

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: August 15, 2013

Agenda Item: **Minor Development Plan and Conditional Use – 2222 North Roosevelt Boulevard (RE# 00051100-000000, AK# 1051721)** - A request to construct a new motorcycle sales showroom and repair facility in the CG zoning district per Section 108-91 B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

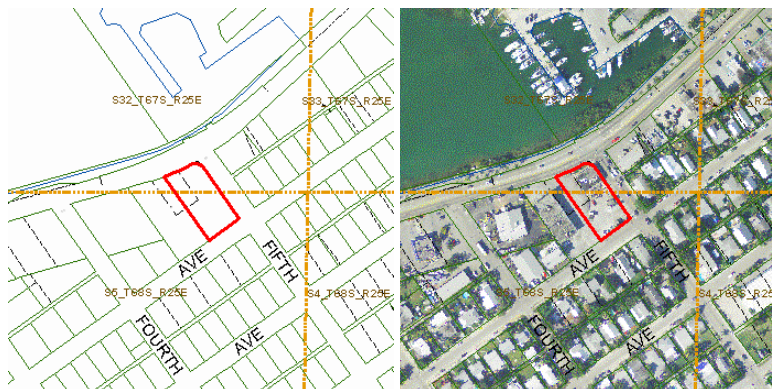
Request: To allow the construction of a new motorcycle showroom and service facility.

Applicant: Alvin Crocket, PST

Property Owner: Crockett Declaration of Trust

Location: 2222 North Roosevelt Boulevard (RE# 00051100-000000, AK# 1051721)

Zoning: General Commercial (CG) zoning



Background:

This property is comprised of two buildings, outdoor storage and parking. The primary building currently houses the existing Yamaha motorcycle dealership, showroom and service facility. The secondary building is derelict. There is a cross access easement between 2222 and 2212 North Roosevelt Boulevard for additional parking and access. While the applicant has a parking and access easement with the adjacent property, all required parking is provided on the site.

Request:

The applicant would like to construct a 3,557 square foot building to house motorcycle sales, service and

storage. The existing building and site is currently nonconforming to setbacks and impervious surface ratio. These non-conformities are not being expanded. However, the proposed new building will not comply with all required setbacks. A variance application is moving in tandem with this application.

Surrounding Zoning and Uses:

North: C-OW: Garrison Bight
 South: SF: Single Family Residential
 East: CG: Commercial
 West: CG: Commercial

Process:

Development Review Committee Meeting:

November 16, 2012

Planning Board Meeting:

August 15, 2013

Analysis – Evaluation for Compliance With The Land Development Regulations:

Section 108-91 B(1)b of the City of Key West Land Development Regulations requires that any proposed plan outside the historic district including the addition or reconstruction of 1,000 to 4,999 square feet of gross floor area shall require a Minor Development plan. Section 108-196(a) of the Land Development Regulations states that “after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan.”

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the following for compliance with the City’s Land Development Regulations and Comprehensive Plan:

	Required/Allowed	Existing	Proposed
Zoning	CG		
Flood Zone	AE-8		
Site Size	15,000 sf	19,950 sf	
Front Setback	25’	14.86’	NA*
Street-Side Setback	20’	2.5’	10’*
Side Setback	15’	44’	11’*
Rear Setback	25’	122’	25’
Height	40’	NA	20.5’
FAR	0.8	0.14	0.31
Building Coverage	40%	19%	35%
Impervious Surface	60%	95%	87%
Open Space	20%	4%	12%
Parking	21	15	21
Bicycle Parking	6	4	6

*Setbacks reflect proposed building. Other dimensions reflect site as a whole: existing and proposed.

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The City’s Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. This portion of the report shall serve as the required written determination of compliance.

1. The anticipated public facility impacts of the proposed development:

The applicant has provided a concurrency analysis that demonstrates that the proposed development can be accommodated with existing essential services.

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The existing services are expected to accommodate the proposed development project at the adopted level of service standards.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existing facility deficiencies which will need to be corrected prior to the completion of the proposed development with the exception of traffic generation.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed development.

5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:

Not applicable: there are no known facility improvements or additions that will need to be completed other than storm water improvements that have been incorporated into the plans.

Fire Protection (Section 108-233 (8))

No new fire hydrants are proposed as part of this project. There is a hydrant across Fifth Street at the corner of Paterson Avenue.

Reclaimed water system (Section 108-233(9))

The applicant does intend to utilize a recapture system.

Other Public Facilities (Section 108-233 (10)):

Based on comments received at the DRC meeting and project description, and based on the information in the concurrency analysis, the proposed minor development plan is not anticipated to increase adverse effects upon public facilities.

Appearance, Design and Compatibility (Section 108-234):

1. Compliance with Chapter 102; Articles 111, IV and V:

The property is not located in the historic district.

2. Compliance with Section 108-956:

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems.

3. Compliance with Chapter 110; Article II:

If any archaeologically significant resources are discovered during the development of the site, the applicant will be required to comply with this article of the Land Development Regulations.

Site Location and Character of Use (Section 108-235):

The project site is located in the HRCC-1 zoning district. Commercial retail low and medium intensity less than or equal to 5,000 square feet, businesses and restaurants are allowed uses.

1. **Appearance of site and structures (Section 108-236 and 108-278):**
The development plan exhibits harmonious overall design characteristics for the building and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code.
2. **Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):**
Mechanical equipment and utility hardware will be screened from view.
3. **Utility lines (Section 108-282):**
The department has not received comments from Keys Energy regarding the development for this property. Existing electric lines will be used.
4. **Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):**
All commercial retail sales and repair activities will occur inside the building.
5. **Exterior Lighting (Section 108-284):**
Exterior lighting will be attached to the building. Lighting will meet dark sky initiative requirements per the Comprehensive Plan.
6. **Signs (Section 108-285):**
Signage has been proposed as part of the Minor Development Plan. The sign will identify the building as a Yamaha dealership.
7. **Pedestrian sidewalks (Section 108-286):**
There are existing sidewalks adjacent to the site on both Fifth Street and North Roosevelt. A condition of approval will be the installation and maintenance of a sidewalk to the corner of Paterson Avenue.
8. **Loading docks (Section 108-287):**
One loading dock is proposed as part of the Minor Development Plan. It will be accessed off of Paterson Avenue.
9. **Storage Areas (Section 108-288):**
A portion of the building will be for storage.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The applicant is meeting all required parking: 21 automobile and 6 bicycles.

Housing (Section 108-245):

No housing is proposed as part of the Minor Development Plan.

Economic Resources (Section 108-246):

The applicant has not provided any information as to the economic impacts to the city via ad valorem tax yields.

Special Conditions (Section 108-247):

The proposed development does not generally conflict with the intent of the CG district uses. The project is not located in a special zoning district and does not trigger any of the special considerations outlined in Section 108-247 of the City Code.

Construction Management Plan and Inspection Schedule (Section 108-248):

The applicant proposes to complete the project through a single building permit.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

There is minimal open space available on the site to add landscaping in addition to the parking. Further, the site is located in a commercial area that caters to automobile traffic and the addition of substantial landscaping and buffers would be inconsistent with the existing streetscape.

Request for Modification Section 108-517

The applicant has requested a modification to Section 108-412(a) to reduce the required minimum landscape area from 20% to 12%. And 108-413(b) to reduce the minimum depth of landscape along the street frontage provided. This is considered in the variance application.

Off-street Parking and Loading (Article VII) of Chapter 108:

The proposal accounts for the required number of parking spaces.

Stormwater and Surface Water Management (Article VIII):

Currently the site does not include stormwater management. The site lies in the AE-8 flood zone and is normally susceptible to flooding. As part of the new site design, the applicant has proposed to raise the finished floor to meet FEMA guidelines. Further, swales and an exfiltration trench will be added

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The property is within the FEMA AE-8 zone.

Utilities (Article IX):

The proposed project will use existing utility mains.

Section 122-62 Specific Criteria for Approval: Conditional Use

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.”

The following criteria form the basis for a finding of compliance.

Characteristics of Use Described:

1. Scale and Intensity

a. Floor Area Ratio (FAR):

The FAR in this zoning district is 0.8. The existing and proposed buildings are approximately 7,053 square feet with property being approximately 20,000 square feet thus having an FAR of 0.3.

b. Traffic Generation:

The proposed use is similar to an Automobile Service Center. Using the ITE Manual, 7th Edition, peak-hour traffic generation will likely be between 3.22 and 4.01 trips per 1000 square feet. The buildings are approximately 7,053 square feet for an average of 24 trips during the busiest times of the day. However, in reality, this is a specialized use and will likely generate less traffic than general retail use.

c. Square Feet of Enclosed Building for Each Specific Use:

The existing building has a gross floor area of 2,800 square feet. The proposed building is to be 3,557 square feet. The existing building will be retained for commercial use and the new building will accommodate the existing motorcycle shop.

d. Proposed Employment

The applicant stated that there will be between two and three employees.

e. Proposed Number of Service Vehicles:

Not applicable; no service vehicles will be used during regular operations.

f. Off-Street Parking:

The applicant will provide the required number of spaces: 21 automobile and 6 bicycles.

2. On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

There were no comments or objections for the DRC regarding utility improvements from Keys Energy or FKAA.

b. Public facilities:

There is no residential use proposed. There will be no additional impact on public facilities such as recreation, schools and other community needs.

c. Roadway or Signal Improvements:

Not applicable; no changes are being proposed to roadway or signal improvements for this project. However, there is a substantial roadway improvement project on North Roosevelt Boulevard.

d. Accessory Structures or Facilities:

Not applicable; no accessory structures are proposed.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

Not applicable, no unique changes will be made to the property.

3. On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

a. Open Space:

The applicant is proposing to improve the open space on the site. However, the applicant cannot meet the requirement entirely. As such, there is a landscape waiver request as part of another application for variances.

b. Setbacks from Adjacent Properties:

Setbacks will be met at the rear. Variances for side and streetside setbacks are part of separate application.

c. Screening and Buffers:

The building and associated parking area occupies the majority of the site. There is no space to provide screening other than for the trash receptacle. The buffer yard requirement is subject to a waiver request.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

Landscape berms are not proposed and are not considered to be effective mitigation for this project.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

The proposed use will require storage of used batteries, oil and other fluids and tires used in the repair and maintenance of motorcycles. These items and material will be stored inside the proposed building as required by the Fire Department.

Criteria for Conditional Use Review and Approval: Applications For a Conditional Use Review Shall Clearly Demonstrate the Following:

1. Land Use Compatibility:

The project is consistent with existing commercial uses of a similar nature. In the near vicinity there are another motorcycle sales and repair shop, a Goodyear Tire store, an auto detailer and carwash and a NAPA Auto Parts store.

2. Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The property exceeds the required site size and is sufficient to accommodate the existing and proposed use.

3. Proper Use of Mitigative Techniques:

The use will not have an adverse impact on public facilities as there is no residential component requiring an increase in park, school, community center or other public use.

4. Hazardous Waste:

The proposed use will require interior storage of used batteries, oil and other fluids used in the repair and maintenance of motorcycles. The applicant will comply with all state and local requirements for storage and removal.

5. Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval. A sign is located within the Boulevard Safety Zone. A condition of approval will be for the removal of the sign so that it will comply with Section 114 which requires the sign to be 12 feet from the edge of pavement edges.

6. Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; residential development is not proposed.

- c. **Commercial or Mixed Use Development:**
This is the continuation of commercial activity.
- d. **Development Within or Adjacent to Historic Districts:**
Not applicable; the proposed facility is not located within an historic district.
- e. **Public Facilities or Institutional Development:**
Not applicable; this is a commercial enterprise.
- f. **Commercial Structures, Uses and Related Activities Within Tidal Waters:**
Not applicable; this site is not located within tidal waters.
- g. **Adult Entertainment Establishments:**
Not applicable; no adult entertainment is being proposed.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Minor Development Plan and Conditional Use be **approved** with the following conditions:

Conditions to be completed prior to the issuance of a Building Permit:

1. The applicant receive a landscape plan approval from the Tree Commission;
2. Provide Auto-Tool analysis showing all entrances to the parking areas comply with City standards;
3. Amend the site plan to reflect the existing cross-access easement.

Conditions to be completed prior to the issuance of a Certificate of Occupancy:

1. The applicant shall construct an ADA compliant sidewalk the length of Fifth Street adjacent to the property with City permission to connect to the FDOT sidewalk to be constructed on North Roosevelt Boulevard;
2. The applicant shall remove the existing sign to comply with Section 114 regarding the placement of signage within the Boulevard Safety Zone.

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor ☒

Conditional Use

Historic District

Yes _____
No ☒

Please print or type:

- 1) Site Address 2222 NORTH ROOSEVELT BLVD
- 2) Name of Applicant CROCKETT DEC OF TRUST
- 3) Applicant is: Owner ☒ Authorized Representative _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 2222 N. Roosevelt Blvd
- 5) Applicant's Phone # 305-296-8600 Email _____
- 6) Email Address: _____
- 7) Name of Owner, if different than above _____
- 8) Address of Owner _____
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel CG RE# 00051100-000000
- 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).

Construction of new 3,550 sf one-story commercial
building, new parking and landscaping for
motorcycle and scooter sales and repair

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

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.

CONDITIONAL USE APPLICATION - 2222 Roosevelt Blvd, Key West, FL

BACKGROUND:

The Property is located at 2222 North Roosevelt Blvd. Currently there is an existing 2,880 s.f. single story commercial structure on the north end of the Property and the rest of the lot is paved with asphalt and concrete.

REQUEST:

This application is proposing a new 3,550 s.f. one story commercial structure at the south end of the Property with new parking and landscaping. The request is for the conditional use of the new space. The applicant is proposing motorcycle and scooter retail and repair shop. The proposed hours of operation are between 9am and 6pm Monday through Saturday.

USE PERMITTED PER SECTION 122-417, CODE OF ORDINANCES:

Uses permitted in the general commercial district (CG) are as follows:

1. Group homes with less than or equal to six residents
2. Cultural and civic activities.
3. Hospitals and extensive care.
4. Places of worship.
5. Business and professional offices.
6. Commercial retail low and medium intensity less than or equal to 10,000 square feet.
7. Commercial retail high intensity less than or equal to 5,000 square feet.
8. Hotels, motels, and transient lodging.
9. Medical services.
10. Parking lots and facilities.
11. Restaurants, with or without drive-through.
12. Veterinary medical services with or without outside kennels.

CONDITIONAL USES PERMITTED PER SECTION 122-418, CODE OF ORDINANCES:

Conditional uses in the general commercial district (CG) are as follows:

1. Single-family/two-family residential dwellings.
2. Multiple-family residential dwellings.
3. Group homes with seven to 14 residents
4. Community centers, clubs and lodges.
5. Educational institutions and day care.
6. Nursing homes, rest homes and convalescent homes.
7. Parks and recreation, active and passive.
8. Protective services.
9. Bars and lounges.

