



## EXECUTIVE SUMMARY

**To:** Bob Vitas, City Manager

**Through:** Donald Leland Craig, AICP, Planning Director

**From:** Ginny Haller, Planner

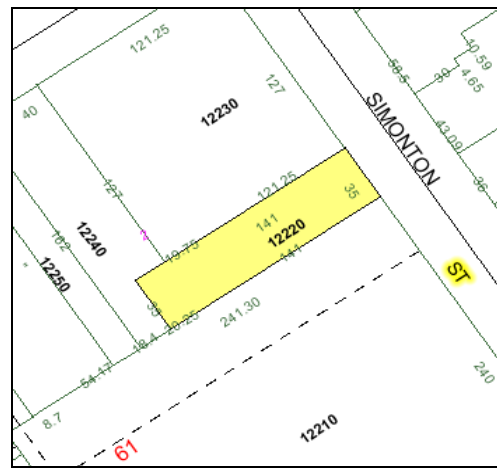
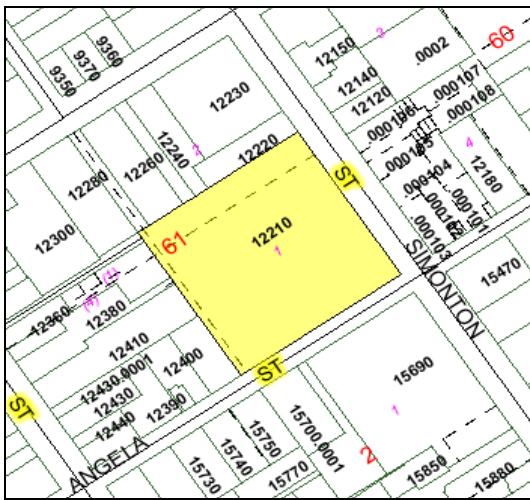
**Date:** December 4, 2012

### ACTION STATEMENT:

**Major Development Plan and Conditional Use – 616 Simonton Street (RE# 00012210-000000; 00012220-000000)** – Request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station #2 and 40,720 square foot parking lot in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958 (3) and 122-808 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Location:** 616 Simonton Street  
(RE#00012210-000000 & 00012220-000000)

**Zoning:** Historic Public and Semipublic Services (HPS) & Historic Neighborhood Commercial– Truman/Simonton (HNC-1) zoning districts



**BACKGROUND:**

The old City Hall and current Fire Station property is located on the corner of Angela and Simonton Streets; and is now addressed as 616 Simonton Street. The property is located in two separate zoning districts:

1. The City Hall, Fire House and public parking lot are located in the Historic Public and Semipublic Service (HPS) zoning District, which is intended for use by the municipality and facilities of regional importance. The old address was 525 Angela Street. This parcel is 60,002 square feet in size.
2. Public parking area is located in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) zoning district. The lot is narrow and is 4,931 square feet in size. The old address for this property was 604 Simonton Street; the Madeline L. Bean Building was located on this site and was demolished.

The old City Hall and Fire Station building is a concrete structure that was completed in 1962 and has been occupied by city protective services, and before the move of City Hall to Habana Plaza, by city administration offices. A site visit revealed the fire station building to have substandard and unsafe conditions. (See attached photographs).

The site was developed prior to the city's current Land Development Regulations and the current building does not conform to current regulations, and is considered to be legally non-conforming. The portion of the proposed project within the HPS district requires variances to impervious surface ratio, open space/ landscaping, landscape buffer and perimeter requirements and non-habitable height regulations. The portion within the HNC-1 zoning district is proposed to be a public parking lot that requires variances to impervious surface ratio and landscape buffer and perimeter requirements. The variances and Major Development/Conditional Use were reviewed by the Planning Board at the regular November 15, 2012 meeting. At that meeting, a neighbor stated there was an easement behind the Madeline L. Beane building that allowed access from the parking area to his property. The City's legal department said they do not believe there was an easement in the area.

