

## Executive Summary



**To:** Greg Veliz, City Manager

**Through:** Katie P. Halloran, Planning Director

**From:** Daniel Sobczak, AICP-C, Planner I

**Meeting Date:** November 4<sup>th</sup>, 2020

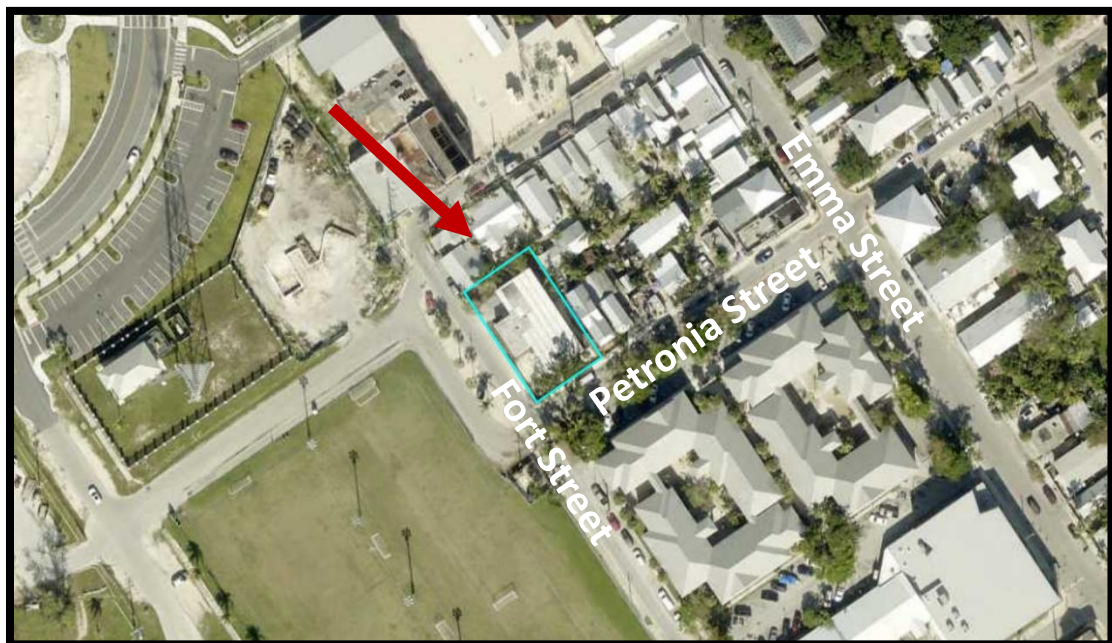
**Application:** Major Development Plan– 727 Fort Street (RE # 00013990-000000) – A request for approval of a major development plan for the reconstruction of a 3,693 square foot one-story building to create a community health center containing primary care offices, dental offices, laboratory testing, and clerical office space on property located within the Historic Medium Density Residential (HMDR) Zoning District and a landscape waiver 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.

**Request:** The applicant is requesting a landscape waiver and major development plan for the reconstruction of a historic non-contributing one-story building to create a community health center.

**Applicant:** City of Key West, for C.H.I.

**Property Owner:** City of Key West

**Location:** 727 Fort Street (RE # 00013990-000000)



**Background:**

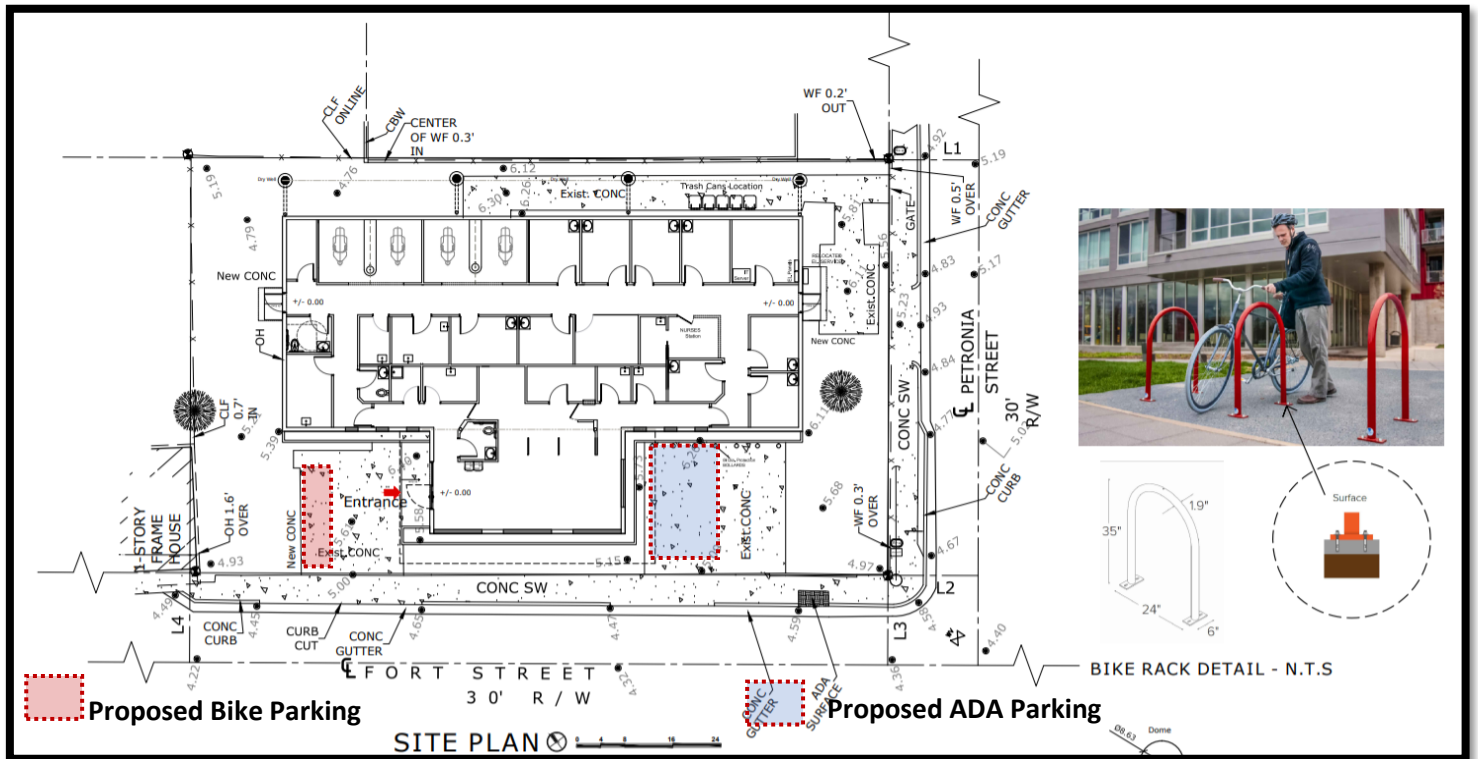
The subject parcel is located at 727 Fort Street on the corner of Fort Street and Petronia Street. According to the 1962 Sanborn Map, the current one-story structure was constructed in 1950. Since the period of significance of the Key West Historic District is 1822-1948 the structure cannot be considered contributing, as it was built after the period of significance of the district. Due to the date of construction and its original use the building is historic, but its character defining features have been lost through time and the only remaining character of the building is its form. The parcel is currently surrounded by Historic Medium Density Residential (HMDR) zoned properties to the south, east, and north, and Historic Neighborhood Commercial District (HNC-2) zoned properties to the west. The property is pending rezoning to the newly established Historic Neighborhood Commercial District – Bahama Village Truman Waterfront (HNC-4) zoning district which will cover the property itself, and the surrounding properties to the north and west.

