

**PLANNING BOARD
RESOLUTION No. 2013-57**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD GRANTING APPROVAL
OF A CONDITIONAL USE APPROVAL PER
SECTION 122-62 FOR PROPERTY LOCATED
AT 2826-2834 NORTH ROOSEVELT
BOULEVARD (RE# 00066150-000100,
AK#1068993; RE#00065640-000700, AK#1068497;
RE#00065640-000701, AK#8819358;
RE#00065380-000000, AK#1068080), IN THE CG
ZONING DISTRICT OF 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
an automobile and sales center in the CG zoning district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on
October 17th, 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


Chairman


Planning Director

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 2836-2836 North Roosevelt Boulevard (RE# 00066150-000100, AK#1068993; RE#00065640-000700, AK#1068497; RE#00065640-000701, AK#8819358; RE#00065380-000000, AK#1068080) with the following conditions:

Fire and Engineering Departments' requirements per attached memos dated October 10 and August 27, 2013 respectively.

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

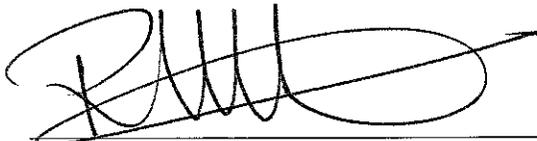

Chairman


Planning Director

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 17th day of October, 2013.

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



Richard Klitenick, Planning Board Chairman

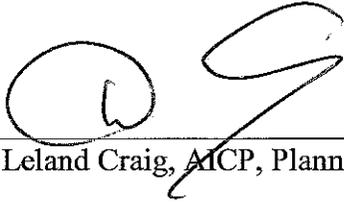
10/22/2013

Date

Attest:

Chairman

_____
Planning Director

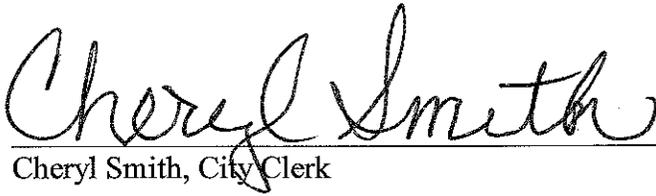


Donald Leland Craig, AICP, Planning Director

10/2/13

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-23-2013

Date



Chairman



Planning Director



Brendon Cunningham <bcunning@keywestcity.com>

FW: KW Kia

2 messages

Jason Barroso <jbarroso@keywestcity.com>
To: bcunning@keywestcity.com

Thu, Oct 10, 2013 at 8:37 AM

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

bc
102113

From: Daiwa007@aol.com [mailto:Daiwa007@aol.com]
Sent: Tuesday, October 08, 2013 3:09 PM
To: jbarroso@keywestcity.com; greg@smithoropeza.com
Cc: pparchkw@aol.com
Subject: KW Kia

RWK

All Concerned,

Attached is an updated site plan for KIA showing proposed amendments. This is not complete, but it demonstrates the intention for the on-site storage of automobile inventory. Jason, the dotted line represents area that will be open at all times. We have not had time to flesh this out to Mr. Pike's specifications.

For the final, which we will issue in the next day or so, we propose to amend those sheets and add signage and pavement striping indicating that those areas inside the dotted lines) are designated fire lanes with no parking. In addition, Mr. Pike wishes to add a fire hydrant in-line to the 2" RPZ hookup that is already on-site. I apologize for not having that information already, we are under a tight deadline that we are trying to get passed in order to focus all efforts on this project. Thank you for your time.

Antonio A. Osborn Jr.

Pike Architects Inc.

305.797.2309

Daiwa007@aol.com

P. S. Jason, the dimensions we spoke about for the existing awning (12'-11" clear), are on the amended drawings already (elevations).

 **KIA 10.08.2013 FIRE.pdf**
3937K

Jason Barroso <jbarroso@keywestcity.com>
To: bcunning@keywestcity.com

Thu, Oct 10, 2013 at 8:42 AM

B,

Please find attached the approved parking lay out provided by the architects, approved Fire Truck Turn around with Fire Dept. accessibility in and around the entire subject property.

Thank You,

[Quoted text hidden]

 **KIA 10.08.2013 FIRE.pdf**
3937K

DC
10/10
RME

KEY WEST KIA DEALERSHIP

2826 NORTH ROOSEVELT BOULEVARD
KEY WEST, FLORIDA 33040

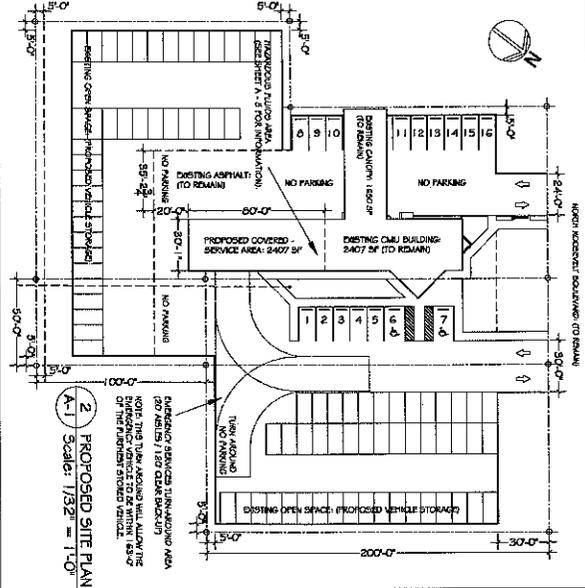
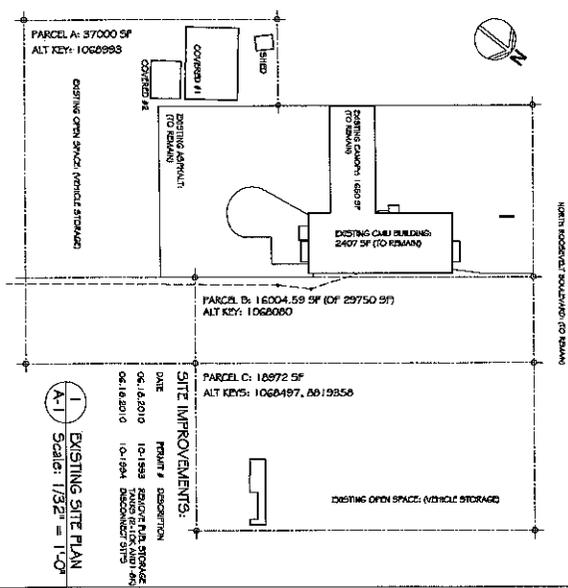
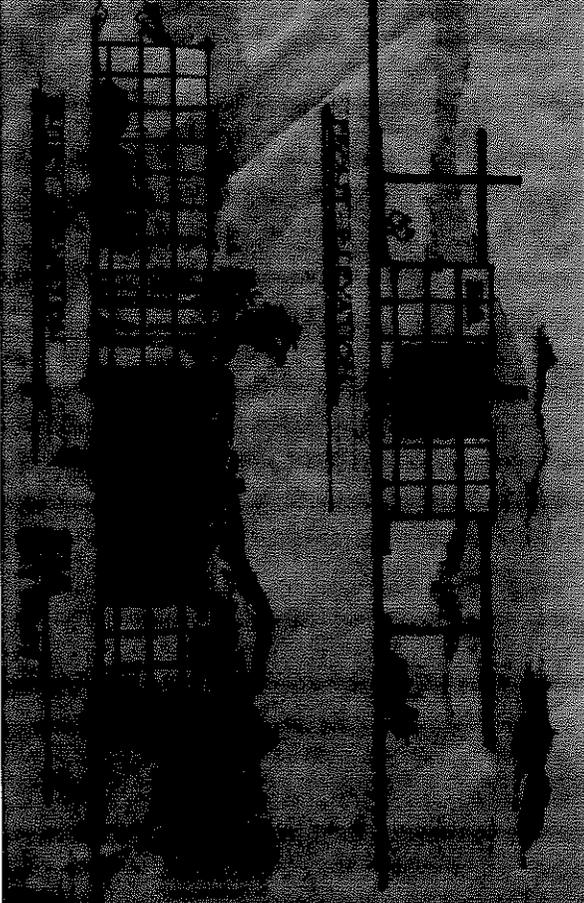
SHEET SCHEDULE

ANATOMICAL

SHEET	CONTENT
A-1	EXISTING & PROPOSED SITE PLANS & SITE DATA
A-2	EXISTING & PROPOSED FLOOR PLANS
A-3	EXISTING & PROPOSED ELEVATIONS (INTERIORS)
A-4	EXISTING & PROPOSED ELEVATIONS (EXTERIORS)
A-5	PROPOSED LIFE SAFETY PLAN
A-6	PROPOSED SITE DRAINAGE PLAN & DETAILS
A-7	CONCEPTUAL LANDSCAPE & LIGHTING PLAN & DETAILS

PROPOSED KIA DEALERSHIP SITE DATA: 05.31.2013

SITE ANALYSIS - EXISTING		SITE ANALYSIS - REQUIRED		SITE ANALYSIS - PROPOSED		COMPLIANT	
ZONE	AREA	ZONE	AREA	ZONE	AREA	YES (NO CHANGES)	YES (NO CHANGES)
A-1	71,876.59 SF (1.65 AC)	A-1	15,000 SF	A-1	71,876.59 SF (1.65 AC)	YES (NO CHANGES)	YES (NO CHANGES)
	2,477 x 8,007		150'		2,477 x 8,007	YES (NO CHANGES)	YES (NO CHANGES)
	500' x 800'		100'		500' x 800'	YES (NO CHANGES)	YES (NO CHANGES)
A-2	23660 SF (0.54%)	A-2	67%	A-2	50,130.00 SF (0.55%)	NO (VARIANCE REQ.)	NO (VARIANCE REQ.)
	2,407 SF				2,407 SF		
A-3	1,630 SF	A-3		A-3	1,630 SF	YES (NO CHANGES)	YES (NO CHANGES)
	3,820 SF				3,820 SF	YES (NO CHANGES)	YES (NO CHANGES)
A-4	65 SF	A-4		A-4	1,730 SF	YES (NO CHANGES)	YES (NO CHANGES)
	1,730 SF				3,904 SF	YES (NO CHANGES)	YES (NO CHANGES)
A-5	2,407 SF (0.62%)	A-5	40% (2,6730 SF)	A-5	6,680 SF (0.23%)	YES	YES
	2,407 SF				2,407 SF		
A-6	1,830 SF	A-6		A-6	1,830 SF	YES (NO CHANGES)	YES (NO CHANGES)
	3,500 SF				3,500 SF	YES (NO CHANGES)	YES (NO CHANGES)
A-7	65 SF	A-7		A-7	1,96 SF	YES (NO CHANGES)	YES (NO CHANGES)
	65 SF				1,96 SF	YES (NO CHANGES)	YES (NO CHANGES)



RUC
DC
(1221)

PETER M. FINE P.A. REGISTRATION # A00015196

SHEET # A-1	DRAWING TITLE: PROPOSED & EXISTING SITE PLANS & SITE DATA	PROJECT: RENOVATION OF FILLING STATION KEY WEST KIA 2826 NORTH ROOSEVELT BLVD. KEY WEST, FL 33040	471 US HIGHWAY 1 SUITE 101 KEY WEST, FL 33040 305-296-1682
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THE CITY OF KEY WEST

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

TO: Brendon Cunningham, Senior Planner II

CC: Doug Bradshaw, Senior Project Manager
Gregory S. Oropeza, Esq., Applicant

FROM: Elizabeth Ignoffo, E.I., Permit Engineer 

DATE: August 27, 2013

SUBJECT: **Conditional Use Application – 2826-2832 North Roosevelt Boulevard
KIA Dealership
Parking Area Plan Review and Comments**

Revised site plans, dated August 20, 2013, for the Key West KIA Dealership, to be located at 2826 North Roosevelt Boulevard, have been reviewed. Revisions include paving the car lot storage area and storage area for hazardous fluids.

The following comments are provided:

Stormwater Drainage

Site Drainage Plan proposes grading the properties into three drainage basins and constructing dry retention swales in each basin to capture stormwater runoff. The swales are designed to retain one-inch of runoff from the designated basin area.

The Site Drainage Plan addresses City of Key West Code of Ordinances, Sec. 108-711, requirement to retain one-inch from the project site area.

Solid Waste

A hazardous fluids storage area will be created for the storage of oil and anti-freeze. Batteries and tires will be stored in interior cabinet and storage rack.

Locations for the trash/recycling and hazardous fluids areas will be in accordance with City of Key West Code of Ordinances, Sec. 108-279, not visible from the public right-of-way.

Parking Area Plan and ADA Accessibility

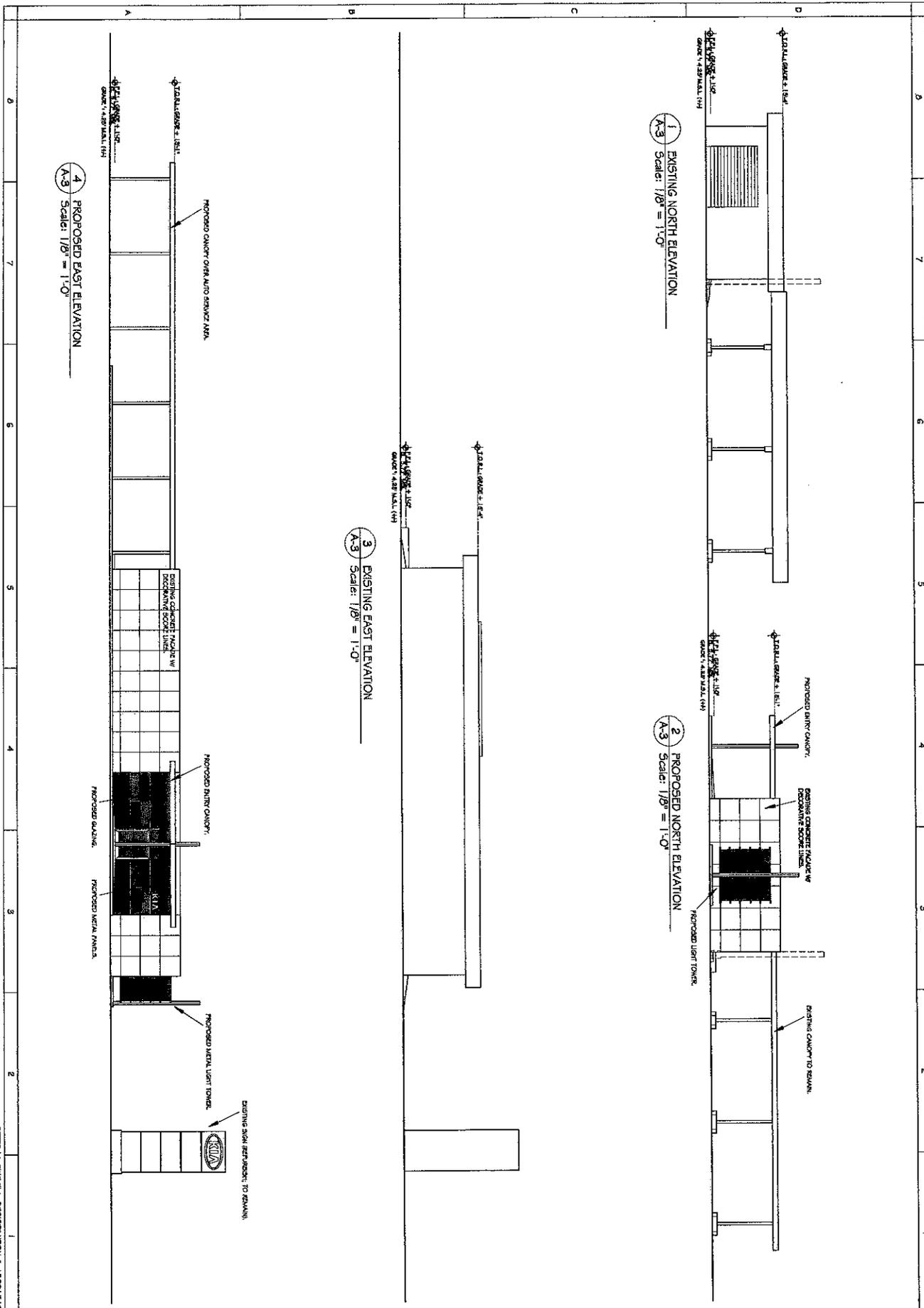
Proposed Site Plan provides two ADA accessible and 14 standard vehicle parking spaces, and six bicycle spaces. Conceptual Landscape and Lighting Plan shows frontage and perimeter landscape buffer and area lighting to be produced by building lamps and site dock fixtures that will be directed away from public areas. A portion of the rear vehicle storage lot will not be illuminated.

Driveway

The proposed site plan shows two driveways located less than 100 feet apart, which may create safety and operational hazards. Multiple driveway connections for a single parcel, including adjacent properties under common use, may be allowed with Florida Department of Transportation approval. Please coordinate driveway access entrances with FDOT.

Ruk

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8/27/13



RMK
PC
(0213)

SHEET #
A-3

DRAWING TITLE:
PROPOSED & EXISTING ELEVATIONS

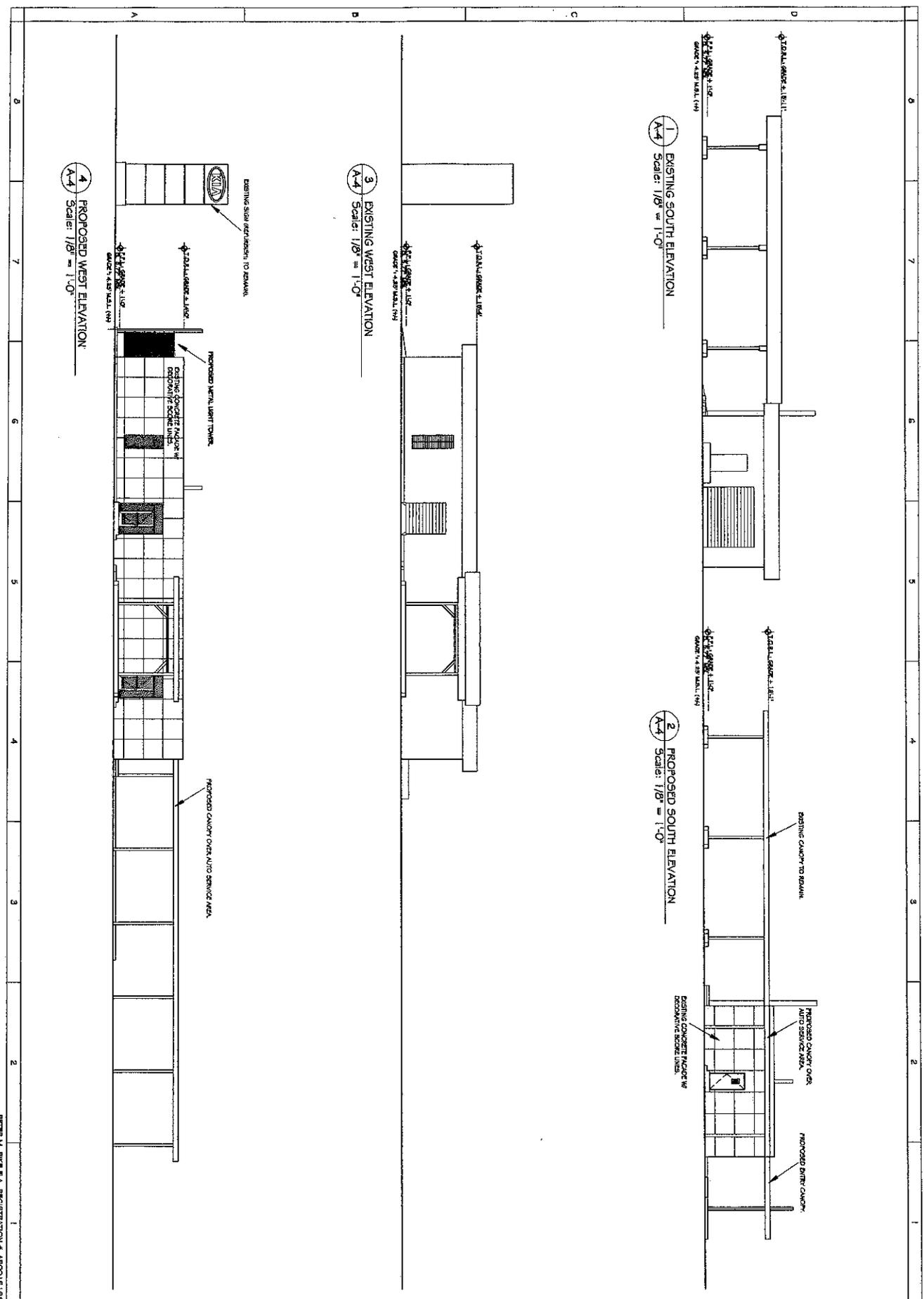
PROJECT:
 RENOVATION OF FILLING STATION
KEY WEST KIA
 2826 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FL 33040
 305-296-1692

