

## Carlene Smith

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**From:** Carlene Smith  
**Sent:** Friday, April 17, 2015 10:12 AM  
**To:** 'D.C. Ratcliff'  
**Subject:** RE: 1105 Simonton  
**Attachments:** 2002 survey.siteplan.pdf

Good morning Dave.

You are scheduled for the April 23<sup>rd</sup> Development Review Committee. However, before this item can be scheduled to be heard by Planning Board we will need the following:

1. I will need a detailed floor plan of the structure. The proposed floor plan will need to indicate the square footage for each specific use (existing and proposed).
2. Does the survey submitted reflect everything that is currently on the property? If not we will need an updated survey to include all structures and/or fencing on the property.
3. Will the proposed electric retail bike rental and sales be an accessory to what is currently there or will this become the primary use? The Licensing Dept has the following licenses active for this property:
  - Welding shop (15-00002926)
  - Steel Contractor (15-00002928)
  - Equipment rental (15-00007400)
  - Commercial Storage (15-00016660)
  - Contractor – Awning/shutter Installation Svcs (15-00018949)
  - Ticket Sales (15-00026968)
  - Retail Bicycles (15-00028503)
  - Bicycle Rentals (15-00028504)

Please contact me should you have any questions. Thank you.

### **Carlene Smith, LEED Green Associate, Planner II**

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**From:** D.C. Ratcliff [mailto:[rwokw@comcast.net](mailto:rwokw@comcast.net)]  
**Sent:** Wednesday, April 15, 2015 1:31 PM  
**To:** Carlene Smith  
**Subject:** Re: 1105 Simonton

Good afternoon Ms. Smith, our thoughts on the quantity is, we'd like to begin with two hundred and fifty electrically assisted bicycles, all stored and rented from within the existing 40'x50' metal building, shown on the survey with our initial application. Please let me know if this answers your questions or if I need to follow up. Thank you, Dave.

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**From:** "Carlene Smith" <[cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov)>  
**To:** [rwokw@comcast.net](mailto:rwokw@comcast.net)  
**Cc:** "Venetia A. Flowers" <[vflowers@cityofkeywest-fl.gov](mailto:vflowers@cityofkeywest-fl.gov)>  
**Sent:** Wednesday, April 15, 2015 12:02:58 PM  
**Subject:** 1105 Simonton

Good morning David.

I have a few questions regarding your request:

- Would you clarify how many electric bicycles will be at your location?
- Your traffic study states that there is already bike storage and rental at the Simonton location. We will need a floor plan showing the existing use (Welding, bicycle rental and any other existing vehicles being rented) and the proposed use (i.e., where the additional bikes will be stored, rented, etc..)

This item is tentatively scheduled to be reviewed by the Development Review Committee (DRC) on April 23<sup>rd</sup>. We will need the floor plan as soon as possible so that the members will have ample time to review. Please contact me should you have any questions. Thank you.

**Carlene Smith, LEED Green Associate, Planner II**

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