

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: August 15, 2013

Agenda Item: **Variance and Landscape Waiver – 2222 North Roosevelt Boulevard (RE# 00051100-000000, AK# 1051721)** - A request for a variance to required side yard, street-side yard, impervious surface ratio requirements and a waiver to open space and buffer yards proposed in the CG zoning district per Section 122-420 (4)b. 122-420 (6)b.&c. and 108-412 & 413 respectively of the Land Development Regulations of the Code of Ordinances of the City of Key West.

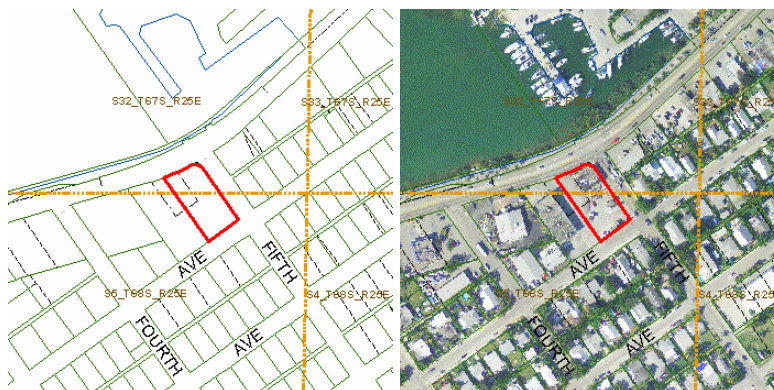
Request: To allow the construction of a new motorcycle showroom and service facility.

Applicant: Rick Milelli

Property Owner: A.B. Crocket and Ruth M. Crocket, Trustees of the Crocket Trust

Location: 2222 North Roosevelt Boulevard (RE# 00051100-000000, AK# 1051721)

Zoning: General Commercial (CG) zoning



Background:

This property is comprised of two buildings, outdoor storage and parking. The primary building currently houses the Yamaha motorcycle dealership showroom and service facility. The secondary building is derelict. There is a cross access easement between 2222 and 2212 North Roosevelt Boulevard for parking and access. While the applicant has a parking and access easement with the adjacent property, all required parking is being provided on site.

Request:

The applicant would like to construct a 3,557 square foot building to house sales, service and storage. The existing building and site is currently nonconforming to setbacks and impervious surface ratio. These non-conformities are not being expanded. However, the proposed new building will not comply with all required setbacks. A Minor Development Plan application is moving in tandem with this application.

Process:

Development Review Committee Meeting:

November 16, 2012

Planning Board Meeting:

August 15, 2013

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

1. **Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The property is approximately 20,000 square feet in area. There is an existing building at the front of the site housing the motorcycle business. The owner intends to maintain that building for another commercial use. If that building were removed, impervious surface ratio could be met. Therefore, the conditions prompting the request to be varied do not demonstrate existence of special conditions.

2. **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

The landscape buffer requirement cannot be met with one or two buildings on the site as parking requirements would need to be varied. Further, the cross access easement prevents the installation of a buffer yard at that side of the property. Therefore special conditions do exist.

3. **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.**

The granting of the variance would confer upon the applicant special privileges denied by the Land Development Regulations to other lands, buildings, or structures in the same zoning district.

4. **Hardship conditions exist. That literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

The applicant has reasonable use of the property as it exists and is not deprived of rights commonly enjoyed by other properties in the CG zoning district.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

This is the minimum variance that will make possible reasonable use of the land, building, or structure as intended by the applicant. The property is currently used without the requested variance.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

This application does not appear to be injurious to the public welfare. In fact, if this project is approved the resulting construction and landscaping will greatly improve the visual aspect of the property.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

The existing nonconforming uses of other property are not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The Planning Board shall make factual findings regarding the following:

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The standards established by Section 90-395 of the City Code have not been met by the applicant for a variance.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The department has not been notified of any neighborhood objections to date.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request for variance setbacks and impervious surface ratio be **denied**. However, if the Planning Board moves to approve the variances, staff recommends that a landscape plan be prepared and approved by the Tree Commission prior to the issuance of a Building Permit.