PETER PIKE ARCHITECT
 © COPYRIGHTED DRAWING

NO.	REVISIONS	DATE

PETER M. PIKE P.L.L.C. REGISTRATION # AB0015198



RWF
OC
(10211)

PETER M. PIKE F.L.A. REGISTRATION # AB0015139

SHEET #
A-4

DRAWING TITLE:
PROPOSED & EXISTING ELEVATIONS

PROJECT:
 RENOVATION OF FILLING STATION
KEY WEST KIA
 2826 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FL 33040
 305-296-1692
PETER PIKE ARCHITECT
 © 2010 Peter Pike Architect

DATE	DESCRIPTION

SYMBOL KEY

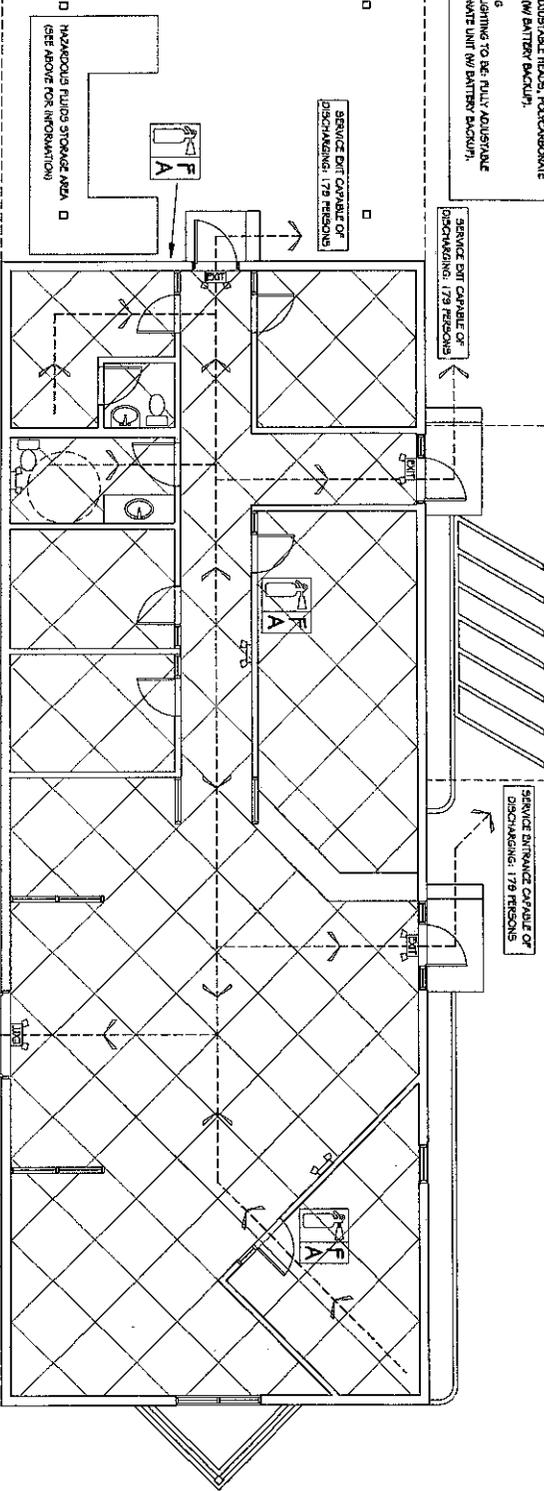
SYMBOL	DESCRIPTION
	EXIT
	FIRE EXTINGUISHER LOCATION
	FIRE ALARM LOCATION

EMERGENCY RESSER, SIGN / LIGHTING
 NOTED: EMERGENCY RESSER, SIGNAGE, LIGHTING TO BE GREEN LED, FULLY ADJUSTABLE HEADS, POLYCARBONATE COMBINATION UNIT (W/ BATTERY BACKUP).

EMERGENCY LIGHTING
 NOTE: EMERGENCY LIGHTING TO BE FULLY ADJUSTABLE HEADS, POLYCARBONATE UNIT (W/ BATTERY BACKUP).

HAZARDOUS FLUIDS AREA

- ALL HAZARDOUS MATERIALS / FLUIDS WILL BE HANDLED ACCORDING TO THE INFORMATION BELOW:
- 1) TMS - NO TMS WILL BE STORED OR DISPENSED ON-SITE. VEHICLES WILL BE EMPTIED OFF-SITE.
 - 2) USED OIL - STORED IN 1-QUART 250 GALLON APPROVED CONTAINERS (OSHA, NFPA, AND / OR ASTM STANDARDS). USED OIL COLLECTED AT LEAST 1-2 TIMES MONTHLY, BY CERTIFIED OIL RECYCLING VENDOR.
 - 3) NEW OIL - 1-QUART 275 GALLON, 4-8-QUART 50 GALLON, APPROVED CONTAINER STANDARDS.
 - 4) USED ANTI-FREEZE - 1-QUART 50 GALLON APPROVED CONTAINER (OSHA, NFPA, AND / OR ASTM STANDARDS). CONTAINER BURNED AT LEAST ONCE MONTHLY, BY CERTIFIED VENDOR.
 - 5) NEW ANTI-FREEZE - STORED IN 30-GALIT. CRYSTALS, BY APPROVED (OSHA, NFPA, AND / OR ASTM STANDARDS) (OSHA, NFPA, AND / OR ASTM STANDARDS) STORAGE CABINET IN PARTS STORAGE AREA OF BUILDING INTERIOR. USED AND REPAIRED AS NECESSARY.
 - 6) COLLECTED BY CERTIFIED RECYCLING VENDOR (AS NECESSARY).
 - 7) NEW BATTERIES - STORED IN APPROVED (OSHA, NFPA, AND / OR ASTM STANDARDS) STORAGE CABINET IN PARTS STORAGE AREA OF BUILDING INTERIOR. USED AND REPAIRED AS NECESSARY.
 - 8) NEW / USED TIRES - STORED ON OPEN RACKS IN PARTS STORAGE AREA OF BUILDING INTERIOR. USED TIRES COLLECTED BY CERTIFIED RECYCLING VENDOR (AS NECESSARY).



ALLOWABLE HEIGHTS AND BUILDING AREA THAT 503 FBC
 OCCUPANCY CLASS: BUSINESS GROUP B

CONSTRUCTION TYPE: TYPE V - B

TBM	BUILDING TYPE	FBC TABLE 503 TYPE V - B	PROPOSED TYPE V - B	COMPLIANCE
CONSTRUCTION TYPE	N/A	15-4"	15-4"	YES
MAY HEIGHT (FEET)	13-4"	40-0"	40-0"	YES
OCCUPANCY	N/A	GROUP B	GROUP B	YES
MAX STORES	1	5000 SF	2407 SF	YES
MAX AREA	2407 SF			

CALCULATED OCCUPANCY LOAD PER TABLE 1004: 1.2 FBC
 OCCUPANCY CLASS: BUSINESS GROUP B

OCCUPANCY TYPE	AREA	LOAD PER 1004:1.2	R20, EGRESS PER 1005:1)	PROVIDED	COMPLIANCE
BUSINESS, GRADE FLOOR	2407 SF	22 LB / PER 100 97'	(63) X (10.25) = 5' WIDTH	88 (2-CITY)	YES
SERVICE AREA, GRADE FLOOR	2407 SF	41 LB / PER 100 97'	(11) X (10.25) = 6.2' WIDTH	35 (2-CITY)	YES
TOTAL OCCUPANT LOAD	66 (COMBINED)		13.2' WIDTH (COMBINED)	72'	YES

FIRE EXTINGUISHERS PROVIDED: 2 - CLASS A (INTERIOR), 1 - CLASS B (EXTERIOR)

1. PROPOSED LIFE SAFETY PLAN
 Scale: 1/4" = 1'-0"

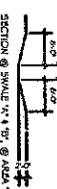
MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE PER FBC TABLE 1016: 1 TYPE - V-GROUP B:
 ROUTE A: 84'-0" (COMPLIANT)
 ROUTE B: 84'-0" (COMPLIANT)

