

## EXECUTIVE SUMMARY



**To:** Jim Scholl, City Manager

**Through:** Patrick Wright, Planning Director

**From:** Ginny Haller, Planner II

**Meeting Date:** June 5, 2018

**Agenda Item:** **Major Development Plan & Landscape Waiver– 2600 North Roosevelt Boulevard (RE # 00065010-000000) -** A request for major development plan & landscape waiver approvals for the expansion of an existing three-story self-storage building on property located in the Commercial General (CG) and Conservation Mangrove (CM) Zoning Districts pursuant to Sections 108-91 B.2(b) and 108-347 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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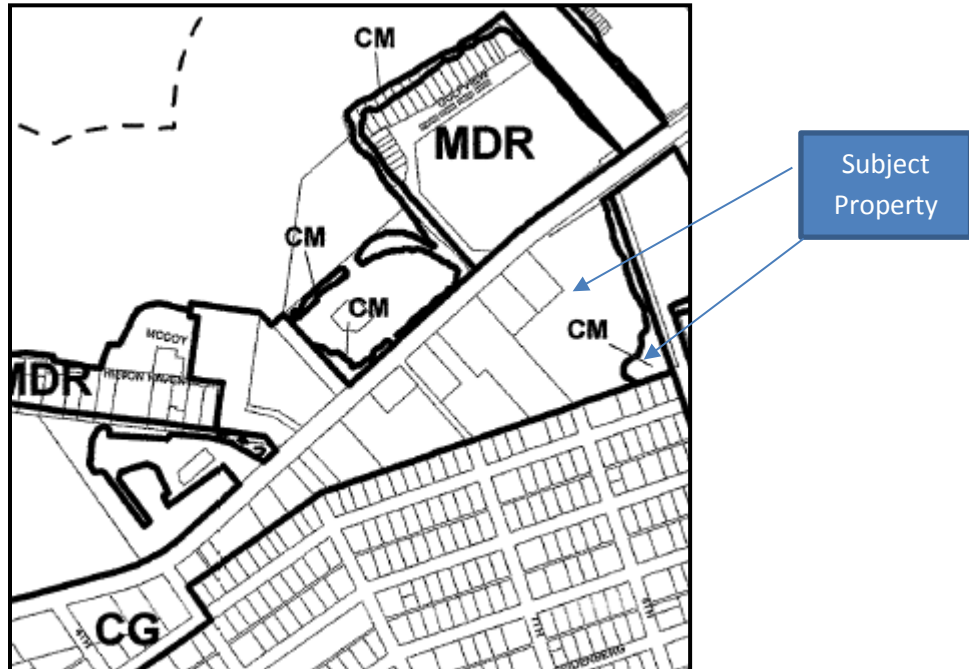
**Request:** Major development plan and landscape waiver approvals for the proposed expansion of an existing three-story self-storage building.

**Applicant:** Summit Construction Group, the General Contractor

**Property Owners:** Monarch Properties, Ltd.

**Location:** 2600 N. Roosevelt Boulevard (RE #00065010-000000)

**Zoning:** Commercial General (CG) & Conservation Mangrove (CM)



### **BACKGROUND:**

The property is located at 2600 N. Roosevelt Boulevard. In order to allow the proposed expansion of the existing self-storage facility, several development approvals are necessary.

- Applicant received a variance to parking requirements to allow forty-three (43) vehicle spaces and seven (7) bicycle parking spaces for the expansion of the self-storage facility.
- Major Development Plan review is required due to the expansion of the self-storage facility of equal to or greater than 5,000 square feet of gross floor area pursuant to Section 108-91.B.2(b) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).
- The applicant is requesting a waiver to landscape buffer requirements, pursuant to City Code Section 108-347.
- The Tree Commission approved the Final Landscape Plan on May 8, 2018 (see attached).

The proposal is for the construction of a three-story 25,730 square foot expansion at the rear of the existing Choice Storage Centers. The property is approximately 6.06 acres with an existing three-story 44,482 square foot climate-controlled self-storage facility with associated parking, loading area, and outside storage of vehicles, boats and trailers. Ingress and egress to the storage center is on North Roosevelt Boulevard. The existing developed area is approximately 2.33 acres and approximately 3.73 acres of conservation/mangrove land.

### **City Actions:**

Development Review Committee (DRC):	December 14, 2017
Landscape Waiver Letter:	April 4, 2018
Preliminary Tree Commission:	March 13, 2018
Planning Board:	April 19, 2018
Final Tree Commission:	May 8, 2018

City Commission:  
City Commission:  
DEO review appeal period  
period

June 5, 2018 (1<sup>st</sup> reading)  
TBD  
Up to 45 days, following local appeal

## **PLANNING STAFF ANALYSIS**

### **Development Plan review**

City Code Section 108-91.B.2 (b) requires the addition or reconstruction of equal to or greater than 5,000 square feet of gross floor area to be reviewed as a Major Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and Comprehensive Plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial. The Planning Board's decision on a Major Development Plan in the historic district shall be advisory to the City Commission. On April 19, 2018, the Planning Board review the request and staff recommendations pursuant to City Code Section 108-196(a), and passed Resolution No. 2018-15 advising approval with conditions to the City Commission.

City Code Section 108-198 states that the City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the LDRs and based on the intent of the LDRs 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 judgement, to effectuate the purpose of this article and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. 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.

### **Options/Advantages/Disadvantages:**

**Option 1.** Approve the request with conditions (listed below) as advised by the Planning Board in Resolution No. 2018-15:

**Consistency with the City's Strategic Plan, Vision and Mission:** Granting the request would be consistent with the Economic and Environmental goals of the Strategic Plan.

**Financial Impact:** The City would collect building permit, licensing and impact fees during subsequent phases of development. There would be no cost to the City for granting the request.

**Option 2.** Deny the request based on findings that the proposed development does not comply with the criteria established by the Comprehensive Plan and the Land Development Regulations.

**Consistency with the City's Strategic Plan, Vision and Mission:** Denial of the requested development plan would be inconsistent with the Strategic Plan.

**Financial Impact:** There would be no cost to the City for denying the request.

## **RECOMMENDATION**

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends **Option 1** to the City Commission approving the request with conditions as outlined below:

### **General conditions:**

1. The proposed development shall be consistent with the plans dated March 6, 2018 signed and sealed by Laurie S Burcaw, Maser Consulting PA.
2. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 5 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
3. During all phases of construction, temporary fencing shall be installed and maintained according to the Site Demolition Plan dated March 6, 2018 by Laurie S Burcaw, Maser Consulting PA. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
4. All existing fire hydrants shall be protected.

### **Conditions prior to the City Commission hearing:**

5. The applicant shall obtain final landscape plan approval from the Tree Commission.

### **Conditions prior to issuance of a building permit:**

6. Applicant shall coordinate with Keys Energy Services a full project review.
7. Applicant is compliant with South Florida Water Management District (SFWMD) letter dated December 26, 2017 that the proposed activities are in compliance with the original environmental resource permit #44-00254-P.
8. 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.