

EXECUTIVE
SUMMARY



To: Patti McLauchlin, City Manager
Through: Katie P. Halloran, Planning Director
From: Mario Duron, The Corradino Group
Meeting Date: August 2, 2022

RE: **Major Development Plan – 255 Trumbo Road (RE# 00001720-000200) – A request for approval of a major development plan for the construction of 24 affordable housing residential units on property located within the Historic Residential Commercial Core – Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Article III through IX and 122-717(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Background:

This application seeks Major Development Plan approval to develop the site at 255 Trumbo Road. The proposed major development plan consists of a two-story, twenty-four (24) unit, affordable housing development for Monroe County Sheriff’s Office employees, and a one-story nonresidential structure with approximately 889 SF floor area.

Major Development Plan review is required due to the construction of a multifamily development within the historic district with more than five (5) units, pursuant to Section 108-91.A.2.(b) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”). The project does not require variances or conditional uses from the LDR’s and will comply with parking, landscaping, stormwater management, and art-in-public places, and development requirements for properties within the Historic Residential Commercial Core-Key West Bight (HRCC-2) zoning district.

The subject parcel located at 255 Trumbo Road is currently vacant. A utility easement within the site’s property limit is developed with a water lift station and will remain on site. A portion of the subject property is developed with a driveway used to access the Monroe County School District administrative offices that abut the subject property to the north. Per the applicant, the County no longer uses the driveway on the 255 Trumbo Rd property. The Monroe County School District property has an existing access driveway that provides ingress and egress to the property from White Street.

The site’s development is subject to the 2019 interlocal agreement “Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement” between the City of Key West and Monroe County. The Agreement allows the City to acquire a permanent site for the construction of a new homeless shelter in exchange for the County’s acquisition of City land for the construction of essential governmental employee housing. The property, 255 Trumbo Road, is further subject to a “Declaration of Affordable Housing Restrictions”.

It should be noted that the Interlocal Agreement originally contemplated creating at least 30 units of affordable housing for the Sheriff's employees, but at this time, all parties are in mutual agreement that 24 units are requested by the County and Sheriff on this site and other units exist off-site, as memorialized in the condition below.

The request for major development plan approval was processed currently with the Year 9 Building Permit Allocation System (BPAS) approvals for the proposed twenty-four (24) affordable housing units. Under Resolution No. 2022-027 the property was awarded an allocation of 24 affordable housing units. As an alternative source of needed building permits, the City and County also applied to the state legislature for fifty (50) units. On June 24, 2022, CS/HB 1499 became effective. It authorized the 50 units of affordable housing for Monroe County Sheriff's Office employees and essential service personnel requested by the County. The applicant returned the 24 allocated BPAS units to the city's BPAS pool for reallocation.



Figure 1. Map of subject property and surrounding area.

Request:

The request to undertake the development of the property is in coordination with Monroe County, the County's Sheriff's Office and the City of Key West. The intent of this project is to provide needed affordable housing, specifically to employees and family members of employees of the Sheriff's County office. The proposal includes a 24-unit, two-story, multifamily structure and a one-story, nonresidential structure.

