

Application

December 21, 2023

ELECTRONIC MAIL:

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040



Re: Application for Conditional Use – 922 Truman Avenue, Key West, FL 33040

Ms. Halloran:

Please see attached application for a Conditional Use at 922 Truman Avenue, Key West, Florida 33040 (the “Property”). I am proposing to use the property for golf cart rentals which is a conditional use in the HNC-1 zoning district.

Conditional Use and Development Plan:

Existing Conditions:

- A. **Survey:** Please find a copy of the survey for the subject property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** Please see the enclosed survey.
- C. **Existing stormwater retention areas and drainage flows:** No changes to on-site stormwater are affected by this change of retail use.
- D. **A sketch showing adjacent land uses, buildings and driveways:** Please see the enclosed documents.

Proposed Development:

- A. **Site Plan:** Please find a copy of the site plans for the subject property included in this application.
- B. **Building Elevations:** Please find a copy of the site plans for the subject property including the applicable elevations and floor plans.
- C. **Drainage Plan:** The proposed use and construction will not increase the impervious surface ratio.
- D. **Landscape Plan:** Not applicable.

Solutions Statement We are seeking to provide small recreational power-driven equipment rentals. The small recreational power-driven equipment shall be stored on-site within the parking on-site parking lot as indicated on the site plan. The proposed use is similar and complimentary to other uses in the immediate area and provides an alternate means of transportation for hotel guests and tourists.

Conditional Use Criteria Section 122-62:

A. Findings:

The Planning Board may find that the application meets the code purpose of ensuring 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.”

B. Characteristics of use described

1. **Scale and intensity of the proposed conditional use as measured by the following:**
 - a. **Floor area ratio:** The floor area ratio will not change as part of this proposal.
 - b. **Traffic generation:** The rentals will primarily serve the guests of the abundant local hotels/guest houses in the vicinity of the Property.
 - c. **Square feet of enclosed building for each specific use:** The footprint of the existing building will remain unchanged from its current 1,320 square feet.
 - d. **Proposed employment:** Not applicable.
 - e. **Proposed number and type of service vehicles:** Applicant is not proposing any service vehicles only the rental vehicles will be on site.
 - f. **Off-street parking needs:** The property currently has 9 delineated parking spaces. The parking has been revised to accommodate 11 parking spaces to allow for the use of 33 RRVs on site at a time.

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:** The property has adequate utilities to support the proposed use.
 - b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
 - c. **Roadway or signalization improvements, or other similar improvements:** Not applicable.
 - d. **Accessory structures or facilities:** Not applicable.
 - e. **Other unique facilities/structures proposed as part of site improvement:** Not applicable.

3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
 - a. **Open space:** No change from existing conditions.
 - b. **Setbacks from adjacent properties:** Not change from existing conditions.
 - c. **Screening and buffers:** Not applicable.
 - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No change from existing conditions.
 - e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** Smoke, odor, noise and other noxious impacts will not be triggered by this application.

C. Criteria for conditional use review and approval

1. **Land use compatibility:** The conditional use is compatible with the surrounding area in that the neighborhood contains multiple hotels and other transient living facilities. The neighborhood is also made up of commercial and residential uses and fronts along one of the city's major thoroughfares.
2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site is adequate to accommodate the proposed scale and intensity of the conditional use requested.
3. **Proper use of mitigative techniques:** Applicant will comply with all garbage and waste requirements to support the proposed use.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval.
6. **Additional criteria applicable to specific land uses**
 - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
 - b. **Residential development:** Not applicable. This application does not contemplate residential development.
 - c. **Commercial or mixed-use development:** The proposed conditional use is compatible to the existing and surrounding uses.
 - d. **Development within or adjacent to historic district:** This Property is within the historic district. HARC approval will be required for any signage or exterior alterations to the structure.
 - e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
 - f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
 - g. **Adult entertainment establishments:** Not applicable.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

David Stone



843-360-3690



**DEVELOPMENT PLAN AND
CONDITIONAL USE APPLICATION**
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

Historic District

Yes

No

Please print or type:

- 1) Site Address: 922 Truman Ave Key West Florida 33040
- 2) Name of Applicant: Go Fast Motorsports, LLC
- 3) Applicant is:
Property Owner:
- Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 333 Harbour View Dr Myrtle Beach, SC 29579
- 5) Applicant's Phone #: 843-360-3690 Email: signature_properties@yahoo.com
- 6) Email Address: gofastgolfcarts@gmail.com
- 7) Name of Owner, if different than above: _____
- 8) Address of Owner: 333 Harbour View Dr. Myrtle Beach, SC 29579



change



9) Owner Phone #: 843-360-3690 Email: signature.properties@yahoo.com
 10) Zoning District of Parcel: HNC-1 RE# _____

11) Is Subject Property located within the Historic District? Yes 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 will use current building as rental office and small showroom for purpose of renting GOLF carts

13) Has subject Property received any variance(s)? Yes _____ No
 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
 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.

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 (Survey must be within 10 years from submittal date of this application) 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.

- 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.
- (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 hospitalbeds; 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 siting 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.

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 complies 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
- (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-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.

Verification



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, DAVID Stone, in my capacity as Mo Fast owner
(print name) *(print position; president, managing member)*
of Mo Fast motors parts, LLC.
(print name of entity)

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:

922 Truman Ave.
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 Applicant

Subscribed and sworn to (or affirmed) before me on this 12-14-23 by
DAVID Stone *date*
Name of Applicant

He/She is personally known to me or has presented South carolin Driver License as identification.

[Signature]
Notary's Signature and Seal

Mark Hardee
Name of Acknowledger typed, printed or stamped

9-20-2028
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, Jason Ferree as
Please Print Name of person with authority to execute documents on behalf of entity

922 Truman LLC of Jason Ferree
Name of office (President, Managing Member) Name of owner from deed

authorize David Stone GoFast Motorsports LLC
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12/14/23
Date

by David Stone
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal



Shanesha Estephor
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

PREPARED BY:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE21-096
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$7,700.00

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TRUSTEES' DEED

THIS TRUSTEE'S DEED is made on this 7 day of September, 2021, between MICHAEL L. BROWNING, A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE OF THE MICHAEL L. BROWNING REVOCABLE TRUST DATED JUNE 28, 1991, whose address is 402 Appelrouth Lane, Key West, FL 33040 (hereinafter referred to as "Grantor"), and 922 TRUMAN, LLC, a Florida limited liability company whose address is 13362 Highway 41, Tracy City, TN 37387 (hereinafter referred to as "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of *ONE MILLION ONE HUNDRED THOUSAND & 00/100^{ths} DOLLARS (\$1,100,000.00)* and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 922 Truman Avenue, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN FEBRUARY, 1829, AS A PART OF TRACT 13, BETTER DESCRIBED AS LOT 3, OF SQUARE 2, OF TRACT 13, ACCORDING TO GEORGE G. WATSON'S SUBDIVISION OF PART OF SAID TRACT 13, WHICH SUBDIVISION IS RECORDED IN DEED BOOK "I", PAGE 209, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. COMMENCING AT THE COMET OF PACKER AND DIVISION STREETS, AND RUNNING THENCE ALONG PACKER STREET IN A SOUTHEASTERLY DIRECTION 100 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 62 FEET AND 4 INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 100 FEET TO DIVISION STREET; THENCE ALONG DIVISION STREET IN A SOUTHWESTERLY DIRECTION 62 FEET AND 4 INCHES TO POINT OF BEGINNING. A/K/A 922 TRUMAN AVENUE, KEY WEST, FLORIDA.

PARCEL IDENTIFICATION No.: 00031080-000000; ALTERNATE KEY ("AK") No.: 1031861

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Survey

Site Plans

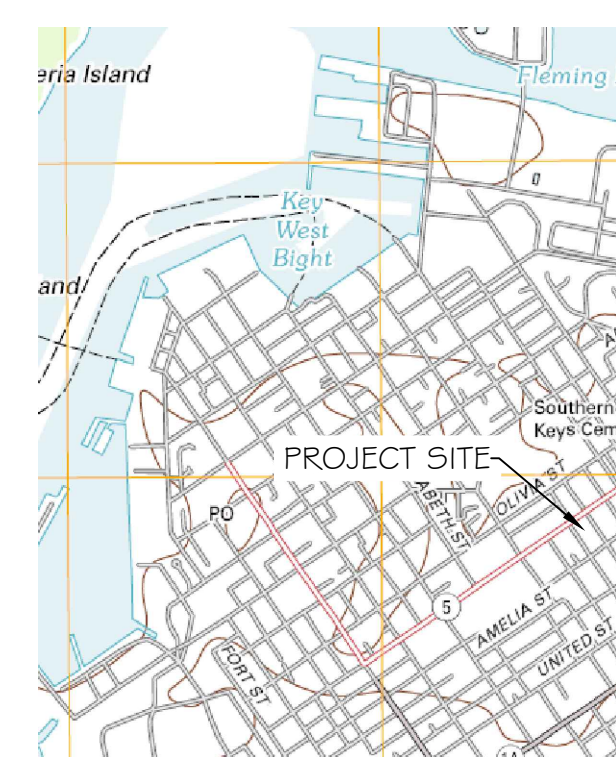
BEARING BASE:
ALL BEARINGS ARE BASED
ON 55°56'40"W ASSUMED
ALONG THE CENTERLINE OF
TRUMAN AVENUE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

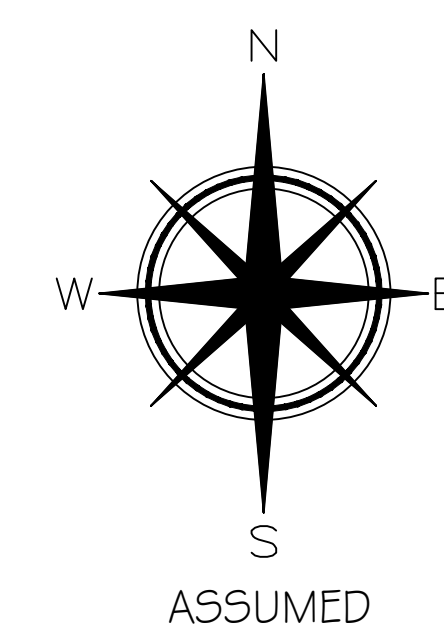
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
922 TRUMAN AVE
KEY WEST, FL 33040

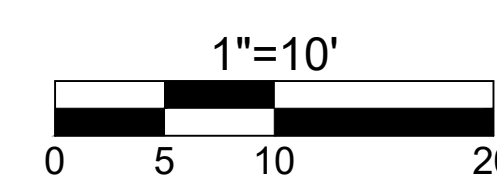
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A



