

**THE CITY OF KEY WEST
PLANNING BOARD**



Staff Report

To: Chairman and Planning Board Members
Through: Katie P. Halloran, Planning Director
From: Nicholas Perez-Alvarez, Stantec
Meeting Date: February 20, 2025

Agenda Item: **Major Development Plan – 907 Caroline Street (RE# 00072082-004505)** - A request for a major development plan approval for construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 7, Subdivision III of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: This application proposes a major development plan approval for the demolition of an existing building and the construction of two-story mixed-use building with 2,749 sq. ft. of commercial space and four affordable rate residential units.

Applicant: City of Key West

Property Owner: City of Key West

Location: 907 Caroline Street (RE# 00072082-004505)

Zoning: Historical Residential Commercial Core (HRCC-2) Key West Bight District



Background and Analysis

The waterfront property at 907 Caroline Street is located within the Key West Bight district, which is owned by the City of Key West. The overall lot for purposes of zoning calculations is outlined in orange above, with the proposed scope of work outlined in blue. The one-story structure that currently occupies the proposed development footprint was originally constructed in 1955 and currently serves as a retail space. The proposed plans for development require this building to be demolished and replaced with a two-story flood-proofed structure featuring 2,749 sq. ft. of commercial use on the first floor and four affordable workforce housing units on the second floor.

The proposed major development plan is to include 2,749 SF of nonresidential floor area. Pursuant to Section 108-91.A.2(b) of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, a Major Development Plan review is required if there is an addition or reconstruction greater than 2,500 SF of nonresidential floor area. This will include 4 Affordable Rate Residential Units (Unit A (1 BR): 603 SF, Unit B (1 BR): 624 SF, Unit C (1 BR): 624 SF, Unit D (1 BR): 603 SF).

Proposed Development

The site data table for the proposed development is shown below.

<u>Dimensional Requirement</u>	<u>Required/Allowed</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance Required</u>
Max. Density	8 du/acre* (11 units)	0	4	No
Max. Floor Area Ratio	0.5 (29,881 SF)	0.38 (22,578 SF)	0.38 (22,800 SF)	No
Max. Height	35'-0"	12'-0"	23'-2"	No
Max. Building Coverage	50% (29,881 SF)	36% (21,538 SF)	36.4% (21,760 SF)	No
Max. Impervious Surface	70% (41,833 SF)	85% (50,867 SF)	85.9% (51,388 SF)	Yes
Minimum Open Space Ratio	20% (11,952 SF)	13.6% (8,139 SF)	13.1% (7,840 SF)	Yes
Minimum Front Setback	10'-0"	0'-7"	0'-7"	Yes
Minimum Rear Setback	15'-0"	N/A	N/A	No
Minimum West Side Setback	7.5'	N/A	N/A	No
Minimum East Side setback	7.5'	4'-1"	5'	Yes

*12 du/ac if min. 40% is workforce housing

The parking data table for the development footprint is shown below:

	Code	Required	Existing	Proposed	Complies
Commercial	1 space/300sf	9.2	4		
MF Residential	1 space/unit	4			
Total		14	4	3	Yes, see note below

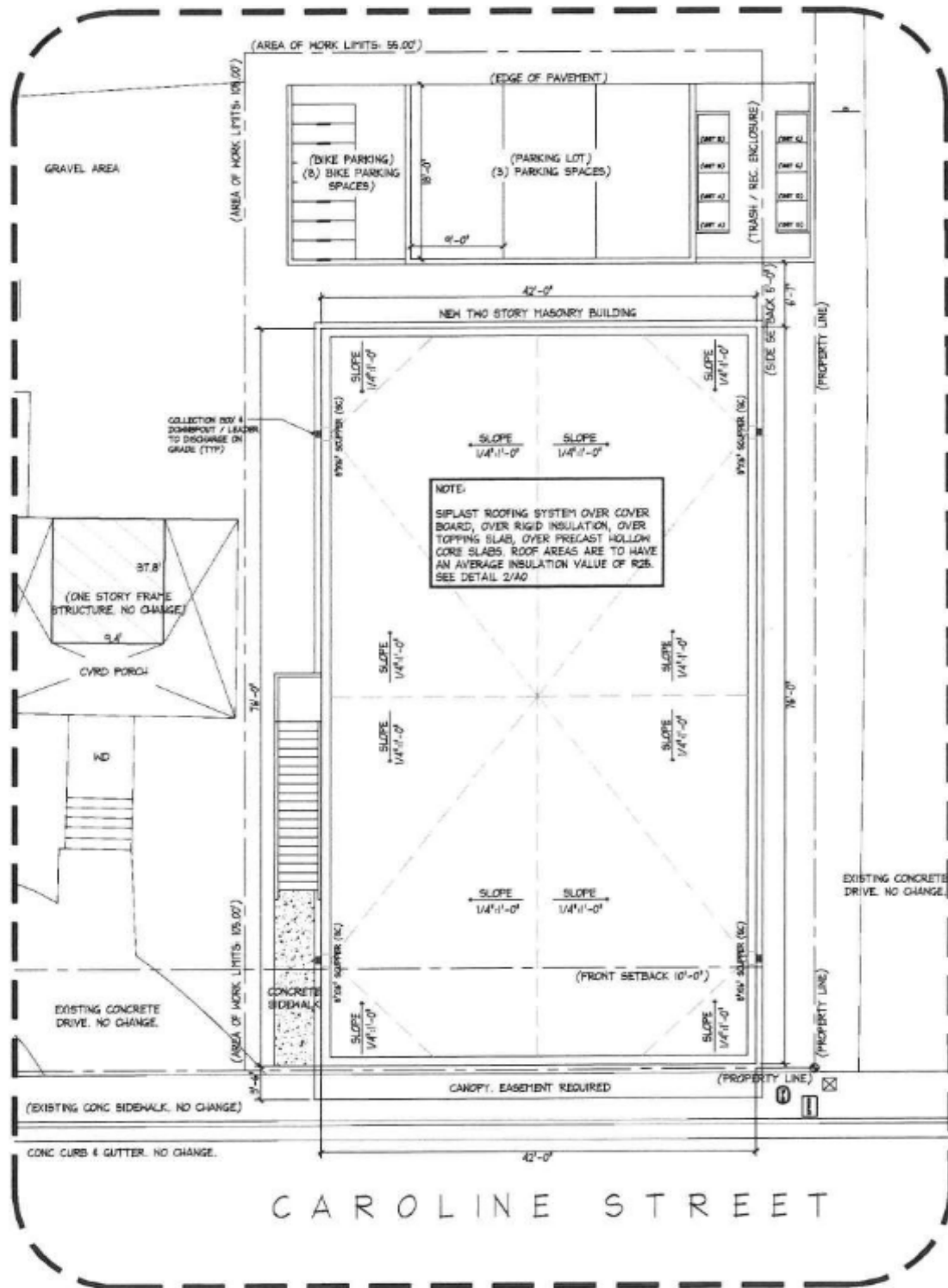
Proposed parking is compliant with the City Code for the following reasons:

- The proposed development includes eight new bike/scooter spaces. Sec. 122-1470 (Accessory Unit Infill) of the LDRs allows bike/scooter spaces be provided in lieu of required vehicle parking on a 2 to 1 basis for mixed-use projects with an affordable housing component. Therefore, the required parking for the 4 units is satisfied by the 8 proposed bike/scooter spaces.
- The proposed development is less than 500-ft. from a City-owned, 300-space public parking garage. Section 108-576 of the LDRs provides that parking areas required by activities other than residential may be located on another lot, provided that it not be more than 500 feet, measured along a street, from the principal structure of the activity. The 7 spaces required by the first-floor commercial space not provided on-site is satisfied by the available structured parking across Caroline Street.

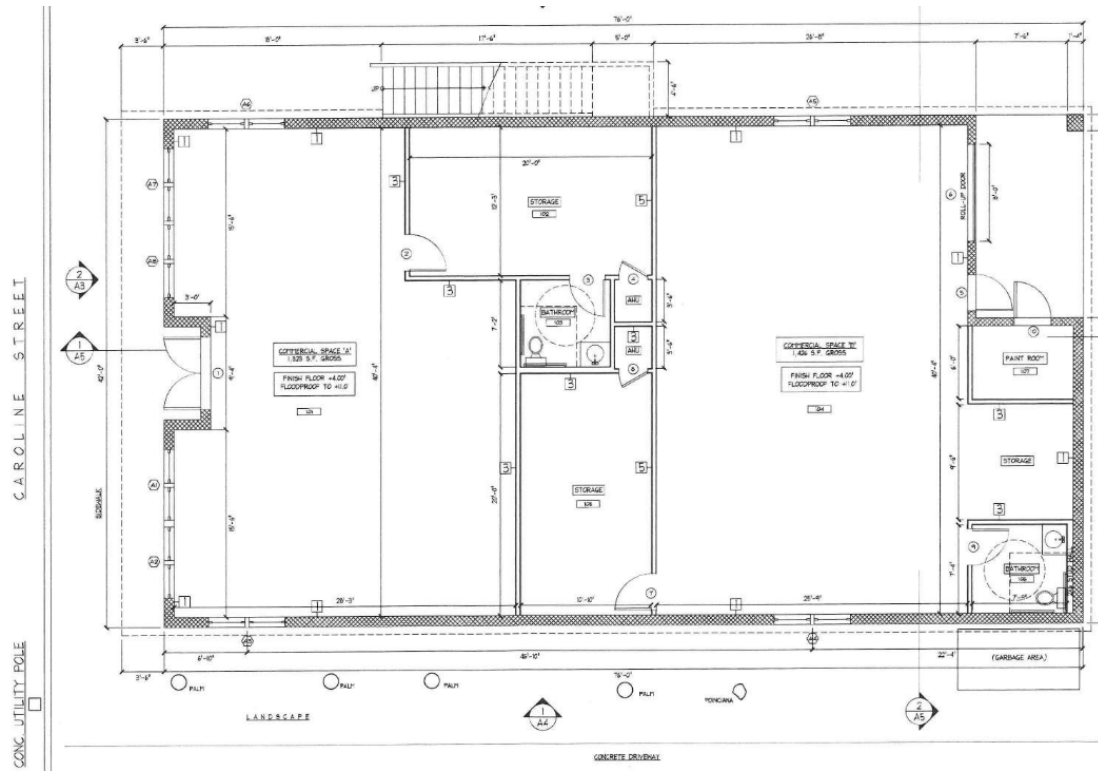
A companion variance application has been submitted, requesting waivers for the following:

- Maximum impervious surface ratio: 70% required; 85.9% proposed
- Minimum open space: 20% required; 13.1% proposed
- Minimum front yard: 10' required; 0'-7" proposed
- Minimum east side setback: 7.5' required; 5' proposed