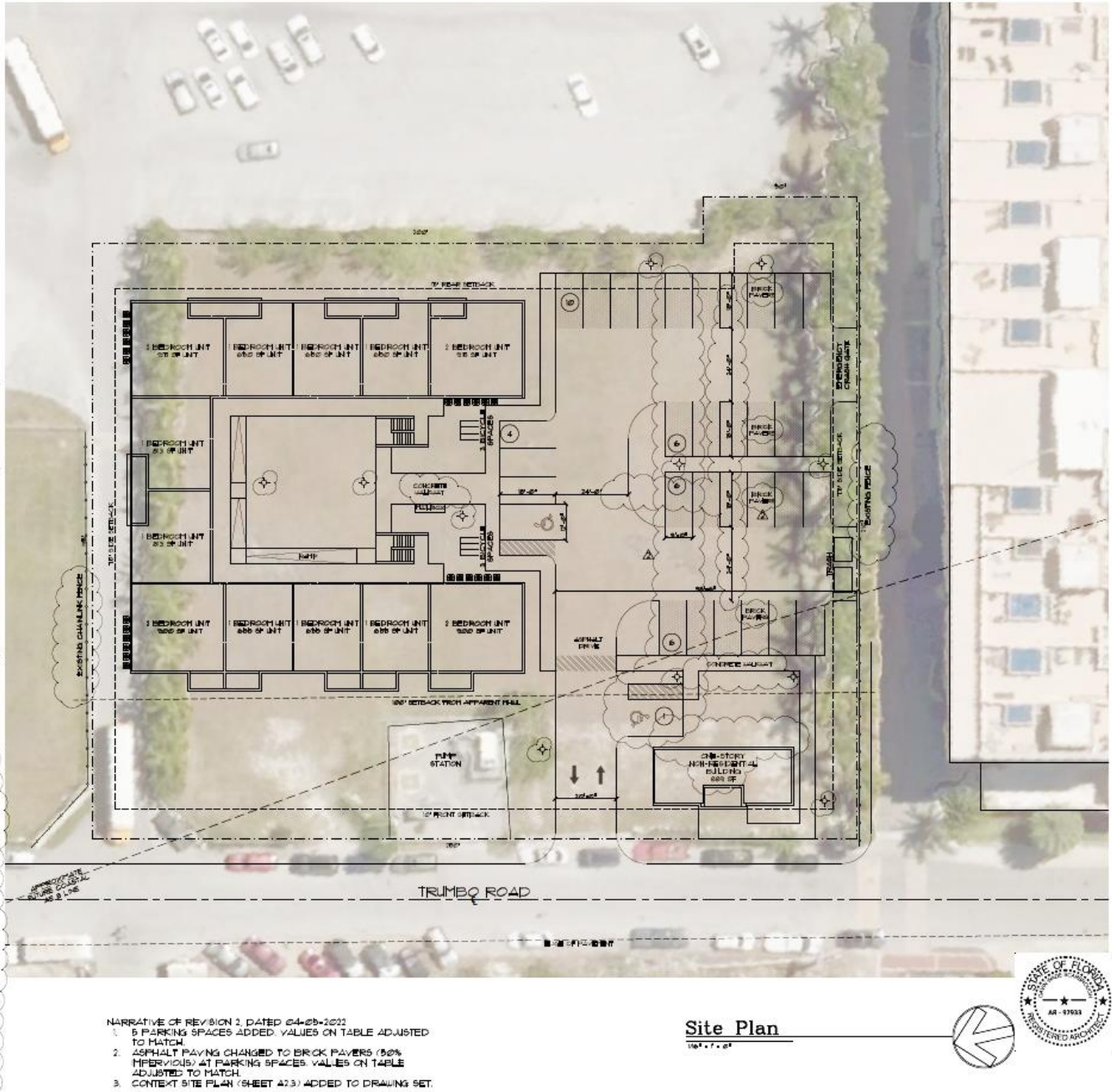
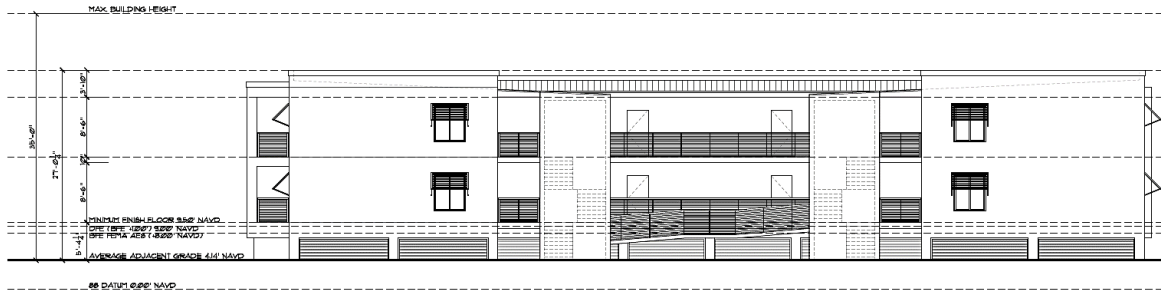


Figure 2. Proposed Site Plan



Parking Side Elevation
1/8" = 1' - 0"

Figure 3. Proposed elevations from Trumbo Road and from on-site parking area.

