



MEMORANDUM

Date: June 4, 2025

To: Honorable Mayor and Commissioners

Via: Katie P. Halloran
Planning Director

From: Stephanie de la Rosa, Stantec

Subject: **File 25-3202 - Major Development Plan and Landscape Waiver– 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000)** - A request for a major development plan approval for the construction of a 3 story mixed use structure to house a 59 room hotel, a bar/liquor store and a restaurant, and landscape waivers for requirements for interior areas, requirements along street frontage and perimeter landscape requirements, on properties located within the Historic Commercial Tourist District (HCT) Zoning District and the Historic Residential/Office (HRO) Zoning District, pursuant to Chapter 108, Section 108-91, and Article III through IX; Chapter 122, Article IV, Division 9 and 10, Section 108-413, Section 108-414 and Section 108-415 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 Major Development Plan application submitted for review and approval is for the redevelopment of the mid-century Southwinds Motel, within the Historic Commercial Tourist District (HCT). The 65,970 sq. ft. site currently contains a complex of one-story structures over three (3) parcels with a total of 59 units. The proposed project involves the demolition of the aging 1950's motel complex in order to construct a new 3-story single structure combining all 59 units.

Background

The project site is currently three parcels under the same ownership. Previous resolutions associated with the subject parcels are listed below:

- Reso # 2018-37: Conditional use approval for a bar as an accessory to a motel
- Reso # 2021-57: Parking variance to accommodate electric scooter rental
- Reso # 2021-58: 1321 Simonton: Conditional Use for electric scooter rental
- Reso #2021-53: 1325 Simonton: Variance for parking, landscaping requirements, open space and impervious surface to allow for electric scooter rental
- Reso #2021-54: 1325 Simonton: Conditional use for electric scooter rental & food truck

Request:

The applicant proposes to reconstruct 59 transient units, a pool, and 996 sq. ft. of outdoor consumption area for the existing bar/package liquor store. The existing food truck, Rooster Treats, will be replaced and relocated within the hotel structure but remain a take-out food service.

The existing uses will be relocated in the following structures:

- One 3-story building containing 38 transient rooms/units and a fitness center
- One 3-story building containing 8 transient rooms/units, storage, and pool & mechanical equipment
- One 2-story building containing 12 transient rooms/units
- 1-story building containing bar/package store & food service
- 1-story lobby building

Analysis:

Staff determined the proposal is in compliance with the Major Development Review criteria listed under Section 108-91(A) (2)(b). 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 March 27, 2025, and recommended for approval.

Planning Department staff recommend one additional condition be added to the draft resolution approved by the Planning Board, which establishes that the applicant shall complete a Unity of Title to combine the separate parcels associated with this project. Staff understands that the applicant is agreeable with this condition of 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. 2025-2025-019.

Option 2:

Deny the major development plan.

Recommendation:

As per Planning Board Resolution No. 2025-2025-019, the Planning Board recommended to the City Commission **Option 1** for the approval of the major development plan. Planning Department staff support Planning Board Resolution No. 2025-019 to approve.