

Minor Development Plan

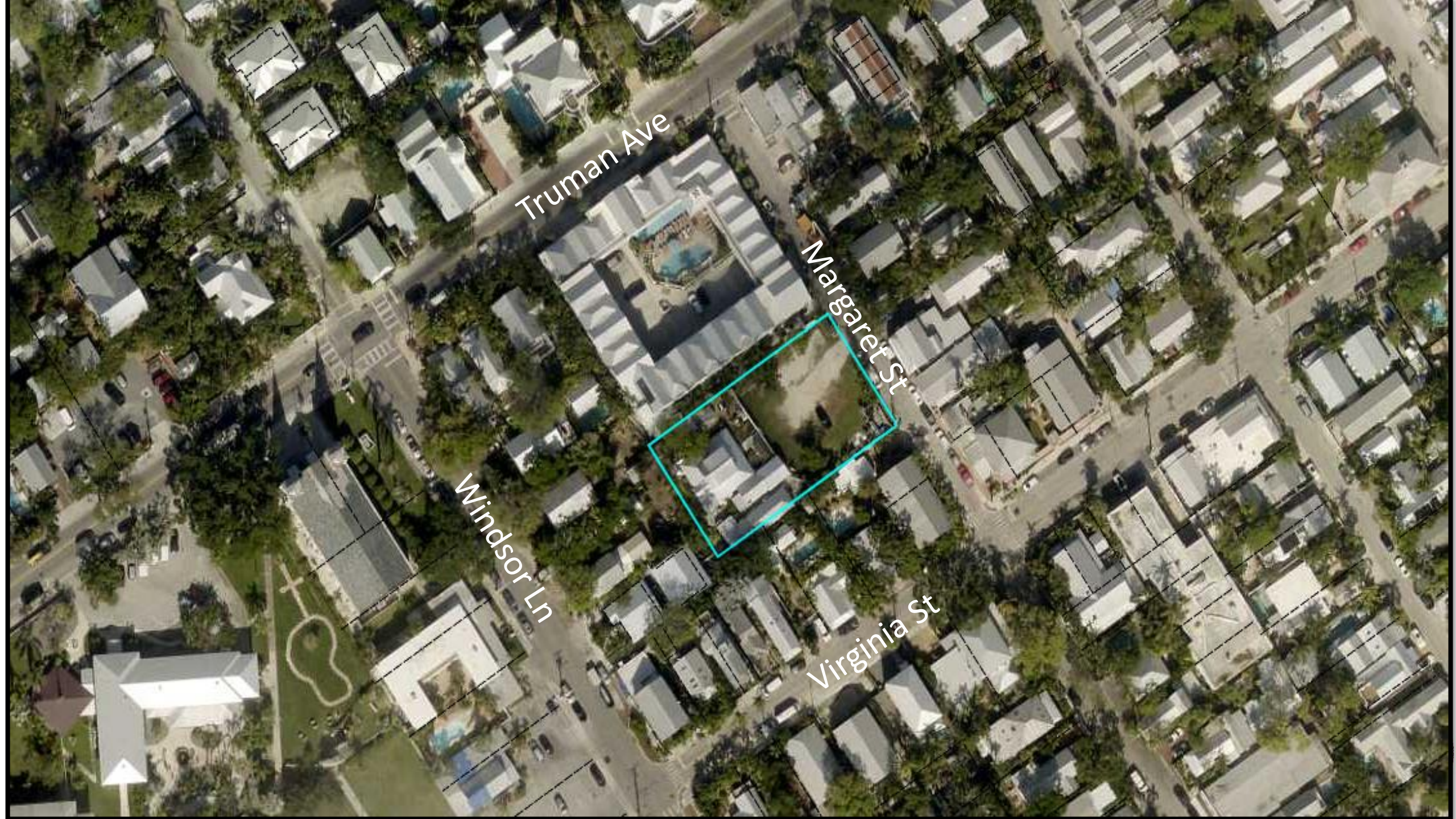
Minor Development Plan - 1020 Margaret Street (RE# 00030490-000000) - A request for approval of a minor development plan to renovate an existing historic single-family structure and construct three new single-family structures, as well as install an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district and a request for approval to pay a fee-in-lieu to comply with the City of Key West's Workforce Housing ordinance pursuant to Sections 108-91, 108-517, 122-596, 122-597, and Section 122-1467(1)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



The applicant has proposed to relocate a noncomplying historically contributing structure and construct three detached single-family units. Variances have been approved by the Planning Board for partial encroachment into front and rear setbacks.

Request





Truman Ave

Margaret St

Windsor Ln

Virginia St

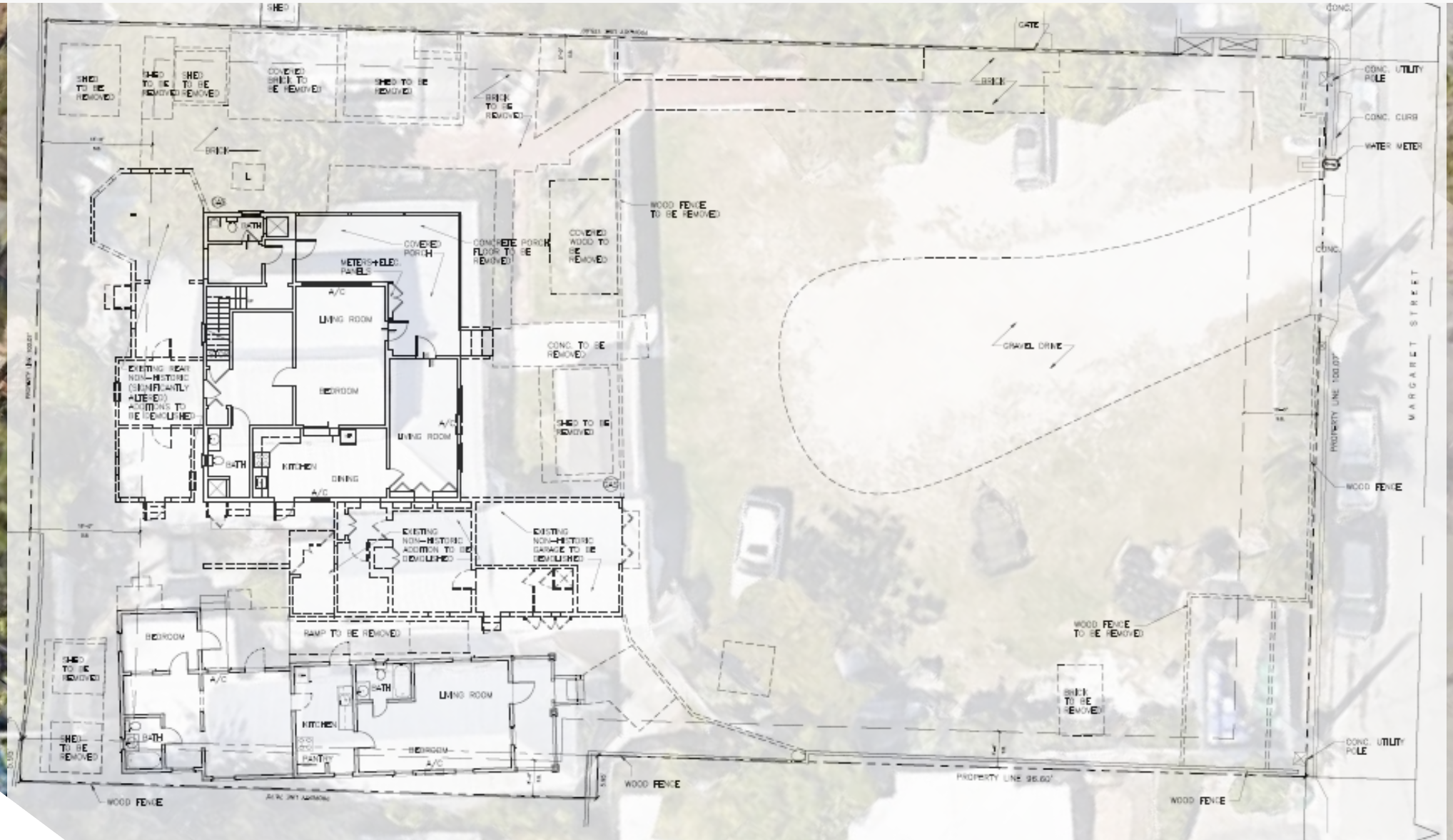


1020 Margaret

Google

THE CITY OF MIAMI PLANNING DEPARTMENT

Existing conditions



- 1020 Margaret St. includes two contributing historic structures constructed in 1906 and 1920
- Parcel is zoned Historic Medium Density Residential (HMDR) and surrounded by HMDR and HNC-1 zoning
- Applicant is proposing to:
 - Redevelop one of the historic structures by relocating it to the front of the lot with a new foundation, reconstructing a section, and constructing a new addition
 - Construct three new single-family homes

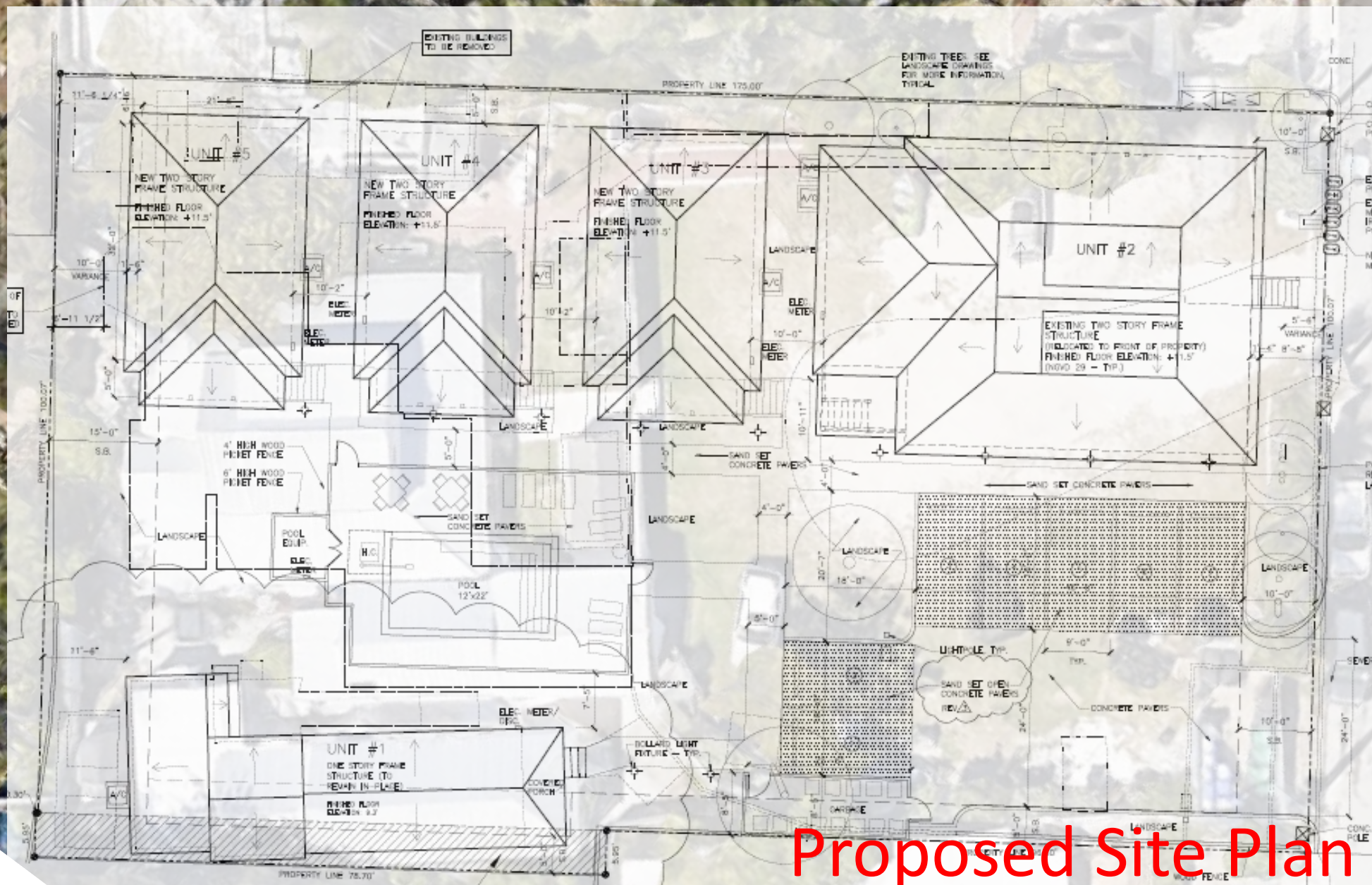
Background



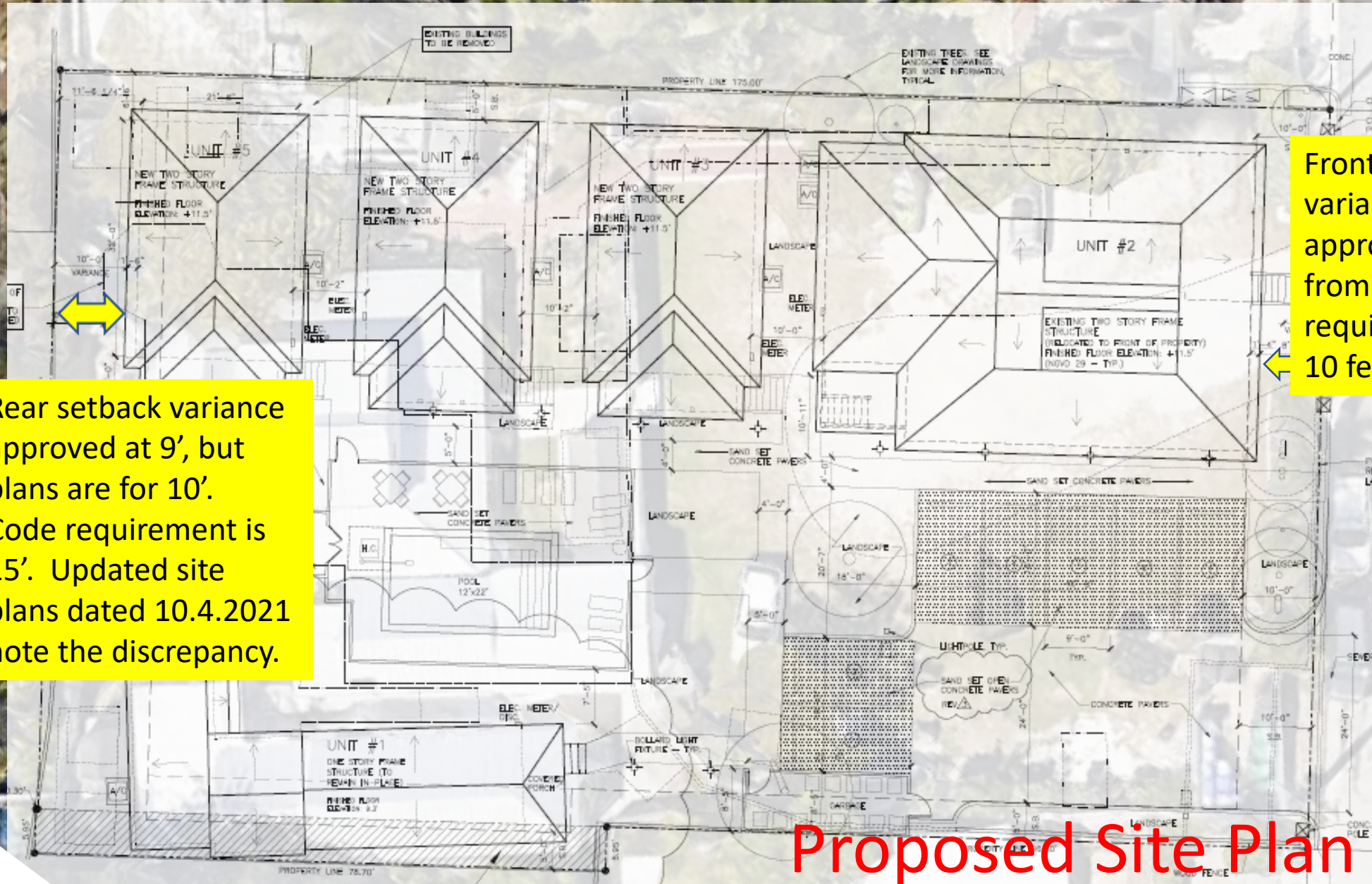
Site Data Table				
	Code Required	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	17,980 sqft			
Height	30	22' 6"	26' 4"	n/a
Front Setback	10'	72' 11"	5' 6"	4' 6"
Side Setback	5'	0'	5'	n/a
Rear Setback	15'	2' 3"	9'*	6'*
Building Coverage	40% -- 7,192 sqft	27.5% -- 5,004 sqft	37% -- 6,697 sqft	n/a
Impervious Surface	60% -- 10,788 sqft	47% -- 8,418 sqft	59.7% -- 10,750 sqft	n/a
Parking	5 Spaces	0 Spaces	7 Spaces	n/a
Bicycle Parking	n/a	n/a	n/a	n/a

Background





Proposed Site Plan



Rear setback variance approved at 9', but plans are for 10'. Code requirement is 15'. Updated site plans dated 10.4.2021 note the discrepancy.

Front setback variance approved at 5'6", from Code requirement of 10 feet

Proposed Site Plan

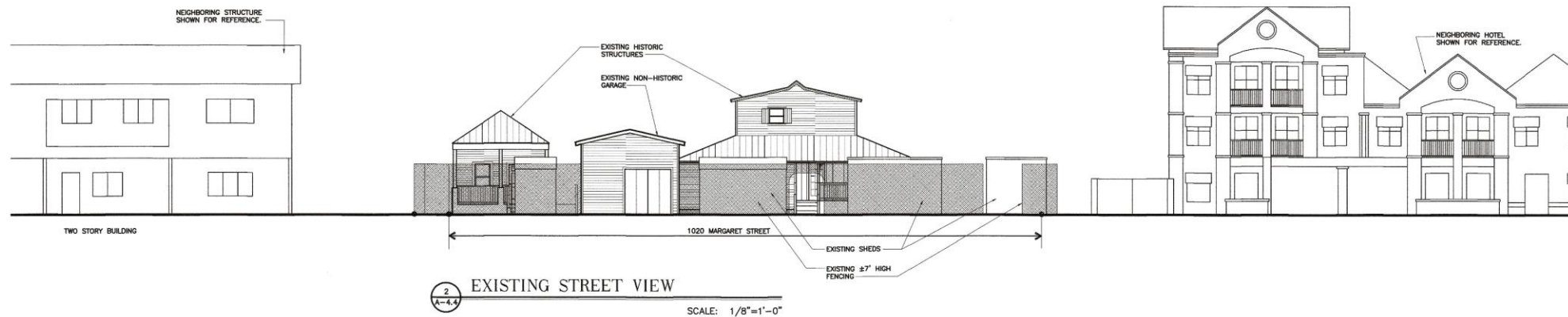
WILLIAM P. HORN
ARCHITECT, P.A.

