



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**To:** City of Key West Planning Board

**From:** Patrick Wright, Planner II

**Date:** July 21, 2016

**RE:** **724 Caroline Street Request for Waiver to the Zoning in Progress for Parking Variances**

This request is for a waiver to the Zoning in Progress for a moratorium on parking variances. The City Commission added language to Ordinance 15-05 that states:

"An applicant may seek a waiver of the conditions imposed herein. To be eligible for a waiver, the applicant must demonstrate to the Planning Board that the amount of parking required by the code of ordinances is not necessary given the particular conditions of the proposed development. The Planning Board must make specific findings concerning the lack of need for vehicular parking based upon the use and occupancy of the proposed development."

Approval of this waiver request would not grant a parking variance to the applicant, but rather allow them to submit an application for a parking variance and follow standard due process.

**City Commission Ordinance 15-05**

**ORDINANCE NO. 15-05**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, INVOKING THE ZONING IN PROGRESS DOCTRINE; DECLARING THAT THE CITY IS CONSIDERING AMENDMENTS TO ITS LAND DEVELOPMENT REGULATIONS TO REDUCE THE NEED FOR PARKING VARIANCES; DIRECTING PLANNING DEPARTMENT STAFF TO DEFER THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR PARKING VARIANCES AND BICYCLE SUBSTITUTIONS; CONTINUING THIS POLICY UNTIL NEW OR AMENDED LAND DEVELOPMENT REGULATIONS ARE ADOPTED BY THE CITY COMMISSION OR UNTIL THE PASSAGE OF 360 DAYS FROM THE DATE OF THIS ORDINANCE, WHICHEVER OCCURS FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Key West City Commission is concerned about the increasing number of requests for variances to the City's off-street parking requirements and the cumulative effects of the approval of these requests on the public welfare; and

**WHEREAS**, the City Commission desires to review existing Land Development Regulations (the "LDRs") to determine whether there is a need to adopt amended off-street parking requirements and other relevant LDRs within the City of Key West; and

**WHEREAS**, the City Commission has directed Planning Department staff to develop any necessary proposed LDR amendments for City Commission review and adoption; and

**WHEREAS**, the City Commission wishes to definitively place all parties on notice that it is considering amending the LDRs and City Ordinances.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:**

**Section 1: Zoning in Progress. The City hereby recognizes that City Planning and**

Legal Department staff are researching the issue and preparing any necessary ordinances (the "Pending Ordinances") that would, if adopted, amend the LDRs. All affected property and business owners are placed on notice with respect to the Pending Ordinances and the action being taken by the appropriate departments within the City.

**Section 2:** The acceptance and processing of new applications for parking variances and bicycle substitutions shall be deferred by Planning Department staff upon passage of this Ordinance on first reading and ending as set forth in Section 3 below. Complete applications for parking variances submitted prior to the passage on first reading of this Ordinance shall be processed normally pursuant to the LDRs currently in effect. An applicant may seek a waiver of the conditions imposed herein. To be eligible for a waiver, the applicant must demonstrate to the Planning Board that the amount of parking required by the Code of Ordinances is not necessary given the particular conditions of the proposed development. The Planning Board must make specific findings concerning the lack of need for vehicular parking based upon the use and occupancy of the proposed development.

**Section 3:** That this Zoning-In-Progress policy shall be in effect until new or amended LDRs are adopted by the City Commission or until the passage of 360 days, whichever occurs first. This policy may be extended by Resolution of the City Commission for additional 180 day periods to complete the tasks outlined herein.

**Section 4:** **Public Notice.** The adoption of this Ordinance shall be evidenced by placement of a notice in a newspaper of general circulation within the City, in accordance with Chapter 50, Florida Statutes, within two weeks after adoption of this Ordinance. A copy of this Ordinance shall also be posted at City Hall for the next one hundred and eighty (180) days.

**Section 5:** If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the

remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

**Section 6:** All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

**Section 7:** This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission and approval by the Florida Department of Economic Opportunity pursuant to Chapter 380, Florida Statutes, however the City shall utilize March 3, 2015 as the date of commencement of the Zoning-in-Progress doctrine.

Read and passed on first reading at a regular meeting held this 3<sup>rd</sup> day of March, 2015.

Read and passed on final reading at a regular meeting held this 17<sup>th</sup> day of March, 2015.


Authenticated by the presiding officer and Clerk of the Commission on the 21<sup>st</sup> day of August, 2015.

Filed with the Clerk on August 21, 2015.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>

  
CRAIG CATES, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK



PHONE: (305) 809-3770  
FAX: (305) 809-3771

## Office of the City Attorney

POST OFFICE BOX 1409  
KEY WEST, FL 33041-1409

### Memorandum

TO: Mayor & Commissioners  
FROM: Shawn D. Smith, City Attorney  
RE: Additional Language for Second Reading -  
DATE: March 10, 2015

Mayor and Commissioners,

At the last Commission meeting, I was directed to include a hardship provision in the proposed Zoning in Progress ordinance regarding parking variances. I suggest the following language:

"An applicant may seek a waiver of the conditions imposed herein.

To be eligible for a waiver, the applicant must demonstrate to the Planning Board that the amount of parking required by the code of ordinances is not necessary given the particular conditions of the proposed development. The Planning Board must make specific findings concerning the lack of need for vehicular parking based upon the use and occupancy of the proposed development."

Please contact me with any questions or comments you may have.

A handwritten signature in black ink, appearing to be "S. D. Smith", is located at the bottom right of the page.



## EXECUTIVE SUMMARY

**To:** Jim Scholl, City Manager

**Through:** Sarah Hannah Spurlock, Assistant City Manager

**From:** Kevin Bond, AICP, Acting Planning Director / Senior Planner

**Meeting Date:** March 3, 2015

**RE:** Consideration of an ordinance to invoke the Zoning-in-Progress doctrine; declaring that the City is considering amendments to its Land Development Regulations to reduce the need for parking variances; directing Planning Department staff to defer the acceptance and processing of applications for parking variances and bicycle substitutions; continuing this policy until new or amended Land Development Regulations are adopted by the City Commission or until the passage of 360 days from the date of this ordinance, whichever occurs first, providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

### ACTION STATEMENT

**Request:** Consider invoking Zoning-in-Progress to amend the Land Development Regulations as needed to reduce the need for parking variances.

**Location:** Citywide

### BACKGROUND:

On January 7, 2015, Commissioner Teri Johnston requested that the City Manager prepare an ordinance invoking a second Zoning-in-Progress (ZIP) doctrine to address the proliferation of parking variance requests in Key West. Previously, the City Commission invoked a 360-day ZIP through the passage of Ordinance No. 13-20, which started November 6, 2013 and ended November 1, 2014. During that time, the City was unable to accept or process any variance applications that would have involved a reduction in required parking or substituting vehicular parking spaces for bicycle parking.

While the ZIP was in effect, the City took several steps to alleviate the demand on available parking. Last fall, the City initiated its new residential parking program, which requires proof that vehicles are registered to City residents or business owners, rather than any Monroe County resident. The City is currently investigating the potential construction of two new parking

garages in Old Town near the central business area. And the City is beginning a comprehensive update to its land development regulations (LDRs), including looking at innovative techniques to reduce the number of parking variances required by the City Code.

**ANALYSIS:**

Over the last few years, requests for variances to the City's off-street parking requirements have become more frequent as the local economy has recovered from the national recession. As properties have proposed new development or redevelopment, particularly within the Old Town historic district, property owners have frequently needed to apply for parking variances. This is because new or expanded uses, and changes of use to uses with higher parking requirements (i.e., restaurants, bars and lounges) trigger full compliance the minimum off-street parking requirements of the LDRs. Often times, there is already inadequate space to provide additional on-site parking, especially on built-out properties in Old Town. As a result, property owners have opted to apply for a parking variance. With a ZIP in place, property and businesses owners would have little choice but to defer their development plans or would be limited to the existing amount of development on their properties.

The purpose of a ZIP declaration is to give the City Commission and City staff up to 360 days to explore potential solutions and possible LDR amendments. Parking is a complex issue in Key West and there are many potential ways to alleviate the problem. Staff has identified the following issues that should be considered if the City Commission wishes to invoke a ZIP for parking variances:

1. How to overcome the already limited space available for on-street and off-street parking, particularly on built-out property in Old Town;
2. The availability and proximity of private and public parking lots to attractions and services;
3. Modifying the historic commercial pedestrian-oriented area, either by expanding the boundaries and/or amending the applicability and exceptions;
4. Modifying existing or creating new parking programs for residents, employees, etc.;
5. Consider transportation demand management techniques to encourage alternative modes;
6. Consider allowing shared use parking calculations and parking demand studies to substitute for the standard parking requirements and encourage mixed uses and reduced parking need;
7. Adequacy and convenience of public transit service for different types of riders (e.g., residents, tourists, commuters, etc.);
8. Review Zoning Maps and district standards to ensure that mixed-use, pedestrian-oriented and transit-oriented development are effectively encouraged through the allowed uses and maximum density and intensities.

The ZIP would begin as of the first reading of the ordinance on March 3, 2015 and would remain in effect for 360 days, or until new or amended LDRs are adopted, whichever occurs first.

**PLANNING BOARD RECOMMENDATION:**

The Planning Board reviewed the proposed ordinance on February 4, 2015 and by a unanimous 7-0 vote passed Resolution No. 2015-07 recommending that the City Commission not pass or adopt a second Zoning-in-Progress for parking variances and bicycle substitutions. The Board's preference would be to allow property owners to apply for parking variances as currently provided by the LDRs, rather than re-impose another Zoning-in-Progress.



**PLANNING BOARD  
RESOLUTION NO. 2015-07**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
RECOMMENDING THAT THE CITY COMMISSION NOT  
PASS OR ADOPT AN ORDINANCE INVOKING THE  
ZONING-IN-PROGRESS DOCTRINE THAT WOULD DEFER  
THE ACCEPTANCE AND PROCESSING OF APPLICATIONS  
FOR PARKING VARIANCES AND BICYCLE  
SUBSTITUTIONS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on January 7, 2015, Commissioner Johnston requested that the City Manager prepare an ordinance invoking a second Zoning-in-Progress (ZIP) doctrine to address the proliferation of parking variance requests in Key West; and

**WHEREAS**, previously, the City Commission invoked a 360-day ZIP through the passage of Ordinance No. 13-20, which started on November 6, 2013 and ended November 1, 2014; and

**WHEREAS**, during the invocation of such a ZIP, the City is unable to accept or process any variance applications involving a reduction in required parking or substituting vehicular spaces for bicycle parking; and

**WHEREAS**, the new ZIP would begin as of the first reading of the ordinance by City Commission on February 18, 2015 and would remain in effect for 360 days, or until new or amended LDRs are adopted, whichever occurs first.

**WHEREAS**, the Planning Board conducted a public hearing on February 4, 2015 regarding the proposed ordinance and by a unanimous 7-0 vote recommended that the City Commission not pass or adopt a second ZIP for parking variances and bicycle substitutions.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE**

  
Chairman

  
Planning Director

**CITY OF KEY WEST, FLORIDA:**

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Planning Board, by a unanimous 7-0 vote, recommended that the City Commission not pass or adopt an ordinance invoking a second ZIP doctrine for parking variances and bicycle substitutions.

**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Read and passed on first reading at a regularly scheduled meeting held this 4th day of February, 2015.

Authenticated by the Chairman of the Planning Board and the Acting Planning Director.

  
Richard Klitenick, Planning Board Chairman

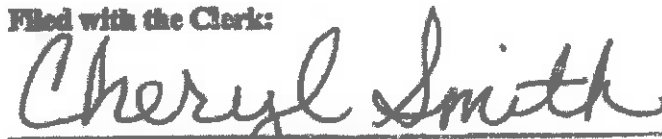
2/18/2015  
Date

Attest:

  
Kevin Bond, AICP, Acting Planning Director

2/16/2015  
Date

Filed with the Clerk:

  
Cheryl Smith, City Clerk

2-19-15  
Date

 Chairman  
 Planning Director

**STATE OF FLORIDA  
DEPARTMENT OF ECONOMIC OPPORTUNITY**

**RECEIVED  
CITY CLERK'S OFFICE  
2015 OCT 16 PM 3:34  
CITY OF KEY WEST  
KEY WEST, FLORIDA**

In re: **AN ORDINANCE OF THE CITY  
COMMISSION OF THE CITY OF  
KEY WEST, FLORIDA, ORDINANCE NO. 15-05**

**FINAL ORDER  
APPROVING CITY OF KEY WEST ORDINANCE NO. 15-05**

The Department of Economic Opportunity ("Department") hereby issues its Final Order, pursuant to § 380.05(6), Florida Statutes, approving land development regulations adopted by City of Key West, Florida, Ordinance No. 15-05 (the "Ordinance").

**FINDINGS OF FACT**

1. The City of Key West is designated by Chapter 28-36, Florida Administrative Code, and pursuant to §380.05, Florida Statutes, as an area of critical state concern.
2. The Ordinance was adopted by Key West, on August 21, 2015, and rendered to the Department on August 31, 2015.
3. The Ordinance, invoking the Zoning in Progress Doctrine, provides time for the City of Key West to review existing land development regulations to determine whether there is a need to adopt amended off-street parking requirements and other relevant land development regulations within the City.

**CONCLUSIONS OF LAW**

4. The Department is required to approve or reject land development regulations that are adopted by any local government in an area of critical state concern. § 380.05(6), Florida Statutes.

5. "Land development regulations" include local zoning, subdivision, building, and other regulations controlling the development of land. § 380.031(8), Fla. Stat. The regulations adopted by the Ordinance are land development regulations.

6. All land development regulations enacted, amended, or rescinded within an area of critical state concern must be consistent with the principles for guiding development for that area. § 380.05(6), Florida Statutes. The Principles for Guiding Development for the City of Key West is set forth in Rule 28-36.003, Florida Administrative Code.

7. The Ordinance is consistent with Policy 1-1.14.4 (Administer Land Use Controls), Policy 1-1.15.1 (Review the Impact of Change Indicators on Land Use Policy), and Policy 2-1.1.3 (Dense Urban Land Area) in the City of Key West Comprehensive Plan.

8. The Ordinance is consistent with the Principles for Guiding Development in Rule 28-36.003, as a whole, and is specifically consistent with the following Principles:

(1)(a) Strengthen local government capabilities for managing land use and development.

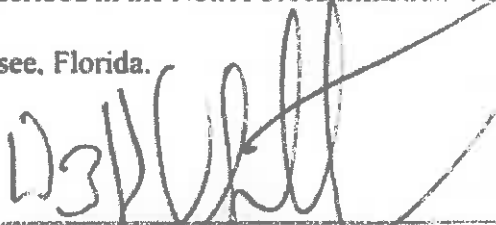
(1)(e) Protection of the historical heritage of Key West and the Key West Historical Preservation District;

(1)(h) Protection of the public health, safety, welfare and economy of the City of Key West and the maintenance of Key West as a unique Florida resource.

WHEREFORE, IT IS ORDERED that the Department finds that the City of Key West Ordinance No. 15-05 is consistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern and is hereby APPROVED.

This Order becomes effective 21 days after publication in the Florida Administrative Register unless a petition is timely filed as described in the Notice of Administrative Rights below.

DONE AND ORDERED in Tallahassee, Florida.

A handwritten signature in black ink, appearing to read 'W B Killingsworth', written over a horizontal line.

William B. Killingsworth, Director  
Division of Community Development  
Department of Economic Opportunity

**NOTICE OF ADMINISTRATIVE RIGHTS**

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

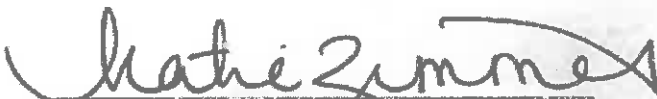
ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF THE FINAL ORDER BEING PUBLISHED IN THE FLORIDA ADMINISTRATIVE REGISTER. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
OFFICE OF THE GENERAL COUNSEL  
107 EAST MADISON ST., MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX 850-921-3230

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF THE FINAL ORDER BEING PUBLISHED IN THE FLORIDA ADMINISTRATIVE REGISTER.

**CERTIFICATE OF FILING AND SERVICE**

I HEREBY CERTIFY that the original of the foregoing Final Order has been filed with the undersigned designated Agency Clerk, and that true and correct copies have been furnished to the following persons by the methods indicated this 12<sup>th</sup> day of October, 2015.



Katie Zimmer, Agency Clerk  
Department of Economic Opportunity  
107 East Madison Street, MSC 110  
Tallahassee, FL 32399-4128

**By Certified U.S. Mail:**

Honorable Craig Cates  
Mayor, City of Key West  
3126 Flagler Ave.  
Key West, FL 33040

Thaddeus Cohen, Director  
Planning and Zoning Department  
City of Key West  
3140 Flagler Ave.  
Key West, FL 33040

Cheri Smith, Clerk  
City of Key West  
3126 Flagler Ave.  
Key West, FL 33040

# Application



D A V I D   K N O L L ,   A R C H I T E C T  
A R C H I T E C T U R E   A N D   G A R D E N   D E S I G N

6 / 17 / 2016

To: Patrick Wright  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

Subject: 724 Caroline Street Redevelopment - Request for Waiver from the  
Moratorium on Parking Variances

Patrick,

Bill Caldwell, owner of the cited property and my client, wishes to apply for a waiver from the City's current moratorium on parking variances. The documents attached to this letter will show the validity of his request for a waiver from the moratorium.

Please accept this request and schedule it for the next available Planning Board meeting.

Thank you,



David Knoll, Architect

## **Supporting Data for the Request for Waiver from the Moratorium on Parking Variances**

The property at 724 Caroline Street is located in the HNC-2 development district and is within the historic commercial pedestrian-oriented area as established by the Land Development Regulations. Permitted development in the HNC-2 district includes traditional neighborhood commercial services which generate low volumes of traffic due to limited floor area. The owner of the property intends to redevelop the property from its current use as a residence to low intensity commercial retail use of 670 square feet on the lower level at the front of the structure and a residential use on the lower and upper levels of the structure.

There is no preexisting parking on the historic site at 724 Caroline Street. Currently, the LDRs would require the owner to provide 3 spaces for the 670 square feet of planned commercial space and one space for the residential unit, for a total 4 spaces. The applicant seeks a waiver of the moratorium on parking variances for this property based upon the following:

1. The subject property is located within the HNC-2 district abutting the south side of Caroline Street and is designated as historic commercial pedestrian-oriented area which is characterized by many residences and popular hotels, guest houses, restaurants, bars, marina, and other tourist-oriented activities. Additionally, the Cruise Ship passenger and pedestrian corridor to the Historic District and Seaport stresses the preference of pedestrian over private automobile access. The area visitor survey that was conducted supports the emphasis of walking traffic throughout the district.
2. A two block radius survey of the pedestrian-oriented and Seaport area was conducted. As demonstrated by the attached sampling of visitors to the area, 32% of those interviewed arrived by private automobile and 68% arrived by the other methods listed on the survey. The apparently large ratio of automobile drivers is attributable to the proximity of the subject property to the parking facility at William and Caroline Streets.
3. The City has provided off street parking in the area bordered by Caroline, William and Margaret Streets and the former Waterfront Market building; in the Seaport area; and in the parking structure at Grinnell and Caroline Streets. Further development of more parking would constitute a detriment to the designation of the area as pedestrian-oriented.
4. The property is located in a heavily commercial block of Caroline Street between William Street and Peacon Lane. A new fitness facility and proposed restaurant have been constructed directly across from the site on the north side of Caroline Street without off street parking provisions. All but two lots on the south side in the 700 block of Caroline Street have been converted to commercial retail space, none of which provide parking. The entire south side of the 800 block of Caroline Street is developed as commercial, again without the provision of off street parking.
5. Finally, the configuration of the historic contributing structure on the site cannot physically accommodate the installation of four parking spaces and the circulation required for them.

For these reasons, the applicant respectfully submits this appeal to the Planning Board for a waiver from the moratorium on parking variances.

# HNC- 2 DISTRICT AND HISTORIC SEAPORT AREA VISITOR SURVEY

FOCUS OF SURVEY IS TO EVALUATE THE AUTOMOBILE PARKING REQUIREMENTS WITHIN THE PEDESTRIAN-ORIENTED AREA AS ESTABLISHED BY THE CITY CODES

- THOSE IN SURVEY: 1. PEDESTRIANS FROM HOMES, HOTELS AND GUEST QUARTERS;  
 2. PEDESTRIANS FROM OTHER LOCATIONS 3. BICYCLERS AND SKATE BOARDERS;  
 4. DRIVERS OF SCOOTERS; 5. PEDESTRIANS FROM CRUISE SHIPS; 6. TAXI RIDERS

