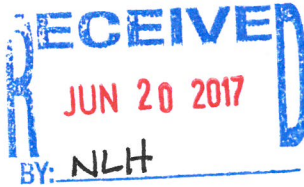


Application

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

____x____

Historic District

Yes ____x____

No _____

Please print or type:

- 1) Site Address 1103-1105-1107 Simonton Street
- 2) Name of Applicant Adele V. Stones for Frank F. Ratcliff and Maria G. Ratcliff
- 3) Applicant is: _____ Authorized Representative x
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 221 Simonton Street
Key West, FL 33040
- 5) Applicant's Phone # (305) 294-0252 Email ginny@oropezastonescardenas.com
- 6) Email Address: above
- 7) Name of Owner, if different than above Frank and Maria Ratcliff
- 8) Address of Owner 16 Emerald Drive, Key West, FL 33040
- 9) Owner Phone # (305) 747-0123 Email _____
- 10) Zoning District of Parcel HNC-1 RE#0002749 & 00027500 & 0025710-000000
- 11) Is Subject Property located within the Historic District? Yes x 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).
Applicant desires to obtain conditional use approval to allow the use of the approximately 50% of the property for the rental of small recreational power driven vehicles including electric bicycles, or moped scooters, or 3 and 4 wheel power driven vehicles, or a combination thereof on site. Approximately 1008 SF of the existing 2101 SF building will house the business office, ADA compliant bathroom and storage. Approximately 5288 SF of the exterior yard will be used for staging of rental inventory, electric charging stations and training/safety demonstration area.

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)? _____ 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 Criteria
1105 Simonton Street
Key West, Florida
33040**

Sec. 122-61 Specific Criteria for Approval

a. Findings:

The applicants believe that the Planning Board will find that the location meets the requirements 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 proposed change is from retail sales and rental of bicycles to small recreational power-driven equipment rentals with electric bicycles, or moped/scooters, or small power driven 3 and/or 4 wheel vehicles, with a maximum of 1008 square feet of storage and office, 5,200 square feet of outdoor display, safety instruction demonstration area. Measures have been taken to ensure that the adjacent properties are not affected by noise including location of training and demonstration areas away from residential properties on Amelia Street and Virginia Street soundproofing, limited street exit and entry which prevents multiple traffic clog points. Other mitigative techniques for odor, solid waste handling, and general business operations are discussed below.

b. Characteristics of Use Described:

1. Scale and Intensity:

a. Floor Area Ratio:

The applicants’ plans include no additional square footage to the existing industrial commercial structure which will house the office and interior storage. Existing FAR of the entire site is .18 (1.0 permitted), consisting of 2012 sf of structure. The Conditional Use will occupy 1008.5 square feet or approximately .09 FAR. In addition, approximately 5288 square feet of outdoor space of the 11,630.5 square feet of the whole lot is associated with the conditional use which will be used for outdoor storage/display, demonstration and safety training area.

b. Traffic Generation:

The conditional use will produce traffic generation no greater than the prior use as retail/rental bicycle sales. It is expected that a portion of the patrons will be arriving on foot, travelling from local hotels, motels, guesthouses and other nearby vacation rentals as well as other downtown activities and destinations. See attached **KBP Consulting, Inc.**, Traffic Study for further detail.

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

Currently the commercial square feet for the property is 2012 SF. The proposed inside conditional use area is 1008.5 square feet. Approximately 5288 square feet of outside area will be incorporated in the associated conditional use activity outlined above. Combined the total proposed inside and outside conditional use area is 6296.5 square feet

or a total lot coverage/FAR of approximately 0.54 (1.0 FAR permitted). This is offered for informational purposes only as City Land Development Regulations to not include commercial use of outdoor space in FAR calculations.

Proposed Employment:

There will be two to three employees working on the site each day.

e. Proposed Number of Service Vehicles:

The establishment will be using a business vehicle to respond to request for assistance made off site by rental customers. There is no change expected in solid waste pick up or any other associated service needs.

f. Off-Street Parking:

The proposed use is exempt from off street parking requirements due to the established nature of the commercial industrial use in existence at the time of the enactment of the ordinance requiring off street parking in Key West. This business location is within walking distance (1/2 mile or less of five major hotels, 20 guest houses, 1 block from Duval Street, 1/2 block from Truman Avenue bus and Duval Loop routes, Trolley Stop and multiple pedestrian oriented attractions and transportation way points. There are greater than 30 metered parking spaces and several loading zones within 300 feet of this location.

2. On or off-Site Improvements Required and Not Listed in Subsection b. 1

a. Utilities:

No utility changes are expected as result of the proposed conditional use.

b. Public Facilities:

No public facilities changes are expected because of the proposed conditional use.

c. Roadway or Signal Improvements:

No changes are required or proposed.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

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

The proposed business does not include unique facilities or structures.

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

None are proposed now. Over the past 6 years the property owner has cleared approximately 49% of the site of the industrial materials and heavy commercial construction equipment and vehicles utilized on and off site and stored in the front and side yard of this property. Significant improvements to the related industrial shop on site have been made also to reduce sound pollution and visual blight by installment of retractable doors and other enclosure mechanism.

a. Open Space:

No change to the existing (approximately 45%) Open Space is proposed.

b. Setbacks from Adjacent Properties:

No changes are proposed to alter setbacks between adjacent properties.

c. Screening and Buffers:

No additional screening or buffers are proposed. On the north side of the property there already exists a fenced border way between the two properties. There are no exterior openings on the north side of applicants' property. Two side of the property (west and south, front on City rights of way. Sound buffering will occur because of limited exterior openings and interior soundproofing material.

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

No landscaped berms are proposed due to lot size limitation and proximity of adjacent structures.

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

There will be no smoke and odor producing activities. Measures have been taken to mitigate potential noise concerns. The hours of operations will be - _____ to _____. Commercial pick-up available as needed per Waste Management.

c. Criteria for Conditional Use Review and Approval

1. Land Use Compatibility:

The proposed power driven rental vehicle rental Conditional Use is in the HRCC-1 District. The proposed location is an area with mixed transient, residential, and commercial uses. Its immediate neighboring properties are commercial office/mixed use residential, other residential, government offices, banking and transient rentals. Other uses in the 1000 block include the same types of uses, along with restaurants. There should be little impact on the area. The anticipated customer base will be mainly transient visitors travelling on foot from nearby locations, therefore the traffic and parking impacts will be minimal.

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

The scale of the conditional use requested fits the size and shape of the site. It is

anticipated that the proposed conditional use can operate easily with the existing infrastructure of the site. Prior uses of the property include heavy industrial welding and fabrication, heavy equipment storage and rental, commercial storage and more recently electric car storage, bicycle rental and sale as well as general commercial storage. The property location currently holds active business tax receipts for eight assorted commercial uses,(attached) all permitted a matter of right, or as legally non-conforming. Currently, the property owner utilizes the other half of the existing structure and remaining yard for welding and fabrication operations, storage of shipping containers offered for rent and heavy equipment storage.

3.Proper Use of Mitigative Techniques:

No adverse impacts to the public are anticipated but the applicant is open to suggestions from the Planning Staff and discussion of same with the Planning Board if there is an unforeseen need for mitigation.

4. Hazardous Waste:

No hazardous waste will be generated by proposed conditional use.

5. Compliance with Applicable Laws and Ordinances:

The applicants will comply with all applicable laws and regulations.

Additional Criteria Applicable to Specific Land Uses.

a. Land Uses within a Conservation Area:

This site is not located in a conservation area.

b. Residential Development:

No new residential development is proposed.

c. Commercial or Mixed Use Development:

The proposed conditional use compliance with specified criteria is set forth in b.1-3 and c.1-6 above.

d. Development Within or Adjacent to Historic Districts:

The is no physical change to the site requiring HARC approval.

e. Public Facilities or Institutional Development:

No public facilities or institutional development is being proposed.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:

This site is not located within tidal waters.

g. Adult Entertainment Establishment:

No adult entertainment is being proposed.

Licenses

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name RATCLIFF WELDING OF KW (STEEL) CtlNbr:0002916
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00002928 CONTRACTOR - SPEC STRUCTURE STEEL
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$103.00
Add. Charges \$0.00
Penalty \$0.00
Total \$103.00

Comments:

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KW (STEEL)
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name RATCLIFF WELDING OF KW (SHUT) CtlNbr:0015425
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00018949 CONTRACTOR - SPEC AWNING/SHUTTER INSTAL
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$103.00
Add. Charges \$0.00
Penalty \$0.00
Total \$103.00

Comments: APPROVED FOR HURRICANE SHUTTERS

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KW (SHUT)
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955



Business Name RATCLIFF WELDING OF KEY WEST I CtlNbr:0002914
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00002926 MANUFACTURING/PROCESSING
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$203.00
Add. Charges \$0.00
Penalty \$0.00
Total \$203.00
Comments: WELDING SHOP

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KEY WEST I
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955



Business Name RATCLIFF WELDING OF KEY WEST CtlNbr:0006743
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00007400 RENTALS-MOTOR DRIVEN
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$203.00
Add. Charges \$0.00
Penalty \$0.00
Total \$203.00
Comments: EQUIPMENT RENTAL

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KEY WEST
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name RATCLIFF WELDING OF KEY WES, I CtlNbr:0021861
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00026968 SERVICE - GENERAL
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$103.00
Add. Charges \$0.00
Penalty \$0.00
Total \$103.00
Comments: TICKET SALES

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KEY WES, I
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name RATCLIFF WELDING OF KEY WEST I CtlNbr:0023098
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00028503 RETAIL/MAILORDER/WHSALE 0-500 SF
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$143.00
Add. Charges \$0.00
Penalty \$0.00
Total \$143.00
Comments: RETAIL BICYCLES

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KEY WEST I
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name RATCLIFF WELDING OF KEY WEST CtlNbr:0013459
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00016660 SERVICE - GENERAL
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$103.00
Add. Charges \$0.00
Penalty \$0.00
Total \$103.00

Comments: COMMERCIAL STORAGE

ACCESS NORMAL BUSINESS HOURS ONLY

This document must be prominently displayed.

RATCLIFF, FRANK

RATCLIFF WELDING OF KEY WEST
1105 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name RATCLIFF WELDING OF KEY WEST I CtlNbr:0023099
Location Addr 1105 SIMONTON ST
Lic NBR/Class 16-00028504 RENTALS-NONMOTOR DRIVEN
Issue Date: September 08, 2015 Expiration Date: September 30, 2016
License Fee \$143.00
Add. Charges \$0.00
Penalty \$0.00
Total \$143.00

Comments: BICYCLE RENTALS (750)

This document must be prominently displayed.

RATCLIFF WELDING OF KEY WEST I

RATCLIFF WELDING OF KEY WEST I
1105 SIMONTON ST

KEY WEST FL 33040

Authorization

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, Frank F. Ratcliff and Maria G. Ratcliff authorize
Please Print Name(s) of Owner(s) as appears on the deed

Adele Virginia Stones

Please Print Name of Representative

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

Frank F. Ratcliff
Signature of Owner

Maria Ratcliff
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 6/20/2017
Date

by *Maria & Frank Ratcliff*
Name of Owner

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

Portia Y. Navarro
Notary's Signature and Seal

PORTIA Y. NAVARRO
Name of Acknowledger typed, printed or stamped

5/13/2018
Commission Number, if any



Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Adele V. Stones, 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:

1105 Simonton Street, Key West, FL 3304

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.

Adele V. Stones

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 19, 2017 by
date

Adele V. Stones

Name of Authorized Representative

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

Patricia Gae Ganister

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed



This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 19th day of May A. D. 19 86

Between

RONALD L. FOREMAN, a single man over the age of 18 years

of the County of Monroe
party of the first part, and

in the State of Florida

DAVID CHARLES RATCLIFF and FRANK FREEMAN RATCLIFF
1105 Simonton Street, Key West, Florida 33040

of the County of Monroe
party of the second part,

in the State of Florida

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE State of Florida, to wit:

On the Island of Key West and being a part of Lot 4, Square 4, Tract 11, according to Wm. A. Whitehead's map of said Island, but better described by metes and bounds as follows:

COMMENCING on the Northeast corner of Simonton and Amelia Streets, said point also known as the Point of Beginning, run Northwesterly along the Northeasterly side of Simonton Street for a distance of 42.08 feet to a point; thence at right angles in a Northeasterly direction 87.0 feet to a point; thence at right angles in a Southeasterly direction 42.08 feet to a point on the Northwesterly side of Amelia Street; thence along the Northwesterly side of Amelia Street on a Southwesterly direction 87.0 feet back to the Point of Beginning.

Subject to the Following:

1. Taxes for the year 1986 and subsequent years.
2. Conditions, limitations, restrictions and easements of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]

[Signature] L.S.
RONALD L. FOREMAN

L.S.

L.S.

L.S.

State of Florida }

County of MONROE }

DS Pdd 150.00 Date 5-21-86 L.S.
MONROE COUNTY
DANNY L. KOLHAGE CLERK CIR. CT.
By [Signature] D.S.

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

RONALD L. FOREMAN

to me known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West
Monroe
A. D. 19 86, and State of Florida, this 19th day of May

My Commission Expires 2-3-89

Notary Public

Recorded in Official Records Book
Monroe County, Florida
DANNY L. KOLHAGE
Clerk Circuit Court

OFF 0974 PAGE 2417

436767

THIS INSTRUMENT PREPARED BY:

Robert T. Feldman

417 Eaton Street

Key West, Florida 33040

FILED FOR RECORD

86 MAY 21 PM 54

MONROE COUNTY
OFFICIAL RECORDS

FILE #1324251
BK#1817 PG#1762

RCD Sep 25 2002 09:56AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 465.50
09/25/2002 DEP CLK

PREPARED BY RETURN TO:

FRANK FREEMAN RATCLIFF
16 EMERALD DRIVE
KEY WEST, FLORIDA 33040

THIS QUIT CLAIM DEED, Executed this 24 Day of SEPTEMBER, 2002, BY
DAVID CHARLES RATCLIFF AND FRANK FREEMAN RATCLIFF, AS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP.

Whose post office address is: 16 EMERALD DRIVE, KEY WEST, FLORIDA 33040

First Party, to

FRANK FREEMAN RATCLIFF

Whose post office address is: 16 EMERALD DRIVE, KEY WEST, FLORIDA 33040

Second Party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MONROE, State of Florida, to wit:

ON THE ISLAND OF KEY WEST AND BEING A PART OF TRACT 11 ACCORDING TO WM. A WHITEHEAD'S MAP OF SAID ISLAND, BUT BETTER DESCRIBED AS PART OF LOT 2, SQUARE 4 OF SAID TRACT 11, ACCORDING TO C.W. TIFT'S MAP OR PLAN OF THE ISLAND OF KEY WEST, DELINEATED JULY 1874, SAID PART OF LOT 2 COMPRISING SUBDIVISIONS NUMBERED 2 AND 3. THE LAND HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF SIMONTON STREET 42 FEET, 1 INCH DISTANT SOUTHEASTERLY FROM THE CORNER OF VIRGINIA AND SIMONTON STREET; THENCE ALONG THE NORTHEASTERLY SIDE OF SIMONTON STREET AND IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 84.2 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH AMELIA STREET AND IN A NORTHEASTERLY DIRECTION A DISTANCE OF 87 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHWESTERLY DIRECTION A DISTANCE OF 84.2 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 87 FEET TO THE POINT OF BEGINNING.

