

RESOLUTION NO. 2026-

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING A REQUEST FOR A MINOR DEVELOPMENT
PLAN TO ALLOW OUTDOOR COMMERCIAL ACTIVITY,
INCLUDING APPROXIMATELY 3,300 SQUARE FEET OF
POOL DECK, AT A PROPERTY LOCATED IN THE
GENERAL COMMERCIAL (CG) ZONING DISTRICT,
PURSUANT TO SECTIONS 108-91 AND 122-416 THROUGH
122-445 OF THE CODE OF ORDINANCES OF THE CITY OF
KEY WEST, FLORIDA.**

WHEREAS, Section 108-91(B)(1)(c), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside of the Historic District, a Minor Development Plan is required for the addition or reconstruction of 1,000 to 4,999 square feet of outdoor commercial activity; and

WHEREAS, the applicant proposes a minor development plan to add approximately 3,300 square feet of new pool decking to an outdoor pool area at an existing hotel, and

WHEREAS, the subject property located at 2400 North Roosevelt Boulevard (RE# 00065220-000100) is in the General Commercial (CG) zoning district, and

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 June 18, 2026; and

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

WHEREAS, the Planning Board finds that granting approval of the proposed Minor 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 Minor Development Plan to allow outdoor commercial activity, including approximately 3,300 square feet of pool deck, at a property located in the General Commercial (CG) zoning district, pursuant to Sections 108-91 and 122-416 through 122-445 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 included in the application dated March 30, 2026 prepared by R. Sean Sullivan.

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 Minor 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 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 June, 2026.

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

Peter Batty, Planning Board Chairman

Date

Attest:

Taylor Brown, Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date