

THE CITY OF KEY WEST PLANNING BOARD  
Staff Report



To: Chairman and Planning Board Members

From: Mario Duron, AICP, The Corradino Group

Meeting Date: May 19<sup>th</sup>, 2022

Application: **Major Development Plan – 255 Trumbo Road (RE# 00001720-000200)** – A request for approval of a major development plan for the construction of 24 affordable housing residential units on property located within the Historic Residential Commercial Core – Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Article III through IX and 122-717(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

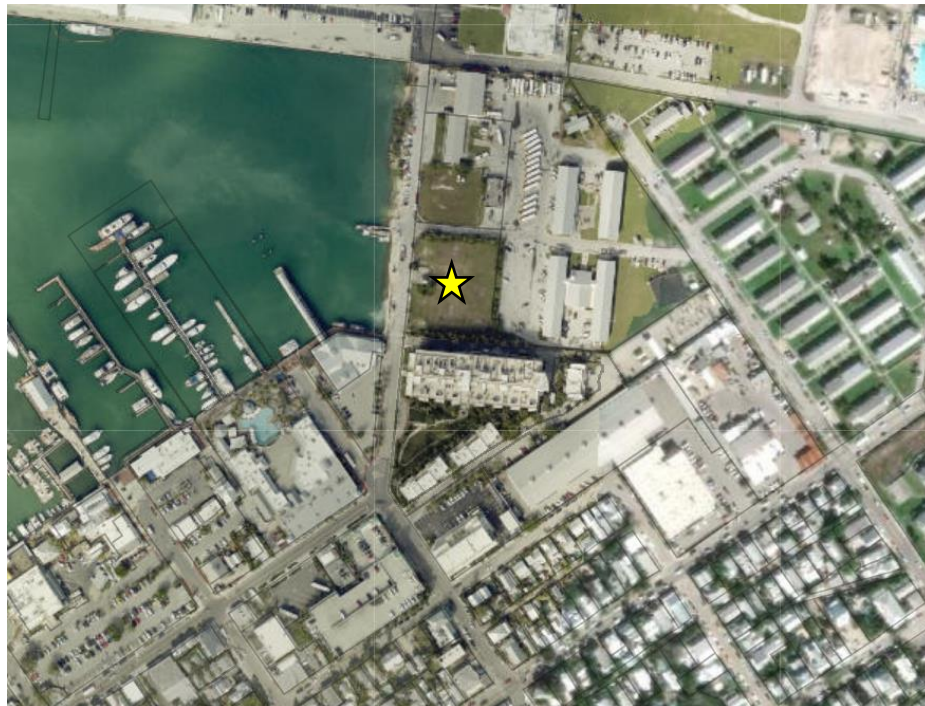
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Request: The applicant is requesting approval of a major development plan to construct a twenty-four (24) unit affordable housing development and a one-story nonresidential structure with a building area of approximately 889 SF.

Applicant: Trepanier & Associates, Inc.

Property Owner: Monroe County, FL

Location: 255 Trumbo Road/ RE# 00001720-000200



Background:

This request seeks major development plan approval to construct a one-story nonresidential structure with approximately 889 SF floor area, and a two-story 24-affordable unit multi-family structure at 255 Trumbo Road for essential County sheriff employees and their families. The proposal also includes parking, landscaping, stormwater management and art-in-public places for the property located within the Historic Residential Commercial Core-Key West Bight (HRCC-2) district.

The site's development is subject to existing interlocal agreements including the 2019 "Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement" between the City of Key West and Monroe County. The Agreement allows the City to acquire a permanent site for the construction of a new homeless shelter in exchange for the County's acquisition of City land for the construction of essential governmental employee housing. The property, 255 Trumbo Road, is further subject to a "Declaration of Affordable Housing Restrictions". The request for major development plan approval is being processed currently with the Year 9 BPAS approval for the proposed twenty-four (24) affordable housing units. The County has also applied to the state legislature for 50 units, as an alternative source of needed building permits.

The project is proposed on a vacant lot that has a utility easement within its property limits, that is developed with a water lift station. A portion of the subject property is also developed with a driveway providing access to the Monroe County School district administrative offices that abut the subject property to the north. Per the applicant, the County site no longer uses the access driveway on the subject property. The County offices property has an existing access driveway providing ingress and egress to the property from White Street.

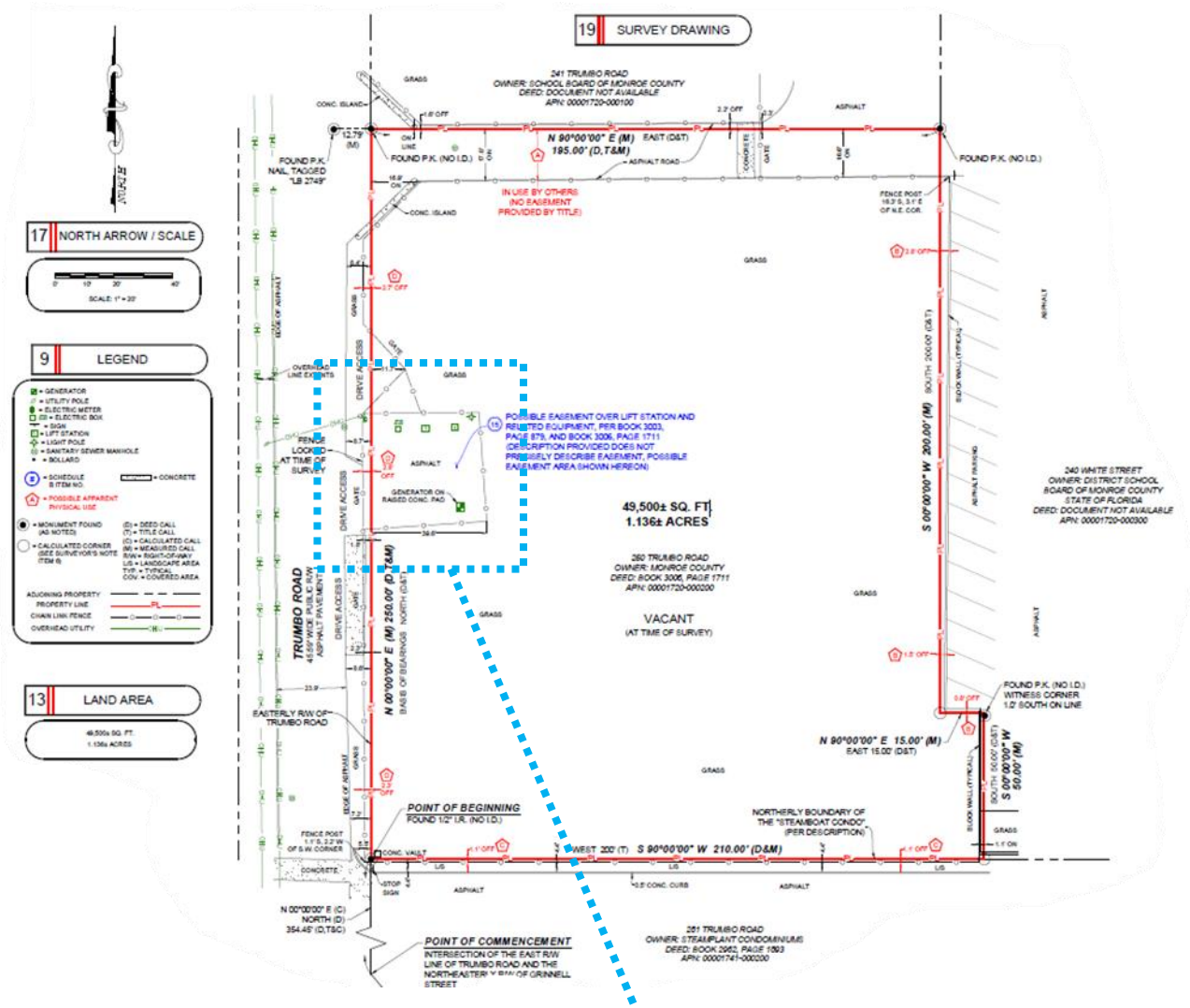
In summary, this application seeks major development plan approval to for 24-affordable unit multi-family development for Monroe County Sheriff's Office employees. The project does not require variances or conditional uses from the LDR's and will comply with parking, landscaping, stormwater management, and art-in-public places within the Historic Residential Commercial Core-Key West Bight (HRCC-2) district.

Major Development Plan review is required due to the construction of a multifamily development within the historic district with more than five (5) units, 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").



*1. The red line denotes the approximate boundaries of the subject property.*





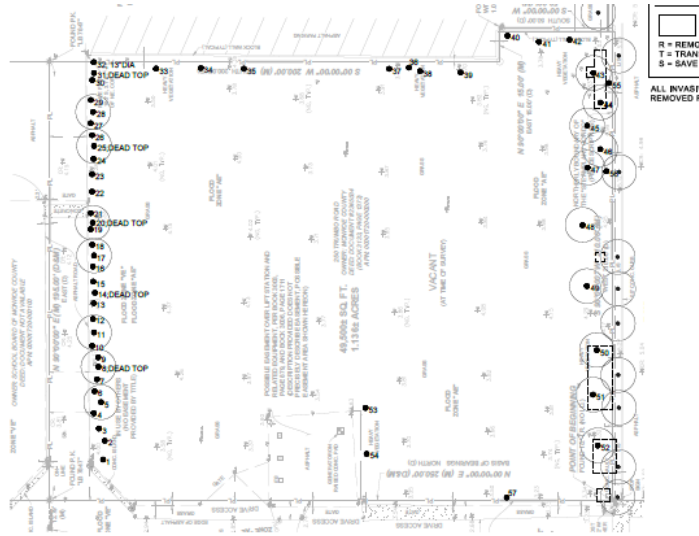
2. The existing water pump/lift station will remain on-site, and significant landscaping is proposed to enhance the frontage of the property along Trumbo Road.

**Proposed Development:**

The request to undertake the development of the property is in coordination with Monroe County, the County's Sherriff's Office and the City of Key West. The intent of this project is to provide deeply needed affordable housing, specifically to employees and family members of employees of the Sheriff's County office. The proposal includes a 24-unit two-story multifamily structure and a one-story nonresidential structure. The existing pump/lift station will remain on-site. Significant landscaping is proposed along three sides of the easement where the station sits. A condition of approval is proposed that requires maintenance access to be maintained and provided in a manner that enhances the frontage of Trumbo Road.

**Demolition Scope:**

There is no demolition of structures proposed, but the scope of work does include land clearing and removal of trees. The request for the proposed tree dispositions was approved by Tree Commission at their April 11<sup>th</sup>, 2022, meeting. The applicant also intends to remove an access driveway currently used by Monroe County School District's transportation and administrative offices to access Trumbo Road and convert the space to landscaped area. A condition approval is proposed that will require the applicant to restore the right of way portions that where part of the access drive, in compliance with any City requirements. The applicant has proposed a condition of approval that would require the applicant to restore impacted portions of the right-of-way.

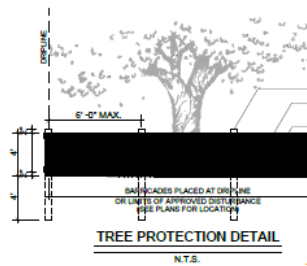


**EXISTING TREE SURVEY**

Tree No.	Type	DBH (in.)	Tree No.	Type	DBH (in.)	
1	Green Buttonwood	30	29	Green Buttonwood	9	R
2	Royal Palm	> 20 ft	30	Green Buttonwood	13	S
3	Green Buttonwood	30	31	DEAD Royal Palm	DEAD	R
4	Green Buttonwood	11	32	Green Buttonwood	13	S
5	Royal Palm	> 20 ft	33	Green Buttonwood	12	S
6	Green Buttonwood	12	34	Green Buttonwood	16	S
7	Green Buttonwood	11	35	Green Buttonwood	11	S
8	DEAD Royal Palm	DEAD	36	Young Sabal Palm	5 ft	S
9	Green Buttonwood	9	37	Green Buttonwood	9	S
10	Green Buttonwood	9	38	Green Buttonwood	9	S
11	Royal Palm	> 20 ft	39	Green Buttonwood	9	S
12	Green Buttonwood	15	40	Green Buttonwood	9	S
13	Green Buttonwood	11	41	Green Buttonwood	6	S
14	DEAD Royal Palm	DEAD	42	Green Buttonwood	8	S
15	Green Buttonwood	10	43	Royal Palm	> 20 ft	S
16	Green Buttonwood	8	44	Royal Palm	> 20 ft	S
17	Royal Palm	> 20 ft	45	Royal Palm	> 20 ft	T
18	Green Buttonwood	15	46	Royal Palm	> 20 ft	T
19	Green Buttonwood	11	47	Royal Palm	> 20 ft	T
20	DEAD Royal Palm	DEAD	48	Royal Palm	> 20 ft	T
21	Green Buttonwood	12	49	Royal Palm	> 20 ft	T
22	Green Buttonwood	8	50	Royal Palm	> 20 ft	S
23	Green Buttonwood	9	51	Royal Palm	> 20 ft	S
24	Green Buttonwood	30	52	Royal Palm	> 20 ft	S
25	DEAD Royal Palm	DEAD	53	Green Buttonwood	18	S
26	Green Buttonwood	30	54	Green Buttonwood	15	S
27	Green Buttonwood	12	55	Fiddlewood	2	S
28	Royal Palm	> 20 ft	56	Fiddlewood	2	R
			57	Gumbo Limbo	2.5	R

**REMOVE / REPLACEMENT SUMMARY CHART**

200 Cal. Inches Removed
304 Cal Provided (19 – 4” cal. Gumbo Limbo x4)
24 Cal Provided (12 – 2” cal. Pigeon Plum x1)



COPY

3. Landscape plan approved by the City's Tree Commission on April 11, 2022.

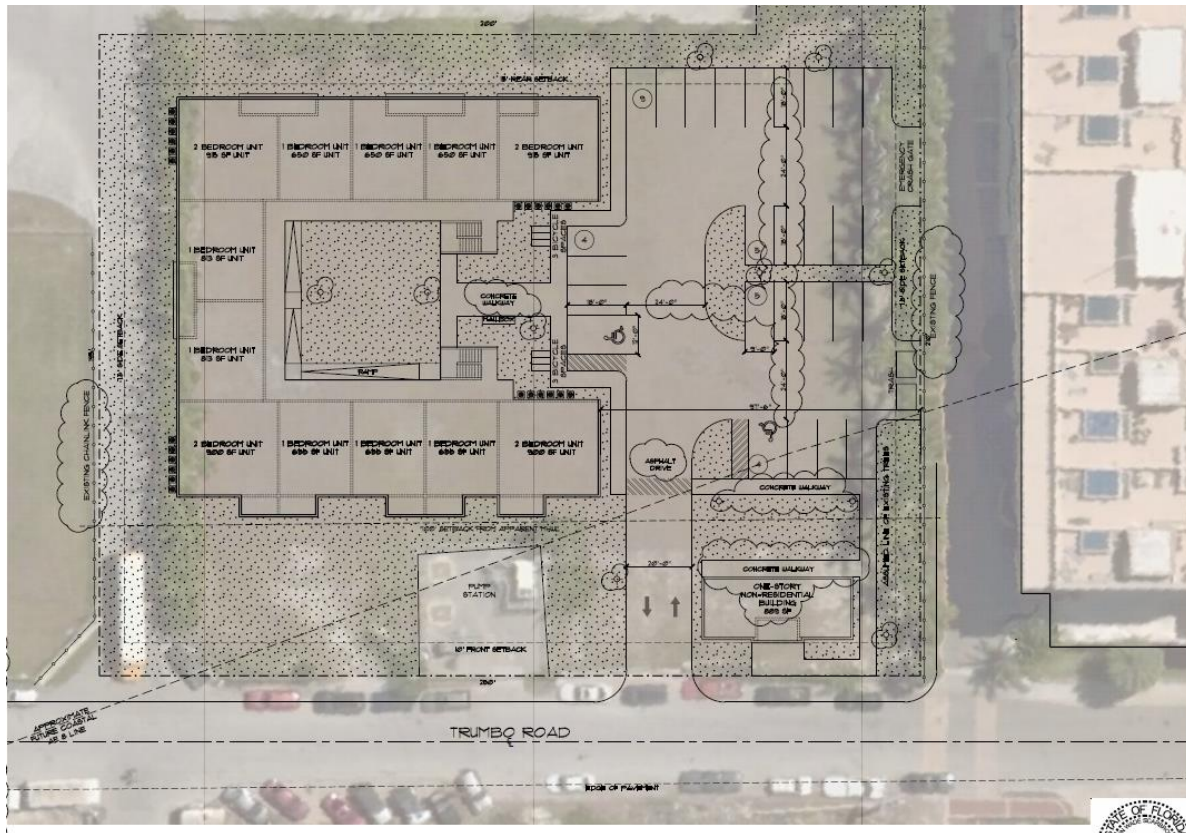
*New Construction Scope*

The new construction consists of a two-story multifamily structure with 24 units. The total building coverage of the multifamily structure is 11,815 square feet. It will consist of sixteen (16) one-bedroom units and eight (8) two-bedroom units. A one-story nonresidential building is also proposed near the frontage of Trumbo Road in order to comply with HARC guidelines. The proposed use of the nonresidential structure has not been finalized; however, the zoning code requires that the use be water dependent due to its location with 100 FT of the Mean High Water line. A condition of approval has been proposed to ensure the use complies with the LDRs. The floor area of the nonresidential structure is approximately 889 SF and has a floor to area ratio of .02.

The site data table below provides an analysis of the proposed development with respect to the requirements for properties located in the HRRC-2 zoning district.

<b>255 TRUMBO ROAD SITE DATA TABLE</b>				
Site Data	Required/Permitted	Existing	Proposed	Compliance
Zoning	HRCC-2	HRCC-2	HRCC-2	--
FLUM	HC	HC	HC	--
FEMA Flood Level(s)	AE-7	AE-7	AE-7	--
Site Size	Min. 5,000 sq ft	1.14 ac. (49,500 sq ft)	1.14 ac. (49,500 sq ft)	--
Area within 100' of MHW		.27 acres (11,683 sq ft)	.27 acres (11,683 sq ft)	--
Building Coverage	Max 50% (24,750 sq ft)	<1%	25.7% (12,704 sq ft)	Complies
Impervious Surface				--
W/in 100' of MHW	Max 50% (5,841.5 sq ft)	20.2% (2,361 sq ft)	32.3% (3,835 sq ft)	Complies
Total	Max 65% (32,313 sq ft)	9.8% (4,843 sq ft)	59.1% (29,258 sq ft)	Complies
<i>Open Space</i>				
W/in 100' of MHW	Min 50% (5,841.5 sq ft)	79.8% (9,322 sq ft)	67.2% (7,848 sq ft)	Complies
Total	Min 38.5% (19,077 sq ft)	90.2% (44,657 sq ft)	40.9% (20,242 sq ft)	Complies
Landscape	Min 20% (9,900 sq ft)	90.2% (44,657 sq ft)	40.9% (20,155 sq ft)	Complies
<i>Building Height</i>				
Zoning	Max 35 ft above grade	NA	27.02 ft	Complies
W/in 100' of MHW	1 habitable floor/story		1 story	Complies
Density	40 du/ac if 100% affordable	0 du	24 du	Complies
FAR	0.5 (24,750 sq ft)	0.0 (0 sq ft)	0.02 (889 sq ft)	Complies
<i>Setbacks</i>				
Front	10 ft	10 ft	10 ft	Complies
Side	7.5 ft	7.5 ft	7.5 ft	Complies
Streetside	7.5 ft	7.5 ft	7.5 ft	Complies
Rear	15 ft	15 ft	15 ft	Complies
CCCL (aka MHWL)	30 ft	30 ft	30 ft	Complies
<i>Parking</i>				
Auto	Residential: 1 space per unit: 24 spaces Nonresidential: 1 space per 300 SF: 3 Spaces	0 spaces	33 spaces (31 standard + 2 ADA)	Complies
Bicycle-Scooter	Residential: 10% of 24 spaces: 2.4 spaces Nonresidential: 25% 3 Spaces:0.75 spaces	0 spaces	6 spaces	Complies

Proposed Site Plan, submitted by applicant



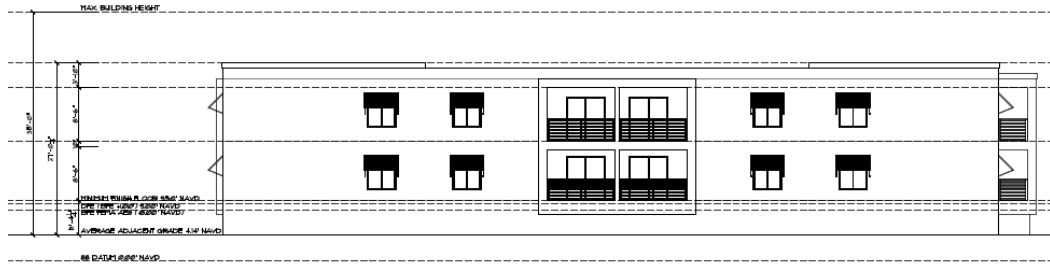
Site Plan  
1/8" = 1' - 0"



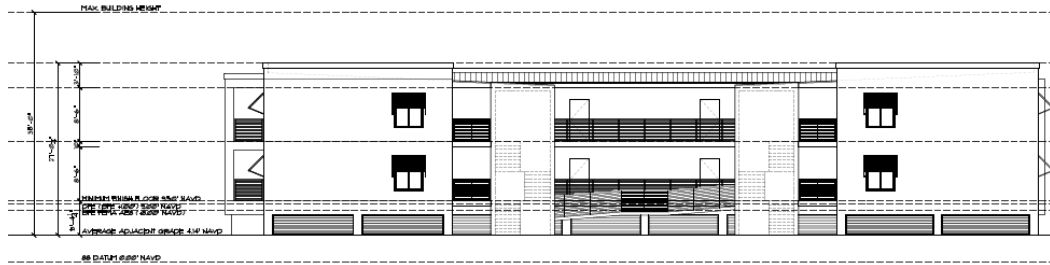
The proposed location of the two structures complies with the zone's setback requirements. The nonresidential structure proposed along the frontage of Trumbo Road supports compliance with historic guidelines that promote pedestrian and historic design principles, and regulate location of surface parking in the Key West historic district. The proposed development requires a HARC and Tree Commission (final landscape plan) approval prior to the item advancing to the City Commission.

Proposed Elevations





Side Elevation

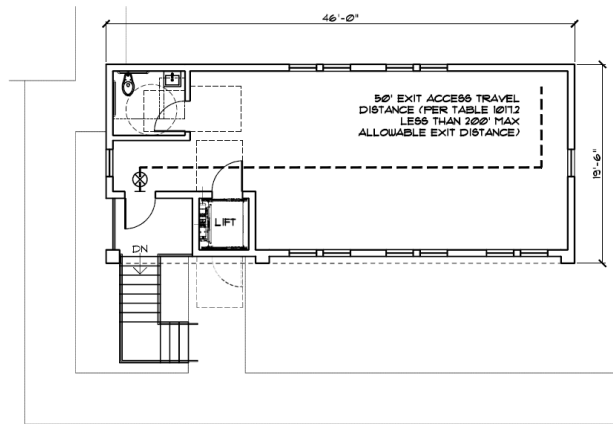


Parking Side Elevation

Proposed First Floor site plans for residential and nonresidential buildings, submitted by applicant







**Floor Plan**

1/8" = 1' - 0"

**Surrounding Zoning and Uses:**

Surrounding properties are located within the Historic Residential Commercial Core Duval Street Gulfside District (HRCC) and Historic Residential Commercial Core Key West Bight District (HRCC-2) Zoning Districts. Surrounding uses include multifamily residential, the Monroe County School District transportation and administration offices, and the Key West Bight Ferry Terminal. Zoning districts within 300 feet of the property are HRCC and HRCC-2. The subject property is located within the Parking Waiver Zone.