LOCATION MAP - NTS
SEC. 06-TG85-R25E

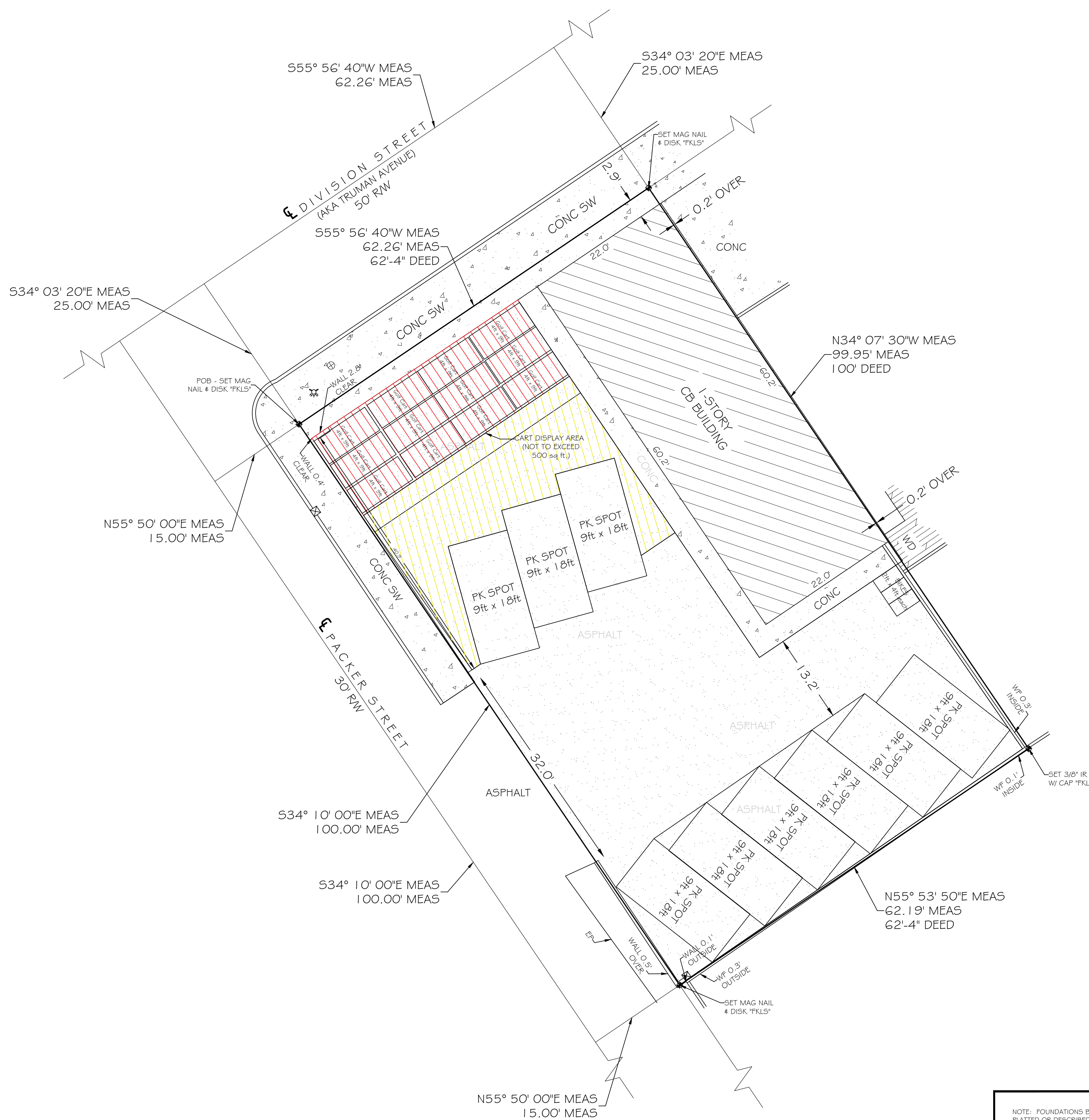


ASSUMED



1"=10'

TOTAL AREA = 6220.78 SQFT ±



NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACKFLOW PREVENTER	GLW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HS = HOSE END	POE = POINT OF REVERSE CURVE
C4 = 4" CONCRETE CURB & GUTTER	IR = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	IRN = IRON ROD	MOV = MOVEMENT
CL = CENTERLINE	L = LINE LENGTH	PT = POINT OF TANGENT
CLF = CHAINLINK FENCE	LS = LANDSCAPING	R = RADIUS
CM = CONCRETE MONUMENT	MB = MAILBOX	RAW = RIGHT OF WAY LINE
CONC = CONCRETE	MEAS = MEASURED	SDCS = SANITARY SEWER CLEAN OUT
COP = CONCRETE POWER POLE	MT = METAL FENCE	SW = SIDE WALK
COVD = COVERED	MWAL = MEAN HIGH WATER LINE	TRM = TEMPORARY BENCHMARK
CSAS = CRANKCASE ASSESSMENT	NOVD = NATIONAL GEODETIC	TOS = TOP OF BANK
EL = ELEVATION	NTS = NOT TO SCALE	TOS = TOP OF SLOPE
ENCL = ENCLOSURE	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EP = EDGE OF PAVEMENT	OW = OVERHANG WIRE	TYP = TYPICAL
FI = FIRE HYDRANT	PC = POINT OF CURVE	UR = UNREADABLE
FI = FENCE INSIDE	PM = PARKING METER	US = UTILITY EASEMENT
FO = FENCE OUTSIDE	POC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FOL = FENCE ON LINE	PRM = PERMANENT CONTROL POINT	WF = WOOD FENCE
	PK = PARKER KALON NAIL	WL = WOOD LANDING
	POB = POINT OF BEGINNING	WM = WATER METER
		WPP = WOOD POWER POLE
		WV = WATER VALVE

CERTIFIED TO -

922 Truman LLC;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Fidelity National Title Insurance Company;
Chicago Title Insurance Company;

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WELL TEST STATION
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	TRASH CONTAINER		4" METAL BOLLARD
	FIRE HYDRANT		PARKING METER PAY STATION
	GUY WIRE		SPOT ELEVATION (TYPICAL)
	MAILBOX		TRAFFIC CONTROL BOX
	SANITARY CLEANOUT		ADA SURFACE
	SANITARY MANHOLE		TRAFFIC LIGHT POLE
	SIGN		
	TELEPHONE MANHOLE		
	WATER VALVE		
	LIGHT POLE		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

