RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING MAJOR DEVELOPMENT PLAN APPROVAL FOR THE CONSTRUCTION OF TWO APARTMENT BUILDINGS CONSISTING OF 54 UNITS AND LANDSCAPE WAIVERS FOR REQUIREMENTS ALONG STREET FRONTAGE, FOR REQUIREMENTS FOR INTERIOR AREAS OF PARKING LOTS AND PARKING PERIMETER LANDSCAPING WIDTH, ON PROPERTY LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR-1) ZONING DISTRICT PURSUANT TO CHAPTER 108, SECTION 108-91, AND ARTICLE III THROUGH IX; AND CHAPTER 122, ARTICLE IV, DIVISION 3, SUBDIVISION IV.1, SECTION 108-481, SECTION 108-413, SECTION 108-414 AND SECTION 108-415 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91(B) (2)(a), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City'') provides that outside of the Historic District, Major Development Plan is required for the construction of permanent residential and transient residential development: addition or reconstruction of five to ten more units, and

WHEREAS, the subject property is located at 1671 Dunlap Street (RE# 00054250-000000) more particularly described in the specific purpose survey prepared by Reece & Associates, date October 11, 2023, is in the Medium Density Residential District-1 (MDR-1) 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 May 29, 2025; and

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

WHEREAS, the City Commission finds that the granting approval of the proposed Major 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 Major Development Plan for for the construction of two apartment buildings consisting of 54 units on property located at 1671 Dunlap Drive (RE# # 00054250-000000) within the Medium Density Residential District-1 (MDR-1) zoning district pursuant to Sections 108-91(B)(2)(a) 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 by Pope-Scarbrough Architects, dated February 11th 2025 and revised Abril 4th, 2025, and the landscape plans dated February 10th , 2024 by Ecoplan.
2. The hours of construction shall follow City Code.
3. 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 the required right-of-way permit is obtained.
4. If construction costs exceed $500,000, the applicant shall coordinate with the Art in Public Places Board and set aside one percent (1%) of the construction costs for public art in compliance with City Code Section 2-487.

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 Major 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 6th day of August 6, 2025.

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

Filed with the Clerk _____, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lisette 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