



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Donald Leland Craig, AICP, Planning Director

From: Brendon Cunningham

Meeting Date: May 15, 2012

RE: **Major Development Plan – 5701 College Road Waste Transfer Station (RE# 00072080-000500)** – A request for the redevelopment of City property located in the PS zoning district for a Transportation Facility per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

ACTION STATEMENT:

Request: A Major Development Plan to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility.

Location: 5701 College Road (RE# 00072080-000500)

Zoning: PS (Public Service) C-M (Conservation-Mangrove) and C-OW (Conservation-Outstanding Waters of the State) Districts

BACKGROUND:

Previous City Actions:

Development Review Committee Meeting:	June 12, 2008
Tree Commission Meeting:	August 11, 2008
Planning Board Meeting:	November 20, 2008
City Commission Meeting:	May 4, 2009, postponed
City Commission Workshop:	June 2, 2009
Development Review Committee:	March 25, 2010
City Commission Meeting:	May 4, 2010
Planning Board Meeting:	April 23, 2012

This project was originally presented to the Planning Department in 2008. It went before the Development Review Committee (DRC) on June 12, 2008 and then the Planning Board on November 20, 2008. The project consisted of three conceptual designs. The

project was conceptually approved with the understanding that while each of the three designs met the relevant land use criteria, the City Commission would make the final design decision. On May 4, 2009, it was moved forward to the City Commission for approval. The item was then postponed for the purpose of holding a workshop.

The workshop was held on June 2, 2009 to discuss the design alternatives contained within the original application approval. The Commission requested the consultant refine their plans that consisted of the one alternative that most reduced the scope of the project. The project was redesigned and brought back through the DRC on March 25, 2010. The City Commission approved the project through Resolution 10-158 on May 4 2010. Per Section 108-203 (a), construction shall commence within 12 months of the date of approval. Subsequently, the project approval has expired due to the lack of any building permits. Considering this circumstance, it would be prudent to consider approving this project with a recommendation to the City Commission that the project have a permit schedule of 24 months.

At this time, the City is proposing to move forward with the project with the same design and plan set. While the interior spaces have been reconfigured, there has been no material change to the overall design. The estimated interior space has been increased by 785 square feet to account for stairwells, hallways, bathrooms and such spaces not accounted for in the previous calculations. Per Florida Building Code, there are two definitions for floor area. Gross floor area is all that is contained within the exterior walls. Net floor area is "the actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets." The original calculations did not include these spaces. Therefore, while there is a difference in the square footage, it is only an accounting of previously excluded floor area.

Planning Staff Analysis:

Currently the 50.81 acre property consists of an existing solid waste transfer station, the closed Stock Island landfill and extensive environmentally sensitive areas. The zoning on the parcel is PS, C-M and C-OW. The redevelopment addressed in this application is limited to approximately 3.87 acres of the 4.5 acre portion of the parcel occupied by the existing transfer station. This portion of the property is located in the PS zoning district which according to a January 2006 study by CH2M Hill, is the only developable area on the parcel.

The applicant is proposing to redevelop the waste transfer station which occupies an approximately 4.5 acre portion of the 50.81 acre site as the new Key West Department of Transportation Public Transit and Parking Facility. The project proposal is to utilize the existing structural envelope which includes building footprints and heights. Section 122-28(d) allows "For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the Planning Board for a variance." The

property is valued at \$30,963,290 and the project is estimated to be \$7,480,000 which is 24 percent of the property value and as such meets the criteria for build back without variances.

The project will be developed in two phases. The first phase is the subject of this application and consists of the Department of Transportation administration offices, the bus maintenance garage, bus wash, bus parking, fuel dispensing area and employee parking on a 3.87 acre land area. The second phase is expected to consist of parking for Monroe County School District buses as part of a land trade with the City. This second phase will be addressed as part of a separate and future application.

Options / Advantages / Disadvantages:

Option 1. Approval of a **Major Development Plan** to redevelop the City of Key West solid waste transfer station into the proposed City of Key West Department of Transportation (KWDOT) Public Transit Facility, with the following conditions:

- The applicant obtain and maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District (SFWMD) prior to Building Permit approval.
- That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.
 1. **Consistency with the City's Strategic Plan, Vision and Mission:** This action would provide for improved public transit facilities, consistent with the mission and vision of the city.
 2. **Financial Impact:** To be determined

Option 2. Deny application

1. **Consistency with the City's Strategic Plan, Vision and Mission:** Not consistent.
2. **Financial Impact:** To be determined

RECOMMENDATION: Option 1

The Planning Department and Planning Board recommend **conditional approval** to the City Commission **for a Major Development Plan** to redevelop the City of Key West solid waste transfer station into the proposed Key West Department of Transportation (KWDOT) Public Transit and Parking Facility with the following conditions:

- Obtain and maintain an Environmental Resource Permit for storm-water treatment for the portion of the property north of College Road, as required by the South Florida Water Management District (SFWMD) prior to Building Permit approval.
- That the project permit schedule be extended from 12 months to 24 months due to the phased nature of the project and the protracted time required for final design and bidding.