10. Boat sales and service.
11. Commercial retail low and medium intensity greater than 10,000 square feet.
12. Commercial retail high intensity greater than 5,000 square feet.
13. Commercial amusement.
14. Funeral homes.
15. Gasoline stations.
16. Light industrial.
17. Marinas.
18. Small recreational power-driven equipment rentals (allowed only as an accessory use to a hotel/motel).
19. Vehicular sales and related services.
20. Tattoo establishments

CONDITIONAL USE CRITERIA

Characteristics of use described:

The applicant is Proposing a motorcycle/ scooter repair and retail shop.

1. Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio: *the increase of floor area is still within the ratio requirement*
 - b. Traffic generation: *the proposed use as compared to the existing use should produce similar traffic.*
 - c. Square feet of enclosed building for each specific use; *the enclosed square footage for the proposed retail and repair commercial space shall be 3,557 s.f.*
 - d. Proposed employment; *there will be an additional 2-4 employees working on site at any given time.*
 - e. Proposed number and type of service vehicles; *the applicant is expecting two deliveries per week all deliveries will be made to the rear of the property and should not create congestion on the surrounding street.*
 - f. Off-street parking needs: *there are currently 8 parking spaces on Site the applicant would increase that to 21 spaces , code requires 24. Although that requirement would not be met due to site constraints , there would be an improvement over existing conditions.*
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; *New electrical service would be installed at the new structure, Keys Energy will Provide coordination letter.*
 - b. Public facilities, : *All improvements will be minimal in terms of impact and shall be in compliance with concurrency management as provided in chapter 94.*
 - c. Roadway or signalization improvements, or other similar improvements; *There shall be one new curb cut on 5th Street, new sidewalks on 5th Street and Patterson Ave to comply with City Standards. This shall be an improvement for pedestrian safety as no sidewalks currently exist at those locations.*
 - d. Accessory structures or facilities; *There are no accessory structures proposed with this application.*

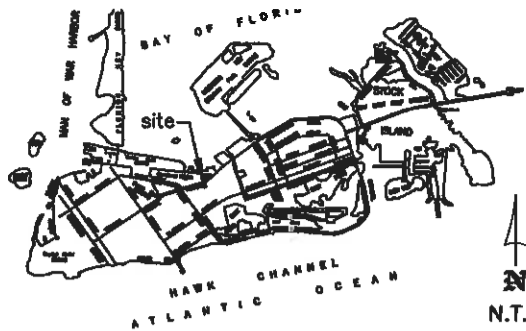
- e. Other unique facilities/structures proposed as part of site improvements. There are no unique facilities/structures proposed with this application.
3. On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
- a. Open space; 20% is required: *currently there is 8%, this application proposes an increase to 12%, still below the required amount but an improvement over the existing. The applicant would like to request a variance for this deficiency.*
 - b. Setbacks from adjacent properties; *the only adjacent property is a commercial building that shares the parking lot entrance, there will be no adverse change in terms of setback distance.*
 - c. Screening and buffers; *there shall be landscaping at the two sides of the building as buffer from sidewalk and adjacent property*
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; *there are no foreseen adverse impacts to adjacent sites so there are no proposed berms*
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts. *The hours of operation are similar to those of surrounding commercial operations. Other noxious impacts are not anticipated work expected as a result of the proposed conditional use.*

CRITERIA FOR THE CONDITIONAL USE REVIEW AND APPROVAL:

1. Land use compatibility: *the proposed conditional use is compatible and the harmonious is with adjacent land use and will not adversely impact land use activities in the immediate vicinity. There will be a minimal increase in traffic as a result of this proposed conditional use but both the new Blvd project being completed that should be able to adequately handle any space small increase in traffic.*
2. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. *The proposed change to access and internal circulation would be an improvement.*
3. Proper Use of Mitigative Techniques: *the requested conditional use will not adversely impact the adjacent land uses. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.*
4. Hazardous waste: *The proposed use will require interior storage of used batteries, oil and other fluids used in the maintenance and repair of motorcycles and scooters*
5. Compliant 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. The applicant shall demonstrate the proposed conditional use satisfies the following criteria:
 - a. *Land uses within a conservation area: not applicable. The site is not located in a conservation area.*
 - b. *Residential development: not applicable. There is no residential development proposed.*
 - c. *Commercial or mixed use development: there is a minor development proposed for a new commercial building in the back lot of an existing commercial building which shall comply with all applicable laws and ordinances.*
 - d. *Development within or adjacent to historic districts: the proposed site is not within the city's historic district.*
 - e. *Public facilities or institutional development: not applicable. No public facilities or institutional developments are being proposed.*

- f.* Commercial structures use and related activities of entitled waters: *not applicable. This site is not located within tidal waters.*
- g.* Adult entertainment establishments: not applicable.

Survey



LOCATION MAP

City of Key West
and Stock Island

LEGAL DESCRIPTION:

On the Island of Key West and known on Key West Realty Company's First Subdivision of Part of Tract 21 and Lots 1,2,3,4, and 5, map of which said subdivision is duly recorded in Plat Book 1, at Page 43 of the Public Records of Monroe County, Florida, as Part of Square 49 and adjacent lands described as follows:

Commencing at the corner of Patterson Avenue and 5th Street and running along Patterson Avenue in a Southeasterly direction 100 feet, thence at right angles in a Southwesterly direction 211.30' to a point that intersects Roosevelt Boulevard, as existing on January 1963; thence Northeasterly and meandering along Roosevelt Boulevard 101.37 feet along a curve to the intersection of 5th Street and Roosevelt Boulevard; thence in a Southeasterly direction along 5th Street 192.67' feet to the Place of Beginning at the corner of 5th Street and Patterson Avenue. a/k/a 2222 Roosevelt Boulevard, Key West, Florida.

LESS

A portion of Block 49 of Plat of Key West Realty Co's First Subdivision of Tract 21, and Lots 1,2,3,4 and 5. Island of Key West, lying according to the Plat thereof in Plat Book 1, at Page 43, of the Public Records of Monroe County, Florida, Southerly of the Existing Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No. 5, Section 90010, more particularly described as follows:

Beginning at the Point of intersection of the Westerly Right-of-Way Line of 5th. Street as shown on said plat of Key West Realty Co's First Subdivision of Part of Tract 21, and lots 1,2,3,4, and 5, Island of Key West and the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence S 35°08'22" E along the Westerly Right-of-Way Line of 5th. Street for a distance of 14.86 feet; thence S 55°09'13" W, departing the previously described Right-of-Way Line, for a distance of 1.76 feet to a point on a circular curve concave to the Southwest and said point bears N 50°53'56" E from the center of said curve; thence Northwesterly, along the arc of said curve to the left, having a radius of 18.50 feet and a central angle of 76°47'18" for a distance of 24.79 feet to a point of cusp with a circular curve concave to the Northwest, said point bears S 27°20'08" E from the center of said curve and said point also being on the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence Northeasterly, along the said Southerly Right-of-Way and along the arc of said curve to the left, having a radius of 665.00 feet and a central angle of 01°29'49" for a distance of 17.37 feet to the Point of Beginning.

Containing 80 sq. ft., more or less.

SURVEYOR'S NOTES:

North arrow and bearings based on
F.D.O.T 1929 Datum

3.4 denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum

Bench Mark No.: KH-1, Elevation: 4.26'

MONUMENTATION:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749

▲ = Set P.K. Nail, P.L.S. No. 2749

△ = Found P.K. Nail

△ = Found Drill Hole

Abbreviations:

Sty. = Story

R/W = Right-of-Way

fd. = Found

p. = Plat

m. = Measured

d. = Deed

O.R. = Official Records

N.T.S. = Not to Scale

⊙ = Centerline

Elev. = Elevation

B.M. = Bench Mark

P.B. = Plat Book

pg. = page

I.P. = Iron Pipe

P.O.C. = Point of Commence

Field Work performed on: 4/18/12

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless less shown hereon.

FREDERICK H. Hildebrandt
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

C2	17.37'	665.00'	1°29'49"	N 61°57'39" E	17.37'
C3	24.79'	18.50'	76°47'18"	N 77°26'18" W	22.98'

LINE	BEARING	DISTANCE
L1	S 55°12'38" W	1.76'



U.S. Highway No.1 (State Road No. 5)
North Roosevelt Blvd. (50' R/W)

N 35°04'57" W 211.40' m. (211.30' ± d.)

N 54°55'03" E 100.00' m. & d.

PATTERSON AVENUE (50' R/W)

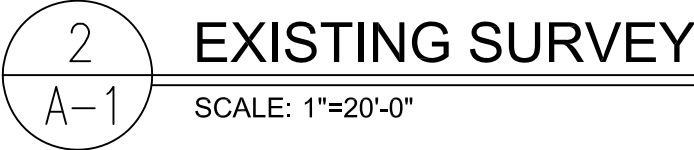
FIFTH STREET (a.k.a. McMILLIAN DR.) (50' R/W)

yamaha			
2222 N. Roosevelt Blvd., Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 93-361	
Scale 1" = 20'	Ref. 86-60 File	Flood Panel No. 1517 K	Dwn. By F.H.H.
Date: 12/19/91		Flood Zone AE	Flood Elev. 7'8"
REVISIONS AND/OR ADDITIONS			

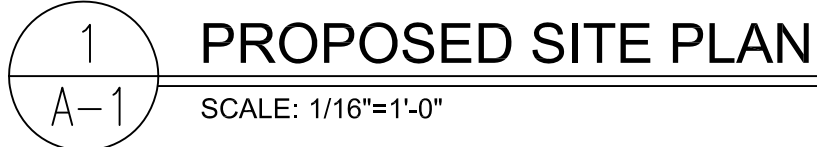
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive (305) 293-0466

Site Plans

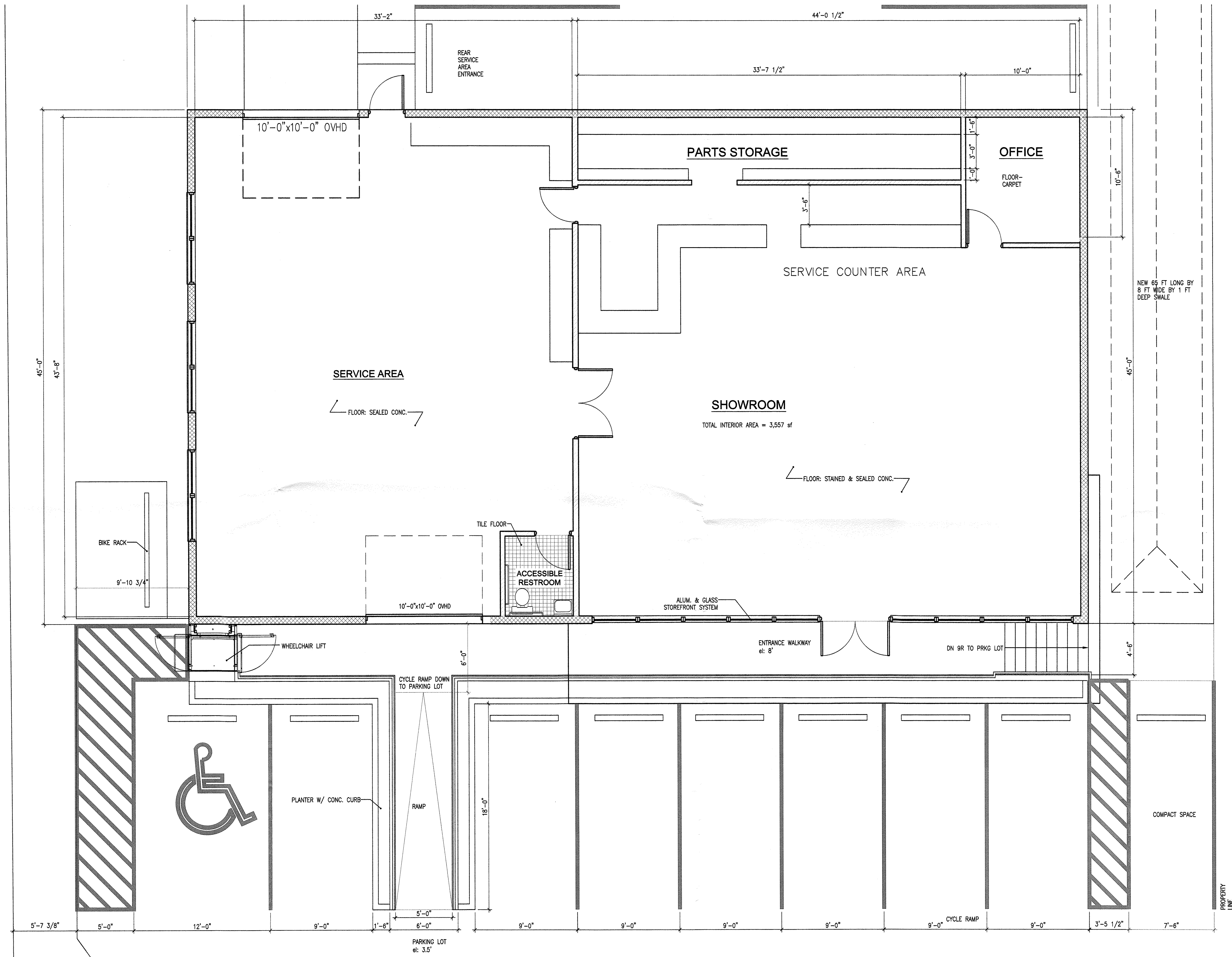
<u>DRAINAGE CALCULATIONS</u>	
<u>WATER QUANTITY – PREDEVELOPMENT</u>	<u>WATER QUANTITY – POSTDEVELOPMENT</u>
PROJECT RESULTS IN A NET DECREASE OF IMPERVIOUS AREA. THEREFORE WATER QUANTITY DOES NOT CONTROL	
<u>WATER QUALITY</u>	<u>SWALE VOLUME PROVIDED</u>
PROJECT AREA =	0.458 Ac
PERVIOUS =	0.060 Ac
IMPERVIOUS =	0.398 Ac
A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN =	0.458 Ac-in
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS =	0.912 Ac-in
ROOF AREA =	0.162 Ac
IMPERVIOUS AREA, EXCLUDING ROOF =	0.236 Ac
% IMPERVIOUS =	79.7%
	VOLUME = 0.668 Ac-in



PARKING:				
PARKING:		CODE REQUIREMENT	EXISTING	PROPOSED
	CAR (STANDARD)	24 - 1 SPACE PER 300 SF OF FLOOR AREA	15	21
	CAR (HANDICAP)	1 - 1 PER 25 STANDARD PROVIDED	1	1
	BICYCLE	6 - 25% OF STANDARD PROVIDED	4	6

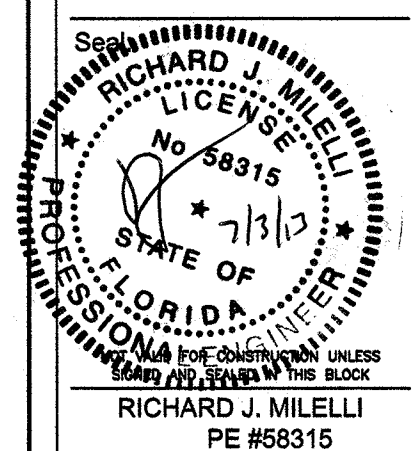


Date: MAY14, 2013



1
A21
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #29401
PH: 305-295-5283 FAX: 305-4899



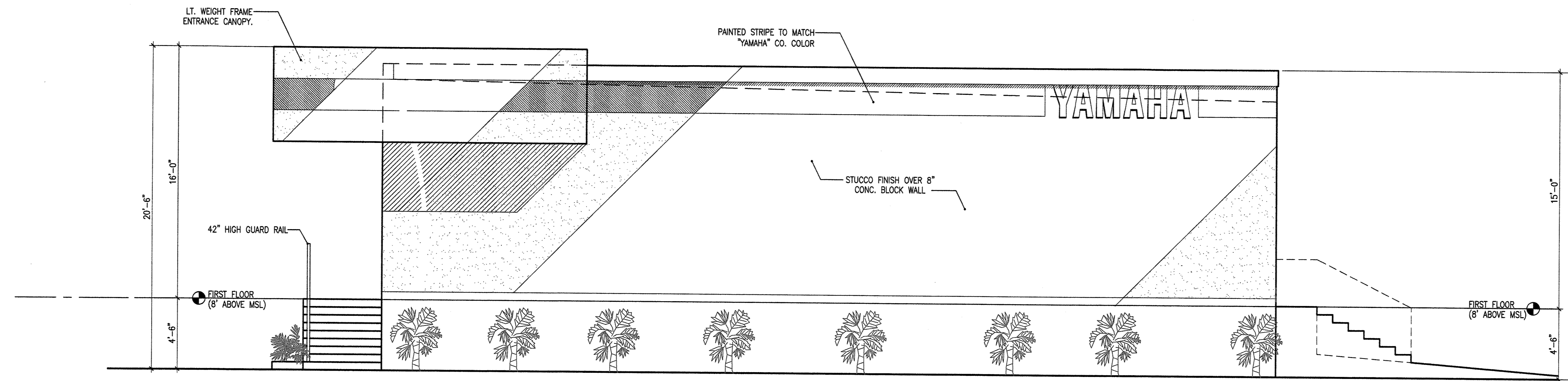
General Notes:

YAMAHA
PROPOSED RETAIL STORE
2222 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

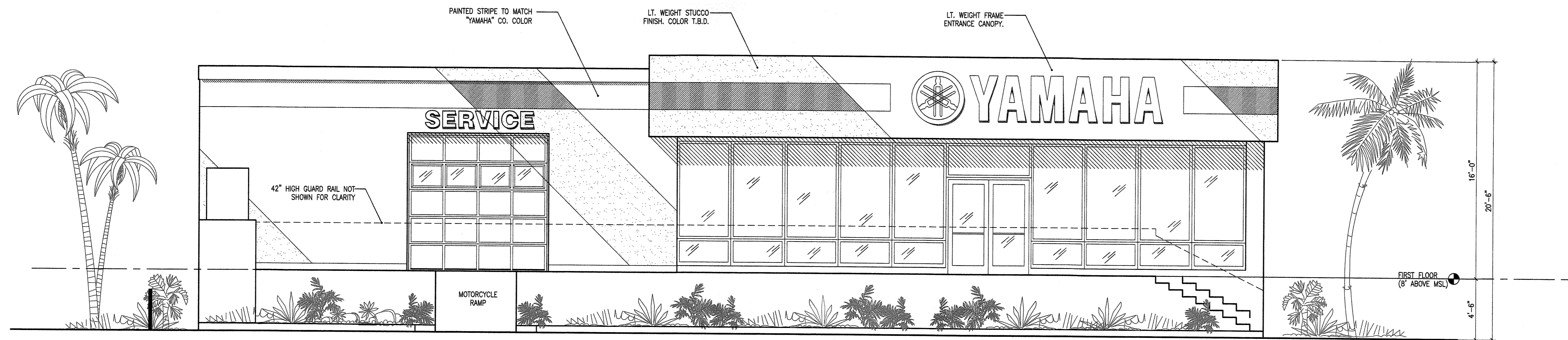
Drawn By: WS
Checked By: RJM
Project No.:
Scale: AS NOTED
HTA AutoCad File No.:

Revisions:

Title:
PROPOSED FLOOR PLAN
Sheet Number:
A-21
Date: MAY 26, 2013



2 WEST ELEVATION
A31 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A31 SCALE: 1/4"=1'-0"

Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #28401
ph:305-293-3283 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

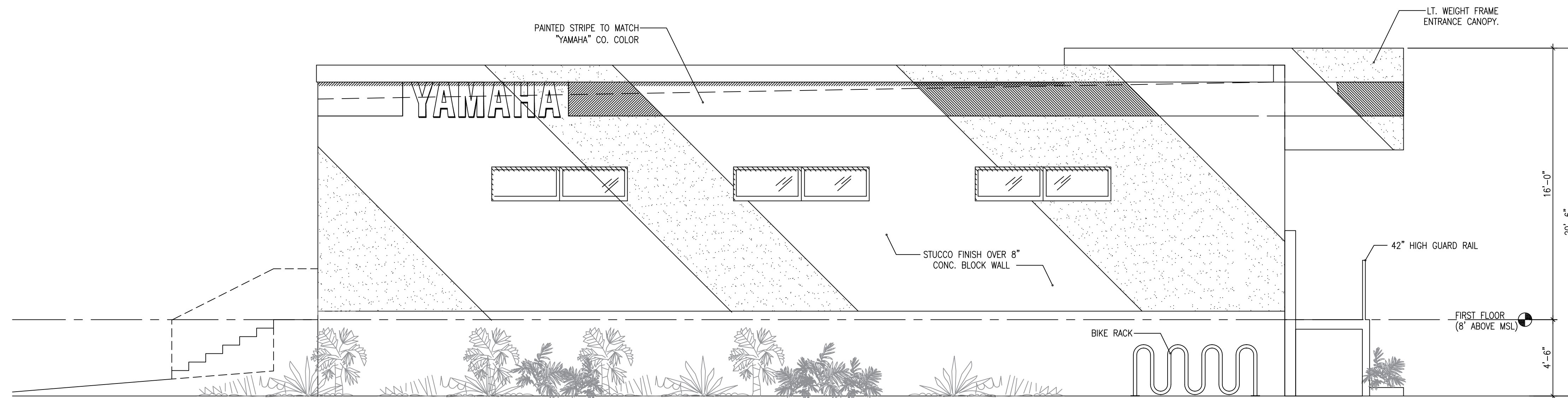
YAMAHA
PROPOSED RETAIL STORE
2222 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

Drawn By: PCS / WS
Checked By: RJM
Project No. Scale: AS NOTED
HTA AutoCad File No.

