



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager
Through: Donald Leland Craig, AICP, Planning Director
From: Nicole Malo, Planner II
Date: June 17, 2012
RE: **Minor Development Plan – 202 William Street (RE# 00072082-003900) –**
A minor development request for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

ACTION STATEMENT:

Request: To reconstruct a 1010 square foot, two-story, FEMA compliant building in the Key West Bight District to be used for office space, with ground floor storage. The project area is a portion of the Schooner Wharf Bar leasehold area.

Location: 202 William Street, RE# 00072082-003900

Zoning: Historic Residential Commercial Core – Duval Street Gulfside district HRCC-1

Previous City Actions:

Development Review Committee Meeting: April 26, 2012
HARC Meeting: March 4, 2012
March 18, 2012
#H12-01-258
Planning Board Meeting: May 17, 2012 – No Quorum
May 31, 2012
City Commission Meeting: June 17, 2012

Planning Staff Analysis:

Section 108-91 A(1)b of the City of Key West Land Development Regulations requires that any proposed plan within the historic district including the addition or reconstruction of 500 to 2,499 square feet of gross floor area shall require a Minor Development plan. On May 17, 2012 the Planning Board approved the proposed development plan for City Commission recommendation through Resolution 2012-26 with five conditions (see below). Additionally, the Planning Board

approved a variance that is required to build within the Coastal Construction Control Line setback through Resolution 2012-27.

This Minor Development Plan request is to redevelop offices associated with the Schooner Wharf Bar located near the foot of William Street fronting the harbor walk and Lazy Way Lane. The site is a lease area that is part of the larger Bight District owned by the City. In 2010 the existing two-story CBS structure used for consumption area on the first floor and office on the second, was partially destroyed by a fire. As part of a settlement agreement the city is required to reconstruct office space for the lease owner on the site. Therefore, this development plan request is limited to the redevelopment of the roof for the existing CBS structure (no access is proposed to the rooftop area) and the area behind it along Lazy Way Lane that has been used for the location of a ticket booth, miscellaneous storage of white goods and maintenance equipment. The existing infrastructure on the site is not a historically contributing structure. Please see the attached architectural drawings for the new building and renovation of the existing building, which received HARC approval on March 4th and March 18, 2012 (H12-01-258)

The proposed development is for a two-story structure of approximately 1,010 square feet that will replace approximately 850 square feet of office space that was lost to a fire, in addition to a ticket booth and storage areas, while the ground floor will be designed and used as a floodway compliant storage area. Because the building is required by FEMA to be elevated and the downstairs area is screened with break-away walls, the use of the downstairs area is limited to uses that meet the City's flood plain regulations and does not require parking. The project is in the Pedestrian Oriented Commercial Area and no new floor area is proposed; although, as contemplated in the 1994 Bight Master Plan the Caroline Street parking lot was designed to accommodate the site uses. The entire site is currently non-conforming to dimensional requirements, impervious surface, open space and landscaping. It is also non-compliant to the Coastal Construction Control line setback. According to documents provided by the applicant, the second story of the proposed structure is exempt from Federal ADA requirements. The applicant has provided information regarding federal standards for ADA compliance that have been reviewed by the City's ADA Coordinator. Please see the information provided under the DRC Review Attachments.

Options / Advantages / Disadvantages:

Option 1. To approve the proposed Minor Development Plan with the following conditions:

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

1. The building is constructed according to ADA exempted Building Plans.

Conditions to be completed prior to the issuance of certificate of occupancy:

2. All lighting fixtures shall meet "Dark Sky" lighting standards.

General Conditions:

3. No part of the new structure, including the storage space beneath the building, nor the roof of the remodeled adjacent structure may be used for consumption area, nor food preparation area.

4. That the variance for the Coastal Construction Control Line setback is granted by the Planning Board.
5. A signed and sealed elevation certificate is presented to the planning and building department.

1. **Consistency with the City’s Strategic Plan, Vision and Mission:**

The City’s Strategic Plan, Vision, and Mission do not address issues pertinent to this request.

2. **Financial Impact:** The City will be responsible for the construction and maintenance of the development. The new building should improve the value of the city’s property it is on.

Option 2. To deny the proposed Minor Development Plan

1. **Consistency with the City’s Strategic Plan, Vision and Mission:** The City’s Strategic Plan, Vision, and Mission do not address issues pertinent to this request.

2. **Financial Impact:** Although modest in expenditure, the City has used resources to hire project management including staff time for the RFP and development plan approvals. Further, the city has committed to a Settlement Agreement that it will not be able to fulfill without the development approval.

RECOMMENDATION:

Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends Option 1, that the request for Minor Development Plan be **approved** with the following conditions:

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

1. The building is constructed according to ADA exempted Building Plans.

Conditions to be completed prior to the issuance of certificate of occupancy:

2. All lighting fixtures shall meet “Dark Sky” lighting standards.

General Conditions:

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