

## EXECUTIVE SUMMARY



**To:** Patti McLaughlin, Interim City Manager

**Through:** Katie P. Halloran, Planning Director

**From:** Daniel Sobczak, AICP-C, Planner II

**Meeting Date:** August 17<sup>th</sup>, 2021

**Request:** **Major Development Plan** – 220 Margaret Street (RE# 00072082-004400) - A request for a major development plan to renovate an existing historic structure, enclose a portion of the structure, and add commercial floor area to open space on a property located in the Historic Residential Commercial Core (HRCC-2) zoning district pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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### Background:

The subject lease area is located at 220 Margaret Street near the corner of Margaret Street and Caroline Street. According to the Historical Architectural Review Commission, the current structure was constructed prior to 1965 and the structure itself is historic but has been significantly altered over time. The lease area is a part of the greater Key West Bight, which is subject to the Key West Bight Master Plan, and the Key West Bight Master Plan Community Impact Assessment Statement (CIAS).

The parcel is zoned HRCC-2 and is surrounded by HRCC-2 zoned properties in all directions. The lease area was renewed for a period of five years in July 2016 with the following:

#### Permitted Use:

Operation of a restaurant containing 191 licensed seats with alcohol, a retail area for logo apparel, gifts, souvenirs, retail sales of alcohol and beer and no other purpose.

### Major Development Plan Review Process:

Planning Board Meeting:	July 15 <sup>th</sup> , 2021
HARC Approval (administrative):	July 2021
Urban Forester's Approval:	July 2021
City Commission:	August 17 <sup>th</sup> , 2021
Local Appeal Period:	30 days
DEO Review:	Up to 45 days

### **Planning Staff Analysis:**

The applicant is proposing to restore the historic structure, including the roof, façade, interior and some doors and windows. The major renovation is proposed to include; the removal of walls and columns to make a formerly segmented floor plan into an open concept floor plan, the relocation of the central bar/counter area, the creation of a roofed section over formerly open space, the creation of consumption area on the second floor of the restaurant, and the placement of a walk-in cooler on formerly open recreational space. In addition to the renovation, the applicant and the property owner have proposed to remove about 600 sqft of impervious space on the property and have proposed to add gravel and landscaping.

Section 108-91 states that the reconstruction of nonresidential floor area equal to 2,500 sq.ft. or more shall be a major development plan. Section 108-196 states that the Planning Board shall act by resolution to recommend to approve, approve with conditions, or disapprove a major development plan based on specific development review criteria contained in the Land Development Regulations and the intent of both the City Code and the Land Development Regulations. Planning Board voted to approve the major development plan at a regularly scheduled meeting on July 15<sup>th</sup>, 2021.

A full and complete review of the project is available in the attached Staff Report.

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

**Option 1:** Approve the proposed major development plan as recommended by the Planning Board through Resolution No. 2021-33

**Option 2:** Deny the proposed major development plan.

### **Recommendation**

Staff supports Planning Board Resolution No. 2021-33 and recommends approval of Option 1.