

RECEIVED

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



APR 01 2015

CITY OF KEY WEST
PLANNING DEPT.

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

X

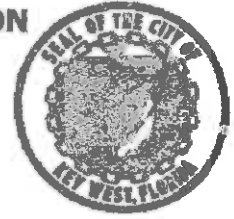
Historic District

Yes X
No _____

Please print or type:

- 1) Site Address 1105 Simonton St. Key West FL 33040
- 2) Name of Applicant Ratchiff Welding of Key West, Inc.
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1105 Simonton St.
Key West FL 33040
- 5) Applicant's Phone # (305) 294 6775 Email rwo kw @ comcast.net
- 6) Email Address: rwo kw @ comcast.net
- 7) Name of Owner, if different than above Frank Ratchiff
- 8) Address of Owner 16 Emerald Dr.
- 9) Owner Phone # 747-0123 Email SAME
- 10) Zoning District of Parcel HNC 1 RE# _____
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
We currently hold licenses for bicycle sales and rentals. We would like to be licensed to sell & rent electrically assisted bicycles as well

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13) Has subject Property received any variance(s)? Yes _____ No X
If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ___ No X

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

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**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

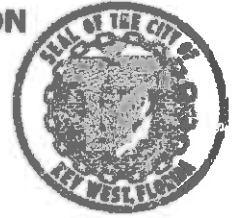
I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-

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street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Deed

This Indenture,

150.00
155.00

OFF 0974 PAGE 2417
436767

Made this 19th day of May A. D. 19 86

Between

RONALD L. FOREMAN, a single man over the age of 18 years

of the County of Monroe in the State of Florida
party of the first part, and

DAVID CHARLES RATCLIFF and FRANK FREEMAN RATCLIFF
1105 Simonton Street, Key West, Florida 33040

of the County of Monroe in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE State of Florida, to wit:

On the Island of Key West and being a part of Lot 4, Square 4, Tract 11, according to Wm. A. Whitehead's map of said Island, but better described by metes and bounds as follows:

COMMENCING on the Northeast corner of Simonton and Amelia Streets, said point also known as the Point of Beginning, run Northwesterly along the Northeastly side of Simonton Street for a distance of 42.08 feet to a point; thence at right angles in a Northeasterly direction 87.0 feet to a point; thence at right angles in a Southeasterly direction 42.08 feet to a point on the Northwesterly side of Amelia Street; thence along the Northwesterly side of Amelia Street on a Southwesterly direction 87.0 feet back to the Point of Beginning.

Subject to the Following:

1. Taxes for the year 1986 and subsequent years.
2. Conditions, limitations, restrictions and easements of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
_____ L.S.

[Signature]
RONALD L. FOREMAN L.S.

_____ L.S.

_____ L.S.

State of Florida }
County of MONROE }

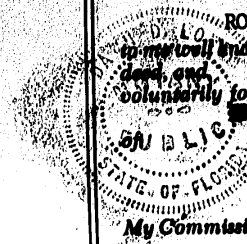
DE Paid 150.00 Date 5-21-86 L.S.
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By [Signature] S.G.

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

RONALD L. FOREMAN

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, and State of Florida, this 19th day of May, A. D. 19 86.



My Commission Expires 2-3-89

[Signature]
Notary Public
Recorded in Official Records Book
of Monroe County, Florida
Record # _____
DANNY L. KOLHAGE
Clerk Circuit Court

FILED FOR RECORD
86 MAY 21 P254

RCD Sep 25 2002 09:56AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 465.50
09/25/2002 DEP CLK

PREPARED BY RETURN TO:

FRANK FREEMAN RATCLIFF
16 EMERALD DRIVE
KEY WEST, FLORIDA 33040

THIS QUIT CLAIM DEED, Executed this 24 Day of SEPTEMBER, 2002, BY
DAVID CHARLES RATCLIFF AND FRANK FREEMAN RATCLIFF, AS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP.

