

**PLANNING BOARD
RESOLUTION NO. 2020-29**

A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AND THE OFFICIAL ZONING MAP LEGEND TO CREATE A NEW ZONING SUBSECTION TO BE NAMED THE HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT BAHAMA VILLAGE TRUMAN WATERFRONT (HNC-4), PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the properties located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000) are located within one or more of the following zoning districts: the Historic Neighborhood Commercial District – 2 (HNC-2), the Historic Public and Semi-Public (HPS-1) District, the Historic Limited Commercial (HCL) District, and the Historic Medium Density Residential (HMDR) District; and

WHEREAS, the City initiated the proposed official zoning map amendment to change the zoning designations of the subject properties to an entirely new zoning district designation, to be named the “Historic Neighborhood Commercial District Bahama Village Truman Waterfront” (HNC-4); and

WHEREAS, the zoning map amendment will include an amendment to the Official

_____ Chairman

_____ Planning Director

Zoning Map Legend to include the new district; and

WHEREAS, the Planning Board held a noticed public hearing on September 17, 2020, where based on the consideration of recommendations by the City Planner, City Attorney, and other information submitted at the hearing, the Planning Board recommended approval of the proposed zoning map amendment; and

WHEREAS, the proposed HNC-4 zoning regulations are as follows:

Maximum Density	40 dwelling units per acre
Maximum FAR	1.0
Maximum Height	35-feet
Permitted Uses	Single-family and two-family residential dwellings. Multiple-family residential dwellings. Group homes with less than or equal to six residents as provided in section 122-1246. Business and professional offices. Commercial retail low intensity. Medical services. Parks and recreation, passive and active. Parking lots and facilities.
Conditional Uses	Group homes with seven to 14 residents as provided in section 122-1246. Cultural and civic activities. Educational institutions and day care. Nursing homes, rest homes, assisted living facilities, and convalescent homes. Protective services. Public and private utilities. Commercial retail medium intensity. Restaurants, excluding drive-through. Places of worship. Community centers, clubs, and lodges. Veterinary medical
Minimum Setbacks	Front: 5 feet. Side: 5 feet. Rear: 10 feet. Street side: 5 feet. (Additional setback criteria may apply to parcels abutting government
Maximum Lot Coverage	Building Coverage: 50-percent Impervious surface: 70-percent
Minimum Lot Size	4,000-square-feet Depth: 90-feet Width: 40-feet

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board determined that the proposed zoning map amendment: is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; was not 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 the properties located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000) from the Historic Neighborhood Commercial District – 2 (HNC-2), the Historic Public and Semi-Public (HPS-1) District, the Historic Limited Commercial (HCL) District, and the Historic Medium Density Residential (HMDR) District to the Historic Neighborhood Commercial District Bahama Village Truman Waterfront (HNC-4) Zoning District, and will appear as follows:

