

StorCon Development, LLC

Application for Preliminary Authorization to Negotiate
Development Agreement with City

Location



Existing Conditions

(Shell Gas Station to Remain Unchanged; Sunshine Scooter Rental to be Demolished)

1900 N. ROOSEVELT BLVD.
(TO REMAIN UNCHANGED)



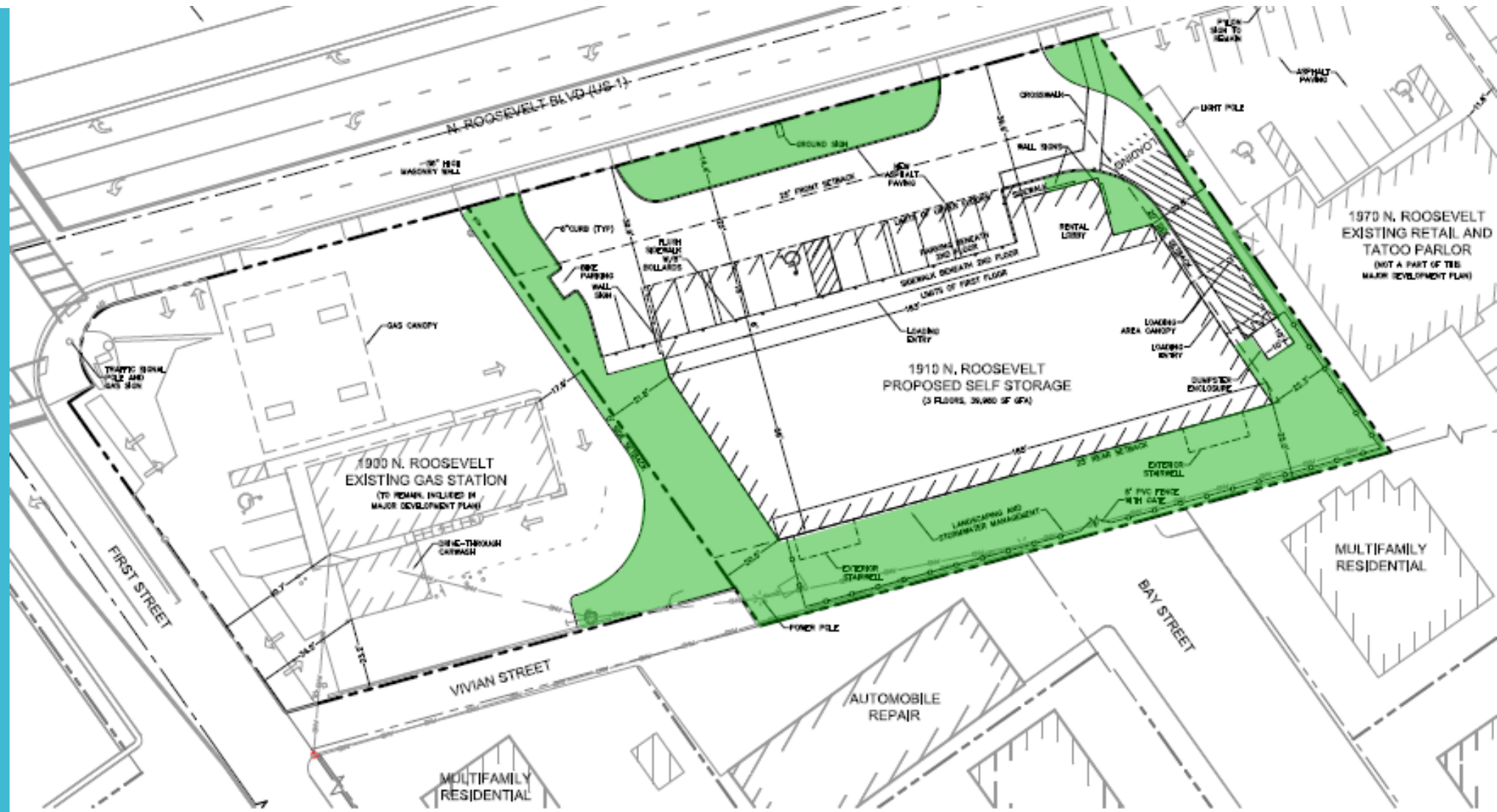
1910 N. ROOSEVELT BLVD.
(TO BE DEMOLISHED)



Preliminary Elevation



Conceptual Site Plan



Self-Storage

- Allowed use in General Commercial (CG) Zoning District
- Need in the community
 - Price of storage is exceptionally high
 - Primarily serves residents
- Low volume, low traffic and low impact
 - Compatible with nearby residential areas
 - Significant net reduction in traffic on N. Roosevelt Blvd compared to current use

Preliminary Authorization

Sec. 90-678. - Initiation of process by applicant.

A property owner desiring to enter into a development agreement with the city shall make a written request for such development agreement to the city administrative official and pay the fee as is established by resolution of the city commission. Such written request shall identify the lands which are desired to be subject to the development agreement and shall identify all legal and equitable owners having any interest in such property. Such ownership interest shall be certified by a title company or an attorney at law licensed to practice law in the state. If any partnership, joint venture or other entity, other than an individual, owns a legal or equitable interest in the subject property, all principals and other persons with interest in such partnership or joint venture shall be revealed. If any corporation owns a legal or equitable interest in the subject property, the officers and directors and any shareholder owning more than ten percent of the interest in the corporation shall be revealed.

(Ord. No. 97-10, § 1(1-3.3), 7-3-1997)

Sec. 90-679. - Preliminary actions by city commission.

Upon receipt of a request to enter into a development agreement with the city, the city administrative official shall place the matter on the agenda of the city commission. The city commission, after considering staff comments, shall, in its sole and absolute discretion, determine whether or not to enter into a development agreement and to pursue negotiations with the property owner.

(Ord. No. 97-10, § 1(1-3.4), 7-3-1997)

- Key West Code of Ordinances requires this preliminary approval before negotiating

Request

- We respectfully request that the City Commission approve preliminary authorization to negotiate a Development Agreement with the City

THANK YOU

