

RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MAJOR DEVELOPMENT PLAN APPROVAL FOR THE CONSTRUCTION OF A 3 STORY MIXED USE STRUCTURE TO HOUSE A 59 ROOM HOTEL, BAR/LIQUOR STORE AND RESTAURANT, AND LANDSCAPE WAIVERS FOR REQUIREMENTS FOR INTERIOR AREAS, REQUIREMENTS ALONG STREET FRONTAGE AND PERIMETER LANDSCAPE REQUIREMENTS, ON PROPERTY LOCATED WITHIN THE HISTORIC COMMERCIAL TOURIST DISTRICT (HCT) ZONING DISTRICT AND THE HISTORIC RESIDENTIAL/OFFICE (HRO) ZONING DISTRICT, PURSUANT TO CHAPTER 108, SECTION 108-91, AND ARTICLE III THROUGH IX; AND CHAPTER 122, ARTICLE IV, DIVISION 9 AND 10, SECTION 108-413, SECTION 108-414, AND SECTION 108-415 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91(A) (2) (b), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area.; and

WHEREAS, the subject properties are located at 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000) and are in the Historic Commercial Tourist District (HCT) Zoning District and the Historic Residential/Office (HRO) Zoning District, and

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on March 27, 2025; and

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

WHEREAS, the City Commission 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 City Commission 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 construction of a 3 story mixed use structure at 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000) within the Historic Commercial Tourist (HCT) Zoning District and the Historic Residential/Office (HRO) Zoning District pursuant to Sections 108-91(A)(2)(b) 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 dated January 21, 2025, by Bender & Associates Architects P.A., and the landscape plans dated October 21, 2024, by Community Solutions Group.
2. Unity of title shall be recorded and provided by the applicant prior to issuance of a building permit.
3. The hours of construction shall follow City Code.
4. 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.
5. If construction costs exceed \$500,000, the applicant shall coordinate with the Art in Public Places Board and set aside one percent (1%) of the construction costs for public art in compliance with City Code Section 2-487.

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 City Commission 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 Commission.

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 4th day of June, 2025.

Authenticated by the presiding officer and Clerk of the Commission on _____, 2025.

Filed with the Clerk _____, 2025.

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

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK