

**PLANNING BOARD
RESOLUTION NO. 2026-**

**TRANSFER OF TRANSIENT UNIT & LICENSE –
A REQUEST TO TRANSFER ONE TRANSIENT
LICENSE FROM A PROPERTY LOCATED AT
719 SOUTH STREET IN THE HISTORIC
RESIDENTIAL OFFICE (HRO) ZONING
DISTRICT TO A MIXED-USE PROPERTY
LOCATED AT 1128-1130 DUVAL STREET IN
THE HISTORIC RESIDENTIAL COMMERCIAL
CORE – 3 (HRCC-3) ZONING DISTRICT,
PURSUANT TO SECTIONS 122-1336 THROUGH
122-1370 OF THE LAND DEVELOPMENT
REGULATIONS OF THE CITY OF KEY WEST,
FLORIDA.**

WHEREAS, A business tax receipt for a transient license may be transferred to permitted transfer zones within the City of Key West, Florida pursuant to section 122-1339; and

WHEREAS, the applicant filed a request to transfer one transient license from a sender site located at 719 South Street in the Historic Residential Office (HRO) zoning district to a receiver site located at 1128-1130 Duval Street in the Historic Residential Commercial Core (HRCC-3) zoning district, pursuant to Section 122-1336 through 122-1370 of the Land Development Regulations of the Code of Ordinance of Key West, Florida.; and

WHEREAS, Section 122-1339 outlines the review criteria for the transfer of transient licenses; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 12, 2026; and

WHEREAS, the Planning Board found that the proposed transient license transfer

_____ Chairman
_____ Planning Director

complies with the criteria in Section 122-1339; and

WHEREAS, the approval of the transient 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; and

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 fully set forth herein.

Section 2. That a request for a transient license transfer, under the Code of Ordinances of the City of Key West, Florida, per Section 122-1339 is hereby approved as follows: A request to transfer one transient license from a sender site located at 719 South Street in the Historic Residential Office (HRO) zoning district to a receiver site located at 1128-1130 Duval Street in the Historic Residential Commercial Core (HRCC-3) zoning district, pursuant to Section 122-1336 through 122-1370 of the Land Development Regulations of the Code of Ordinance of Key West, Florida. with the following conditions:

1. Floor plan of the subject unit at the sender site shall maintain consistency with those submitted with the application and in the staff report.
2. Floor plan of the subject unit at the receiver site shall maintain consistency with those submitted with the application and in the staff report.

_____ Chairman

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3. The applicant shall comply with the requirements of Section 122-1371: Transient living accommodations in residential dwellings; regulations.
4. Applicant shall comply with any life safety requirements prior to a Certificate of Occupancy being issued for the attic.
5. If the transferee does not complete the purchase and sale of the transient licenses subject to this resolution within 90 days of the effective date of this resolution, the transfer and resolution shall be null and void and of no force or effect.

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 transient license transfer approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of 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 will be rendered to the Florida Department of Commerce. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for

_____ Chairman
_____ Planning Director

forty five (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 forty five (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 12th day of March 2026.

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

Peter Batty, Planning Board Chair

Date

Attest:

Taylor Brown, Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date

_____ Chairman

_____ Planning Director