

**PLANNING BOARD
RESOLUTION NO. 2024-010**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE BOUNDARIES OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY OF KEY WEST COMPREHENSIVE PLAN FOR PROPERTIES LOCATED AT 715 SEMINOLE AVENUE AND 811 SEMINOLE AVENUE; AMENDING THE FUTURE LAND USE MAP LEGEND FROM HISTORIC RESIDENTIAL TO HISTORIC COMMERCIAL FOR THE PARCELS STATED ABOVE PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 3 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR THE FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE INCLUSION INTO THE CITY OF KEY WEST COMPREHENSIVE PLAN.

WHEREAS, the properties located at 715 Seminole Avenue (RE # 00037230-000100; AK# 8735669) and 811 Seminole Avenue (RE # 00037160-000100; AK# 8735677) are currently located within the Historic Residential (HR) Future Land Use Map (FLUM) category; and

WHEREAS, Casa Marina Equity Holdings LLC (the “Applicant”) initiated the proposed FLUM amendment to amend the Future Land Use Map Legend from Historic Residential (HR) to Historic Commercial (HC); and

WHEREAS, the Planning Board held a noticed public hearing on March 12, 2024, where based on the consideration of recommendations by the City Planner and other information submitted at the hearing, the Planning Board recommended approval of the proposed FLUM

 Chair

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amendment; and

WHEREAS, the Planning Board determined that the proposed FLUM amendment is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; was stimulated by changed conditions after the effective date of the existing regulations; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and is in the public interest.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

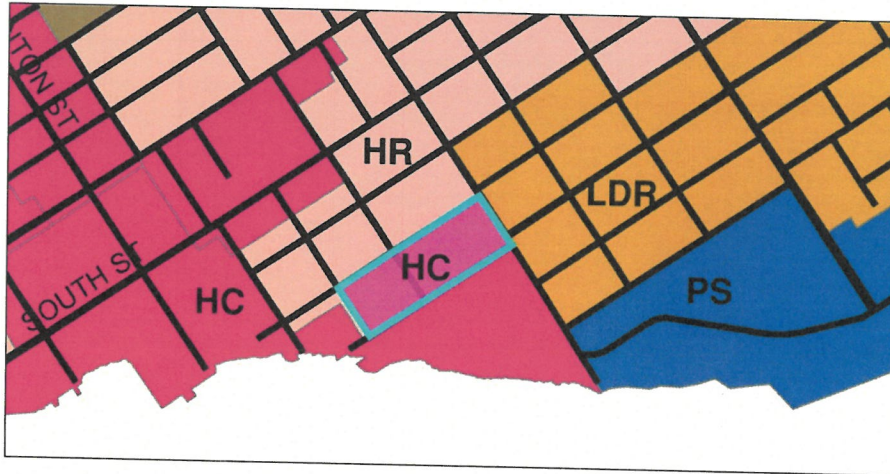
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the Comprehensive Plan Future Land Use Map (FLUM) of the City of Key West, Florida is hereby recommended for amendment for properties located at 715 Seminole Avenue (RE # 00037230-000100; AK# 8735669) and 811 Seminole Avenue (RE # 00037160-000100; AK# 8735677) from Historic Residential (HR) to Historic Commercial (HC) as follows:

WJA Chair

KPH Planning Director

Proposed FLUM: Historic Commercial (HC)



Section 3. 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.

WDA Chair

KPL Planning Director

Read and passed on first reading at a regular meeting held this 12th day of March, 2024.

Authenticated by the Chair of the Planning Board and the Planning Director.

Sam Holland
Sam Holland, Jr. Planning Board Chairman

4/4/24
Date

Attest:

Katie Halloran
Katie Halloran, Planning Director

4/4/2024
Date

Filed with the Clerk:

Keri O'Brien
Keri O'Brien, City Clerk

4/4/2024
Date