



## EXECUTIVE SUMMARY

**To:** Jim Scholl, City Manager

**Through:** Patrick Wright, Planning Director

**From:** Vanessa Sellers, Planner II

**Meeting Date:** August 6, 2019

**Agenda Item:** **Major Development Plan – 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400)** – A Major Development Plan application for permanent residential development of 104 workforce affordable housing units on properties located within the High Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** Approval of a major development plan for a proposed 103-unit workforce affordable housing development plus one (1) unit reserved for resident services.

**Applicant:** Trepanier & Associates, Inc.

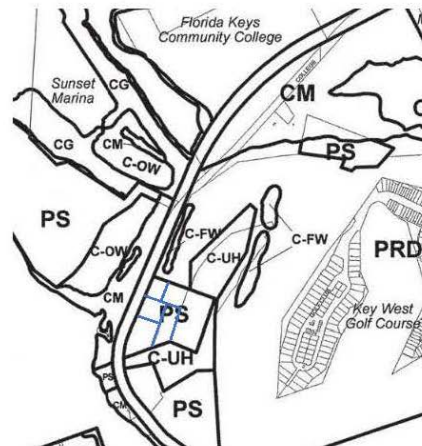
**Property Owners:** City of Key West

**Location:** 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400)

**Zoning:** High Density Residential College Road District (HDR-1)



*Aerial of the subject properties*



Parcels outlined in blue were rezoned from PS to HDR-1 on 10.17.17 via Resolution no. 17-15

*Zoning map of the subject properties*

## **BACKGROUND:**

The properties at 5220, 5224, 5228, and 5230 College Road are located on the northside of Stock Island. The parcels are located within the High-Density Residential College Road District (HDR-1) zoning district and are not within the Key West Historic District boundaries. The HDR-1 zoning district was created and approved through Ordinance 18-04 with an intent to accommodate high density affordable housing. On March 13, 2018, the City of Key West held a referendum to approve a maximum height limit of 40-feet in the newly created district. The measure passed by 58.4%.

The parcel at 5220 College Road is the former location of the Easter Seals Florida Keys Region and the parcel at 5224 College Road is the former location of the Florida Keys Mosquito Control. The Florida Keys SPCA's previous location was at the parcels at 5228 and 5230 College Road. The Florida Keys Mosquito Control relocated to a new facility on Big Coppitt Key and the Florida Keys SPCA relocated to a new facility at 5711 College Road.

## **EXISTING CONDITIONS AND ADDITIONAL BACKGROUND:**

Demolition permits were issued by the City of Key West's Building Department in March of 2019 for the properties at 5220 and 5230 College Road.



*Photograph of the property being cleared*



*Photograph of the property being cleared*

## **PROPOSED DEVELOPMENT:**

The proposed development will comprise of three (3) structures. The structures are referred to throughout the plans as “Building A”, “Building B”, and “Building C”. Building A will have five (5) units, Building B will have sixty-six (66) units, and Building C will have thirty-three (33) units, for a total of one hundred and four (104) units, of which one (1) will be used for resident services. Six (6) of the units will be fully compliant with the American with Disabilities Act (the ADA).

The applicant is proposing one (1) phase of development for the properties.

- Major development plan review is required due to permanent residential development; addition of eleven or more units, pursuant to Section 108-91.B.2(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”).
- A landscape waiver / modification was requested by the applicant and approved by the Planning Board, pursuant to Section 108-517.
- A variance application was submitted by the applicant and approved by the Planning Board, pursuant to City Code Section 90-391. The project as proposed does not meet the minimum open space requirement of Section 108-346 (b), the minimum off-street parking requirement of Section 108-572, or the maximum allowable impervious surface of Section 122-335 (4) b.

### **Surrounding Zoning and Uses:**

Surrounding properties are located within the Public Service (PS) and Conservation (C) zoning districts. Surrounding uses include the Key West Golf Club, Florida Keys Aqueduct Authority (FKAA) water storage tanks, and the Key West Tropical Forest & Botanical Garden.



### **CITY ACTIONS:**

Development Review Committee:	April 25, 2018 (passed)
Preliminary Tree Commission:	May 13, 2019 (conceptual landscape plan approved)
Planning Board:	June 20, 2019 (passed with a recommendation of approval)
Final Tree Commission:	July 9, 2019 (final landscape plan approved)
City Commission:	August 6, 2019
DEO review:	Up to 45 days, following local appeal period

### **PLANNING STAFF ANALYSIS:**

City Code Section 108-91.B.2 (a) requires Major Development Plan review for permanent residential development; addition of eleven or more units.

A development plan shall be reviewed by the City Commission either in its final approval capacity or its appellate capacity, as provided in Section 108-196 (b). The City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the land development regulations and based on the intent of the land development regulations 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 land development regulations. 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.



## **OPTIONS / ADVANTAGES / DISADVANTAGES:**

- Option 1:** Approve the request as advised by the Planning Board in Resolution no. 2019-47.
- a. Consistency with the City’s Strategic Plan, Vision, and Mission:**  
Granting the request would be consistent with the Economic and Environmental goals of the Strategic Plan.
  - b. Financial Impact:**  
The City would collect building permit, licensing, and impact fees during subsequent phases of development.
- 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.
- a. Consistency with the City’s Strategic Plan, Vision, and Mission:**  
Denial of the request would be inconsistent with the Strategic Plan.
  - b. Financial Impact:**  
There would be no cost to the City for denying the request.

## **RECOMMENDATION:**

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:

### **General conditions:**

- 1.** The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
- 2.** During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
- 3.** If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the “Affordable – Early Evacuation Pool” it will be subject to a separate set of requirements.
- 4.** The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and four (104) 1-bedroom housing units of which one (1) will be used for resident services.

### **Conditions prior to issuance of a building permit:**

- 5.** Applicant shall coordinate with Keys Energy Services a full project review.
- 6.** Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
- 7.** Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.
- 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.

### **Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:**

- 9.** No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.