

RESOLUTION NO. 2025-__

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING TRANSFER OF ONE TRANSIENT UNIT AND LICENSE FROM A PROPERTY LOCATED AT 1220 ROYAL STREET IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT TO PROPERTY LOCATED AT 510 AMELIA STREET IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – 3 (HRCC-3) ZONING DISTRICT, PURSUANT TO SECTION 122-1338 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the “Subject Property” is considered the receiver site and is located within the Historic Residential Commercial Core Duval Street Oceanside (HRCC-3) zoning district; and

WHEREAS, the sender site is 1220 Royal Street and is located in the Historic Medium Density Residential (HMDR) zoning district; and

WHEREAS, the applicant filed a request to transfer one (1) transient unit and license to the receiver site at 510 Amelia Street; and

WHEREAS, Section 122-1338 outlines the criteria for reviewing a transient unit and license transfer application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 27, 2025; and

WHEREAS, the Planning Board found that the proposed transient unit license transfer complies with the criteria in Section 122-1338; and

WHEREAS, the approval of the transient unit license transfer application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a request for a transient unit license transfer, under the Code of Ordinances of the City of Key West, Florida, per Section 122-1339 is hereby approved with the conditions below as follows: one transient unit license is transferred from 1220 Royal Street within the Historic Medium Density Residential (HMDR) zoning district to a property located at 510 Amelia Street located within the Historic Residential Commercial Core Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

General Conditions:

1. The receiver site unit shall be consistent with the attached floor plan. Future alterations to the structure shall not result in additional rooms or an increase in habitable space.
2. The existing non-transient BPAS-recognized unit at 510 Amelia Street shall be relinquished to the City's beneficial use pool within 90 days after the purchase of the transient unit recorded through a notarized waiver and release.

Section 3. The transfer must occur within 18 months of planning board approval, although the applicant may apply to the planning board for an extension(s).

Section 4. This approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 27th day of March, 2025.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Peter Batty, Planning Board Chairman

Date

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Chairman
Planning Director

Attest:

Katie Halloran, Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date