Handwritten: Rmk
 02
 (1/20)

AREA #3: 33,072 SQ. FT.
 JOB#RT X 33,072 = 2,776 CU. FT.
 - 2,776 CU. FT. OF SWALE REQUIRED

AREA #2: 19,235 SQ. FT.
 JOB#RT X 19,235 = 1,616 CU. FT.
 - 1,616 CU. FT. OF SWALE REQUIRED

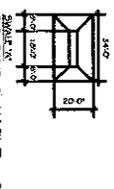
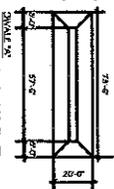
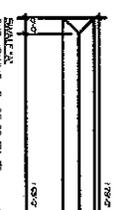
AREA #1: 19,645 SQ. FT.
 JOB#RT X 19,645 = 1,630 CU. FT.
 - 1,630 CU. FT. OF SWALE REQUIRED



SECTION @ SWALE #1 @ AREA #3
 SWALE WIDTH = 36" @ 1:1 SLOPE
 SWALE VOLUME = 15 CU. FT.
 1/2200' (1/2200') = 15 CU. FT.
 49.33 CU. FT. @ 5% VOLUME REQ. = 170.66 CU. FT.
 2,776 CU. FT. - 170.66 CU. FT. = 2,607 CU. FT.
 2,607 CU. FT. / 16 CU. FT. = 163 LF. OF FULL VOL. SWALE REQ.

SECTION @ SWALE #1 @ AREA #2
 SWALE WIDTH = 36" @ 1:1 SLOPE
 SWALE VOLUME = 24 CU. FT.
 1/2200' (1/2200') = 24 CU. FT.
 11.5 CU. FT. @ 5% VOLUME REQ. = 232 CU. FT.
 1,616 CU. FT. - 232 CU. FT. = 1,380 CU. FT.
 1,380 CU. FT. / 24 CU. FT. = 57.5 LF. OF FULL VOL. SWALE REQ.

SECTION @ SWALE #1 @ AREA #1
 SWALE WIDTH = 36" @ 1:1 SLOPE
 SWALE VOLUME = 24 CU. FT.
 1/2200' (1/2200') = 24 CU. FT.
 11.5 CU. FT. @ 5% VOLUME REQ. = 232 CU. FT.
 1,630 CU. FT. - 232 CU. FT. = 1,398 CU. FT.
 1,398 CU. FT. / 24 CU. FT. = 58.25 LF. OF FULL VOL. SWALE REQ.



SWALE #3
 SWALE WIDTH = 36" @ 1:1 SLOPE
 SWALE VOLUME = 15 CU. FT.
 1/2200' (1/2200') = 15 CU. FT.
 49.33 CU. FT. @ 5% VOLUME REQ. = 170.66 CU. FT.
 TOTAL SWALE V. = 2,776 CU. FT.

SWALE #2
 SWALE WIDTH = 36" @ 1:1 SLOPE
 SWALE VOLUME = 24 CU. FT.
 1/2200' (1/2200') = 24 CU. FT.
 11.5 CU. FT. @ 5% VOLUME REQ. = 232 CU. FT.
 TOTAL SWALE V. = 1,616 CU. FT.

SWALE #1
 SWALE WIDTH = 36" @ 1:1 SLOPE
 SWALE VOLUME = 24 CU. FT.
 1/2200' (1/2200') = 24 CU. FT.
 11.5 CU. FT. @ 5% VOLUME REQ. = 232 CU. FT.
 TOTAL SWALE V. = 1,630 CU. FT.

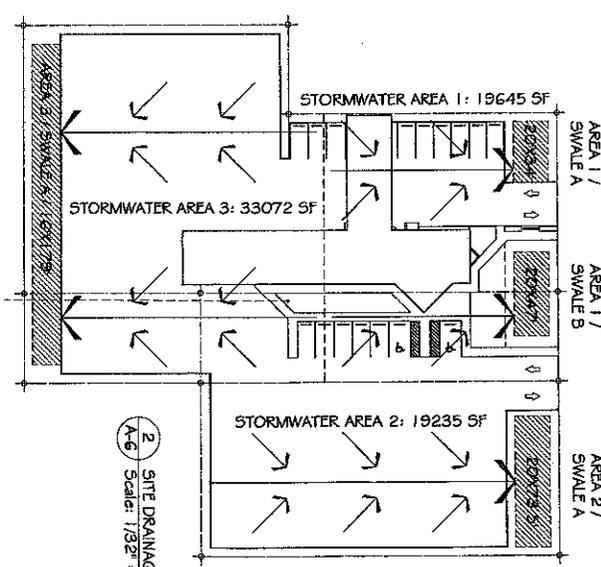
AREA #3 CU. FT. REQUIRED: 2,776
 AREA #3 CU. FT. PROVIDED: 2,776

