

RESOLUTION NO. 2025-049



A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A REQUEST FOR A MAJOR DEVELOPMENT PLAN APPROVAL TO RECONSTRUCT A TWO-STORY MIXED-USE COMMERCIAL AND RESIDENTIAL STRUCTURE WITH LANDSCAPE WAIVERS ON MINIMUM LANDSCAPE PERCENTAGE, STREET FRONTAGE, INTERIOR, AND PERIMETER LANDSCAPING ON PROPERTY LOCATED WITHIN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT PURSUANT TO CHAPTER 108, SECTION 108-91, AND ARTICLE III THROUGH IX, CHAPTER 122, ARTICLE IV, DIVISION 4, SUBDIVISION II, AND SECTION 122-28 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91(B)(2)(a), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside the Historic District, a Major Development Plan is required for the addition or reconstruction of eleven or more units; and

WHEREAS, the subject property was involuntarily destroyed by fire in September 2022 and therefore Section 122-28 of the Code allows reconstruction of the building within the same location and three-dimensional envelope, and

WHEREAS, the applicant proposes reconstruction of the building within the same location and three-dimensional envelope, and

WHEREAS, the subject property located at 3201 Flagler Avenue (RE# 00052870-000100) is in the Limited Commercial (CL) Zoning District, and

  Chairman
Planning Director

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Minor Development Plan;

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on September 18, 2025; and

WHEREAS, the granting of the proposed Major Development Plan is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed Major Development Plan is 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. The request for a Major Development Plan for the reconstruction within the same location and three-dimensional envelope of a two-story mixed-use commercial and residential building on property located at 3201 Flagler Avenue (RE# 00052870-000100) within the Limited Commercial (CL) Zoning District pursuant to Sections 108-91(B)(2)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:


1. The proposed development shall be consistent with the plans by WSA Architecture, dated April 11, 2025, including the site plan sheet with revision date July 29, 2025.
2. The proposed development shall be consistent with the drainage plan by Northstar Engineering LLC signed August 25, 2025.
3. Final landscape plan approval is required from the Tree Commission or the Urban Forestry Manager prior to City Commission.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board 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

 Chairman
Planning Director

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 18th day of September, 2025.

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

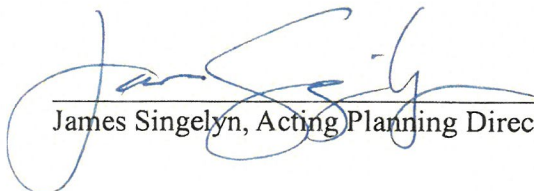


Peter Batty, Planning Board Chairman

9.19.25

Date

Attest:



James Singelyn, Acting Planning Director

9/22/25

Date

Filed with the Clerk:



Donna Phillips, Deputy City Clerk

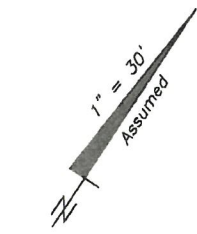
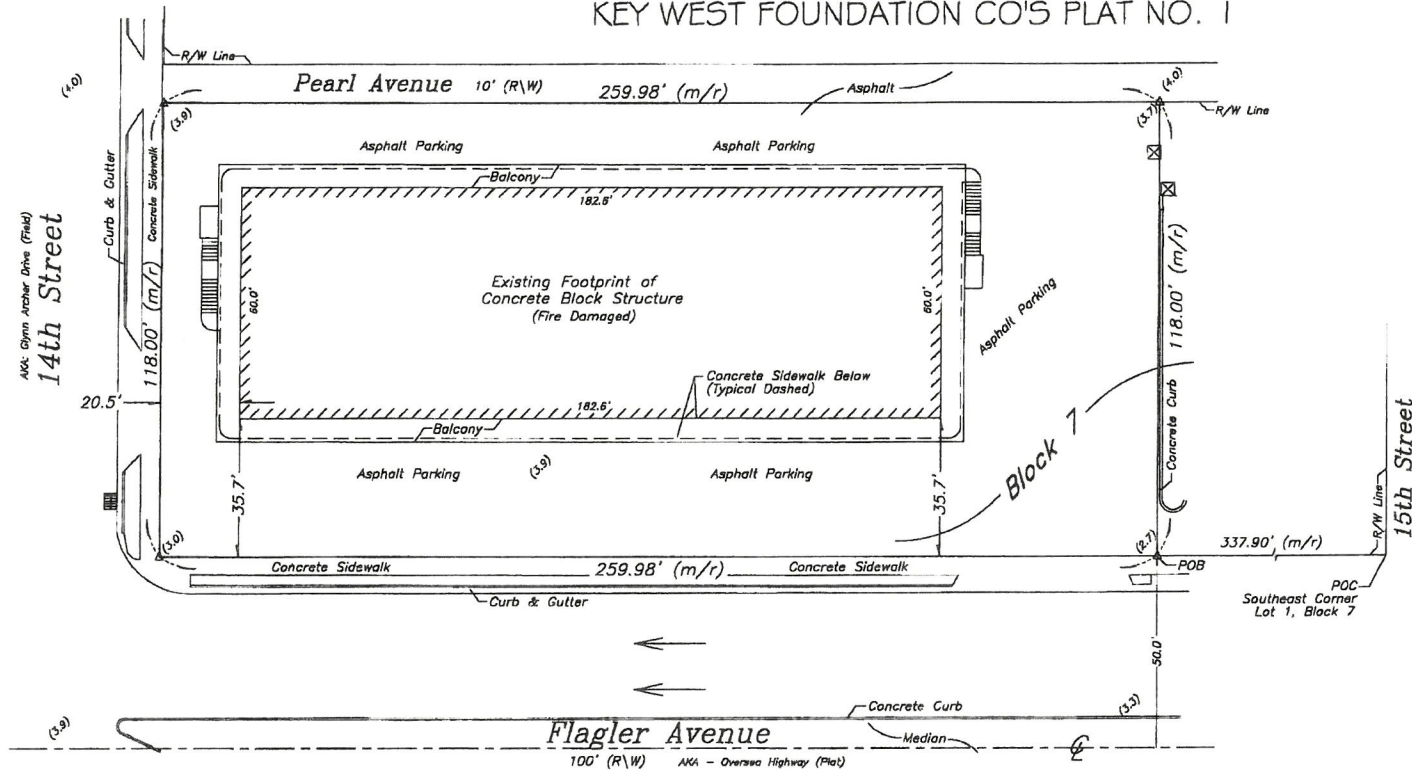
9/22/25

Date



Chairman
Planning Director

Boundary Survey Map of Part of Block 7,
KEY WEST FOUNDATION CO'S PLAT NO. 1



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- POC Point of Commencing
- POB Point of Beginning
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- (4.5) Spot Elevation (Typical)
- Catch Basin

- NOTES:
- The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 3201 Flagler Avenue, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Date of field work: February 5, 2023
 - Ownership of fences is undeterminable, unless otherwise noted.
 - Adjoiners are not furnished.
 - Elevations are shown in parentheses and refer to Mean Sea Level N.G.V.D. 1929 Datum.
 - Flood Insurance Rate Map Zone: AE (EL. 8); Community Panel Number 1509K, dated 2-18-05.

BOUNDARY SURVEY OF: A parcel of land in Block 7 according to KEY WEST FOUNDATION CO.'S PLAT NO. 1, recorded in Plat Book 1, at Page 155 of the Public Records of Monroe County, Florida; said parcel being described as follows:
COMMENCE at the Southeast corner of Lot 1 of the said Block 7 and run thence Westerly along the Southerly boundary line of said Block 7 for a distance of 337.9 feet to the Point of Beginning; thence continue in a Westerly direction along the said Southerly boundary line of Block 7 for a distance of 259.98 feet to the Southwesterly corner of the said Block 7; thence in a Northerly direction along the Westerly boundary line of the said Block 7 for a distance of 118.0 feet; thence in an Easterly direction parallel with the Southerly boundary line of the said Block 7 for a distance of 259.98 feet; thence in a Southerly direction parallel with the Westerly boundary line of the said Block 7 for a distance of 118.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Flagler Center III Condominium;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
February 27, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

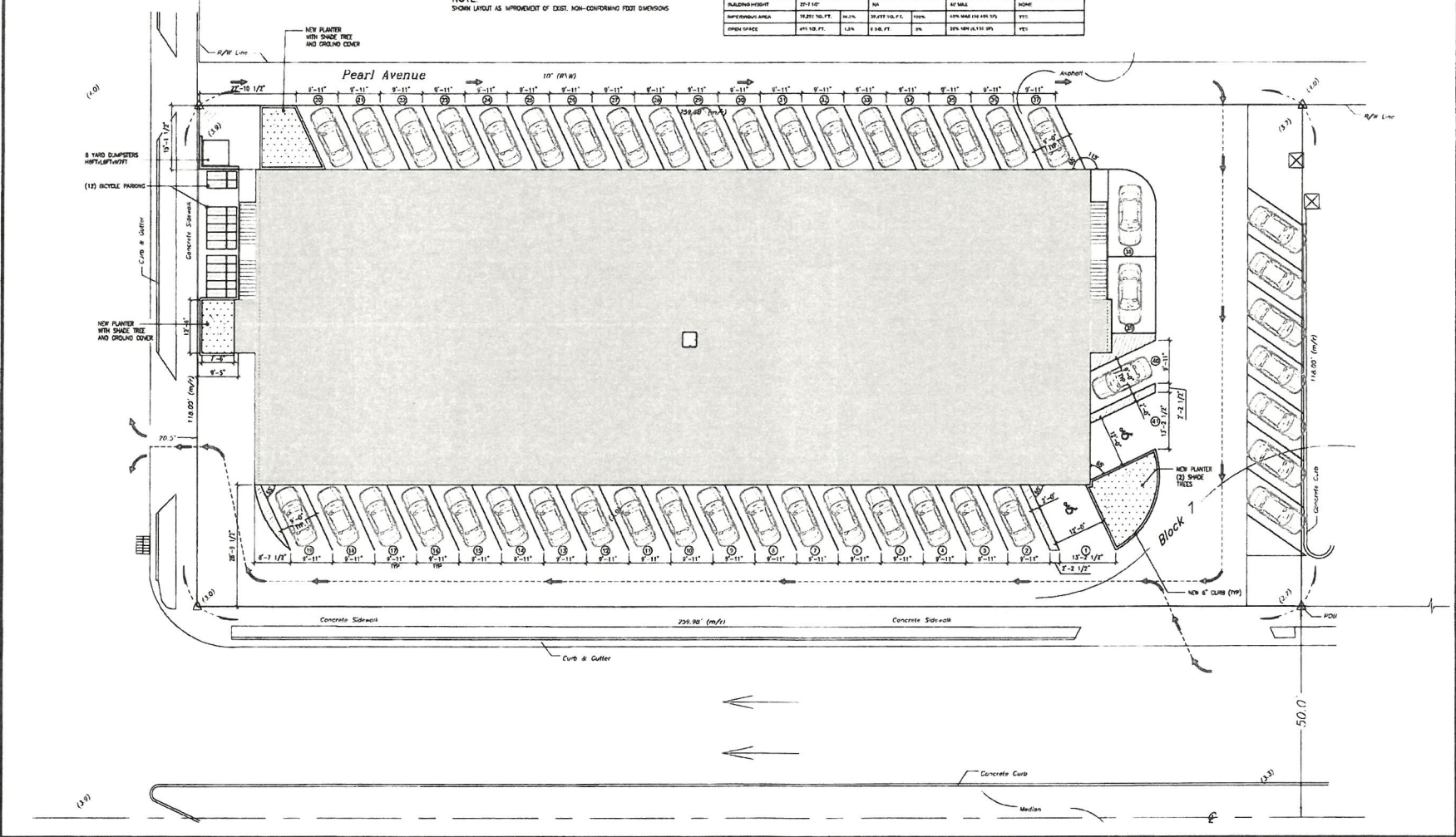
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Handwritten signature: J. Lynn O'Flynn
Handwritten date: 11.18.19.20

LANDSCAPING NOTE:
PARKING AND DRIVE AREAS - 15,114 SF
REQUIRED LANDSCAPING AREA - 228 ± 15,114 SF - 3,822 SF
PROVIDED LANDSCAPING AREA - 430 SF
NUMBER OF TREES REQUIRED - 3,822/100 = 31 TREES
NUMBER OF TREES PROVIDED - 5

NOTE:
DO NOT LAYOUT AS W/PROPORTION OF DIST. NON-CONFORMING FOOT DIMENSIONS

PROJECT DATA				
PL NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
170122010-000001				
STREETS				
FRONT	25'-0"	25'-0"	25'	NONE
STREET SIDE	3'-0"	3'-0"	25'	NONE
REAR	24'-0"	24'-0"	25'	NONE
RIGHT	15'-0"	15'-0"	25'	NONE
LOT DATA				
LOT 101	10,000 SQ. FT.	10,000 SQ. FT.	10,000	NONE
PLANNED COVERAGE	14,300 SQ. FT.	14,300 SQ. FT.	14,300	NONE
FLOOR AREA	14,300 SQ. FT.	14,300 SQ. FT.	14,300	NONE
PLANNED HEIGHT	25'-0"	25'-0"	25'	NONE
PLANNED AREA	14,300 SQ. FT.	14,300 SQ. FT.	14,300	NONE
PLANNED VOLUME	14,300 SQ. FT.	14,300 SQ. FT.	14,300	NONE
OPEN SPACE	14,300 SQ. FT.	14,300 SQ. FT.	14,300	NONE



1 SITE PLAN (EXISTING PARKING)
A1.2 3/32" = 1' - 0"

wsa
william shepler & associates
architecture

Key West, FL 33401
Tel: 362-431-1245
Email: wsa@wsa-arch.com



Signature: William Shepler, P.E.
FL License No. 15142

Submissions / Revisions

NO.	DATE	DESCRIPTION
1	03/08/2018	03/08/2018_000001

FLAGLER CENTER III
CONDOMINIUM
3201 FLAGLER AVE., KEY WEST, FL
RECONSTRUCTION OF EXIST. MIXED USE BUILDING

Drawing Size: 36" x 48" | Project #: 170122010-000001

PROPOSED
SITE PLAN

Sheet Number
A-1.2

Date: April 11, 2018
2025 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

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[Handwritten signature]

Monroe County, FL

PROPERTY RECORD CARD

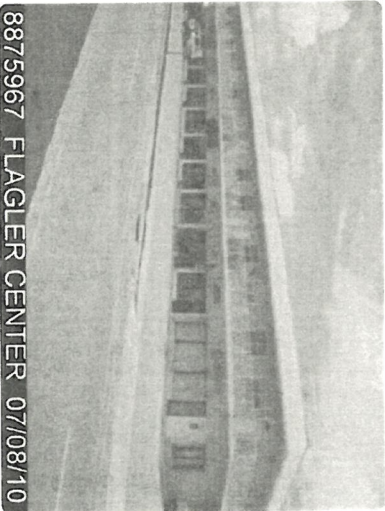
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00052870-000300
Account#	8875967
Property ID	8875967
Millage Group	10KW
Location Address	3201 FLAGLER AVE, KEY WEST
Legal Description	FLAGLER CENTER III, A CONDOMINIUM (FORMERLY RE 5287) OR1381-239/291DEC OR2333-235/255AMD (Note: Not to be used on legal documents.)
Neighborhood	
Property Class	CONDO HEADER (4H00)
Subdiv/ision	Key West Foundation Co's Plat No 1
Sec/Twp/Rng	33/67/25
Affordable Housing	No



Owner

FLAGLER CENTER III A CONDO

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0
- School Exempt Value				
= School Taxable Value				

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

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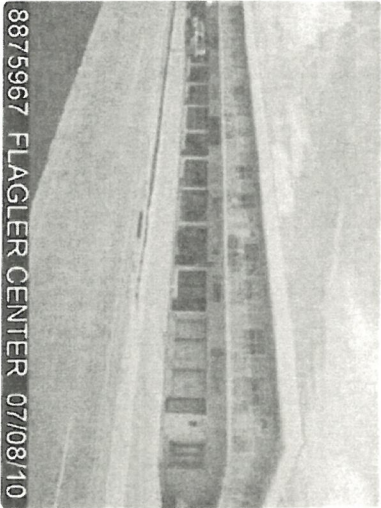
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
22-3635	12/21/2022	Active	\$146,700	Residential	Interior and Selective Exterior Demolition, Fire Damage All interior Fire Damaged Debris to be Removed. All Concrete Structure to Remain. Remove selective exterior walls. Remove interior walls. Remove all windows including frames. Remove all walk doors, jambs and threshold. Disconnection of roof trusses and floor joists from tie beams. Separate, crush, load and remove all wood and other fire damaged debris. Remove and dispose of all railings

View Tax Info

[View Taxes for this Parcel](#)

Photos



No data available for the following modules: Land, Buildings, Yard Items, Sales, Sketches (click to enlarge), TRIM Notice.

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Last Data Upload: 6/12/2025, 1:36:49 AM

Contact Us

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CORPORATE

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This Indenture

Wherein and herein, the term, "party," shall include the heirs, personal representatives, successors and assigns of the respective parties hereto. The use of the singular number shall include the plural and the plural shall include the singular. All the words herein described if more than one.

Made this 4th day of October A. D. 1988

Between

CITY OF KEY WEST

and State of Florida, party of the first part,

Monroe and VILLAS OF KEY WEST, LTD., a Florida Limited Partnership whose mailing address is: 711 Eisenhower Dr., Key West, FL

of the County of Monroe, State of Florida, party of the second part, hereby acknowledged, has remitted, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

A parcel of land in Block 7 according to KEY WEST FOUNDATION CO.'S PLAT NO. 1, recorded in Plat Book 1, at Page 155 of the Public Records of Monroe County, Florida; said parcel being described as follows:
COMMENCE at the Southeast corner of Lot 1 of the said Block 7 and run thence Northerly along the Easterly boundary of the said Block 7 for a distance of 100 feet to the Point of Beginning; thence Westerly at right angles for a distance of 597.88 feet to the Easterly boundary of the said Block 7; thence Northerly at right angles along the said Easterly boundary of the said Block 7 for a distance of 10 feet to the Easterly boundary of the said Block 7; thence Southerly along the said Easterly boundary of the said Block 7 for a distance of 10 feet back to the Point of Beginning.

Do Have and to Hold the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature] Richard H. Witter L.S.
CITY OF KEY WEST

State of Florida

County of Monroe By Richard H. Witter L.S.
Notary Public, State of Florida
My Commission Expires July 27, 1999

I, Richard H. Witter, City Manager of the City of Key West, do hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Richard H. Witter, City Manager of the City of Key West,

to me well known to be the person described in and who executed the foregoing instrument and voluntarily for the purposes therein expressed, executed the same freely and lawfully in my hand and official seal at Key West, State of Florida, this 4th day of October, A. D. 1988.

[Signature]
Notary Public, State of Florida
My Commission Expires July 27, 1999