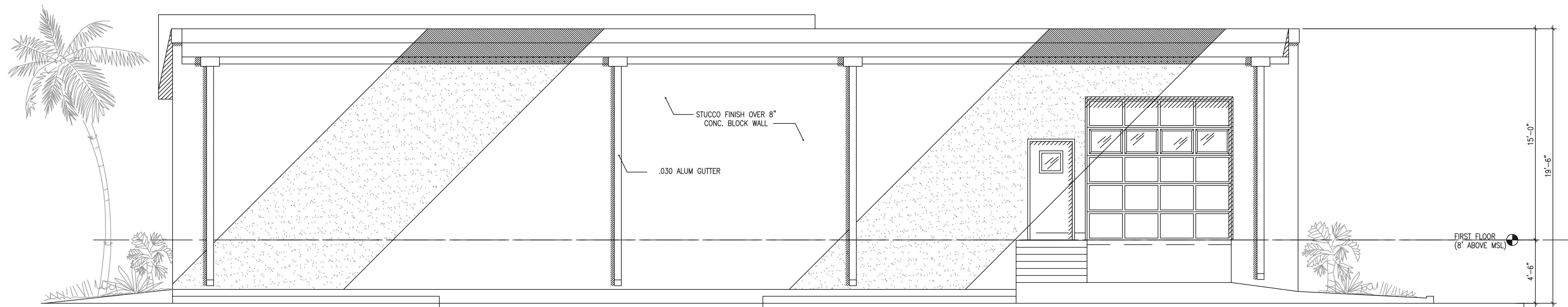
Revisions:

Title:
NORTH & WEST
ELEVATIONS

Sheet Number:
A-31
Date: MAY 26, 2013



2 EAST ELEVATION
A32 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A32 SCALE: 1/4"=1'-0"

Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

YAMAHA
PROPOSED RETAIL STORE
2222 N. ROOSEVELT BLVD.
KEY WEST, FLORIDA

Drawn By: PCS / WS
Checked By: RJM
Project No. Scale:
AS NOTED

HTA AutoCad File No.

Revisions:

Title:
SOUTH & EAST
ELEVATIONS

Sheet Number:

A-32

Date: MAY 26, 2013

DRC Minutes

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

Planning Director, Don Craig called the Development Review Committee Meeting of November 16, 2012 to order at 10:00am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Forestry Manager, Paul Williams; ADA Coordinator, Diane Nicklaus; Sustainability Coordinator, Alison Higgins; and Engineering, Karen Olson.

Also in attendance were: Planning Department staff: Brendon Cunningham and Ginny Haller.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

None

DISCUSSION ITEMS

New Business

- 1. Variances – 2222 North Roosevelt Blvd. (RE# 00051100-000000) – Request for impervious surface, street side setback, and landscape waiver, in the CG zoning district as per Sections 122-420(4) b, 122-420(6) c, 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the variance request.

The applicant's Architect, Mr. Richard Milelli, was available for questions.

Ms. Higgins suggested a white roof for energy savings.

Mr. Williams stated that he would work with the applicant to enhance the landscaping.

Mrs. Torregrosa stated that the application is incomplete and the site plans were confusing.

Ms. Ignaffo stated that the drainage plan design calculations require 0.91 ac-in of storm water runoff treatment. She stated the proposed storm water management plan provides 0.18 ac-in of swale and exfiltration trench volume. She requested they revise the drainage plan to provide 0.91 ac-in of swale and exfiltration trench volume. She then requested to show the existing/remaining building ADA Accessible parking space as well as the accessible routes and provide width dimensions. That the parking aisle along the existing building appears to be less than 24 feet. Please indicate one-way traffic through this parking aisle. That the relocated driveway entrance from Fifth Street will conflict with an existing power pole and AT&T stub box.

Ms. Nicklaus stated that the site plan shows a new ADA parking space, access isle and a lift for the new building. She stated she would reserve final ADA comments once construction plans are submitted.

Mr. Craig requested a current survey.

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

Keys Energy had no objections to the variances. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

2. After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – Request for side yard setback in the HHDR zoning district per Section 90-391, Section 122-630(6) b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the after-the-fact variance and requested new plans with dimensions for the air conditioning request.

Mr. Richard McChesney spoke on behalf of the applicant.

Ms. Higgins noted that they can apply for a rebate for their new central air conditioner from Keys Energy.

Mr. Williams requested they contact him to see if tree permits are required.

Mrs. Torregrosa had safety issue concerns and stated that if the Fire Department had problems, we will need to look for other alternatives.

Ms. Ignaffo stated that pursuant to the Florida Building Code: Mechanical Sec. 301.13, mechanical systems, equipment and appliances for structures located in flood hazard areas shall be located at or above the flood elevation.

Ms. Nicklaus had no comment.

Mr. Craig had no comment.

Keys Energy had no objections.

3. Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton's House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Items 3 and 4 were heard concurrently.

Ms. Haller gave members an overview of the Minor Development Plan, Conditional Use and Variance requests. She stated they may require a landscape waiver.

Ms. Higgins had no comment.

Mr. Williams stated that he has been working with our staff (Ms. Haller and Ms. Olson); the landscape requirements are up to code.

Mrs. Torregrosa stated that this has been approved by HARC. Date of approval was 8/28/12 also include 9/11/12 because there was a component for a demo, HARC approval: H12-01-1366.

Ms. Ignaffo stated that less than 500 square feet of new impervious area will be created and the project is exempt from storm water management system permitting. The site plan shows one ADA accessible parking space to be created in a previous parking area, to include a five-foot access aisle and an eight-foot vehicle

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1051721 Parcel ID: 00051100-000000

Ownership Details

Mailing Address:

CROCKETT DEC OF TRUST 1/23/1997
2222 N ROOSEVELT BLVD
KEY WEST, FL 33040-3834

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 05-68-25

Property Location: 2222 N ROOSEVELT BLVD KEY WEST

Subdivision: Key West Realty Co's First Sub

Legal Description: KW KW REALTY COS FIRST SUB PB1-43 PT SQR 49 TR 21 AND OPP TO ROOSEVELT BLVD C5-337/38
OR311-239/40 OR647-817/18 OR742-25/32E OR1034-1868 OR1467-1881/83 OR2490-784/85

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
10DH - COMM DRY HIGHWAY	100	205	19,950.48 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 2487
 Year Built: 1964

Building 1 Details

Building Type
 Effective Age 21
 Year Built 1964
 Functional Obs 0

Condition P
 Perimeter 202
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 26
 Grnd Floor Area 2,487

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

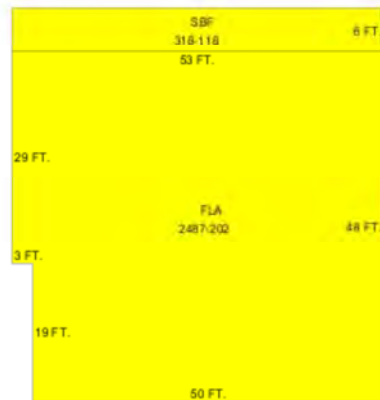
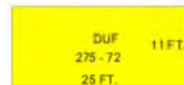
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 1
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	DUF		1	1966					275
1	FLA		1	1964					2,487
2	SBF		1	1964					318

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4945	1 STORY STORES	86	N	N
	4946	OFF BLDG-1 STY-D	14	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1355	MIN WOOD SIDING	23
1356	C.B.S.	77

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1985	1986	1	20
2	AP2:ASPHALT PAVING	12,657 SF	0	0	1966	1967	2	25
3	CL2:CH LINK FENCE	720 SF	90	8	1985	1986	3	30
4	FN2:FENCES	80 SF	16	5	1985	1986	2	30

Appraiser Notes

YAMAHA FLA KEYS CYCLE

PER OR2490-784/85 WARRANTY DEED 80 SQUARE FEET OF LAND WAS TRANSFERRED FROM THIS PARCEL TO THE FL DEPT OF TRANSPORTATION TO WIDEN THE RIGHT OF WAY DONE FOR THE 2011 TAX ROLL

