

EXECUTIVE SUMMARY



To: Jim Scholl, City Manager

From: Ginny Haller, Planner II

Meeting Date: May 2, 2017

RE: **Major Development Plan and Landscape Modification / Waiver Extension – 716-718 South Street (RE # 00036870-000000, AK # 1037681)** – A request for an extension on a Major Development Plan and Landscape Modification / Waiver approval based on the Resolution No. 15-092 on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 108-203(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

ACTION STATEMENT:

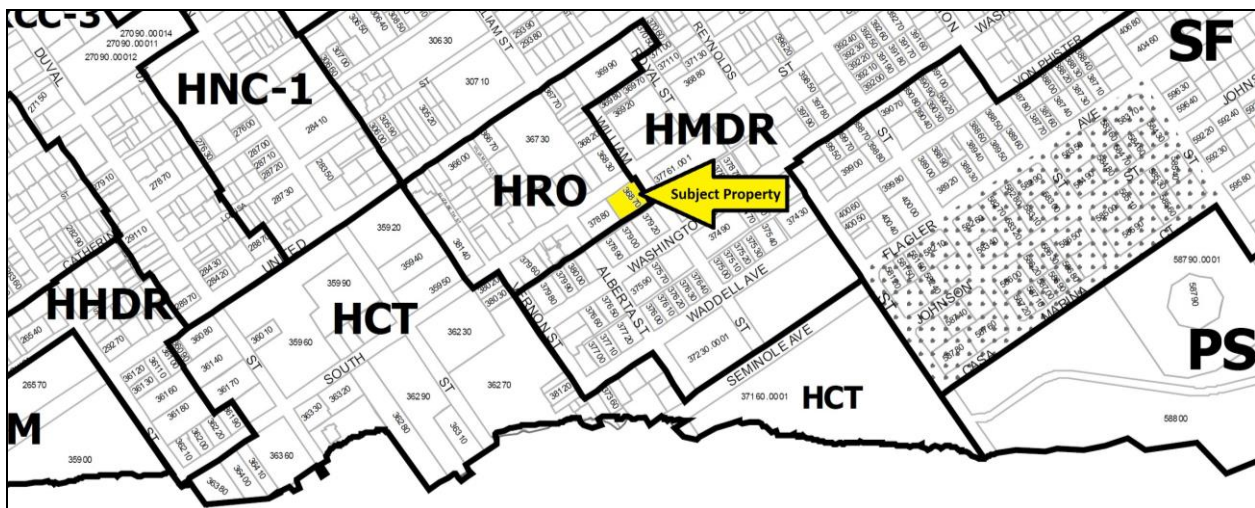
Request: A request for an extension on a Major Development Plan and Landscape Modification / Waiver approval for the proposed demolition of the existing 17-unit Seashell Motel and Key West Youth Hostel and construction of a new 17-unit hotel called Two Ocean Inn.

Applicant: Trepanier & Associates, Inc.

Property Owner: South Street Hospitality LLC

Location: 716-718 South Street (RE # 00036870-000000, AK # 1037681)

Zoning: Historic Residential / Office (HRO)



BACKGROUND:

The subject property is located at the southern corner of South and William Streets within the HRO Zoning District. The above location was granted a Major Development Plan and Landscape Modification / Waiver by The City Commission on March 3, 2015 through Resolution No. 15-092. The Development Plan became effective on May 14, 2015 concurrent with the expiration date of the DEO appeal period.

The applicant is requesting a second 12 month extension to the Major Development Plan and Landscape Modification / Waiver. The applicant was granted a one year extension at the January 5, 2016 City Commission meeting. This second one-year extension to the expiration of the development approval will allow the owners to plan accordingly over the next year, securing funds for increasing construction costs and establishing an efficient construction timeline.

City Actions:

Development Review Committee (DRC):	April 24, 2014
Preliminary Tree Commission:	June 10, 2014 (approved)
Planning Board:	September 18, 2014 (approved with conditions)
Final Tree Commission:	October 14, 2014 (approved)
HARC:	October 28, 2014 (approved)
City Commission:	March 3, 2015 (approved)
City Commission:	January 5, 2016 (extension approved)
City Commission:	May 2, 2017

PLANNING STAFF ANALYSIS:

Development Plan Review

City Code Section 108-203(b) states if the property receiving development plan approval shall be sold, transferred, leased, or the ownership thereof changes in any way whatsoever, the development plan approval shall be transferable. A development plan approval may be extended only one time for 12 months by a favorable vote by the body that granted the original approval, if the applicant submits a petition for such extension prior to the development plan's expiration and demonstrates reasonable cause for the extension. The burden of proof in justifying reasonable cause shall rest with the applicant. Subsequent extensions may be granted but shall be fully noticed in accordance with division 2 of article VIII of chapter 90.