

**Conch RePublix
Shoppes**

f/k/a Searstown

**3200 N. Roosevelt
Blvd.**

MAJOR DEVELOPMENT PLAN
APPLICATION

April 1, 2025

Overview

EXISTING



PROPOSED



Time for Improvement

**Historic Aerial
Photograph taken
March 9, 1971**

*Florida Department of
Transportation, Office
of Surveying and*



Improvements Proposed – Resilience and Appearance



- All habitable areas raised above base flood elevation
- New buildings built to current construction/hurricane standards
- Stormwater management drainage system and emergency access improvements
- Landscape buffers and screening on edges of project

Improvements Proposed - Glynn Archer, Jr. Drive/14

EXISTING

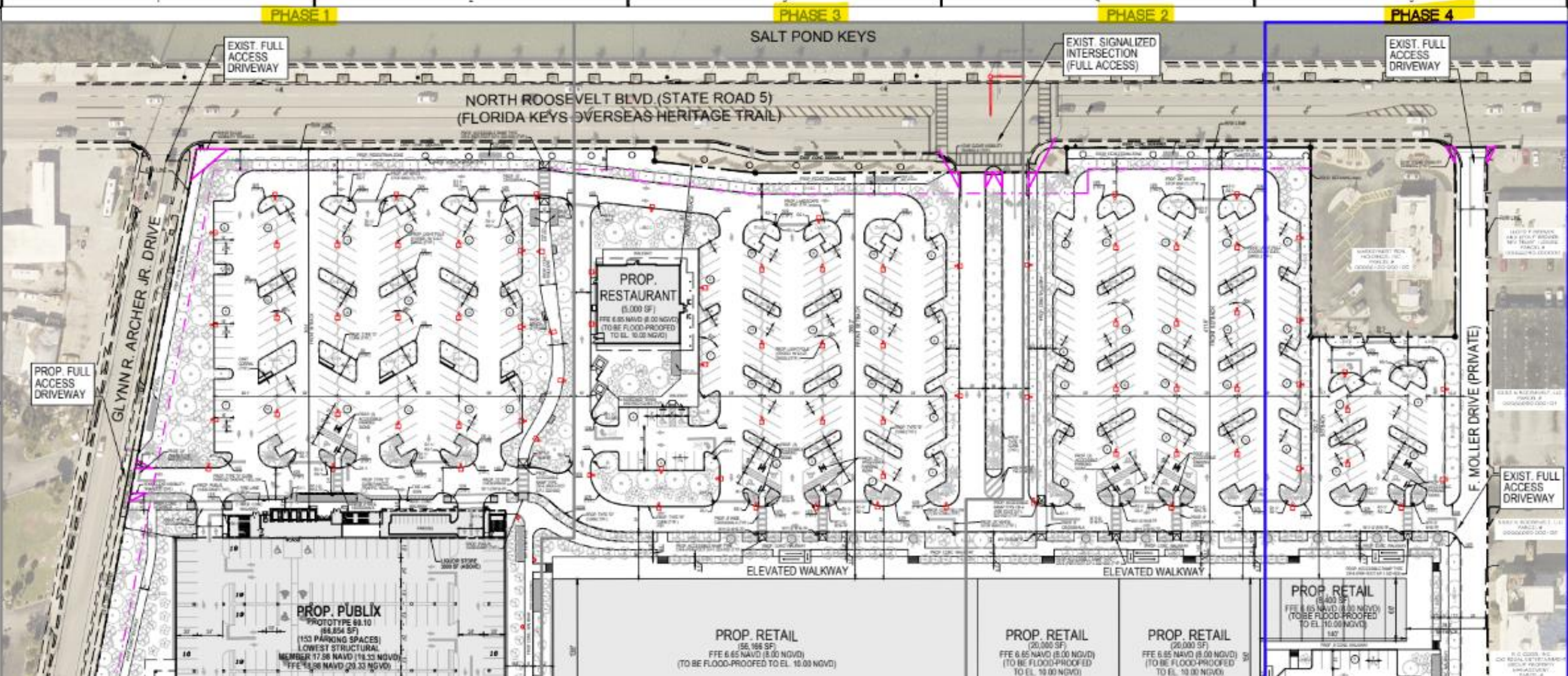


PROPOSED



Improvements Proposed - Phased Construction

Planned construction is phased to, as much as possible, allow the 12+ existing businesses to be able to operate until such time that new space on-site is ready for them

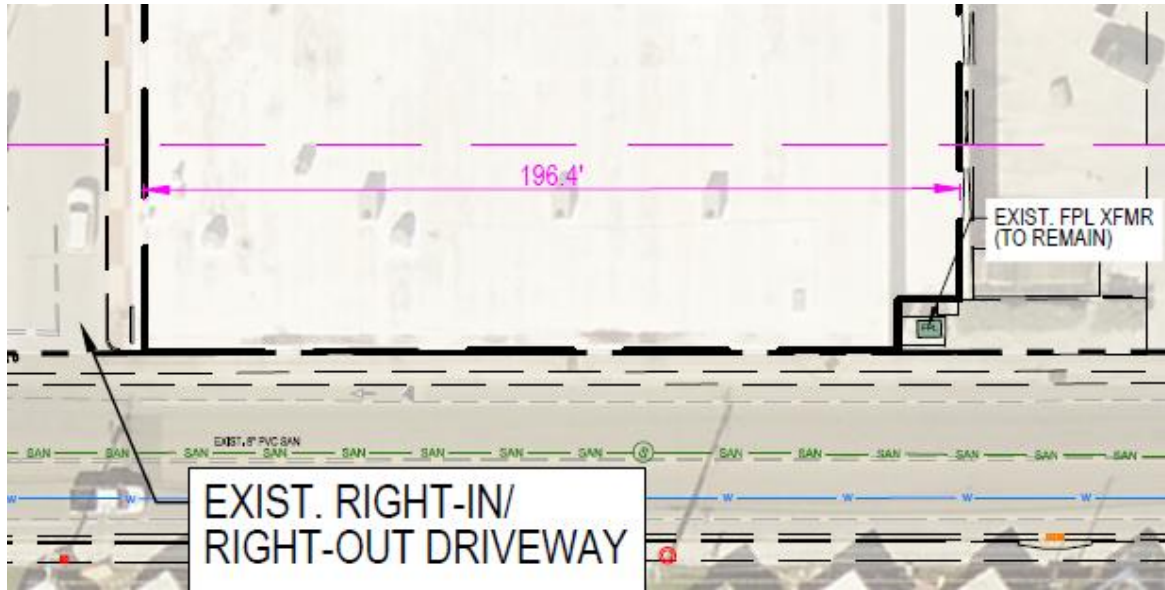


Improvements Proposed to All Noncomplying Site Sta

Description	Code Req.	Existing	Proposed	Change from Existing
Side Setback	20'	31.6'	50'	+ 19'
Rear Setback	50'	0.7'	7.5' (loading area) 50' (Publix)	+ 6.8' (loading area) + 49.3' (Publix)
Vehicle Parking	629 spaces	649 spaces	753 spaces	+ 104 spaces
Bicycle Parking	163 racks	0 racks	164 racks	+ 164 racks
Building Coverage	Maximum 40%	24.84% 188,513 sf	23.66% 179,420 sf	- 1.18% - 9,093 sf
Impervious Area	Maximum 60%	93.06% 706,132 sf	78.96% 599,103 sf	- 14.1% - 107,029 sf
Landscape Area	Minimum 20%	6.94% 53,654 sf	21.04% 150,683 sf	+ 14.1% + 107,029 sf

Rear Setback - Northside Drive

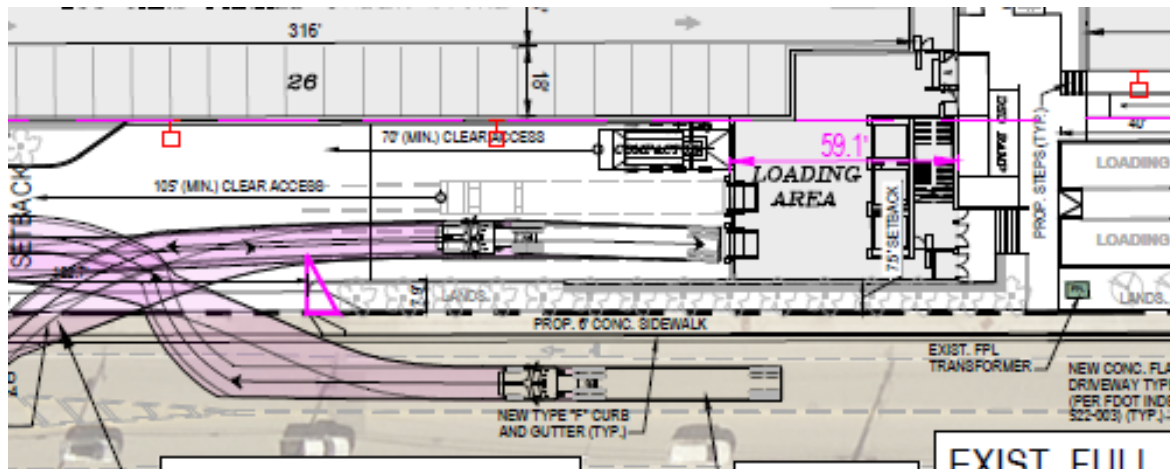
EXISTING



- Existing building on right-of-way
- Existing encroachment is 197 linear feet and 9,800 square



PROPOSED



- Proposed to reduce encroachment by 74%



We respectfully request your approval.
Questions?