DATE	TIME	NAME	ARRIVAL METHOD	SIGNATURE
6-14-16	9:00 AM	Susan Van Allen	Taxi	[Signature]
6-14-16	9:00 AM	TUTU VAN ALLEN	Taxi	[Signature]
6-14-16	9:25	Katherine Melic	Bike	[Signature]
6-14-16	9:30	Ian Murphy	car	[Signature]
6-14-16	9:30	Sue Letourne	CAR	[Signature]
6-14-16	9:47	Deanis Heppner	CAR	[Signature]
6-14-16	9:51	MARILYN	WALK	[Signature]
6-14-16	9:53	Wm. Noel	WALK	[Signature]
6-14-16	10:00	DOLISTALMAR	CAR	[Signature]
6-14-16	10:00	Lester	WALK	[Signature]
6-14-16	"	Jouen S.	WALK	[Signature]
6-14-16	10:00	RICH	WALK	[Signature]
6-14-16	10:09	by Singer	CAR	[Signature]
6-14-16	10:10	Sherri Hall	walk	[Signature]
6-14-16	10:30	Shirley	walk	[Signature]
6-14-16	10:45	Tom Wolk	Taxi	[Signature]
6-14-16	10:50	Tom M. Mattsson	CAR WALK	[Signature]
6-14-16	10:55	MARIE KLEIN	CAR	[Signature]
6-14-16	11:10	Rose Pumar	walked	[Signature]
6-14-16	11:11	Nelson Nader	walked	[Signature]
6-14-16	11:09	Ed Strickland	SCOOTER	[Signature]
6-14-16	11:10	DAVID MIX	CAR	[Signature]
6-14-16	12:00	Mike McManus	WALK	[Signature]
6-14-16	12:10	HUGH CORCORAN	Taxi	[Signature]
6-14-16	12:14	Don Kisse	PARK-PAY	[Signature]
6-15-16	10:00 AM	Rachel Davis	walking	[Signature]
6-15-16	10:10	ELAYNE HANCOCK	WALKING	[Signature]
6-15-16	10:15	L. RESNER	WALKING	[Signature]
6-15-16	10:15	A. DeBerry	WALKING	[Signature]
6-15-16	10:20	LYNNE FISCHER	PARKING	[Signature]
6-15-16	10:45	Linda Willoughby	walking	[Signature]
6-15-16	10:45	STEVINA SULLIVAN	DRIVING	[Signature]
6-15-16	10:50	Mike Cannon	WALKER	[Signature]
6-15-16	11:15	Kate Hammond	Drive	[Signature]
6-15-16	11:20	THEO GLORIE	SCOOTER	[Signature]
6-15-16	12:30	BILL LENNON	walking	[Signature]
6-15-16	12:40	Emilio Dario Brennan	Biking	[Signature]
6-15-16	12:45	Carolyn Taylor	Bike	[Signature]
6-15-16	12:55	Kevin Bader	Bike	[Signature]
6-15-16	1:00	MARK MOLSO	DRIVE	[Signature]
6-15-16	1:15	Bob Gough	DRIVE	[Signature]
6-15-16	1:25	Deborah Mellor	Bike	[Signature]
6-15-16	"	Damon M. UHL	CAB	[Signature]
6-15-16	1:30	Kristina Petrel	SCOOTER	[Signature]

# **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, WILLIAM M CALDWELL authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

DAVID KNOLL / DAVID KNOLL, ARCHITECT  
*Please Print Name of Representative*

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

*William M Caldwell*  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 12/11/15 by  
*date*

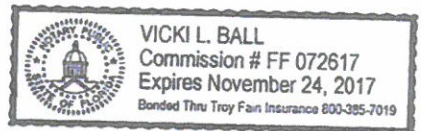
\_\_\_\_\_  
*Name of Authorized Representative*

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

*Vicki L Ball*  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# Verification

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an individual)

I, DAVID KNOLL, 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:

724 CAROLINE STREET KEY WEST, FLORIDA  
*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

[Handwritten Signature]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 21 DEC . 2015 by  
*date*

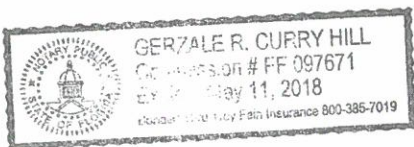
David Knoll  
*Name of Authorized Representative*

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

[Handwritten Signature]  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# Site Plans



# RENOVATION AND ADDITIONS FOR: 724 CAROLINE STREET KEY WEST, FLORIDA

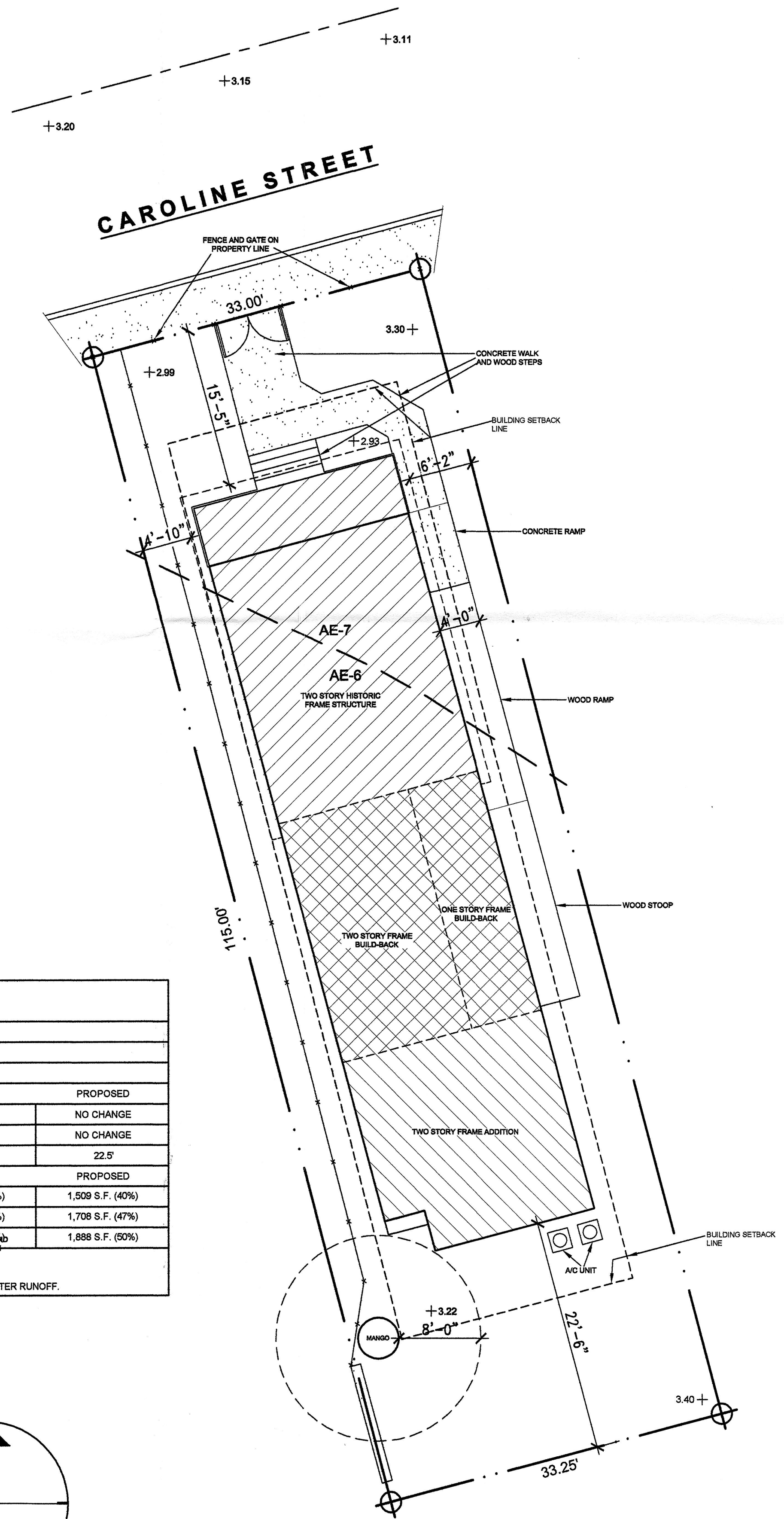
REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS FOR:

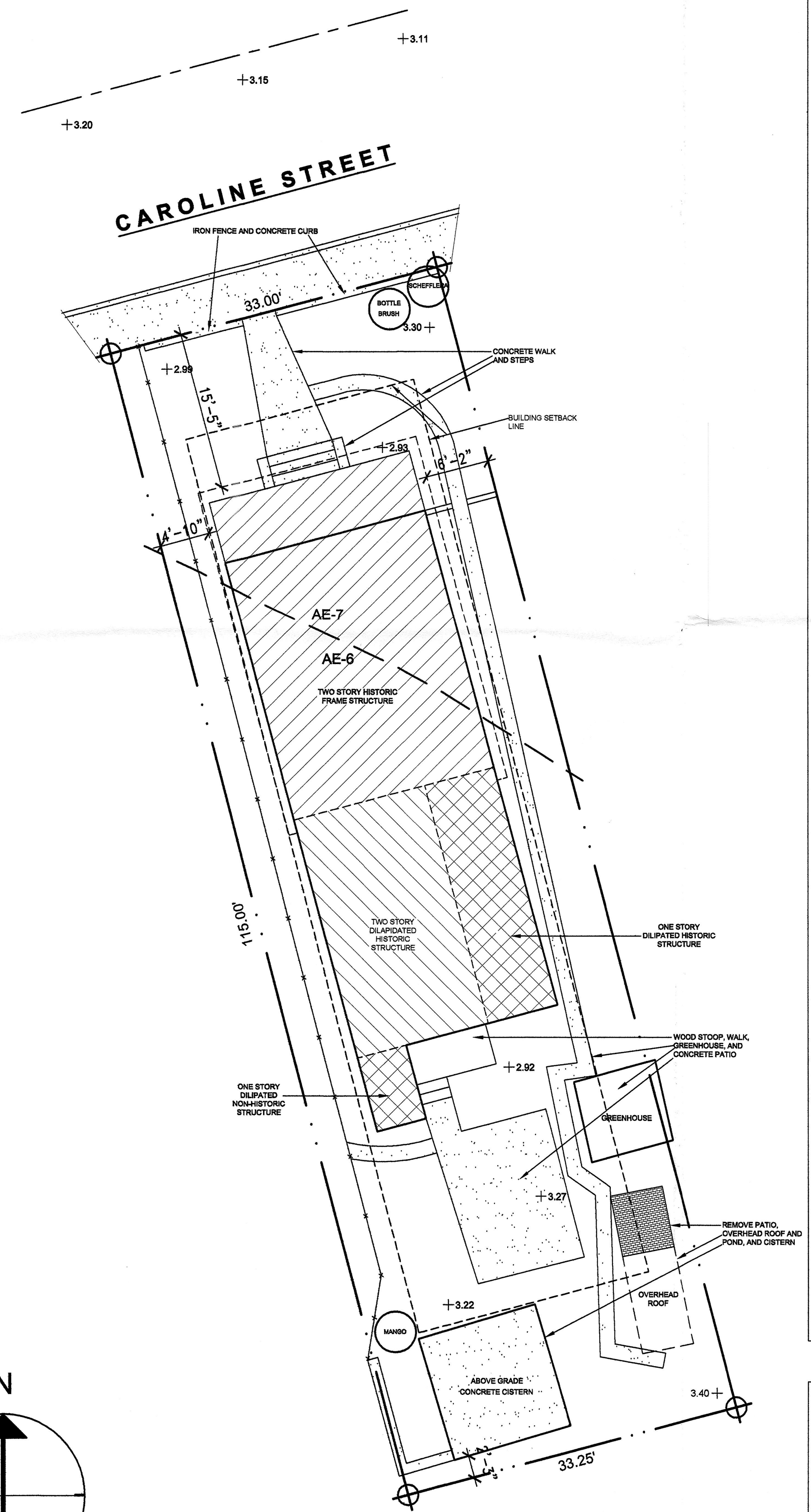
**724 CAROLINE STREET**

KEY WEST, FLORIDA

SITE DATA				
1. <b>LAND USE DISTRICT:</b> HNC-2 - HISTORIC NEIGHBORHOOD COMMERCIAL				
2. <b>FLOOD ZONE:</b> AE7 / BUILDING FLOOR ELEVATION: 5.4' NGVD				
3. <b>LOT AREA:</b> 3,812 S.F.				
4. <b>SETBACKS:</b>				
	REQUIRED	EXISTING	PROPOSED	
FRONT	10.0'	15.4'	NO CHANGE	
SIDE	5.0'	4.8' + 6.2'	NO CHANGE	
REAR	15.0'	2.2'	22.5'	
5. <b>LOT COVERAGE:</b>				
	REQUIRED	EXISTING	PROPOSED	
BUILDING	40% MAX. (1,525 S.F.)	1,586 S.F. (42%)	1,509 S.F. (40%)	
IMP. SURFACE	60% MAX. (2,287 S.F.)	1,944 S.F. (51%)	1,708 S.F. (47%)	
OPEN SPACE	35% MIN. (1,334 S.F.)	1,868 S.F. (49%)	1,888 S.F. (50%)	
6. <b>PROPOSED STORMWATER RETENTION:</b>				
THE WORK DEPICTED IN THESE DRAWINGS WILL DECREASE STORMWATER RUNOFF.				



**PROPOSED SITE PLAN**  
1/8" = 1' - 0"



**EXISTING SITE PLAN**  
1/8" = 1' - 0"

DATE OF ISSUE:  
**6 / 16 / 16**

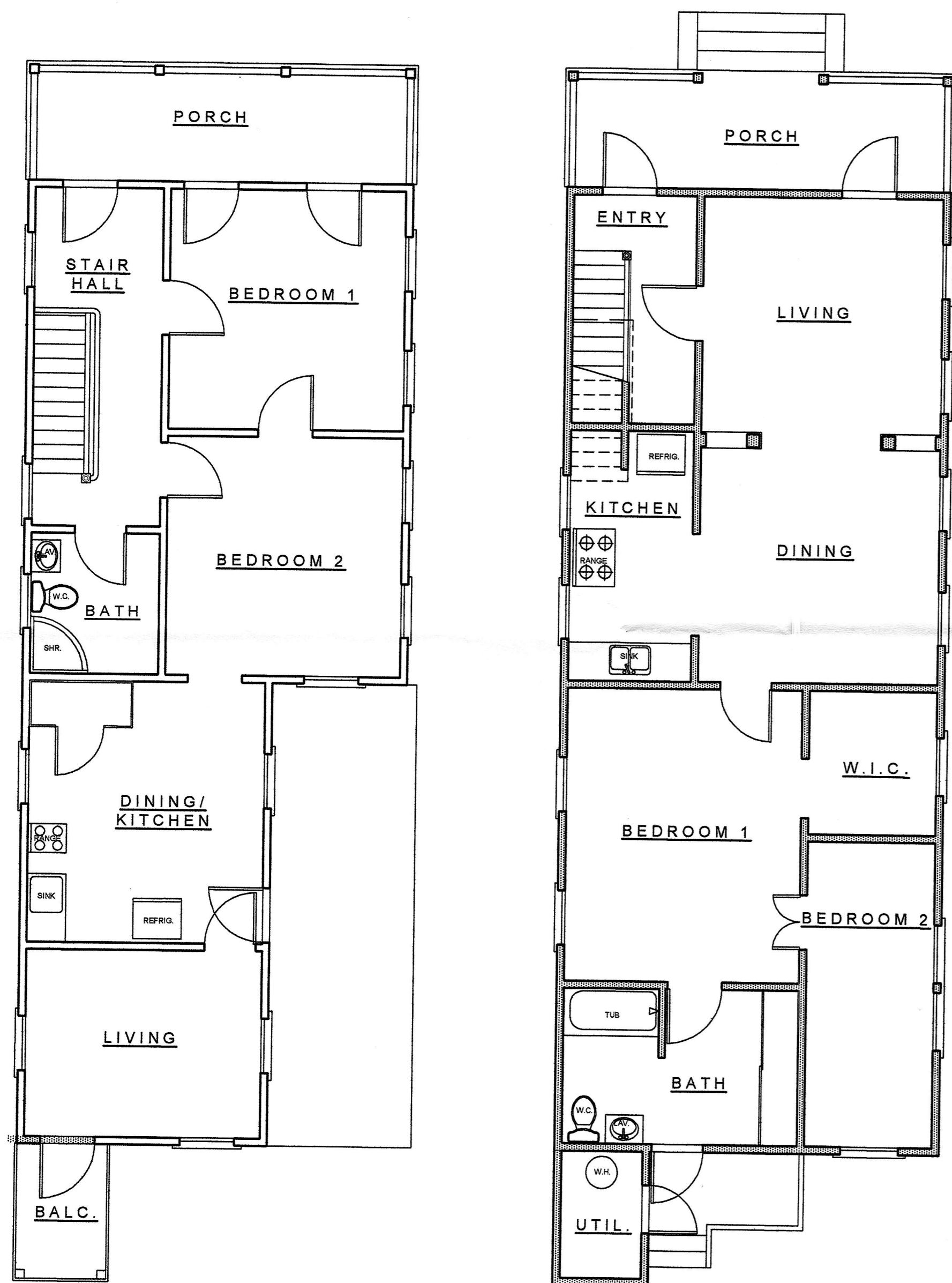
**DAVID KNOLL**  
ARCHITECT

KEY WEST, FL. (305) 715-8617

SHEET

1

OF 2 SHEETS

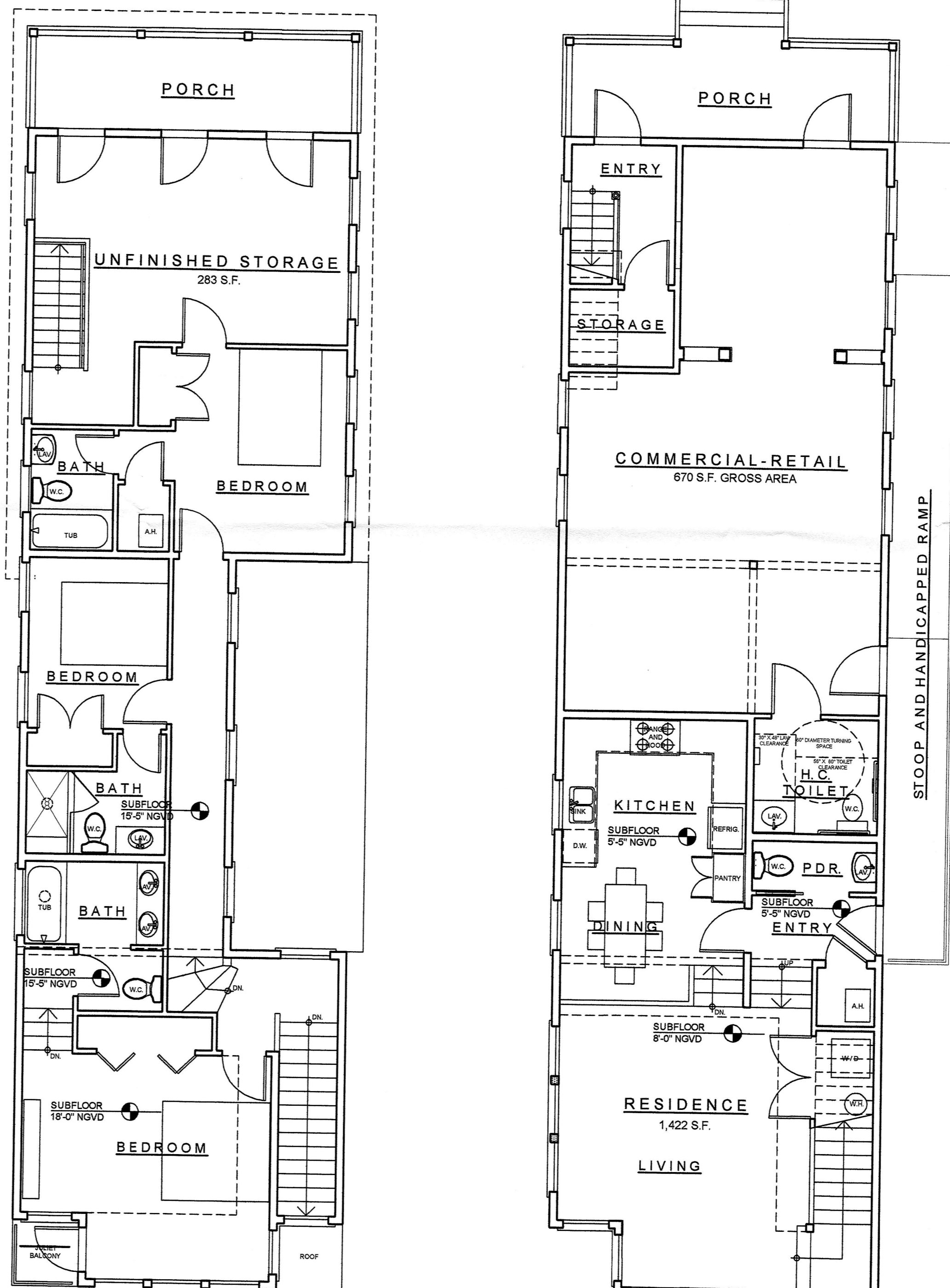
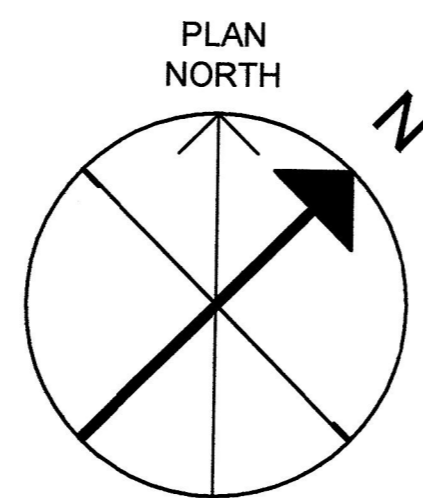


UPPER LEVEL

LOWER LEVEL

**EXISTING FLOOR PLANS**

3/16" = 1'-0"



UPPER LEVEL

LOWER LEVEL

**PROPOSED FLOOR PLANS**

3/16" = 1'-0"

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**724 CAROLINE STREET**

KEY WEST, FLORIDA

**DAVID KNOWLTON**  
 ARCHITECT  
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SHEET

**2**

OF 2 SHEETS