

RESOLUTION NO. 2025-011

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A REQUEST FOR A MAJOR DEVELOPMENT PLAN AND CONDITIONAL USE APPROVAL FOR REDEVELOPMENT OF A SHOPPING CENTER WITH 179,420 SQUARE FEET OF COMMERCIAL RETAIL ON PROPERTY LOCATED WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT PURSUANT TO SECTIONS 108-91, 122-62, AND 122-418 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91(b) (2), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside the Historic District, Major Development Plan is required for the construction of nonresidential floor area equal to or greater than 5,000 square feet of gross floor area; and

WHEREAS, Section 122-418 of the Code provides that commercial retail low and medium intensity greater than 10,000 square feet is a conditional use; and

WHEREAS, the subject property is located at 3200 N Roosevelt Boulevard (RE# 00066120-000000) and is located in the General Commercial (CG) zoning district, and

WHEREAS, the proposed use of low intensity commercial retail totaling 179,420 sq. ft. requiring conditional use approval pursuant to Code Section 122-418(12), and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan;

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on February 20, 2025; and

WHEREAS, the granting of the proposed Major Development Plan and Conditional Use is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed Major Development Plan and Conditional Use is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The request for a Major Development Plan and Conditional Use for the construction of a shopping center at 3200 N Roosevelt Boulevard (RE# 00066120-000000) within the General Commercial (CG) zoning district pursuant to Sections 108-91(b)(2)(b), 122-62, and 122-418 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated August 29, 2022 by Graef-USA Inc., and the landscape plans dated October 22, 2024 by Graef-USA Inc.

2. Final landscape plan approval is required from the Tree Commission or the Urban Forestry Manager prior to placement on the City Commission agenda.
3. The hours of construction shall follow City Code.
4. 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 unless the required right-of-way permit is obtained.
5. If construction costs exceed \$500,000, the applicant shall coordinate with the Art in Public Places Board and set aside one percent (1%) of the construction costs for public art in compliance with City Code Section 2-487.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal

period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of February, 2025.

Authenticated by the Chairman of the Planning Board and the Planning Director.


Peter Batty, Planning Board Chairman

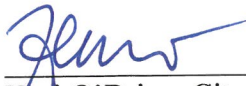
3.6.25
Date

Attest:


Katie Halloran, Planning Director

3/10/2025
Date

Filed with the Clerk:


Keri O'Brien, City Clerk

3/10/2025
Date


Chairman
1089 Planning Director

SITE PLAN SUBMITTAL FOR CONCH RePUBLIX SHOPPES PUBLIX STORE NO. 500 REPLACEMENT 3316 NORTH ROOSEVELT BLVD. KEY WEST, FL



Graef-USA Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax
www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270
SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
PE-57556

PROJECT TITLE:
CONCH RePUBLIX SHOPPES

3316 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

Parcel ID.: 00066120-000000
REAL SUB LLC
PO Box 32018
Lakeland, FL 33802

ISSUE:
NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2022-7000.07
DATE: 08/29/22
DRAWN BY: P.F.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:
LOCATION MAP AND NOTES

SHEET NUMBER:

C-0

GENERAL NOTES

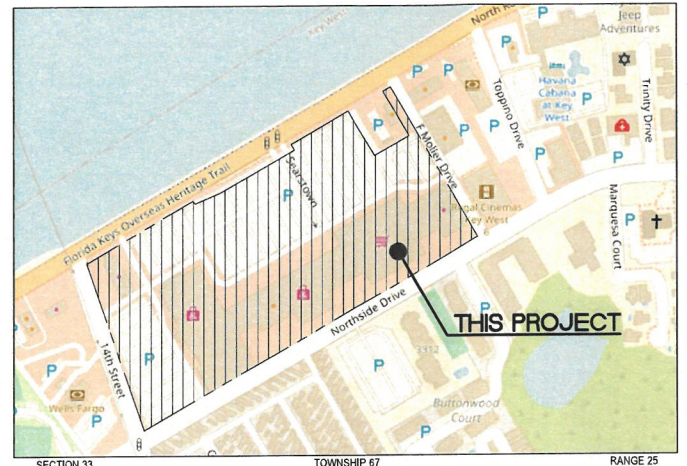
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29). BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION D 121, P.I.D. AA020, ELEVATION 3.91' (NGVD). HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROP. ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- THIS PROJECT AREA APPEARS TO BE LOCATED MOSTLY IN FLOOD ZONE 'AE', WITH A BASE FLOOD ELEVATION 7 FEET (N.G.V.D. '29), AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120168, MAP NO. 12087C-1509K, FLOOD ZONE(S) AE, BASE ELEVATION: AE-8 & AE-9, MAP DATE: FEBRUARY 18, 2005.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING, CUDJOE KEY, FLORIDA, DATED MARCH 7, 2024.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS APPLIED TO ASPHALTIC PAVEMENT SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL ON-SITE STRIPING APPLIED TO CONCRETE PAVEMENT SHALL BE TRAFFIC PAINT IN ACCORDANCE WITH FDOT SECTION 917.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH 'THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES', LATEST EDITION.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH MONROE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- PROVIDE REFLECTIVE PAVEMENT MARKERS (RPMs), AS REQUIRED BY MONROE COUNTY PUBLIC WORKS DEPARTMENTS.
- ALL NEW PAVEMENT MARKINGS SHALL BE SLIP RESISTANT.

ADA COMPLIANCE NOTES

- THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH FBC 7TH EDITION (2023) AND THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND PER APPLICABLE FDOT INDEXES 304, 310 & 515. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%). RAMPS MUST ALSO COMPLY WITH FBC BUILDING 1010 AND FBC ACCESSIBILITY 405.
- PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAVERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS.
- ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MONROE COUNTY TESTED MATERIAL, TYPE & COLOR.



LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION

"PARCEL A"
A parcel of land on the island of Key West, Monroe County, Florida, being more particularly described by metes and bounds as follows:
From the Northeastern corner of Parcel G, according to the plat thereof as recorded in Plat Book 4, page 69 of the Public Records of Monroe County, Florida, go South 57 degrees 45'40" West and along the Southernly line of Roosevelt Boulevard a distance of 137 feet to a point which point is the Point of Beginning; thence continue South 57 degrees 45'40" West and along said Southernly line of Roosevelt Boulevard a distance of 1,233.43 feet to a point of intersection with the Easternly line of 14th Street according to Key West Foundation Company's Plat Number 2 (extended Northernly) as recorded in Plat Book 1, at page 189 of Monroe County, Florida, Public Records; thence South 21 degrees 14' 20" East along said Easternly line of 14th Street (extended Northernly) a distance of 620.00 feet, more or less, to a point of intersection with the Northernly line of a proposed road, according to the plat thereof recorded in Plat Book 4, at page 69, of the Public Records of Monroe County, Florida; thence North 57 degrees 45'40" East along the Northernly line of said proposed road which is parallel to the Southernly line of Roosevelt Boulevard a distance of 1,353.27 feet, more or less, to a point which is 137 feet distant from the Southeastern corner of said Parcel G; thence North 32 degrees 14'20" West a distance of 616.55 feet back to the Point of Beginning.

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SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN
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L-1.0	TREE DISPOSITION PLAN
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Handwritten note:
Krit
8/10/2022

PAVING-GRADING-DRAINAGE NOTES

- PAVING AND DRAINAGE SHALL BE IN ACCORDANCE WITH MONROE COUNTY AND FDOT STANDARDS, LATEST EDITION.
- UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE PROPOSED BUILDING LIMITS INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, SLABS, PAVEMENTS, DRAINAGE FACILITIES AND UTILITY FACILITIES, SHALL BE REMOVED IN THEIR ENTIRETY.
- GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
- DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE HIGH DENSITY CORRUGATED POLYETHYLENE (HDPE).
- ALL DRAINAGE PIPE ON PRIVATE PROPERTY SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE (HDPE) PIPE.
- WHERE APPLICABLE, SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
- ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
- ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
- COORDINATE SPECIALTY PAVEMENT SHOWN WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.
- TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DEEMED NON-COMPLYING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION



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PE-57556

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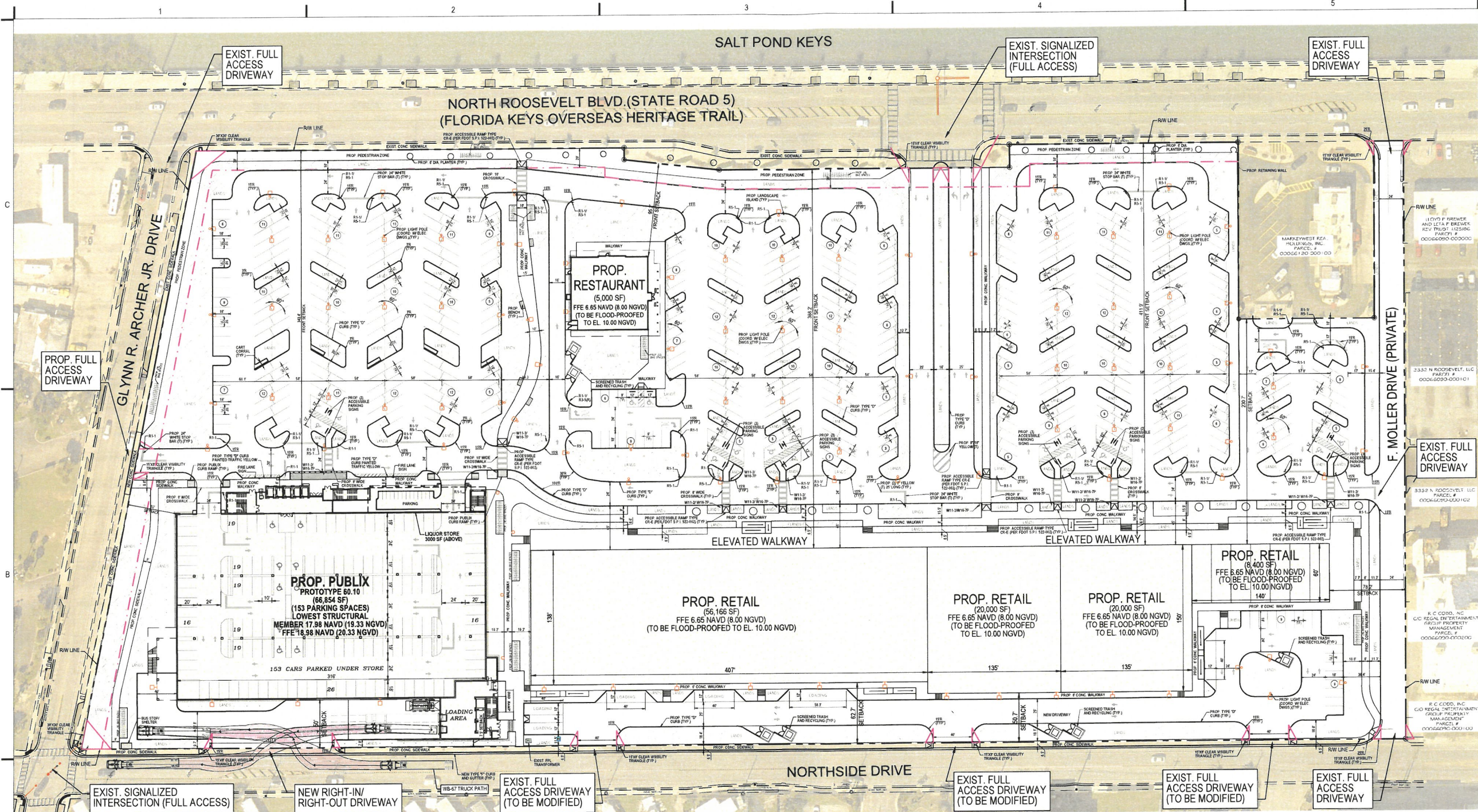
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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1.0



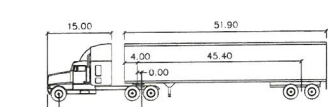
OVERALL SITE PLAN
SCALE: 1" = 50'

SIGN LEGEND

- R1-1 30" X 30" STOP SIGN
- R3-SR 30" X 36" RIGHT TURN ONLY SIGN
- R5-1 30" X 30" DO NOT ENTER SIGN
- W11-2 30" X 30" PEDESTRIAN CROSSING SIGN
- W16-7P 24" X 12" DIAGONAL DOWNWARD POINTING ARROW PLAQUE
- (T) INDICATES THERMOPLASTIC

GENERATOR NOTE

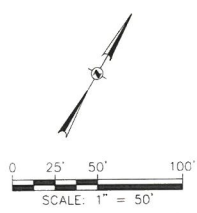
PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.



WB-67

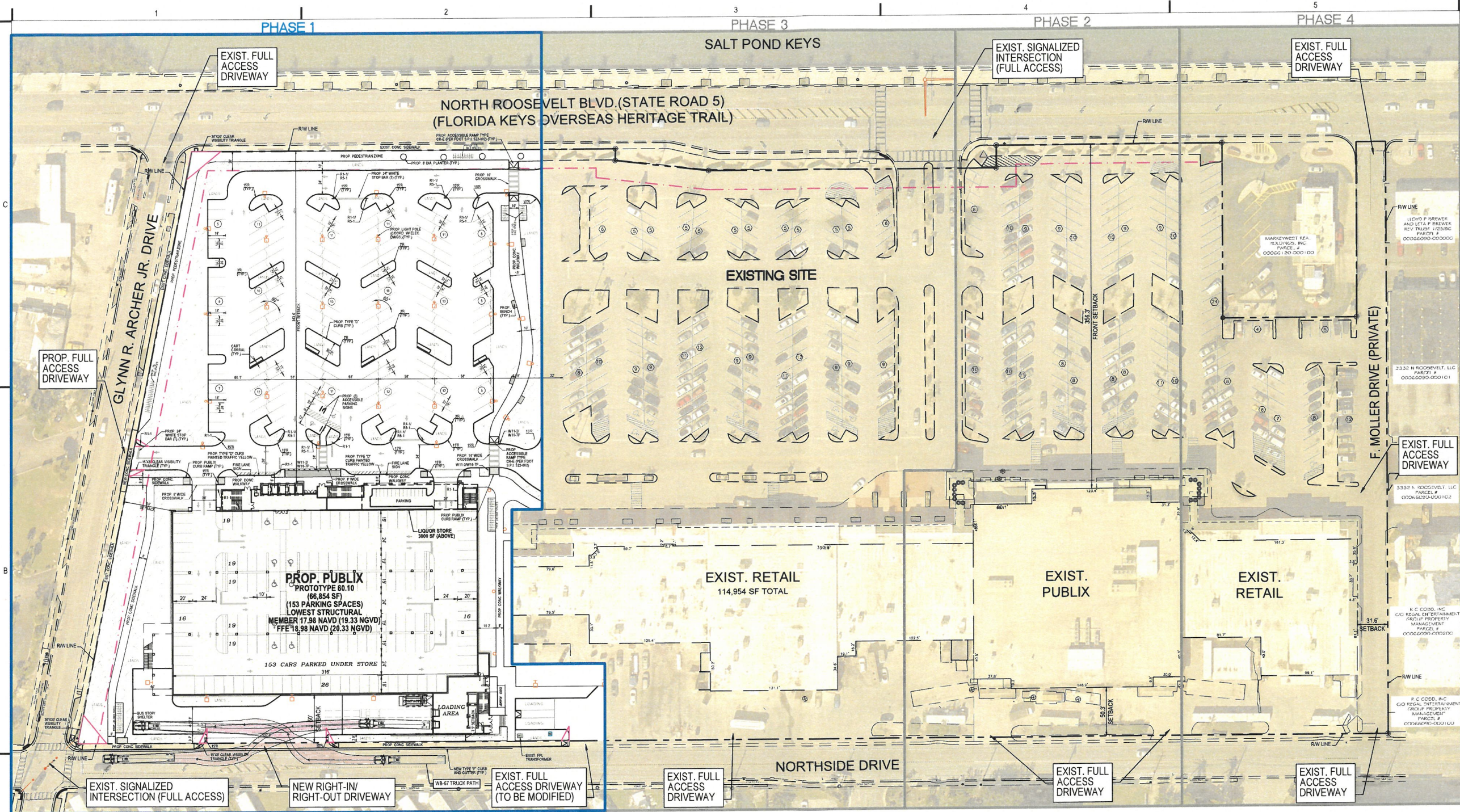
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Trailer Width	8.50	Steering Angle	31.9
Tractor Track	8.00	Articulating Angle	75.0
Trailer Track	8.50		

N.T.S.



Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION



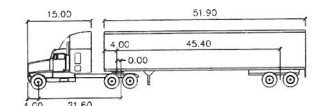
PHASE 1 SITE PLAN
SCALE: 1" = 50'

SIGN LEGEND

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- R3-5R 30" X 36" RIGHT TURN ONLY SIGN
- R5-1 30" X 30" DO NOT ENTER SIGN
- W11-2 30" X 30" PEDESTRIAN CROSSING SIGN
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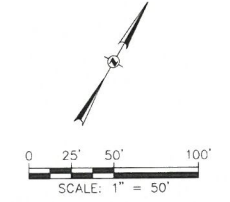
GENERATOR NOTE

PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.



WB-67 TRUCK PROFILE
N.T.S.

Tractor Width	8.00	Lock to Lock Time	6.0
Tractor Length	8.50	Steering Angle	33.9
Tractor Track	8.00	Articulating Angle	75.0
Trailer Track	8.50		



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9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270
SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
PE-57556

PROJECT TITLE:
CONCH RePUBLIX SHOPPES

3316 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

Parcel ID.: 00066120-000000

REAL SUB LLC
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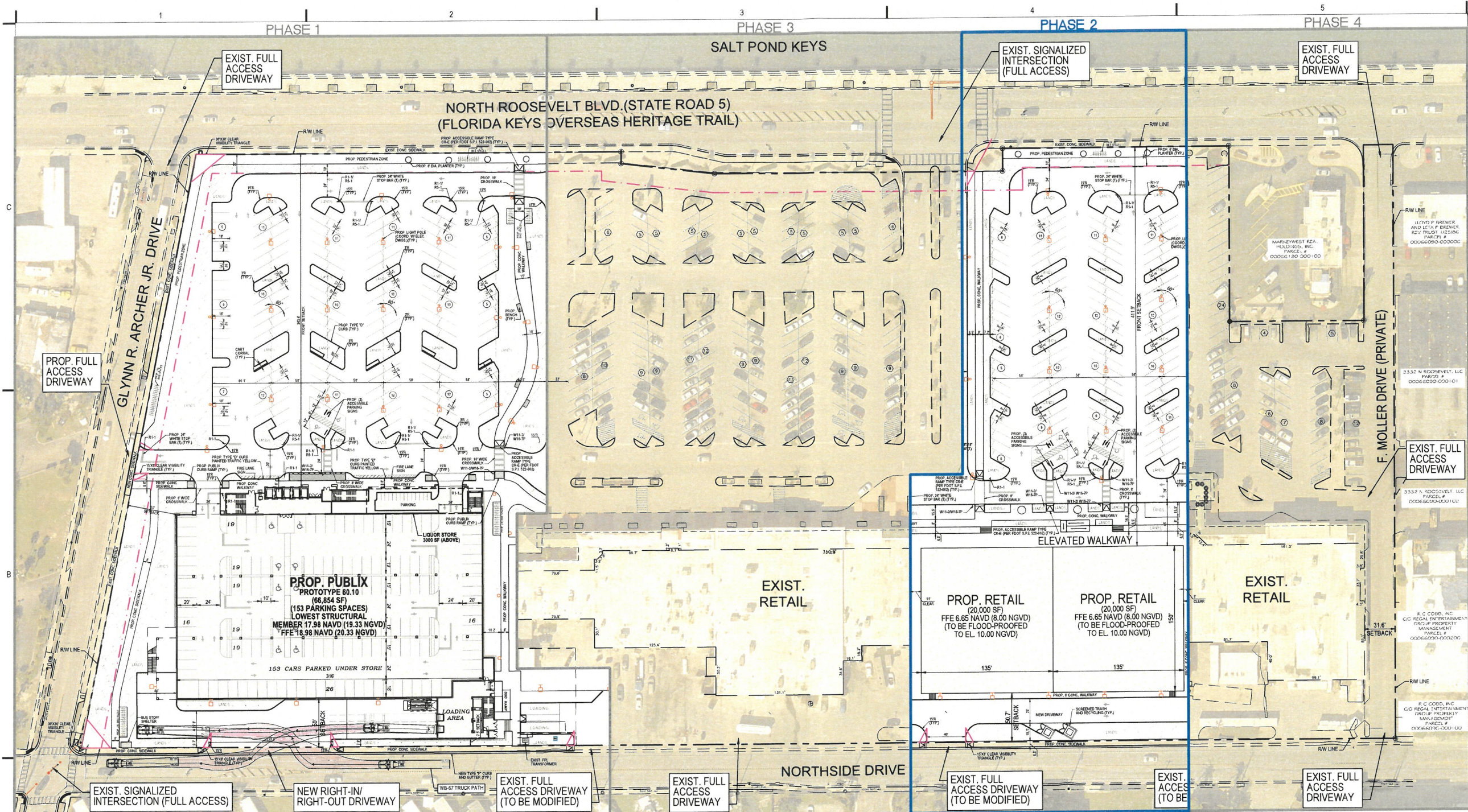
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PHASE 1 SITE PLAN

SHEET NUMBER:

C-1.1

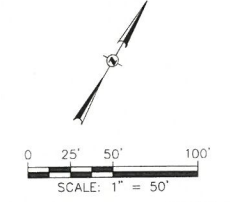


PHASE 2 SITE PLAN
SCALE: 1" = 50'

SIGN LEGEND

	R1-1 30" X 30" STOP SIGN		W11-2 30" X 30" PEDESTRIAN CROSSING SIGN
	R3-5R 30" X 36" RIGHT TURN ONLY SIGN		W16-7P 24" X 12" DIAGONAL DOWNWARD POINTING ARROW PLAQUE
	R5-1 30" X 30" DO NOT ENTER SIGN	(T)	INDICATES THERMOPLASTIC

GENERATOR NOTE
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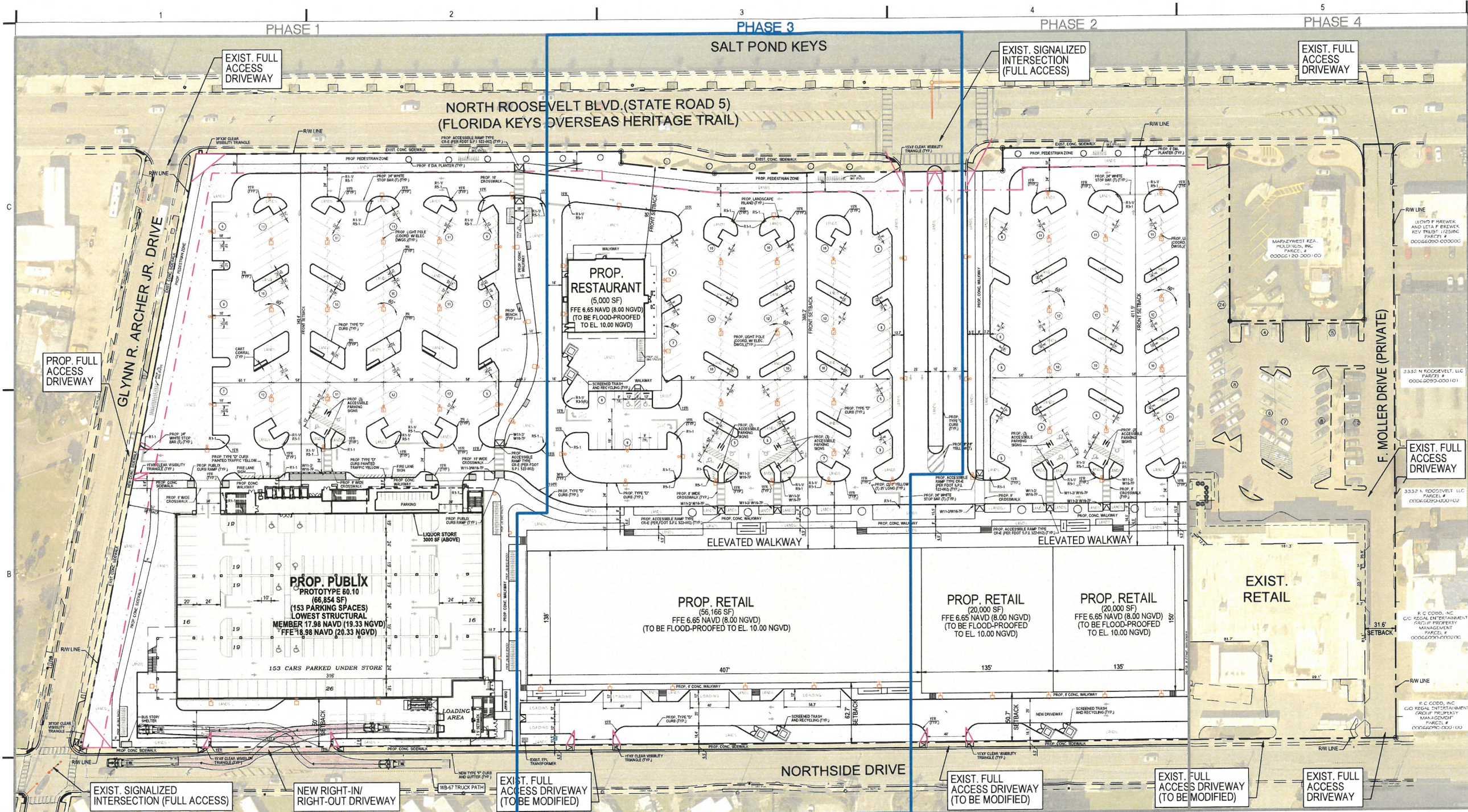
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SHEET TITLE:
PHASE 2 SITE PLAN

SHEET NUMBER:

C-1.2



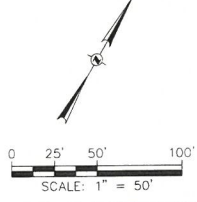
PHASE 3 SITE PLAN
SCALE: 1" = 50'

SIGN LEGEND

	R1-1	30" X 30" STOP SIGN		W11-2	30" X 30" PEDESTRIAN CROSSING SIGN
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ISSUE:
NO. DATE REVISIONS BY

SITE PLAN SUBMITTAL - 08/12/2024 PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2022-7000.07
DATE: 08/29/22
DRAWN BY: P.F.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:
PHASE 3 SITE PLAN

SHEET NUMBER:

C-1.3

PCL XL error
Error:
Operator:
Position:

IllegalOperatorSequence
ReadImage
5230764