Process:

Development Review Committee:	January 27, 2022
Planning Board Meeting:	May 19, 2022
Tree Commission Meeting (Conceptual landscape plan & tree removal approval):	April 11, 2022
HARC Commission Meeting:	TBD
Tree Commission Meeting (Final landscape plan approval)	TBD
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DEO for review:	Up to 45 days

Staff Analysis - Evaluation:

Section 108-91 states that a multifamily residential development with five (5) or more units in the Historic District is classified as a major development plan. The proposed major development plan includes the construction of a two-story multifamily residential building with 24 units, a one-story nonresidential building with approximately 889 SF in floor area, a parking lot with 33 parking spaces, and parking for 6 bicycles.

The applicant has not proposed a phased development plan and would develop the lot concurrently. Section 108-196 states that the Planning Board shall act by resolution to recommend to, approve, approve with conditions, or disapprove a major development plan based on specific development review criteria contained in the Land Development Regulations and the intent of both the City Code and the LDRs.

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, roadway level of service 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 residential and nonresidential uses is 100 gallons per capita per day, pursuant to City Code pursuant to Policy 4-1.1.2.C. Utilizing this LOS standard, potable water demand is estimated as follows:

Residential:  $63.12 \text{ cap/day} \times 100 \text{ gal/cap/day} = 6312 \text{ gal}$

Nonresidential:  $889 \text{ SF/pers} \times 1.4157 \text{ pers/1,000 SF} \times 100 \text{ gal} = 125.9 \text{ gal}$

The total anticipated potable water flow is 6,438 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 the capacity to provide 23 million gallons per day to Monroe County per SFWMD Water Use Permit #13-0005.

**2. Wastewater management**

The sanitary sewer LOS standard for residential uses is 100 gallons per capita per day and nonresidential uses is 660 gallons per acre per day, pursuant to City Policy 4-1.1.2.A. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Residential:  $63.12 \text{ cap/day} \times 100 \text{ gal/cap/day} = 6312 \text{ gal}$

Nonresidential:  $889 \text{ SF/AC} \times 660 \text{ gal/AC/day} = 13.5 \text{ gal/day}$

The total anticipated sanitary sewer flow is 6,325 gal/day

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

### 3. Water quality

The Applicant prepared a Construction Management Plan citing best management practice proposed to manage construction-related water runoff. The applicant submitted landscaping plans proposing extensive revegetation and landscaping of the site.

### 4. Drainage

The stormwater management or drainage LOS standard pursuant to City Policy 4-1.1.2.E 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 will be installed. Stormwater would be retained on-site utilizing an exfiltration trench that will channel storm water to a retention area approximately 2084 cubic feet. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

### 5. Solid waste

The solid waste LOS standard for residential uses 2.66 pounds per capita per day and for nonresidential uses is 0.50 pounds per capita per day, pursuant to City Policy 4-1.1.2. D. The proposed residential development is anticipated to accommodate approximately 63.12 persons per day, while the nonresidential is based on the impact coefficient of 1.4157 person per 1000 SF of community retail trade. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Residential:  $63.12 \text{ cap} \times 2.66 \text{ lbs/cap/day} = 167.9 \text{ lbs./day}$

Nonresidential:  $6.37 \text{ lb./cap/day} \times 889 \text{ SF} \times 1.4157 \text{ per/1000 SF} = 8 \text{ lbs./day}$

The total anticipated solid waste trash = 175.9 lbs/day

The recyclable waste LOS standard for residential uses 0.5 pounds per capita per day and for nonresidential uses is .25 pounds per capita per day, pursuant to City Policy 4-1.1.2.D. The proposed residential development is anticipated to accommodate approximately 63.12 persons per day, while the nonresidential is based on the impact coefficient of 1.4157 person per 1000 SF of community retail trade. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Residential:  $63.12 \text{ cap} \times 0.5 \text{ lbs/cap/day} = 31.6 \text{ lbs./day}$

Nonresidential:  $.25 \text{ lb./cap/day} \times 889 \text{ SF} \times 1.4157 \text{ per/1000 SF} = 8 \text{ lbs./day}$

The total anticipated recyclable waste = 39.6 lbs/day

The property is currently serviced by Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. The dumpster trash and recycling areas are provided on the site plan. The adopted solid and recyclable waste LOS standard is anticipated to be adequate to serve the proposed development.

### 6. Roadways

The roadway LOS standard is set forth in City Policy 2-1.1.3. The site plan shows an access driveway from Trumbo Road providing ingress and egress access to the site. Per Policy 2-1.1.3, the transportation concurrency requirement is effectively eliminated in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development). The site plan outlines the multimodal improvements proposed.

The applicant provided a Trip Generation Analysis prepared by KPB Consulting Inc., that concluded the proposed project is anticipated to generate 162 daily vehicle trips, 10 AM peak hour vehicle trips (2 inbound and 8 outbound), and 12 vehicle trips (8 inbound and 4 outbound) during the typical afternoon peak hour. Based upon the proposed development program and the corresponding trip generation characteristics, the traffic impacts will be minimal, and no further analyses are warranted.

## **7. Recreation**

The plans do not show onsite recreation as defined in Section 86-9 of the LDRs. However, it is not anticipated that the City's adopted level of service for public recreation will be adversely impacted.

## **8. Fire Protection**

A life safety plan will be required prior to issuance of a building permit. A new fire hydrant is proposed near the property's southwest corner along the Trumbo Road right-of-way.

## **9. Reclaimed water system**

The site plan details proposed drainage. 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.

