

EXECUTIVE SUMMARY



To: Patti McLauchlin, City Manager

Through: Katie P. Halloran, Planning Director

From: Melissa Paul-Leto, Planner I

Meeting Date: September 14th, 2021

Request: **Major Development Plan & Landscape Waiver** – 1319 William Street & 1316 Royal Street Units #1-6 (RE# 00036920-000000) - A request for a major development plan, landscape waiver, and affordable work force housing linkage approvals to construct and redevelop eight (8) residential units located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 108-91 A.2. (a), Section 108-517, and Section 122-1467 (1)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Background:

The subject property is located at 1319 William Street & 1316 Royal Street Units #1-6. The property is a double frontage lot. It was known as The Hospice and the Visiting Nurse Association of the Florida Keys since 1984 and closed in February of 2018. It is currently licensed for two non-transient rental units with assigned addresses as 1319 William Street and 1317 William Street.

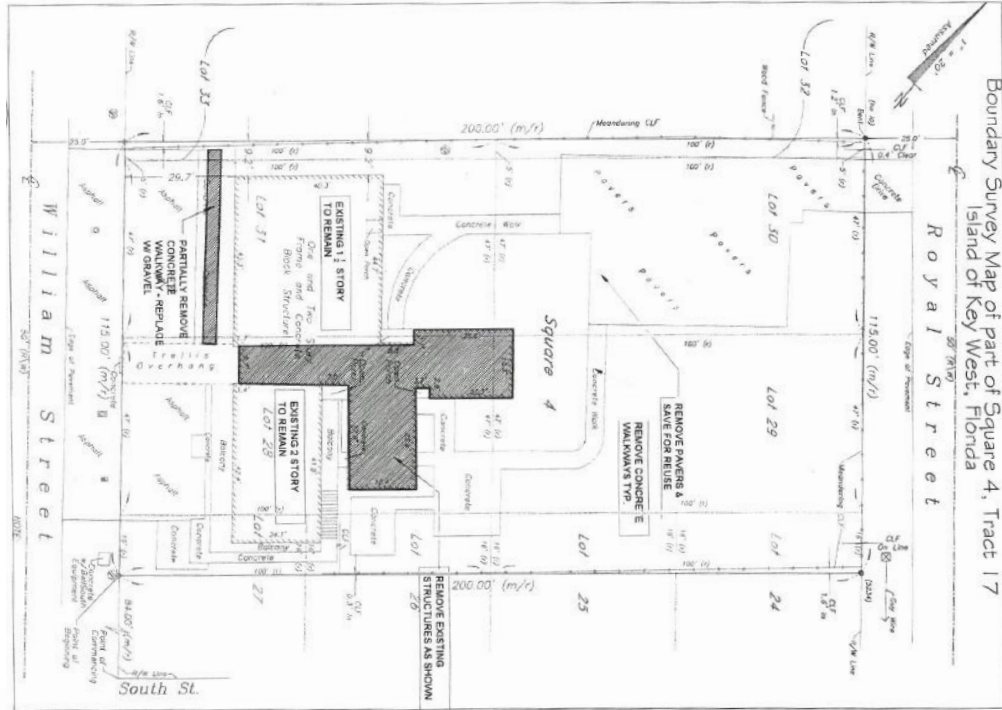
The parcel is located within the Historic Medium Density Residential (HMDR) zoning district. The surrounding uses include residential, multi-family, a synagogue, and The Boys and Girls Club of America. Zoning districts within 300 feet of the property are Historic Medium Density Residential (HMDR) zoning district, and the Historic Residential/Office (HRO) zoning district.

Major Development Plan Review Process:

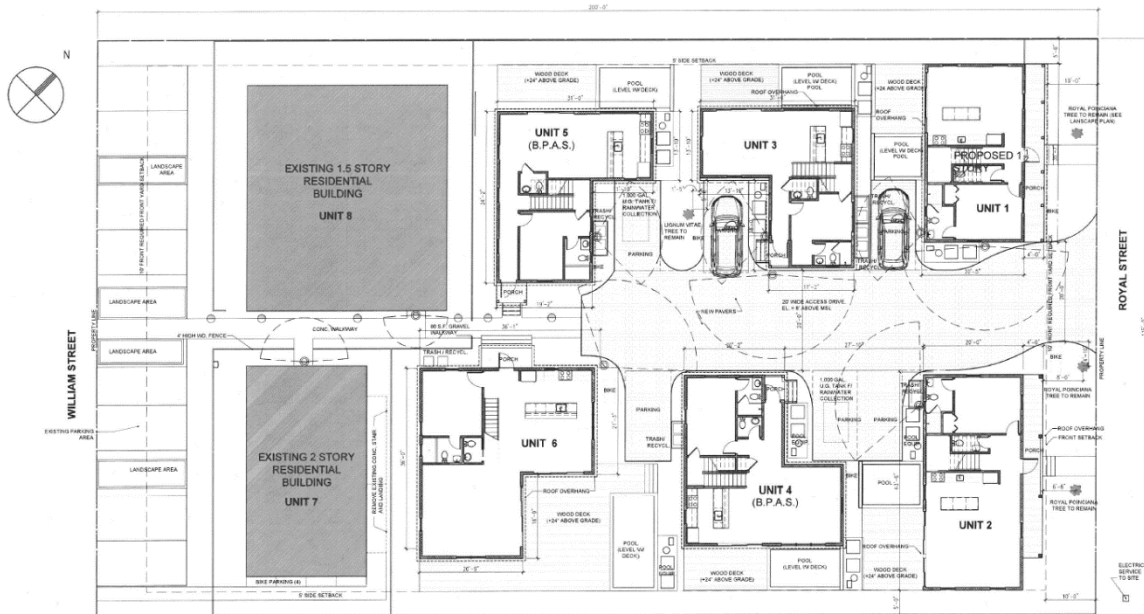
Planning Board Meeting:	April 22 nd , 2021
HARC Approval:	May 25 th , 2021
Urban Forester's Approval:	June 17 th , 2021
City Commission:	September 14 th , 2021
Local Appeal Period:	30 days
DEO Review:	Up to 45 days

Planning Staff Analysis:

The applicant is proposing to demolish the remaining portion of the palliative center (structures proposed to be demolished are shaded in grey) and construct six (6) new single-family homes behind the two existing non-transient rental units facing William Street. The proposed development would have a total of eight (8) non-transient units.



Existing Site / Demo Plan

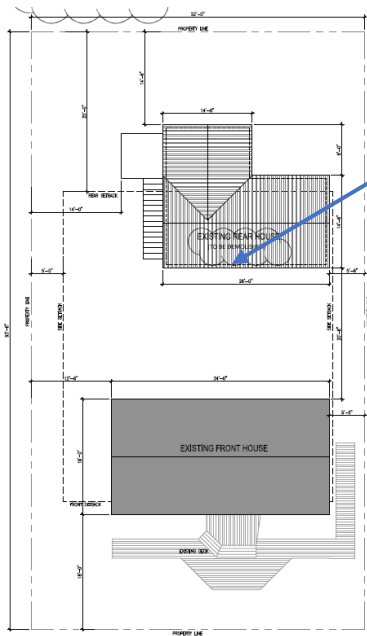


Proposed Site Plan

The Section 122-1467 – Requirements of Affordable Workforce Housing states, “Residential or mixed-use projects of less than ten residential or mixed-use units shall be required to develop or redevelop at least 30 percent of units of at least 400 square feet each as affordable (median income) but may contribute a fee in lieu of each unit to the affordable work force housing trust fund, if approved by the City Commission.”

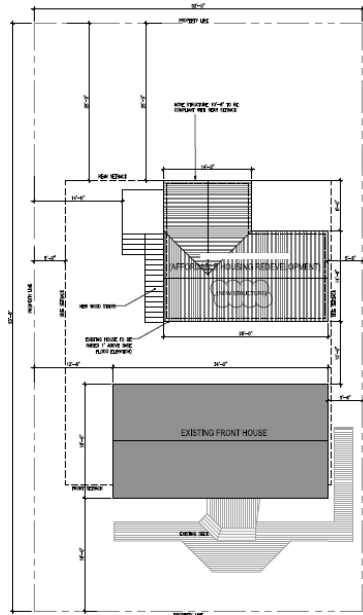
The applicant has chosen to provide the affordable housing requirements through the linkage provision under Section 122-1467 (1) (b). The applicant is proposing to utilize 1703 Von Phister as the subject property for the required linkage provision to provide two deed restricted affordable dwelling units. The proposed two-story existing structure on the parcel would be demolished and a new two-story structure would be constructed.

Below are the plans that were approved at the April 22nd, 2021 Planning Board for two (2) affordable one-bedroom units.

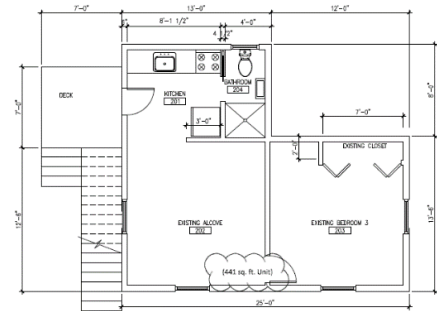


1703 Von Phister – Existing Site Plan

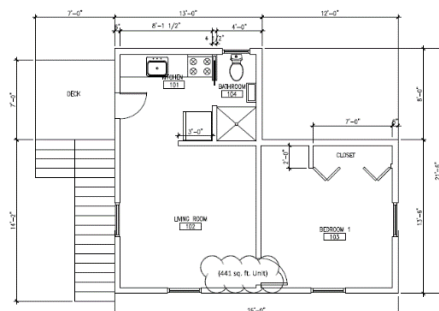
Applicant is proposing to demolish the existing two-story structure



1703 Von Phister – Proposed Site Plan

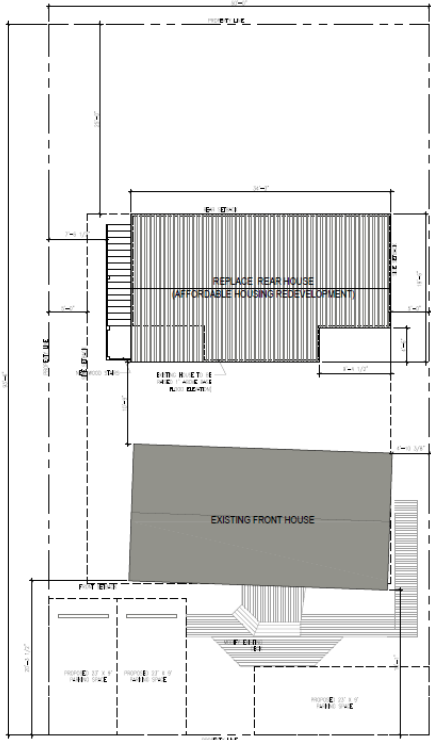


1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

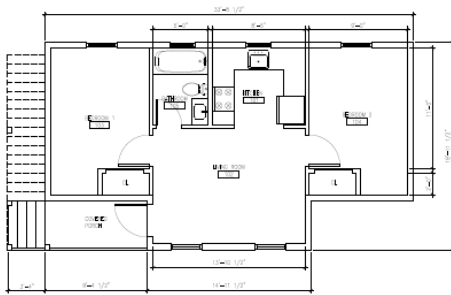
The applicant has revised the proposed site design for the 1703 Von Phister project since the April 22nd, 2021 Planning Board approval. The proposed design still includes two (2) affordable units, but each unit will now have two bedrooms, instead of one. Please see the revised plans below.



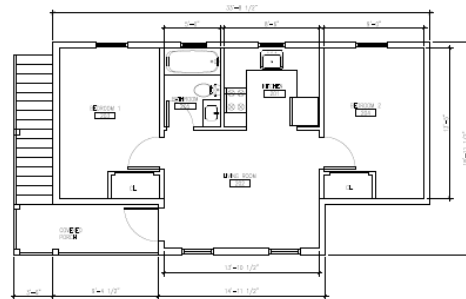
2 PROPOSED SITE PLAN
A1.1 SCALE: 3/16"=1'-0"



3 FRONT ELEVATION
A2.1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
A2.1 SCALE: 1/4"=1'-0"

A full and complete review of the major development plan 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. 2021-12

Option 2: Deny the proposed major development plan.

Recommendation

Staff supports Planning Board Resolution No. 2021-12 and recommends approval of Option 1.