



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager
Through: Thaddeus Cohen, Planning Director
From: Patrick Wright, Planner II
Date: May 5, 2015
RE: **Minor Development Plan & Landscape Modifications/Waivers – 101 Duval Street (RE # 00000470-000000; AK # 1000469)** – A request for minor development plan and landscape modification/waiver approvals on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 108-91 A.1 (b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

ACTION STATEMENT:

Request: Minor development plan approval and landscape modifications / waivers for the addition of 1,094 square feet of commercial retail by the enclosure of an existing courtyard as part of an interior renovation for use as a 10,631- square-foot retail drug store.

Location: 101 Duval Street, RE# 00000470-000000 AK# 1000469

Zoning: Historic Residential Commercial Core – Duval Street Gulfside HRCC-1

Previous City Actions:

Development Review Committee Meeting: September 25, 2014

HARC Approval: December 24, 2014
#H14-01-2004

Planning Board Meeting: January 15, 2015 – Postponed
March 19, 2015

Tree Commission: January 14, 2015

City Commission Meeting: May 5, 2015

Planning Staff Analysis:

City Code Section 108-91.A.1.(b) requires the addition of 500 to 2,499 square feet of nonresidential floor area within the historic district to be reviewed as a Minor Development Plan.

The subject property, located at the eastern corner of Duval and Front Streets within the HRCC-1 Zoning District, has been used as a multi-tenant commercial retail shopping center. The property currently consists of one commercial building, built in 1994, with shops and a small courtyard on the main level and a parking area underneath. The building is a non-contributing structure within the Key West Historic District.

The proposed development would enclose the existing courtyard, which would add 1,094 square feet of floor area to the building, for a new 10,631-square-foot CVS drug store. The current CVS location across the street at 12 Duval Street would close upon opening of the new store at the subject property. The plans call for a renovated building with an upgraded wheelchair lift and 36 off-street parking spaces.

On March 19, 2015 the Planning Board reviewed and approved the proposed minor development plan for City Commission recommendation with seven conditions. Since that time three of the conditions have been met with four currently being recommended (see below). Additionally, the Planning Board approved a variance to building coverage and parking.

Options / Advantages / Disadvantages:

Option 1. To approve the proposed Minor Development Plan with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the site plan dated August 29, 2014 and the landscape plan dated December 22, 2014 by Christopher Patrick Collins, professional Engineer, and the architectural plans signed and sealed August 29, 2014 by Jose A. Gordillo, Registered Architect.
2. During all phases of demolition and 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. It is recommended that the applicant participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

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

4. The property owner shall obtain and maintain a Conditional Approval Permit, pursuant to

City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

1. **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.
2. **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. To deny the proposed Minor Development Plan

1. **Consistency with the City's Strategic Plan, Vision and Mission:** The City's Strategic Plan, Vision, and Mission do not address issues pertinent to this request.
2. **Financial Impact:** The City would not collect building permit, licensing and impact fees during subsequent phases of development. There would be no cost to the City for denying the request.

RECOMMENDATION:

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends Option 1, that the request for Minor Development Plan be **approved**.