

EXECUTIVE SUMMARY



To: City Manager

Through: Donald Leland Craig, AICP, Planning Director

From: Brendon Cunningham, Senior Planner

Meeting Date: September 17, 2013

RE: **A Major Development Plan for property located at 430 Duval Street (RE#00006570-0000000, AK#1006807)**

ACTION STATEMENT:

Request: Construct six day spa spaces within the existing three-dimensional envelope of the seventh floor bar and meeting room.

Location: 430 Duval Street (RE#00006570-0000000, AK#1006807)



BACKGROUND:

The seventh floor of the La Concha Hotel consists of a meeting room and bar that were constructed in 1987. When a property is the subject of a renovation or reconstruction of floor area exceeding 2,500 square feet, the project requires a major development plan. The applicant is proposing to replace the existing 4,300 square feet of meeting room and bar area with six day-spa spaces. The proposed spa units will be constructed within the three-dimensional footprint of the existing seventh floor structure. Planning Department Staff and the Planning Board have reviewed the application for compliance with Section 108 and have found that the plan meets all the criteria necessary for approval.

Surrounding Zoning and Uses:

| | | |
|--------|------------|--------|
| North: | Commercial | HRCC-1 |
| South: | Commercial | HRCC-1 |
| East: | Commercial | HRO |
| West: | Commercial | HRCC-1 |

Previous City Actions

| | |
|-------------------------------|-------------------------------|
| HARC: | May 14, 2013, Postponed |
| Development Review Committee: | May 23, 2013 |
| Planning Board Meeting: | July 18, 2013 |
| HARC: | August 27, 2013 |
| City Commission Meeting: | September 17, 2013, Tentative |

Options/Advantages/Disadvantages:

Option 1: Approve the Major Development Plan.

- 1. Consistency with the City’s Strategic Plan, Vision, and Mission:** Facilitating the renovation of the property is consistent with the City’s Strategic Plan, Vision, and Mission.
- 2. Financial Impact:** There is not an anticipated financial impact to the City related to this request.

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:** There is not an anticipated financial impact to the City related to this request. However, denying the request may cause the city to lose the opportunity for a significant improvement to one of the city’s significant historic structures.

Recommendation

The Planning Department recommends **approval** of Option 1.