

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, DENYING/GRANTING AN APPEAL BY OWEN TREPANIER, ON BEHALF OF THE PROPERTY OWNER, REW PROPERTY ENTERPRISES, LLC, UPHOLDING/AMENDING/DENYING THE PLANNING DIRECTOR'S LAWFUL UNIT DETERMINATION DATED JULY 14, 2025 FOR 614 WHITEHEAD STREET; FINDING THAT THE PLANNING DIRECTOR'S DETERMINATION WAS/ WAS NOT MADE IN ACCORDANCE WITH PROCEDURAL AND SUBSTANTIVE LAND DEVELOPMENT REGULATIONS AS WELL AS THE COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, at its meeting of September 3, 2025, the City Commission, sitting as the Key West Board of Adjustment conducted a quasi-judicial hearing concerning an appeal by the property owners of 614 Whitehead Street of the Planning Director's Lawful Unit Determination Letter dated July 14, 2025; and

WHEREAS, the Board of Adjustment considered the record upon which the City Planning Director rendered a decision, and provided opportunity for presentation by the appellant and the City Planner; and

WHEREAS, City Code of Ordinances section 90-431(4) requires the concurring vote of no less than four members of the Board of Adjustment/City Commission to reverse or modify the order, requirement, decision or determination of the city planner.

NOW, THEREFORE, BE IT RESOLVED BY THE BY THE BOARD OF  
ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the appeal of the City Planner's  
determination is hereby [**denied/amended/granted**], based upon the  
following finding: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section 2: That the determination of the City Planner is  
[**upheld and affirmed/amended/denied**] as it [**was/was not**] made\_\_ in  
accordance with the Land Development Regulations.

Section 3: That this Resolution shall go into effect  
immediately upon its passage and adoption and authentication by  
the signature of the Presiding Officer and the Clerk of the Board.

\*\* REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK \*\*

Passed and adopted by the Board of Adjustment at a meeting  
held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Authenticated by the Presiding Officer and Clerk of the Board  
on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Filed with the Clerk on \_\_\_\_\_, 2025.

Chair Danise Henriquez	_____
Vice Chair Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____

\_\_\_\_\_  
DANISE HENRIQUEZ, CHAIR

ATTEST:

\_\_\_\_\_  
KERI O'BRIEN, CITY CLERK