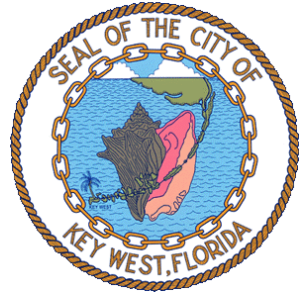


THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chairman and Planning Board Members

Through: Katie P. Halloran, Planning Director

From: Scarlet R. Hammons, AICP CTP, The Corradino Group

Meeting Date: May 19, 2022

Application: **Major Development Plan and Landscape Waiver** – 1618 N. Roosevelt Boulevard (RE# 00064910-000100) – A request for approval of a major development plan and landscape waiver for the construction of a 15,500 square foot auto dealership consisting of a sales and service area, service workshop (11,750 SF existing), parts department and two affordable housing residential units on the property located within the General Commercial (CG) Zoning District pursuant to Sections 108-91.B.2 (c), Section 108-517 and 122-418 (13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is requesting major development plan and landscape waiver approvals for the proposed demolition and reconstruction of the Keys Motors auto dealership. The new construction would allow for two new affordable units, an increase in open space and impervious area.

Applicant: Keys Motors LLC

Property Owner: Keys Motors LLC

Location: 1618 N. Roosevelt Boulevard- (RE# 00064910-000100)

Zoning: General Commercial (CG) Zoning District



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

Background:

The subject parcel is located at 1618 N. Roosevelt Boulevard and currently consists of an auto dealership that has existed since the 1960's. The subject property is located within the General Commercial (CG) Zoning District and is one lot of record. The site is known as the Key's Auto Center and at one time had five structures housing the various services typical for a full-service auto sales business. None of the original five structures conformed to the setback requirements within the CG zoning district and the entire property is currently paved over with asphalt, therefore not meeting the impervious surface requirements. Several of the original buildings encroached onto neighboring properties.

The applicant has demolished four of the original structures, and in 2020 constructed an 11,750 S.F. tiki structure that is used as a vehicle service area. The proposed major development plan incorporates the existing tiki as well as the employee parking along the site perimeter in this location. The last of the original 1960's sales buildings is to be demolished, while the tiki service area will remain as it is today.

In order to allow the proposed development, several development approvals would be necessary.

- Major Development Plan review is required due to the reconstruction of more than 2,500 square feet of gross 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 (the "City").
- The applicant is also requesting variances and a landscape waiver, pursuant to City Code Sections 90-395 and 108-517.

The Applicant is requesting variances to the following requirements: The required maximum impervious surface is 60%, or 72,192 square feet, existing impervious surface is 100%. Whereas, the Applicant is proposing 84%, or 100,164 square feet. The required open space for commercial is 20% or 22,801 square feet, existing open space is 0%. The applicant is proposing 14%, or 16,242 square feet. The site table below details the current and proposed site data for the property.

Proposed Development:

The request is to replace the original buildings with four new structures and to continue to operate as an auto sales dealership with repair services. The new structures will consist of two sales office spaces, one large building, at 7,500 S.F., and the smaller sales office will consist of 1,500 S.F. Also proposed is a 2,400 S.F. service area for customers to pick-up and drop-off vehicles. And lastly the 2,500 S.F. parts department which will not be open to the public.

The intent of this project is to continue to provide the lower Keys with the convenience of a local resource to purchase cars. The existing buildings have exceeded their useful lifespan, and it no longer makes economical sense to continue with repairs, remodeling or upgrades. Additionally, the existing site has multiple non-conformities, including encroachments onto neighboring properties. The proposed buildings are premanufactured aluminum frame with reinforced polymer membrane "skin" structures. These are, in turn, secured to combined concrete footings and slabs. Together, these buildings are designed to be resistant to wind forces up to 200 MPH per the manufacturer.