LEGAL DESCRIPTION -

On the Island of Key West and known as William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as Part of Tract 13, better described as Lot 3 of Square 2 of Tract 13, according to George G. Watson's Subdivision of Part of said Tract 13, which subdivision is recorded in Deed Book "I", Page 209, of the Public Record of Monroe County, Florida. Commencing at the corner of Packer and Division Streets, and running thence along Packer Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 100 feet to Division Street; thence along Division Street in a Southwesterly direction 62 feet and 4 inches to point of beginning. A/K/A 922 Truman Avenue, Key West, Florida.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED _____
ERIC A. ISAACS, PSM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7647

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

 FLORIDA KEYS LAND SURVEYING 21460 OVERSEAS HWY SUITE 4 CUDJOE KEY, FL 33042 PHONE: (305) 394-3690 EMAIL: FKL9email@gmail.com	BOUNDARY SURVEY MAP 922 TRUMAN AVENUE KEY WEST, MONROE COUNTY, STATE OF FLORIDA	
	FIELD WORK DATE: 12/15/2022 REVISION DATE: XX/XX/XXXX MAP DATE: 01/10/2023	JOB NO.: 22-303 DRAWN BY: IDG CHECKED BY: MPB

Traffic Study

KBP CONSULTING, INC.

January 24, 2024

Ms. Lori L. Thompson
Research & Planning Coordinator
Spottswood, Spottswood, Spottswood, Sterling PLLC
500 Fleming Street
Key West, FL 33040

**Re: 922 Truman Avenue Golf Carts – Key West, Florida
Traffic Statement**

Dear Lori:

There is an existing retail property located generally on the southeast side of Truman Avenue between Grinnell Street and Packer Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 922 Truman Avenue. The Applicant proposes to operate a golf cart rental business at this location. The request is for a total of 80 licenses with 33 of those golf carts to be parked on site. The balance of these vehicles (47 golf carts) will be located remotely for storage and maintenance purposes. (A specific location has not been identified; however, it will most likely be on Stock Island.) The purpose of this traffic statement is to document the operational characteristics of this facility and the anticipated roadway impacts associated with the location of a golf cart rental business at 922 Truman Avenue.

Location of Proposed Golf Carts & Roadway Access

The 922 Truman Avenue site will be the only location for customers to pick-up and drop-off these golf carts. According to the Applicant, the driveway on Truman Avenue will be closed and access will be provided only along Packer Street. This existing full access point will allow exiting golf carts to turn left or right onto Packer Street. And, in a similar manner, golf carts entering the site will be able to turn left or right into the site from Packer Street.

Trip Generation Analysis

These golf carts can be rented on an hourly or daily basis with most being rented on a daily basis. The trip generation characteristics associated with the proposed location of up to 80 rental golf carts at 922 Truman Avenue has been estimated based upon the trip generation characteristics of similar facilities in Key West. Based upon data and analyses previously submitted by our firm to the City of Key West, the anticipated golf cart rental trip generation rates are as follows:

- **Daily Trip Generation Rate:** 1.22 trips / golf cart
- **Peak Hour Trip Generation Rate:** 0.25 trips / golf cart

With up to 80 rental golf carts proposed to be available at 922 Truman Avenue, the number of new daily and peak hour trips to be generated are as follows:

- **Daily Trips = 98**
- **Peak Hour = 20**

Traffic Impacts

In accordance with Section 18-358 of the City's Code of Ordinances, the traffic impacts associated with the proposed golf cart rentals at the subject location must be addressed. More specifically, insignificant (or "de minimis") impacts are defined as those that constitute an impact of less than three percent (3.0%) of the capacity on the local transportation network.

KBP CONSULTING, INC.

Based upon the location of the proposed rental golf carts, it is expected that these vehicles will quickly disperse throughout the City's street grid network. As a result of this trip dispersion, impacts to any single roadway or intersection will be minimal. However, for the purposes of this traffic impact analysis, our focus is on Truman Avenue, Packer Street, Catherine Street, United Street, White Street, Elizabeth Street, and Duval Street.

The trip distribution patterns for this site have been developed based upon the surrounding roadway network and the area's land uses / attractions. The inbound and outbound trip distribution patterns are presented in Attachment A to this memorandum.

