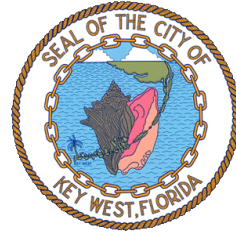


THE CITY OF KEY WEST

PLANNING BOARD

Staff Report



To: Chairman and Planning Board Members

Through: Katie P. Halloran, Planning Director

From: Jordan Mannix-Lachner, Planner II

Meeting Date: March 27, 2025

Agenda Item: **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.

Request: The applicant requests to redevelop existing hotel buildings to convert an 81-unit hotel into an 80-unit transient condominium development.

Applicant: Gregory Oropeza, Oropeza, Stones & Cardenas

Property Owner: Christopher Holland, LLC

Location: 3101 N. Roosevelt Blvd

Zoning: Commercial General & Conservation

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.



Site Data

PROJECT SITE DATA			
IBIS BAY BEACH RESORT, 3101 NORTH ROOSEVELT BOULEVARD , KEY WEST, FLORIDA 33040			
REAL ESTATE NO.: 00002360-000000			
ZONING DISTRICT	CG COMMERCIAL GENERAL		
FLOOD ZONE	AE 8/ AE 9 [NGVD 29]		
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT SIZE [TOTAL]	15,000 SF	212,020.17 SF [4.87 ACRES]	NO CHANGE
UPLAND AREA	-	143,657.88 SF [3.30 ACRES]	NO CHANGE
HEIGHT [CROWN]	40'-0"	+/- 24'-0"	40'-0"
FAR			
HOTEL UNITS		.25 [35,927.75 SF]	.21 [29,985.66 SF]
MARKET RATE UNITS		.01 [1,088 SF]	0.0 [0 SF]
RESTAURANT		.03 [4,160.56 SF]	.02 [3,206.98 SF]
DENSITY			
HOTEL	81 TRANSIENT/ 1 NON-TRANSIENT ^a	81 TRANSIENT	80 TRANSIENT
MARKET RATE		1 NON-TRANSIENT	0
+/- AVERAGE UNIT SIZE		423.54 SF	374.82 SF
	^a PER L.U.D DATED MAY 19, 2020, THE ALLOWED TRANSIENT UNITS IS [81], PLUS [1] NON-TRANSIENT DWELLING UNIT.		
SETBACKS			
FRONT YARD	25'-0"	38'-1 3/4"	26'-0"
STREET SIDE	20'-0"	56'-3 3/4"	82'-2"
MEAN HIGH WATER LINE	30'-0"	8'-10 3/4"	30'-0"
BUILDING COVERAGE	40% MAX [57,463.15 SF]	+/- 27.10% [38,929.74 SF]	20.27% [29,117.22 SF]
IMPERVIOUS COVERAGE	60% MAX [86,194.73 SF]	+/- 62.00% [89,074.29 SF]	50.96% ^{a4} [73,214.09 SF]
OPEN SPACE 108-346	20% MIN [28,731.58 SF]	+/- 37.50% [53,864.98 SF]	42.55% [63,248.72 SF]

*See notes in Chapter 108 review regarding open space calculation

GENERAL NOTES	
1.	THIS PROJECT UTILIZES COKW LDR SEC 122-1143 AMENDMENT: REDUCTION OF BUILDING COVERAGE FOR OVERHANGS AND GUTTERS, AS WELL AS REDUCTION OF IMPERVIOUS COVERAGE FOR ELEVATED STRUCTURES.
2.	LANDSCAPE AND HARDSCAPE SHOWN FOR REFERENCE AND SITE CALCULATION PURPOSES. COORDINATE FINAL MATERIALS W/ LANDSCAPE DESIGN, BY OTHERS.
3.	PROPOSED BUILDINGS WILL BE ABOVE CURRENT FLOOD HEIGHTS, NGVD 29. COMMERCIAL USE SPACES AT GROUND LEVEL WILL BE FLOOD PROOFED TO CURRENT CODES AS ALLOWED.
4.	PROJECT PROPOSES ALL INTERNAL ROADWAYS AND PARKING AREAS TO BE OF A PERVIOUS PAVING MATERIAL. BASIS OF DESIGN: COMBINATION OF UNILOCK PERMEABLE PAVERS: TURFBLOCK [40% VOID SPACE], ECO-PROMENADE [10.12% VOID SPACE], AND METRO [APRX 5.5% VOID SPACE].

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Surrounding Zoning and Uses:

Surrounding zoning districts and uses include:

North: Conservation & Military zoning districts

South: Commercial General & Public and Semi-Public Services

East: Conservation zoning district

West: Commercial General

Process:

Development Review Committee:	10/24/24
Tree Commission Meeting	2/18/25
Planning Board Meeting:	3/27/24
Final Tree Commission Approval	TBD
City Commission Meeting	TBD
Local Appeal Period:	10 Days

Concurrency Analysis

Code Section 108-233 and Comprehensive Plan Objective 9-1.5 require the City to conduct concurrency reviews to ensure that that facilities and services needed to support development are available concurrent with the impacts of such development. Facilities subject to concurrency reviews are listed below, along with staff's evaluation are listed below:

FACILITIES/SERVICES	COMMENTS	COMPLIES?
Potable water	No increased demand on potable water is expected.	Yes.
Wastewater	No increased demand on wastewater is expected.	Yes.
Water quality	Applicant shall coordinate with South Florida Water Management District as part of the building permitting process.	Yes.
Stormwater	Applicant has provided a stormwater plan and is reducing impervious surface.	Yes.
Solid Waste	No increase in solid waste demand is expected.	Yes.
Roadways	No increase in trip generation is expected.	Yes.
Recreation	No increase in recreation demand is expected.	Yes.
Reclaimed Water	N/A	Yes.
Other public facilities	N/A	Yes.

Conclusion: Staff reviewed 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.

Chapter 108 Development Review Summary:

CODE SECTION	COMMENTS	COMPLIES?
Article III: Site Plan		
Sec. 108-279. - Location and screening of mechanical equipment, utility hardware and waste storage areas.	Per Utilities Department, the minimum dimension for the dumpster enclosure shall be 20' wide with a 12' wide opening installed with two six-foot wide gates; applicant shall confirm location and orientation with Waste Management. Applicant has included those dimensions in the site plan.	Yes.
Sec. 108-286. - Pedestrian sidewalks.	New pedestrian walkways are proposed.	Yes.
Article IV: Traffic Impacts		
Sec. 108-317. - Internal circulation system design and access/egress considerations. / Sec. 108-318. - Separation of vehicles, bicycles and pedestrians.	Applicant proposes a two-lane 25' brick driveway loop for drop-off/check-in which is accessible to the proposed parking lots.	Yes.
Article V: Open Space, Screening & Buffers		
Sec. 108-346. - Open space, landscaping and removal of exotic vegetation.	- Open space requirement is met. - Exotic vegetation shall be removed.	Yes.
Sec. 108-352. - Reducing landscape and/or bufferyard requirements.	A landscape waiver is being requested for the 30' required street frontage landscape buffer. The proposed street frontage landscaping is identified in the landscape plan.	Waiver required.
Article VI: Landscaping		
Sec. 108-411. - Landscape plan approval.	Conceptual landscape plan approval has been issued by the Tree Commission.	Yes.
Sec. 108-413. - Requirements along street frontage.	The site requires a landscape strip along the frontage at least 30' in width, with at least 120 plant units per 100 linear feet. The applicant requests a waiver to the frontage landscape minimum depth requirement.	No. Waiver required.
Sec. 108-416. - Other landscape requirements for nonvehicular use areas.	The landscape plan provides 4 trees for every 2,000 sq. ft. of nonvehicular open space.	Yes.

Sec. 108-452. - Required sight distances for landscaping adjacent to public rights-of-way and points of access.	The applicant has provided the required clear zone adjacent to the intersection of two rights-of-way.	Yes.
Sec. 108-517. - Waivers or modifications.	Per Section 108-517, the Planning Board may waive or modify the standards of Chapter 108 Article VI upon a finding that the modification meets the criteria outlined in Section 108-517. Staff has reviewed the application and found it consistent with these criteria.	Yes.
Article VII: Off-Street Parking and Loading		
Sec. 108-573. - Special provisions within historic commercial pedestrian-oriented area.	- Portions of an existing commercial structure are being remodeled and reconstructed. The total floor area and commercial uses remain the same. - The existing total floor area is limited by maximum floor area ratio regulations; the floor area is currently legally noncompliant with regard to floor area and variances to maximum floor area ratio are not permitted. The property has an existing parking agreement with the City covering the uses that were in effect at the time of the resolution. However, the change to any commercial uses associated with the hotel's submerged land lease of adjacent parcel(s) could trigger parking requirements in the future.	
Article VIII: Stormwater and Surface Water Management		
Sec. 108-777. - Water quality criteria. & Sec. 108-778. - Water quantity criteria.	The applicant shall comply with all stormwater and surface water management criteria of the Code of Ordinances.	Yes
Article IX: Utilities		
Sec. 108-956. - Potable water and wastewater.	Applicant has sufficient access to potable water and wastewater disposal system.	Yes.

Review Summary: Chapter 110 - Resource Protection

CODE SECTION	COMMENTS	COMPLIES?
Article IV: Coastal Resources		
Sec. 110-88. - Wetland delineation; establishing wetland line. Sec. 110-89. - Development restrictions and interpretations. Sec. 110-91. - Wetland buffer zones.	- The subject parcel includes mangrove/wetland area. A wetland delineation line is indicated on the plans. - A wetland buffer of 25' is required for the site. Sec. 110-90 also allows an applicant to propose an alternative buffer methodology. The proposed site plan depicts permeable turf block pavers for the parking area along the west edge of the property. The pavers are located within a range of 2' and 15' from the wetland delineation line. Staff recommends that the applicant provide an alternative wetland buffer plan that addresses the criteria of Sec. 110-90(b)(1)-(3), in coordination with the South Florida Water Management District. That recommends that the plan be provided prior to final City Commission hearing. - Per Sec. 110-89., the applicant must obtain all required permits or exemptions from state and/or federal agencies having jurisdiction	Confirmation required prior to final approval.
Article VI: Tree Protection		
Sec. 110-366. - Protective barricades; performance bond.	The applicant shall provide protective barricading for trees on site before and during construction activities.	Yes.
Sec. 110-325. - Review and action by tree commission.	The Tree Commission has approved the conceptual landscape plan and tree removals. Final landscape plan approval is required prior to City Commission hearing.	Yes.

RECOMMENDATION

Major Development Plan:

Staff has reviewed the subject application for compliance with all applicable development standards. Based on the review criteria of the Land Development Regulations, staff recommends that the subject development plan and landscape waiver be **APPROVED** with the following conditions:

Conditions 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.

Conditions required prior to issuance of a Building Permit

1. The work shall be consistent with the plans signed and sealed by A2O Architecture, dated 2.27.25. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted.
2. The applicant shall provide a stormwater plan and soil erosion and sediment control plan that includes a stormwater pollution prevention plan. The plan shall conform to the stormwater requirements of the Code of Ordinances including Chapter 108, Article VIII of the Land Development Regulations. The plan shall ensure that The plan shall be provided to and approved by the City stormwater engineer.
3. All applicable state or federal permits shall be obtained before commencement of the development, including a letter of coordination with the South Florida Water Management District (SFWMD).