



THE CITY OF KEY WEST

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Development Review Committee
May 26, 2022
Engineering Comments

22-2674 Transfer of a Transient Unit License - A request to transfer one (1) transient unit license to a property located at 514 Louisa Street (RE# 000288800-000000) the receiver site.)

General:

1. No Comments

22-2675 Conditional Use - 431 Front Street (RE# 000001500-000000)

General:

1. No Comments

22-2676 Major Development Plan - 3200 Duck Avenue (RE# 00064740-000000)

General:

1. Residential Developments (Sec. 108-231) on Page 3, the Living Unit Type table shows a total of 233 beds, while the verbiage states 151 beds. Is the lower number the net increase in beds post demolition of the existing structures? Please clarify.
2. On Page 3, under Concurrency Facilities and Other Utilities or Services (Sec. 108-233), it is stated that "The proposed development is expected to maintain existing trip generation LOS for the site". Has a Level Of Service study been performed to document this statement? Please provide to address the need for addition of 36 parking spaces on the plans. (or 31 per Page 3 in the Concurrency response)
3. Code Sec. 108-572. - Schedule of off-street parking requirements by use generally. calls for "Dormitories or single-room occupancy (SRO), roominghouses and/or boardinghouses" to provide 1 parking space for every 2 beds. The plans call for an increase of 36 parking spaces at the site, with an increase of 233 beds (or 151 beds, see Comment 1. above). Please clarify.
4. In the Off-street parking and loading (Article VII) section of the Application, the Applicant states to refer above to On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Code Sec. 108-244) "for a complete discussion regarding parking". Do not see any complete discussion, and that Code section does require that - "Development plans shall satisfy on- and off-site vehicular and bicycle circulation, and parking requirements of articles IV and VII of this

chapter. Development plans shall include location, dimensions and typical construction specifications for:"

- (1) Existing and proposed driveways, approaches and curb cuts – Please indicate; the site survey or demolition plan could be submitted to show the existing features. A driveway connection to the Duck Avenue ROW is shown. Please address this and any proposed offsite improvements.
- (6) Typical cross sections, by type of improvement – Please provide
- (7) Traffic control devices – Please provide
- (8) Proposed parking surface material, pavement markings, and other related improvements – Please provide

**22-2678 Minor Modification to Major Development Plan - 1319 William Street &
1316 Royal Street Units #1-6 (RE#00036920-000000)**

General:

1. Driveway connection to Royal Street will need to comply with City design requirements.