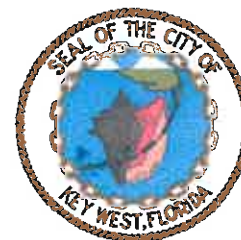
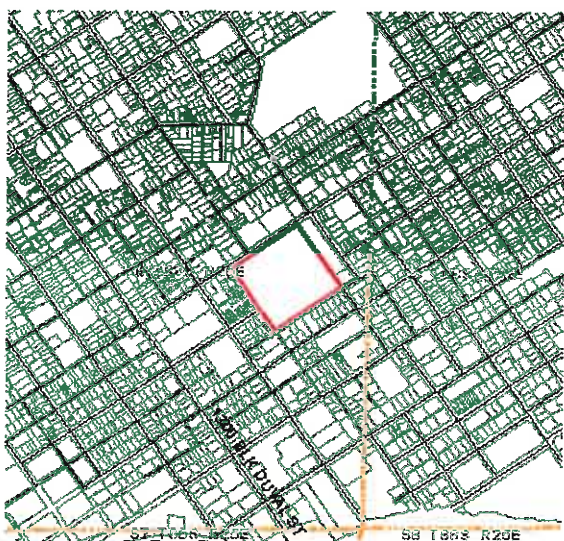


EXECUTIVE SUMMARY



To: Jim Scholl, City Manager
Through: Thaddeus Cohen, Planning Director
From: Ginny Haller, Planner II
Meeting Date: November 9, 2016
Agenda Item: **Major Development Plan – 724 Truman Avenue (RE # 00030020-000000)** - A request for major development plan approval for the construction of a new gymnasium building on property located within the Historic Public and Semipublic Services (HPS) zoning district pursuant to Sections 108-91.A.2. (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: Major development plan approval for the construction of a new gymnasium to replace the existing gymnasium at St. Mary's Star of the Sea Catholic School.
Applicant: Thomas E. Pope, P.A.
Property Owners: Most Rev. Thomas G. Wenski, Archbishop of the Archdiocese of Miami
Location: 724 Truman (RE # 000300200-000000)
Zoning: Historic Public and Semipublic Services District (HPS)



BACKGROUND:

The subject property is bound by Truman Avenue, Amelia Street and Windsor Lane, and is located within the Historic Public and Semipublic Services (HPS) zoning district. The entire property consists of the Basilica of St. Mary Star of the Sea, however this project is limited to the

replacement of the gymnasium and cafeteria of the Mary Immaculate Star of the Sea School.

The existing gymnasium/cafeteria is located in the southwest section of the school along Amelia Street. The proposed area is a portion (approximately 34,300 SF) of the total property of St. Mary's (355,095 SF). The existing gym must be demolished due to many structural deficiencies. The new gymnasium/cafeteria is proposed to be replaced with a new building using the existing footprint and envelope.

This request for Major Development Plan approval is to construct a replacement gymnasium and cafeteria within the same 14,300 square foot envelope of the old gymnasium/cafeteria.

- Major Development Plan review is required due to the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area, 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).

City Actions:

Development Review Committee (DRC):	July 28, 2016
Landscape Waiver Letter:	August 18, 2016
Planning Board:	August 18, 2016
HARC:	October 25, 2016
Final Tree Commission:	September 13, 2016
City Commission:	October 18, 2016
DEO review	Up to 45 days, following local appeal period

PLANNING STAFF ANALYSIS

Development Plan review

City Code Section 108-91.A.2.(b) requires the reconstruction of nonresidential floor area, addition or reconstruction of equal to or greater than 2,500 SF of gross floor area to be reviewed as a Major Development Plan. Planning staff and the Planning Board, as required by Chapter 108 of the City's LDRs, reviewed the request for compliance with the City's LDRs and Comprehensive Plan as detailed in the attached Planning Board staff report. On August 18, 2016, the Planning Board reviewed the request and staff recommendations, pursuant to City Code Section 108-196(a), and passed Resolution No. 2016-44 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 LDRs 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 judgement, to effectuate the purpose of this article and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. 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.

It should be noted that Planning Board Resolution No. 2016-44 required two conditions to be satisfied prior to the City Commission hearing (see conditions #4 & 5). Subsequent to the Planning Board approval, all conditions have been satisfied. Any outstanding issues are reflected in the in the staff recommendations below. The resulting set of revised plans is

attached.

Options/Advantages/Disadvantages:

Option 1. Approve the request with conditions (listed below) as advised by the Planning Board in Resolution No. 2016-44, and additional conditions recommended by staff;

Consistency with the City's Strategic Plan, Vision and Mission: Granting the request would be consistent with the Economic and Environmental 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 be inconsistent with the Strategic Plan.

Financial Impact: 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 to the City Commission approving the request with conditions as outlined below:

General conditions:

1. The proposed development shall be consistent with the plans dated July 14, 2016 by Villa & Associates, Inc. Registered Architect, and the landscape plans dated August 1, 2016 by Thomas E. Pope, Architect and Craig Reynolds Registered Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. During all phases of construction, temporary fencing shall be installed and maintained according to the Construction Management Plan dated July 14, 2016 by Villa & Associates, Inc. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to issuance of a building permit:

3. 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.

Conditions prior to issuance of a Certificate of Occupancy:

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