



601 Truman Ave –
919 Simonton Street

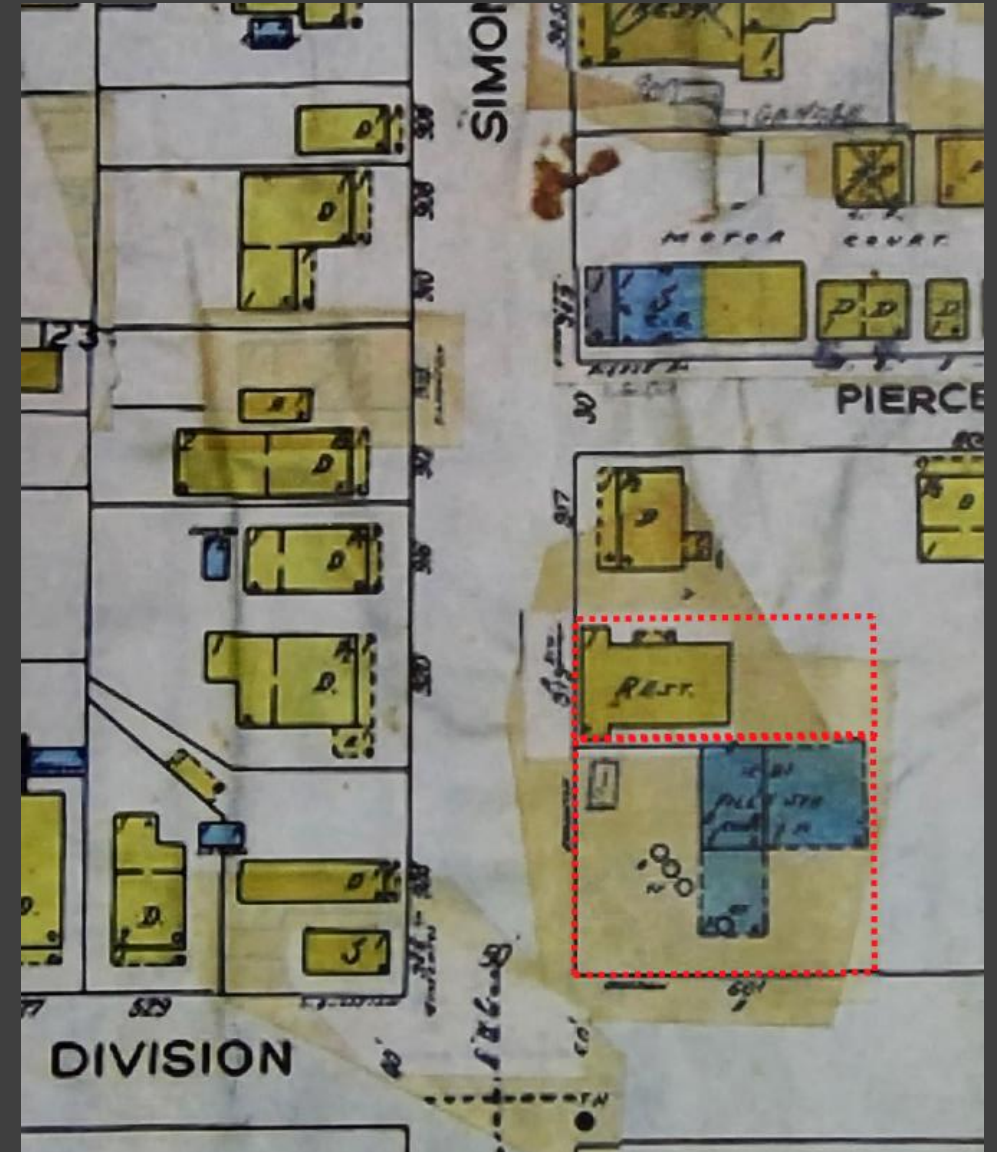
Major Dev. Plan with Conditional Use,
Variance, and Alcohol Sales Special Exception



Historic & Proposed Uses

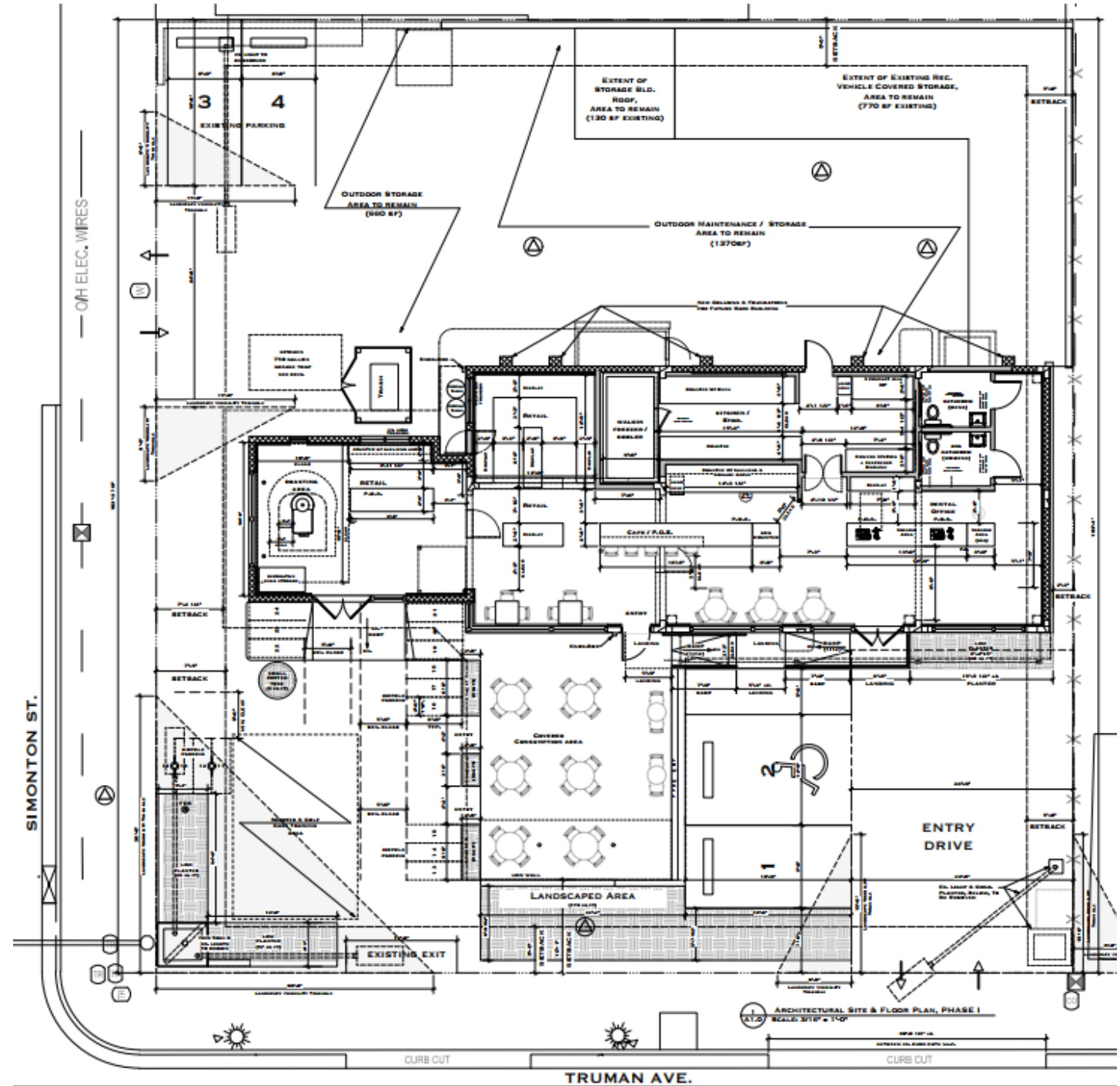
Year	Use(s)
~1926	Gas Station
~1945	Gas Station Restaurant
~1956	Gas Station
~1979	“Moped Hospital” rentals & servicing 2013 Grandfathered Licensing Letter: <ul style="list-style-type: none"> • 227 mopeds & Low Speed Cars • 150 Bicycles
Proposed	“Minty’s” rentals – <i>Licensed for:</i> <ul style="list-style-type: none"> • 227 mopeds & Low Speed Cars • 56 Bicycles “Cuban Coffee Queen” Restaurant 4 Affordable In-Fill Units

1945 Sanborn Map



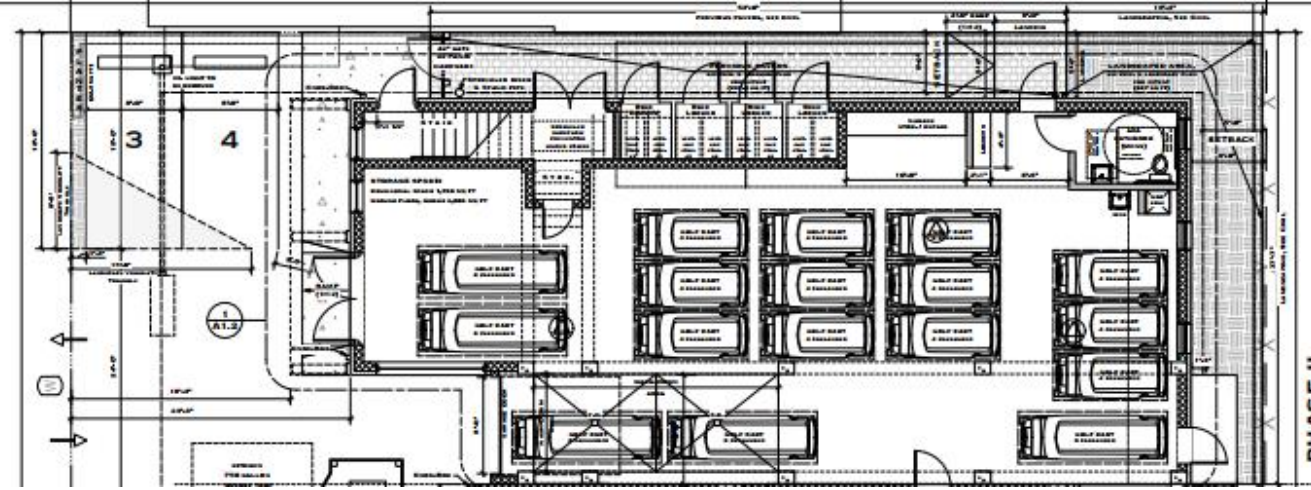
Phase 1 (601 Truman)

- Adaptive reuse of historic gas station building
- Add Cuban Coffee Queen restaurant w/ food & drink
- Add auto & bicycle parking
- Add landscaping
- Reduce rental service

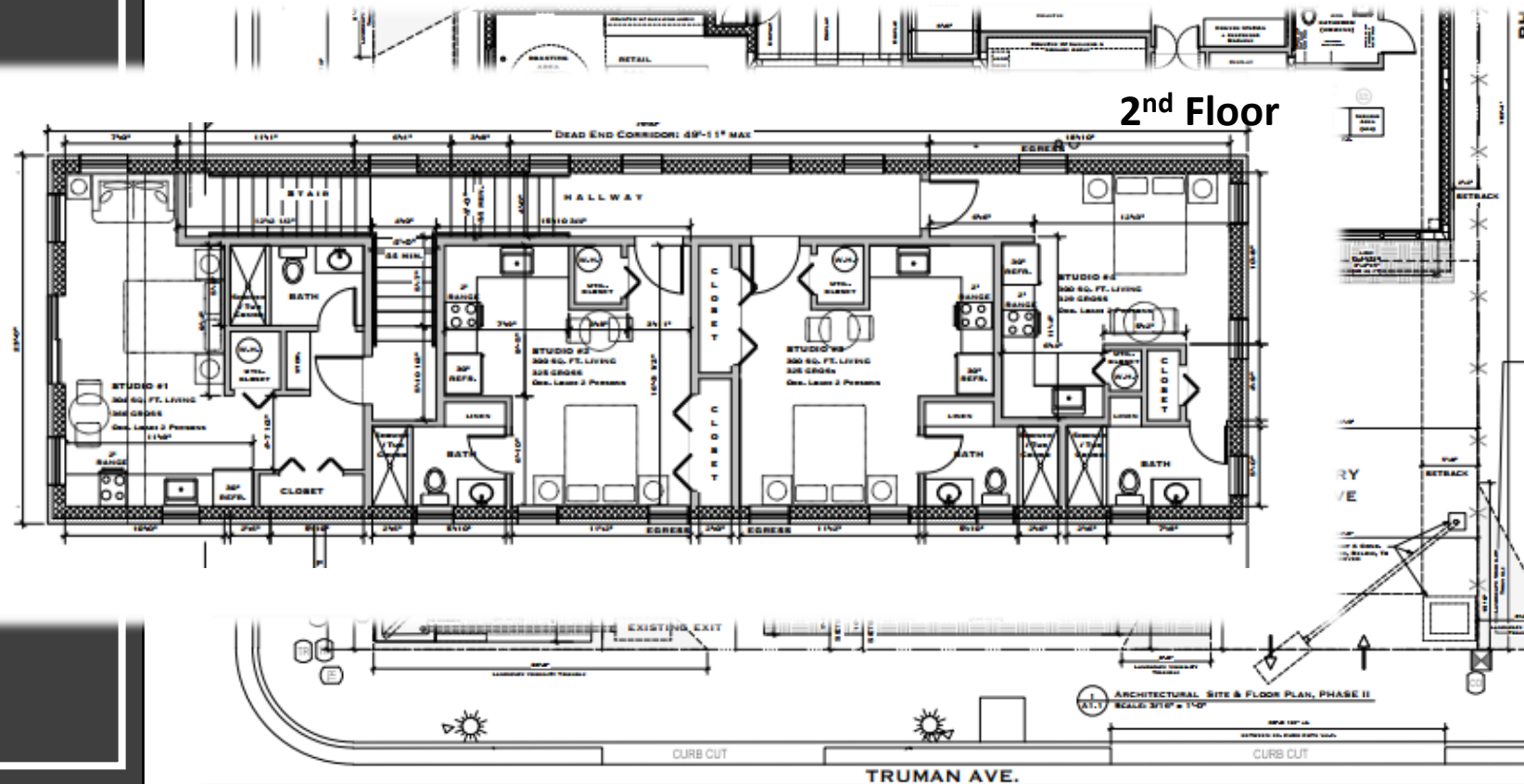


Phase 2 (919 Simonton)

- Remove nonhistorical, noncontributing structures
- Add new building w/ storage (down) & 4 affordables (up)
- Add bicycle parking
- Add landscaping
- Add stormwater
- Further reduce rental service



1st Floor



2nd Floor

Variances

Parking Demand: Existing 135.3 - Proposed 124

Decrease of 11.3 spaces

Parking Provided: Existing 2 (substandard) -
Proposed 4 (1 ADA, 1 standard, 2 8-ft wide compact)

Increase of 2 spaces

Impervious Surface: Existing 100% - Proposed
92.9%

Decrease of 7.1%

Building Coverage: Existing 42.1% - Proposed
53.4%

Increase of 11.3%

Min. Dwelling Size: Req'd 750 sq ft - Proposed
457 sq ft

Reduction of 293 sq ft

Side Yard Setback: Existing 0.0 ft
(nonhistorical) - Proposed 2.2 ft (existing historic)

Increase of 2.2 ft

Rear Yard Setback: Existing 0.0 ft
(nonhistorical, nonconforming) – Proposed 9.8 ft

Increase of 9.7 ft

Street Side Setback: Existing & Proposed 7.2ft
(existing historic)

Increase of 9.8 ft

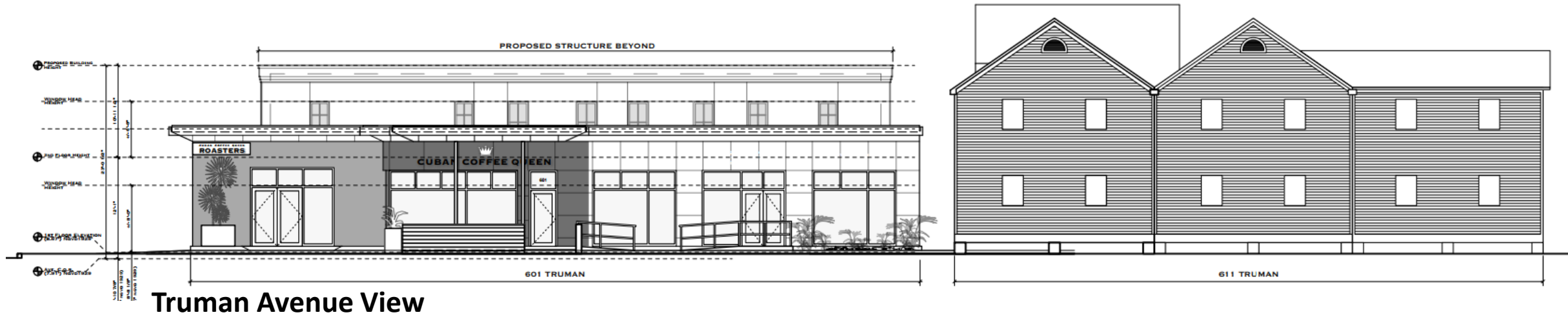
Open Space: Existing 0 sq ft - Proposed 723 sq ft

