIGATED BY A DECORATIVE MASONRY WALL ALONG N. ROOSEVELT, PLUS ADDITIONAL PLANTING WIDTH AND LANDSCAPING ALONG BAY STREET AND VICTORIA STREET.
 - THIS PLAN IS FOR THE REDEVELOPMENT OF 1910 N. ROOSEVELT BLVD. NO LANDSCAPING WORK IS PROPOSED FOR THE EXISTING GAS STATION AND CONVENIENCE STORE TO REMAIN ON 1900 N. ROOSEVELT BLVD.
 - ALL LANDSCAPING SHALL COMPLY WITH KEY WEST MINIMUM STANDARDS AND SHALL IN ALL CASES CONSIST OF A MINIMUM OF 70 PERCENT NATIVE SPECIES.
 - ALL TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT WITH A MINIMUM OF SIX FEET OF CLEAR TRUNK SPACE IMMEDIATELY AFTER PLANTING. TREES SHALL BE OF A SPECIES HAVING AN AVERAGE MATURE CROWN OF GREATER THAN 50 FEET WIDE AND HAVING TRUNKS WHICH CAN BE MAINTAINED WITH OVER SIX FEET OF CLEAR WOOD. TREES OR PALMS HAVING AN AVERAGE MATURE CROWN SPREAD OF LESS THAN 30 FEET MAY BE SUBSTITUTED BY GROUPING THE TREES OR PALMS SO AS TO CREATE THE EQUIVALENT OF 30 FEET OF CROWN SPREAD. SUCH A GROUPING SHALL COUNT AS ONE TREE TOWARD MEETING THE TREE REQUIREMENT FOR ANY SECTION IN THIS ARTICLE. IF PALMS ARE USED, THEY SHALL CONSTITUTE NO MORE THAN 25 PERCENT OF TOTAL TREE REQUIREMENTS FOR ANY SECTION IN THIS ARTICLE. NO OTHER TREE SPECIES SHALL ACCOUNT FOR MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF TREES. TREES MUST BE SPACED BETWEEN TEN AND 60 FEET APART DEPENDING ON THE CHARACTERISTICS OF THE TREE SPECIES AND THE FUNCTION OF THE RESPECTIVE TREE.
 - INDIVIDUALLY PLANTED SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING. SHRUBS PLANTED FOR REQUIRED HEDGES SHALL HAVE MINIMUM HEIGHTS IMMEDIATELY AFTER PLANTING AS FOLLOWS: TWO FEET FOR THREE-FOOT HIGH HEDGES, 2 1/2 FEET FOR FOUR-FOOT HIGH HEDGES AND THREE FEET FOR FIVE-FOOT HIGH HEDGES. THE PLANNING BOARD MAY WAIVE THE SIZE AND MINIMUM STANDARD SPECIFICATIONS IF THE APPLICANT CAN DEMONSTRATE THAT CURRENT MARKET CONDITIONS ARE SUCH THAT SHRUBS AND HEDGES MEETING THESE SPECIFICATIONS ARE NOT READILY AVAILABLE. SHRUBS SHALL BE PLANTED NO FURTHER APART THAN FOUR FEET ON CENTER. HEDGES SHALL REACH THE REQUIRED HEIGHT AND FORM A SOLID AND UNBROKEN VISUAL SCREEN WITHIN ONE YEAR AFTER PLANTING.
 - ALL PLANT MATERIALS SHALL BE OF A SPECIES ADAPTIVE TO THE FLORIDA KEYS AND SHALL CONFORM TO STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS STATED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I (1973) AND PART II (1978), STATE DEPARTMENT OF AGRICULTURE, AS MAY BE AMENDED. GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF NOXIOUS PESTS OR DISEASES. INSTALLATION OF ALL LANDSCAPING SHALL BE IN A SOUND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
 - LANDSCAPE DESIGNS AND INSTALLATION SHALL INCORPORATE APPROPRIATE PLANT MATERIAL WHICH WILL SURVIVE AND FLOURISH WITH COMPARATIVELY LITTLE SUPPLEMENTAL IRRIGATION. THESE PLANTS ARE NATIVE, DROUGHT TOLERANT, NONINVASIVE PLANTS.
 - IRRIGATION SHALL MEET KEY WEST SPECIFICATIONS. A DETAILED IRRIGATION PLAN WILL BE PROVIDED PRIOR TO PERMITTING.

- LANDSCAPE MAINTENANCE SCHEDULE:**
- MAINTENANCE OF LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER, TENANT OR AGENT, JOINTLY AND SEVERALLY. THE LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ALL LANDSCAPED AREAS MUST BE EQUIPPED WITH AN IRRIGATION SYSTEM APPROVED BY THE PLANNING BOARD. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS, REFUSE AND DEBRIS.
 - ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND TREE ABUSE.
 - WHERE NEWLY INSTALLED PLANTS DO NOT SURVIVE, THEY SHALL BE REPLACED NO LATER THAN 30 DAYS FROM THE TIME THE PRIOR TREE EXPIRED.
 - THE REQUIRED PLANT MATERIAL SHALL BE PLANTED ON THE STREET SIDE ALONG THE 3-FOOT MASONRY WALL THE N. ROOSEVELT BLVD. RIGHT-OF-WAY AND SHALL BE MAINTAINED IN PERPETUITY BY THE APPLICANT OR SUCCESSOR OWNERS.

