

**PLANNING BOARD
RESOLUTION NO. 2021-37**

TEXT AMENDMENT OF THE LAND DEVELOPMENT REGULATIONS - A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION TO AMEND CHAPTER 108 OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE X "BUILDING PERMIT ALLOCATION SYSTEM", SECTION 108-995, TO PROVIDE FOR BUILDING PERMIT ALLOCATION SYSTEM UNITS FOR PROPERTY KNOWN AS THE 3.2 (RE# 00001630-000801); PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, development of any housing is strictly controlled by virtue of the fact that the State of Florida has designated the City of Key West as a State area of Critical Concern; and

WHEREAS, this state regulation has resulted in a specified number of new building permits that may be granted each year under what is known as the Building Permit Allocation System (BPAS); and

WHEREAS, the proposed ordinance to amend the City's Comprehensive Plan is an essential part of an effort to promote the Bahama Village community, encourage the redevelopment of vacant City-owned properties, and encourage and ensure affordable housing in the Bahama Village community; and

 Chairman

 Planning Director

WHEREAS, the Bahama Village Visioning and Capital Projects Workplan, recommended for approval by the Bahama Village Redevelopment Advisory Committee (BVRAC) on August 10, 2017, and adopted by the Community Redevelopment Agency (CRA) on January 17, 2018, lists seven (7) recommended capital projects. Capital project number four (4) recommends an affordable housing and mixed- use development project on the City-owned 3.2 acre parcel located on Fort Street in Bahama Village. The recommended project is listed as "critical" on the prioritization level; and

WHEREAS, it is in the best interest of the City to set aside building permit allocations during the next application period for the 3.2 acre development; and

WHEREAS, Chapter 108 of the Code of Ordinances, entitled 'Planning and Development', specifically existing Section 108-995, is to be amended through ordinance to ensure the development of the parcel and

WHEREAS, the planning board held a noticed public hearing on August 19, 2021, where based on the consideration of recommendations by the city planner, city attorney, and other information, the board recommended approval of the proposed amendments; and

WHEREAS, the planning board determined that the proposed amendments: are consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the natural environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and are 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 an ordinance to the City Commission amending chapter 108 of the code of ordinances, entitled planning and development by amending existing section 108-995; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date is hereby recommended for approval. A copy of the draft ordinance is attached.

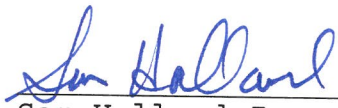
WJ Chairman

KPH Planning Director

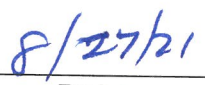
Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the city clerk.

Read and passed on first reading at a regular meeting held this 19th day of August, 2021.

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



Sam Holland Jr., Planning Board Chairman

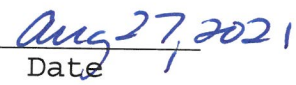


Date

Attest:



Katie Halloran, Planning Director

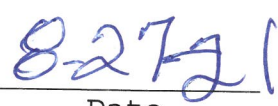


Date

Filed with the Clerk:



Cheryl Smith, City Clerk



Date