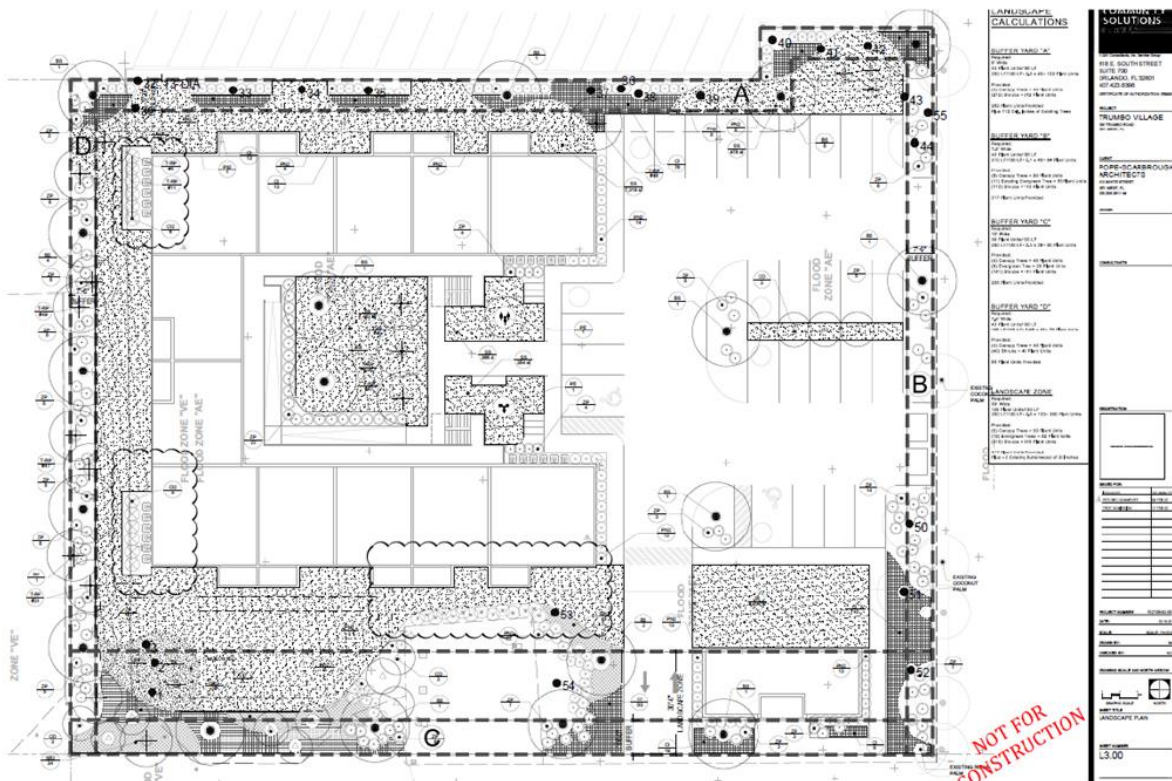


Figure 4. Conceptual Landscape Plan

Major Development Review Process:

Development Review Committee:	January 27, 2022
Planning Board Meeting:	May 19, 2022
Tree Commission Meeting (<i>Conceptual landscape plan & tree removal approval</i>):	April 11, 2022
Planning Board Meeting:	May 19, 2022
HARC Commission Meeting:	June 28, 2022
Tree Commission Meeting (<i>Final landscape plan approval</i>):	July 1, 2022
City Commission:	August 2, 2022
Local Appeal Period:	10 Days
Planning renders to DEO for review:	Up to 45 days

Planning Staff Analysis:

Staff determined the proposal is in compliance with the Major Development Plan Review Criteria (Section 108-91.A.2)

Planning staff and the Planning Board, as required by Section 108 of the City Code reviewed the request for compliance with the Land Development Regulations and the Comprehensive Plan as detailed in the attached Planning Board staff report. The proposed Major Development Plan was reviewed before the Planning Board on May 19, 2022. The Planning Board recommended approval with conditions through Resolution No. 2022-034, attached.

The City of Key West Tree Commission approved the Final Landscape Plan on July 1, 2022. The Urban Forestry Manager completed the Section 108 review and found that the plan is in compliance and can be approved with conditions.

The Major Development Plan request consists of a two-story, twenty-four (24) unit, affordable housing development for Monroe County Sheriff’s Office employees, and a one-story nonresidential structure with approximately 889 SF floor area.

Recommendation:

The Planning Department and Planning Board, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommend that the request for a Major Modification to a Major Development Plan be **Approved** with the following conditions:

General Conditions:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated 4/21/2022 by Gavin Wade Scarborough. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. 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.
3. The City of Key West pump station along Trumbo Road shall remain accessible for maintenance.

4. In the HRCC-2 zoning district, the Code requires, “. . . only water-related uses shall be located between the 30-foot setback and the 100-foot setback from the mean high water or the bulkhead.”; Water-related uses means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses and/or provide supportive services to persons using a duly permitted marina.
5. All Brazilian pepper trees, an invasive exotic plant species, currently on the site will be removed. Due to the seed source being in the soil, the property maintenance plan must include a statement regarding continual maintenance of the property to remove any invasive exotic plant species including Brazilian Pepper (*Schinus terebinthifolia*), Lead tree (*Leucaena leucocephala*), and Australian Pine (*Casuarina equisetifolia*).
6. Plans need to show clearly curbing or parking stops being placed in the parking area to protect landscaped areas.

Conditions prior to issuance of a building permit:

7. The applicant shall provide a Life Safety Plan, consistent with any local, state or federal laws, for review and approval by the City’s Fire Department.
8. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
9. Residential development is subject to the 2019 “Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement” between the City of Key West and Monroe County. The proposed project will comply with the terms of this agreement, and with the affordable housing requirements of Section 122-720 and the City’s Workforce Housing ordinance. The City of Key West, Monroe County and the Monroe County Sheriff are in agreement that 24 affordable housing units are proposed for 255 Trumbo Road and other housing has been provided off-site for Sheriff’s employees.

Conditions prior to issuance of a Certificate of Occupancy:

10. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.