



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | KAI A. MURPHY

VIA ELECTRONIC MAIL

Jordan.lachner@cityofkeywest-fl.gov

September 19, 2023

Jordan Mannix-Lachner
City of Key West, Planning Department
1300 White Street
Key West, Florida 33040

RE: 114 Simonton Street, Key West, Florida 33040:

Jordan,


In response to the proposed staff conditions presented through Legistar on September 15, 2023 for the September 21, 2023 planning board meeting, the Applicant is proposing the following for the planning board's consideration.

Conditions of approval:

1. Approval of 50 electric golf carts. The approved golf carts pursuant to this resolution shall at no time be gas powered.
2. Vehicles shall be stored consistent with the attached plans by A20 Architecture, dated June 16, 2023.
3. The owner shall obtain and maintain a Conditional Use Approval Permit, pursuant to City Code Chapter 18, Article II, Division 1. The owner shall be subject to an annual inspection to verify compliance with the conditions of this approval.
4. The site's existing off-street parking spaces on Simonton Street shall be maintained for customers of the applicant only.
5. Garage-stored vehicles must depart from a designated area in the garage/outdoor parking area. They shall not be transported to and from the showroom on the roadway.
6. The additional on-site traffic and circulation impacts shall be mitigated in the parking lot area through improvements that improve compliance with City site plan and parking area regulations. Improvements shall be approved by the City Engineer and the Historic Preservation Planner as necessary. Required improvements shall include:
 - a. "Active Driveway" signage shall be installed on either side of the parking lot driveway.
 - b. The applicant shall install detectable warnings and marked pedestrian crossings at the driveway in order to reduce conflicts between vehicular and pedestrian traffic.

- c. Landscaping shall be planted/replanted in the existing planters adjacent to the driveway entrance, to the extent permitted by existing RPDA and other utility assemblies.
- d. A staging area shall be designated for the pick-up and drop-off of vehicles stored in the garage. The staging area shall include striping signate indicating the pick-up area.

Sincerely,



Gregory S. Oropeza