



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Patrick Wright, Interim Planning Director

From: Ginny Haller, Planner II

Meeting Date: April 4, 2017

Agenda Item: **Major Development Plan – 111 Olivia Street (RE # 00014720-000000, AK # 1015091)** - A request for major development plan for the reconstruction of greater than 2,500 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center on property located within the Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential (HMDR) Zoning Districts pursuant to Sections 108-91.A.2(b) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

ACTION STATEMENT:

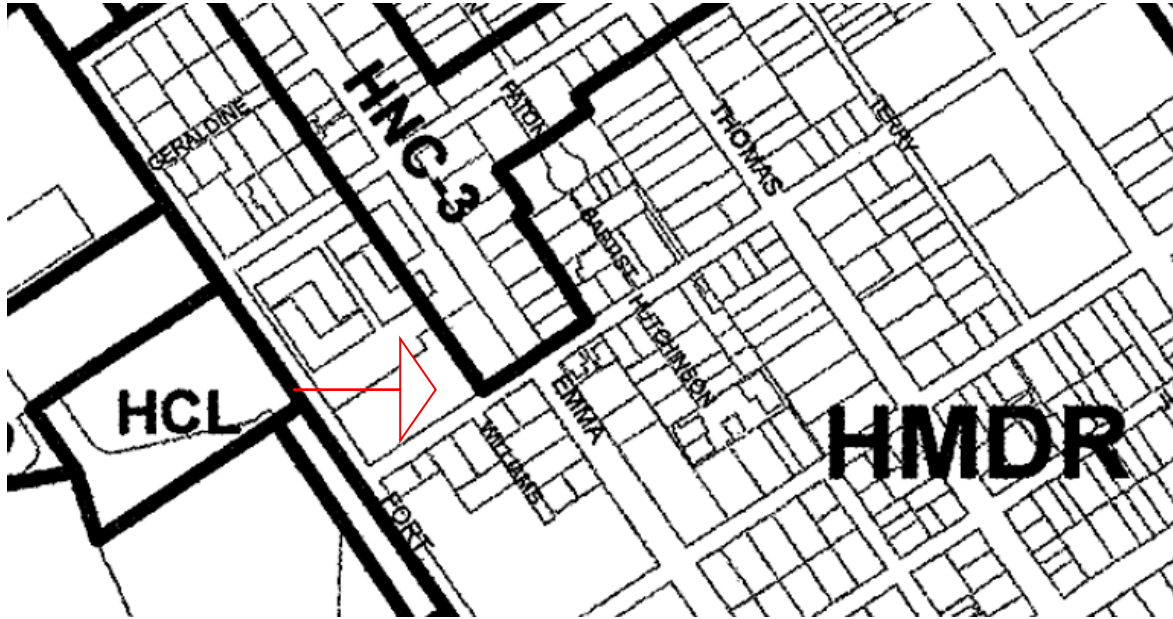
Request: Major Development plan approval for the reconstruction of 12,153 square feet of nonresidential floor area as part of the renovation and repair of the Frederick Douglass Community Center.

Applicant: City of Key West

Property Owners: City of Key West

Location: 111 Olivia Street (RE # 00014720-000000, AK # 1015091)

Zoning: Historic Neighborhood Commercial (HNC-3) and Historic Medium Density Residential Zoning Districts



BACKGROUND

:
 The subject property, is bound by Emma, Olivia and Fort Streets within both the HNC-3 and HMDR Zoning Districts, is currently home to the Frederick Douglas Community Center. The building was originally constructed in 1957 according to Sanborn fire insurance map records.

A structural assessment was done on the building by the City’s consultant Hayes, Cummings and Benson Architects on July 31, 2013. Portions of the building were found to be have structural deficiencies, in particular the low bay office/restroom area. The building official at the time condemned that portion of the building. The City was presented with a number of options by the consultant and it was decided the most beneficial outcome would be a complete renovation of 9,300 sq. ft. of the structure.

CityActions:

- Development Review Committee (DRC): September 24, 2014
- Preliminary Tree Commission: February 10, 2015
- Planning Board: March 16, 2015
- Final Tree Commission: August 11, 2015
- City Commission: April 4, 2017
- 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 Major Development Plan review for reconstruction greater than 2,500 square feet of nonresidential

development 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 March 19, 2015, the Planning Board reviewed the request and staff recommendations, pursuant to City Code Section 108-196(a), and passed Resolution No. 2015-13 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.

It should be noted that Planning Board Resolution No. 2015-13 required nine conditions to be satisfied prior to the City Commission hearing. These conditions have been met.

Options/Advantages/ Disadvantages:

Option 1. Approve the request with conditions (listed below) as advised by the Planning Board in Resolution No. 2015-13.

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. The City paid for the building permits.

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: