



THE CITY OF KEY WEST

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

To: City of Key West Planning Board

From: Patrick Wright, Senior Planner II

Date: September 15, 2016

RE: **231 Margaret 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 3rd day of March, 2015.

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

Authenticated by the presiding officer and Clerk of the Commission on the 21st 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

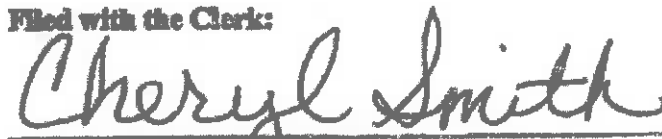
2/18/2015
Date

Attest:


Kevin Bond, AICP, Acting Planning Director

2/16/2015
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

2-19-15
Date

**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.

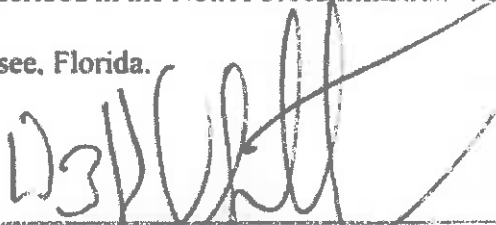
(1)(e) Protection of the historical heritage of Key West and the Key West Historical Preservation District;

(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 12th 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

Thomas Kelly



19141 Rocky Road ♦ Sugarloaf Key, Florida 33042
Phone (305) 304-1984

August 30, 2016

City of Key West
Planning Department
P.O.Box 1409
Key West, Florida

Patrick Wright
Planner II
809-3778

RE: Waiver of parking variance

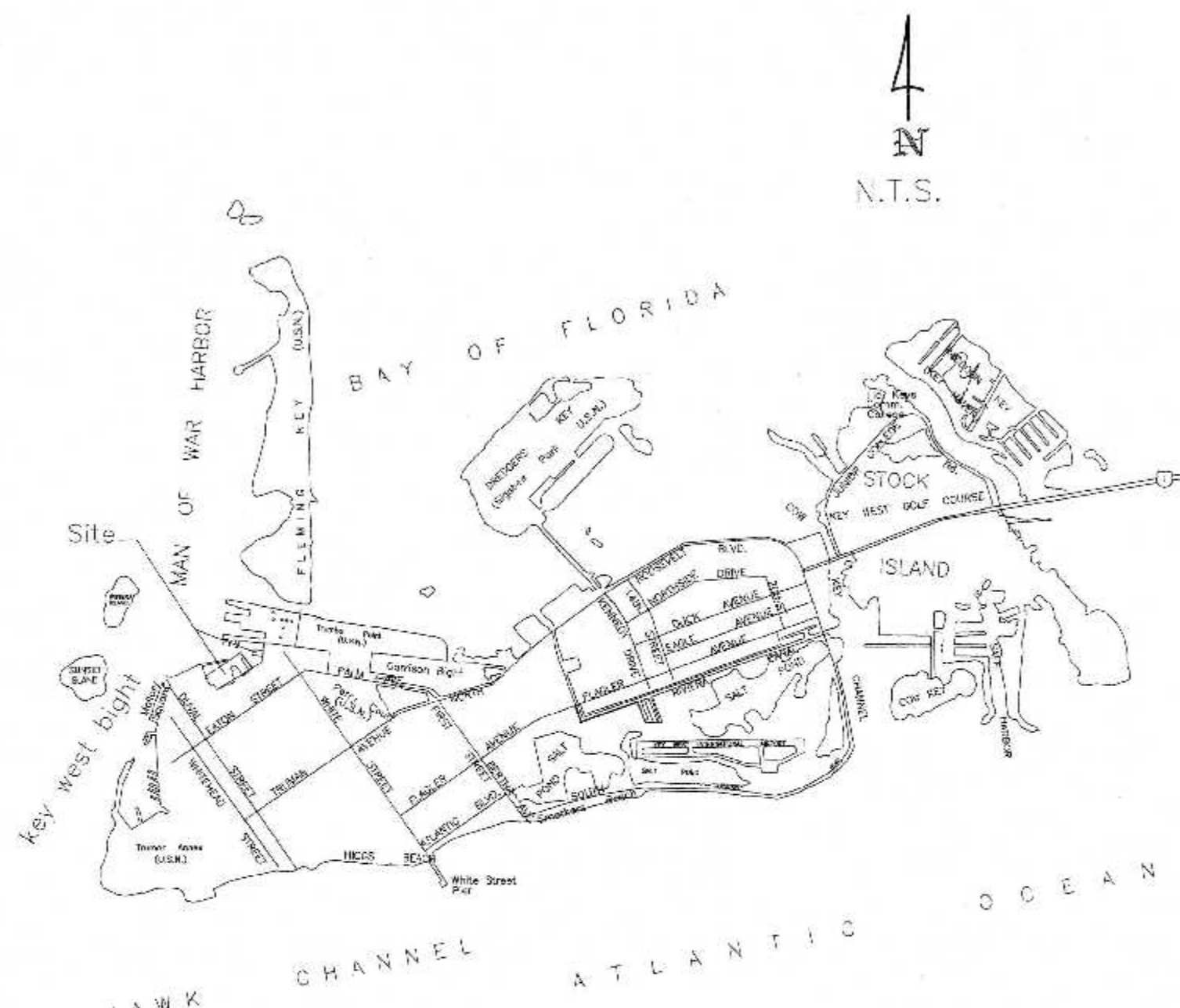
Patrick,

This letter serves as a request for a waiver of a parking variance for the property located at 231 Margaret Street, which is the site of Turtle Kraals Restaurant and Bar. The consideration of the waiver should be based on the following:

1. The site is owned by the City of Key West and located within the historic commercial core at the Key West Bight. This is a pedestrian orientated harbor walk where people are walking from one establishment to another. Most of this activity is supported from the nearby hotels and guesthouses where customers simply walk down to the harbor.
2. The proposed project will provide handicapped access to the second floor deck via a lift, rebuild the existing damaged staircases and raise the guard rail system to 42". The project will bring the access requirements for the second floor deck area to current code compliance. The increase of consumption area that will result from the project will be 4.5% to the current floor area of Turtle Kraals or 304 square feet.
3. The immediate area is currently supported by the parking structure on Grinnell Street and the large parking lots on Margaret Street both in front of the Raw Bar and in front of Key West Brewery.

Thank you for your continuing help in this matter,

Thomas Kelly



LOCATION MAP

City of Key West &
Stock Island

SURVEYOR'S NOTES:

North arrow based on plot assumed median
Reference Bearing: NAD 27
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Monumentation:

- ◆ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found Iron Pipe
- = Found Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

Abbreviations:

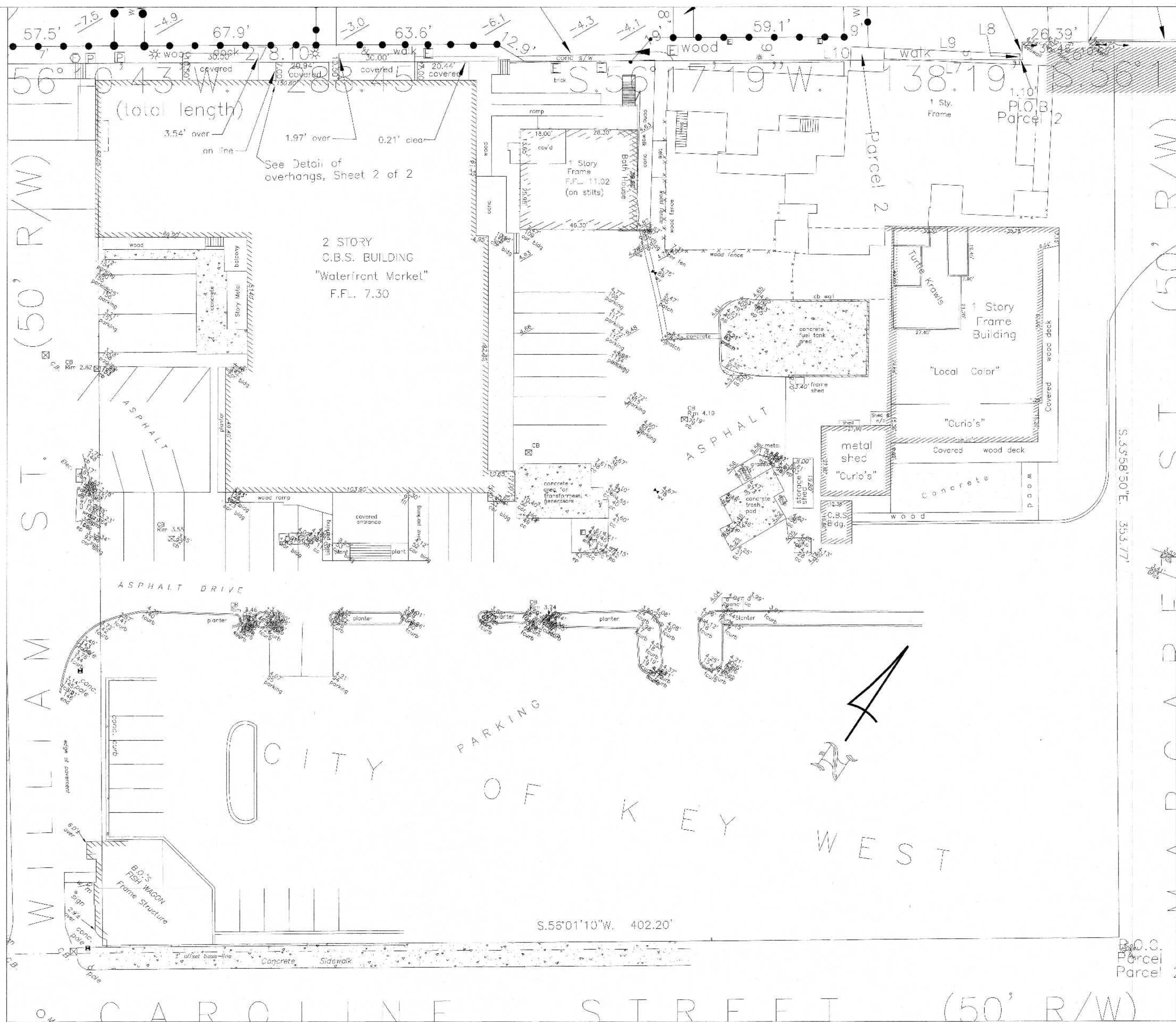
- | | | |
|-----------------------------|---------------------------------|-------------------------------------|
| Sty. = Story | o/h = Overhead | □ = Concrete Utility Pole |
| R/W = Right-of-Way | u/g = Underground | ○ = Wood Utility Pole |
| fd. = Found | F.F.L. = Finish Floor Elevation | ○ = Wood Utility Pole with Guy wire |
| p. = Plat | L.B. = Low Beam | ◆ F.W. = Fire Well |
| m. = Measured | Rac. = Racial | ⊕ V.W. = Monitoring Well |
| d. = Deced | Irr. = Irregular | ○ = Water Meter |
| M.H.W. = Mean High Water | conc. = concrete | ○ = Water Valve |
| O.R. = Official Records | I.P. = Iron Pipe | ○ = Electric Manhole |
| Sec. = Section | I.B. = Iron Bar | ○ = Electric Utility Vault |
| Two. = Township | ⊖ = Baseline | ○ M.H. = Man Hole |
| Rge. = Range | C.B. = Concrete Block | San. = Sanitary |
| N.T.S. = Not to Scale | C.B.S. = Concrete Block Stucco | ☒ C.B. = Storm Water Catch Basin |
| CL = Centerline | cov'd. = Covered | Inv. = Invert |
| Elev. = Elevation | P.I. = Point of Intersection | B.P.Z. = Backflow Prevention Valve |
| B.M. = Bench Mark | wd. = Wood | P.V.C. = Polyvinyl Pipe |
| P.C. = Point of Curvature | R = Radius | R.C.P. = Reinforced Concrete pipe |
| P.T. = Point of Tangency | A = Arc (Length) | + = Fire Hydrant |
| P.O.C. = Point of Commence | D = Delta, (Central angle) | * = Light |
| P.O.B. = Point of Beginning | w.m. = Water Meter | ○ = sign |
| P.B. = Plat Book | Bal. = Balcony | |
| pg. = page | Pl. = Planter | |
| Elec. = Electric | Hydt. = Fire Hydrant | |
| Tel. = Telephone | F.W. = Fire Well | |
| Ench. = Encroachment | A/C = Air Conditioner | |
| O.L. = On Line | | |
| C.L.F. = Chain Link Fence | | |

Field Work performed on: 1/23/06, 1/26/06

CERTIFICATION:
I HEREBY CERTIFY that the attached TOPOGRAPHICAL 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 61017-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

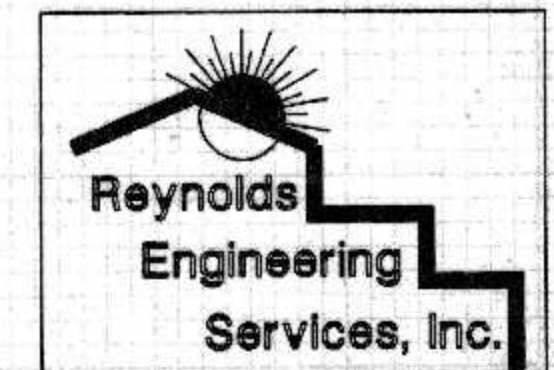
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



City of Key West Key West Bight, Key West, Florida 33040			
TOPOGRAPHICAL SURVEY (Trash Area)			Dep. No.: 06-120
Scale: 1" = 20'	Ref. Flood panel No. 1516 K	File 165-51	Own. By: F.H.H.
Date: 2/17/06	Flood Zone: AE-VE	Flood Elev. 7'-10"	
REVISIONS AND/OR ADDITIONS			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0765
Fax: (305) 293-0237



THOMAS KELLY ENTERPRISES INC.
 1941 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 304-1984

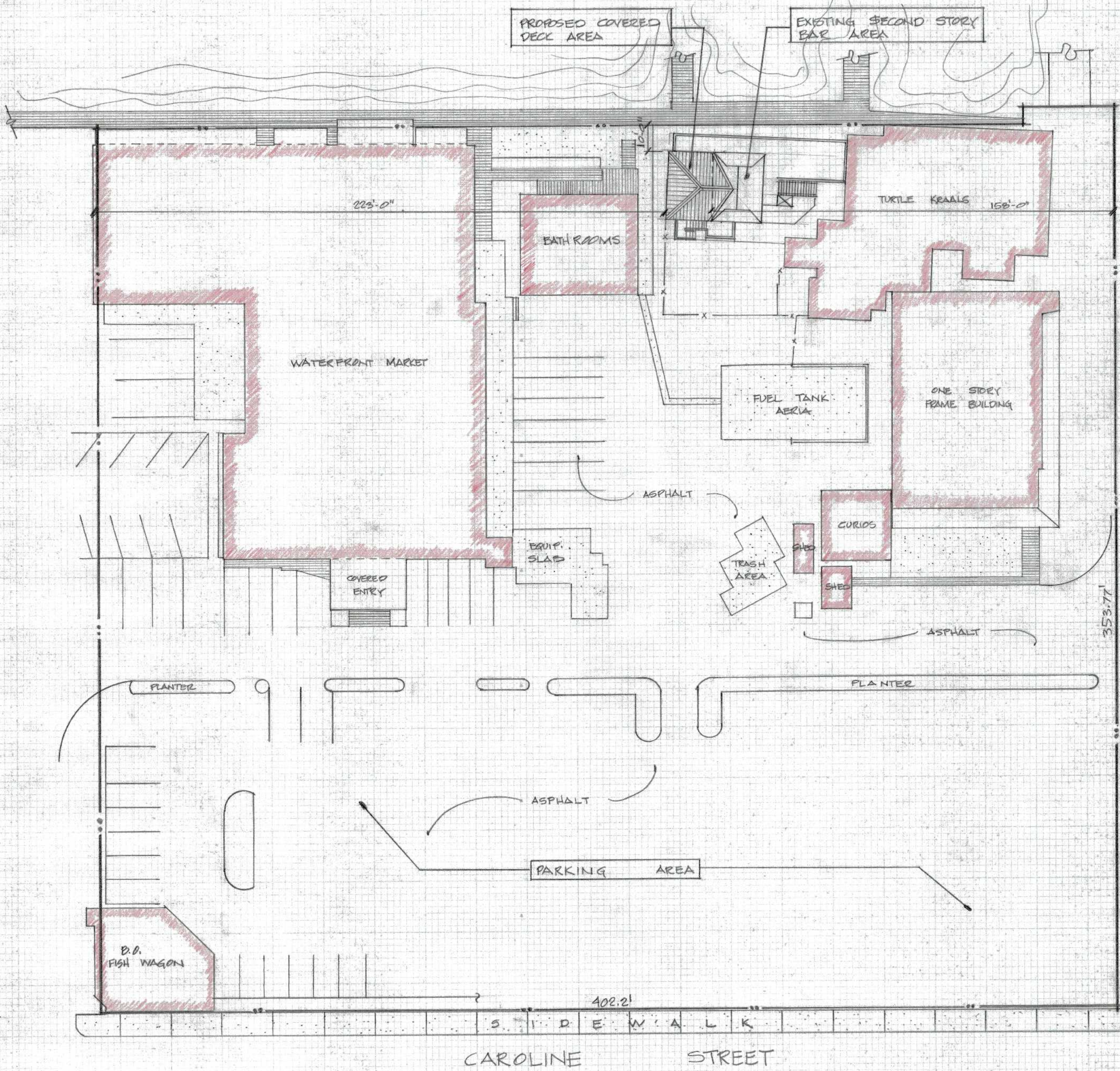
STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
 FLORIDA P.E.#48685
 22330 LAFITTE DRIVE CUDJOC KEY, FL 33042
 (305) 394-5987

SEAL
 JAMES C. REYNOLDS PE

TURTLE KRAALS RESTAURANT and BAR
 SITE PLAN
 KEY WEST

DRAWN: TCK
 DATE: 06/10/16

SHEET NUMBER
S-1
 OF 1
 PROJECT NO.



TURTLE KRAALS RESTAURANT and BAR

BUILDINGS

- BO FISH WAGON = 1560 SQ. FT.
- WATERFRONT MARKET = 24556 SQ. FT.
- BATH HOUSE = 1833 SQ. FT.
- CURIOS "METAL SHED" = 762 SQ. FT.
- STORAGE SHEDS = 328 SQ. FT.
- TURTLE KRAALS = 6692 SQ. FT.
- ONE STORY FRAME BUILDING = 6045 SQ. FT.

TOTAL EXISTING BUILDING AREA = 41776 SQ. FT.

EXISTING BUILDING TO LOT RATIO = 29.8%

PROPOSED COVERED DECK = 484 SQ. FT.

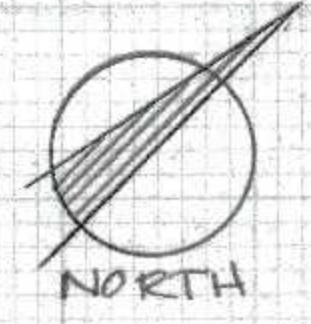
TOTAL PROPOSED BUILDING TO LOT RATIO = 30.2%

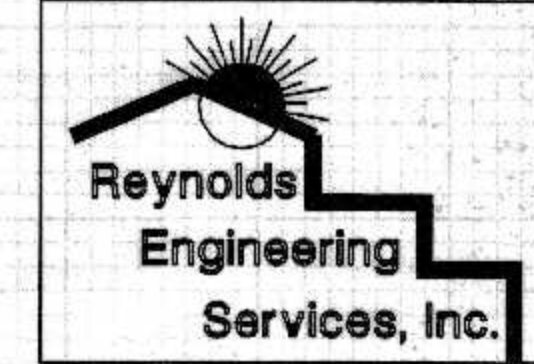
PROJECT DATA

ADDRESS	231 MARGARET STREET, KEY WEST		
LEGAL	KW LOT 1&2, SQUARE 10		
BUILD'G ZONE	HRCC-2		
FLOOD ZONE	AE - VE		
LOT AREA	140118 SQ.FT.		
BUILD'G AREA	42260 SQ. FT.	30.2%	
IMPERVIOUS SURFACE	124775 SQ. FT.	89.1%	(EXISTING TO REMAIN)
OPEN SPACE	15343 SQ. FT.	10.9%	(EXISTING TO REMAIN)

SITE PLAN

1" = 20'-0"





THOMAS KELLY ENTERPRISES INC.
 19141 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 745-1100

**TURTLE KRAALS
 RESTAURANT and BAR**

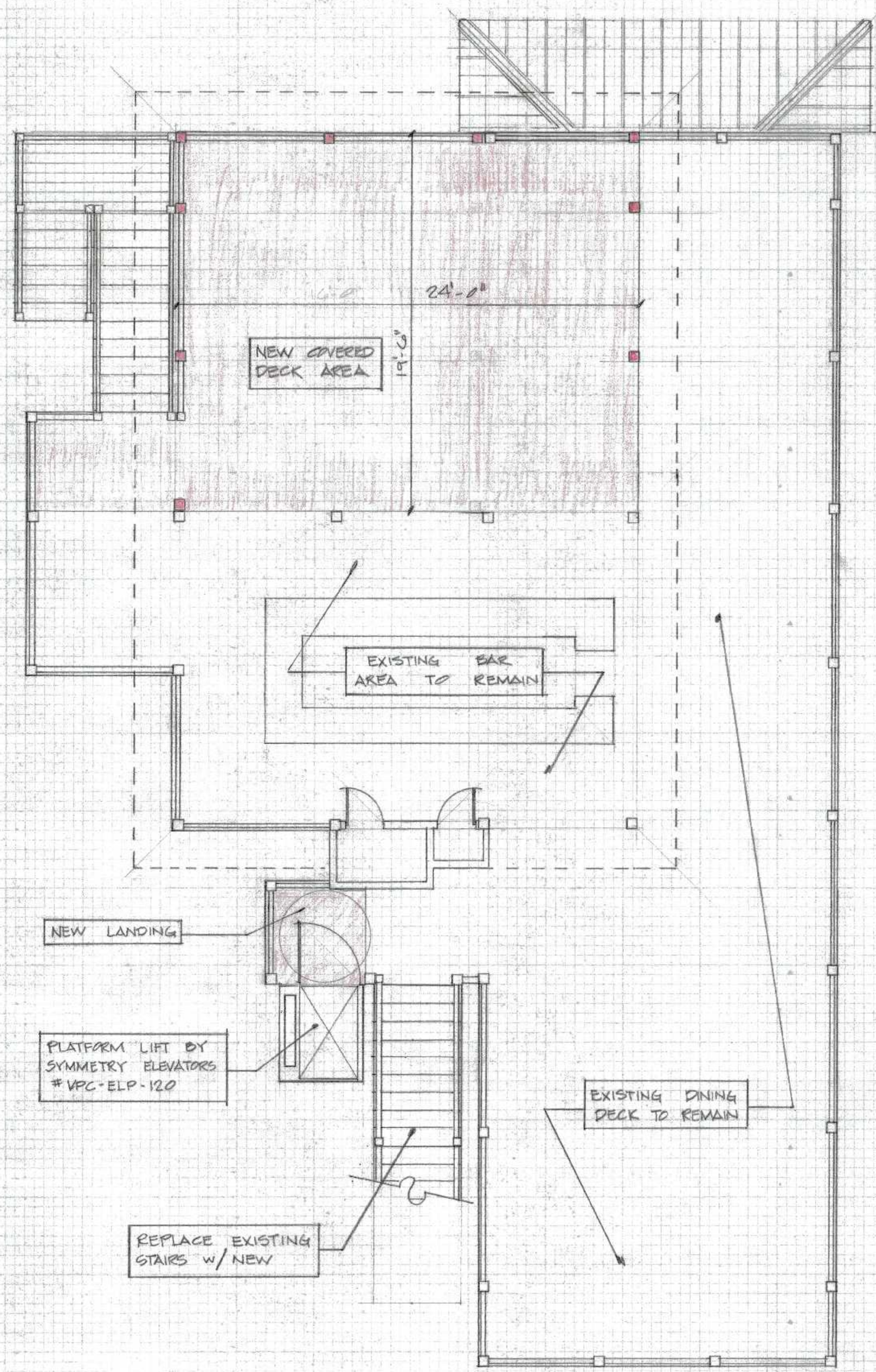
STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
 FLORIDA P.E.#46885
 22380 LAFFITE DRIVE OUDJOE KEY, FL 38642
 (305) 394-5987

SEAL
 JAMES C. REYNOLDS PE

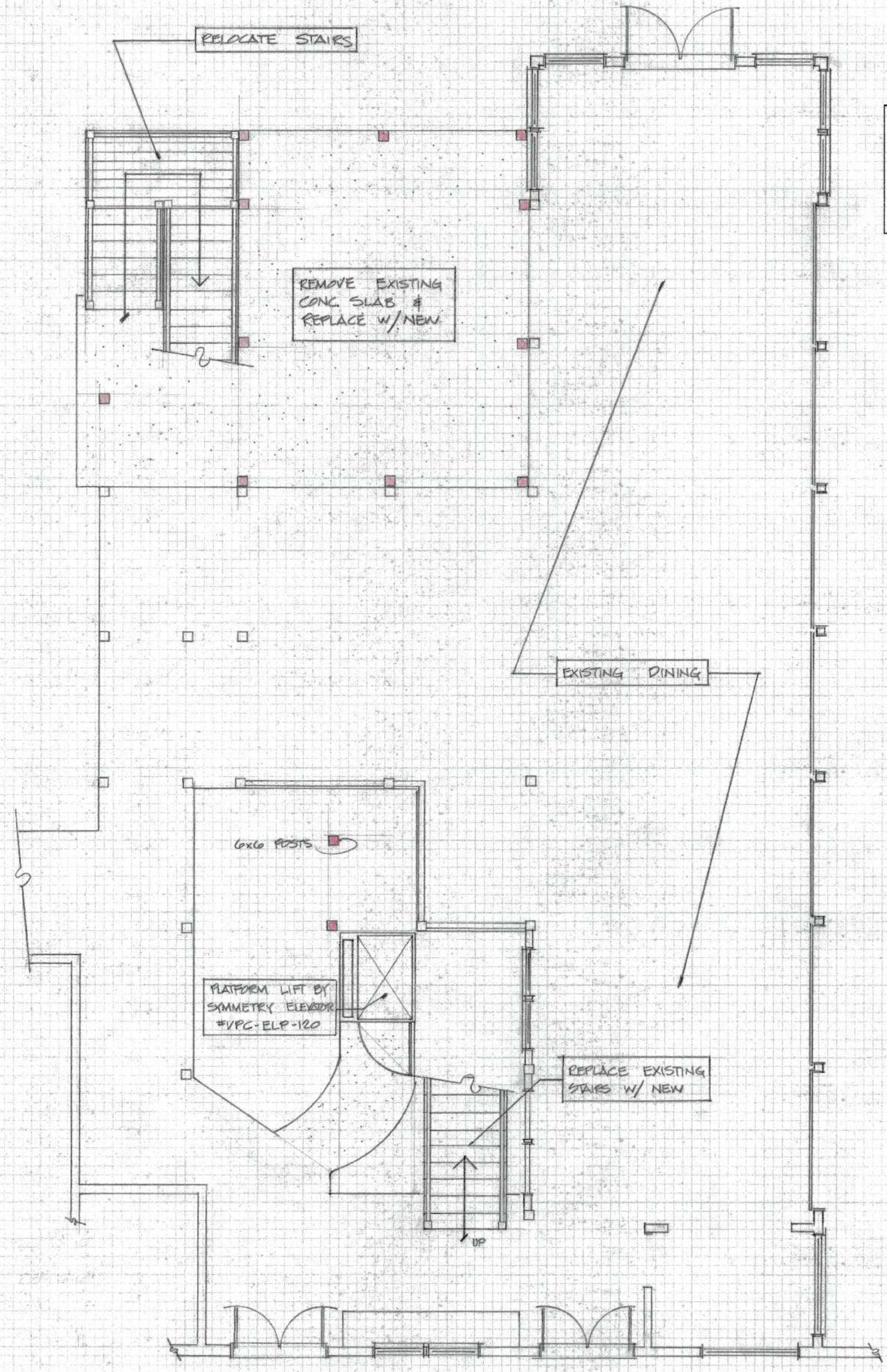
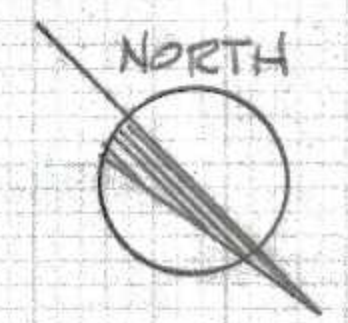
**TURTLE KRAALS RESTAURANT and BAR
 SITE PLAN and FLOOR PLANS**
 KEY WEST

DRAWN: TCK
 DATE: 08/10/16

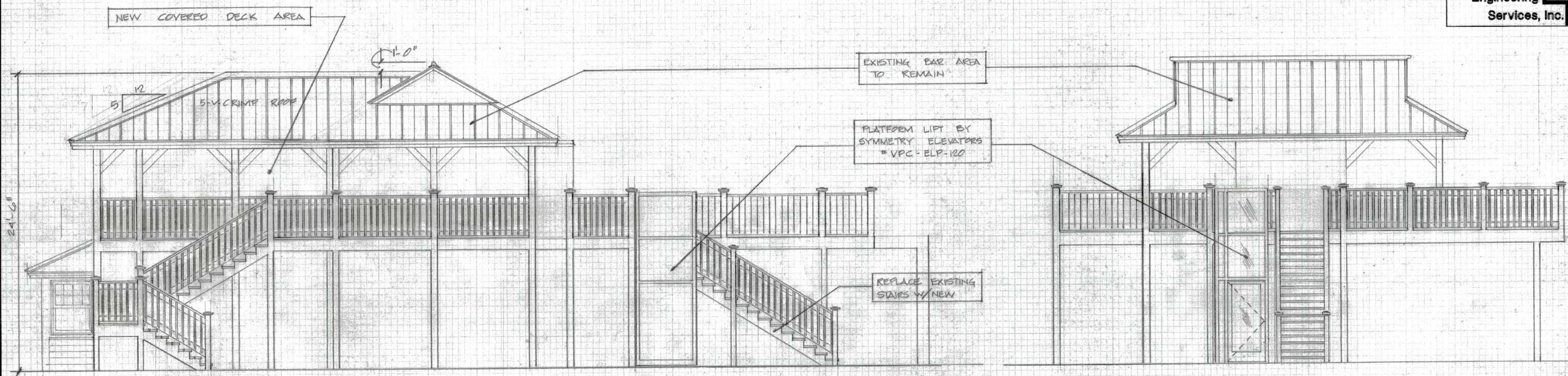
SHEET NUMBER
D-1
 OF
 PROJECT NO.



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"

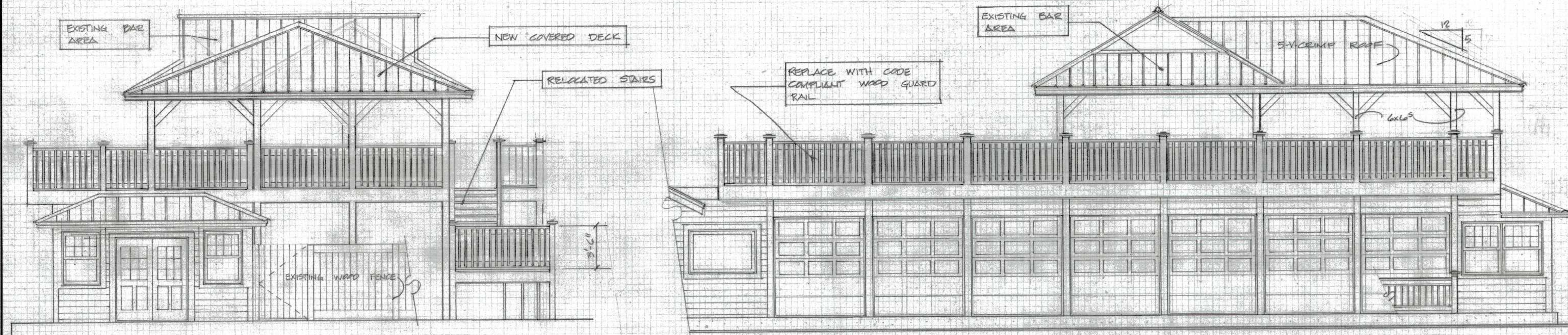


SOUTHEAST ELEVATION

1/4"=1'-0"

NORTHEAST ELEVATION

1/4"=1'-0"

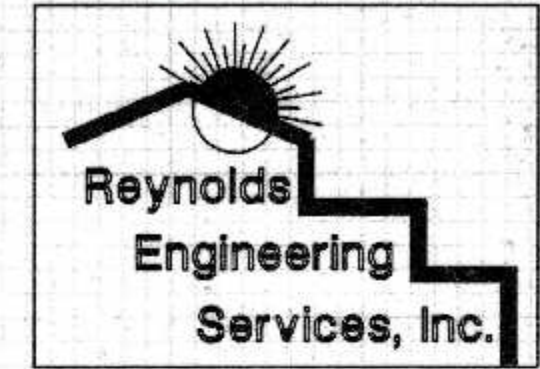


SOUTHWEST ELEVATION

1/4"=1'-0"

NORTHWEST ELEVATION

1/4"=1'-0"



THOMAS KELLY ENTERPRISES INC.
19441 ROCKY ROAD - SUGARLOAF KEY
* DESIGN CONCEPTS
* CONSTRUCTION MANAGEMENT
(305) 304-1884

STRUCTURAL DETAILS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#48685
22330 LAFITTE DRIVE CUDJOE KEY, FL 33042
(305) 394-5987

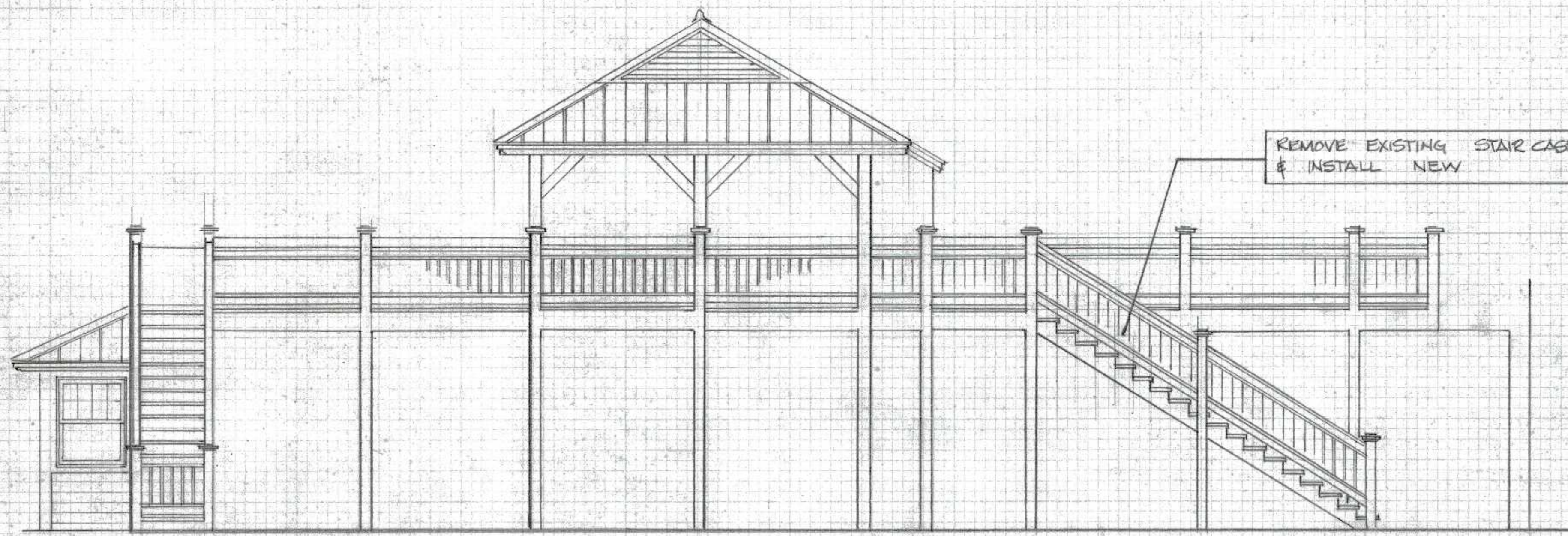
SEAL
JAMES C. REYNOLDS PE

TURTLE KRAALS RESTAURANT and BAR
EXISTING EXTERIOR ELEVATIONS
KEY WEST

DRAWN: TCK
DATE: 08/10/16

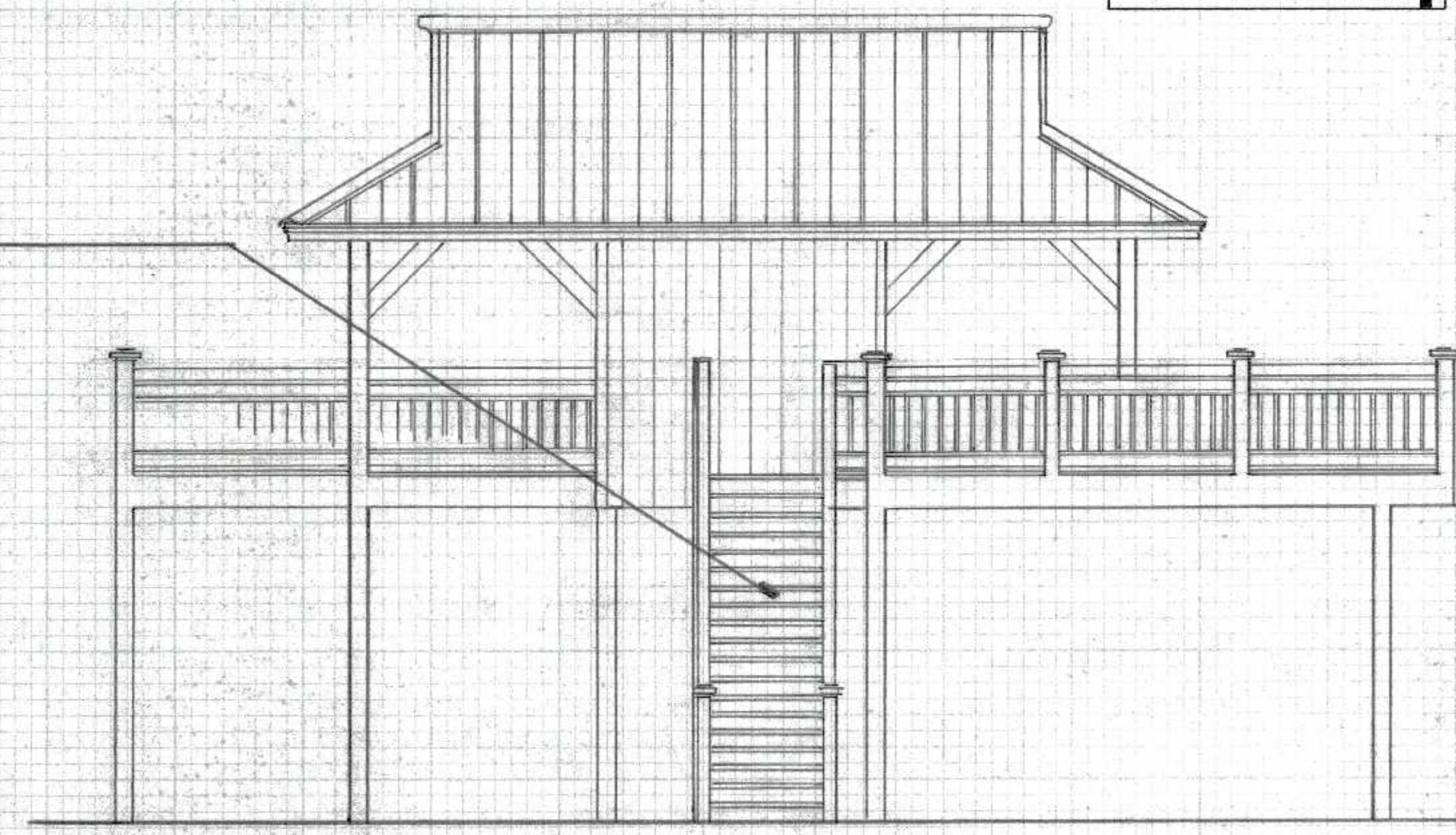
SHEET NUMBER
E-2
OF 2

PROJECT NO. 1



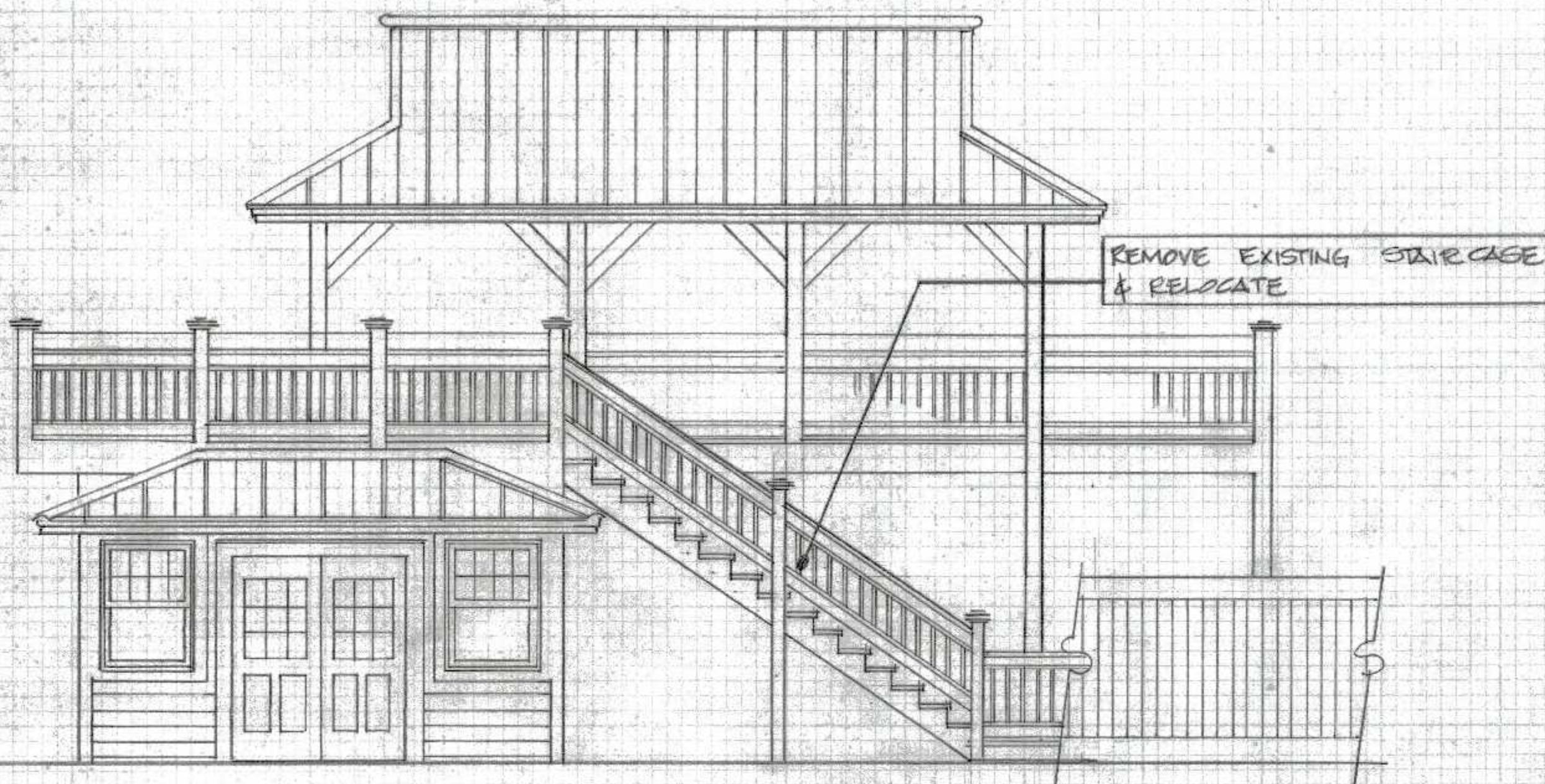
SOUTHEAST ELEVATION

1/4"=1'-0"



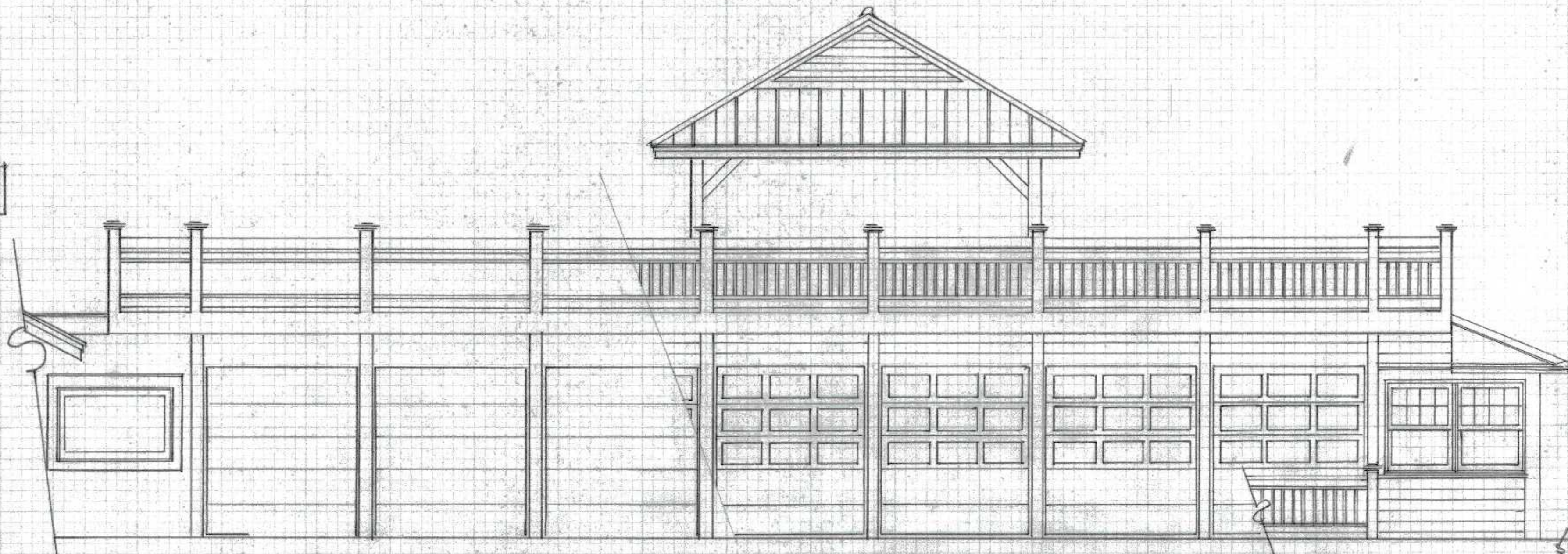
NORTHEAST ELEVATION

1/4"=1'-0"



SOUTHWEST ELEVATION

1/4"=1'-0"



NORTHWEST ELEVATION

1/4"=1'-0"