



MEMORANDUM

Date: October 10th, 2024

To: Honorable Mayor and Commissioners

Via: Todd Stoughton, Interim City Manager

From: Katie P. Halloran, Planning Director

Subject: **Request for a Minor Development Plan at 1125 Duval Street (RE#00027870-000000) for property located in the Historic Residential Commercial Core – 3 (HRCC-3) zoning district.**

Introduction

The subject property, commonly known as ‘La Te Da’, is currently improved with a commercial hotel, 16 transient units, a restaurant, and a pool. The application involves a request for a Minor Development Plan to construct a series of renovations including the relocation of four (4) hotel units site, the demolition of an existing pool along with the construction of a new pool, the relocation of seating for the restaurant, and a series of landscaping improvements.

A Minor Development Plan is required for the proposed renovations pursuant to Section 108-91 (A)(1)(B) of the City Code. Pursuant to Section 108-198 (Review and action by City Commission), “A *development plan shall be reviewed by the city commission either in its final approval capacity or its appellate capacity, as provided in section 108-196(b). The city commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the land development regulations and based on the intent of the land development regulations and comprehensive plan. The city commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the land development regulations. Any condition shall be*

made a written record and affixed to the development plan as approved. If the city commission disapproves a development plan, the reasons shall be stated in writing.”

Background

The subject property is located on the northeast corner of Duval St and Catherine Street. It is zoned Historic Residential Commercial Core -3 (HRCC-3) and maintains a lot area of 12,780 square feet. The property owner recently acquired 515 Catherine Street, immediately adjacent to the east. Both properties have been merged through a Unity of Title. It is noted that 515 Catherine Street previously contained one residential unit. It is proposed to accommodate three (3) hotel units under the applicant’s plan.

The request for a Minor Development Plan is triggered by the proposed development of more than 500 square feet of gross floor area. More specifically, the applicant is seeking to redevelop four (4) of the existing sixteen (16) hotel rooms, relocate the pool from its current central location to the northeast corner of the site, relocate a portion of the restaurant seating, and relocate an accessory structure. The application also involves a number of minor site plan improvements and renovations.

The proposed Minor Development Plan was recommended for approval by Planning Board on July 18, 2024



Ariel of Property

Recommendation

The Planning Department recommends APPROVAL of the proposed minor development plan subject to the following conditions:

Conditions:

1. The proposed development shall be consistent with the plans dated January 11, 2024 by Gavin Scarbrough, the landscape plans dated January 11, 2024 by Gavin Scarbrough, and the irrigation plan dated April 4th, 2024 by Pope-Scarbrough; notwithstanding any revisions requested and recommended by staff. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(c) of the City Code.
2. The hours of construction shall comply with the City Code and shall be limited to 8 a.m. to 7 p.m. on Monday to Friday, and 9 a.m. to 5 p.m. on Saturday.
3. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
4. The applicant shall submit revised landscape plans subject to the review and approval of the Urban Forester prior to the issuance of any building permits.
5. The location and screening of any existing and proposed dumpsters shall be subject to the review and approval of the Utilities Department prior to the issuance of any building permits for the proposed work. Applicant/owner agrees to comply with all City requirements concerning the maintenance of any dumpsters on site.
6. The applicant/owner agrees to convert the existing loading zone along Catherine Street adjacent to the subject parcel to a public parking space. The applicant/owner shall submit an affidavit to the City of Key West Parking Director confirming that the loading zone adjacent to Catherine Street will be converted to a public parking space.
7. No live music shall be permitted at the pool, which shall be restricted to use by Hotel guests only.
8. All construction, reconstruction, and demolition shall be in compliance with Historic Architectural Review Commission (HARC) Guidelines and shall be subject to the review and approval of the Historic Preservation Planner.