



EXECUTIVE SUMMARY

To: Bob Vitas, City Manager
Through: Donald Leland Craig, AICP, Planning Director
From: Brendon Cunningham, Senior Planner
Date: December 4, 2012

ACTION STATEMENT:

Major Development Plan - 951 Caroline Street (RE# 00002970-000000) - A request to amend a Major Development Plan and Conditional Use (CC Res. 99-225) approval in the HRCC-2 zoning district per Section 108-91(A.)(2)(b); and to modify landscaping standards along street frontage per Section 108-413(b) and minimum landscaped areas per Section 108-412(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Location: 951 Caroline Street (RE#00002970-000000)
Zoning: Historic Residential Commercial Core (HRCC-2) zoning district



BACKGROUND:

The site has been the location of the Conch Harbor Marina since 2003. The property consists of two restaurants and retail shops over a parking garage containing 66 spaces. There is a pool with cabanas, a boardwalk and pier for boat slips with an attached fueling station. As part of the previous approval, a landscaped area was set aside in the front of the development in anticipation of further parking needs. Currently, the total parking requirements are met by the existing on-site parking garage and an agreement between the owner and the City to secure designated parking in the Park-n-Ride garage across the street. That agreement will be voided as part of this amendment. As a result, a variance application, to include parking, is part of this process. A condition of approval will be the granting of a variance to parking requirements. The applicant will then seek to obtain a parking agreement to counter the number of parking spaces granted in the variance.

City Actions:

Development Review Committee Meeting: July 26, 2012
HARC Meeting, #H12-01-1180: August 15, 2012
Tree Commission Meeting: August 16, 2012
Planning Board Meeting: November 15, 2012
City Commission Meeting: December 4, 2012

PLANNING STAFF ANALYSIS:

The applicant is proposing an amendment to a Major Development Plan and Conditional Use application to allow the construction of a 13,500 square foot addition to the existing development to house West Marine, a ship’s chandlery and marine specialty store. This addition will be located on the landscaped area dedicated for future parking.

The property is located within the HRCC-2 zoning district. This district is guided by Section 122-716 (5) which requires the implementation of urban design schemes that attract and encourage pedestrian traffic. To that end, the design brings the building close to the street. By doing so, building and impervious coverage’s, front-yard setback and on-site parking requirements are difficult to meet. The property has 66 existing off-street parking spaces and will add five more for a total of 71 on-site spaces. The physical land constraints of the property are not conducive for providing the required additional 72, for a total of 143 total parking spaces.

Data Table

Variance to:	Required/Allowed	Existing	Proposed
Building Coverage	50%	40.1%	56.8%
Impervious Surface Ratio	60%	69.5%	86.1%
Front-yard Setback	10 feet	43.9 feet	5.6 feet
Street-side Setback	7.5 feet	9 feet	0 feet
Parking Requirements- Auto	144	66	71
Bicycle / Scooter	25% - 31 spaces	64	123

The applicant requested that bicycle parking be substituted for 31 auto spaces: 123 bicycle by 4 equals 31 auto spaces (Sec. 108-574 & 108-576). This would bring the total on-site parking to 102 spaces: 71 auto plus 31 bicycle/auto equivalent equals 102 total spaces. The remaining variance request would be for 41 spaces. The Planning Board heard a request for variances to the

additional required spaces which it recommended approval for on November 15, 2012. Additionally, the applicant proposes a parking agreement with the City for space in the Park-n-Ride to reserve 49 parking spaces for use by staff and customer over-flow.

Options / Advantages / Disadvantages:

Option 1: Approve the Major Development Plan/Conditional Use.

- 1. Consistency with the City's Strategic Plan, Vision, and Mission:** The property is located within the HRCC-2 zoning district. This district is guided by Section 122-716 (5) which requires the implementation of urban design schemes that attract and encourage pedestrian traffic. This is consistent with the City's Strategic Plan, Vision, and Mission.
- 2. Financial Impact:** There is an anticipated financial impact. According to the Monroe County Property Appraiser the project is expected to generate \$20,000 to \$30,000 in new ad valorem taxes.

Option 2: Deny the Major Development Plan.

- 1. Consistency with the City's Strategic Plan, Vision, and Mission:** The denial of the request is not consistent with the City's Strategic Plan, Vision, and Mission.
- 2. Financial Impact:** Denying the request may cause the city to lose the opportunity for a significant improvement to the health, safety and welfare of the City.

RECOMMENDATION: Staff Recommends the City Commission approve Option 1 with the following conditions:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Major Development Plan and right-of-way waiver/modification be **approved** with the following conditions:

Condition to be completed prior to the issuance of building permits:

The City Commission approves a Parking Agreement for the reservation of 49 spaces in the Park-n-Ride facility. Any potential user will pay the applicable hourly/daily rates in addition to the reservation fees already assessed for the applicant.

Condition to be completed prior to the issuance of a Certificate of Occupancy:

All five (5) auto and 123 bicycle scooter-parking spaces are installed.