Whose post office address is: 16 EMERALD DRIVE, KEY WEST, FLORIDA 33040

First Party, to

FRANK FREEMAN RATCLIFF

Whose post office address is: 16 EMERALD DRIVE, KEY WEST, FLORIDA 33040

Second Party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MONROE, State of Florida, to wit:

ON THE ISLAND OF KEY WEST AND BEING A PART OF TRACT 11 ACCORDING TO WM. A WHITEHEAD'S MAP OF SAID ISLAND, BUT BETTER DESCRIBED AS PART OF LOT 2, SQUARE 4 OF SAID TRACT 11, ACCORDING TO C.W. TIFT'S MAP OR PLAN OF THE ISLAND OF KEY WEST, DELINEATED JULY 1874, SAID PART OF LOT 2 COMPRISING SUBDIVISIONS NUMBERED 2 AND 3. THE LAND HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF SIMONTON STREET 42 FEET, 1 INCH DISTANT SOUTHEASTERLY FROM THE CORNER OF VIRGINIA AND SIMONTON STREET; THENCE ALONG THE NORTHEASTERLY SIDE OF SIMONTON STREET AND IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 84.2 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH AMELIA STREET AND IN A NORTHEASTERLY DIRECTION A DISTANCE OF 87 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHWESTERLY DIRECTION A DISTANCE OF 84.2 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 87 FEET TO THE POINT OF BEGINNING.

PARCEL NO: 00027490-000000 00027500-000000

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR (S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR (S) OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR (S) RESIDE THEREON.

Subject to easements and restrictions of record.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debra F. Shire, Jr.
Witness: *Officer Shane*
Paula Keonane
Witness: *Paula Keonane*

David Charles Ratcliff (L.S.)
DAVID CHARLES RATCLIFF
Frank Freeman Ratcliff (L.S.)
FRANK FREEMAN RATCLIFF

STATE OF FLORIDA,
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared DAVID CHARLES RATCLIFF AND FRANK FREEMAN RATCLIFF, Who have produced Drivers License as identification, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th Day of Sept, 2002.

