

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MINOR DEVELOPMENT PLAN APPROVAL FOR A ONE STORY REAR ADDITION OF AN EXISTING SANCTUARY BUILDING MORE COMMONLY KNOWN AS THE "BASILICA OF ST. MARY STAR OF THE SEA" LOCATED AT 1010 WINDSOR LANE WITHIN THE HISTORIC PUBLIC SERVICES (HPS) ZONING DISTRICT PURSUANT TO SECTIONS 108-91 AND 122-956 THROUGH 122-965 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91(A)(1)(b), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Minor Development Plan is required for "Nonresidential floor area: addition or reconstruction of 500 to 2,499 square feet of gross floor area"; and

WHEREAS, the applicant proposes to add a rear addition on an existing sanctuary building, to be used for electrical room, storage, half bathroom, and sacristy for the priest; and

WHEREAS, the subject property located at 1010 Windsor Lane (RE# 00030040-000000) is in the Historic Public Services (HPS) 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 12th, 2026; and

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

WHEREAS, the City Commission 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 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 minor development plan approval for a one-story rear addition to an existing sanctuary building more commonly known as the "Basilica of St. Mary Star of the Sea" located at 1010 Windsor Lane within the Historic Public Services (HPS) zoning district pursuant to Sections 108-91 and 122-956 through 122-965 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 December 5, 2025 by Seth Neil, Architect.
2. The final placement and screening of the relocated HVAC equipment is subject to review and approval of HARC guidelines, as applicable.
3. All refuse containers shall conform with City of Key West rules and regulations. The applicant shall work with the building owner and/or tenant to screen the solid waste dumpsters from view daily, pursuant to City of Key West Land Development Regulations, Sec. 108-279.
4. The hours of construction shall follow City Code and be limited to 8 a.m. to 7 p.m. on Monday through Friday, and 9 a.m. to 5 p.m. on Saturday.
5. 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.

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 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 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 7th day of May, 2026.

Authenticated by the presiding officer and Clerk of the Commission 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