913 EATON ST.
KEY WEST,
FLORIDA
32040

TEL: (305) 296-8902
FAX: (305) 296-1033

LICENSE NO.
AA 000360

1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA



SEAL

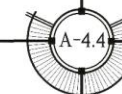
DATE:
09-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC

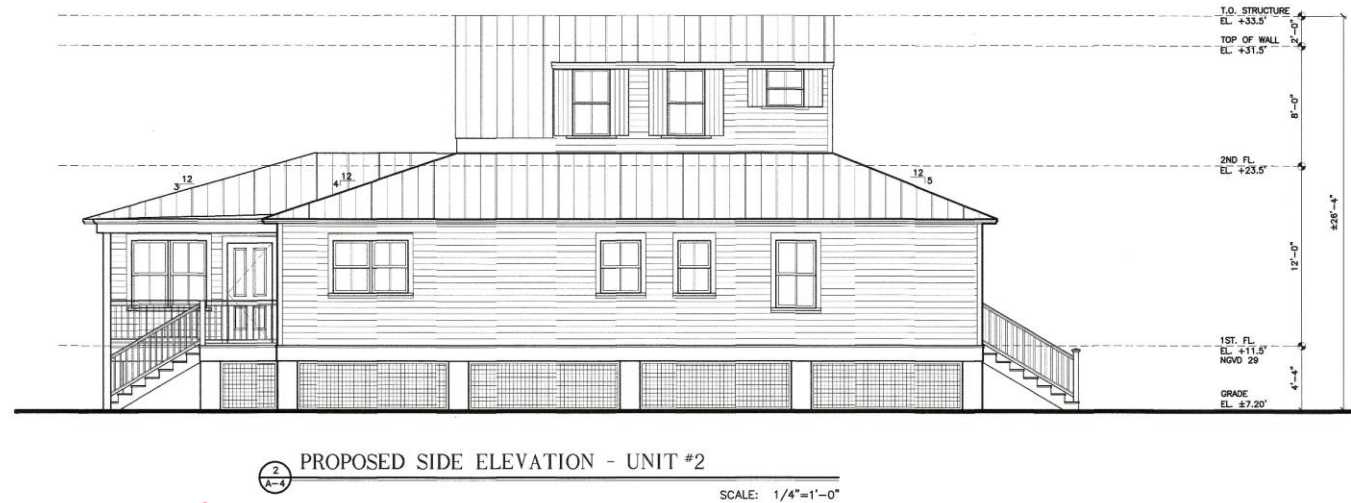
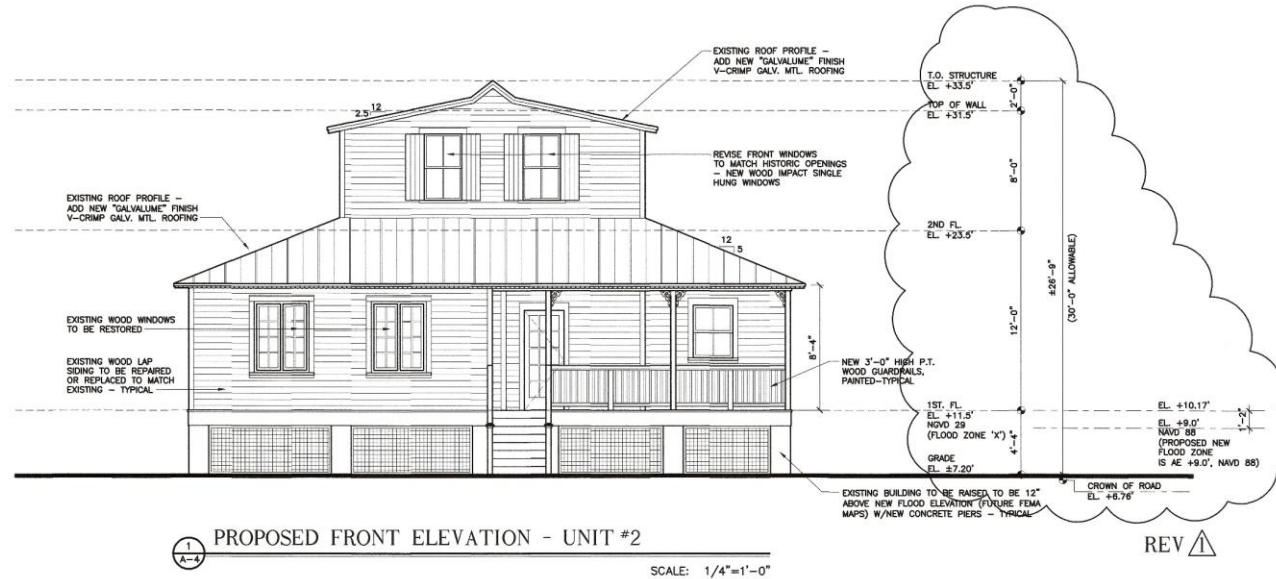
REVISIONS
03-11-20 REV
06-18-20 REV
10-06-20 HARC REV.
02-19-21 REV
06-29-21 REV
08-17-21 HARC REV
10-04-21 CITY COMM.