Historically the parcel was built as a part of the Fredrick Douglass School System Complex and originally used for a band room and workshop. The building is one of the last remaining structures of the historic Fredrick Douglass School System Complex and is culturally significant in the community and the City. The Fredrick Douglass School System was built as a school complex for black students and students of color and continued until the desegregation of the public-school system. Since the structure was erected the building has had a variety of uses from education, public facilities, community center, health clinic, etc. Most recently the structure was used as an arts center and a skills center. The applicant is proposing to convert the structure into a community health clinic, a permitted use under the proposed HNC-4 zoning district.

**727 Fort Street, view from Petronia St, circa\_1965**



## Proposed Site Plan, 2020



### Process:

HARC Staff Approval:	July 27 <sup>th</sup> , 2020
Development Review Committee:	August 27 <sup>th</sup> , 2020
Planning Board Meeting:	September 17 <sup>th</sup> , 2020
Tree Commission Meeting:	October 13 <sup>th</sup> , 2020
City Commission:	November 4 <sup>th</sup> , 2020
Local Appeal Period:	Up to 30 Days
Planning renders to DEO for review:	Up to 45 days

### Staff Analysis - Evaluation:

The City of Key West Code Section 108-91 A. 2. (b). states that an addition or reconstruction of nonresidential floor area greater than 2,499 square feet shall require major development plan approval. The applicant has proposed the internal reconstruction of 3,693 square feet of nonresidential floor area for the conversion of a structure into a community health clinic. The applicant has not proposed a phased development plan and will develop the lot and landscaping concurrently. The City Code Section 108-196 states that the Planning Board shall act by resolution to approve, approve with conditions, or disapprove a major development plan. The Planning Board voted to approve the major development plan with conditions on September 17<sup>th</sup>, 2020. The Planning Board's roll for major development plans per Section 108-196 shall be advisory to the City Commission.

Parking for the Major Development Plan shall be fulfilled by using both on-site and off-site parking. Two (2) parking spaces will be provided on-site and eight (8) spaces will be provided off-site. Chapter 108 of

the Land Development Regulations includes Section 108-576(a), "Location of off-street parking spaces", which allows required off-street parking to be located off-site.

The City owned parking lot at 918 Fort Street (the "Fort Street Parking Lot") is currently unmetered, and unencumbered. The Fort Street Parking Lot is located approximately 370 feet from the proposed community health clinic and per City Code will be used for parking by the health clinic. Signage indicating that off-site parking is available at the Fort Street Parking Lot shall be installed on the project site at 727 Fort Street.

The City of Key West Tree Commission approved the final landscape plan at a Tree Commission meeting held October 13<sup>th</sup>, 2020. All existing trees will remain on the property, including the large Strangler Fig on the north side of the property and the Large Mahogany on the south side of the property. The applicant has proposed to put in native plants to conform with landscaping requirements per the approved landscape waiver. These native plants will be planted along the Petronia Street property line as well as the Fort Street property line.

**Options / Advantages/ Disadvantages:**

Option 1: **Approve** the proposed Major Development Plan as recommended by the Planning Board Through Resolution No. 2020-32

a. Financial Impact:

CHI, the operators of the community health center, propose to beneficially reuse and repurpose a historical building in the City's Historic District and

b. Community Impact:

CHI, and the community health center proposes to treat any patient regardless of the ability to pay.

Option 2: **Deny** the proposed Major Development Plan.

a. Financial Impact:

The structure located at 727 Fort Street in the City's Historic District will remain underutilized and

b. Community Impact:

The local community may be deprived of local and accessible medical treatment.

**Recommendation:**

The Planning Department recommended approval at a duly noticed Planning Board meeting on September 17<sup>th</sup>, 2020. Per Resolution No. 2020-32 the Planning Board concurred and recommends to the City Commission Option 1 for the **approval** of the Major Development Plan.