

Major Development Plan and Conditional Use – 616 Simonton Street (RE# 00012210-000000; 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station #2 and 40,720 square foot parking lot in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958(3) and 122-808 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

The applicant, Anthony D. Sarno, mbi-k2m Architecture, Inc., gave members an overview of the Major Development Plan and Conditional Use request as well as the Variance request (item # 6).

Ms. Haller gave members an overview of the Major Development Plan and Conditional Use request as well as the Variance request (item # 6).

The following members of the public spoke on the matter:

- Richard J. McChesney,
- 526 Southard. Tim Grosseup,
- 601 Angela. Anthony Yaniz, City of Key West

Mr. Craig stated that the public restrooms are required and will be open from 8:00am to 10:00pm.

Mr. Craig commented on the access to adjacent properties. The firehouse does not impede access nor was it established via an easement. Mr. Craig stated that the generator is located in an unobtrusive location and is used for emergency purposes only and occasional testing.

Mr. Craig stated that the multi-modal transit usage may be used by city buses, and is designed to accommodate trollies, but not The Duck. He stated that the public may utilize this area as well as taxis and limousines and that the commercial use of the location is subject to agreement and approval by the City Commission.

Mr. Craig stated that the landscape plan was approved by the Tree Commission and the site plan was approved by HARC.

Vice-Chairman Root stated that a cover on the generator would lessen any noise.

Mr. Browning inquired if the architect reviewed and is in agreement with the recommendation on page 17 of the package.

Chairman Klitenick arrived at 6:50pm and established with counsel that he is allowed to vote on the Major Development Plan and Conditional Use request.

A motion to approve the Major Development Plan and Conditional Use with the conditions listed below was made by Mr. Browning and seconded by Mr. Gilleran.

Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval on page 5 of 18 are incorporated by reference.
2. The ADA parking spaces must meet Federal guidelines.
3. Variances associated with the Major Development Plan request be approved by the Planning Board, as applicable.
4. In order to reduce impacts on the surrounding community, the Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
 - A. An eight foot opaque construction fence will be erected around the property;
 - B. During demolition, the building will be pressure sprayed with water to control dust;
 - C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
 - D. All waste containers should be covered at the end of each working day;

- E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
- F. Josephine Parker Road would remain open throughout construction.
- G. The Construction Management Plan shall include “Construction of the facility will meet or exceed the criteria in the City’s Local Business Preference Regulations.”

Conditions to be completed prior to the issuance of a certificate of occupancy:

- 5. The two properties are combined with a unity of title to create one real estate number.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection.

- 6. Hours of operation of the public restrooms are limited to 8 AM to 10 PM daily.

Motion was carried by unanimous voice vote.

SO ORDERED.