In addition to the proposed redevelopment of the auto sales and repair center, this major development plan proposes two new affordable housing units to be located in the southeast corner of the site. There is a separate BPAS application submitted in the current year cycle for these homes. Each home is proposed to be two-

bedroom, with two baths and will consists of 800 S.F. with individual fenced in private landscaped yards. Each unit is accessed along a private pathway at the eastern perimeter of the site, and there are two reserved parking spaces for the units, each with electric vehicle chargers.

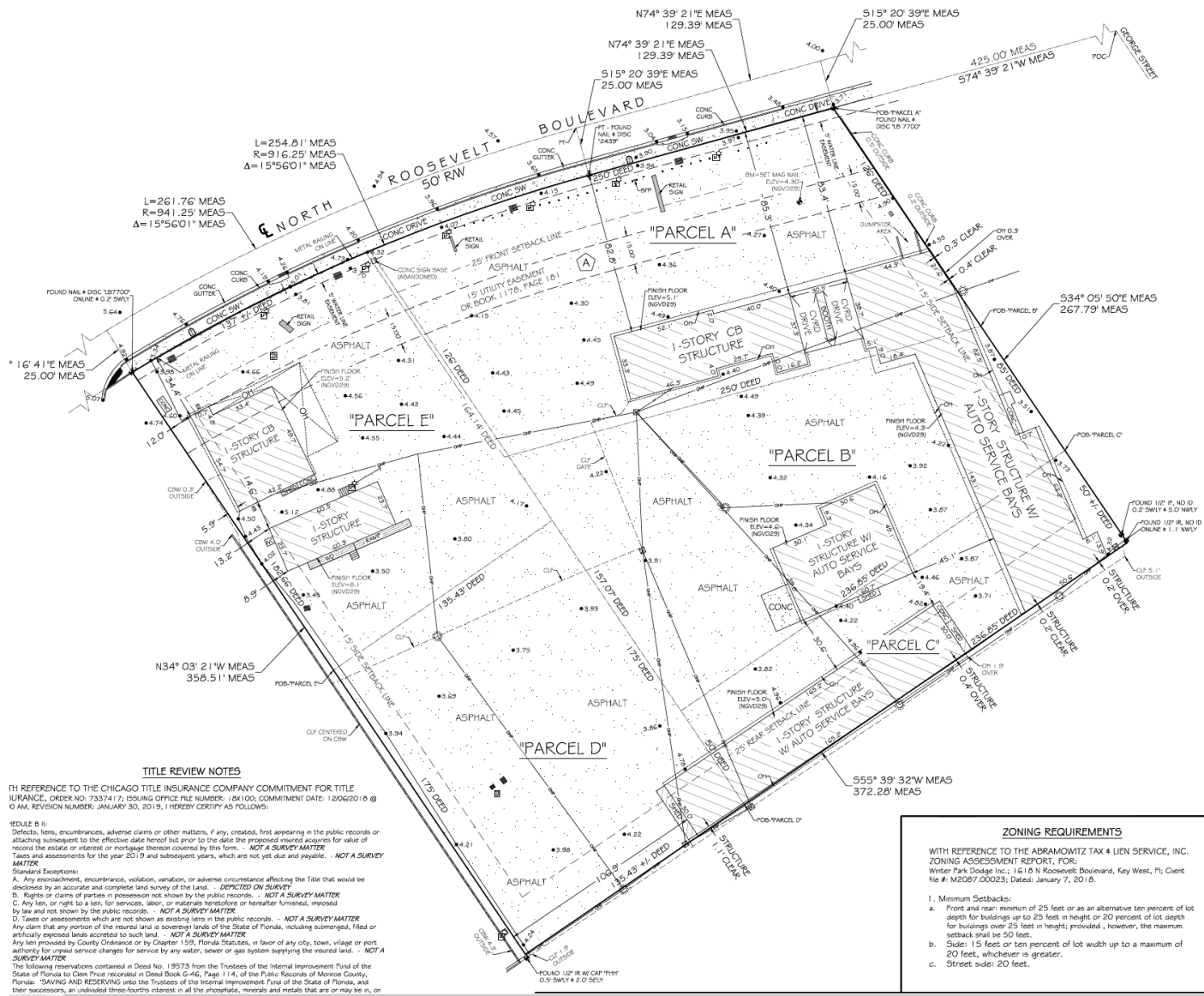
The site will utilize the existing driveways on N. Roosevelt Boulevard, no changes to site access are proposed. The appearance of the site from the street is proposed to improve with the addition of a new landscape buffer, which will improve the pervious surface ratio from what currently exists. Customer parking will be available with self service spaces as well as a valet option. There is a companion application for a variance for not meeting the minimum parking spaces required per the code, however, the valet option more than compensates for those spaces. In addition to customer parking, the site has ample on-site spaces for employee parking and vehicles on display for sale.