B. Juli Barish
Notary Public
B. JULI BARISH

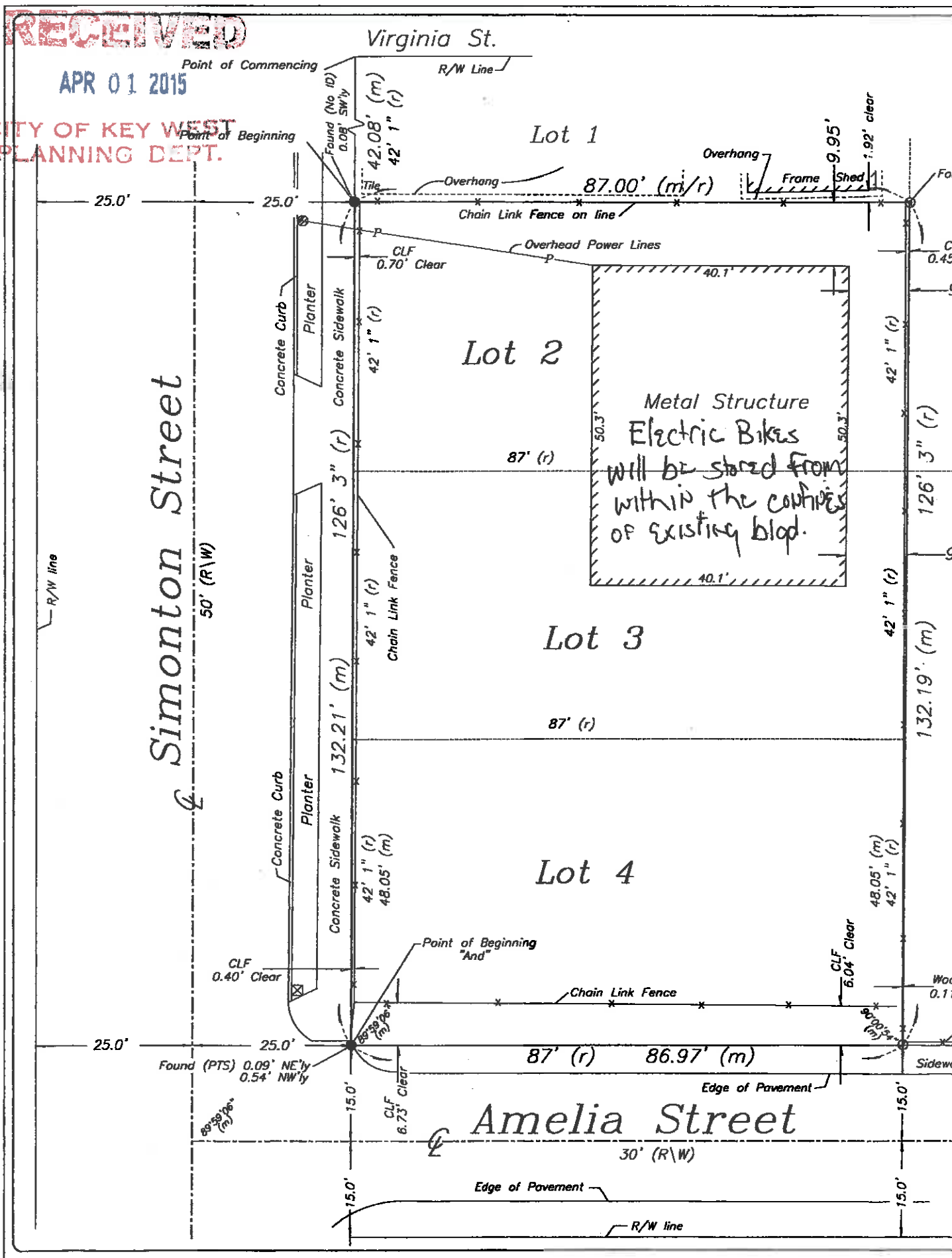


Survey

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CITY OF KEY WEST
PLANNING DEPT.



Virginia St.

Lot 1

Lot 2

Lot 3

Lot 4

Simonton Street

Amelia Street

Point of Commencing

Point of Beginning

R/W Line

25.0'

25.0'

87.00' (m/r)

9.95'

1.92' clear

Chain Link Fence on line

Overhead Power Lines

CLF 0.70' Clear

CL 0.45'

Concrete Curb

Planter

Concrete Sidewalk

42' 1" (r)

Metal Structure

Electric Bikes

will be stored from within the confines of existing bloc.

87' (r)

40.1'

50.3'

40.1'

42' 1" (r)

126' 3" (r)

42' 1" (r)

132.19' (m)

R/W line

50' (R/W)

Concrete Curb

Planter

Concrete Sidewalk

42' 1" (r)

126' 3" (r)

42' 1" (r)

Chain Link Fence

87' (r)

Concrete Curb

Planter

Concrete Sidewalk

42' 1" (r)

132.21' (m)

42' 1" (r)

48.05' (m)

42' 1" (r)

CLF 0.40' Clear

Point of Beginning "And"

Chain Link Fence

CLF 6.04' Clear

Woo 0.11

25.0'

25.0'

87' (r)

86.97' (m)

Found (PTS) 0.09' NE'y 0.54' NW'y

88°58'26" (m)

15.0'

CLF 6.73' Clear

90°20'34" (m)

15.0'

Edge of Pavement

Amelia Street

30' (R/W)

Edge of Pavement

R/W line

15.0'

15.0'

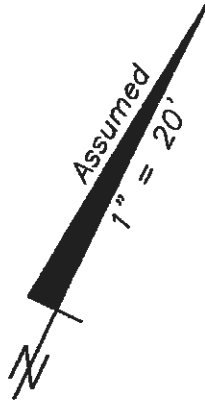
6911

LEGEND

- Found 1/2" Iron Rod (PTS)
- Set #5 rebar w/cap (LB 7131)
- △ Set Nail & Disc (LB 7131)
- ⊙ Found 2" Iron Pipe (Fence Post)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊥ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole

Map of:
 Boundary Survey for:
 David Ratcliff & Frank Ratcliff of
 Lots 2, 3 & 4, Square 4, Tract
 11, Island of Key West

2.60' SW'y



NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1105 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: November 15, 2002.
10. Adjoiners are not furnished.
11. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Tract 11 according to Wm. A. Whitehead's Map of said Island, but better described as part of Lot 2, Square 4 of said Tract 11, according to C.W. Tift's Map or Plan of the Island of Key West, delineated July 1874, said part of Lot 2 comprising subdivisions numbered 2 and 3, the land hereby conveyed being more particularly described by metes and bounds as follows: BEGINNING at a point on the Northeasterly side of Simonton Street 42 feet 1 inch distant Southeasterly from the corner of Virginia and Simonton Street; thence along the Northeasterly side of Simonton Street and in a Southeasterly direction a distance of 84.2 feet to a point; thence along a line parallel with Amelia Street and in a Northeasterly direction a distance of 87 feet; thence at right angles and in a Northwesterly direction a distance of 84.2 feet; thence at right angles and in a Southwesterly direction a distance of 87 feet to the Point of Beginning.

AND:
 On the Island of Key West and being a part of Lot 4, Square 4, Tract 11 according to Wm. A. Whitehead's Map of said Island, but better described by metes and bounds as follows: COMMENCING on the Northeast corner of Simonton and Amelia Streets, said point also known as the Point of Beginning, run Northwesterly along the Northeasterly side of Simonton Street for a distance of 42.08 feet to a point; thence at right angles in a Northeasterly direction 87.0 feet to a point; thence at right angles in a Southeasterly direction 42.08 feet to a point on the Northwesterly side of Amelia Street; thence along the Northwesterly side of Amelia Street in a Southwesterly direction 87.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: David Charles Ratcliff; Frank Freeman Ratcliff;

NORBY & O'FLYNN SURVEYING, INC.

J. Lynn O'Flynn
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298

December 2, 2002

NORBY & O'FLYNN
 Surveying, Inc.
 Professional Land Surveyors
 LB No. 7131
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 293-9924

Additional Information

KBP CONSULTING, INC.

March 31, 2015

Mr. David Ratcliff
Ratcliff Welding of Key West, Inc.
1105 Simonton Street
Key West, Florida 33040

**Re: Ratcliff Welding of Key West
Minor Conditional Use Application – Traffic Statement**

Dear Dave:

Ratcliff Welding of Key West is an existing welding and fabrication facility located at 1105 Simonton Street in Key West, Monroe County, Florida. There is also an independent entity that currently rents and sells bicycles at this location. Recently, a minor conditional use application was submitted to the City of Key West for the purposes of allowing electric-assist bicycle rentals on this property. The purpose of this statement is to document the anticipated traffic impacts associated with this proposed use.

Based upon a review of the existing conditions and operations and the proposed addition of electric-assist bicycle rentals at this site, it is evident that the traffic impacts associated with this minor conditional use application will be negligible for the following reasons:

- Bicycles are already being rented and sold from this site. As such, the additional rental option of electrically assisted bicycles does not constitute a significant change in operation for this location.
- From a practical standpoint, the subject site is located within the heart of downtown Key West in close proximity to many hotels, resorts and popular tourist destinations such as Duval Street, Mallory Square, and the Southernmost Point. By virtue of its location, it is unlikely that patrons wishing to rent an electrical-assist bicycle will arrive by automobile but rather they will likely arrive on foot.
- From a traffic standpoint, the provision of electrically-assisted bicycles at this location may well bring many destinations such as Fort Zachary Taylor State Park and Higgs Beach within easier riding distance on a bicycle thereby creating a trip that would have otherwise occurred by automobile. The result is less reliance upon the automobile within the City of Key West.

Based upon the foregoing assessment of the operations associated with the proposed rental of electric-assist bicycles at the Ratcliff Welding of Key West site, it is evident that the traffic impacts on the surrounding street network will be negligible. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

RE: Consultants?

From : Patrick Wright <pwright@cityofkeywest-fl.gov>

Tue, Mar 24, 2015 04:40 PM

Subject : RE: Consultants? 1 attachment**To :** D.C. Ratcliff <rwokw@comcast.net>

David,

No problem. His name is Karl Peterson (KBP Consulting) his contact is (954)560-7103. I reviewed the parking issue with Kevin, our acting planning director, and he agrees with me that a parking variance will not be required if you are not adding new commercial floor area. Also in 2013 an ordinance was passed that all recreational rental vehicles must apply for conditional use and provide a traffic study as we discussed. The ordinance is pretty specific and I recommend you and Frank or your legal counsel read it over (attached). Let me know if you have any questions.

Patrick Wright, Planner II

City of Key West Planning Department

3140 Flagler Avenue

Key West, Florida 33040-4602

P [305.809.3778](tel:305.809.3778) | F [305.809.3978](tel:305.809.3978)www.cityofkeywest-fl.gov**From:** D.C. Ratcliff [mailto:rwokw@comcast.net]**Sent:** Tuesday, March 24, 2015 1:14 PM**To:** Patrick Wright**Subject:** Consultants?

Sorry to trouble you Sir, it's David Ratcliff, I met you earlier today. I am unable to find a listing for KPB consultants, perhaps I wrote it down wrong or misunderstood you. would you please forward a phone number if you have it?

Recreational Rental Vehicles.pdf 66 KB

**CITY OF KEY WEST
Conditional Use Permit Application**

Permit # _____

Permit fee \$150 (may be prorated)

Business Name: Ratcliff Welding of Key West, INC.

Business Location: 1105 SIMONTON ST, Key West, FL 33040

Mailing Address: SAME

Owner Name: FRANK RATCLIFF

Mailing Address: 16 EMERALD DR. Key West, FL 33040

Contact phone number: 305 747-0123

Conditions:

1.

_____ Code Compliance inspection completed.

Applicant signature _____ Date _____

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: **1028282** Parcel ID: **00027500-000000**

Ownership Details

Mailing Address:
RATCLIFF FRANK FREEMAN AND MARIA G
16 EMERALD DR
KEY WEST, FL 33040

Property Details

PC Code: 42 - HEAVY INDUSTRIAL (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1105 SIMONTON ST KEY WEST
Legal Description: KW SUB 3 PT LOT 2 SQR 4 TR 11 G44-67/70 OR832-1570/71 OR895-871 OR1817-1762Q/C OR1825-621-C OR1832-480-C OR2092-503

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,661.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2400
Year Built: 1981

Building 1 Details

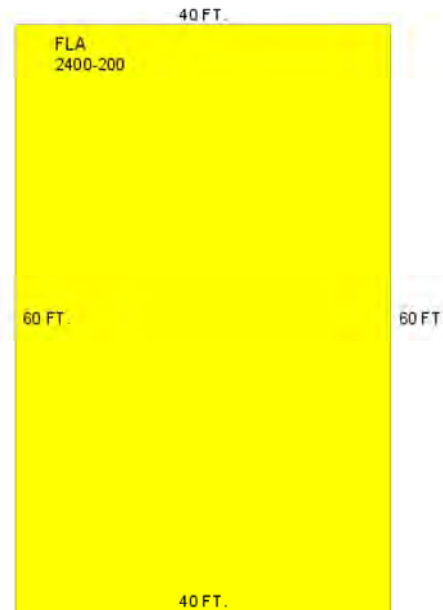
Building Type	Condition F	Quality Grade 150
Effective Age 43	Perimeter 200	Depreciation % 53
Year Built 1981	Special Arch 0	Grnd Floor Area 2,400
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1981				2,400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3857	SERV SHOPS ETC	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1023	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,491 SF	0	0	1980	1981	2	30
2	AP2:ASPHALT PAVING	4,774 SF	0	0	1980	1981	2	25

Appraiser Notes

2006-06-15 RATCLIFF WELDING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	60,151	5,012	231,631	296,794	296,794	0	296,794
2013	60,151	5,012	231,631	296,794	296,794	0	296,794
2012	60,151	5,012	231,631	296,794	296,794	0	296,794
2011	63,990	5,012	231,631	300,633	300,633	0	300,633
2010	63,990	5,012	213,779	282,781	282,781	0	282,781
2009	113,609	5,012	449,766	347,880	347,880	0	347,880
2008	113,609	5,012	475,930	594,551	594,551	0	594,551
2007	75,711	4,970	457,625	538,306	538,306	0	538,306
2006	78,661	4,970	311,185	394,816	394,816	0	394,816
2005	78,661	4,970	256,270	339,901	339,901	0	339,901
2004	80,628	4,970	201,355	286,953	286,953	0	286,953
2003	80,628	4,970	106,169	191,767	191,767	0	191,767
2002	95,328	4,970	106,169	206,467	206,467	0	206,467
2001	95,328	4,970	106,169	206,467	206,467	0	206,467
2000	95,328	2,774	84,203	182,305	182,305	0	182,305
1999	95,328	2,774	84,203	182,305	182,305	0	182,305
1998	63,701	2,825	84,203	150,729	150,729	0	150,729
1997	63,701	2,892	76,881	143,474	143,474	0	143,474
1996	57,910	2,943	76,881	137,734	137,734	0	137,734
1995	57,910	3,203	76,881	137,994	137,994	0	137,994
1994	57,910	3,480	76,881	138,271	138,271	0	138,271
1993	57,910	0	76,881	134,791	134,791	0	134,791
1992	57,910	0	76,881	134,791	134,791	0	134,791

1991	57,910	0	76,881	134,791	134,791	0	134,791
1990	57,910	0	55,830	113,740	113,740	0	113,740
1989	47,641	0	54,915	102,556	102,556	0	102,556
1988	44,267	0	47,593	91,860	91,860	0	91,860
1987	42,636	0	33,635	76,271	76,271	0	76,271
1986	40,664	0	32,949	73,613	73,613	0	73,613
1985	39,524	0	32,697	72,221	72,221	0	72,221
1984	39,524	0	32,697	72,221	72,221	0	72,221
1983	39,524	0	17,320	56,844	56,844	0	56,844
1982	35,762	0	15,968	51,730	51,730	0	51,730

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/24/2002	1817 / 1762	66,500	QC	M
10/1/1983	895 / 871	1	WD	M
6/1/1981	832 / 1570	45	WD	M

This page has been visited 191,252 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176