### **Residential Development (Sec. 108-231):**

Dimensional requirements for the HRCC-2 zoning district allows for 12 units per acre and permits a density bonus to 40 units per acre. The project proposes twenty-four (24) affordable units of essential government workforce housing for County sheriff employees. The units are proposed as 1 and 2-bedroom units, and will range between 650 sq. ft. and 915 sq. ft. The following city approvals are required for the residential aspects of the project:

- Major development plan application: 24 affordable units
- BPAS application: 24 affordable units

Tenure will be non-transient renter-occupied, specifically County sheriff employee and family housing. The 24 affordable units are proposed a part of a multi-family apartment building. The project proposes to comply with the City's affordable housing requirements as required by the interlocal agreement.

### **Intergovernmental coordination (Sec. 108-232):**

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies including the following:

- Interlocal Agreement – The project is subject to the 2019 “Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement” between the City of Key West and Monroe County. The proposed project will comply with the terms of this agreement.
- BPAS – In order to construct residential units on this parcel, the owner is seeking unit allocations through the City's building permit allocation system and as an alternative, through the state legislature. The BPAS application process requires all new development to achieve a baseline green building certification.

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

The development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

Chapter 102 – This property is located within the Historic District and require all appropriate HARC approvals as necessary.

Articles III, IV and V of Chapter 108 – Based on the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.

Section 108-956 – The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system.

Chapter 110 –The proposed development complies with the resource protection requirements of Chapter 110.

**City Code Chapter 102 (historic preservation)**

The vacant property is located within the historic district and there are no building or historically contributing structures on-site. However, the proposed development would need to obtain a Certificate of Appropriateness or approval from the Historic Architectural Review Commission (HARC) for the proposed design prior to issuance of building permits.

**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 bounded by Trumbo Road to the west, the City’s Transportation and Administrative Offices to the North and East of the site. To the south, the property abuts a multifamily development.

(c) *Land use compatibility.* Uses within 300 feet include surrounding uses include residential, the Key West Bight Ferry Terminal, the Historic Key West Bight (including the Harborwalk and marina), and the City’s Transportation and Administrative Offices. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.

This property is located within the HRCC-2 Key West Bight zoning district. Guiding principles for development within the district are codified in Section 122-716, “Intent”, which requires,

- (1) Preservation of public waterfront access as well as waterfront views;
- (2) Improved pedestrian linkages with adjacent and nearby activity centers;
- (3) Protection and enhancement of opportunities for water-dependent and water-related land use activities, while preventing undue concentrations of population within the coastal high hazard area;
- (4) Accommodation of public improvements necessary to achieve redevelopment plan objectives;
- (5) Implementation of urban design schemes which attract pedestrians, increase waterfront exposure, reinforce the ambiance of the waterfront, and regulate against structures which wall off or otherwise inhibit access to waterfront views, strategic open spaces, or pedestrian linkages; and
- (6) Consistency with the redevelopment plan for the Key West Bight and the Caroline Street Redevelopment Area.

City staff recognize that this project is to house public safety personnel, and security is important. However, together with proposed landscaping and site design, staff concludes the applicant shall demonstrate compliance with the aforementioned provisions through providing for a sidewalk along the Trumbo Road frontage, publicly accessible street furniture along the Trumbo Road frontage (this should be in coordination with AIPP), and a good faith effort to coordinate with the City of Key West and Key West Bight Board as they endeavor to expand the Harborwalk directly across the street along Trumbo Road.

(d) *Historic and archeological resource protection.* The proposed project will coordinate with HARC in its development. No existing historic structures are present on the property.

(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 extensive landscaping, two (2) bicycle racks for up to six (6) bicycles, and outdoor lighting.

**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)**

Soil surveys are not anticipated as part of the project. 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-10 flood zone.

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

Sec 108-243: A completed landscape plan, signed and sealed, with a tree protection, erosion containment plan, and irrigation plan has been submitted along with a construction management plan.

- (a) *Land clearing, excavation and fill.* The proposed development would involve land clearing.
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission have reviewed and approved the proposed tree removal and tree disposition plan at their April 11 Tree Commission meeting.
- (c) *Landscaping plan.* The submitted plan indicates landscaping incorporated throughout the property. Landscaped open space is in full compliance with all landscape buffer requirements of the LDRs. No environmentally sensitive areas exist.
- (d) *Irrigation plan.* A landscape irrigation plan is included in the civil drawings in the site plan set.

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

The proposed 24 multi-family units require 24 automobile parking spaces and 2.4 bicycle-scooter spaces, and the nonresidential use requires 2.97 automobile parking spaces and 0.74 bicycle- scooter spaces, for a total parking demand of 26.97 auto spaces and 3.14 bicycle-scooter spaces. The project proposes 33 (31 + 2 ADA) parking spaces and 6 bicycle spaces.

**Housing (City Code Section 108-245)**

This project includes 24 affordable housing units for essential government (County sheriff) employee housing. Each unit will be greater than 600 sq. ft. in size. The development does not anticipate a detrimental effect on hurricane evacuation.

**Economic resources (City Code Section 108-246)**

The proposed nonresidential use anticipates a maximum of 2 employees, likely limited to 1 part-time employee. The Applicant is pending estimate of the average the average ad valorem tax yield from the proposed project.

**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 located within the historic district and the AE-10 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, there are no bus routes that run along and Trumbo Road.
- (f) Passive recreation space is not proposed.
- (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 the construction of a one-story nonresidential structure with approximately 889 SF in floor area. Also include is a two-story multifamily structure with twenty-four units and off-street parking with 33 spaces and 6 bicycle spaces. The proposed uses are permitted uses within the HRCC-2 Zoning District. The nonresidential use has not been defined by the Applicant, however, per the City's LDR's the proposed use of the nonresidential structure is required to be water dependent due to its location within 100 FT of Mean High Water (MHW).

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

The project involves new construction of a two-story multifamily development, a one-story nonresidential structure facing Trumbo Road, and 33 off-street parking spaces. All work will comply with the City's historic architectural guidelines.

