



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager
Through: Thaddeus Cohen, Planning Director
From: Melissa Paul-Leto, Planner Analyst
Date: February 2, 2015
RE: **Minor Development Plan – 420-422 Appelrouth Lane (RE # 00009780-000000; AK # 1010049)** – A request for minor development plan for partial demolition and redevelopment of a bar and restaurant facility located within the Duval Street Gulf side (HRCC-1) 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:

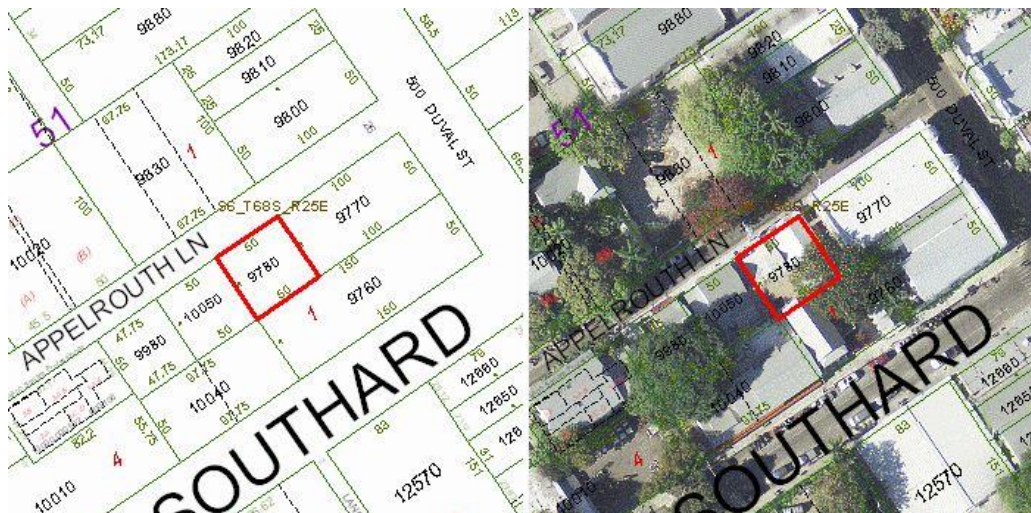
Request: Minor Development Plan approval for a partial demolition and redevelopment of a bar and restaurant facility.

Applicant: Bender & Associates, P.A.

Property Owner: 420ARL LLC.

Location: 420-422 Appelrouth Lane (RE # 00009780-000000; AK # 1010049)

Zoning: Duval Street Gulf Side (HRCC-1) Zoning District



Previous City Actions:

Development Review Committee Meeting:	September 24, 2015
Planning Board Meeting:	November 19, 2015
HARC Approval:	December 15, 201
City Commission Meeting:	January 5, 2015

Planning Staff Analysis:

City Code Section 108-91.A.1.(b) requires the addition of 500 to 2,499 square feet of nonresidential floor area within the historic district to be reviewed as a Minor Development Plan.

The subject property is located within the HRCC-1 Zoning District. The land area of the property is 2,500 square feet. The site received a conditional use approval for expanded service and consumption area granted in 2002 through Planning Board Resolution No. 2002-037.

The applicant proposes the demolition of 990 square feet of floor area and reconstruction of 795 square feet of floor area. Part of the reconstruction will include a second story storage area. Proposed floor area and lot coverage will be reduced by 205 square feet.

On November 19, 2015 the Planning Board reviewed and approved the proposed Minor Development Plan for City Commission recommendation with four conditions. Since that time one of the conditions have been met with three currently being recommended (see below).

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 plans dated August 14, 2015 by Bender & Associates, Registered Architect.
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. 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).

Condition that has been met:

1. The property owner shall obtain an easement pursuant to City Code Section 2-938 for the existing concrete eyebrow and proposed signage into the city right of way.

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**.