Capacity Analyses

The capacities of the study roadway segments were determined based upon data published by the Florida Department of Transportation (FDOT) in their latest *2023 Multimodal Quality / Level of Service Handbook (January 2023)*. The first step to determine the capacity of this roadway segment is to establish the FDOT context classification. This was done by reviewing the step-by-step guide in the *FDOT Context Classification Guide (February 2022)*. Within this study area, there is a mix of retail, office, institutional and residential uses with small blocks and a well-connected roadway network. As a result, this area has the characteristics associated with a "C4 – Urban General" classification.

The resulting daily and peak hour capacities of the two-lane roadways within the project study area are as follows:

- **State Roadways (Truman Avenue)**
 - 14,080 vehicles per day (vpd) (*LOS "D" volume of 17,600 vpd x 0.80 adjustment factor to account for the absence of exclusive left-turn lanes*)
 - 1,264 vehicles per hour (vph) (*LOS "D" volume of 1,580 vpd x 0.80 adjustment factor to account for the absence of exclusive left-turn lanes*)
- **Local Roadways (Non-State Roadways)**
 - 12,672 vehicles per day (vpd) (*LOS "D" volume of 17,600 vpd x 0.80 adjustment factor to account for the absence of exclusive left-turn lanes x 0.90 adjustment factor for a non-State signalized roadway*)
 - 1,137 vehicles per hour (vph) (*LOS "D" volume of 1,580 vpd x 0.80 adjustment factor to account for the absence of exclusive left-turn lanes x 0.90 adjustment factor for a non-State signalized roadway*)

Please see Attachment B for the referenced level of service thresholds published by the FDOT. The daily and peak hour traffic impacts on the surrounding (and primarily impacted) roadway segments are summarized in Table 1 on the following page.

As indicated in Table 1, the projected daily and peak hour vehicle trips associated with the proposed golf cart rentals at 922 Truman Avenue are substantially less than the 3.0% significance thresholds on each of the directly impacted roadway segments in close proximity to the site. Therefore, these volumes will not have a significant impact on the local street network.

Table 1 922 Truman Avenue - Golf Cart Rentals Key West, Florida						
Roadway	Daily			Peak Hour		
	Capacity	Project Traffic	% Impact	Capacity	Project Traffic	% Impact
Packer Street - Driveway to Truman Ave	12,672	69	0.54%	1,137	14	1.23%
Packer Street - Driveway to Catherine St	12,672	29	0.23%	1,137	6	0.53%
Packer Street - Catherine St to United St	12,672	20	0.15%	1,137	4	0.35%
Truman Avenue - Packer St to Elizabeth St	14,080	49	0.35%	1,264	10	0.79%
Truman Avenue - Elizabeth St to Duval St	14,080	44	0.31%	1,264	9	0.71%
Truman Avenue - Packer St to White St	14,080	20	0.14%	1,264	4	0.32%
Truman Avenue - NE of White St	14,080	10	0.07%	1,264	2	0.16%
White Street - NW of Truman Ave	12,672	5	0.04%	1,137	1	0.09%
White Street - SE of Truman Ave	12,672	5	0.04%	1,137	1	0.09%
Elizabeth Street - NW of Truman Ave	12,672	5	0.04%	1,137	1	0.09%
Duval Street - NW of Truman Ave	12,672	34	0.27%	1,137	7	0.62%
Duval Street - SE of Truman Ave	12,672	10	0.08%	1,137	2	0.18%
Catherine Street - NE of Packer St	12,672	5	0.04%	1,137	1	0.09%
Catherine Street - SW of Packer St	12,672	5	0.04%	1,137	1	0.09%
United Street - NE of Packer St	12,672	5	0.04%	1,137	1	0.09%
United Street - SW of Packer St	12,672	15	0.12%	1,137	3	0.26%

Conclusions

Based upon the foregoing analysis and assessment of the traffic operations associated with the proposed golf cart rentals to be located at 922 Truman Avenue in Key West, it is evident that the resulting daily and peak hour traffic can be accommodated well within the City's 3.0% traffic impact threshold on the directly impacted roadway segments. If you have any questions or require additional information, please do not hesitate to contact me.

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Trip Distribution Patterns

Attachment B

FDOT Level of Service Tables

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
 *Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
 ***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.