**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 with landscaping. Dumpsters for garbage and recycling would be screened within an enclosure. An existing water lift station on the property will be screened with significant landscaping on three sides.

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

The City coordinated the location and design of the refuse containers with Waste Management to allow adequate access for refuse vehicles. The dumpster enclosure and landscaping shall screen the refuse containers from streets and adjacent properties. The area will also be screened by virtue of the location of the container on the interior of the site.

**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)**

All new exterior lighting is proposed for the property. All lights would be shielded to prevent glare onto adjacent properties as required by code. Lighting would be provided within the parking area and pedestrian lighting through the property.

**Signs (City Code Section 108-285)**

The plans do not indicate any signs. A building permit and a certificate of appropriateness would be required for the installation of any signs, which must comply with City Code Chapter 114 and the Historic Architectural Guidelines.

**Pedestrian sidewalks (City Code Section 108-286)**

The Planning department is recommending a condition of approval that will require a sidewalk along the Trumbo right-of-way. Staff is recommending an ADA compliant five-foot sidewalk that ties into the existing grid with ADA connections across any driveway.

**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)**

The Tree Commission reviewed the conceptual landscape plan with tree removal at their April 11, 2022 meeting. The project will require the removal of 18-Green Buttonwoods (tree #4, #6, #7, #9, #10, #12, #13, #15, #16, #18, #19, #21, #22, #23, #24, #26, #27, & #29), 1-young Fiddlewood (tree #56), and 1-young Gumbo Limbo (tree # #57), the transplantation of 9-Royal Palms (Palm #5, #11, #17, #28, #45, #46, #47, #48, & #49) on site, and the heavy maintenance trim of 2-Green Buttonwoods (Trees #53 & #54). Approximately 151.6 caliper inches of approved trees is required to be planted on the property to compensate for those trees removed. The landscape plan proposes to plant approximately 312 caliper inches of approved trees.

**Landscaping (Code Chapter 108, Article VI)**

A landscape plan is required as part of a development plan review, pursuant to City Code Section 108-411. The City's Urban Forester reviewed the provided Landscape Plan against the Code requirements and determined the proposal follows the City's LDRs and no waivers are required.

**Sec 108-346:** The project is required to have 35% open space. It is proposing to have 40% open space. All Brazilian pepper trees, an invasive exotic plant species, currently on the site will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and Australian Pine (*Casuarina equisetifolia*).

**Sec 108-347 (buffer yards):** The proposed use of the property is primarily multi-family residential. According to the property appraiser site, the adjoining properties on the north and east side (A&D on map) are listed as public schools land use and the property to the south (C on the map) is listed as condominiums. According to the code, the buffer area labeled as "D" requires a total of 62.4 plant units. The proposed landscape plan includes the planting and transplanting of 9-Royal Palms and the planting of 4-Gumbo Limbo trees and numerous shrub species for a total of 136 plant units. Buffer area "A" requires the planting of 100 plant units. The proposed landscape plan includes the protection and incorporation of 11 existing green buttonwood trees and 1-young sabal palm, the transplanting of 1-Royal Palm, and the planting of 4-Gumbo Limbo trees and some shrubs for a total of 204 plant units. Buffer area "B" requires the planting of 41 plant units. The proposed landscape plan includes the protection of 4-Royal Palms and 1-young Fiddlewood tree and the planting of 1-Gumbo Limbo tree and some shrubs for a total of 57 plant units. This area abuts an existing landscaped area on the neighboring property. Therefore, based on the information above, the landscape plan is in compliance with this section of code.

**Sec 108-348** allows for credit of existing plant material. The Tree Commission reviews and approves the removal and transplanting of any regulated trees and palms from properties. At the April 11, 2022, Tree Commission meeting the applicant requested and received approval for the removal of protected trees and palms and received approval for the Conceptual Landscape Plan. The Conceptual Landscape Plan included the planting of all the required replacements on the property and the protection of (15)

Green Buttonwood, (1) Fiddlewood, (6) Royal Palms, and (1) Sabal Palm to remain on the site and incorporated into the landscape plan. Credit has been given for these trees and palms during the review.

**Sec 108-412:** The plan does incorporate over 70% native vegetation and 40% of the property is to be landscaped. The rest of the property not covered in hardscape or groundcover will have sod or mulch placed.

**Sec. 108-413, landscape requirement along street frontages.** The property is 1.14 acres therefore, this section of the code requires 120 plant units per 100 linear ft in a 30 ft wide landscape area for a total of 300 plant units needed. The landscape plan proposes to plant a total of 249 primary plant units to include (2) existing Buttonwood trees, 5-Gumbo Limbos, 9-Pigeon Plum trees, 2-existing Royal Palms, 83-tall shrubs (Silver Buttonwood, Wild Coffee, and coontie), and 305 assorted shrub beds to include cocoplum and cordgrass. The proposed landscape plan is in compliance with this section of code.

**Sec 108-414 Interior parking areas:** The interior parking area complies with this section of the code. Parking islands have at least one tree and sod for every 100 square feet and there is a landscape strip separating the head in parking areas. Plans do not show clearly curbing or parking stops in the parking area. This will need to be clarified or added as a condition.

**Sec 108-416, interior area landscaping.** This section of code specifically looks at the planting of trees and requires that all areas not covered by buildings or hardscape will have grass, groundcover, shrubs or other landscaping materials. It appears the landscape plan proposes to place sod in areas not covered by shrubs and landscape bed areas. Code requires the planting of 6 canopy trees in the interior section. Two existing Buttonwood trees will remain on the property and 4-new Gumbo Limbo trees will be planted plus 3-Royal Palms will be transplanted into the interior area. Therefore, the landscape plan complies with this section of code.

**Sec 108-447:** The landscape plan does include a tree protection plan but it does not clearly show parking stops or curbing in the entire parking area.

**Sec108-448:** It does appear that all landscape strips are covered with living material and/or mulch.

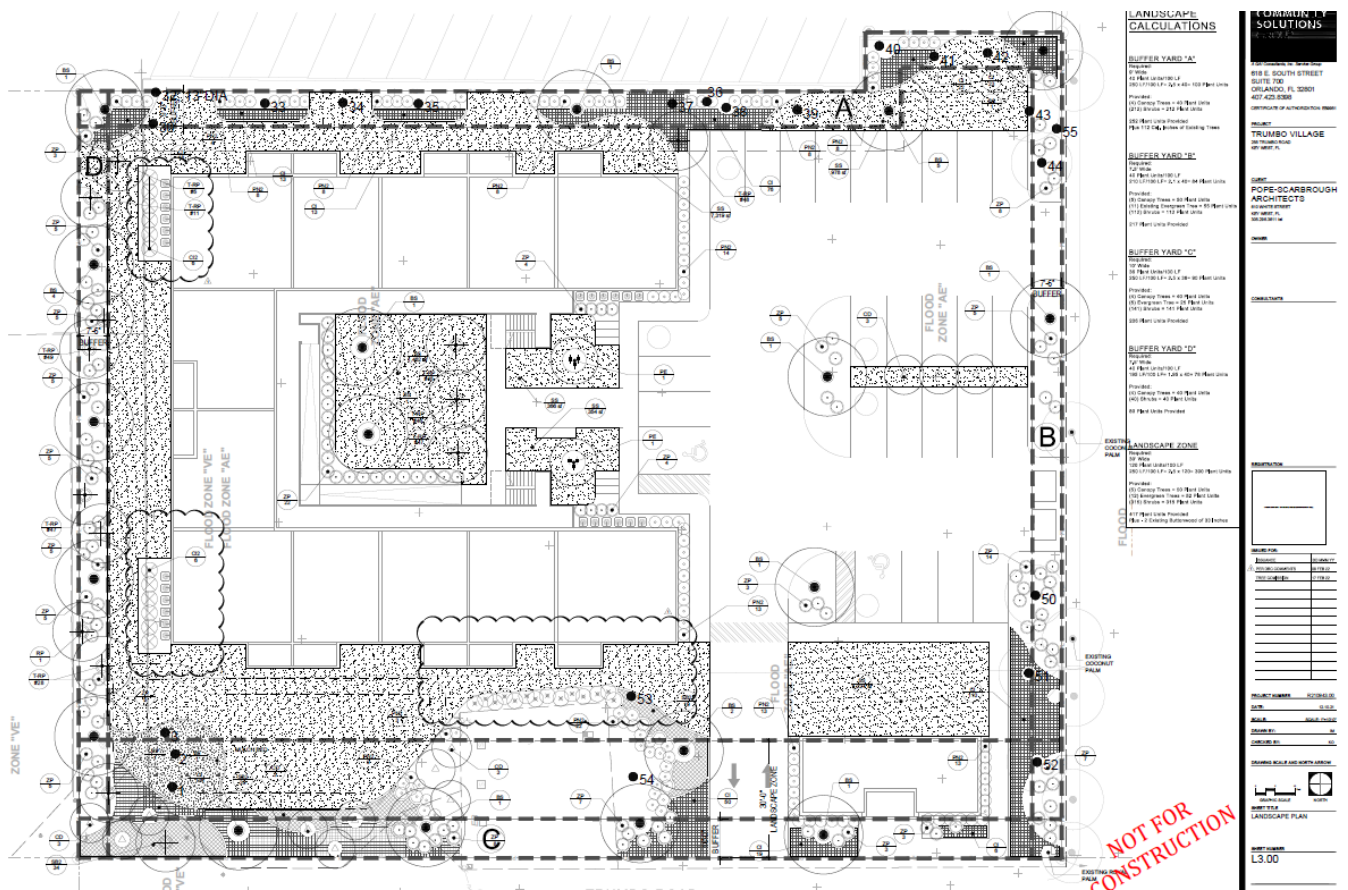
**Sec 108-450:** Landscape screening has been provided where necessary.

**Sec 108-451:** Credit has been given for existing trees.

**Sec 108-481:** The proposed landscaping contains 19% palms and three main tree species, Green Buttonwood, Gumbo Limbo, and Pigeon Plums trees all of which are appropriate for this high salt area. Plant species are of appropriate size.

**Sec 108-515:** An irrigation plan has been submitted.





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

The proposed development includes thirty-three (33) total parking spaces and six (6) bicycle parking. Of the thirty-three (33) parking spaces, two (2) are ADA spaces.

### 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 parking area that will channel water to a on-site retention pond. Landscape buffers surrounding the development will collect building runoff on-site.

### 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) requirement, 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. Eligible construction costs have not been determined based on hard and soft costs.

### 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 be **approved** with the following conditions:

**General conditions:**

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated 4/21/2022 by Gavin Wade Scarborough. 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.).
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. An ADA compliant five-foot sidewalk is required adjacent to the Trumbo Road right-of-way and must tie into the existing grid with ADA connections across any driveway.
4. The City of Key West pump station along Trumbo Road shall remain accessible for maintenance.
5. In the HRCC-2 zoning district, the Code requires, “. . . only water-related uses shall be located between the 30-foot setback and the 100-foot setback from the mean high water or the bulkhead.”; *Water-related uses* means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses and/or provide supportive services to persons using a duly permitted marina.
6. All Brazilian pepper trees, an invasive exotic plant species, currently on the site will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding continual maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and Australian Pine (*Casuarina equisetifolia*).
7. Plans need to show clearly curbing or parking stops being placed in the parking area to protect landscaped areas.

**Conditions prior to the City Commission hearing:**

8. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

**Conditions prior to issuance of a building permit:**

9. The applicant shall provide a Life Safety Plan, consistent with any local, state or federal laws, for review and approval by the City's Fire Department.
10. 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.
11. Residential development is subject to the 2019 “Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement” between the City of Key West and Monroe County. The proposed project will comply with the terms of this agreement, and with the affordable housing requirements of Section 122-720 and the City's Workforce Housing ordinance.

**Conditions prior to issuance of a Certificate of Occupancy:**

12. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.