

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF KEY WEST APPROVING A REQUEST FOR A MAJOR DEVELOPMENT PLAN TO DEVELOP A TWO-STORY STRUCTURE AND SIX RESIDENTIAL MARKET RATE UNITS, ALONG WITH LANDSCAPE WAIVERS ON A PROPERTY LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE -1 (HRCC-1) ZONING DISTRICT, PURSUANT TO SECTION 108-91 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FEES AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Section 108-91, of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") outlines the criteria for Major Development plans; and

**WHEREAS**, the subject property is located at 621 Duval Street (RE:00012380-000000), in the Historic Residential Commercial Core -1 (HRCC-1) zoning district; and

**WHEREAS**, the property owner has submitted a request for a major development plan to allow for the construction of a two-story multifamily residential structure behind an existing commercial structure containing six (6) market rate residential units, and a series of landscape waivers; and

**WHEREAS**, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

**WHEREAS**, this matter came before and was approved with conditions by the Planning Board at a duly noticed public hearing on November 20, 2024; and

**WHEREAS**, Section 108-198 of the code outlines the review and action of the City Commission to approve with or without conditions or deny a request for a Major Development Plan; and

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

**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 Major Development Plan for a property is located at 621 Duval Street (RE: 00012380-000000), in the HRCC-1 zoning district for the construction of a two-story multifamily residential structure behind an existing commercial structure containing six (6) market rate residential units, and a series of landscape waivers pursuant to section 108-91 of the Code of Ordinances of the City of Key West, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans

dated October 21, 2024 by William Horn, the landscape plans dated October 9, 2024 by Keith Oropeza, notwithstanding any revisions requested and recommended by staff. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(c).

2. Final landscape plan approval required from Tree Commission prior to issuance of a building permit. If no significant changes occur to the approved landscape plan, then the Urban Forestry Manager can review for approval.
3. Heavy maintenance trimming of the Gumbo Limbo tree located at 620 Josephine Parker Way shall be done prior to issuance of building permits by a certified arborist.
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 permitted by the City.
5. Per the Fire Marshall's request, the multi-family two story

structure must have a sprinkler system installed in each unit.

6. All six (6) of the market rate residential units are subject to the Building Permit Allocation (BPAS) process. No permits to be issued unless and until any needed market rate residential allocations have been secured through the annual BPAS cycle.

Section 3: 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.

Section 4: 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 (DOC). 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 DEO 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.

Passed and adopted by the City Commission at a meeting held  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Authenticated by the Presiding Officer and Clerk of the  
Commission on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Filed with the Clerk on \_\_\_\_\_, 2025.

Mayor Danise Henriquez \_\_\_\_\_

Vice Mayor Lissette 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