_____ Chairman
_____ Planning Director

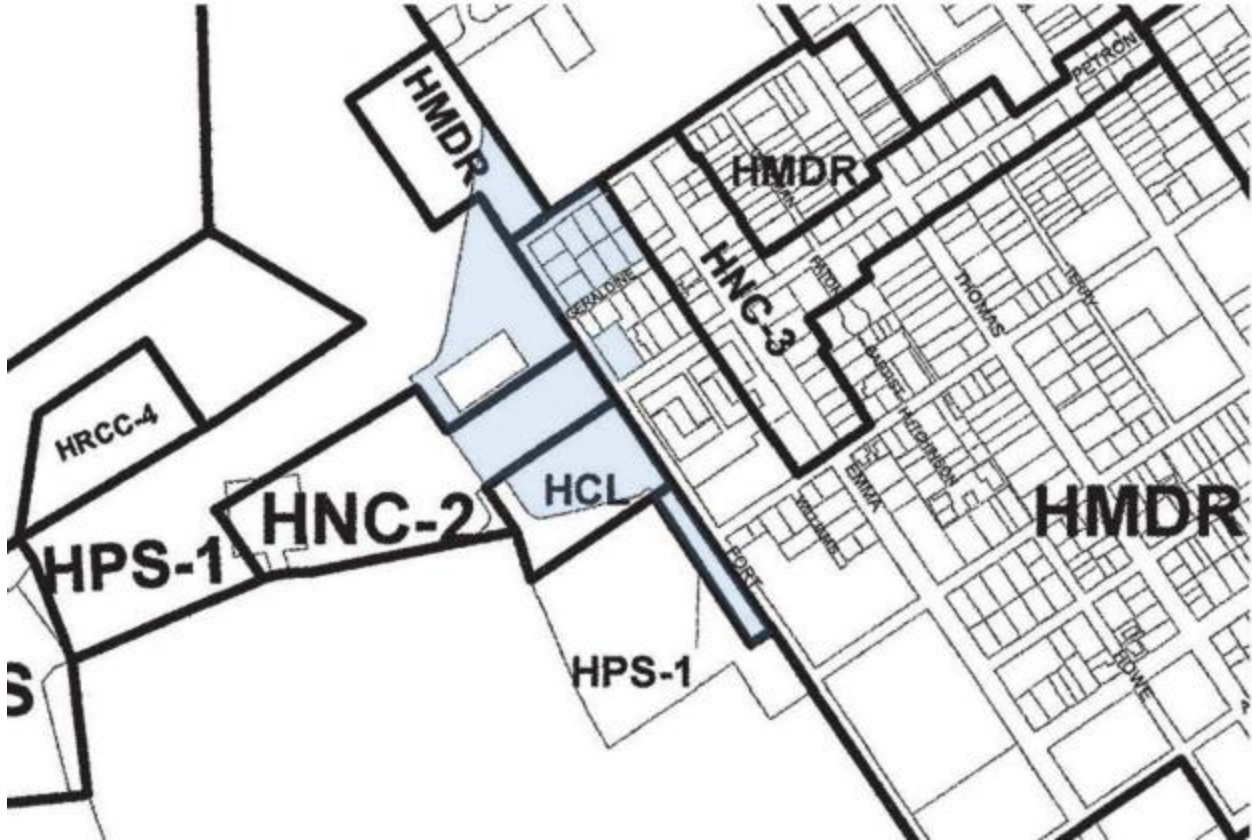


Image of a portion of the Official Zoning Map with subject parcels shaded in light blue.

OFFICIAL ZONING MAP OF THE CITY OF KEY WEST, FLORIDA			
LEGEND	HRCC-4 - Historic Residential Commercial District 4	HNC-3 - Historic Neighborhood Commercial District 3	Zoning definitions based on Future Land Use Map (FLUM) Adopted October 24, 2012. Zoning designation Historic Special Medium Density Residential (HSMRD) adopted September 18, 2012. Fiscal map updated on April, 2014. THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR PURPOSES OF IDENTIFYING ZONING DISTRICTS. IT IS NOT A SURVEY. UPON FOR TITLE PURPOSES, NEITHER THE CITY OF KEY WEST NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
A Aeronautics C-1 Conservation - Freshwater Wetlands C-2 Conservation - Outstanding Waters of the State C-3 Conservation - Tidal Wetlands of the State C-4 Conservation - Island Wetlands CO General Commercial CU Limited Commercial EM Conservation - Mangrove ET Salt Pans Commercial - Tourist HCC Historic Limited Commercial HCC-T Historic Commercial - Tourist HCD High Density Residential HMDR Historic High Density Residential HMR Historic Medium Density Residential	HPS-1 Historic Public and Semi-public Services 1 HPS-2 Historic Public and Semi-public Services 2 HRC Historic Residential Commercial Core HRC-1 Historic Residential Commercial Core 1 HRC-2 Historic Residential Commercial Core 2 HRC-3 Historic Residential Commercial Core 3 HRC-4 Historic Residential Commercial Core 4 HRO Historic Residential - Office HSMRD Historic Special Medium Density Residential LDR-1 General Low Density Residential M Military	MDR Medium Density Residential MDR-H Medium Density Residential - Historic MDR-C Coastal Medium Density Residential PD Planned Redevelopment and Development District - Public Services PS Residential - Office RF Single Family	
ATTESTED: Donald Loland Craig, AICP, City Planner _____ Date _____ REVISIONS: 1. _____ 2. _____ 3. _____ 4. _____ 5. _____			

Image of a portion of the Official Zoning Map with a strikethrough and a proposed amendment underlined.

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.

_____ Chairman
 _____ Planning Director

Read and passed on first reading at a regular meeting held this 17th day of September 2020.

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

Sam Holland, Jr Planning Board Chairman Date

Attest:

Katie P. Halloran, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chairman
_____ Planning Director