

THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chairman and Planning Board Members

Through: Katie P. Halloran, Planning Director

From: Daniel Sobczak, AICP-C, Planner II

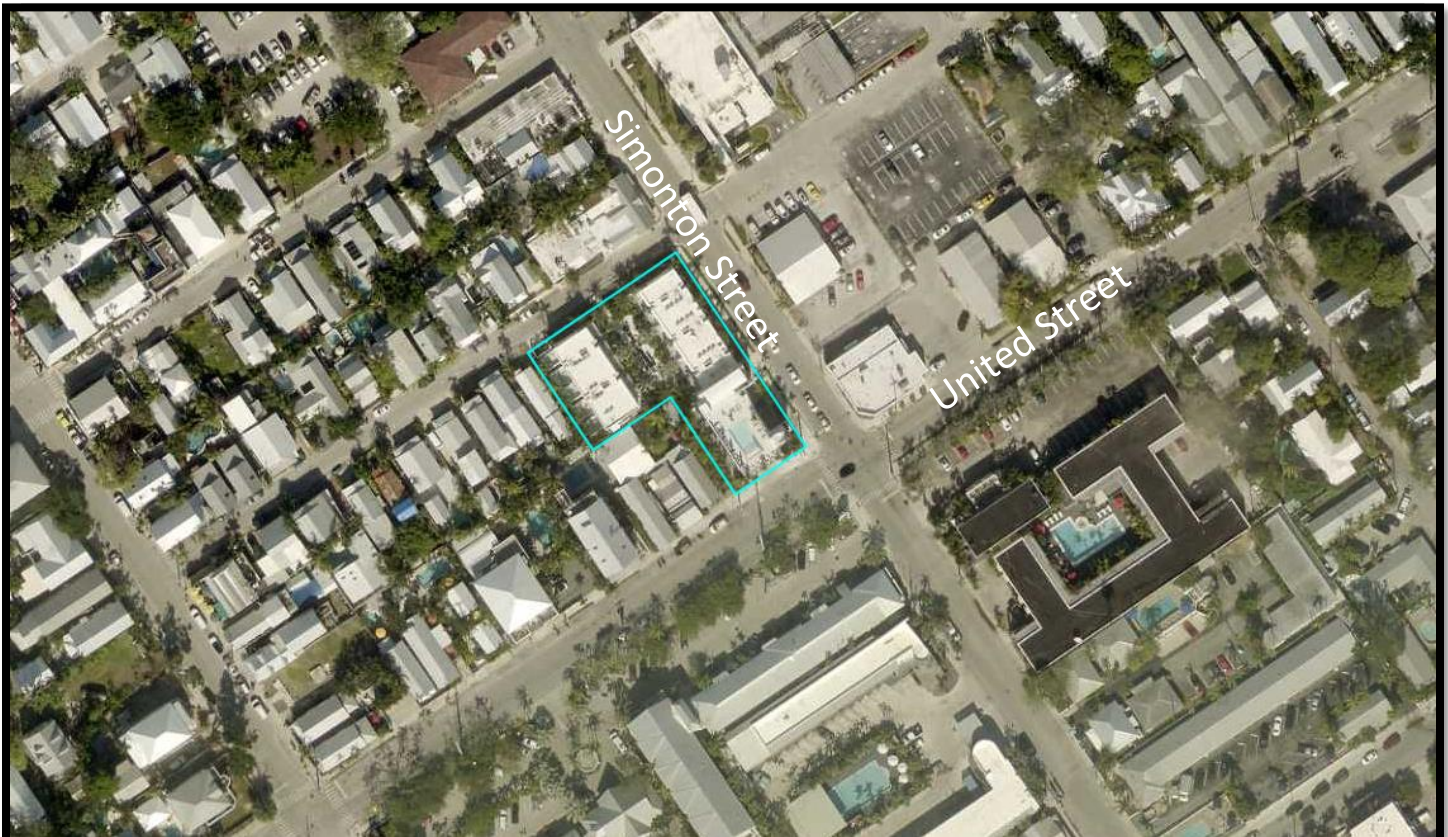
Meeting Date: November 18, 2021,

Application: **Conditional use – 1220 Simonton Street (RE# 00028730-000000)** - A request for approval of a conditional use to allow an electronic scooter rental service as an accessory to a hotel use in the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 18-355, 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Trepanier & Associates

Property Owner: 1220 Simonton Street LLC

Location: 1220 Simonton Street (RE# 00028730-000000)



Background:

The subject parcel is located at 1220 Simonton Street (formally addressed 1212 Simonton Street) on the corner of Simonton Street and United Street. The structure is not a historically significant contributing structure to the Key West Historic District. The parcel is zoned HNC-1 and is surrounded by HNC-1 zoned properties to the north, east, and west, and Historic Commercial Tourist (HCT) zoned properties to the south.

The property is operated as the H2O Suites and was approved for a major development plan in 2015 for a 22-room motel with one additional non-transient residential unit. The property has 12 off-street parking spaces and a bike rack for ten bicycles. The applicant has applied to install an electronic scooter docking station where some of the current bike parking is currently on Louisa street. The applicant has applied to relocate some of the bike parking so that no bike parking on the site is removed.

Per Code Section 18-355, the establishment of a new recreational rental vehicle use shall need a conditional use permit. The applicant has applied for the installation of 12 electronic kick scooters which will establish a new recreational rental vehicle use at the subject property.

Staff Analysis - Evaluation:

The subject parcel is located in the Historic Neighborhood Commercial (HNC-1) zoning district, which allows small recreational power-driven equipment rentals as a conditional use. The applicant has proposed to install an electric scooter docking station for 12 electronic scooters as an accessory to the H2O motel. The area of the docking station is about 45 sqft and is proposed to be installed on zero-lot-line outside the hotel walls.

Characteristics of use described:

(1) Scale and intensity

- a. Floor Area Ratio:
 - i. The proposed conditional use will not affect the Floor Area Ratio of the site.
- b. Traffic Generation:
 - i. All new recreational rental vehicle permits are required to complete a traffic impact analysis to demonstrate that the operation will not degrade the traffic level of service. The applicant has submitted a traffic impact statement by KBP Consulting which states that the proposed conditional use would not degrade the existing traffic level of service.
- c. Square feet of enclosed building for each specific use:
 - i. No enclosed buildings being proposed.
- d. Proposed Employment:
 - i. No new employees hired for the proposed conditional use.
- e. Proposed number and type of service vehicles:
 - i. No service vehicles proposed.
- f. Off-street parking needs:
 - i. Per code, one parking space is required per three scooter rentals. The applicant has applied for 12 scooter rentals which would result in the need for 4 off-street parking spaces.

(2) On- or off-site improvement needs generated by the proposed conditional use

- a. Utilities
 - i. No improvements specified.
- b. Public facilities:
 - i. No improvements specified.
- c. Roadway or signalization improvements:
 - i. No improvements specified.
- d. Accessory structures or facilities
 - i. No improvements or structures proposed
- e. Other unique facilities/structures proposed as part of site improvements
 - i. No improvements specified.

(3) On-site amenities proposed to enhance site and planned improvements, including mitigative techniques such as:

- a. Open Space
 - i. None proposed.
- b. Setbacks from adjacent properties
 - i. None proposed.
- c. Screens and buffers
 - i. None proposed.
- d. Landscaped berms
 - i. None proposed.
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
 - i. None proposed.

Criteria for conditional use review and approval

(1) Land Use Compatibility:

- a. The applicant proposes to install 12 electronic scooters and a scooter docking station at the property. The City Code allows recreational rental as a conditional use in the HNC-1 zoning district.

(2) Sufficient site size, adequate site specifications, and infrastructures to accommodate the proposed use

- a. The size and shape of the site will remain the same as it is in its current state. The total square footage of rental equipment is proposed to be about 45 sqft.

(3) Proper use of mitigative techniques

- a. The applicant has not mentioned mitigative techniques in the submission. The docking station proposed has an analog display instead of an electronic display. It is the Department's determination that the analog display is more in keeping with the Historic District than an electronic display. The proposed rental scooters are electric, therefore would not present a noise or odor nuisance; additionally the LAMA mobility business model provides visitors with a carbon-free mobility option that may help to achieve City carbon-reduction goals.

(4) Hazardous waste

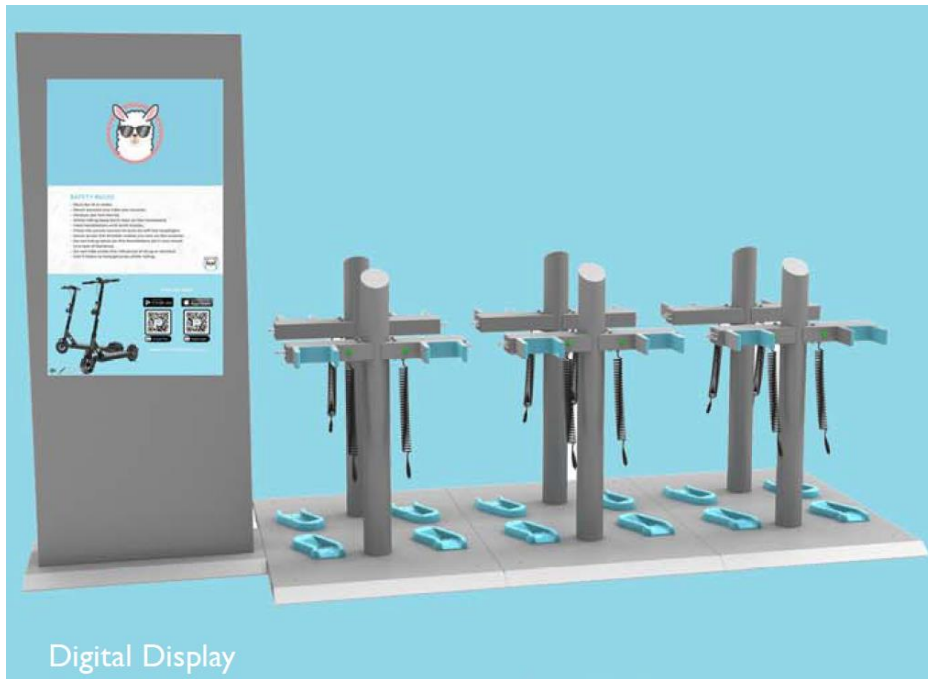
- a. The applicant has stated that no hazardous waste will be produced on the property.

(5) Compliance with applicable laws and ordinances

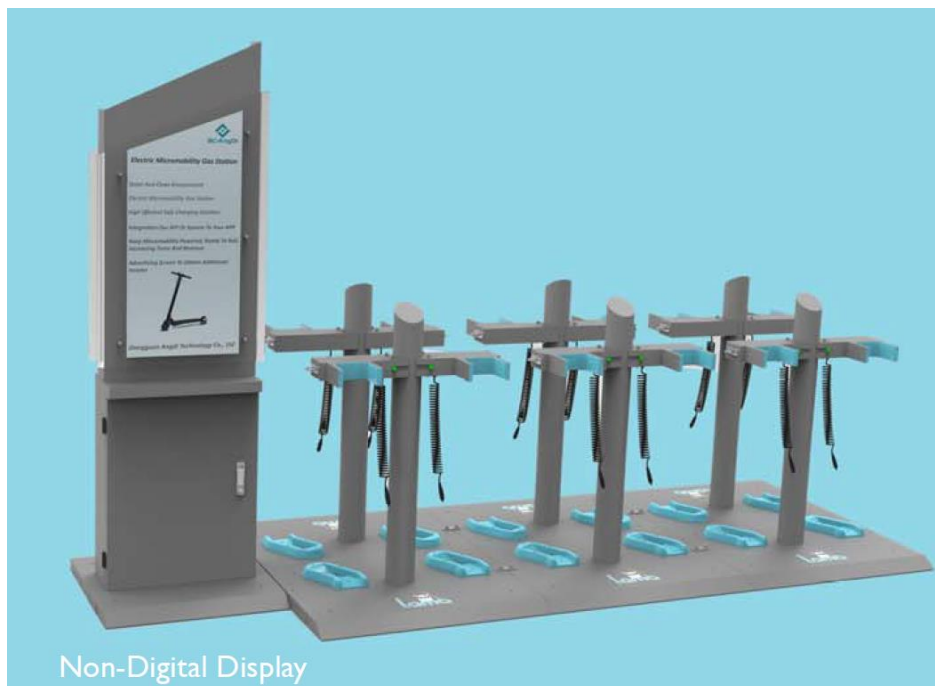
- a. The applicant would be required to receive a variance for parking requirements and minimum setbacks prior to receiving approval for the proposed conditional use.

(6) Additional criteria applicable to specific land uses

- a. The conditional use is applied for 1220 Simonton St. in the Key West Historical District. The property is currently noncomplying with city code for parking. Staff has determined that an analog display is more in keeping with the Historic District than an electronic display.
- b. The two possible docking station configurations are below, the electronic display docking station has a 43" screen.



Digital Display



Non-Digital Display

Recommendation:

The proposed conditional use for 1220 Simonton St. is proposed to install 12 electronic scooters at the motel property. The applicant has proposed that the conditional use would be for both resort guests and the general public. Based on a review of the application according to the stringent evaluation criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for a conditional use be **APPROVED with CONDITIONS:**

1. The approval be for an electric scooter docking station for twelve electric scooters with an analog display.
2. The proposed construction shall be consistent (except for conditions of approval listed below) with the plans signed, sealed, and dated 8/3/2021 by Seth Neal.
3. Landscaping pruning to provide access to existing and proposed bicycle parking spaces.
4. The applicant must continue to adhere to all conditions of approval from City Commission Resolution 15-091 for the 2015 Major Development Plan. The applicant shall commence construction on the Louisa Street sidewalk, as anticipated in the approved site plan associated with Resolution 15-091, dated 2/18/2015, by Peter M. Pike; or shall fund the project to the City Engineer's specifications. Sidewalk work or reimbursement for same shall be initiated prior to January 2023, and shall be complete by December 2023.
5. The loading zone in front of the hotel shall be reduced in length to allow for 1-2 additional street parking spaces.
6. The Louisa Street right-of-way shall not to be used for scooter training.
7. Applicant share scooter rental data with the City of Key West upon request.