PARCEL NO: 00027490-000000 00027500-000000

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR (S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR (S) OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR (S) RESIDE THEREON.

Subject to easements and restrictions of record.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

David Charles Ratcliff
Witness: *Officer Shane*
Paula Keonane
Witness: *Paula Keonane*

David Charles Ratcliff (L.S.)
Frank Freeman Ratcliff (L.S.)
DAVID CHARLES RATCLIFF
FRANK FREEMAN RATCLIFF

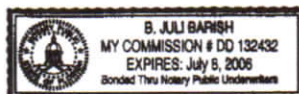
STATE OF FLORIDA,
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, personally appeared DAVID CHARLES RATCLIFF AND FRANK FREEMAN RATCLIFF, Who have produced Drivers License as identification, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th Day of Sept, 2002.

Notary Public

B. JULI BARNISH



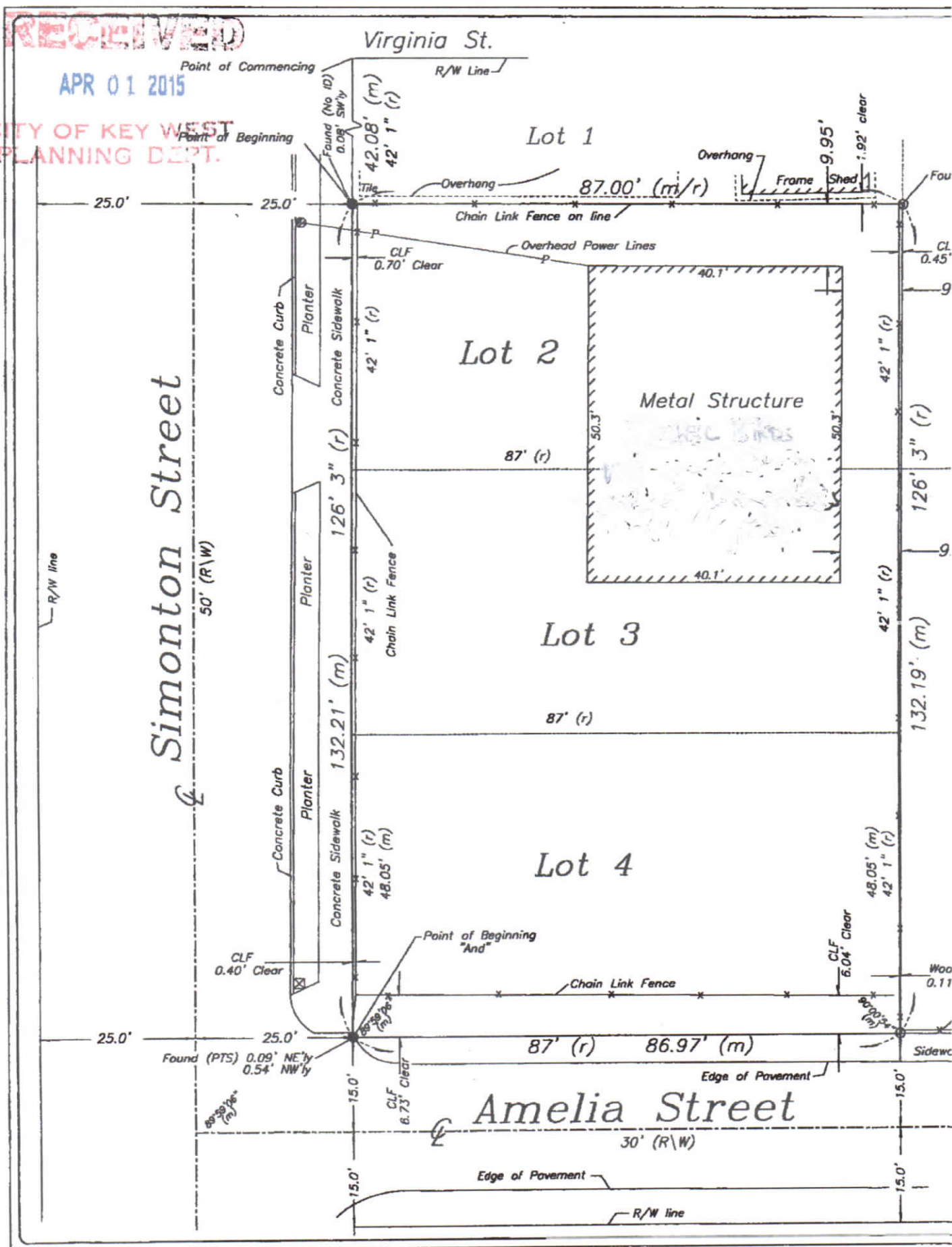
MONROE COUNTY
OFFICIAL RECORDS

Survey

RECEIVED

APR 01 2015

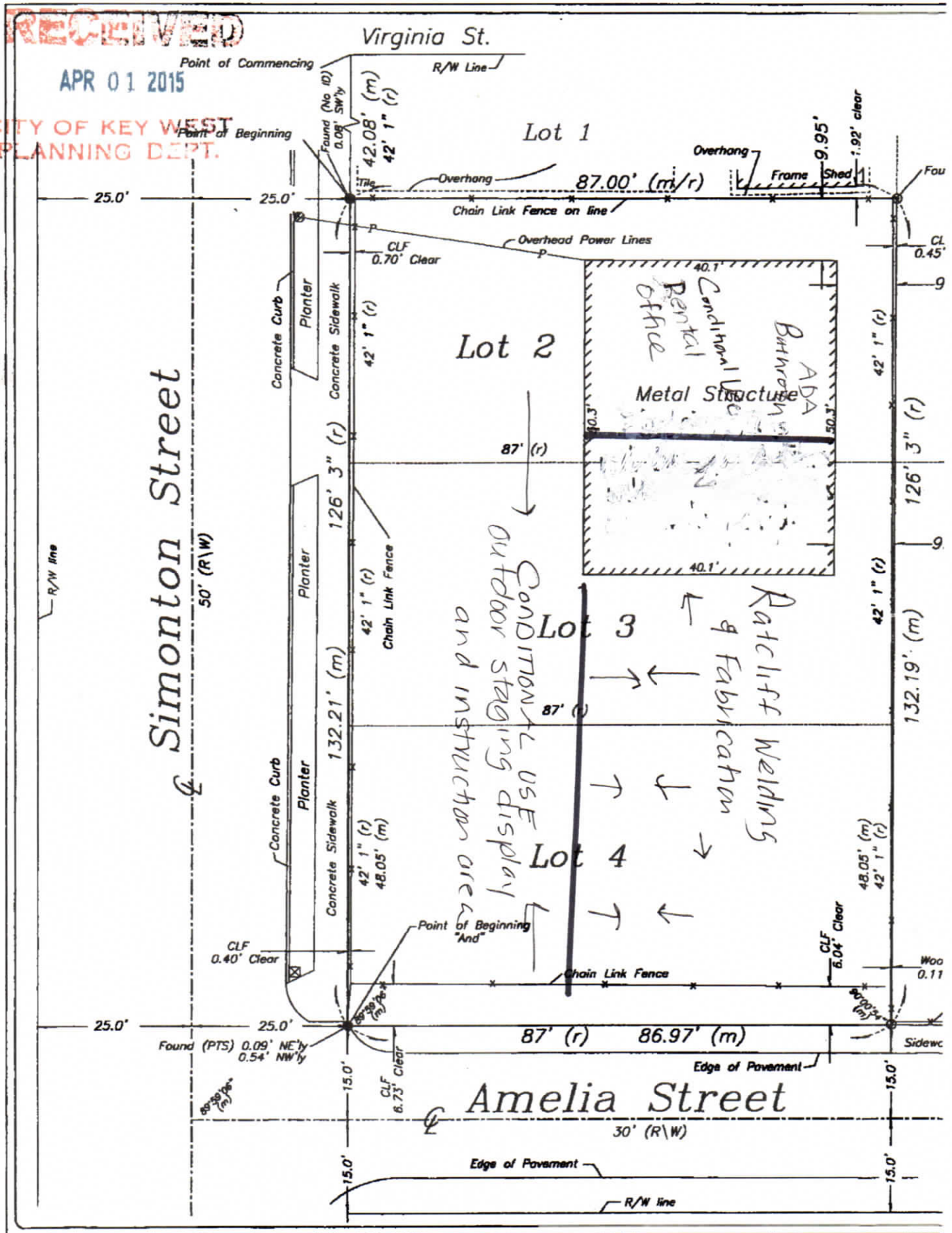
CITY OF KEY WEST
PLANNING DEPT.



RECEIVED

APR 01 2015

CITY OF KEY WEST
PLANNING DEPT.



SITE PLAN

6911

LEGEND

- Found 1/2" Iron Rod (PTS)
- Set #5 rebar w/cap (LB 7131)
- △ Set Nail & Disc (LB 7131)
- ⊙ Found 2" Iron Pipe (Fence Post)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊥ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole

Map of:
Boundary Survey for:
David Ratcliff & Frank Ratcliff of
Lots 2, 3 & 4, Square 4, Tract
11, Island of Key West



NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1105 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: November 15, 2002.
10. Adjoiners are not furnished.
11. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Tract 11 according to Wm. A. Whitehead's Map of said Island, but better described as part of Lot 2, Square 4 of said Tract 11, according to C.W. Tift's Map or Plan of the Island of Key West, delineated July 1874, said part of Lot 2 comprising subdivisions numbered 2 and 3, the land hereby conveyed being more particularly described by metes and bounds as follows: **BEGINNING** at a point on the Northeasterly side of Simonton Street 42 feet 1 inch distant Southeasterly from the corner of Virginia and Simonton Street; thence along the Northeasterly side of Simonton Street and in a Southeasterly direction a distance of 84.2 feet to a point; thence along a line parallel with Amelia Street and in a Northeasterly direction a distance of 87 feet; thence at right angles and in a Northwesterly direction a distance of 84.2 feet; thence at right angles and in a Southwesterly direction a distance of 87 feet to the Point of Beginning.

AND: On the Island of Key West and being a part of Lot 4, Square 4, Tract 11 according to Wm. A. Whitehead's Map of said Island, but better described by metes and bounds as follows: **COMMENCING** on the Northeast corner of Simonton and Amelia Streets, said point also known as the Point of Beginning, run Northwesterly along the Northeasterly side of Simonton Street for a distance of 42.08 feet to a point; thence at right angles in a Northeasterly direction 87.0 feet to a point; thence at right angles in a Southeasterly direction 42.08 feet to a point on the Northwesterly side of Amelia Street; thence along the Northwesterly side of Amelia Street in a Southwesterly direction 87.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: David Charles Ratcliff; Frank Freeman Ratcliff;

NORBY & O'FLYNN SURVEYING, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 2, 2002

NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7131

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

Property Appraiser Information



Summary

Parcel ID 00027500-000000
 Account # 1028282
 Property ID 1028282
 Millage Group 10KW
 Location 1105 SIMONTON ST , KEY WEST
 Address
 Legal KW SUB 3 PT LOT 2 SQR 4 TR 11 G44-67/70 OR832-1570/71 OR895-871 OR1817-1762Q/C OR1825-621-C OR1832-480-C OR2092-503
 Description (Note: Not to be used on legal documents)
 Neighborhood 32080
 Property Class HEAVY MANUFACTURING (4200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

RATCLIFF FRANK FREEMAN AND MARIA G
 16 EMERALD DR
 KEY WEST FL 33040-5636

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$55,031 | \$60,151 | \$60,151 | \$60,151 |
| + Market Misc Value | \$6,340 | \$5,513 | \$5,012 | \$5,012 |
| + Market Land Value | \$262,516 | \$231,631 | \$231,631 | \$231,631 |
| = Just Market Value | \$323,887 | \$297,295 | \$296,794 | \$296,794 |
| = Total Assessed Value | \$323,887 | \$297,295 | \$296,794 | \$296,794 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$323,887 | \$297,295 | \$296,794 | \$296,794 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-----------------------|-----------------|-------------|----------|-------|
| COMMERCIAL DRY (100D) | 3,661.00 | Square Foot | 0 | 0 |

Commercial Buildings

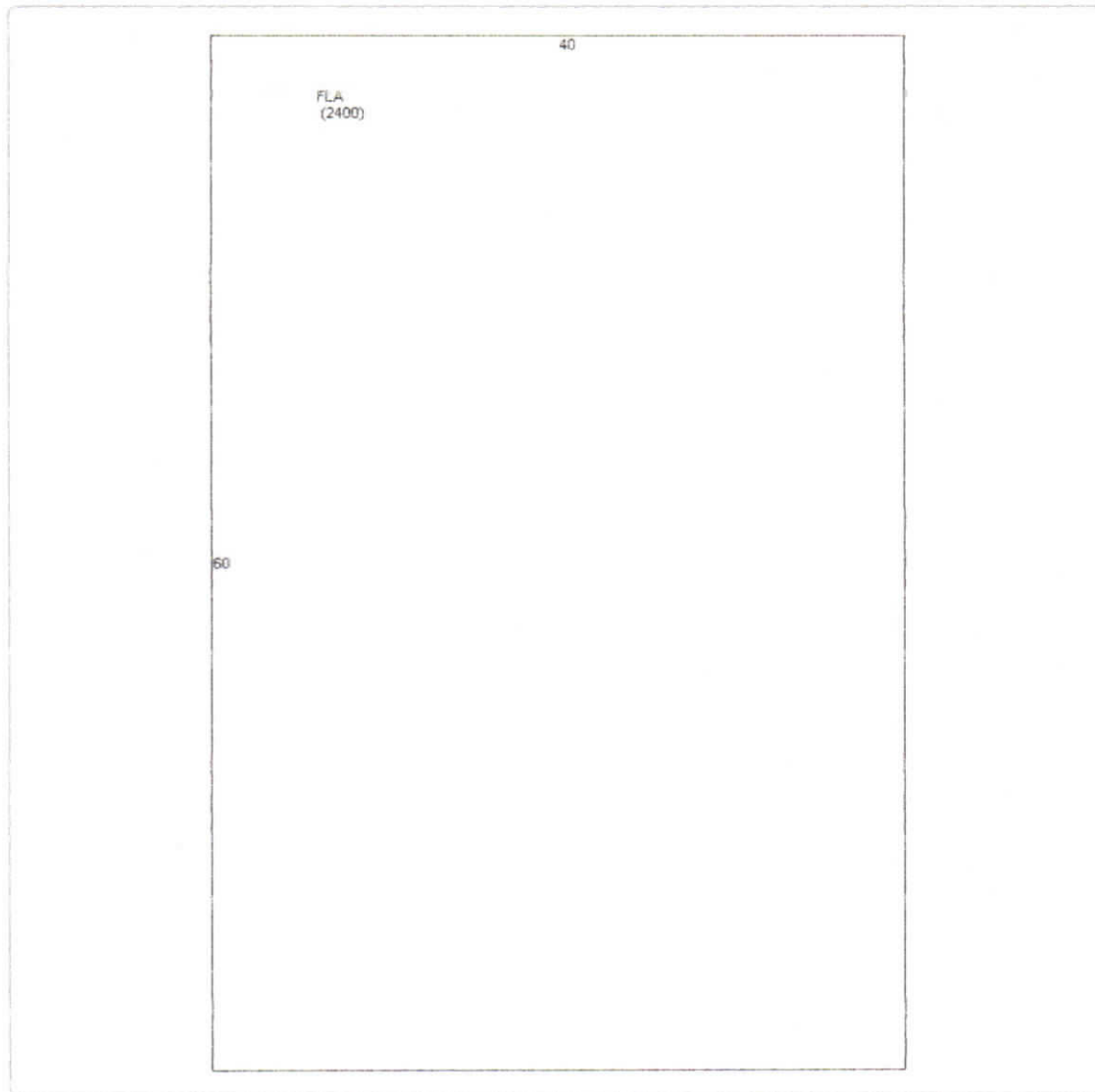
Style SERV SHOPS ETC / 25C
 Gross Sq Ft 2,400
 Finished Sq Ft 2,400
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls METAL SIDING
 Quality 150 (150)
 Roof Type
 Roof Material
 Exterior Wall1 METAL SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1981
 Year Remodeled 0
 Effective Year Built 1971
 Condition FAIR

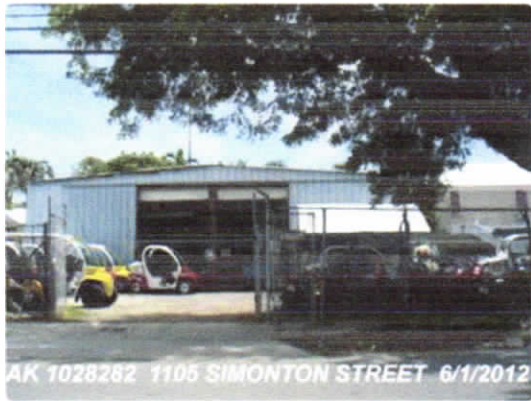
Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|----------------|------------|-----------|----------|---------|-------|
| CH LINK FENCE | 1980 | 1981 | 1 | 1491 SF | 2 |
| ASPHALT PAVING | 1980 | 1981 | 1 | 4774 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 9/24/2002 | \$66,500 | Quit Claim Deed | | 1817 | 1762 | M - Unqualified | Improved |
| 10/1/1983 | \$1 | Warranty Deed | | 895 | 871 | M - Unqualified | Improved |
| 6/1/1981 | \$45 | Warranty Deed | | 832 | 1570 | M - Unqualified | Vacant |

Sketches (click to enlarge)**Photos**



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions, Permits.

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

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Corporation



Summary

Parcel ID 00027490-000000
 Account # 1028274
 Property ID 1028274
 Millage Group 10KW
 Location Address 1103 SIMONTON ST, KEY WEST
 Legal Description KW SUB 2 PT LOT 2 SQR 4 TR 11 G44-67/70 OR832-1570/71 OR895-871 OR1817-1762Q/C OR1825-621-C OR1832-480-C OR2092-503
 (Note: Not to be used on legal documents)
 Neighborhood 32080
 Property Class COMMERCIAL (1000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

RATCLIFF FRANK FREEMAN AND MARIA G
 16 EMERALD DR
 KEY WEST FL 33040-5636

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$455 | \$396 | \$360 | \$360 |
| + Market Land Value | \$262,516 | \$231,631 | \$231,631 | \$231,631 |
| = Just Market Value | \$262,971 | \$232,027 | \$231,991 | \$231,991 |
| = Total Assessed Value | \$255,229 | \$232,027 | \$231,991 | \$231,991 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$262,971 | \$232,027 | \$231,991 | \$231,991 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-----------------------|-----------------|-------------|----------|-------|
| COMMERCIAL DRY (100D) | 3,661.00 | Square Foot | 0 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|-------|-------|
| FENCES | 1975 | 1976 | 1 | 90 SF | 5 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 9/24/2002 | \$1 | Quit Claim Deed | | 1817 | 1762 | M - Unqualified | Improved |
| 10/1/1983 | \$39,000 | Warranty Deed | | 895 | 871 | M - Unqualified | Improved |
| 6/1/1981 | \$125,000 | Warranty Deed | | 832 | 1570 | U - Unqualified | Improved |

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Permits, Sketches (click to enlarge), Photos.

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Summary

| | |
|--------------------|--|
| Parcel ID | 00027510-000000 |
| Account # | 1028291 |
| Property ID | 1028291 |
| Millage Group | 10KW |
| Location Address | 1107 SIMONTON ST , KEY WEST |
| Legal Description | KW SUB 4 PT LOT 2 SQR 4 TR 11 G44- 67/70 OR832- 1570/1571 OR974- 2417 OR1825- 621- C OR1832- 480- C OR2092- 503 (Note: Not to be used on legal documents) |
| Neighborhood | 32080 |
| Property Class | COMMERCIAL (1000) |
| Subdivision | |
| Sec/Twp/Rng | 06/68/25 |
| Affordable Housing | No |

Owner

RATCLIFF FRANK FREEMAN AND MARIA G
16 EMERALD DR
KEY WEST FL 33040-5636

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|-------------------------------|------------------|------------------|------------------|------------------|
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| + Market Land Value | \$262,516 | \$231,631 | \$231,631 | \$231,631 |
| = Just Market Value | \$262,516 | \$231,631 | \$231,631 | \$231,631 |
| = Total Assessed Value | \$254,794 | \$231,631 | \$231,631 | \$231,631 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$262,516 | \$231,631 | \$231,631 | \$231,631 |

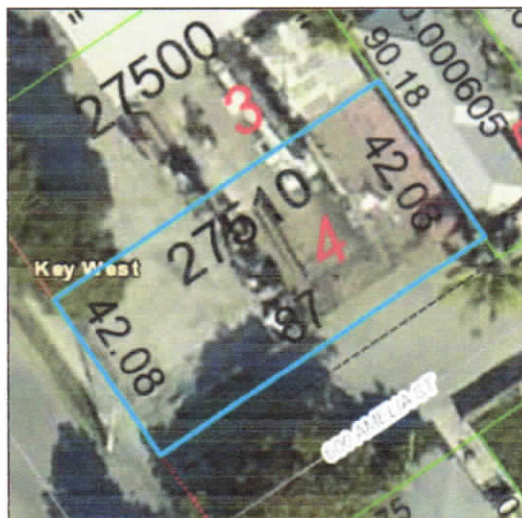
Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-----------------------|-----------------|-------------|----------|-------|
| COMMERCIAL DRY (100D) | 3,661.00 | Square Foot | 0 | 0 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 5/1/1986 | \$30,000 | Warranty Deed | | 974 | 2417 | Q - Qualified | Vacant |
| 6/1/1981 | \$45 | Warranty Deed | | 832 | 1570 | M - Unqualified | Vacant |

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

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

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Additional Information

KBP CONSULTING, INC.

March 31, 2015

Mr. David Ratcliff
Ratcliff Welding of Key West, Inc.
1105 Simonton Street
Key West, Florida 33040

**Re: Ratcliff Welding of Key West
Minor Conditional Use Application – Traffic Statement**

Dear Dave:

Ratcliff Welding of Key West is an existing welding and fabrication facility located at 1105 Simonton Street in Key West, Monroe County, Florida. There is also an independent entity that currently rents and sells bicycles at this location. Recently, a minor conditional use application was submitted to the City of Key West for the purposes of allowing electric-assist bicycle rentals on this property. The purpose of this statement is to document the anticipated traffic impacts associated with this proposed use.

Based upon a review of the existing conditions and operations and the proposed addition of electric-assist bicycle rentals at this site, it is evident that the traffic impacts associated with this minor conditional use application will be negligible for the following reasons:

- Bicycles are already being rented and sold from this site. As such, the additional rental option of electrically assisted bicycles does not constitute a significant change in operation for this location.
- From a practical standpoint, the subject site is located within the heart of downtown Key West in close proximity to many hotels, resorts and popular tourist destinations such as Duval Street, Mallory Square, and the Southernmost Point. By virtue of its location, it is unlikely that patrons wishing to rent an electrical-assist bicycle will arrive by automobile but rather they will likely arrive on foot.
- From a traffic standpoint, the provision of electrically-assisted bicycles at this location may well bring many destinations such as Fort Zachary Taylor State Park and Higgs Beach within easier riding distance on a bicycle thereby creating a trip that would have otherwise occurred by automobile. The result is less reliance upon the automobile within the City of Key West.

Based upon the foregoing assessment of the operations associated with the proposed rental of electric-assist bicycles at the Ratcliff Welding of Key West site, it is evident that the traffic impacts on the surrounding street network will be negligible. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

RE: Consultants?

From : Patrick Wright <pwright@cityofkeywest-fl.gov>
Subject : RE: Consultants?
To : D.C. Ratcliff <rwokw@comcast.net>

Tue, Mar 24, 2015 04:40 PM

 1 attachment

David,

No problem. His name is Karl Peterson (KBP Consulting) his contact is (954)560-7103. I reviewed the parking issue with Kevin, our acting planning director, and he agrees with me that a parking variance will not be required if you are not adding new commercial floor area. Also in 2013 an ordinance was passed that all recreational rental vehicles must apply for conditional use and provide a traffic study as we discussed. The ordinance is pretty specific and I recommend you and Frank or your legal counsel read it over (attached). Let me know if you have any questions.

Patrick Wright, Planner II
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040-4602
P [305.809.3778](tel:305.809.3778) | F [305.809.3978](tel:305.809.3978)
www.cityofkeywest-fl.gov

From: D.C. Ratcliff [mailto:rwokw@comcast.net]
Sent: Tuesday, March 24, 2015 1:14 PM
To: Patrick Wright
Subject: Consultants?

Sorry to trouble you Sir, it's David Ratcliff, I met you earlier today. I am unable to find a listing for KPB consultants, perhaps I wrote it down wrong or misunderstood you. would you please forward a phone number if you have it?

Recreational Rental Vehicles.pdf
 66 KB