PLANTING SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	NATIVE ?	QUAN- TITY	HEIGHT	PLANT UNITS EACH	PLANT UNITS TOTAL
CANOPY OR SHADE TREES							
QV	QUERCUS VIRGINIANA	LIVE OAK	YES	6	12'	10	60
AR	ACER RUBRUM	MAPLE	YES	11	12'	10	110
EVERGREEN OR ORNAMENTAL TREES							
SR	SERENGA REPENS	SABAL PALMETTO	YES	6	12'	3	20
CN	COCOS NUCIFERA	COCONUT TREE	NO	3	12'	3	10
CE	CONDORARPUS ERECTUS	SILVER BUTTWOOD	YES	9	12'	3	27
SHRUBS							
VI	VIBURNUM	VIBURNUM	YES	60	24"	1	60
GROUND COVER							
JC	JUNIPERUS CONVERTA	SHORE JUMPER	YES	175	3 GAL		
	PASPALLUM NOTANTUM	BAHIA SOD		550 SY			
		PINE BARK MULCH		22 CY			
TOTAL PLANT UNITS PROVIDED							287

LANDSCAPE AREA AND PLANT UNIT CALCULATIONS (1910 N. ROOSEVELT BLVD. ONLY *)							
LANDSCAPE AREAS	LENGTH OR AREA	WIDTH REQ'D (SF)	AREA REQ'D (SF)	AREA PROVIDED (SF)	PLANT UNIT MEASURE	PLANT UNIT RATE **	PLANT UNITS REQ'D
1 ROOSEVELT BLVD. (MINUS DRIVES)	112 LF	20	2,240	704	112 LF	40	100 LF
2 BAY STREET	53 LF	20	1,060	1,328	53 LF	80	100 LF
3 VIVIAN STREET	14 LF	20	280	439	14 LF	80	100 LF
4 PARKING AREA INTERIOR	0 SF	200K	0	0	0 SF	10	100 SF
5 PARKING AREA PERIMETER	101 LF	7.5	758	810	101 SF	20	35 SF
6 OTHER NONVEHICULAR USE AREAS			2,161	4,219	2,161 SF	40	2,000 SF
TOTAL LANDSCAPED AREA			6,498	7,500			
TOTAL / SITE AREA			20.0K	23.1K			
TOTAL PLANT UNITS REQUIRED							204

* EXISTING LANDSCAPING TO REMAIN UNCHANGED FOR GAS STATION AT 1900 N. ROOSEVELT BLVD.
** PLANT UNIT RATE FOR ROOSEVELT BLVD. IS REDUCED 50% BY USE OF WALL OR FENCE



PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

MAJOR DEVELOPMENT PLAN
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE., #412
SARASOTA, FL 34243
JONATHAN DORMAN, P.E.
(813) 748-8683 (FAX)



NORTH
SCALE:
1" = 20'
DATE:
06/11/2020
SHEET
6 OF 6

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA. DATE: JONATHAN M. DORMAN FLORIDA PE NO. 54009



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Development Review Committee

Thursday, September 24, 2020

10:00 AM

Virtual Meeting

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Virtual Meeting Instructions

Attachments: [Virtual Meeting Instructions](#)

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 August 27, 2020

Attachments: [Meeting Minutes](#)

Action Items

Discussion Items

2 Major Development Plan and Conditional Use - 1900 N. Roosevelt Boulevard (RE# 00051820-000000) and 1910 N. Roosevelt Boulevard (RE# 00051840-000000) - A request for approval of a major development plan and conditional use in order to construct a 50,210 sq. ft. commercial self-storage facility defined by code as a light industrial land use for property located within the General Commercial (CG) zoning district and a landscape waiver pursuant to Sections 108-91.A.2 (b), 108-517, 122-62, and 122-418 (17) of the Land Development Regulations of the Code of

Ordinances of the City of Key West, Florida.

Attachments: [*Large File* Planning Package](#)

- 3** Major Development Plan and Landscape Waiver - 1213 14th Street (RE# 00065030-000000) - A request for approval to construct a multifamily development consisting of twenty-seven (27) market-rate units and nine (9) affordable-rate units on property located within the Medium Density Residential (MDR) zoning district per Sections 108-91 A.2(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

- 4** Future Land Use Map (FLUM) Amendment - 1213 14th Street (RE# 00065030-000000) - A request to amend the boundaries of the Comprehensive Plan Future Land Use Map (FLUM) from Medium Density Residential (MDR) to High Density Residential (HDR) for the parcel stated above pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

- 5** Official Zoning Map Amendment - 1213 14th Street (RE# 00065030-000000) - A request to amend the boundaries of the Official Zoning Map from Medium Density Residential (MDR) to High Density Residential (HDR) for the parcel stated above pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)

Reports

Adjournment