**City Actions:**

HARC Meetings:

Demolition approved, August 25, 2009  
2nd Demo approved, September 8, 2009  
Building Design approved, June 12, 2012  
Approval No. H12-01-0776  
Site & Hardscape approved, August 28, 2012  
Approval No. H12-01-1181

Development Review Committee Meeting:

September 6, 2012

Tree Commission Meeting:

August 16, 2012, approval No. 6097

Planning Board Meeting:

November 15, 2012

City Commission Meeting:

December 4, 2012

## **PLANNING STAFF ANALYSIS:**

The applicant is proposing the demolition of the existing City Hall and Fire Station in order to build a new regional public facility that includes a fire station, on-site public parking, transportation facility options, and public restrooms. The proposed fire station will be built to withstand a Category 5 Hurricane and is located in the flood zone X, as required in the Comprehensive Plan.

The site has two zoning districts: Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) and Historic Public and Semipublic Services District (HPS). The size of the site is 64,933 square feet or 1.49 acres, the size of the parking area is 40,720 square feet, and the total size of the floor area of the proposed fire station is 9,140 square feet (permitted is 1.0 and proposed is 0.15). The building size of the fire station will be 7,926 square feet; public restrooms will be 587 square feet, and storage area 627 square feet.

### **Parking:**

	<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Car (Standard)	30 - 1 space per 300 sf of floor area	90	57
Car (Handicap)	3 - 51 to 75 spaces (FL Building Code)	4	3
Electric Vehicles	N/A	0	3
Scooter	N/A	0	23
Bicycle	8 - 25% of standard provided	20	50

Additionally, the proposed site plan will maintain the existing access drive for public ingress and egress for public use. The width of the access drive will be expanded from 14 feet to 24 feet to meet required drive aisle width. Additionally, the drive way will be repaved. No access that is currently provided will be negatively impacted.

Protective services are allowed as conditional uses in the HPS and the HNC-1 zoning district. Although, the fire station has historically been located in the Angela Street City Hall building, the expansion of the use in the proposed new Fire Station triggers the need for a conditional use request in conjunction with the Major Development Plan.

For the new fire station, Simonton Street would serve as the front property line and Angela Street would become the street side property line. Due to the proposed configuration of the structure and on-site parking area on the site, variances are required in the HPS zoning district for non-habitable building height, impervious surface ratio, open space, landscape buffer, and landscape waiver; and in HNC-1 zoning district for impervious surface ratio.

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

**Option 1:** Approve the Major Development Plan/Conditional Use.

- 1. Consistency with the City's Strategic Plan, Vision, and Mission:** Facilitating the redevelopment of Fire Station # 2 is consistent with the City's Strategic Plan, Vision, and Mission.

2. **Financial Impact:** There is an anticipated financial impact to having a new fire station for the City. Also the long-term property values in and around Angela and Simonton Streets should improve through this development.

**Option 2:** Deny the Major Development Plan.

1. **Consistency with the City's Strategic Plan, Vision, and Mission:** The denial of the request is not consistent with the City's Strategic Plan, Vision, and Mission.
2. **Financial Impact:** The existing Fire Station is in disrepair, is deteriorating and is in need of redevelopment. Denying the request may cause the city to lose the opportunity for a significant improvement to the health, safety and welfare of the City.

**RECOMMENDATION:** Staff Recommends the City Commission approve Option 1 with the following conditions:

**Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:**

1. Plans cited as basis for approval on page 5 of 18 of the staff report for the Major Development Plan/Conditional Use are incorporated by reference;
2. The ADA parking spaces must meet Federal guidelines;
3. Variances associated with the Major Development Plan request be approved by the Planning Board, as applicable;
4. In order to reduce impacts on the surrounding community, the Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum.

The Plan shall include:

- A. An eight foot opaque construction fence will be erected around the property;
- B. During demolition, the building will be pressure sprayed with water to control dust;
- C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
- D. All waste containers should be covered at the end of each working day;
- E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
- F. Josephine Parker Road would remain open throughout construction.
- G. The Construction Management Plan shall include "Construction of the facility will meet or exceed the criteria in the City's Local Business Preference Regulations."

**Conditions to be completed prior to the issuance of a certificate of occupancy:**

5. The two properties are combined with a unity of title to create one real estate number; and

**Conditions subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection.**

6. Hours of operation of the public restrooms are limited to 8 AM to 10 PM daily.