DRAWN BY
JW
EMA
PROJECT NUMBER
1901

Proposed/Existing Street View

1020 MARGARET STREET RENOVATIONS
KEY WEST, FLORIDA





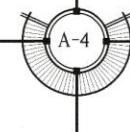
Proposed Unit 2 (historic house moving to front of lot)

SEAL

DATE
08-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC

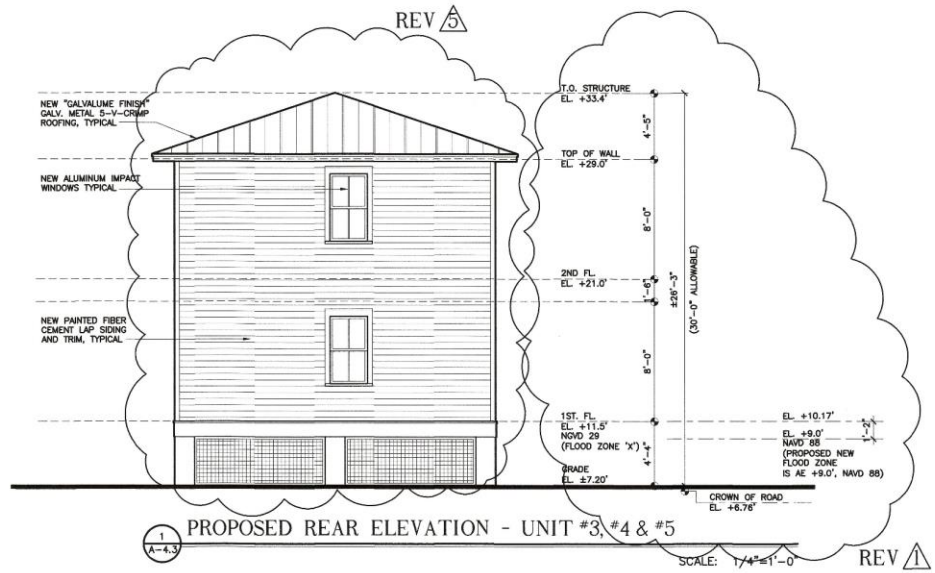
REVISIONS
03-11-20 REV. Δ
06-15-20 REV. Δ
10-06-20 HARC REV.
02-19-21 REV. Δ
06-25-21 REV. Δ
05-17-21 HARC REV. Δ
10-04-21 CITY COMM. Δ

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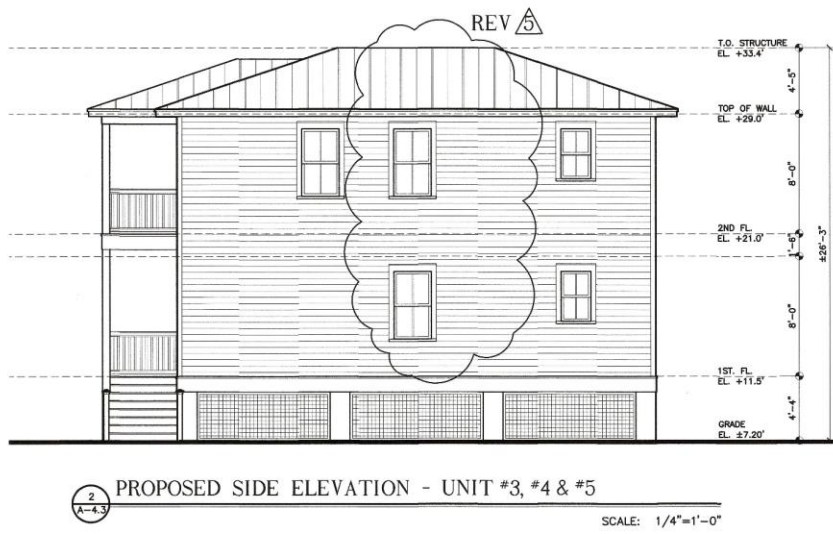




1
A-4.3
PROPOSED FRONT ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0"



1
A-4.3
PROPOSED REAR ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0" REV A



2
A-4.3
PROPOSED SIDE ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0"



2
A-4.3
PROPOSED SIDE ELEVATION - UNIT #3, #4 & #5
SCALE: 1/4"=1'-0"

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LICENSE NO.
AA 000040

1020 MARGARET
STREET RENOVATIONS
KEY WEST, FLORIDA

SEAL
/ T.I. 1

DATE
08-14-19
01-06-20 DRC
02-24-20 DRC REV.
09-22-20 HARC

REVISIONS
03-11-20 REV A
06-18-20 REV A
10-06-20 HARC REV.
02-19-21 REV A
06-28-21 REV A
08-17-21 HARC REV A
10-04-21 CITY COMM.

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JW
EMA

PROJECT
NUMBER
1901

Proposed elevation for new units 3, 4, and 5



Major Development plans must adhere to several City Code criteria to be approved by Planning Board and City Commission; this criteria includes:

- Concurrency Facilities
- Appearance and design compatibility
- Historic Preservation
- Potable Water and Effluent water review
- Open Space, Screening, buffering, landscaping
- Utilities
- Traffic Impacts and off-street parking
- Workforce housing*



Workforce Housing

Code states that 30% of all housing redevelopment must be affordable. The applicant is applying to redevelop four housing units, which would result in one unit needing to be deed restricted affordable per code. The applicant has opted to pay the fee-in-lieu of \$200,000 and maintain four market rate housing units on the property.



Staff and the Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommended to the City Commission (PB Resolution #2021-30) that the request for the Major Development Plan be **approved (Option 1)** with the following conditions:

Staff Recommendation



Conditions of Approval:

1. Approval of a variance to the minimum required front and minimum required rear setback prior to approval of the proposed minor development plan.
2. A semi-pervious material be used for parking surfaces.
3. No units subject to this Minor Development Plan, nor any other units on the parcel, be used for transient rentals.
4. The proposed construction shall be consistent with the plans signed, sealed, and dated ~~6/18/2020~~ **10/4/2021** by William Horn, PA.
5. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

6. Submittal of a stormwater management plan according to Sec. 108-777, to retain the greater of one-inch of runoff based on the site upland area or 2.5" times percent of impervious coverage.
7. The applicant shall obtain final landscape plan approval from the Tree Commission.
8. The applicant shall obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).

Conditions prior to Certificate of Occupancy of Residential Units:

9. Prior to a certificate of occupancy being issued for the residential units, City Code Section 122-1467 (1) shall be met and a fee-in-lieu of \$200,000 for affordable housing shall be paid to the City.