The Proposed Sales Building

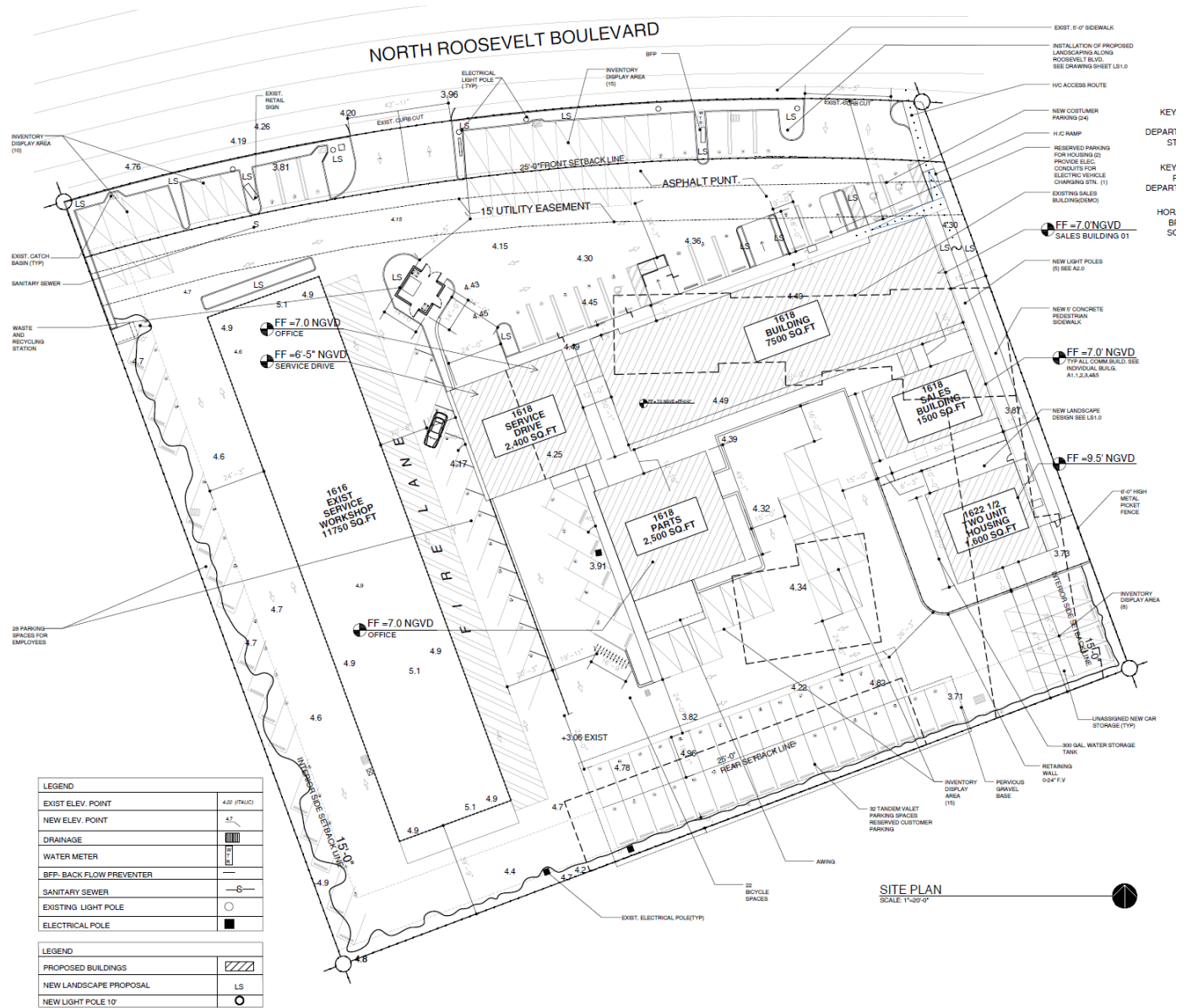


Proposed Buildings as seen from N. Roosevelt Boulevard



Existing Site, submitted by applicant.

Proposed Site Plan, submitted by applicant.





EAST HOUSE ELEVATION
SCALE: N/A



NORTH-EAST HOUSE ELEVATION
SCALE: N/A

Proposed Elevations for Two New Housing Units

The Board must also determine whether to grant a landscape waiver for this site. The site table below details the current and proposed site data for the property.

SITE DATA				
Dimensional Requirements	Required/Allowed	Existing	Proposed	Variance Needed
Height	40 feet	23 feet	15 -27 feet	None
Minimum Front Setback	25 feet	25 feet	25 feet	None
Minimum Side Setback	15 feet	0 feet	15 feet	None
Minimum Rear Setback	25 feet	0 feet	25 feet	None
Maximum Building Coverage	40% 48,128 square feet	25% 30,786 square feet	23% 27,250 square feet	None
Open Space Commercial	20% 22,801	0% 0 square feet	14% 16,242 square feet	Variance needed for 6% , 6,559 square feet
Open Space Residential	35% 2,210 square feet	N/A	62% 3,915 square feet	None
Impervious Surface	60% 72,192 square feet	100% 120,321 square feet	83% 100,165 square feet	Variance needed 23%, 27,973 square feet
Parking Commercial	1 space per 300/600 sf of floor area - 57 spaces	N/A	54 spaces	Bicycle substitution (12) proposed for 3 vehicular spaces
Parking Residential	1 space per unit	0	2	None
Bicycle Parking	9	0	22 spaces	None
Landscaping	The			Landscape Waiver needed

Surrounding Zoning and Uses:

Surrounding properties are located within the General Commercial (CG), PS and C-OW Zoning Districts. Surrounding uses include the Key West Police Department and Fire Station, Horace O’Bryant School, commercial and marina uses.

Process:

Development Review Committee:	January 27, 2022
Planning Board Meeting:	May 19, 2022
Tree Commission Meeting:	TBD
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DEO for review:	Up to 45 days

Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan

City Code Section 108-91. A.2.(b) requires the reconstruction of nonresidential floor area equal to or greater than 2,500 square feet to be reviewed as a Major Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial.

The Planning Board's decision on a Major Development Plan shall be advisory to the City Commission.

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.

1. Potable water supply

The potable water LOS standard for nonresidential uses is 650 gallons per acre per day, pursuant to City Code Section 94-68. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita residential: $650 \text{ gal/acre/day} \times 0.78 \text{ acres} = 507 \text{ gal/day}$

The adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development.

2. Wastewater management

The sanitary sewer LOS standard for nonresidential uses is 660 gallons per acre per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita Nonresidential: $660 \text{ gal/acre/day} \times 0.78 = 515 \text{ gal/day}$

Therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality

The property is not adjacent to any bodies of water. No adverse impacts to water quality are anticipated.

4. Stormwater management / drainage

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including

an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

A drainage plan was submitted indicating that a complete stormwater management system exists. Stormwater will continue to be retained on-site utilizing an exfiltration trench. Rainwater from the roof would be channeled to an exfiltration trench and an underground cistern that will collect the water run-off from both the building roofs and hardscape.

In summary, no adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste

The solid waste LOS standard for nonresidential uses is 6.37 pounds per capita per day, pursuant to City Code Section 94-71. The proposed development is anticipated to accommodate approximately 25 persons per day. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows: Proposed development: 6.37 lb./capita/day x 25 = 159 lbs./day

The property is currently serviced by Waste Management. The dumpster trash and recycling areas are provided on the site plan. The adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development.

