

ORDINANCE NO. 2020-__

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA AMENDING CHAPTER 108 OF THE LAND DEVELOPMENT REGULATIONS, CHAPTER 108 ENTITLED “PLANNING AND DEVELOPMENT”, ARTICLE VII, ENTITLED “OFF-STREET PARKING AND LOADING”, DIVISION 2 ENTITLED “REGULATIONS FOR REQUIRED SPACES”, TO SECTION 108-572 TO AMEND THE SCHEDULE OF OFF-STREET PARKING REQUIREMENTS BY USE BY ADDING AN 18TH USE ENTITLED SELF-STORAGE WITH A MINIMUM NUMBER OF PARKING SPACE, 1 SPACE PER 50 STORAGE UNITS, PLUS 1 SPACE FOR EMPLOYEE PARKING WITH A 10% BICYCLE REQUIREMENT PURSUANT TO SECTIONS 90-520, 108-572, 122-420 (2), 122-1151 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the City of Key West received a request to amend the schedule of off-street parking requirements provided in Section 108-572 of the Land Development Regulations of the Code of Ordinances of City of Key West, Florida (“Code”); and

WHEREAS, the City of Key West Planning Board held a public hearing after due notice on October 15, 2020, and forwarded to the City Commission its recommendations concerning the proposed Code amendment, such amendment which is set forth below; and

WHEREAS, the City Commission has properly advertised and held the required public hearings on the proposed Code amendment and has received public input as well as recommendations by staff and the Planning Board; and

WHEREAS, the City Commission has determined that the proposed amendment is: Consistent with the Comprehensive Plan; in conformance with all Code requirements; is not stimulated by changed conditions after the effective date of the Comprehensive Plan; will promote land use compatibility; will not increase the demand for public facilities; will not negatively effect

the natural environment; will not have adverse economic effects; will result in an orderly and compatible land use pattern; and not in conflict with the public interest; and

WHEREAS, all statutory requirements regarding the proposed Code amendment have been complied with,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1: The City Commission hereby amends the Section 108-572 of the Code, as follows:

The proposed amendment to the Land Development Regulations of the Code of Ordinances of City of Key West, Florida is as follows with the additions **underlined and bold**, and the removals ~~struck through~~:

Sec. 108-572. - Schedule of off-street parking requirements by use generally.

Off-street parking spaces shall be provided in accordance with the following schedule for motor vehicles and bicycles:

		Minimum Number of Parking Spaces Required For:	
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family	1 space per dwelling unit	None
(2)	Multiple-family:		
	a. Within historic district	1 space per dwelling unit	10%
	b. Outside historic district	2 spaces per dwelling unit	10%
(3)	Churches; public or private schools, libraries, or museums; public buildings; public or private auditoriums, community centers, theaters, facilities for spectator sports, trade institutions, transit facilities and other places of assembly	1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater	10%, except libraries: 20%; public/private recreation, community centers, and city parking structures: 35%
(4)	Dormitories or single-room occupancy (SRO), roominghouses and/or boardinghouses	1 space for every 2 beds	35%
(5)	Day care centers,	1 space per employee, with a minimum	10%

	kindergartens, nursery schools and other preschool facilities	of 2 employee spaces, plus 5 spaces; or 1 space per employee plus 1 space for every 2 children enrolled; or 1 space for each 300 square feet of building areas, whichever is greater	
(6)	Marinas and offshore activities	1 space per liveaboard boat, plus 1 space per 4 pleasure boats stored on site, plus 1 space per 3 passengers based on the total capacity of commercially licensed vessels. The planning board may require additional parking spaces for dry storage slips. For offshore structures: 2 spaces, plus 1 space per 3 passengers based on the cumulative total capacity of motorized watercraft and other seating associated with the permitted activities. No additional off-street parking shall be required for offshore activities operating as an accessory use to an approved principal upland shoreline use	25%
(7)	Motels, hotels and other transient lodging facilities	1 space per lodging unit plus 1 space for the owner or manager	35%
(8)	Private clubs and lodges	1 space per 5 seats or 1 space per 150 square feet within the main assembly area	10%
(9)	Restaurants, bars and lounges	1 space per 45 square feet of serving and/or consumption area	25%
(10)	Scooter, moped, etc., bicycle rental	1 space per 3 scooters, mopeds, etc., and bicycle rentals based on licensed capacity; or 1 space per 200 square feet of gross floor area, whichever is greater	10%
(11)	Hospitals	1 space for each 4 beds, plus 1 space for every employee, excluding doctors, on the largest shift, plus 1 space for each doctor	10%
(12)	Nursing or convalescent homes	1 space for each 4 beds	10%
(13)	Doctors' and dentists' offices or clinics	5 spaces per each doctor or dentist	10%
	Use	Motorized Vehicles	Bicycles As % of Motor Vehicles
(14)	Funeral homes	1 space for each 8 seats of chapel	10%

		capacity, plus 1 space for every 2 employees, plus sufficient parking area to accommodate each hearse	
(15)	Banks, public administration offices, office buildings and professional offices other than doctors' or dentists' offices	1 space per 300 square feet of gross floor area	25%
(16)	Retail stores and service establishments	1 space per 300 square feet of gross floor area	25%
(17)	Warehousing or manufacturing	1 space per 600 square feet of gross floor space	10%
(18)	<u>Self-storage</u>	<u>1 space per 50 storage units, plus 1 space for employee parking</u>	<u>10%</u>

Section 2: The Code amendment is hereby found to be in conformance with the criteria set forth in Section 90-521 of the Code.

Section 3: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 4: All Ordinances or parts of Ordinances of the City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 5: This Ordinance 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 and approval by the Florida Department of Economic opportunity, pursuant to Chapter 380, Florida Statutes.

Read and passed on first reading at a regular meeting held this ___ day of _____, 2020.

Read and passed on final reading at a regular meeting held this _____ day of _____, 2020.

Authenticated by the presiding officer and Clerk of the Commission on _____ day of

_____, 2020.

Filed with the Clerk on the _____ day of _____, 2020.

Mayor Teri Johnston _____

Commissioner Gregory Davila _____

Commissioner Mary Lou Hoover _____

Vice Mayor Sam Kaufman _____

Commissioner Clayton Lopez _____

Commissioner Billy Wardlow _____

Commissioner Jimmy Weekley _____

TERI JOHNSTON, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK