

**THE CITY OF KEY WEST
PLANNING BOARD**



Staff Report

To: Chairman and Planning Board Members
Through: Katie P. Halloran, Planning Director
From: Nicholas Perez-Alvarez, Stantec
Meeting Date: February 20, 2025

Agenda Item: **Major Development Plan, Conditional Use – 3200 N Roosevelt Boulevard (RE# 00066120-000000)** – 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 Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 4, Subdivision III of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

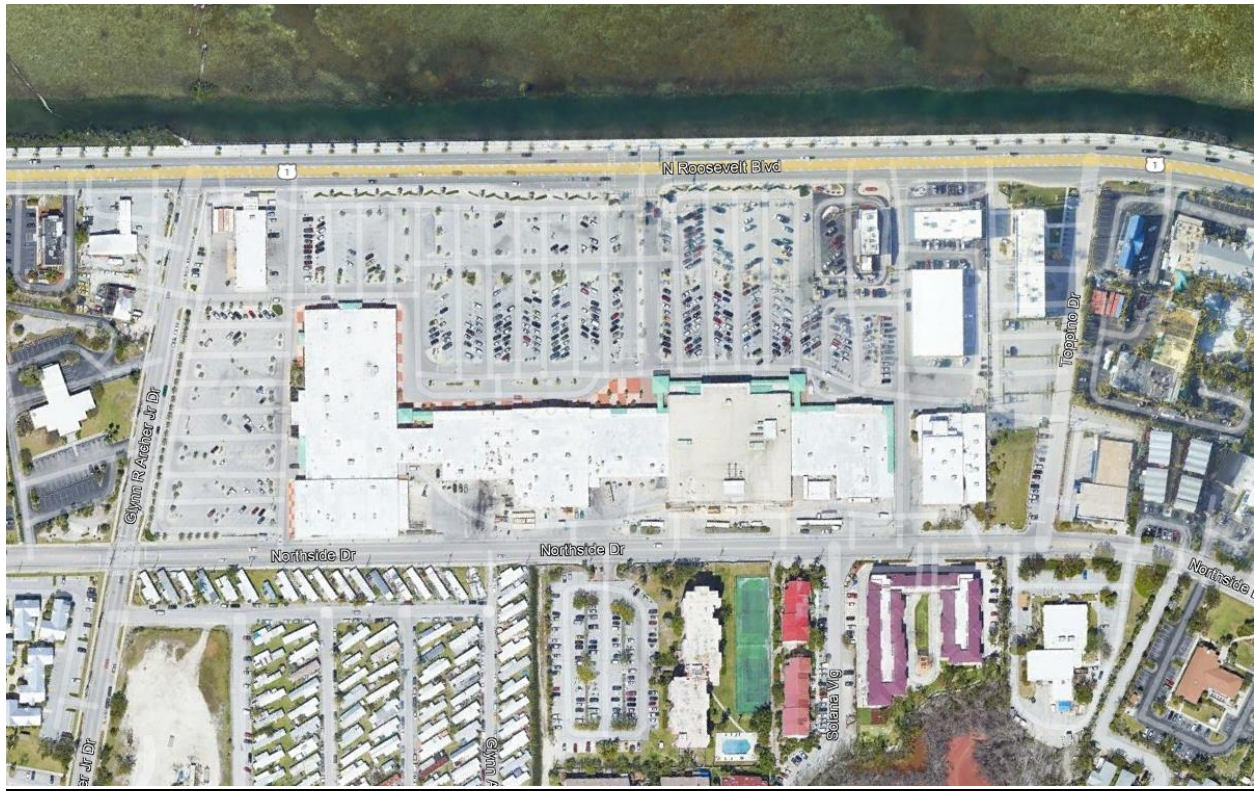
Request: This application proposes a major development plan with conditional use approval for the redevelopment of a shopping center with landscape and open space improvements and new buildings proposed to be raised above base flood elevation.

Applicant: Smith, Hawks, P.I.

Property Owner: Real Sub LLC

Location: 3200 N Roosevelt Boulevard (RE# 00066120-000000)

Zoning: General Commercial (CG)



Background and Analysis

The property at 3200 N Roosevelt Boulevard, located in the CG General Commercial Zoning District and within the AE Special Flood Hazard Area, is a one-story commercial shopping center constructed in 1965 with several tenant spaces totaling approximately 188,513 sq. ft. of commercial space. This application proposed redevelopment of the site with new structures built to current building code above base flood elevation, sidewalk improvements and increased open space and landscaping. Redevelopment is proposed over four phases to minimize impacts to existing businesses and customers; the first phase is anticipated to be complete and open by Fall of 2028 and final phase is anticipated to be complete by 2031.

The total new commercial floor area is proposed to be reduced to 179,420 sq. ft. The provided traffic impact statement states that the proposed development is anticipated to generate 7,789 net daily trips, or 41.7 trips per 1,000 sq. ft. of floor area; the proposed development is considered low intensity commercial retail, which is defined as commercial retail uses that generate less than 50 average daily trips per 1,000 square feet, per Section 122-1112(a) of the LDRs. The proposed development also requires conditional use approval, as low intensity commercial retail greater than 10,000 sq. ft. is a conditional use in the CG district.

The proposed development includes the following:

- One 66,854 sq. ft. grocery raised above a covered parking deck
- One 56,166 sq. ft. retail space

- Two 20,000 sq. ft. retail spaces
- Seven 1,200 sq. ft. retail spaces
- One 5,000 sq. ft. outbuilding proposed as a restaurant.

Proposed Development

The site data table for the proposed development is shown below.

<u>Dimensional Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance Required</u>
Floor Area Ratio	0.8 (606,704 SF)	0.248 (188,513 SF)	0.236 (179,420 SF)	No
Max. Height	40'	Not indicated, one-story	39.3'*	No
Total Building Coverage	40% (303,352 SF)	24.84% (188,513 SF)	23.66% (179,420 SF)	No
Impervious Area	60% (455,028 SF)	93.06% (706,132 SF)	78.96% (599,103 SF)	Yes
Minimum Open Space / Landscaping	20% (151,676 SF)	6.94% (52,654 SF)	21.04% (159,683 SF)	No
Minimum Front Setback	50'	211.2' (Retail)	343.4' (Publix) 95.2' (Restaurant) 388.2' (Retail)	No
Minimum Rear Setback	50'	0.7' (Retail)	50' (Publix Store) 7.5' (Publix Loading Area) 50.3' (Retail)	Yes
Minimum East Side Setback	20'	31.6'	78.2'	No
Minimum West Side Setback	20'	55.7'	50'	No

*A 4' parapet is not included in this number, as non-habitable structures are permitted encroachments into the maximum height.

The parking data table for the proposed development is shown below:

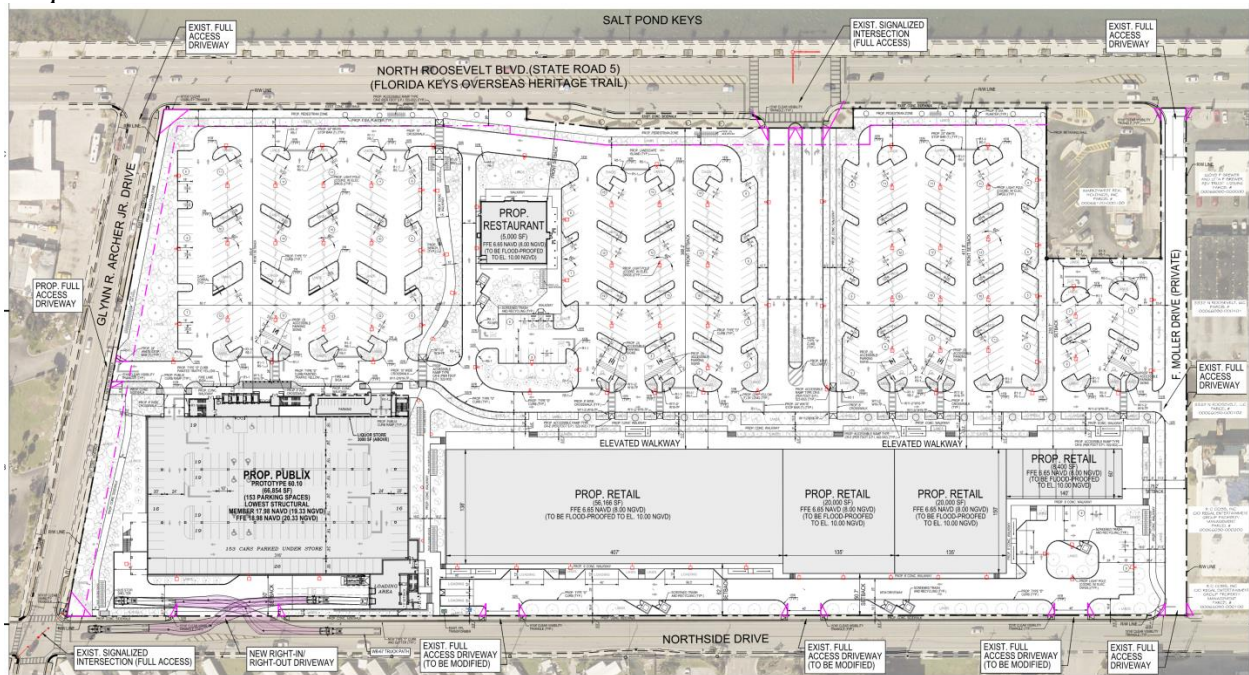
	Code	Required	Existing	Proposed	Complies
Commercial	1 space/300sf	629	649	753	
Total		629	649	753	Yes

As indicated above, variances are required for the following:

- Maximum impervious surface ratio: 60% required, 79% proposed
- Minimum rear setback: 50' required, 7.5' proposed

A variance application has not been submitted by the applicant. Section 122-32(a)- “*Additional regulations*”, states in part, “A nonconforming use, nonconforming density or a noncomplying building or structure may be continued, subject to this article. Notwithstanding anything in the Code to the contrary, a structure or site improvement may be altered without the need for a variance if the alteration decreases respective noncompliance. . .” In this instance, an existing site improvement is not being altered. Instead, significant portions of this shopping center are being demolished, redesigned and reconstructed; these proposed modifications exceed the scope and meaning of the term “altered”. The provisions of Section 122-32(a) are not applicable and therefore a variance application is required pursuant to the Land Development Regulations.

Proposed Site Plan



Proposed Publix North Elevation



Proposed Publix West Elevation



Proposed Publix South Elevation



Proposed Publix East Elevation



Proposed Retail North Elevation



NORTH RETAIL ELEVATION SIGNAGE REQUIREMENTS: FLAT AND FACADE SIGNS SHALL NOT BE RESTRICTED AS TO AREA, EXCEPT THAT IN THE HISTORIC ZONING DISTRICTS THEY SHALL BE RESTRICTED TO TEN PERCENT OF FRONT BUILDING FACADE AREA, BUT THEY SHALL NOT PROJECT MORE THAN FOUR INCHES FROM THE FACE OF THE BUILDING SIGNAGE PERMITTED: PROVIDED:



NORTH RETAIL ELEVATION

Proposed Retail East and West Elevation



EAST RETAIL ELEVATION



WEST RETAIL ELEVATION

Proposed Retail South Elevation



Proposed Landscape Plan



Surrounding Zoning and Uses:

Surrounding properties are located within the General Commercial District (CG).

Process:

Development Review Committee:	October 15, 2024
Tree Commission Meeting (Conceptual landscape plan & tree removal approval):	January 21, 2025
Planning Board Meeting:	February 20, 2025
HARC Commission Meeting:	N/A
Tree Commission Meeting (Final landscape plan approval):	TBD
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DOC for review:	Up to 45 days

Landscaping (Code Chapter 108, Article VI)

This project obtained conceptual landscape plan approval on January 21, 2025. Urban Forestry staff reviewed the plans and concluded the following in its staff report:

“The landscape plan creates shade areas throughout the property including adjacent to the public sidewalk/street areas of 14th Street and Northside Drive and enhances the existing planting area along N. Roosevelt Blvd. The proposed conceptual landscape plan incorporates all the required mitigation in its plan and is over 70% native vegetation. The proposed conceptual landscape plan does meet the requirements of Tree Commission review and approval.”

Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. Staff finds that the project meets Sec 108-233 to reasonable standards.

RECOMMENDATION

As per Sec. 108-94. - Review by staff. - “Each application for development plan approval shall be reviewed by the city planner and transmitted to the development review committee and other staff as may be designated by the city planner based upon the type of development proposed. The city planner shall review each application for compliance with land development regulations.”

Due to the required variance application for maximum impervious surface ratio and minimum rear setback still pending from the applicant, the Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations respectfully recommends to the Planning Board that the request for Major Development Plan with Conditional Use be **POSTPONED**.

Should Planning Board approve this proposed development plan, staff recommends the following conditions listed below.

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.