



MEMORANDUM

Date: November 5, 2025

To: Honorable Mayor and Commissioners

Via: James Singelyn, Acting Planning Director

From: Stephanie de la Rosa, Stantec

Subject: **File 25-018 - Major Development Plan & Landscape Waiver - 3101 N. Roosevelt Blvd (00002360-000000)** - A request for a Major Development Plan and landscape waiver to redevelop an existing 81-unit hotel into an 80-unit transient condominium, while maintaining the on-site restaurant, retail seafood market, marina, and recreational rental vehicle uses, pursuant to Sections 108-91 and 108-517 of the Land Development Regulations of the City of Key West, Florida.

Introduction

This Major Development Plan application submitted for review and approval is for the redevelopment of an existing hotel building into an 81-unit hotel into an 80 unit transient condominium development.

Background

The subject property consists of 3.3 acres of upland and 1.57 acres of wetlands/submerged lands, located on the northern side of North Roosevelt Boulevard. The upland areas are zoned General Commercial while the wetlands and submerged lands are in the Conservation zoning district. The property has legally nonconforming density.

The uses on the property consist of:

- 81-room hotel
- 1 non-transient dwelling unit
- 13,260 sq. ft. of restaurant consumption area (including pool deck)
- 7,376 sq. ft. of commercial floor area used for ancillary hotel operations
- 681 sq. ft. of retail space for a seafood market

- 20 scooter, 2 electric car, and 15 bicycle rental licenses

Request:

The applicant proposes to raze and redevelop the property. Seventy (70) of the units and ancillary uses would be contained within two new connected structures that are elevated over parking. Ten (10) of the transient units would be constructed as cottages along the eastern shoreline, while meeting the minimum shoreline setback requirement. The interior pool area would also be redeveloped. The accessory uses would remain the same, although the 150-seat restaurant would be reduced to a 120-seat restaurant. The existing non-transient unit will not be reconstructed.

All nonconformities will be brought into conformance, with the exception of legally nonconforming density which will be reconstructed in accordance with Section 122-28(c);

Sec. 122-28(c): Dwelling units (transient). Transient dwelling units may be replaced at their existing nonconforming density so long as the reconstruction or replacement complies with all zoning district regulations, review procedures and performance criteria contained in the land development regulations. No variances shall be granted to accommodate such reconstruction or replacement; provided, however, that a variance may be granted to setbacks only if existing setback regulations would create undue hardship.

Analysis:

The following conditions were listed in the staff report as required prior to final development plan approval:

- 1.The applicant shall provide a revised site data table that reflects the definitions for impervious surface and open space identified in the Land Development Regulations.
- 2.The applicant shall provide an alternative wetland buffer plan that addresses the criteria of Section 110-91.

The revised site plan provided on July 30th, 2025, addressed the condition regarding site calculations. Additionally, the applicant provided email communications with the SFWMD indicating that there were no requested changes to the buffer as it is currently proposed, therefore addressing the second condition.

Staff determined the proposal is in compliance with the Major Development Review criteria listed under Section 108-91(B)(2)(a) and 108-91(B)(2)(d). Planning staff and the Planning Board, as required by Chapter 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 March 27, 2025, where they recommended approval through Resolution No. 2025-018. The project also received final landscape plan approval.

A full planning staff analysis is available in the Planning Board staff report.

Other Matters:

N/A

Options / Advantages / Disadvantages:

Option 1:

Approve the major development plan as recommended by the Planning Board through Resolution No. 2025-018.

Option 2:

Deny the major development plan.

Recommendation:

As per Planning Board Resolution No. 2025-018, the Planning Board recommended to the City Commission **Option 1** for the approval of the major development plan. Planning Department staff support Planning Board Resolution No. 2025-018 and also recommend approval.