



MEMORANDUM

Date: April 1, 2025

To: Honorable Mayor and Commissioners

Via: Katie Halloran
Planning Director

From: Nicholas Perez-Alvarez, Stantec

Subject: **File 24-6381 - Major Development Plan – 907 Caroline Street (RE# 00072082-004505)**
- A request for a major development plan approval for construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 7, 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, the City of Key West, proposes a major development plan approval for the demolition of an existing building and the construction of a two-story mixed-use building with 2,749 sq. ft. of commercial space and four affordable rate residential units. This item was recommended for approval by the City of Key West Planning Board at their hearing on February 20, 2025, under Resolution No. 2025-009.

Background

The waterfront property at 907 Caroline Street is located within the Key West Bight district, which is owned by the City of Key West. The one-story structure that currently occupies the proposed development footprint was originally constructed in 1955 and currently serves as a retail space. The proposed plans for development require this building to be demolished and replaced with a two-story flood-proofed structure featuring 2,749 sq. ft. of commercial use on the first floor and four affordable workforce housing units on the second floor.

The proposed major development plan is to include 2,749 SF of nonresidential floor area. Pursuant to Section 108-91.A.2(b) of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, a Major Development Plan review is required if there is an addition or reconstruction greater than 2,500 SF of nonresidential floor area. This will include 4 Affordable Rate Residential Units (Unit A (1 BR): 603 SF, Unit B (1 BR): 624 SF, Unit C (1 BR): 624 SF, Unit D (1 BR): 603 SF.

Request:

This application proposes a major development plan approval for the demolition of an existing building and the construction of two-story mixed-use building with 2,749 sq. ft. of commercial space and four affordable rate residential units.

Analysis:

Staff determined the proposal is in compliance with the Major Development Review criteria listed under Section 108-91.A.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. 2025-009. The project has also been approved for a Certificate of Appropriateness from the Historic Architectural Review Commission and final landscape approval has been provided by the Tree Commission. Associated approval documents are attached to this file.

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. 2025-009.

Option 2:

Deny the major development plan.

Recommendation:

As per Planning Board Resolution No. 2025-009, 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. 2025-009 to approve.