



**951 Caroline Street**

**Request to  
Amend/Terminate  
Parking Agreement**



**Approval**

RESOLUTION NO. 12-362

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING A MAJOR MODIFICATION TO THE MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPROVAL PREVIOUSLY APPROVED BY RESOLUTION 99-225 FOR THE PROPERTY LOCATED AT 951 CAROLINE STREET (RE #00002970-000000); PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE**

**Conditions to be completed prior to or in conjunction with the issuance of building permits:**

1. The applicant shall enter into a Parking Agreement to effectuate the provisions contained in Planning Board Resolution No. 2012-52 in a form approved by the Planning Director and the City Attorney. The City Manager is hereby authorized to execute the Parking Agreement in behalf of the City.

Filed with the Clerk December 5, 2012.

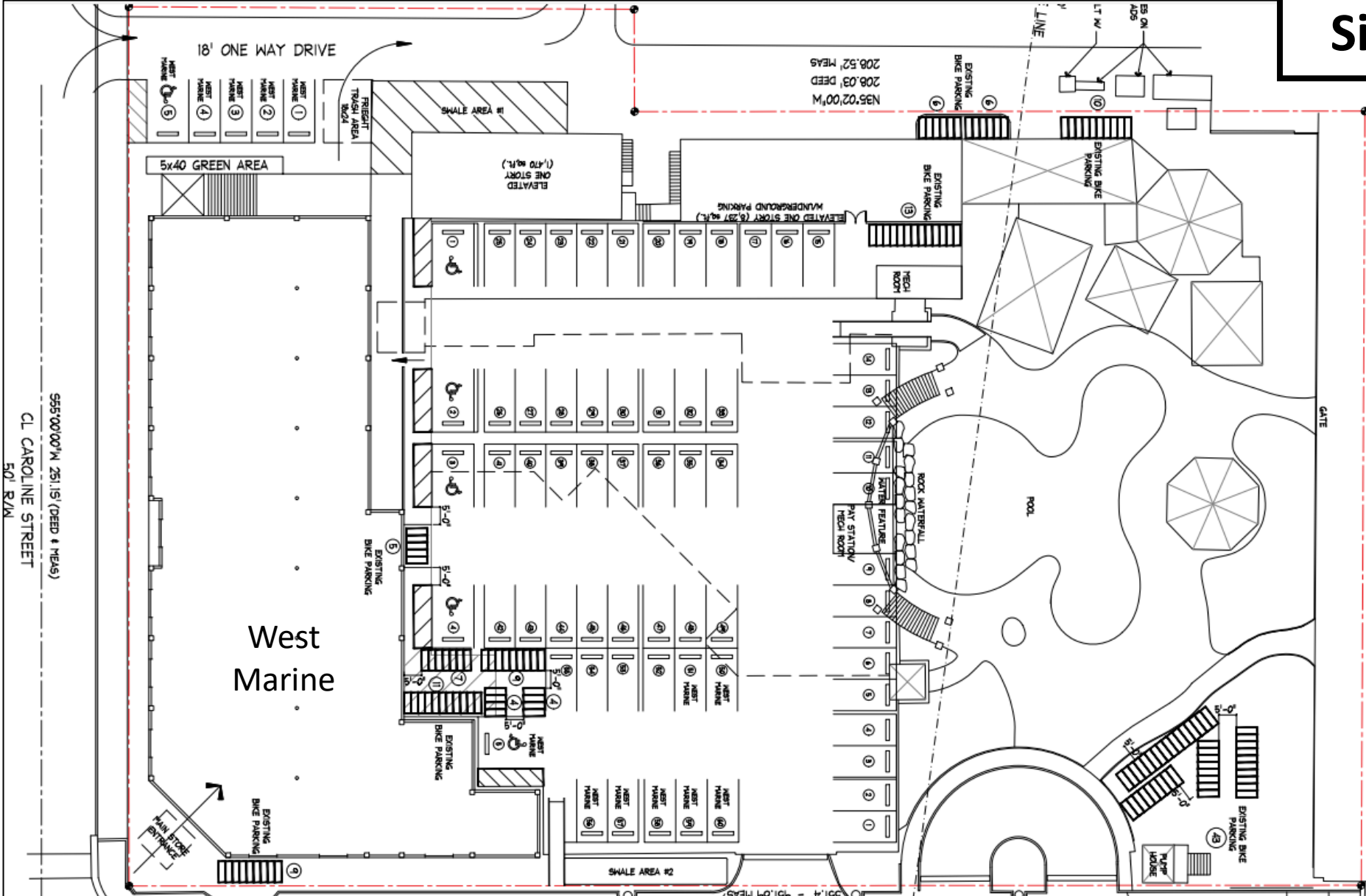
  
CRAIG CATES, MAYOR

ATTEST:  
  
CHERYL SMITH, CITY CLERK

# Location Map



# Site Plan



PARKING AGREEMENT

**THIS AGREEMENT**, is entered into this 24<sup>th</sup> day of January, 2013, between the City of Key West,

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Attached hereto as Exhibit A is a parking study completed based on an analysis of the existing development and the proposed redevelopment and the parking required for said redevelopment and the parking required for the existing development.

A second parking study shall be performed after the redevelopment is in operation (not less than 3 years or as the City deems appropriate) to evaluate the parking impacts of the redevelopment. The second study may serve as the basis to re-evaluate the terms of this parking agreement

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CITY OF KEY WEST, FLORIDA

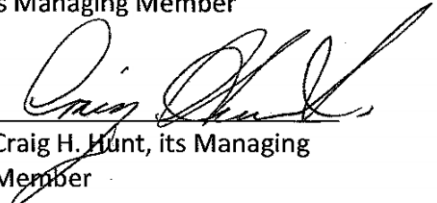
CONCH HARBOR RETAIL CENTER, LLC

BY:   
Bogdan Vitas, City Manager

BY: Conch Harbor Marina, LLC;  
its Managing Member



  
Cheryl Smith

BY:   
Craig H. Hunt, its Managing  
Member

# **KBP CONSULTING, INC.**

## **MEMORANDUM**

Date: March 9, 2020

Subject: West Marine – Key West  
Parking Utilization Study

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During the data collection time period, at no time did the number of West Marine-related vehicles parked in parking spaces designated for West Marine customers and employees exceed seven (7) vehicles. As such, the current parking supply of 13 parking spaces within the areas designated for West Marine operations is considered to be more than adequate to meet the typical peak day and peak season parking demand. Therefore, the reservation and/or utilization of parking spaces within the City's parking garage located across Caroline Street is unwarranted.

<b>West Marine Parking</b>	<b>Auto</b>	<b>Conch Harbor Parking</b>	<b>Auto</b>
LDR Required Spaces	45	Required Spaces (Res. 2012-52 & 12-362)	102
Functional Need (2020 Parking Study)	7	Less West Marine's Excess/ Unnecessary Spaces	-38
Difference (Unnecessary Spaces)	38	Total Spaces Required Onsite	64

<b>Existing Spaces</b>	<b>Auto</b>
West Marine On-site	13
West Marine Off-site	31
Total Existing On-site	71
Conch Harbor "Needed" Spaces	64



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