



MEMORANDUM

Date: April 1, 2025

To: Honorable Mayor and Commissioners

Via: Katie Halloran
Planning Director

From: Nicholas Perez-Alvarez, Stantec

Subject: **File 25-6383 - 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; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Introduction

The applicant, Smith Hawks, P.I., 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. This item was recommended for approval by the City of Key West Planning Board at their hearing on February 20, 2025, under Resolution No. 2025-011.

Background

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

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.

Analysis:

Staff determined the proposal is in compliance with the Major Development Review criteria listed under Section 108-91.B.2. 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 February 20, 2025, where they recommended approval through Resolution No. 2025-011. The project has 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. 2025-011.

Option 2:

Deny the major development plan.

Recommendation:

As per Planning Board Resolution No. 2025-011, the Planning Board recommended to the City Commission **Option 1** for the approval of the major development plan. Planning Department staff recommend approval.