2001 CUT OUT DONE

14-1 VALUE REDUCED FROM \$ 703,600

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 98-0492	02/14/1998	12/31/1998	250	Commercial	PAINTING NAME ON BLDG
2 06-1905	02/14/1998		5,000	Commercial	REPLACE APPROX 175' OF PLYWOOD FAC IA AND PAINT
3 07-1889	04/18/2007		2,000	Commercial	DISCONNECT BATHROOM FROM HOLDING TANK,TIE INTO SEWE LINE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	214,782	11,017	411,139	636,938	636,938	0	636,938
2011	214,782	11,017	1,182,026	800,000	688,022	0	800,000
2010	214,782	11,017	399,676	625,475	625,475	0	625,475

2009	214,782	11,017	584,973	707,536	707,536	0	707,536
2008	225,940	11,017	1,086,500	707,536	707,536	0	707,536
2007	153,654	10,914	1,230,000	707,536	707,536	0	707,536
2006	140,771	15,864	1,025,000	570,965	570,965	0	570,965
2005	140,771	15,864	881,500	570,965	570,965	0	570,965
2004	140,739	15,864	881,500	549,005	549,005	0	549,005
2003	140,739	15,910	430,500	549,005	549,005	0	549,005
2002	143,981	15,974	430,500	590,455	590,455	0	590,455
2001	104,220	15,236	430,500	549,956	549,956	0	549,956
2000	127,532	7,379	315,700	450,611	450,611	0	450,611
1999	127,532	7,379	315,700	450,611	450,611	0	450,611
1998	85,021	7,379	315,700	408,100	408,100	0	408,100
1997	85,021	7,399	315,700	408,120	408,120	0	408,120
1996	77,292	7,502	287,000	371,794	371,794	0	371,794
1995	77,292	7,604	287,000	371,896	371,896	0	371,896
1994	77,292	7,707	287,000	371,999	371,999	0	371,999
1993	77,292	7,809	287,000	372,101	372,101	0	372,101
1992	77,292	7,912	287,000	372,204	372,204	0	372,204
1991	77,292	8,014	287,000	372,306	372,306	0	372,306
1990	75,557	2,764	205,000	283,321	283,321	0	283,321
1989	75,557	2,764	205,000	283,321	283,321	0	283,321
1988	67,235	2,764	184,500	254,499	254,499	0	254,499
1987	65,694	2,764	123,000	191,458	191,458	0	191,458
1986	65,913	2,764	123,000	191,677	191,677	0	191,677
1985	64,148	2,764	90,200	157,112	157,112	0	157,112
1984	62,936	2,764	90,200	155,900	155,900	0	155,900
1983	59,185	2,764	90,200	152,149	152,149	0	152,149
1982	51,296	2,764	90,200	144,260	144,260	0	144,260

Parcel Sales History

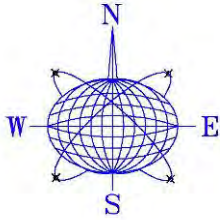
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/8/2010	2490 / 784	100	WD	18
2/1/1976	742 / 25	168,000	00	Q

This page has been visited 39,742 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Concurrency Report



MERIDIAN ENGINEERING

201 FRONT STREET, SUITE 207, KEY WEST, FLORIDA 33040
PH: 305-293-3263 FAX: 305-293-4899
EMAIL: rmilelli@historictours.com

August 12, 2013

Brendon Cunningham, Senior Planner
Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

**RE: 2222 North Roosevelt Blvd
Concurrency Analysis**

Dear Mr. Cunningham:

Please find the required concurrency analysis below:

Sanitary Sewer:

The City of Key West code section 94-67 level of standard is 660 gallons per acre per day for nonresidential uses.

$$(19,950 \text{ sf}/43,560 \text{ sf/acre}) * 660 \text{ gal/acre/day} = 302 \text{ gallons/day}$$

The City's wastewater treatment plant (WWTP) is designed for 10 MGD and is currently running at less than 5 MGD. The WWTP has adequate capacity.

Potable Water:

The City of Key West code section 94-68 level of standard is 650 gallons per acre per day for nonresidential uses.

$$(19,950 \text{ sf}/43,560 \text{ sf/acre}) * 650 \text{ gal/acre/day} = 298 \text{ gallons/day}$$

The Florida Keys Aqueduct Authority (FKAA) has adequate supply capacity to serve the new building.

Drainage Facilities:

The existing site does not have a stormwater management system. As a component of the new building, swales and an exfiltration trench will be installed at the site. The postdevelopment runoff will not exceed the predevelopment because the site is becoming less impervious.

Recreation:

No residential development is proposed.

Solid Waste:

The City of Key West code section 94-71 level of standard is 6.37 lb/capita/day for nonresidential uses.

$$3 \text{ employees} * 6.37 \text{ lb/capita/day} = 19.11 \text{ lbs/day}$$

The amount of waste generated is minimal.

Roads:

The proposed use is similar to an Automobile Service Center. Using the ITE Manual, 7th Edition, peak hour traffic generation will likely be between 3.22 and 4.01 trips per 1000 sf. The buildings are approximately 7,053 sf for an average of 24 trips during the busiest times of the day. However, since this facility is for motorcycles and scooters, the number of automobile trips should be less than estimated by the ITE Manual. The impact on North Roosevelt should be minimal.

If you have any questions or need additional information, please call me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RM', with a long horizontal flourish extending to the right.

8/12/13

Richard J. Milelli, P.E.
Principal Engineer

Noticing

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 15, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Minor Development Plan – 2222 North Roosevelt Boulevard (RE# 00051100-000100, AK# 1051721) - A request for a Minor Development Plan to construct a new motorcycle sales showroom and repair facility in the CG zoning district per Section 108-91 B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3720, or visit <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Minor Development Plan – 2222 North Roosevelt Boulevard (RE# 00051100-000100, AK# 1051721) - A request for a Minor Development Plan to construct a new motorcycle sales showroom and repair facility in the CG zoning district per Section 108-91 B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Alvin Crocket, PST **Owner:** Crockett Dec. of Trust

Project Location: 2222 North Roosevelt Boulevard

Date of Hearing: Thursday, August 15, 2013 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Jo Bennett at jbennett@keywestcity.com.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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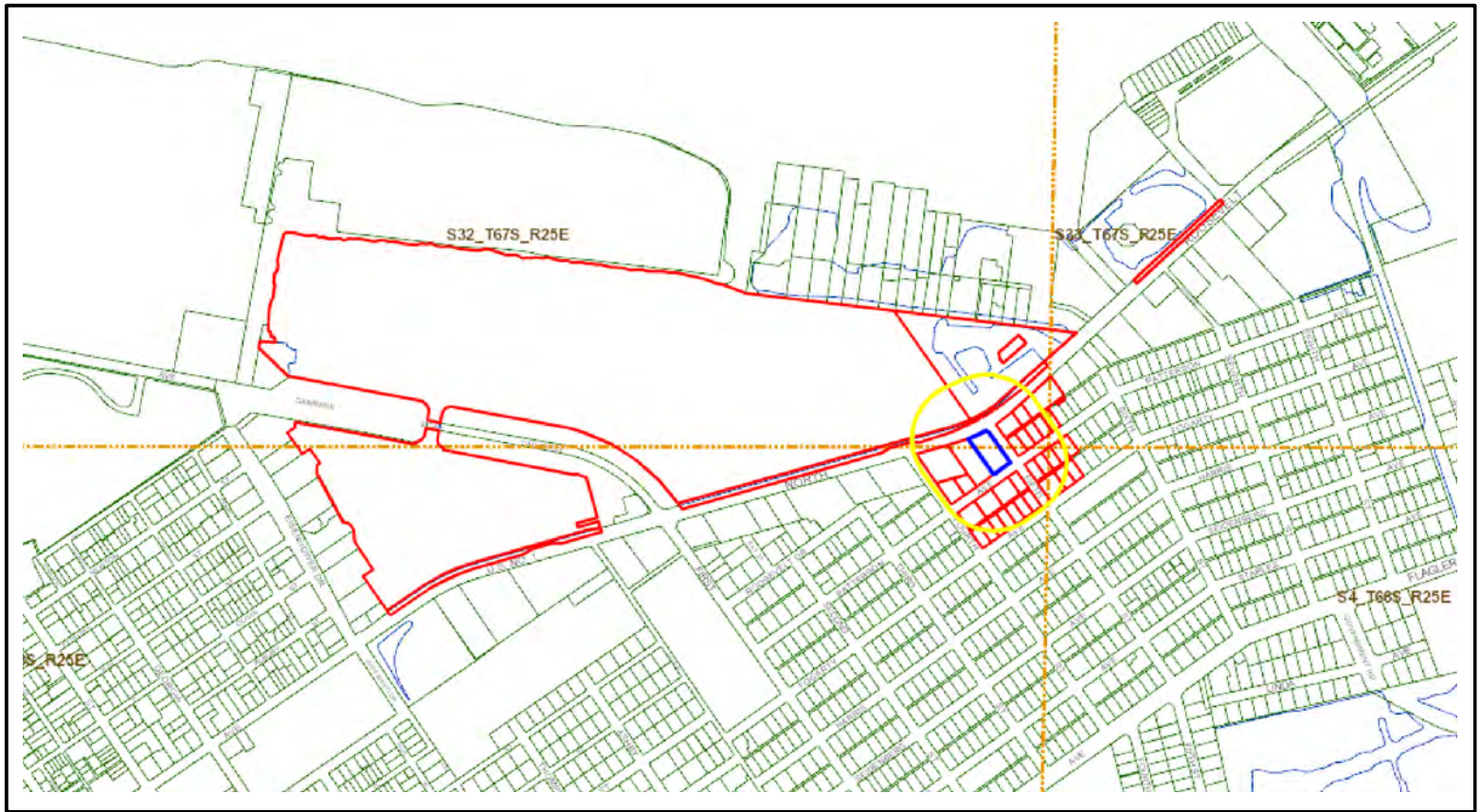
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2222 N Roosevelt

300'

Printed: Jul 31, 2013



DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



2222 N Roosevelt -300' Radius Noticing
List Generated 07/31/13
page 1 of 1

Owner Name	Physical Location	Address1	Address2	Unit	City	State	Zip
CORRA LINDA M	2307 PATTERSON AVE		247 E PARKWOOD RD		DECATUR	GA	30030-2814
CROCKETT DEC OF TRUST 1/23/1997	2222 N ROOSEVELT BLVD		2222 N ROOSEVELT BLVD		KEY WEST	FL	33040-3834
DIAZ PETER AND GERALDINE GAIL	2205 FOGARTY AVE		2205 FOGARTY AVE		KEY WEST	FL	33040-3807
RODRIGUEZ ARCADIO D AND JEAN L	2312 N ROOSEVELT BLVD		93 SEASIDE NORTH CT		KEY WEST	FL	33040-5292
BEGAM ANWARA	2226 PATTERSON AVE		2226 PATTERSON AVE		KEY WEST	FL	33040-3814
KELLY GARY O AND GENEVIEVE R	2303 PATTERSON AVE		2303 PATTERSON AVE		KEY WEST	FL	33040-3815
ALEXANDER KATHRYN A TRUAX	1230 5TH ST		1506 18TH ST		KEY WEST	FL	33040-4620
LOGUN FAYE G	2310 PATTERSON AVE		2310 PATTERSON AVE		KEY WEST	FL	33040
GRIZZLE KIMERLIE A	2300 N ROOSEVELT BLVD		2302 N ROOSEVELT BLVD		KEY WEST	FL	33040-3836
ALMYDA FRANKLIN LEONARD SR DEC TRUST 5/8/2009	2201 FOGARTY AVE		2201 FOGARTY AVE		KEY WEST	FL	33040
FLORIDA KEYS OUTREACH COALITION INC	2221 PATTERSON AVE		PO BOX 4767		KEY WEST	FL	33041
CABALLERO AIDA	2222 PATTERSON AVE		2222 PATTERSON AVE		KEY WEST	FL	33040-3814
HOSSAIN MOHAMMED BILLAL AND MST P	2305 PATTERSON AVE		2305 PATTERSON AVE		KEY WEST	FL	33040-3815
MELLIES NEIL S II AND ELIZABETH C	1229 5TH ST		1229 5TH ST		KEY WEST	FL	33040
STATE OF FLA DEPT OF TRANSPORTATION	PT SIDEWALK N ROOSEVELT BLVD		1000 NW 111TH AVE		MIAMI	FL	33172-5802
LOGUN FAYE	2308 PATTERSON AVE		2310 PATTERSON AVE		KEY WEST	FL	33040
JAKUBAS ZUZANNA	2309 PATTERSON AVE		2309 PATTERSON AVE		KEY WEST	FL	33040-3815
CURRY DONALD R	2210 PATTERSON AVE		2210 PATTERSON AVE		KEY WEST	FL	33040-3814
KWK INVESTMENTS	2212 N ROOSEVELT BLVD		321 SE 7TH AVE		DELRAY BEACH	FL	33483-5240
MOUNGER SCOTT	2200 PATTERSON AVE		2200 PATTERSON AVE		KEY WEST	FL	33040-3814
ROSSI FAMILY LLLP	2308 N ROOSEVELT BLVD		24 HILTON HAVEN RD		KEY WEST	FL	33040-3833
HOVEY WENDY J	2313 FOGARTY AVE		2313 FOGARTY AVE		KEY WEST	FL	33040
COOPER MELISSA L	1225 5TH ST		14 ARBUTUS DR		KEY WEST	FL	33040-6238
GIBSON SCOTT ANDREW	2215 FOGARTY AVE		2215 FOGARTY AVE		KEY WEST	FL	33040
PEREZ JOSE LUIS	2304 PATTERSON AVE		2304 PATTERSON AVE		KEY WEST	FL	33040-3816
RENGIIL PRINCE AND WILLIANA	2211 FOGARTY AVE		2211 FOGARTY AVE		KEY WEST	FL	33040-3807
JOHNSON MEAGHAN	2306 PATTERSON AVE		2306 PATTERSON AVE		KEY WEST	FL	33040-3816
SLAUNWHITE DAVID	2217 FOGARTY AVE		2217 FOGARTY AVE		KEY WEST	FL	33040
SOUTHERNMOST POST 3911 VFW OF THE US	2200 N ROOSEVELT BLVD		2200 N ROOSEVELT BLVD		KEY WEST	FL	33040
RAY DASHA RENEE	1215 5TH ST		1215 5TH ST		KEY WEST	FL	33040-3801
CABALEIRO MARTA	2311 FOGARTY AVE		2311 FOGARTY AVE		KEY WEST	FL	33040-3809
GUIDANCE CARE CENTER INC	1205 4TH ST		1205 FOURTH ST		KEY WEST	FL	33040
HABECK JACKSON R AND SHELLEY	2213 FOGARTY AVE		PSC 809 BOX 2186		FPO	AE	09626-9997