AREA #2 CU. FT. REQUIRED: 1,616
 AREA #2 CU. FT. PROVIDED: 1,616

AREA #1 CU. FT. REQUIRED: 1,630
 AREA #1 CU. FT. PROVIDED: 1,630

1 SITE DRAINAGE INFORMATION
 A-6 Scale: NOT TO SCALE

STORM WATER CALCULATIONS: (ACCOMMODATE FOR FIRST 1" OF RAIN)



2 SITE DRAINAGE PLAN
 A-6 Scale: 1/32" = 1'-0"

PETER M. RICE P.L.A. REGISTRATION # A20015198

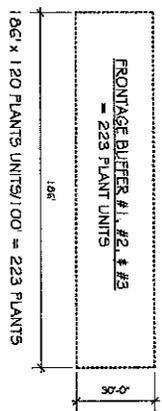
SHEET # A-6	DRAWING TITLE: PROPOSED SITE DRAINAGE PLAN & DETAILS	PROJECT: RENOVATION OF FILLING STATION KEY WEST KIA 2626 NORTH ROOSEVELT BLVD. KEY WEST, FL 33040	471 US HIGHWAY 1 SUITE 101 KEY WEST, FL 33040 305-296-1692	
	PROJECT NUMBER: DRAWING NO. DATE: SCALE:	PETER M. RICE ARCHITECT		

Rick
 00
 102113

CONCEPTUAL LANDSCAPE / PLANTING PLAN

• PER KEY WEST LANDSCAPE STANDARDS
SECTION 1.08: 70% NATIVE
(1 ACRE = 43,560 SQ. FT.)

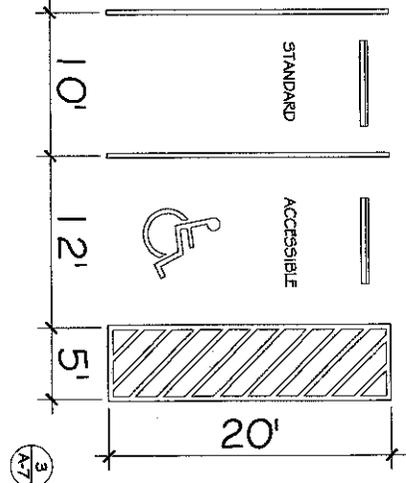
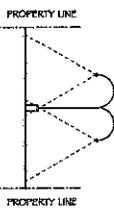
1. MIN. LANDSCAPE AREA = 20% BUILDING AREA
2. MIN. WIDTH FRONT BUFFER = 30'
120 PLANT UNITS PER 100 LIN. FT.



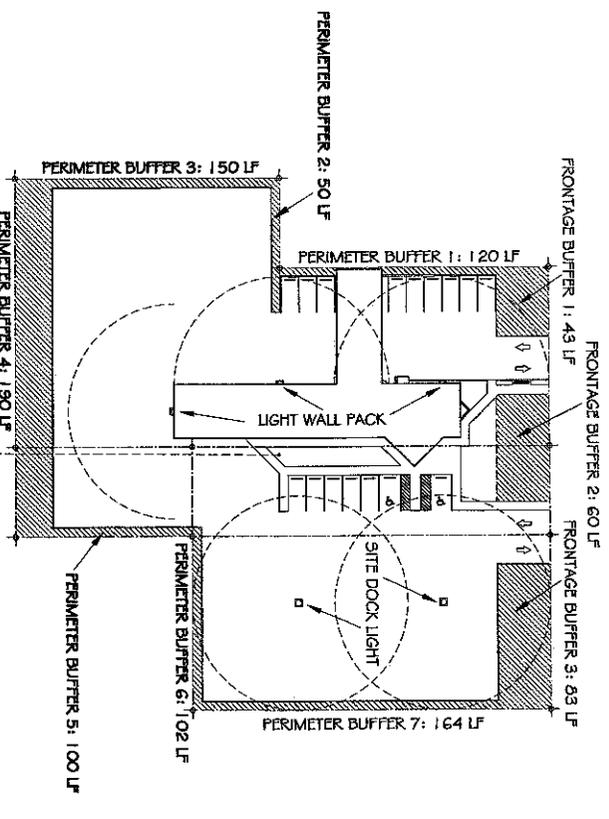
FRONTAGE PERIMETER BUFFER:
#1 = 43 LIN. FT.
#2 = 60 LIN. FT.
#3 = 83 LIN. FT.
186 LIN. FT.



• NOTE: LANDSCAPING TO MEET ALL PARKING STANDARDS.



3 TYPICAL PARKING DETAILS
A-7 Scale: 1/4" = 1'-0"



2 CONCEPTUAL LANDSCAPE & LIGHTING PLAN
A-7 Scale: 1/32" = 1'-0"

RWK
DC
102/10

SHEET #
A-7

DRAWING TITLE:
CONCEPTUAL LANDSCAPE & LIGHTING PLAN & DETAILS

PROJECT:
RENOVATION OF FILLING STATION
KEY WEST KIA
2526 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

471 US HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PETER PIKE ARCHITECT

REVISION	DATE