

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING TRANSFER OF MOBILE VENDOR LICENSE (MVL) #LIC2024-000377 FROM RYAN FITZSIMMONS TO KATE HEINDEL, DUE TO HARDSHIP; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTUATE THE TRANSFER; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key West Code of Ordinances permits the transfer of a mobile vendor's license upon a showing of hardship, upon receipt of a sworn, written statement addressed to the City Manager and upon the advice of the City Manager; and

WHEREAS, the Code requires that the mobile vendor license holder demonstrate that special conditions or circumstances exist beyond the license holder's control that cause a personal hardship; and

WHEREAS, the City Commission may consider, among other factors:

1. The length of time the mobile vendor's license holder has held the mobile vendor's license;
2. The substantiality of the investment made in the business;
3. The nature of the personal hardship, including age, illness, death, family affairs, or financial setback;

4. Whether the license was obtained prior to December 15, 1986;
5. Whether the proposed transfer would be detrimental to the public welfare; and

WHEREAS, the current mobile vendor license holder, Ryan Fitzsimmons, submitted a sworn, written statement of hardship dated February 9, 2026, addressed to the City Manager; and

WHEREAS, the City Manager has reviewed the sworn statement and supporting documentation and has provided advice to the City Commission regarding the requested transfer; and

WHEREAS, pursuant to section 18-325(d) of the Code of Ordinances, the City Manager recommends the proposed hardship transfer of MVL #2024-000377 from Ryan Fitzsimmons to Kate Heindel;

WHEREAS, the City Commission has reviewed the sworn statement, supporting documentation, and the advice of the City Manager and finds as follows:

1. The license holder has held the mobile vendor license since July 18, 2025.
2. The license holder has made substantial investments in the business.
3. The license holder has demonstrated that special conditions or circumstances beyond his control exist, specifically separation from his wife and divorce

proceedings, constituting a personal hardship.

4. The license was obtained after December 15, 1986.

5. The proposed transfer of the mobile vendor license to Kate Heindel will not be detrimental to the public welfare.

WHEREAS, based upon the foregoing findings, the City Commission determines that the hardship criteria set forth in the Code of Ordinances have been satisfied.

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

Section 1: The above recitals and findings are hereby ratified and incorporated as if fully set forth herein.

Section 2: That transfer of MVL #2024-000377 from Ryan Fitzsimmons to Kate Heindel is hereby approved pursuant to the hardship provisions of the Section 18-325(d) of the Code of Ordinances.

Section 3: The City Manager is hereby authorized to take all administrative actions necessary to effectuate the transfer consistent with this Resolution and the Code of Ordinances.

Section 4: 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 Commission.

Passed and adopted by the City Commission at a meeting held this _____ day of _____, 2026.

Authenticated by the Presiding Officer and Clerk of the Commission on _____ day of _____, 2026.

Filed with the Clerk on _____, 2026.

Mayor Danise Henriquez	_____
Vice Mayor Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Sam Kaufman	_____
Commissioner Greg Veliz	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK