

**PLANNING BOARD RESOLUTION  
NUMBER 2013-23**

**A RESOLUTION OF THE KEY WEST  
PLANNING BOARD GRANTING APPROVAL  
OF A CONDITIONAL USE APPROVAL PER  
SECTION 122-62 FOR PROPERTY LOCATED  
AT 2308 NORTH ROOSEVELT BOULEVARD  
(RE# 00065710-000000, AK#1068551), KEY  
WEST FLORIDA; PROVIDING FOR AN  
EFFECTIVE DATE.**

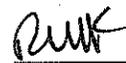
**WHEREAS**, the subject property is located in the General Commercial (CG), zoning district;  
and

**WHEREAS**, the applicant requested an approval of a Conditional Use application to allow  
the sale, rental and repair of motorcycles and, scooters in the CG zoning district; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on  
April 18th, 2013; and

**WHEREAS**, the granting of a Conditional Use is consistent with the criteria in the code; and

**WHEREAS**, the recommendation of approval of the Conditional Use application is in  
harmony with the general purpose and intent of the Land Development Regulations, and will not be

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injurious to the neighborhood, or otherwise detrimental to the public welfare; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

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

**Section 2.** That a Conditional Use application per Section 122-62 under the Code of Ordinances of the City of Key West, Florida, is hereby approved for property located at 2308 North Roosevelt Boulevard (RE#00065710-000000, AK#1068551) with the following conditions:

**Condition to be completed prior to the issuance of a building final:**

1. The parking lot will be properly striped.
2. The trash receptacle shall be relocated and screened.
3. A cross access easement be sought between the owners of 2300 and 2308 North Roosevelt Boulevard to enable better vehicular circulation during peak-hour traffic times.
4. Adhere to applicable Engineering requirements (attached).
5. Adhere to Fire Department requirements (attached).

**Conditions subject to a Conditional Approval Permit, per Ordinance Number 10-22:**

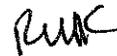
**Conditions subject to associated annual inspection:**

6. There will be no outdoor storage of motorcycles visible from the Public Right of Way.

**Condition to be completed at time of completion of pending FDOT improvements to North Roosevelt Boulevard:**

7. The existing pole sign will be moved or removed to facilitate ingress and egress onto the property.

**Section 3.** This Conditional Use approval, does not constitute a finding as to ownership or

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right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

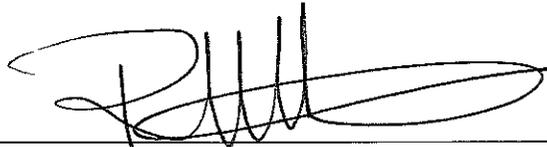
**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a meeting held this 18th day of April, 2013.

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

 Chairman  
 Planning Director



Richard Klitenick, Planning Board Chairman

APRIL 24, 2013

Date

**Attest:**

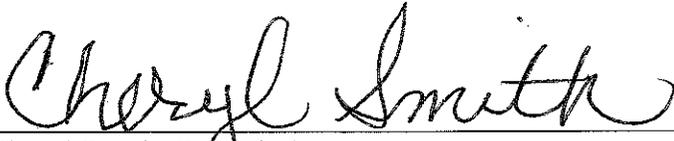


Donald Leland Craig, AICP, Planning Director

4. 23. 13

Date

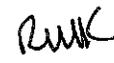
**Filed with the Clerk:**



Cheryl Smith, City Clerk

4-25-13

Date

 Chairman

 Planning Director







Brendon Cunningham <bcunning@keywestcity.com>

**2308 N. Roosevelt Blvd. Key Cycle**

1 message

Jason Barroso <jbarroso@keywestcity.com>

Wed, Apr 10, 2013 at 1:29 PM

To: bcunning@keywestcity.com

Cc: keysycles@yahoo.com, Danny Blanco <dblanko@keywestcity.com>

Brendon,

Good afternoon, I have spoken with Lance from Keys Cycles South and he informed me of the quantity and type of liquids being stored.

One 55 gallon metal container will be used for 2 cycle oil , one 55 gallon container will be for used oil filters, and one 5 gallon container of gasoline for the motorcycles.

Please find listed below the Fire Marshal requirements for the outside covered storage area in the back of Keys Cycle located at 2308 N. Roosevelt Blvd.

1) Metal containers do not exceed 55 gallons and no more than two containers to be stored. Containers cannot be stacked on top of each other.

2) Metal containers shall meet the requirements of NFPA 30 and used for petroleum products within the scope of the following specifications:

- (a) ASTM F 852, Standard Specification for Portable Gasoline Containers for Consumer Use
- (b) ASTM F 976, Standard Specification for Portable Kerosene and Diesel Containers for Consumer Use
- (c) ANSI/UL 1313, Standard for Nonmetallic Safety Cans for Petroleum Products
- (d) ANSI/UL 30, Standard for Metal Safety Cans
- (e) ANSI/UL 1314, Standard for Special Purpose Metal Containers
- (f) FM Global Approval Standard for Safety Containers and Filling, Supply, and Disposal Containers — Class Number 6051 and 6052

*DC  
RMC*

3) At least one portable fire extinguisher having a capability of not less than 40:B shall be located outside of, but not more than 10 ft. from the door opening into a liquid storage area.

4) Canvas for the covered container storage area shall meet the requirements of NFPA 701. Owner/contractor to provide a flame certificate from the manufacturer to the City of Key West Building Department/Fire Marshal office.

5) An approved flammable liquids cabinet shall be required for the storage of more than 5 gallons of gasoline.

Please let me know if you have any questions,

**Jason Barroso** Lt. FIRE INSPECTOR  
Key West Fire Department  
1600 N. Roosevelt Blvd.  
Key West, Florida 33040  
305-809-3933 Office  
305-293-8399 Fax  
jbarroso@keywestcity.com  
***Serving the Southernmost City***





THE CITY OF KEY WEST

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

Engineering Services Comments  
Development Review Committee  
March 28, 2013

**Keys Cycles South**  
**2308 North Roosevelt Boulevard**  
**Conditional Use Application**

Pursuant to Code of Ordinances, Article II of Chapter 108, the following comments pertaining to the Site Plan, dated April 3, 2013, and the Conditional Use Application for motorcycle retail, rental and service at the property located at 2308 North Roosevelt Boulevard are provided:

Parking

One ADA accessible and four standard vehicle parking spaces are proposed, all with 90 degree parking space angles and 18-foot aisle. Pursuant to Sec. 108-641, aisle width for 90 degree parking spaces shall be minimum 24 feet. However, aisle widths for parking spaces angled at 45 degrees may be 20 feet for two-way travel. Please revise the proposed Site Plan to show parking area with two-way driveway width sufficient to meet dimensions allowed in Sec. 108-641.

Entrance

The future access entrance, as shown on the North Roosevelt Boulevard FDOT construction plans, will create an obstruction with the existing sign. Where, the proposed driveway will be constructed in the location of the existing sign. Please coordinate with FDOT District Six Construction Department, to move the future access entrance away from the existing sign.

Solid Waste

The proposed Site Plan shows a dumpster partially located on the adjacent property. The dumpster shall be located in accordance with Sec. 108-279 and -280, screened from adjacent properties and the public right-of-way, set on a container pad, six-feet from any building, not located within a parking space or landscape area.

The 55-gallon trash can storage area should provide sufficient capacity for recycle, trash, cardboard, bulk materials. The Site Plan indicates the trash storage area will be screened from the adjacent property and public right-of-ways with fence enclosure.

*BC*  
*pmc*