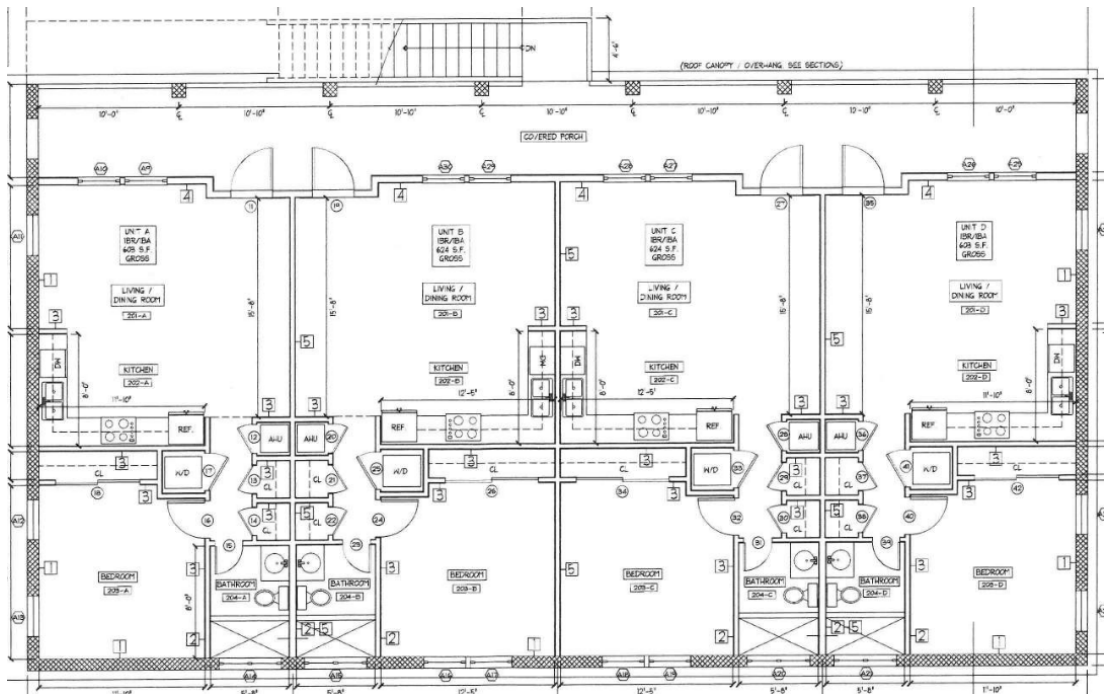
Proposed Site Plan



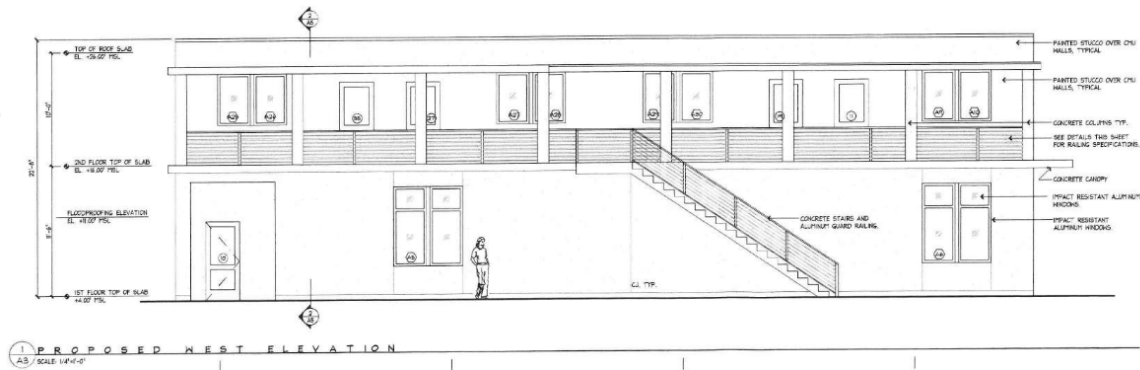
Proposed First Floor Plan



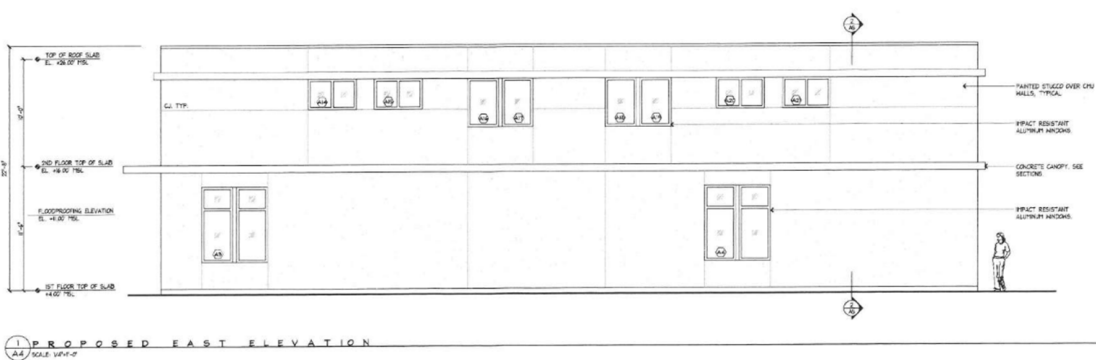
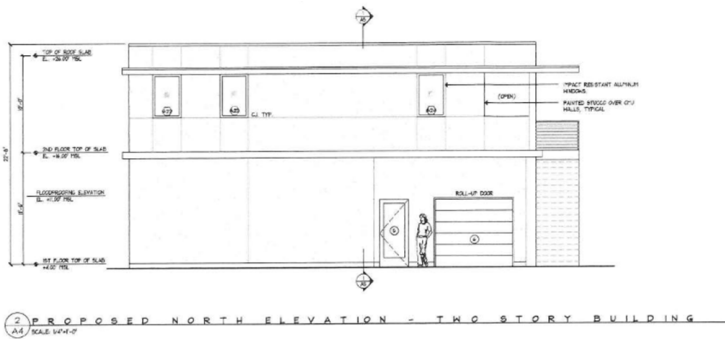
Proposed Second Floor Plan



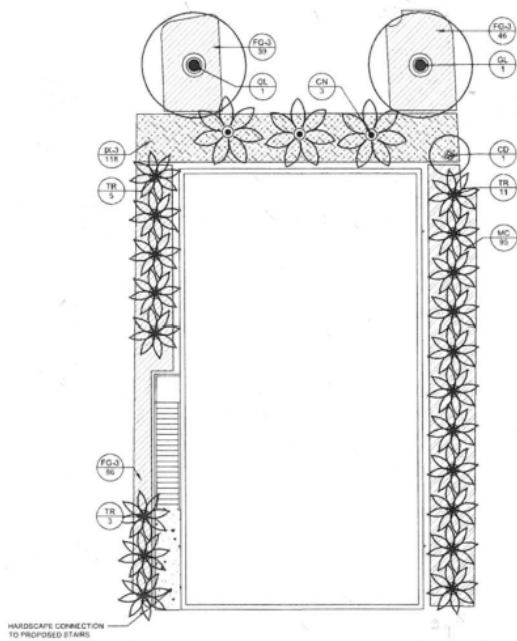
Proposed South and West Elevations



Proposed North and East Elevations



Proposed Landscape Plan



CAROLINE STREET

REPLACEMENT PLANTING

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
TREES							
●	GL	2	BURSERA SIMARUBA / GUMBO LIMBO	F.G.	6" CAL., 16-18' HT	NATIVE	
⊖	CD	1	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	100 GAL.	4" CAL., 14' HT X 6' SPRD.	NATIVE	
✿	CN	3	COCCOS NUCIFERA / COCONUT PALM	F.G.	12' GW	NATIVE	
✿	TR	10	THRINAX RADATA / FLORIDA THATCH PALM	F.G.	SINGLE, 6' GW	NATIVE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	NATIVE/NON-NATIVE	SPACING
SHRUBS/ARFAS							
●	FG-3	171	FIGUS MICROCARPA / GREEN ISLAND / GREEN ISLAND FIGUS	3 GAL.	18"-24" DA.	NATIVE	24" o.c.
●	BC-3	118	BODIA X 'NORA GRANT' / BODIA 'NORA GRANT'	3 GAL.	18"-24" DA.	NATIVE	24" o.c.
●	MC	95	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	18"-24" DA.	NATIVE	30" o.c.

Note: All landscape areas to have groundcover planting or mulch.

Surrounding Zoning and Uses:

Surrounding properties are located within the Historical Residential Commercial Core (HRCC-2) Key West Bight District.

Process:

Development Review Committee:	October 15, 2024
Tree Commission Meeting (Conceptual landscape plan & tree removal approval):	January 21, 2025
Planning Board Meeting:	February 20, 2025
HARC Commission Meeting:	TBD
Tree Commission Meeting (Final landscape plan approval):	TBD
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DOC for review:	Up to 45 days

Landscaping (Code Chapter 108, Article VI)

On January 21, 2025, the Tree Commission reviewed the information submitted with the development plan project and unanimously accepted the plan. Urban Forestry staff reviewed the proposed landscape plan and found that the proposed conceptual landscape plan incorporates all the required mitigation in its plan and it includes the replanting of trees in the two parking lot planters in the rear of the property (Gumbo Limbos). Most of the proposed landscaping is in the side and rear buffer areas and includes shrubs and groundcover. There is no landscaping proposed for the street side of the property as the new structure will sit at the front property line similar to the existing structure. The proposed vegetation is 70% native vegetation. The proposed conceptual landscape plan does meet the requirements of Tree Commission review and approval. The following waivers are applicable to this request and must be approved by the Planning Board:

- Sec. 108-413: Min. 10' landscape buffer width along Caroline St ROW, with min. 40 plant units per 100' of ROW; None provided.
- Sec. 108-415. Min. parking perimeter landscape buffer with one canopy tree and 10 shrubs per 35 linear feet. One tree provided, but no shrubs.
- Sec. 108-481: Max. 25% palms out of total tree requirement. 75% of new plantings proposed are palms.

Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of

the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. Staff finds that the project meets Sec 108-233 to reasonable standards.

RECOMMENDATION

As per Sec. 108-94. - Review by staff. - "Each application for development plan approval shall be reviewed by the city planner and transmitted to the development review committee and other staff as may be designated by the city planner based upon the type of development proposed. The city planner shall review each application for compliance with land development regulations."

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan be **APPROVED** with the conditions listed below.

General conditions:

1. The proposed development shall be consistent with the plans dated November 8, 2024 by Bender & Associates Architects P.A., and the landscape plans dated December 23, 2024 by Community Solutions Group.
2. Final landscape plan approval is required from the Tree Commission or the Urban Forestry Manager prior to placement on the City Commission agenda.
3. Building plans shall be subject to the review and approval of the Historic Architectural Review Commission (HARC) prior to the issuance of any permits.
4. The hours of construction shall follow City Code.
5. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris unless the required right-of-way permit is obtained.
6. The applicant shall include a minimum of four (4) deed restricted affordable housing units pursuant to Section 122-1467(1)(d) and execute and record a deed restriction in a form provided by the city attorney.