



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: February 17, 2016

RE: **Major Development Plan - 2319 & 2401 North Roosevelt Boulevard (RE #00001990-000000, 00002000-000000, 00002080-000100, 00002260-000000; AK # 1002097, 1002101, 1002364, 8849401) - A request for major development plan for the reconstruction of 75 transient residential dwelling units on property located within the Commercial General (CG) Zoning District pursuant to Section 108-91.B.2.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

ACTION STATEMENT:

Request: Major development plan for the reconstruction of 75 transient residential dwelling units.

Applicant: Thomas E. Pope, P.A., Donna Bosold, Thomas T. McMurrain and Clint Oster

Property Owners: Banana LLC and KW26 LLC

Location: 2319 & 2401 North Roosevelt Boulevard
(RE#00001990-000000, 00002000-000000, 00002080-000100, 00002260-000000; AK # 1002097, 1002101, 1002364, 8849401)

Zoning: General Commercial – (CG)



BACKGROUND:

The subject properties are located along the 2300 and 2400 block of North Roosevelt Boulevard in the CG zoning district. The two parcels are bisected by Hilton Haven Drive. The property known as Banana Bay and the Wilma House contains 75 transient units spread across both parcels. The proposed development calls for the demolition and reconstruction of the existing 50 unit transient facility contained in 6 structures known as Banana Bay and an adjacent 25 guest rooms known as the Wilma House.

The site is proposed to be redeveloped as a 75 unit transient lodging facility of one three story structure containing 64 transient units and (9) nine two story transient cottages, as well as (1) one single story cottage and (1) one single story hotel handicapped accessible unit.

In order to allow the proposed development, the following development approvals would be necessary or are requested by the applicant:

- Major Development Plan review is required due to the reconstruction of eleven or more residential units, pursuant to Section 108-91.B.2.(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”); and

City Actions:

Development Review Committee (DRC):	June 2, 2015
Preliminary Tree Commission:	November 10, 2015
Planning Board:	December 17, 2015 (PB Res No. 2015-58)
Final Tree Commission:	January 12, 2016
City Commission:	February 17, 2016

PLANNING STAFF ANALYSIS:

Development Plan Review

City Code Section 108-91.B.2.(a) requires permanent residential and transient residential development: the addition or reconstruction of eleven or more units to be reviewed as a Major Development Plan. Planning staff and the Planning Board, as required by Chapter 108 of the City LDRs, reviewed the request for compliance with the City's LDRs and Comprehensive Plan as detailed in the attached Planning Board staff report. On December 15, 2015, the Planning Board reviewed the request and staff recommendations, pursuant to City Code Section 108-196(a), and passed Resolution No. 2015-59 advising approval with conditions to the City Commission.

City Code Section 108-198 states that the City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the LDRs and based on the intent of the LDR’s and Comprehensive Plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the LDR’s. Any

condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing.

It should be noted that Planning Board Resolution No. 2015-59 required one condition to be satisfied prior to the City Commission hearing (see condition 4). Subsequent to the Planning Board approval, all conditions have been satisfied. Any outstanding issues are reflected in the staff recommendations below. The resulting set of revised plans is attached.

Options / Advantages / Disadvantages:

Option 1. Approve the request with conditions (listed below) as advised by the Planning Board in Resolution No. 2015-59, and additional conditions recommended by staff:

Consistency with the City's Strategic Plan, Vision and Mission: Granting the request would be consistent with Economy and Environment goals of the Strategic Plan.

Financial Impact: The City would collect building permit, licensing and impact fees during subsequent phases of development. There would be no cost to the City for granting the request.

Option 2. Deny the request based on findings that the proposed development does not comply with the criteria established by the Comprehensive Plan and the Land Development Regulations.

Consistency with the City's Strategic Plan, Vision and Mission: Denial of the requested development plan would not be inconsistent with the Strategic Plan.

Financial Impact: There would be no cost to the City for denying the request.

RECOMMENDATION: Option 1.

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends **Option 1** to the City Commission approving the request with conditions as outlined below:

General conditions:

1. The proposed development shall be consistent with the plans dated December 2, 2015 by Thomas E. Pope, P.A., notwithstanding the revisions requested and recommended by staff.
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. The food service shall be limited to registered guests only and viewed as an accessory to the transient lodging on site. If opened to the public this will establish a separate use entirely and any additional approvals for the new commercial floor area/consumption area would be required. Any applicable impact fees shall be coordinated with the City Licensing Department.

Conditions prior to issuance of a building permit:

4. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee

Conditions prior to issuance of a Certificate of Occupancy:

5. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.