

**THE CITY OF KEY WEST
PLANNING BOARD**



Staff Report

To: Chairman and Planning Board Members

Through: Katie P. Halloran, Planning Director

From: Stephanie de la Rosa, Stantec

Meeting Date: March 27, 2025

Agenda Item: **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 and landscape waiver for the construction of a 3 story mixed use structure to house 59 room hotel, a bar/liquor store and a restaurant, on properties located within the Historic Commercial Tourist District (HCT) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 9, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: A request to demolish and reconstruct an existing hotel/motel and accessory uses. A landscape waiver is requested for minimum requirements in parking areas and along the street frontage.

Applicant: Spottswood, Spottswood, Spottswood & Sterling

Property Owner: Meisel Holdings FL, 1321 Simonton Street LLC

Location: 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000)

Zoning: Historic Commercial Tourist District (HCT)

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.

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

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



Aerial Map of the Subject Property

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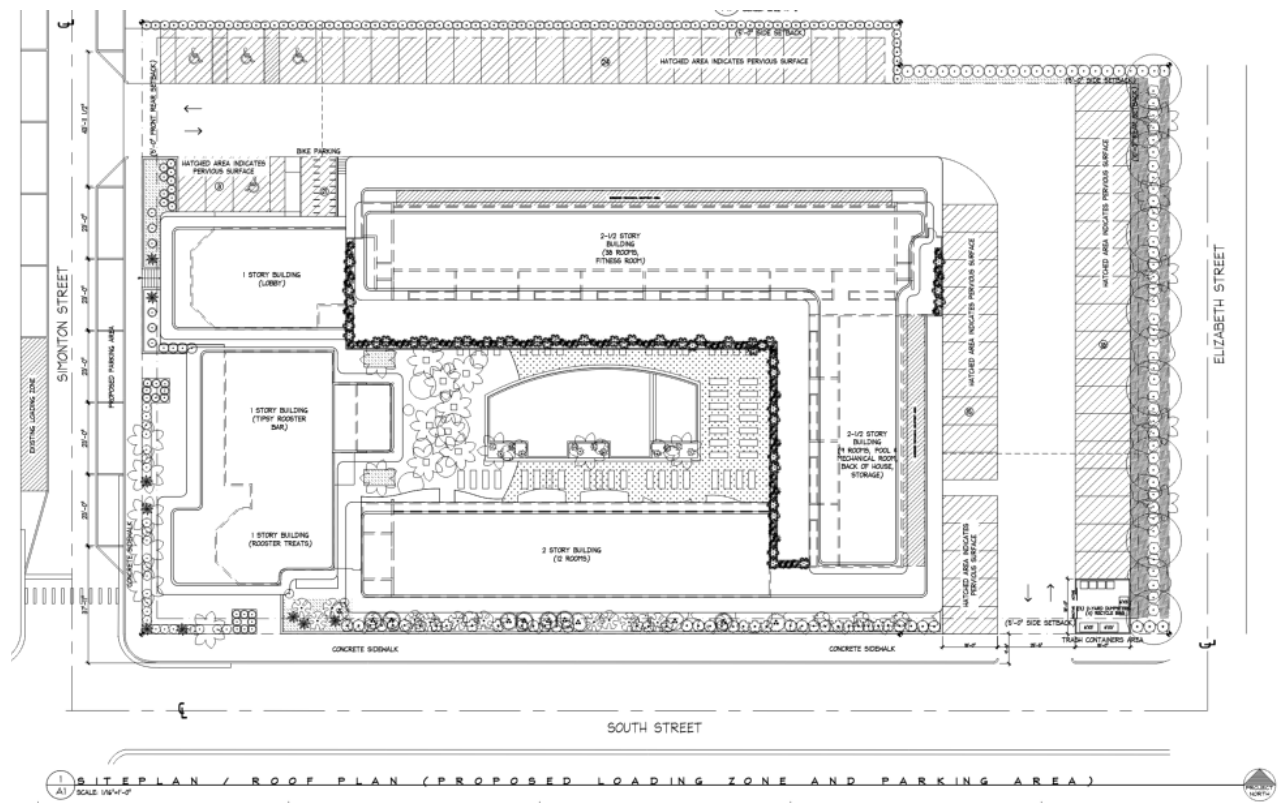
Proposed Development

The applicant proposes to reconstruct 59 transient units, a pools, 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.

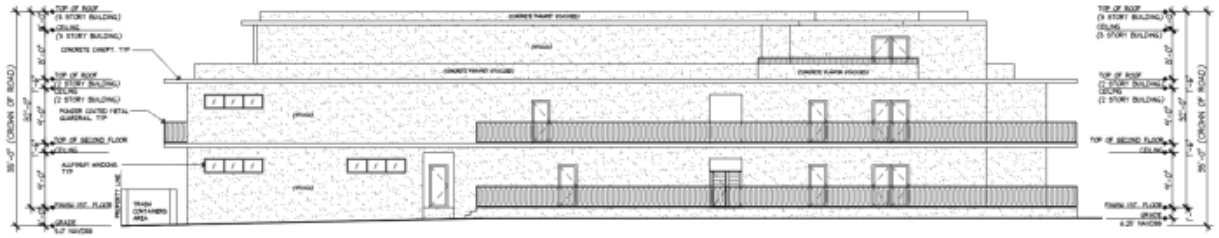
The existing uses will be relocated in the following structures:

- 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

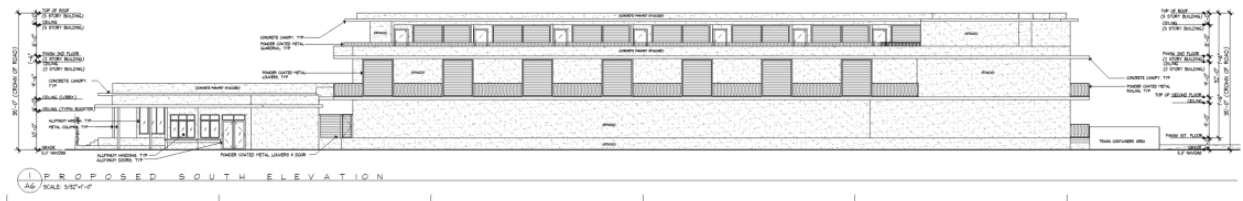
Proposed Site Plan



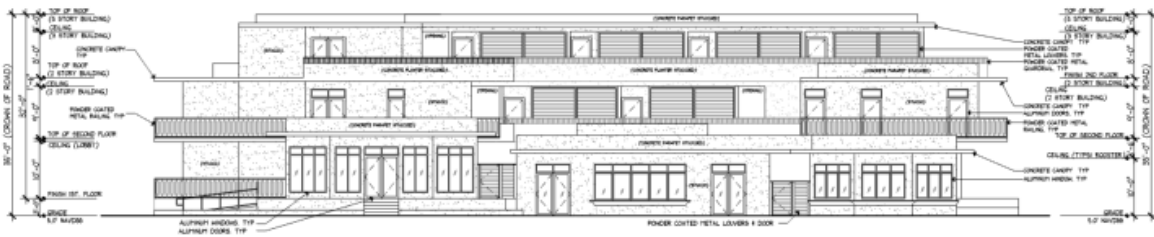
Proposed East Elevation



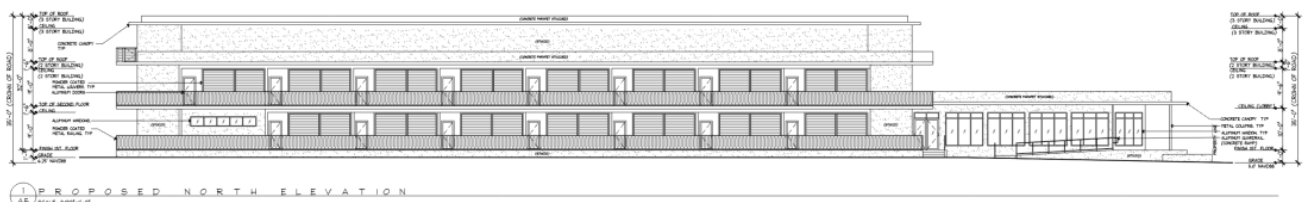
Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Chapter 108 Review

Article III: Site Plan & Article V: Open Space, Screening & Buffers

The site data table for the proposed development is shown below. The site plan meets the dimensional criteria for the zoning district and meets open space requirements. The applicant has coordinated with Waste Managing regarding the location and configuration of the solid waste storage area.

<u>Dimensional Requirement</u>	<u>Code Requirement</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance Required?</u>
Max. Floor Area Ratio	1	0.39	0.55	No
Max. Height	35'-0"	One story – height not specified	35'-0"	No
Max. Building Coverage	50% (32,985 SF)	39% (25,439 SF)	45% (29,401 SF)	No
Max. Impervious Surface	70% (46,179 SF)	80% (52,879 SF)	69% (45,840 SF)	No
Minimum Open Space Ratio	20% (13,194 SF)	16% (10,232 SF)	20% (13,200 SF)	No
Minimum Front Setback	5'-0"	10'-0"	5'-0"	No
Minimum Rear Setback	10'-0"	10'-8"	74'0"	No
Minimum West Side Setback	5'0"	0'	30'0"	No
Minimum East Side setback	5'0"	3'-4"	12'0"	No

Article IV: Traffic Impacts & Article VII: Off-Street Parking & Loading

The following is an account of existing parking and variances granted:

Location	Required	Approved/Existing Parking	Proposed Parking
1321 Simonton	1 per motel unit (17) 1 motel manager (1) 1 per 3 scooter rentals (4) 22 off-street spaces in total	17 (Reso # 2021-57)	
1325 Simonton	1 per motel unit (25) 1 motel manager (1) 1 per 3 scooter rentals (4) 1 per 45 sf of consumption area/food truck (5) 35 off-street spaces in total	24 (Reso #2021-53 and Reso # 2018-37)	
625 South	1 per motel unit (15)	0	
TOTAL	72	41	60

The parking calculations for this project are done based on previously granted parking variances. Pursuant to Sec. 90-396, variances apply to the parcel for which it is granted, and are only valid for the use specified in the application. The proposed use remains the same, with no additional units. Therefore, existing parking variances apply to the proposed development.

Article VI: Landscaping

The application requires a landscape waiver for:

- **Sec. 108-414: Requirements for interior areas:** Interior Parking Areas: Parking islands are required, but not proposed, between every 10 parking spaces
- **Sec. 108-413: Requirements along street frontage:** 30 feet buffer is required along the right-of-way. The proposed landscaping is 10' along Elizabeth Street, between 3' and 12' fronting Simonton Street, and between 3' and 20' fronting South Street.
- **Sec. 108-415: Perimeter landscape requirements:** Requires 10' wide landscaping along parking lot perimeter; proposed landscape width along the north side of the parking area is approximately 2'

Per Sec. 108-517, the Planning Board may approve or grant a landscape waiver if it determines that the waivers or modifications are not contrary to the intent of this subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- No adverse impact on public interest or adjacent property
- Not discriminatory
- Proposal will achieve the purpose of the ordinance through superior design
- Will protect significant features
- Strict application of the requirements would deprive owner of reasonable use
- Strict application of the requirements is technically impractical.

The conceptual landscape plan has been approved by the Tree Commission. Staff finds that approval of the waiver would not have an adverse impact on the public interest or adjacent property, is not discriminatory. Strict application of the landscape requirements requiring a 30' street frontage buffer which is not a standard feature for commercial properties in the dense and pedestrian-oriented historic district.

Landscape Plan



Article VIII: Stormwater and Surface Water Management

The applicant has provided a stormwater management plan. Stormwater management plan approval shall be required as part of the permitting process.

Concurrency Analysis

Code Section 108-233 and Comprehensive Plan Objective 9-1.5 require the City to conduct concurrency reviews to ensure 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	No impact on water quality is expected; applicant is providing stormwater management plan.	Yes.
Stormwater	Applicant has provided a stormwater plan.	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.

Surrounding Zoning and Uses:

Surrounding uses include multiple hotel/motels; bars & restaurants, retail stores and a variety of commercial activities as well as residential along Elizabeth Street.

East: Historic Residential Office on the east,

South: Historic Commercial Tourist

West: Historic Commercial Tourist

North: Historic Neighborhood Commercial

Process:

Development Review Committee:	December 19, 2024
Tree Commission Meeting	February 18, 2025
Planning Board Meeting:	March 27, 2025
HARC Commission Meeting:	TBD
Tree Commission Meeting/Final Landscape Approval	TBD
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DOC for review:	Up to 45 days

RECOMMENDATION

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan be **APPROVED** with the conditions listed below.

General conditions:

1. The proposed development shall be consistent with the plans dated January 21, 2025, by Bender & Associates Architects P.A., and the landscape plans dated October 21, 2024, by Community Solutions Group.
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. Building plans shall be subject to the review and approval of the Historic Architectural Review Commission (HARC) prior to the issuance of any permits.
4. The hours of construction shall follow City Code.
5. 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.
6. Prior to issuance of a building permit, the applicant shall coordinate with the Art in Public Places Board and set aside one percent (1%) of the construction costs for public art, or provide on-site artwork, pursuant to City Code Section 2-487.