



EXECUTIVE
SUMMARY

To: Patti McLauchlin, City Manager

From: Katie P. Halloran, Planning Director

Meeting Date: December 6th, 2022

RE: **Major Development Plan** – 5501 College Road (Re #00072080-000101) – A request for approval of a major development plan and landscape waiver to construct an approximately 5,161 SF, two- story building to accommodate the property’s generator, mechanical rooms, and storage, on property located within the Public and Semipublic Services (PS) zoning districts pursuant to Section 108-91.B.2 and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

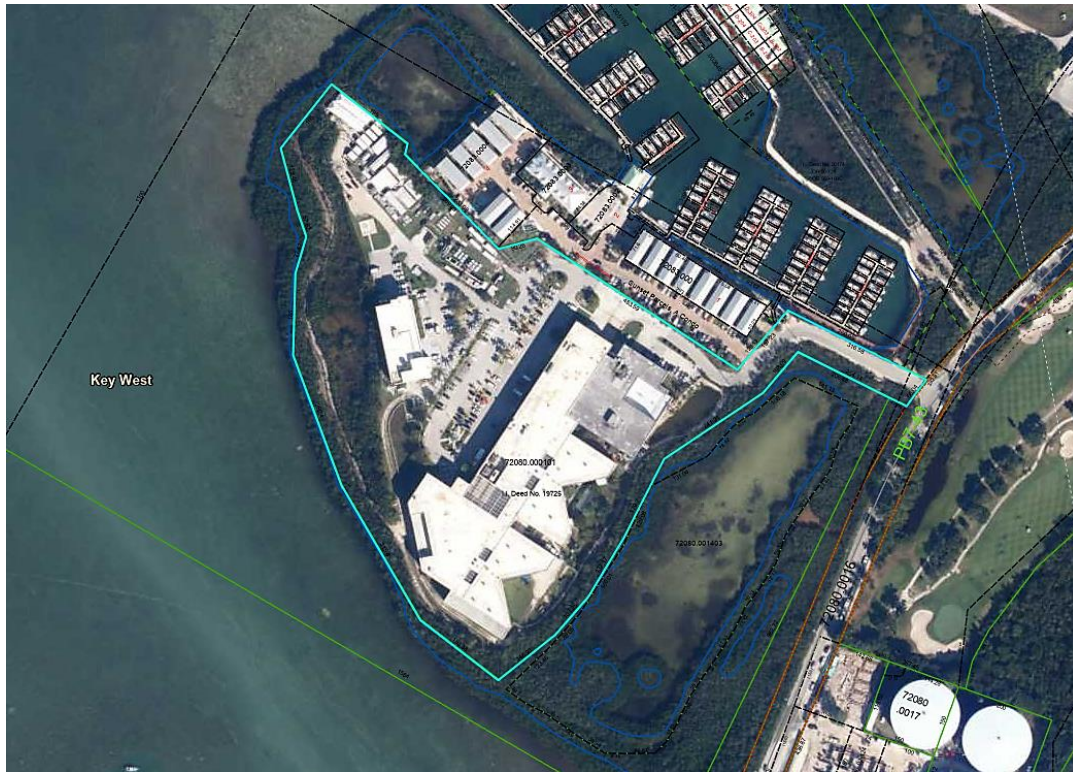
Background:

The subject property at 5501 College Road is owned by Monroe County and is developed with the Monroe County Jail. Per the applicant, the generators currently housed inside the jail are nearing the end of their effective lives. The Monroe County jail is proposing to construct a non-habitable structure to house new generators and other mechanical equipment. The non-habitable structure is proposed as a 44-foot tall, two-story building, of approximately 5,161 square feet, consisting of a generators, mechanical rooms, and storage above proposed covered parking. The impacted ADA parking spaces below the proposed building are to be relocated to an area approximately 140 FT from their current location.

A variance request to exceed the maximum building height by 6 FT, was presented and approved at the October 6th, 2022 Board of Adjustment meeting.

Major Development Plan review is required due to the construction of nonresidential floor area equal to or greater than 5,000 square feet of gross floor area, pursuant to Section 108-91.B.2.(b) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).

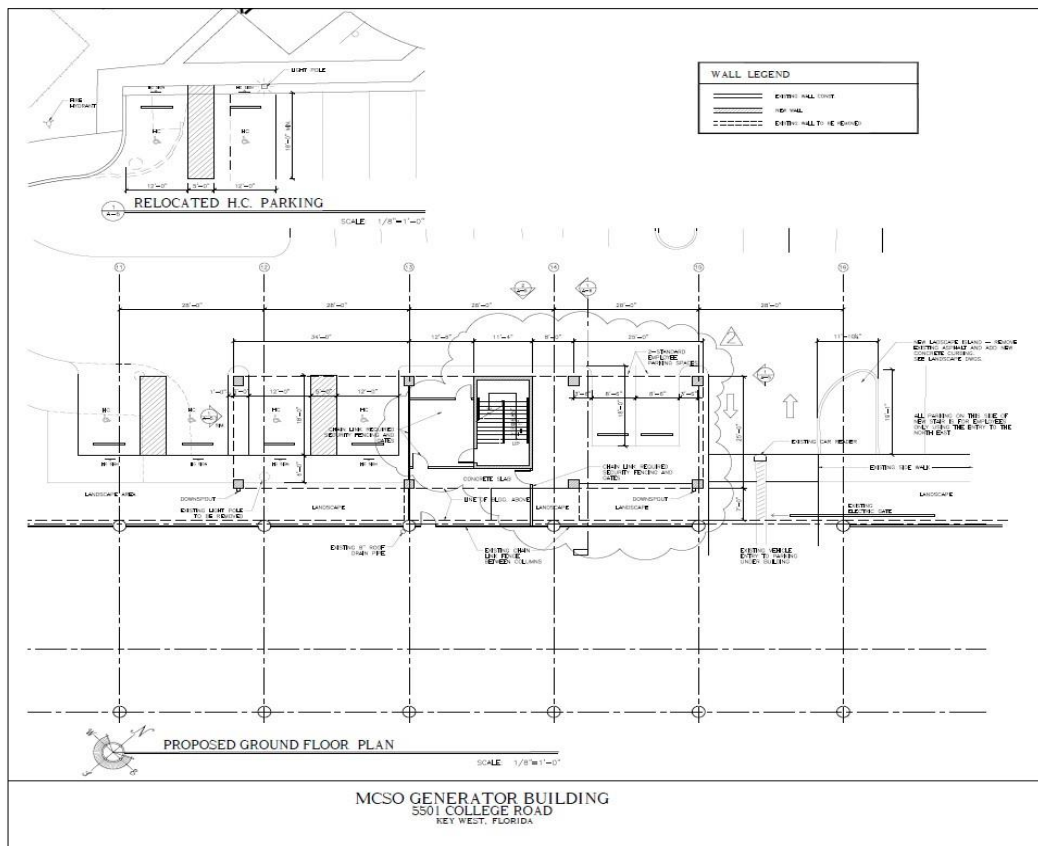
The applicant is also requesting a landscape waiver pursuant to City Code Section 108-517.



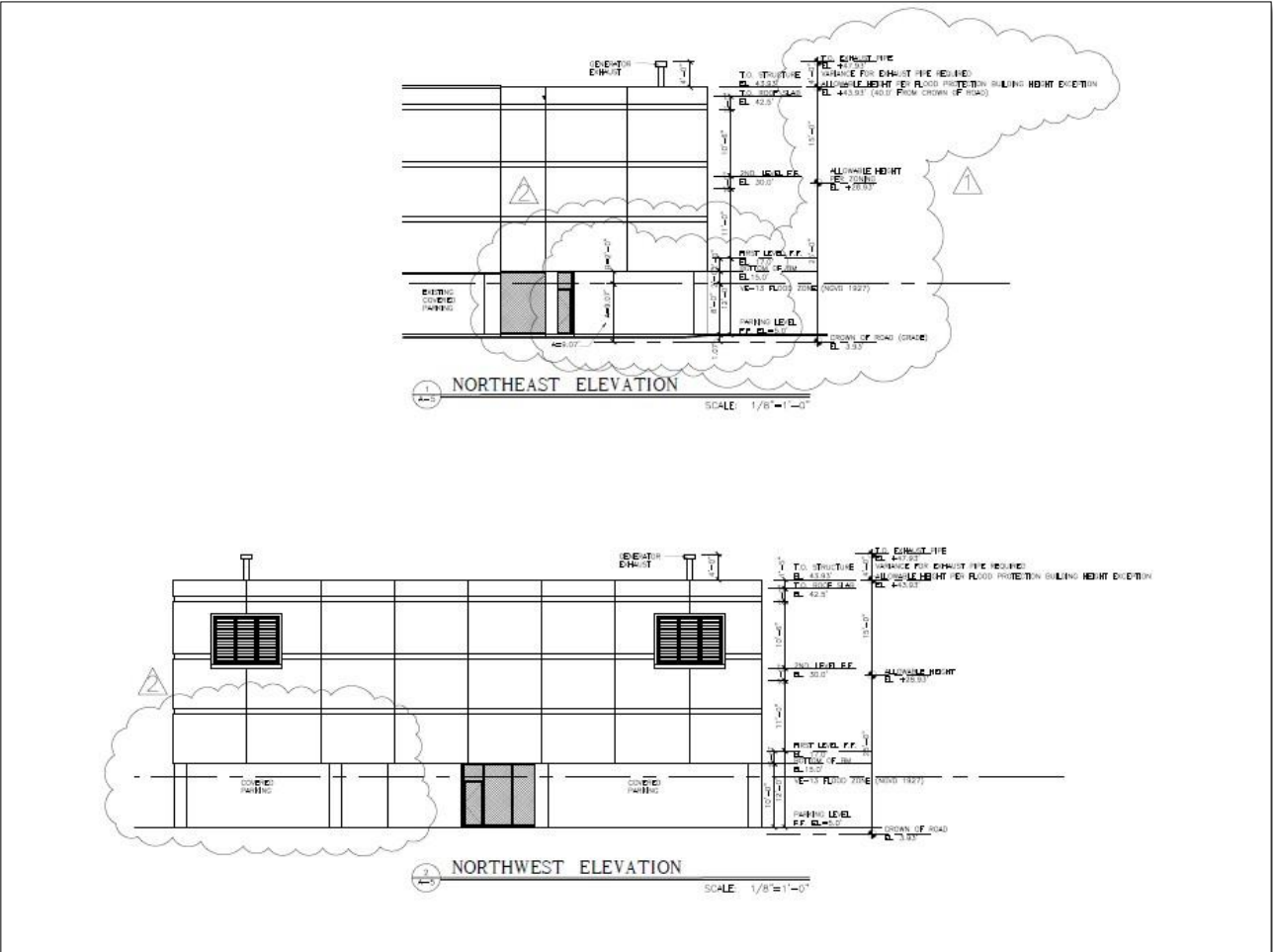
Request:

The proposed site plan request includes the construction of a 5,161 square foot non-habitable structure over an existing parking area. The proposal will impact four existing ADA spaces. Two of the four ADA parking spaces will be relocated approximately 140 feet away from their original location. Two existing ADA spaces are incorporated into the design and will remain on the ground level beneath the structure. The proposal also includes two additional standard parking spaces beneath the structure, for a total of four covered parking spaces on the ground level on the non-habitable structure. No reduction to the total parking space count is anticipated.

A height variance was approved for this Major Development Plan to exceed the maximum height of forty (40) feet allowed by the Code's PS zoning district and the Flood Protection Building Height Exception. The proposed building will have a total height of 40 feet above the crown of road, with an additional four-foot generator exhaust pipe. A variance was requested to account for height above thirty-eight feet, which is the maximum provided by Code.



Ground floor plan provided by the applicant demonstrating the building footprint of the proposed structure and the relocated ADA parking spaces.



Elevation and cross section demonstrating the proposed height of the structure and the proposed configuration of the rooms.

	CODE REQUIRED	EXISTING	PROPOSED	NOTES
Zoning	PS			
Flood Zone	VE + 13 FT			
Site Area	5,000 SF	13.94 AC		In Compliance
Height	25 FT (PS district) 38.07 FT (Flood Height Except.)		39.93 FT Building + 4 FT exhaust	Total Height: 43.93 FT. Variance to exceed max height by 6 FT approved 10/6/22 by City's Board of Adjustment
FAR	0.8	.70	.708	In Compliance
Front Setback*	20 FT	≥20 FT	≥20 FT	Not Applicable for Proposed Structure
Rear Setback*	25 FT	≥25 FT	≥25 FT	Not Applicable for Proposed Structure
Side Setback*	15 FT	≥15 FT	≥15 FT	Not Applicable for Proposed Structure
Building Coverage	40%	25.4%	25.80%	In Compliance
Impervious Surface	60%	44.58%	44.65%	In Compliance
Open/Landscape Area	20%	55.42%	55.35%	In Compliance

Major Development Review Process:

Development Review Committee:	August 25, 2022
Board of Adjustment (Height Variance):	October 6 th , 2022
Planning Board Meeting:	October 25 th , 2022
Tree Commission Meeting (Conceptual Landscape Plan):	September 13 th , 2022
Tree Commission Meeting (Final Landscape Plan):	November 3 rd , 2022
City Commission:	December 6 th , 2022
Local Appeal Period:	10 Days
Planning renders to DEO for review:	Up to 45 days

Planning Staff Analysis:

Staff determined the proposal is in compliance with the Major Development Plan Review Criteria (Section 108- 91.A.2).

Planning staff and the Planning Board, as required by Section 108 of the City Code reviewed the request for compliance with the Land Development Regulations and the Comprehensive Plan as detailed in the attached Planning Board staff report. The proposed Major Development Plan was reviewed before the Planning Board on October 25th, 2022. The Planning Board recommended approval with conditions through Resolution No. 2022-050 attached.

A Planning Board condition requiring an updated Final Landscape Plan depicting covered parking has been removed, provided that the applicant has already submitted the document. Similarly, Final Landscape Plan approval was provided by the Urban Forestry Manager, as permitted by the Tree Commission, on November 3, 2022, and the related condition was also deleted. Otherwise, all conditions recommended through Planning Board Resolution No. 2022-050, remain applicable.

Recommendation:

The Planning Department and Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommend that the request

for a Major Development Plan and Landscape Waiver be Approved with the following conditions:

General Conditions:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated July 11, 2022, by William P. Horn Architect, P.A. for 5501 College Road. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. Use of the structure shall remain for non-habitable purposes.
3. Once a year, all listed invasive plant species (*Australian Pine-Casuarina equisetifolia*, *Brazilian Pepper-Schinus terebinthifolia*, *Lead Tree-Leucaena leucocephala*, and *Melaleuca-Melaleuca quinquenervia*) shall be removed from the site (above mean high water line). Stumps should be treated with an appropriate herbicide type treatment to prevent regrowth.
4. Prior to submittal of the first building permit, details regarding the irrigation system/plan must be submitted to the urban forestry manager along with the required tree removal permit paperwork.