

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MAJOR DEVELOPMENT PLAN APPROVAL AND A LANDSCAPE WAIVER TO ALLOW THE REDEVELOPMENT OF AN EXISTING 81-UNIT HOTEL INTO AN 80-UNIT TRANSIENT CONDOMINIUM, WHILE MAINTAINING THE ON-SITE RESTAURANT, RETAIL SEAFOOD MARKET, MARINA, AND RECREATIONAL RENTAL VEHICLE USES FOR PROPERTY LOCATED AT 3101 N. ROOSEVELT BLVD (RE# 00002360-000000) PURSUANT TO SECTIONS 108-91 AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91(B)(2)(d) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that any development located within tidal waters extending 600 feet seaward of the corporate city limits shall require major development plan approval; and

WHEREAS, Section 108-91(B)(2)(a) provides that major development plan approval is required for the reconstruction of eleven or more transient units;

WHEREAS, the subject property is located at 3101 N. Roosevelt Boulevard in the Commercial General and Conservation zoning districts and is the site of an existing hotel with accessory uses consisting of a restaurant, retail, and recreational rental vehicle uses; and

WHEREAS, the property owner has submitted a major development

plan application to raze and redevelop the hotel property resulting in eighty (80) transient units and restaurant, retail, and recreational rental vehicle uses; and

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing March 27, 2025; and

WHEREAS, the City Commission finds that the granting of a Major Development Plan and landscape waiver 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; 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 Major Development Plan and landscape waiver to allow for the redevelopment of an existing 81-unit hotel into an 80-unit transient condominium, with accessory restaurant, retail seafood market, marina, and recreational rental vehicle uses, in the General Commercial and Conservation zoning districts pursuant to Sections 108-91(B) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached site plans is hereby approved with the following conditions:

Conditions required prior to issuance of a Building Permit

1. The work shall be consistent with the plans signed and sealed by A2O Architecture, dated 2.27.25. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted.
2. The applicant shall provide a stormwater plan and soil erosion and sediment control plan that includes a stormwater pollution prevention plan. The plan shall conform to the stormwater requirements of the Code of Ordinances including Chapter 108, Article VIII of the Land Development Regulations. The plan shall be provided to and approved by the City stormwater engineer.
3. All applicable state or federal permits shall be obtained before commencement of the development, including a letter of coordination with the South Florida Water Management District (SFWMD).

Section 3. This resolution 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 4. 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 5. 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.

Read and passed on first reading at a regularly scheduled meeting held this 5th day of November, 2025.

Authenticated by the presiding officer and Clerk of the Commission on _____, 2025.

Filed with the Clerk _____, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Donald "Donie" Lee	_____
Commissioner Lisette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK