



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: June 21, 2016

RE: **Major Development Plan – 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)** - A request for major development plan for the construction of a 108 unit senior living facility on property located within the Medium Density Residential District - 1 (MDR-1) Zoning District pursuant to Sections 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 approval for the construction of a 108 unit senior living facility

Applicant: Rockford Construction Company Inc., Key West Senior Development, LLC and The Housing Authority of the City of Key West Florida

Property Owners: Housing Authority of the City of Key West Florida

Location: 1664 Dunlap Drive (RE # 00054250-000000; AK # 1054879)

Zoning: Medium Density Residential District - 1 – (MDR-1)



BACKGROUND:

The subject property is bound by Duck Avenue, 19th Street, Donald Avenue and bisected by Dunlap Drive. The property is surrounded on all sides by Medium Density and Single Family residential zoning districts. The parcel is approximately 21.61 acres.

The parcel is owned by the Housing Authority of The City of Key West Florida and currently contains thirty-four (34) buildings with one hundred and forty four (144) dwelling units, and 1 existing commercial building with rental and a maintenance office.

The proposed project seeks to provide a 108 unit 140 bed facility for both supported independent living as well as well as full care licensed assisted living. The proposed facility will contain supportive spaces including guest and resident vestibules and lobbies, administrative offices, a commercial kitchen with two dining rooms. A first floor non-resident respite care facility is also proposed with a minimum of twenty-five (25) non-residents per day. Additional proposed services include a visiting doctor’s office, arts and craft areas, activity and lounge rooms, a therapy room as well as an exterior courtyard and community garden.

On March 17th, 2016 the project was issued 10.8 equivalent single family units through Year 3 of the City’s Building Permit Allocation System (Planning Board Resolution 2016-16). These units were subject to the nursing home, rest home, assisted living facility and convalescent home residential structure type and therefore had an Equivalent Single Family Unit Factor (ESFU) of 0.10 ESFU.

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 permanent residential development; addition of eleven or more units, pursuant to 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
- Conditional Use review is required for the use of nursing homes, rest homes and convalescent homes, pursuant to 122-278 (3) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”);

City Actions:

Development Review Committee (DRC):	January 28, 2016
Preliminary Tree Commission:	March 8, 2016
Planning Board:	April 21, 2016 (PB Res No. 2016-24)
Final Tree Commission:	May 10, 2016
City Commission:	June 21, 2016

PLANNING STAFF ANALYSIS:

Development Plan Review

City Code Section 108-91.B.2.(a) requires Major Development Plan review for permanent residential development; addition 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 April 21, 2016, the Planning Board reviewed the request and staff recommendations, pursuant to City Code Section 108-196(a), and passed Resolution No. 2016-24 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. 2016-24 required two conditions to be satisfied prior to the City Commission hearing (see conditions #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. 2016-24, 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 March 3, 2016 by Progressive Associates Inc., Architects. The landscape plans dated April 25, 2016 by Carl Gilley, Landscape Designer.
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 non-resident respite care facility on the first floor shall be limited to 25 non-residents per day for purposes of limiting traffic and parking congestion.

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. The total score claimed of 25 points, in which the 10.8 ESFU Building Allocation System (BPAS) units were awarded through Planning Board Resolution 2016-16, shall be confirmed by City staff.
6. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487