

THE CITY OF KEY WEST
EXECUTIVE
SUMMARY



To: Patti McLauchlin, City Manager

Through: Katie P. Halloran, Planning Director

From: Scarlet R. Hammons, AICP CTP, The Corradino Group

Meeting Date: July 6, 2022

Application: **Major Development Plan and Landscape Waiver** – 1618 N. Roosevelt Boulevard (RE# 00064910-000100) – A request for approval of a major development plan and landscape waiver for the construction of a 15,500 square foot auto dealership consisting of a sales and service area, service workshop (11,750 SF existing), parts department and two affordable housing residential units on the property located within the General Commercial (CG) Zoning District pursuant to Sections 108-91.B.2 (c), Section 108-517 and 122-418 (13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



Background:

The subject parcel is located at 1618 N. Roosevelt Boulevard and currently consists of an auto dealership that has existed since the 1960's. The subject property is located within the General Commercial (CG) Zoning District and is one lot of record. The site is known as the Key's Auto Center and at one time had five structures housing the various services typical for a full-service auto sales business. None of the original five structures conformed to the setback requirements within the CG zoning district and the entire property is currently paved over with asphalt, therefore not meeting the impervious surface requirements. Several of the original buildings encroached onto neighboring properties.

The applicant has demolished four of the original structures, and in 2020 constructed an 11,750 S.F. tiki structure that is used as a vehicle service area. The proposed major development plan incorporates the existing tiki as well as the employee parking along the site perimeter in this location. The last of the original 1960's sales buildings is to be demolished, while the tiki service area will remain as it is today.

Request:

The request is to replace the original buildings with four new structures and to continue to operate as an auto sales dealership with repair services. The new structures will consist of two sales office spaces, one large building, at 7,500 S.F., and the smaller sales office will consist of 1,500 S.F. Also proposed is a 2,400 S.F. service area for customers to pick-up and drop-off vehicles. The proposed 2,500 S.F. parts department will not be open to the public.

In addition to the proposed redevelopment of the auto sales and repair center, this major development plan proposes two new affordable housing units to be located in the southeast corner of the site. There is a separate BPAS application submitted in the current year cycle for these homes and award letters are forthcoming. Each home is proposed to be two-bedroom, with two baths and will consist of 800 S.F. with individual fenced in private landscaped yards. Each unit is accessed along a private pathway at the eastern perimeter of the site, and there are two reserved parking spaces for the units, each with electric vehicle chargers.

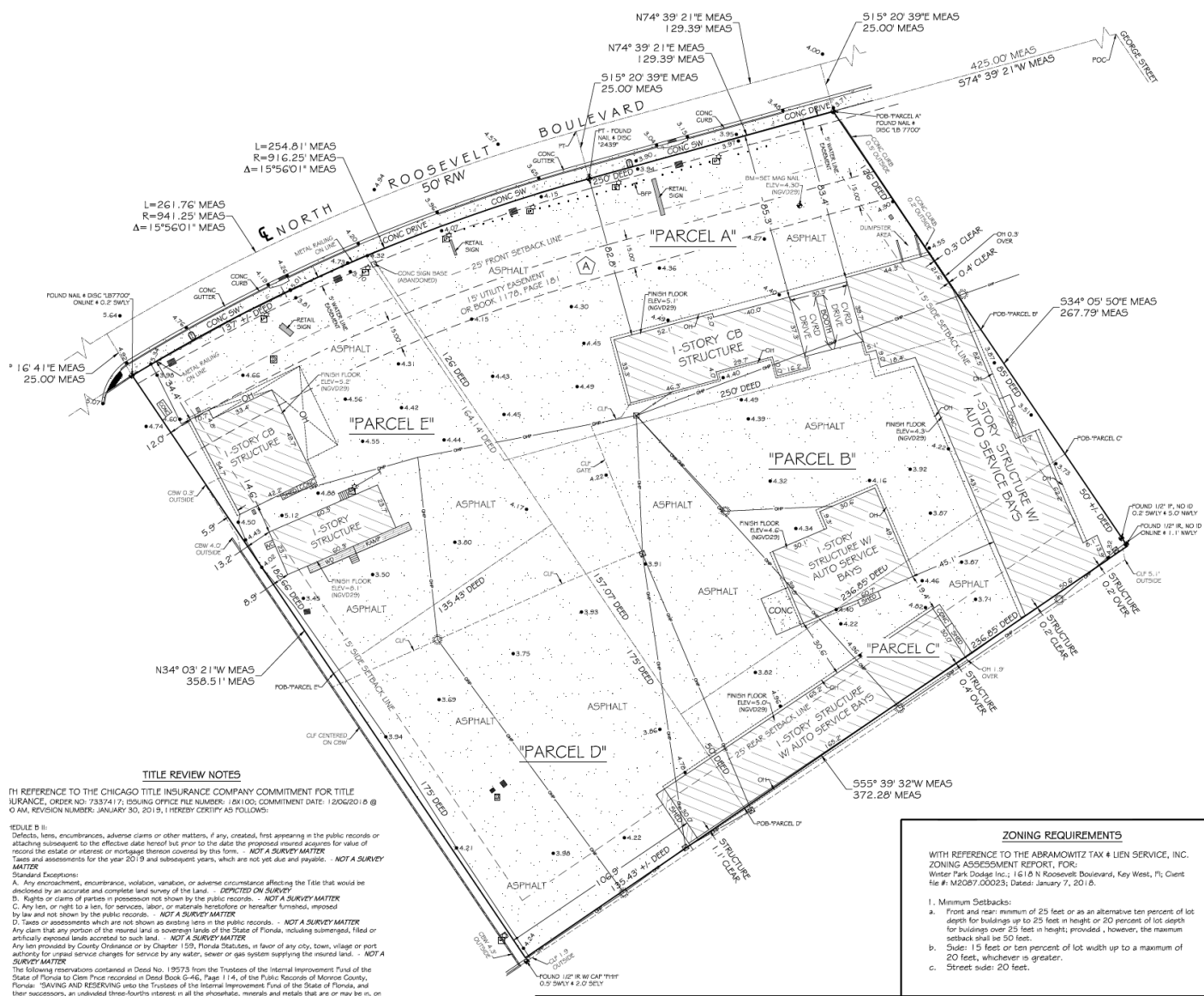
The site will utilize the existing driveways on N. Roosevelt Boulevard, no changes to site access are proposed. The appearance of the site from the street is proposed to improve with the addition of a new landscape buffer, which will improve the impervious surface ratio from what currently exists. Customer parking will be available with self-service spaces as well as a valet option. In addition to customer parking, the site has ample on-site spaces for employee parking and vehicles on display for sale.



The Proposed Sales Building

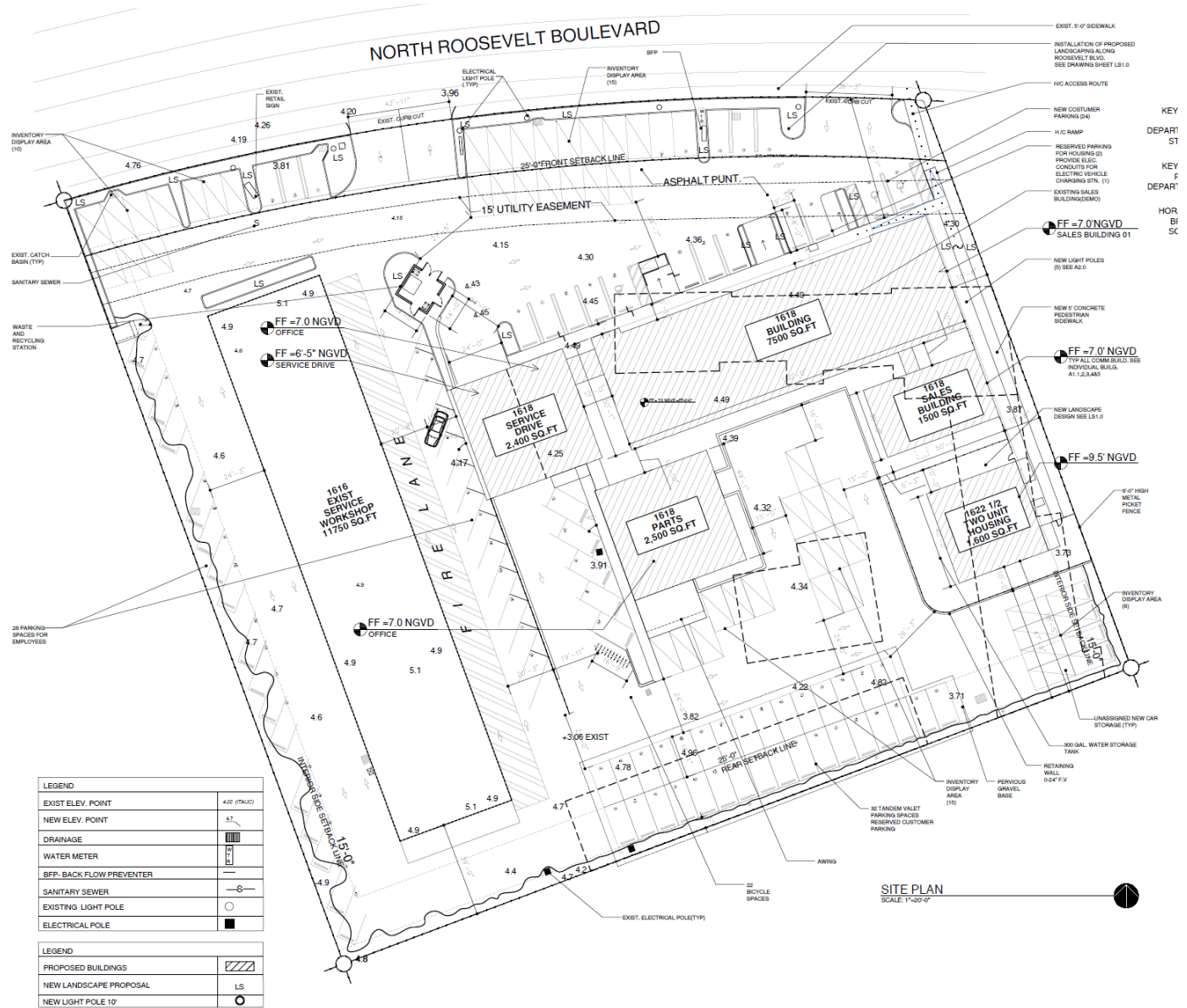


Proposed Buildings as seen from N. Roosevelt Boulevard



Existing Site, submitted by applicant.

Proposed Site Plan, submitted by applicant.





EAST HOUSE ELEVATION
SCALE: N/A



NORTH-EAST HOUSE ELEVATION
SCALE: N/A

Proposed Elevations for Two New Housing Units

Major Development Review Process:

Development Review Committee:	January 27, 2022
Planning Board Meeting:	May 19, 2022
Tree Commission Meeting:	June 13, 2022
City Commission:	July 6, 2022
Local Appeal Period:	10 Days
Planning renders to DEO for review:	Up to 45 days

Planning Staff Analysis

Major Development Plan Review Criteria (Section 108-91.A.2):

Planning staff and the Planning Board, as required by Section 108 of the City Code reviewed the request for compliance with the Land Development Regulations and the Comprehensive Plan as detailed in the attached Planning Board staff report. The proposed Major Development Plan was reviewed before the Planning Board on May 19, 2022. The Planning Board recommended approval with conditions through Resolution 2022-33, attached.

The City of Key West Tree Commission approved the Final Landscape Plan on June 13, 2022. The Urban Forestry Manager completed the Section 108 review and found that the overall plan is in compliance, and can be approved with conditions.

The proposal is to redevelop the existing auto dealership with new fabricated buildings, while utilizing the existing tiki hut and providing two affordable housing units on this site. The business will remain an auto dealership, offering full repair services. The site plan includes improvements to the existing landscaping along the frontage of N. Roosevelt Boulevard and throughout the site, and more open spaces than what exists today. The affordable units will have reserved, dedicated parking spaces, and private fenced-in yards. The applicant does not propose changes to the entrances to or from N. Roosevelt, however they have agreed to coordinate with FDOT to request an extension of the turn lane to the east (by approximately 150'). This extension would allow for left turns off westbound N. Roosevelt Boulevard onto the property for both current curb cut entrances.

RECOMMENDATION:

The Planning Department and Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommend that the request for Major Development Plan and landscape waiver be **Approved with conditions below.**

Some proposed changes to conditions occurred after Planning Board approval which reflect the applicant's efforts to advance the project. A condition requiring variance approval (provided by Planning Board Resolution 2022-30) has been removed, as have two conditions requiring Tree Commission final landscape plan approval (provided by the Tree Commission on June 13, 2022, TP2022-0012). An irrigation plan was submitted as part of

the Final Landscape Plan submitted to the Tree Commission, so a condition requiring its submission was subsequently removed.

General conditions:

1. The proposed construction shall be in substantial compliance with the site plans dated May 6, 2022, by Salman & Associates, and with Final Landscape Plans dated June 10, 2022, approved by the Tree Commission on June 14, 2022. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. 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.).
2. Coordinate with the City and FDOT to request an extension of the turn lane to the east (by approximately 150'). This extension would allow for left turns off westbound N. Roosevelt Boulevard onto the property for both current curb cut entrances. The coordination of this work will occur as a part of the current milling and resurfacing project programmed for N. Roosevelt Boulevard in 2024 on the FDOT project list.
3. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
4. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.

Conditions prior to issuance of a building permit:

5. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
6. A landscape maintenance plan and palm transplantation plan is required to be submitted for approval.

Conditions prior to issuance of a Certificate of Occupancy:

7. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.
8. Prior to issuance of a Certificate of Occupancy a recorded affordable housing deed restriction for the two residential units must be submitted to the City of Key West.
9. Per City Code, Section 108-997 (e), building permits for the two affordable housing units shall be obtained within two (2) years of the BPAS final determination award date. If a building permit is not issued within that timeframe, the allocated units will revert back to the City as a recovered unit for allocation during the following sequential award year.
10. Prior to the issuance of a Certificate of Occupancy, a certification that the two affordable housing units were built to LEED standards as stated in the BPAS award application is required.