Increase of 723 sq ft

Landscaping: Existing 0 sq ft - Proposed 783 sq ft

Increase of 783 sq ft

Street Elevations Views

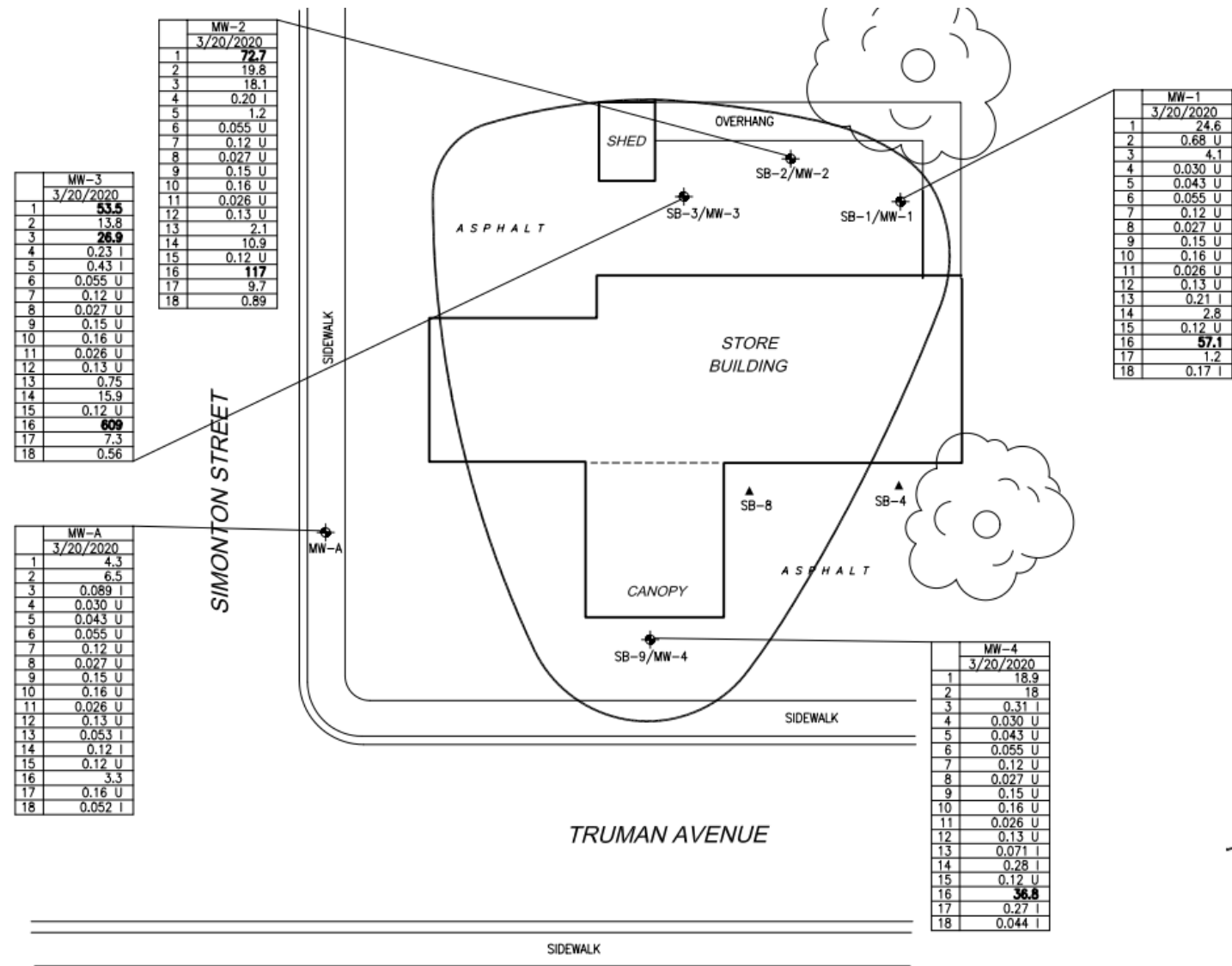


Environmental Findings

Underground plume of contaminants from historic gas station & tanks

Levels exceed FL Code at all monitoring well sites

FDEP identifies site



Environmental Cleanup

- DEP Petroleum Restoration Program (PRP)
 - State pays full funding for cleanup of site
 - DEP scoring rates up to 111
 - 601 Truman = Score 9
 - As of June 2022, DEP dropped threshold, now working on scores 10+
 - Several thousands of score 10s – will be more than 2 years to get through all 10s
- DEP Low Score Site Initiative (LSSI) for sites ≤ 29 score
 - State pays up to \$35,000 for assessment (i.e., size of plume, contamination levels)
 - State pays up to additional \$35,000 for remediation
 - 15+ months DEP review to determine candidacy
 - 601 Truman = Remediation to cleanup site will far exceed \$35,000 (LSSI not practical)
- Eligibility in DEP program(s) does not prevent property from being developed – must take appropriate measures for encountering contamination

Environmental Recommendations



- An FDEP-approved impermeable vapor barrier be installed beneath the footprint of the proposed new building at 919 Simonton Street.
- Stormwater management systems should be installed after the groundwater meets Chapter 62-777 Contaminant Cleanup Target Levels, or as otherwise directed by the City of Key West.
- Landscaping should be installed after the groundwater meets Chapter 62-777 Contaminant Cleanup Target Levels, or as otherwise directed by the City of Key West.

Proposed Redevelopment Plan

Phase I

1. Adaptively reuse the existing building as a restaurant;
2. Minimize penetrations to the impervious surface to prevent water infiltration until contamination levels meet Chapter 62-777 Contaminant Cleanup Target Levels; and
3. Install impermeable membrane (FDEP-approved) over penetration areas to eliminate contamination spread.

Phase II

1. Remove abandoned fuel tanks;
2. Minimize penetrations to the impervious surface to prevent water infiltration until contamination levels meet Chapter 62-777 Contaminant Cleanup Target Levels;
3. Install impermeable membrane (FDEP-approved) over necessary penetration areas to prevent water infiltration; and
4. Install impermeable membrane (FDEP-approved) under the proposed two-story building (commercial on first floor, residential on second floor).

Revisions to Conditions of Approval (slide 1 of 4)

Alcohol Sales Exception

4. The sale of beer and wine will be limited to the operating hours of the proposed restaurant ~~which may not exceed~~ and end by operating hours or 9:00 PM, whichever is earlier.

Major Development Plan

Move to subsection **Conditions prior to issuance of a building permit**

16. The applicant is to submit for a recorded unity of title to aggregate the two lots following approval by the City Commission ~~at least three weeks prior to being placed on a City Commission agenda.~~

Revisions to Conditions of Approval (slide 2 of 4)

Major Development Plan

Move to subsection **Conditions prior to issuance of a Certificate of Occupancy**

22. Per City Code, Section 108-997 (e), building permits for the four applicable housing units shall be obtained within two (2) years of the BPAS final determination award date (or within three years if an extension is granted). If a building permit is not issued within that timeframe, the allocated units will revert back to the City as recovered units for allocation during the following sequential award year. Nothing in this condition would prevent the expiration date of the BPAS approval from being extended pursuant to F.S. 252.363.

Revisions to Conditions of Approval (slide 3 of 4)

Major Development Plan

Added to subsection **General conditions**

(No. to be assigned). All buildings on site must be fire sprinkled. Phase 1 must include fire sprinkling of the front building. Phase 2 must include fire sprinkling of the rear building (both top and ground floors). And, all units must include carbon monoxide and smoke detection.

Revisions to Conditions of Approval (slide 4 of 4)

Major Development Plan

Added to subsection **General conditions**

(No. to be assigned). The applicant shall reduce the scope and scale of the existing operations of small recreational power-driven equipment (moped and low speed vehicle) rentals and bicycles by development phase. Phase 1 will include a reduction in the number of small recreational power-driven moped licenses from 177 to 127, an increase in the number of small recreational power-driven low speed vehicle rental licenses from 50 to 100, and a decrease in the number of bicycle licenses from 150 to 56. Phase 2 will include a further reduction in the number of bicycle licenses from 56 to 53.