



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: February 2, 2016

RE: **Major Development Plan –410 Simonton, 414 Simonton, 411 Bahama and 418 Bahama Streets (RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751)** - A request for major development plan approval for the reconstruction and relocation of 14 existing transient units and 3 non-transient units on property located within Historic Neighborhood Commercial – Truman/Simonton (HNC-1) and Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning districts pursuant to Section 108-91.A.2.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida..

ACTION STATEMENT:

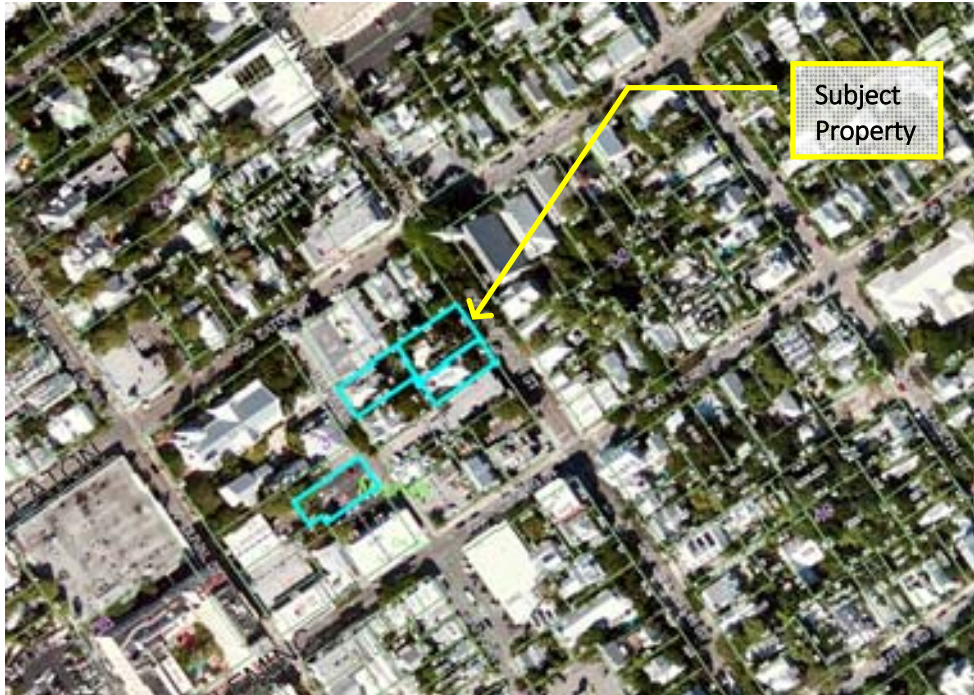
Request: Major development plan approval for the reconstruction and relocation of 14 existing transient units and 3 non-transient units

Applicant: Thomas E. Pope, P.A.

Property Owners: Inter-Oceans Holdings, LLC

Location: 410 Simonton, 414 Simonton, 411 Bahama and 418 Bahama Streets
(RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751)

Zoning: Historic Neighborhood Commercial – Truman/Simonton (HNC-1) and Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)



BACKGROUND:

The subject properties are located on the 400 block of Simonton Street and 400 block of Bahama Street in the HNC-1 and HRCC-1 zoning districts. 410 Simonton, 414 Simonton and 411 Bahama are contiguous parcels on the same block bound by Simonton, Eaton, Bahama and Fleming Streets. 418 Bahama Street is located roughly 100 feet south from 411 Bahama Street.

414 Simonton Street and 411 Bahama Street have historically been operated as the Pilot House Guesthouse containing a total of 14 transient units. 410 Simonton Street, also known as the William Kerr House is currently a three (3) unit non-transient residential structure and cottage. 418 Bahama Street is currently a 16 space parking lot.

The proposed project calls for demolition and reconstruction of the building located at 411 Bahama Street as well as a relocation of the 14 transient and 3 non-transient units spread across the three residential properties. Transient and non-transient units are permitted to be relocated on a property as long as a unity of title is in place. A unity of title is a condition of approval for the proposed configuration. There will be no net increase in total transient or non-transient units on the site as a result. Essentially 414 Simonton will relocate (4) four transient units, (2) two units to 410 Simonton Street and (2) two units to the reconstructed 411 Bahama Street building. 410 Simonton will relocate (1) one non-transient unit to 414 Simonton Street. The resulting configuration of units is depicted in the table below:

MARQUESA II UNIT CONFIGURATION						
Address	Transient		Non-Transient		Total Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
410 Simonton St.	0	2	3	2	3	4
414 Simonton St.	8	4	0	1	8	5
411 Bahama St.	6	8	0	0	6	8
Total	14	14	3	3	17	17

The property located at 418 Bahama Street will be maintained as a satellite 16 space parking lot with a handicap space and accessible path as outline on sheet A0.2.

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

- Major Development Plan review is required due to the reconstruction of five or more residential units, pursuant to Section 108-91.A.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):	August 27, 2015
Preliminary Tree Commission:	September 16, 2015
Planning Board:	October 15, 2015 (PB Res No. 2015-50)
HARC:	November 16, 2015
Final Tree Commission:	November 10, 2015
City Commission:	February 2, 2016

PLANNING STAFF ANALYSIS:

Development Plan Review

City Code Section 108-91.A.2.(a) requires the addition or reconstruction of five (5) or more permanent and transient residential units within the historic district 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 October 15, 2015, the Planning Board reviewed the request and staff recommendations, pursuant to City Code Section 108-196(a), and passed Resolution No. 2015-50 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. 2015-50 required two conditions to be satisfied prior to the City Commission hearing (see conditions #3, 4 & 5). 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. 2015-50, 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 September 8, 2015 by Thomas E. Pope, P.A., and the landscape plans dated October 19, 2015 by Craig Reynolds, Landscape Architect.
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.

Conditions prior to issuance of a building permit:

3. 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.
4. The applicant shall execute a unity of title for the three contiguous parcels known as 410 Simonton Street, 414 Simonton Street and 411 Bahama Street. This approval is not valid without a unity of title for the properties indicated above.

Conditions prior to issuance of a Certificate of Occupancy:

5. The applicant shall coordinate with the City on obtaining any required approvals or permits to have a striped handicapped walkway across Bahama Street in City right-of-way as indicated on sheet A0.2 to meet ADA access requirements.
6. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.