

**PLANNING BOARD
RESOLUTION NO. 2024-011**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, APPROVING AMENDMENTS TO THE BOUNDARIES OF THE OFFICIAL ZONING MAP FOR PROPERTIES LOCATED AT 715 SEMINOLE AVENUE AND 811 SEMINOLE AVENUE; AMENDING THE BOUNDARIES OF THE OFFICIAL ZONING MAP CATEGORY FROM HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) TO HISTORIC COMMERCIAL TOURIST (HCT) FOR THE PARCELS STATED ABOVE PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 2 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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 Medium Density Residential (HMDR) Zoning District; and

WHEREAS, Casa Marina Equity Holdings LLC (the “Applicant”) initiated the proposed zoning map amendment to change the properties to Historic Commercial Tourist (HCT) Zoning District; 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 zoning map amendment; and

WHEREAS, the Planning Board determined that the proposed zoning map amendment:

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 Chair

 Planning Director

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:

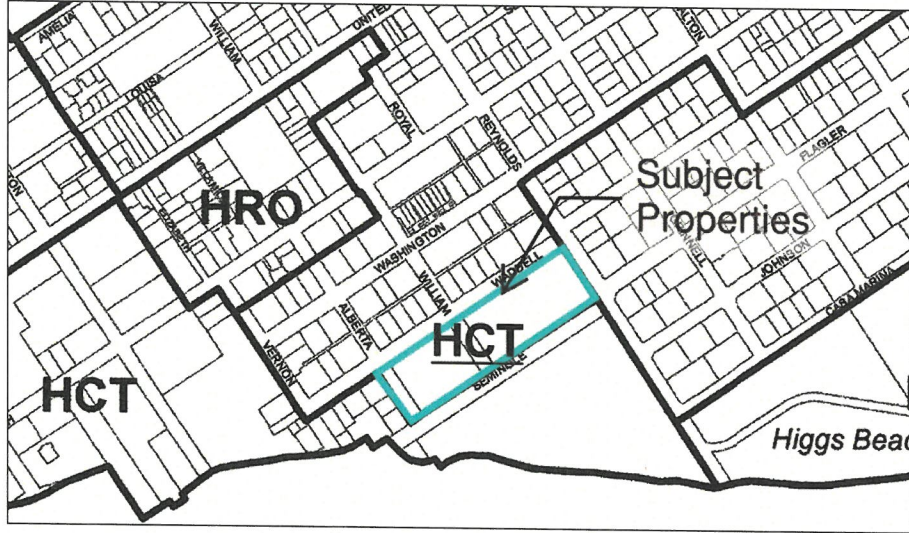
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the Official Zoning Map 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 Medium Density Residential (HMDR) Zoning District to Historic Commercial Tourist (HCT) Zoning District, and will appear as follows:

 Chair

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Proposed Zoning: Historic Commercial Tourist (HCT)

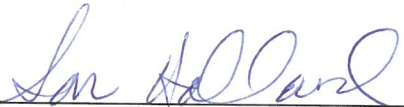


Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

USA Chair
KPH 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, Jr. Planning Board Chairman 4/4/24
Date

Attest:



Katie Halloran, Planning Director 4/4/2024
Date

Filed with the Clerk:



Keri O'Brien, City Clerk 4/4/2024/
Date