

EXECUTIVE SUMMARY



To: Greg Veliz, City Manager

Through: Roy Bishop, Planning Director

From: Melissa Paul-Leto, Planner I

Meeting Date: November 6, 2019

Agenda Item: **Minor Development Plan – 521 Thomas Street (RE# 00010110-000000)** – A request for a minor development plan approval for construction of a two-story structure that will house a chiller plant to be located within the Historic Public and Semipublic Services (HPS) zoning district pursuant to Sections 108-91 A 1. (b) and 108-196 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

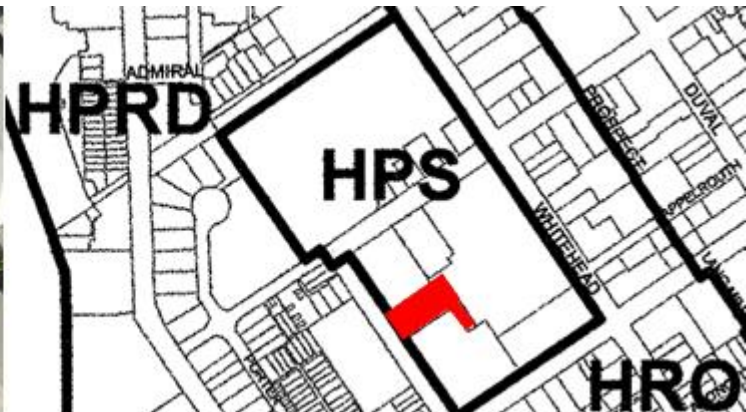
Request: Minor development plan approval for the construction of a new two-story structure that will be used to house a chiller plant that will service the Jackson Square Courthouse Complex.

Applicant: Trepanier & Associates, Inc.

Property Owner: Florida Keys Aqueduct Commission

Location: 521 Thomas Street (RE# 00010110-000000)

Zoning: Historic Public and Semipublic Services (HPS) zoning district



BACKGROUND:

The subject property is located at 521 Thomas Street and is within the Historic Public and Semipublic Services (HPS) zoning district. The surrounding properties are located within the Historic Planned Redevelopment and Development (HPRD) and Historic Residential / Office (HRO) zoning districts. The property is within the Key West Historic District. The parcel is 12,972 square feet and it is currently occupied by a portion of a water storage tank.

The proposed Minor Development Plan seeks to construct a new two-story structure specifically to house the chiller plant for the Jackson Square Courthouse Complex. The following development approvals would be necessary:

- Minor Development Plan review is required due to the proposed construction of 500 to 2,499 square feet of nonresidential floor area within the Historic District pursuant to Section 108-91 A.1 (b).
- Height variance for non-habitable space in order to construct a two-story structure to house a chiller plant.

EXISTING CONDITIONS AND ADDITIONAL BACKGROUND:

The property consists of a large water storage tank and a small vacant area that faces Thomas Street. The parcel is owned by the Florida Keys Aqueduct Authority. They have given permission through an interlocal agreement for the Jackson Square Courthouse Complex to construct a two-story structure to house the Courthouse's chillers. Currently, the courthouse chillers are located on the roof at 312 Fleming Street.

PROPOSED DEVELOPMENT:

The proposal is for the construction of a new two-story structure that will serve as an accessory use to the Jackson Square Courthouse Complex as a chiller plant. The applicant was granted the following by the Planning Board on August 15, 2019: A minor development plan, landscape waiver and variances for the minimum required front yard setback, maximum allowed building coverage, an accessory structure located within the required front yard, and an accessory use located within an adjacent parcel.

SURROUNDING ZONING AND USES:

Surrounding properties are located within the Historic Planned Redevelopment and development (HPRD) and the Historic Residential / Office (HRO) zoning districts.

CITY ACTIONS:

Development Review Committee:	June 27, 2019
Conceptual Landscape Plan:	July 9, 2019 (approved)
Planning Board:	August 15, 2019 (approved)
Historic Architectural Review Committee:	September 24, 2019 (approved)
Final Landscape Plan:	September 30, 2019 (approved)
City Commission:	November 6, 2019
Board of Adjustment (Height Variance):	November 6, 2019
DEO review:	Up to 45 days, following local appeal period

PLANNING STAFF ANALYSIS:

City Code Section 108-91 A.1 (b) requires Minor Development Plan approval for the construction of 500 to 2,499 square feet of gross nonresidential floor area within the Key West Historic District.

City Code Section 108-196 (a) states after reviewing a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of the Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommending such denial.

OPTIONS / ADVANTAGES / DISADVANTAGES:

Option 1: **Approve** the request with conditions (listed below) as advised by the Planning Board in Resolution no. 2019-58.

a. 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.

b. 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.

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 31, 2019 by Bender and Associates, Architects and T.Y. LIN International, Engineers.
2. The hours of construction shall be in compliance with City Code Section 26-193 (3) and be limited to 8 AM to 7 PM Monday through Friday, and 9 AM to 5 PM on Saturday.
3. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
4. This approval shall not become effective until the concurrent application for a height variance is approved and effective.

Conditions prior to issuance of a building permit:

5. A Certificate of Appropriateness shall be obtained.