



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner II

Meeting Date: February 20, 2019

Agenda Item: **Minor Development Plan– 1028-1030 Truman Avenue (RE# 00033280-000000)** – A request for minor development plan approval for construction of a new two-story commercial structure and a new two-story two-family residential structure on property located within the Historic Neighborhood Commercial District – Truman / Simonton (HNC-1) zoning district pursuant to Sections 108-91 A 1. (b) and 108-196 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

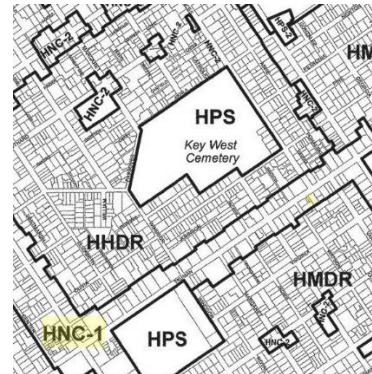
Request: Minor development plan approval for the construction a new two-story commercial structure and a new two-story two-family residential structure.

Applicant: Trepanier & Associates, Inc.

Property Owners: Sun Valley, LLC

Location: 1028-1030 Truman Avenue (RE# 00033280-000000)

Zoning: Historic Neighborhood Commercial District – Truman/Simonton (HNC-1)



BACKGROUND:

The subject property is located at 1028-1030 Truman Avenue and is within the Historic Neighborhood Commercial – Truman / Simonton (HNC-1) zoning district. The properties to the east, west, and north are also in the HNC-1 zoning district. The rear of the property abuts the Historic Medium Density Residential (HMDR) zoning district. The property is within the Key West Historic District. The parcel is 5,000 square feet and it is currently vacant.

The property was awarded two (2) market-rate Building Permit Allocation System (BPAS) units during year 1 via Resolution no. 2015-06 on February 4, 2015. This major construction project will need to fulfill the prerequisite minimum standards for new development as outlined in Section 108-997. In addition, the project was awarded 75 points and must demonstrate that each of the criteria has been fulfilled before a Certificate of Occupancy (CO) can be issued.

The proposed Minor Development Plan seeks to construct a new two-story commercial structure and a new two-story two-family residential structure. The following development approval would be necessary:

- Minor Development Plan review is required due to the addition of 500 to 2,499 square feet of nonresidential floor area within the Historic District pursuant to Section 108-91.A.1(b).

EXISTING CONDITIONS AND ADDITIONAL BACKGROUND:

The property is currently vacant. A demolition permit was issued in December of 2015 to remove the previous 4,893-square-foot commercial building. The uses of the structure prior to the demolition was a bookstore and a fitness center.

PROPOSED DEVELOPMENT:

The proposal is for the construction of a new two-story commercial structure and a new two-story two-family residential structure. The applicant was granted two (2) market-rate residential BPAS units for the property in BPAS Year 1.

SURROUNDING ZONING AND USES:

Surrounding properties are located within the Historic Neighborhood Commercial – Truman / Simonton (HNC-1) and Historic Medium Density Residential (HMDR) zoning districts. The rear of the property abuts the HMDR zoning district.

CITY ACTIONS:

Historic Architectural Review Committee:	May 23, 2018 (postponed)
Development Review Committee:	June 28, 2018
Conceptual Landscape Plan:	August 14, 2018 (approved)
Planning Board:	September 18, 2018 (approved)
Historic Architectural Review Committee:	November 27, 2018 (approved)
Final Landscape Plan:	January 18, 2019 (staff approved)
City Commission:	February 20, 2019
DEO review:	Up to 45 days, following local appeal period

PLANNING STAFF ANALYSIS:

City Code Section 108-91 A 1 (b) requires Minor Development Plan approval for the addition or reconstruction of 500 to 2,499-square-feet of gross nonresidential floor area within the Key West Historic District.

City Code Section 108-196 (a) states after reviewing 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.

OPTIONS / ADVANTAGES / DISADVANTAGES:

Option 1: **Approve** the request with conditions (listed below) as advised by the Planning Board in Resolution no. 2018-46.

a. 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.

b. 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.

a. Consistency with the City’s Strategic Plan, Vision, and Mission:

Denial of the request would be inconsistent with the Strategic Plan.

b. 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 September 10, 2018 by William Shepler & Associates Registered Architect (minus the three (3) scooter parking stalls) and the landscape plans dated June 18, 2018 by Keith Oropeza, Registered Landscape Architect.
2. The hours of construction shall be in compliance with City Code Section 26-193 (3) and be limited to 8 AM to 7 PM Monday through Friday, and 9 AM to 5 PM 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 2-story commercial structure shall not accommodate a use that would generate a minimum off-street parking requirement of more than 1 motorized vehicle parking space per 300-square-feet of gross floor area. Acceptable uses shall include banks, public administration offices, office buildings and professional offices other than doctors' or dentists' offices, retail stores and service establishments, and warehousing or manufacturing, pursuant to Section 108-572. Notwithstanding the foregoing, the parcel must comply with the use regulations of the HNC-1 zoning district as outlined in the City of Key West's LDRs, Chapter 122, Sections 122-807, 122-808, and 122-809.

Conditions prior to issuance of a building permit:

5. A Certificate of Appropriateness shall be obtained.
6. Applicant shall coordinate with Keys Energy Services a full project review.

Conditions prior to issuance of a Certificate of Occupancy:

7. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.
8. The total score claimed of 75 points, in which two (2) market-rate Building Permit Allocation System (BPAS) units were awarded through Planning Board Resolution no. 2015-06, shall be confirmed by City staff.