Application

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



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 2222 N. ROOSEVELT BLVD.
2. Name of Applicant Alvin Crockett
3. Applicant is: Owner ☒ Authorized Representative ☐
4. Address of Applicant 3320 Riviera Drive
5. Phone # of Applicant 296-8600 Mobile#
6. E-Mail Address
7. Name of Owner, if different than above
8. Address of Owner
9. Phone # of Owner
10. Email Address
11. Zoning District of Parcel CG RE# 00051100-000000
12. Description of Proposed Construction, Development, and Use
CONSTRUCT ONE-STORY SHOW ROOM AND SERVICE DEPARTMENT
13. List and describe the specific variance(s) being requested:
STREET SIDE SETBACK ; IMPERVIOUS COVERAGE ; LANDSCAPING ;
STORMWATER



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14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

| Site Data Table | | | | |
|--|------------------|----------|----------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | CG | 19,950 | | |
| Flood Zone | AE 7/8 | | | |
| Size of Site | 15,000 | | | |
| Height | 40' | | | |
| Front Setback | 25' | | | |
| Side Setback | 15' | | | |
| Side Setback | 15' | | | |
| Street Side Setback | 20' | | | |
| Rear Setback | 25' | | | |
| F.A.R | 0.8 | | | |
| Building Coverage | 40% | | | |
| Impervious Surface | 60% | | | |
| Parking | | | | |
| Handicap Parking | | | | |
| Bicycle Parking | | | | |
| Open Space/ Landscaping | 20% | | | |
| Number and type of units | | | | |
| Consumption Area or Number of seats | N/A | | | |

15. Is Subject Property located within the Historic District? Yes _____ No ☒
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No _____ If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO ✓

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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City of Key West Planning Department
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Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The side setback requirement will not allow the applicant to install enough parking while constructing a functional show room and service area.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The special conditions and circumstances do not result from the actions or negligence of the applicant

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred

Variance Application
City of Key West Planning Department
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The street side setback and side setback create a space that is not functional for a show room and service area and include parking

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Minimum variance is proposed. Impervious area will be decreased and landscaping increased

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of the variance is not injurious to the public welfare.

Variance Application
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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Richard Milelli, in my capacity as engineer
(print name) (print position; president, managing member)
of Meridian Engineering
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

2222 N. Roosevelt
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/16/12 by
date

Richard Milelli
Name of Authorized Representative

He/She is ~~personally known to me~~ or has presented license as identification.

[Signature]
Notary's Signature and Seal

Karen de Berjeois
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, ALVIN B CROCKETT JR as
Please Print Name of person with authority to execute documents on behalf of entity
PRESIDENT of FL KEYS CYCLE
Name of office (President, Managing Member) *Name of owner from deed*
authorize RICHARD M.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

A.B. Crockett Jr
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this _____ by
date

Name of Authorized Representative

He/She is personally known to me or has presented drivers license as identification.

K. De Berjeois
Notary's Signature and Seal

KAREN DE BERJEIS
Name of Acknowledger typed, printed or stamped

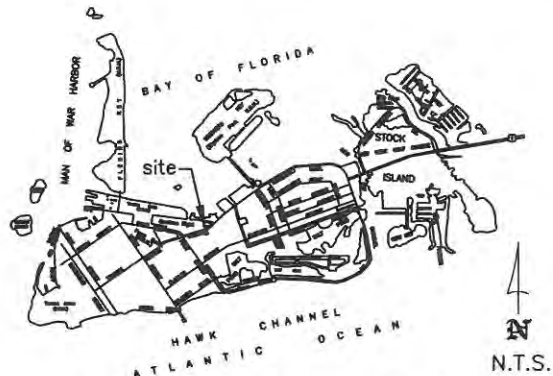


Commission Number, if any

Survey

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 84.46' | 665.21' | 7°16'30" | N 66°19'47" E | 84.41' |
| C2 | 17.37' | 665.00' | 1°29'49" | N 61°57'39" E | 17.37' |
| C3 | 24.79' | 18.50' | 76°47'18" | N 77°26'18" W | 22.98' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 55°12'38" W | 1.76' |



LOCATION MAP

City of Key West
and Stock Island

LEGAL DESCRIPTION:

On the Island of Key West and known on Key West Realty Company's First Subdivision of Part of Tract 21 and Lots 1,2,3,4, and 5, map of which said subdivision is duly recorded in Plat Book 1, at Page 43 of the Public Records of Monroe County, Florida, as Part of Square 49 and adjacent lands described as follows:

Commencing at the corner of Patterson Avenue and 5th Street and running along Patterson Avenue in a Southeasterly direction 100 feet, thence at right angles in a Southwesterly direction 211.30' to a point that intersects Roosevelt Boulevard, as existing on January 1963; thence Northeasterly and meandering along Roosevelt Boulevard 101.37 feet along a curve to the intersection of 5th Street and Roosevelt Boulevard; thence in a Southeasterly direction along 5th Street 192.67' feet to the Place of Beginning at the corner of 5th Street and Patterson Avenue. a/k/a 2222 Roosevelt Boulevard, Key West, Florida.

LESS

A portion of Block 49 of Plat of Key West Realty Co's First Subdivision of Tract 21, and Lots 1,2,3,4 and 5. Island of Key West, lying according to the Plat thereof in Plat Book 1, at Page 43, of the Public Records of Monroe County, Florida, Southerly of the Existing Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No. 5, Section 90010, more particularly described as follows:

Beginning at the Point of intersection of the Westerly Right-of-Way Line of 5th. Street as shown on said plat of Key West Realty Co's First Subdivision of Part of Tract 21, and lots 1,2,3,4, and 5, Island of Key West and the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence S 35°08'22" E along the Westerly Right-of-Way Line of 5th. Street for a distance of 14.86 feet; thence S 55°09'13" W, departing the previously described Right-of-Way Line, for a distance of 1.76 feet to a point on a circular curve concave to the Southwest and said point bears N 50°53'56" E from the center of said curve; thence Northwesterly, along the arc of said curve to the left, having a radius of 18.50 feet and a central angle of 76°47'18" for a distance of 24.79 feet to a point of cusp with a circular curve concave to the Northwest, said point bears S 27°20'08" E from the center of said curve and said point also being on the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence Northeasterly, along the said Southerly Right-of-Way and along the arc of said curve to the left, having a radius of 665.00 feet and a central angle of 01°29'49" for a distance of 17.37 feet to the Point of Beginning. Containing 80 sq. ft., more or less.

SURVEYOR'S NOTES:

North arrow and bearings based on
F.D.O.T 1929 Datum

3.4 denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: KH-1, Elevation: 4.26'

MONUMENTATION:

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- △ = Found P.K. Nail
- △ = Found Drill Hole

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- O.R. = Official Records
- N.T.S. = Not to Scale
- CL = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.B. = Plat Book
- pg. = page
- I.P. = Iron Pipe
- I.B. = Iron Bar
- o/h = Planter
- P.O.B. = Point of Beginning
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Overhead
- F.F.L. = Finish Floor Elevation
- ☒ = Concrete Utility Pole
- ☉ = Wood utility Pole
- conc. = concrete
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- C.B. = Concrete Block
- A/C = Air Conditioner

P.O.C. = Point of Commence

Field Work performed on: 4/18/12

CERTIFICATION:

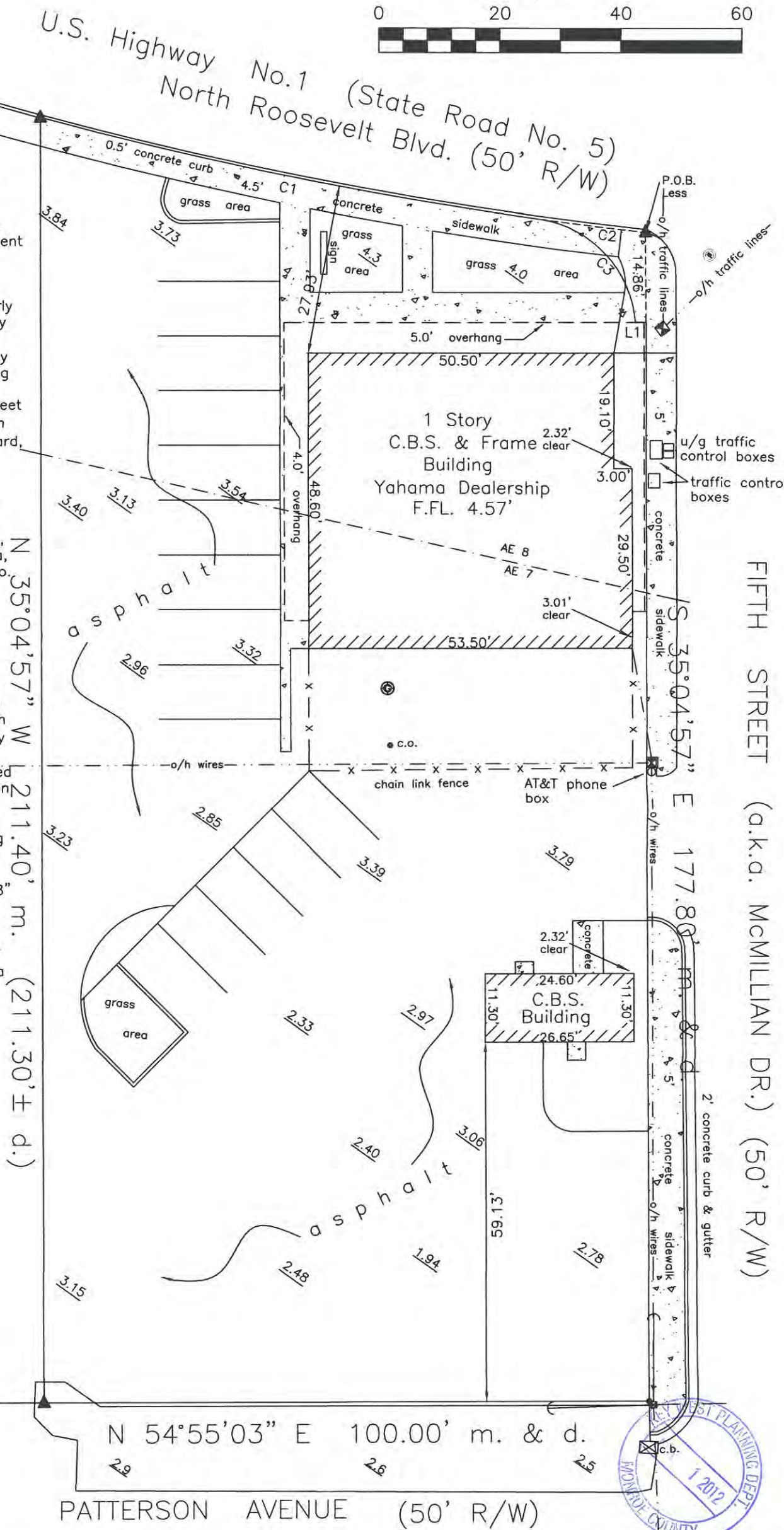
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless less shown hereon.

FREDERICK H. Hildebrandt
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

| | | | |
|---|------------|------------------------|------------------|
| yahama | | | |
| 2222 N. Roosevelt Blvd., Key West, Fl. 33040 | | | |
| BOUNDARY SURVEY | | Dwg. No. 93-361 | |
| Scale 1" = 20' | Ref. 86-60 | Flood Panel No. 1517 K | Dwn. By F.H.H. |
| Date: 12/19/91 | File | Flood Zone AE | Flood Elev. 7'8" |
| REVISIONS AND/OR ADDITIONS | | | |
| | | | |
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| fred\drawings\keywest\kwrealty\2222noos.blvd. | | | |

| | |
|--|--|
| | |
| | |
| ENGINEERS PLANNERS SURVEYORS | |
| 3152 Northside Drive Suite 201 Key West, Fl. 33040 | |
| (305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700 | |



Proposed Plans

2'-0"

3'-0"

BIKE RACK DETAIL

NTS

Seal:

Organisms:

| | |
|----------------------|--------------------|
| Drawn By: PCS | Checked By: RJM |
| Project No. | Scale: AS NOTED |
| HTA AutoCad File No. | |

Revisions:

Title:

COVER SHEET
LOCATION MAPS
EXISTING SITE
PROPOSED SITE

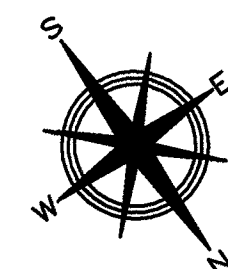
Sheet Number:

CS

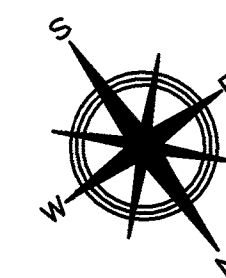
Date: OCTOBER 30, 2012



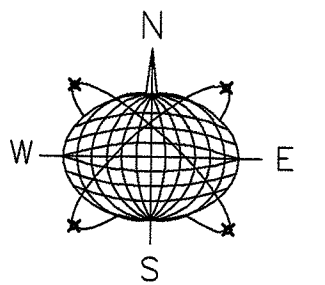
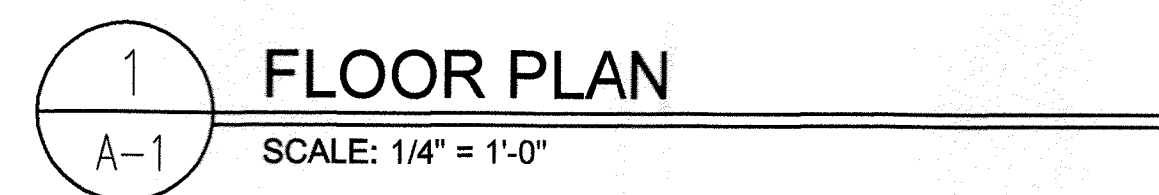
| PARKING: | | | | | |
|----------|--|------------------|---------------------------------------|----------|----|
| PARKING: | | CODE REQUIREMENT | EXISTING | PROPOSED | |
| | | CAR (STANDARD) | 30 - 1 SPACE PER 300 SF OF FLOOR AREA | 15 | 21 |
| | | CAR (HANDICAP) | 3 - 1 PER 25 STANDARD PROVIDED | 1 | 1 |
| | | BICYCLE | 8 - 25% OF STANDARD PROVIDED | 4 | 5 |



SCALE: 1/16"=1'-0"



SCALE: 1/16"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

[Handwritten signature]

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

YAMAHA

PROPOSED RETAIL STORE

2222 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

| | |
|----------------------|--------------------|
| Drawn By: PCS | Checked By: RJM |
| Project No. | Scale: AS NOTED |
| HTA AutoCad File No. | |

Revisions:

Title:
COVER SHEET
LOCATION MAP

Sheet Number:
A-1
Date: OCTOBER 30, 2012

DRC Minutes

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

Planning Director, Don Craig called the Development Review Committee Meeting of November 16, 2012 to order at 10:00am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Forestry Manager, Paul Williams; ADA Coordinator, Diane Nicklaus; Sustainability Coordinator, Alison Higgins; and Engineering, Karen Olson.

Also in attendance were: Planning Department staff: Brendon Cunningham and Ginny Haller.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

None

DISCUSSION ITEMS

New Business

- 1. Variances – 2222 North Roosevelt Blvd. (RE# 00051100-000000) – Request for impervious surface, street side setback, and landscape waiver, in the CG zoning district as per Sections 122-420(4) b, 122-420(6) c, 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the variance request.

The applicant's Architect, Mr. Richard Milelli, was available for questions.

Ms. Higgins suggested a white roof for energy savings.

Mr. Williams stated that he would work with the applicant to enhance the landscaping.

Mrs. Torregrosa stated that the application is incomplete and the site plans were confusing.

Ms. Ignaffo stated that the drainage plan design calculations require 0.91 ac-in of storm water runoff treatment. She stated the proposed storm water management plan provides 0.18 ac-in of swale and exfiltration trench volume. She requested they revise the drainage plan to provide 0.91 ac-in of swale and exfiltration trench volume. She then requested to show the existing/remaining building ADA Accessible parking space as well as the accessible routes and provide width dimensions. That the parking aisle along the existing building appears to be less than 24 feet. Please indicate one-way traffic through this parking aisle. That the relocated driveway entrance from Fifth Street will conflict with an existing power pole and AT&T stub box.

Ms. Nicklaus stated that the site plan shows a new ADA parking space, access isle and a lift for the new building. She stated she would reserve final ADA comments once construction plans are submitted.

Mr. Craig requested a current survey.

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

Keys Energy had no objections to the variances. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

2. After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – Request for side yard setback in the HHDR zoning district per Section 90-391, Section 122-630(6) b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the after-the-fact variance and requested new plans with dimensions for the air conditioning request.

Mr. Richard McChesney spoke on behalf of the applicant.

Ms. Higgins noted that they can apply for a rebate for their new central air conditioner from Keys Energy.

Mr. Williams requested they contact him to see if tree permits are required.

Mrs. Torregrosa had safety issue concerns and stated that if the Fire Department had problems, we will need to look for other alternatives.

Ms. Ignaffo stated that pursuant to the Florida Building Code: Mechanical Sec. 301.13, mechanical systems, equipment and appliances for structures located in flood hazard areas shall be located at or above the flood elevation.

Ms. Nicklaus had no comment.

Mr. Craig had no comment.

Keys Energy had no objections.

3. Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton's House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Items 3 and 4 were heard concurrently.

Ms. Haller gave members an overview of the Minor Development Plan, Conditional Use and Variance requests. She stated they may require a landscape waiver.

Ms. Higgins had no comment.

Mr. Williams stated that he has been working with our staff (Ms. Haller and Ms. Olson); the landscape requirements are up to code.

Mrs. Torregrosa stated that this has been approved by HARC. Date of approval was 8/28/12 also include 9/11/12 because there was a component for a demo, HARC approval: H12-01-1366.

Ms. Ignaffo stated that less than 500 square feet of new impervious area will be created and the project is exempt from storm water management system permitting. The site plan shows one ADA accessible parking space to be created in a previous parking area, to include a five-foot access aisle and an eight-foot vehicle

Noticing

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 15, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Variance and Landscape Waiver – 2222 North Roosevelt Boulevard (RE# 00051100-000100, AK# 1051721) - A request for a variance to required side yard, street-side yard, impervious surface ratio requirements and a waiver to open space and buffer yards proposed in the CG zoning district per Section 122-420 (4)b. 122-420 (6)b. &c. and 108-412 & 413 respectively of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3720, or visit <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Variance and Landscape Waiver – 2222 North Roosevelt Boulevard (RE# 00051100-000100, AK# 1051721) -

A request for a variance to required side yard, street-side yard, impervious surface ratio requirements and a waiver to open space and buffer yards proposed in the CG zoning district per Section 122-420 (4)b. 122-420 (6)b. &c. and 108-412 & 413 respectively of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Alvin Crocket, PST

Owner: Crockett Dec. of Trust

Project Location: 2222 North Roosevelt Boulevard

Date of Hearing: Thursday, August 15, 2013

Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Jo Bennett at jbennett@keywestcity.com.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

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 at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

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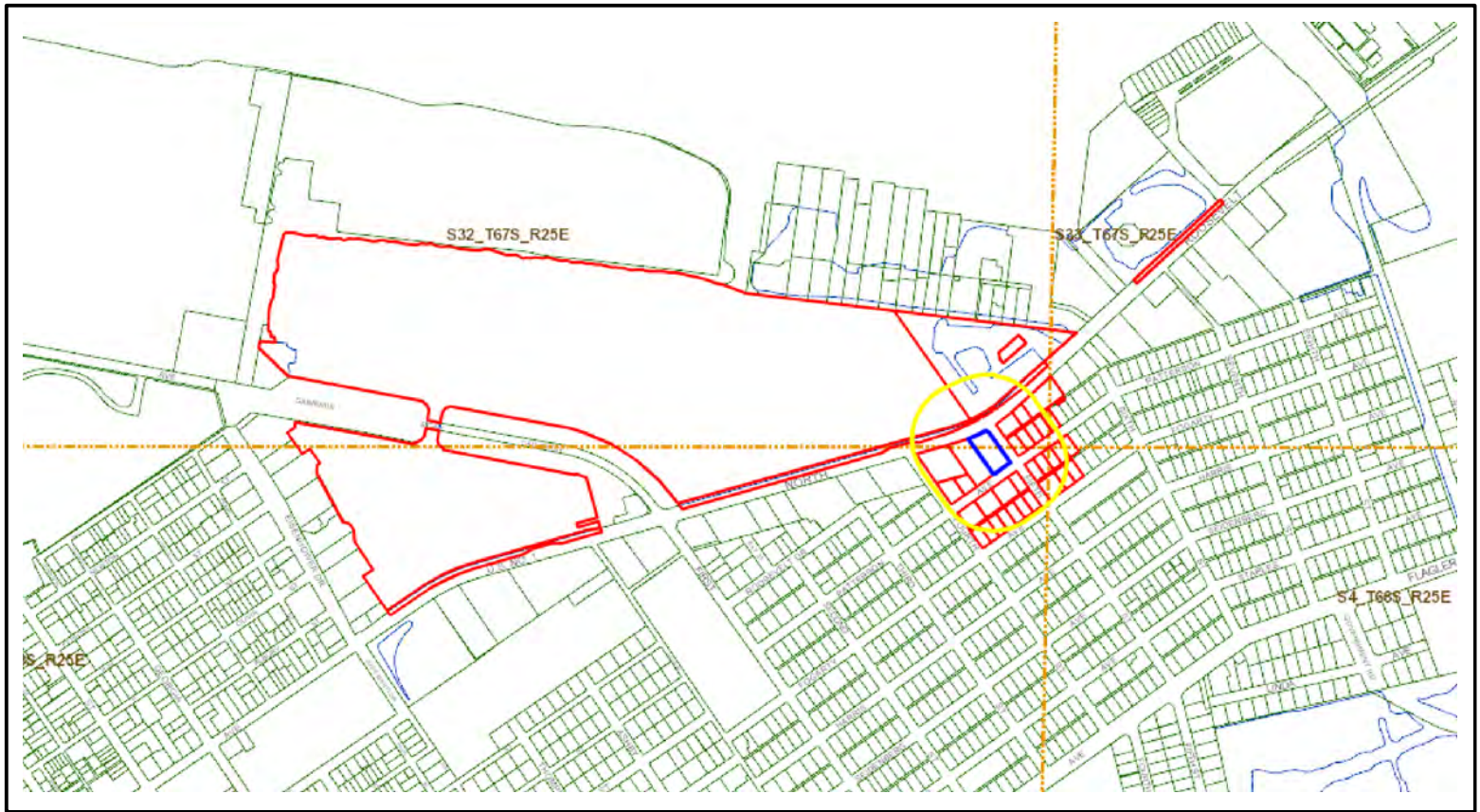
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2222 N Roosevelt

300'

