



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Patrick Wright, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: December 5, 2017

RE: **Major Development Plan – 725 Duval Street (RE # 00015920-000000)** - A request for major development plan approval for the interior renovations and related site work to divide the first floor into four separate commercial units and construct seven new residential units on the second and third floors on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Sections 108-91.A.2 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

ACTION STATEMENT:

Request: Major Development Plan approval for the construction of seven new residential units. Minor exterior modifications along rear of building to facilitate redevelopment.

Applicant: Trepanier & Associates, Inc.

Property Owners: 725 Duval Street, LLC

Location: 725 Duval Street (RE # 00015920-000000)

Zoning: Historic Residential Commercial Core (HRCC-1)



BACKGROUND:

The subject property is located on the 700 block of Duval Street at the Northeast intersection of Petronia Street and Duval Street within the HRCC-1 zoning district. The 0.25-acre property consists of a 10,892-square-foot, three-story commercial building currently used as neighborhood commercial retail and accessory commercial storage, both conforming uses. The property is within the Key West Historic District and is a non-contributing structure. According to the Monroe County Property Appraiser, the building was built in 1991. The property is located within the X-flood zone according to FEMA.

The proposed redevelopment would include interior renovations of all three floors. The first floor commercial retail would be partitioned into four (4) commercial spaces. The second and third floor would see the elimination of approximately 5,393 sq. ft. of non-residential floor area and the construction of seven (7) permanent residential units. In March 17, 2016, Resolution No. 2016-16 was granted for the four (4) market rate and three (3)affordable residential units.

725 Duval Street currently has twenty (20) off-street parking spaces. The applicant was granted a Parking Variance for a reduction to nine (9) off-street parking spaces within the existing parking lot, Resolution No. 2016-62

In order to allow the proposed development, the following development approval would be necessary or are requested by the applicant:

- Major Development Plan review is required due to construction of five (5) or more permanent residential units within the Historic District, pursuant to 108-91.A.2.(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).

City Actions:

Development Review Committee (DRC):	May 28, 2015
Preliminary Tree Commission:	July 9, 2015
Planning Board:	December 15, 2016
Final Tree Commission:	October 10, 2017
HARC:	October 24, 2017
City Commission:	December 5, 2017
DEO review	Up to 45 days, following local appeal period

PLANNING STAFF ANALYSIS:

Development Plan Review

City Code Section 108-91.A.2. (a) Requires Major Development Plan review for the reconstruction of five or more transient residential units to be reviewed as a Major Development Plan. Planning staff and the Planning Board, as required by Chapter 108 of the City LDRs, reviewed the request for compliance with the City's LDRs and Comprehensive Plan as detailed in the attached Planning Board staff report. On December 15, 2016, the Planning Board reviewed the request and staff recommendations, pursuant to City Code Section 108-196(a), and passed Resolution No. 2016-61 advising approval with conditions to the City Commission.

City Code Section 108-198 states that the City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the LDRs and based on the intent of the LDR's and Comprehensive Plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the LDR's. Any condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing.

Subsequent to the City Commission hearing all conditions have been satisfied.

Options / Advantages / Disadvantages:

Option 1. Approve the request with conditions (listed below) as advised by the Planning Board in Resolution No. 2016-61.

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.

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. Deny the request based on findings that the proposed development does not comply with the criteria established by the Comprehensive Plan and the Land Development Regulations.

Consistency with the City's Strategic Plan, Vision and Mission: Denial of the requested development plan would not be inconsistent with the Strategic Plan.

Financial Impact: There would be no cost to the City for denying the request.

RECOMMENDATION: Option 1.

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends **Option 1** to the City Commission approving the request with conditions as outlined below.

General conditions:

1. The proposed development shall be consistent with the architectural plans dated January, 26, 2016 by William P. Horn, and the final landscape plan dated October 4, 2017 by Ladd Robert, Landwise Design.
2. The three (3) affordable units will be required to file deed restrictions with the City per Section 122-1467 (a) & (d). The deed restriction shall be in a form provided by the City and shall be for a period of at least 50 years. It shall be recorded in the Monroe County records. During the final year of the deed restriction, the City may act by the Resolution to renew the affordability restriction for an additional 50-year term.
3. 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.
4. It is recommended that the applicant participate in Waste Management's commercial recycling program and/or participant in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

Conditions prior to issuance of a building permit:

5. 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.
6. Any proposed signage shall be approved by HARC.

Conditions prior to issuance of a Certificate of Occupancy:

7. The property owner has agreed to contribute toward the infrastructure of the area by purchasing three additional loops to be included into the recently installed bike rack located on the Petronia Street bike/scooter shared parking area as well as purchasing three bollards to be placed on the Duval Street right-of-way. On-site bike rack loops on Petronia Street and bollards on Duval Street right-of-way shall be installed and inspected by Chris Hamilton Bicycle Coordinator.
8. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487