



## EXECUTIVE SUMMARY

**To:** Jim Scholl, City Manager  
**Through:** Thaddeus Cohen, Planning Director  
**From:** Patrick Wright, Planner II  
**Date:** January 20, 2016  
**RE:** **Minor Development Plan – 700 Eaton Street (RE # 00006120-000000; AK # 1006343)** – A request for minor development plan approval for a new mixed use building on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 108-91.A.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

### **ACTION STATEMENT:**

**Request:** Minor development plan approval for a new mixed use commercial/residential building  
**Applicant:** K2M Design Inc.  
**Property Owner:** Poinciana Partners, LLC  
**Location:** 700 Eaton Street (RE # 00006120-000000; AK # 1006343)  
**Zoning:** Historic Neighborhood Commercial (HNC-2)

### **Previous City Actions:**

**Development Review Committee Meeting:** April 23, 2015  
**Urban Forestry Approval:** July 15, 2015  
**Planning Board (Postponed):** September 17, 2015  
**Planning Board Meeting:** October 15, 2015  
**HARC:** November 16, 2015  
**City Commission Meeting:** January 20, 2016

**Planning Staff Analysis:**

Minor Development Plan review is required due to the addition of 500 to 2,499 square feet of nonresidential floor area within the historic district, pursuant to Section 108-91.A.1.(b) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”);.

The subject property is located at the eastern corner of Eaton and Elizabeth Streets within the HNC-2 Zoning District. The property currently consists of a 4,557 square foot vacant lot of record. The owner obtained a BPAS allocation in Year 1 for one (1) market rate unit granted through Planning Board Resolution 2015-06.

The proposed development would result in a two story mixed use building with 899 square feet of commercial retail area on the first floor and 1,410 square feet of residential floor area on the second floor. The plans call are calling for a 1,725 gallon cistern underneath a paved parking area in the rear of the property containing 4 off street spaces.

**Options / Advantages / Disadvantages:**

**Option 1.** To approve the proposed Minor Development Plan with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the site plan dated September 29, 2015 by K2M Design Inc.
2. During all phases of demolition and 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. It is recommended that the applicant participate in Waste Management’s commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

1. **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.
2. **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.** To deny the proposed Minor Development Plan

1. **Consistency with the City’s Strategic Plan, Vision and Mission:** The City’s Strategic Plan, Vision, and Mission do not address issues pertinent to this request.

2. **Financial Impact:** The City would not collect building permit, licensing and impact fees during subsequent phases of development. There would be no cost to the City for denying the request.

**RECOMMENDATION:**

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends Option 1, that the request for Minor Development Plan be **approved**.