

Thomas Francis-Siburg

From: Thomas Francis-Siburg
Sent: Monday, July 18, 2022 11:17 AM
To: Katie P. Halloran; Scarlet Hammons
Cc: Dereck.Berger@cityofkeywest-fl.gov; Owen Trepanier; Nathalia Mellies
Subject: 601 Truman - requested revisions to staff report & conditions of approvals

Dear Ms. Halloran and Ms. Hammons,

Thank you for working with us and refining the pending Major Development Plan with Conditional Use and Landscape Waiver, the Variance, and the Alcohol Sales Special Exception applications for the project at 601 Truman-919 Simonton (RE# 00017270-000000). We greatly appreciate the time and effort of everyone involved. Upon reviewing the staff reports this morning, we do have a few revisions we are requesting: 1 revision to a condition of approval for the alcohol sales exception, 1 revision to what we believe may have been a typo in the staff report of the Major Dev. Plan regarding the proposed parking spaces, 1 revision to a condition of approval of the Major Dev. Plan, and request the addition of 2 general conditions of approval to the Major Dev. Plan.

Alcohol Sales Exception

Conditions of approval:

4. The sale of beer and wine will be limited to the operating hours of the proposed restaurant ~~which may not exceed~~ and end by operating hours or 9:00 PM, whichever is earlier.

Major Development Plan

Proposed parking space typo:

This has been corrected in the site data table and elsewhere in the document, but Pg 9. appears to not have been updated. We request this be updated to reflect that the project proposes:

4 parking spaces, 1 ADA, 1 standard, and 2 ~~and 3~~ that are 8'x18'. Due to the minimum size requirements for a standard parking space, the 2 that are 8'x18' ~~3 non-ADA spaces~~ do not meet the code and are not counted as meeting on-site parking.

Conditions of approval:

Regarding condition no. 16, we are concerned that if the City Commission does not approve the pending major development plan, the two lots of record will have been unified without the benefit of the proposed development. We propose that no. 16 be moved to the subsection **Conditions prior to issuance of a building permit** and revised to read:

16. The applicant is to submit for a recorded unity of title to aggregate the two lots following approval by the City Commission ~~at least three weeks prior to being placed on a City Commission agenda.~~

In coordination with the Fire Marshal, we propose for your consideration an additional condition to the subsection **General conditions** regarding life safety.

(No. to be assigned). All buildings on site must be fire sprinkled. Phase 1 must include fire sprinkling of the front building. Phase 2 must include fire sprinkling of the rear building (both top and ground floors). And, all units must include carbon monoxide and smoke detection.

We request and offer for your consideration an additional condition to the subsection **General conditions** regarding the requested and proposed reduction of the scope and scale of the existing operations of small recreational power-driven equipment (moped and low speed car) rentals and bicycle rentals.

(No. to be assigned). The applicant shall reduce the scope and scale of the existing operations of small recreational power-driven equipment (moped and low speed vehicle) rentals and bicycles by development phase. Phase 1 will include a reduction in the number of small recreational power-driven moped rental licenses from 177 to 127, an increase in the number of small recreational power-driven low speed vehicle rental licenses from 50 to 100, and a decrease in the number of bicycle licenses from 150 to 56. Phase 2 will include a further reduction in the number of bicycle licenses from 56 to 53.

Sincerely,
Thomas

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