

**PLANNING BOARD**

**RESOLUTION NO. 2025-032**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A MINOR DEVELOPMENT PLAN AND LANDSCAPE WAIVERS TO DEMOLISH AND RECONSTRUCT A NEW, LARGER VISITOR CENTER AT FORT ZACHARY TAYLOR STATE PARK LOCATED IN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT, PURSUANT TO SECTIONS 108-91 AND 108-517 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 108-9, of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") outlines the criteria for Minor Development plans; and

**WHEREAS**, the subject property is located at 601 Howard England Way (RE# 00001630-000200), in the Historic Public Services (HPS) zoning district; and

**WHEREAS**, the property owner has submitted a request to demolish an existing restroom structure, and rebuild it to include a larger visitor center and vending machine space; and

**WHEREAS**, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on July 17, 2025; and

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

 Chairman  
 Planner

**WHEREAS,** the Planning Board finds that the 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 Minor Development Plan for a property is located at 601 Howard England Way (RE: 000016300-000100), in the HPS zoning district for the reconstruction of a visitor center, is hereby approved with the following conditions:

**General conditions:**

1. The proposed development shall be consistent with the plans dated February 18<sup>th</sup> 2025 by Bender & Associates, the landscape plans dated June 9<sup>th</sup> 2025 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

  
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Chairman  
Planner

application. Minor and major development plan modifications are addressed as per Section 108(c) of the City Code.

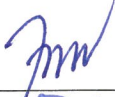

2. Final landscape plan approval is required from the Tree Commission or the Urban Forestry Manager prior to placement on the City Commission agenda.

**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in their 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

  
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Chairman  
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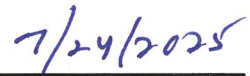
period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17<sup>th</sup> day of July, 2025.

Authenticated by the Chairman of the Planning Board and the Planner assigned to the project.



Freddy Varela, Acting Planning Board Chair

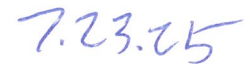


Date

**Attest:**



Benjamin Gagnon, Planner



Date

**Filed with the Clerk:**



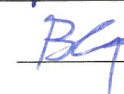
Keri O'Brien, City Clerk



Date



Chairman



Planner