Printed: Jul 31, 2013

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



2222 N Roosevelt -300' Radius Noticing
List Generated 07/31/13
page 1 of 1

| Owner Name | Physical Location | Address1 | Address2 | Unit | City | State | Zip |
|--|---------------------------------|----------|-----------------------|------|-----------------|-------|------------|
| CORRA LINDA M | 2307 PATTERSON AVE | | 247 E PARKWOOD RD | | DECATUR | GA | 30030-2814 |
| CROCKETT DEC OF TRUST 1/23/1997 | 2222 N ROOSEVELT BLVD | | 2222 N ROOSEVELT BLVD | | KEY WEST | FL | 33040-3834 |
| DIAZ PETER AND GERALDINE GAIL | 2205 FOGARTY AVE | | 2205 FOGARTY AVE | | KEY WEST | FL | 33040-3807 |
| RODRIGUEZ ARCADIO D AND JEAN L | 2312 N ROOSEVELT BLVD | | 93 SEASIDE NORTH CT | | KEY WEST | FL | 33040-5292 |
| BEGAM ANWARA | 2226 PATTERSON AVE | | 2226 PATTERSON AVE | | KEY WEST | FL | 33040-3814 |
| KELLY GARY O AND GENEVIEVE R | 2303 PATTERSON AVE | | 2303 PATTERSON AVE | | KEY WEST | FL | 33040-3815 |
| ALEXANDER KATHRYN A TRUAX | 1230 5TH ST | | 1506 18TH ST | | KEY WEST | FL | 33040-4620 |
| LOGUN FAYE G | 2310 PATTERSON AVE | | 2310 PATTERSON AVE | | KEY WEST | FL | 33040 |
| GRIZZLE KIMERLIE A | 2300 N ROOSEVELT BLVD | | 2302 N ROOSEVELT BLVD | | KEY WEST | FL | 33040-3836 |
| ALMYDA FRANKLIN LEONARD SR DEC TRUST 5/8/2009 | 2201 FOGARTY AVE | | 2201 FOGARTY AVE | | KEY WEST | FL | 33040 |
| FLORIDA KEYS OUTREACH COALITION INC | 2221 PATTERSON AVE | | PO BOX 4767 | | KEY WEST | FL | 33041 |
| CABALLERO AIDA | 2222 PATTERSON AVE | | 2222 PATTERSON AVE | | KEY WEST | FL | 33040-3814 |
| HOSSAIN MOHAMMED BILLAL AND MST P | 2305 PATTERSON AVE | | 2305 PATTERSON AVE | | KEY WEST | FL | 33040-3815 |
| MELLIES NEIL S II AND ELIZABETH C | 1229 5TH ST | | 1229 5TH ST | | KEY WEST | FL | 33040 |
| STATE OF FLA DEPT OF TRANSPORTATION | PT SIDEWALK N ROOSEVELT BLVD | | 1000 NW 111TH AVE | | MIAMI | FL | 33172-5802 |
| LOGUN FAYE | 2308 PATTERSON AVE | | 2310 PATTERSON AVE | | KEY WEST | FL | 33040 |
| JAKUBAS ZUZANNA | 2309 PATTERSON AVE | | 2309 PATTERSON AVE | | KEY WEST | FL | 33040-3815 |
| CURRY DONALD R | 2210 PATTERSON AVE | | 2210 PATTERSON AVE | | KEY WEST | FL | 33040-3814 |
| KWK INVESTMENTS | 2212 N ROOSEVELT BLVD | | 321 SE 7TH AVE | | DELRAY BEACH | FL | 33483-5240 |
| MOUNGER SCOTT | 2200 PATTERSON AVE | | 2200 PATTERSON AVE | | KEY WEST | FL | 33040-3814 |
| ROSSI FAMILY LLLP | 2308 N ROOSEVELT BLVD | | 24 HILTON HAVEN RD | | KEY WEST | FL | 33040-3833 |
| HOVEY WENDY J | 2313 FOGARTY AVE | | 2313 FOGARTY AVE | | KEY WEST | FL | 33040 |
| COOPER MELISSA L | 1225 5TH ST | | 14 ARBUTUS DR | | KEY WEST | FL | 33040-6238 |
| GIBSON SCOTT ANDREW | 2215 FOGARTY AVE | | 2215 FOGARTY AVE | | KEY WEST | FL | 33040 |
| PEREZ JOSE LUIS | 2304 PATTERSON AVE | | 2304 PATTERSON AVE | | KEY WEST | FL | 33040-3816 |
| RENGIIL PRINCE AND WILLIANA | 2211 FOGARTY AVE | | 2211 FOGARTY AVE | | KEY WEST | FL | 33040-3807 |
| JOHNSON MEAGHAN | 2306 PATTERSON AVE | | 2306 PATTERSON AVE | | KEY WEST | FL | 33040-3816 |
| SLAUNWHITE DAVID | 2217 FOGARTY AVE | | 2217 FOGARTY AVE | | KEY WEST | FL | 33040 |
| SOUTHERNMOST POST 3911 VFW OF THE US | 2200 N ROOSEVELT BLVD | | 2200 N ROOSEVELT BLVD | | KEY WEST | FL | 33040 |
| RAY DASHA RENEE | 1215 5TH ST | | 1215 5TH ST | | KEY WEST | FL | 33040-3801 |
| CABALEIRO MARTA | 2311 FOGARTY AVE | | 2311 FOGARTY AVE | | KEY WEST | FL | 33040-3809 |
| GUIDANCE CARE CENTER INC | 1205 4TH ST | | 1205 FOURTH ST | | KEY WEST | FL | 33040 |
| HABECK JACKSON R AND SHELLY | 2213 FOGARTY AVE | | PSC 809 BOX 2186 | | FPO | AE | 09626-9997 |
| | | | | | | | |