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72.

7. Recreation

The plans show onsite recreation is provided for the two proposed housing units through private back yards. It is not anticipated that the City's adopted level of service for public recreation will be adversely impacted.

8. Fire Protection

A detailed life safety plan was submitted. An existing fire hydrant on the site is to remain.

9. Reclaimed water system

There is no reclaimed water system proposed.

10. Other public facilities

Based on comments received from the DRC members, and based on the Applicant's concurrency analysis, all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

Appearance, design and compatibility (City Code Section 108-234)

The development is not located in the historic district. The applicant has stated that the buildings are intended to be temporary structures and are designed to be resistant to wind forces up to 200 MPH per the manufacturer.

City Code Chapter 102 (historic preservation)

The property is not located within the historic district.

Articles III (site plan), IV (traffic impacts) and V (open space, screening and buffers) of City Code Chapter 108 (planning and development)

Trips caused by the existing facility were not factored in due to no change in use of the facility, with the exception of the two residential units which are considered de minimis.

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to comply in the concurrency determination above.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

Site location and character of use (City Code Section 108-235)

(a) *Compliance*. The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).

(b) *Vicinity map*. The property is located on N. Roosevelt Boulevard.

(c) *Land use compatibility*. Uses within 300 feet include surrounding uses include mixed use and commercial. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.

(d) *Historic and archeological resource protection*. The project is not anticipated to have an impact on archaeological and historic resources.

(e) *Subdivision of land*. No subdivision of land is proposed.

Appearance of site and structures (City Code Section 108-236)

The Applicant submitted a development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Site plan (City Code Section 108-237)

The Applicant submitted a site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Architectural drawings (City Code Section 108-238)

The Applicant submitted extensive architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Site amenities (City Code Section 108-239)

Proposed site amenities include new ADA-accessible sidewalks, new electric vehicle charging stations, 2 affordable housing units, bicycle racks, outdoor lighting, improved landscaping.

Site survey (City Code Section 108-240)

The Applicant submitted a site survey pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241)

The property has always been an auto sales dealership. No soil survey was provided.

Environmentally sensitive areas (City Code Section 108-242)

No environmentally sensitive areas are located on or near the property, which is located within the AE-6 flood zone.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (City Code Section 108-243)

Chapter 108 review and Conceptual Landscape Plan review is underway by the City of Key West Urban Forester.

The applicant is working in coordination with the City to provide final data so that Staff may finalize the review and provide it to the Planning Board. A landscape waiver will be needed for the project.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244)

There will be no change to vehicular site ingress or egress. The property is served by all City bus routes. Parking spaces for (54) fifty-four standard customer vehicles, including (3) ADA spaces, and (22) twenty-two bicycles are proposed on the property. Two reserved spaces are provided for the two residential units. The total onsite parking will include an additional (28) twenty-eight employee spaces and (32) thirty-two valet spaces for a total of (87) eighty-seven on site spaces.

Housing (City Code Section 108-245)

There are two proposed affordable residential dwelling units on the property. The proposed development is primarily nonresidential in nature and therefore should have no detrimental effect on hurricane evacuation.

Economic resources (City Code Section 108-246)

The proposed project would yield approximately \$42,000 in ad valorem taxes. The estimated construction expenditure is \$3 million.

Special considerations (City Code Section 108-247)

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project is not located within the historic district and is within the AE-6 flood zone.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) No special facilities are proposed to accommodate bus ridership, although bus routes run along N. Roosevelt Boulevard.
- (f) Passive recreation space is not proposed, other than the private back yards of the residential units.
- (g) Coordination with applicable agencies is being facilitated through the DRC.
- (h) No wetlands or submerged land would be impacted.

Construction management plan and inspection schedule (City Code Section 108-248)

The proposed construction is to be complete in one phase.

Truman Waterfront Port facilities (City Code Section 108-249)

Not applicable.

Site plan (City Code Chapter 108, Article III)

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277)

The proposed development involves demolishing the existing non-conforming auto sales dealership buildings to provide for a new site lay out and two new affordable residential units. The proposed uses are permitted within the CG Zoning District.

Appearance of site and structures (City Code Section 108-278)

The project involves new construction of a one-story structures facing N. Roosevelt Boulevard.

Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section

108-279)

All mechanical equipment and utility hardware would be screened. Dumpsters for garbage and recycling would be screened.

Front-end loaded refuse container location requirements (City Code Section 108-280)

The applicant coordinated the location and design of the refuse containers with Waste Management to allow adequate access for refuse vehicles. The dumpster enclosure and landscaping would screen the refuse containers from streets and adjacent properties.

Roll-off compactor container location requirements (City Code Section 108-281)

None proposed.

Utility lines (City Code Section 108-282)

All new utilities lines would be placed underground.

Commercial and manufacturing activities conducted in enclosed buildings (City Code Section 108-283)

None proposed.

Exterior lighting (City Code Section 108-284)

The proposed plan includes utilizing existing lighting, as well as adding new exterior lighting for the property. All lights would be shielded to prevent glare onto adjacent properties. Lighting would be provided within the parking area for security purposes. The pedestrian sidewalk leading to the residential units is proposed to be lit with 5 light poles 10' in height.

Signs (City Code Section 108-285)

The plans do not currently indicate any signs. A building permit would be required for the installation of any signs.

Pedestrian sidewalks (City Code Section 108-286)

The proposed site plan includes a pedestrian sidewalk along the perimeter leading from the front parking lot to the residential units.

Loading docks (City Code Section 108-287)

None proposed.

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed.

Land clearing, excavation or fill (City Code Section 108-289)

No work would impact a floodplain or a conservation area. No land clearing, excavation or fill activity is proposed. Vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission.

Landscaping (Code Chapter 108, Article VI)

Chapter 108 review and Conceptual Landscape Plan review is underway by the City of Key West Urban Forester. The applicant is working in coordination with the City to provide final data so that Staff may finalize the review and provide it to the Planning Board. A landscape waiver will be needed for the project.

Off-street parking and loading (Code Chapter 108, Article VII)

The proposed development includes parking spaces for (54) fifty-four standard customer vehicles, including (3)

ADA spaces, and (22) twenty-two bicycles on the property.

Stormwater and surface water management (Code Chapter 108, Article VIII)

A drainage plan was submitted indicating that surface water management is designed for the 25-year/72-hour storm event, as required. Stormwater would be retained on-site through an exfiltration trench in the driveway. Roof drains will collect building runoff and lead to the exfiltration trench.

Utilities (Code Chapter 108, Article IX)

Access to potable water, access to wastewater disposal systems and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487)

The proposed development, being a Major Development Plan, triggers the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission, and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000.

RECOMMENDATION:

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 and Landscape Waivers be **Approved with the following conditions:**

General conditions:

1. The variances to the following dimensional requirements must first be approved: The required maximum impervious surface is 60%, or 72,192 square feet, existing impervious surface is 100%. Whereas, the Applicant is proposing 84%, or 100,164 square feet. The required minimum parking spaces is 57, the applicant is proposing 54 spaces and bicycle substitution (12) for the three additional required parking spaces.
2. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated May 6, 2022, by Salman & Associates. 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.).
3. Coordinate with the City and FDOT to request an extension of the turn lane to the east (by approximately 150'). This extension would allow for left turns off westbound N. Roosevelt Boulevard onto the property for both current curb cut entrances. The coordination of this work will occur as a part of the current milling and resurfacing project programmed for N. Roosevelt Boulevard in 2024 on the FDOT project list.
4. 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.

5. All sidewalks and walkways shall have a minimum 36-inch width and clearance from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.

Conditions prior to the City Commission hearing:

6. Final Landscape approval required from the Tree Commission.

Conditions prior to issuance of a building permit:

7. 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:

8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.
9. The applicant shall submit recorded deed restrictions as required by City of Key West BPAS Code and the Workforce Housing ordinance.