

**PLANNING BOARD  
RESOLUTION NO. 2019-05**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD RECOMMENDING AN ORDINANCE  
TO THE CITY COMMISSION AMENDING CHAPTER 122  
OF THE LAND DEVELOPMENT REGULATIONS,  
ENTITLED “ZONING”, SUBDIVISION IV.1, ENTITLED,  
“MEDIUM DENSITY RESIDENTIAL DISTRICT-1 (MDR-  
1)”, SECTION 122-280, ENTITLED “DIMENSIONAL  
REQUIREMENTS”, PURSUANT TO CHAPTER 90,  
ARTICLE VI, DIVISION 2; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR REPEAL OF  
INCONSISTENT PROVISIONS; PROVIDING FOR AN  
EFFECTIVE DATE.**

**WHEREAS**, pursuant to the provisions of Chapters 163, 166, and 380 of the Florida State Statutes, the City of Key West, Florida (the “City”) proposes to amend Chapter 122 of the Land Development Regulations (the “LDRs”); and

**WHEREAS**, the maximum allowable density of the Medium Density Residential – 1 (MDR-1) zoning district is eight dwelling units per acre (8 du/acre); and

**WHEREAS**, the maximum allowable density of the Medium Density Residential (MDR) zoning district is sixteen dwelling units per acre (16 du/acre); and

**WHEREAS**, the intent of the MDR-1 zoning district states, in part, that the district shall accommodate a mixture of multiple-family structure types and supportive community facilities, but no minimum setback requirements are indicated within the dimensional requirements for such uses; and

**WHEREAS**, the minimum lot size for a single-family development is 5,000-square-feet, but the minimum side setback is 55-feet, making development virtually impossible; and

**WHEREAS**, this proposed amendment to the Land Development Regulations was

presented to the Planning Board with a recommendation of approval at its regularly scheduled meeting on January 17, 2019; and

**WHEREAS**, the Planning Board finds that it is in the public's interest to amend the City's Land Development Regulations, by increasing the maximum allowable density of the MDR-1 zoning district of Chapter 122, adding minimum setback requirements for multiple-family and community facility uses, and decreasing the minimum side yard setback requirements for single-family developments; and

**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 proposed amendment to Chapter 122 of the Land Development Regulations is recommended for approval; the changes are as follows:\*

**Section 122-280. – Dimensional regulations.**

The dimensional requirements in the medium density residential district-1 (MDR-1) are as follows:

- (1) Maximum density: ~~Eight~~ Sixteen dwelling units per acre (~~8~~ 16 du/acre).
- (2) Maximum FAR: 1.0.
- (3) Maximum height: 35 feet.
- (4) Maximum lot coverage:
  - a. Maximum building coverage: 50 percent.
    1. Single-family and two-family: 35 percent.
    2. Multiple-family and community facilities: 40 percent.
  - b. Maximum impervious surface ratio:
    1. Single-family and two-family: 50 percent.
    2. Multiple-family and community facilities: 60 percent.
- (5) Minimum lot size:

- a. Multiple-family: 10,000 square feet.
- b. Single-family: 5,000 square feet.
- c. Minimum width:
  - 1. Multiple-family and community facilities: 80 feet.
- d. Minimum depth: 100 feet.
- (6) Minimum setbacks:
  - a. Multiple-family and community facilities:
    - 1. Front: 30 feet.
    - 2. Side: 25 feet.
    - 3. Rear: 25 feet or 20 feet when abutting an alley.
    - 4. Street side: 25 feet.
  - b. Single-family and two-family:
    - 1. Front: 10 feet.
    - 2. Side: ~~5~~ 5 feet or 10 percent of lot width to a maximum of 15 feet, whichever is greater.
    - 3. Rear: 20 feet.
    - 4. Street side: 20 feet.

(Ord. No. 99-18, § 1 (Exh. A(2-5.2.3(1)(E))), 9-8-1999)

---

\*(Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading.)\*

**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.

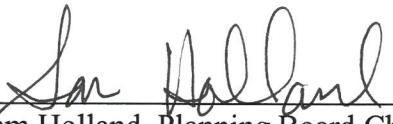
**Section 4.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the

 Chair  
 Planning Director

effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 17th day of January 2019.

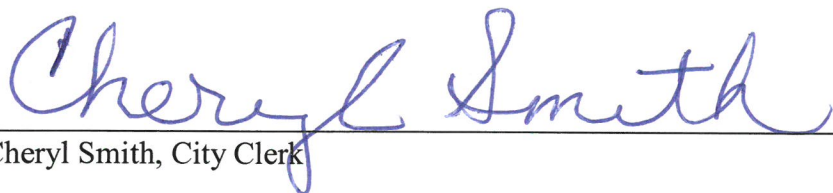
Authenticated by the Chair of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair 2-15-19  
Date

**Attest:**

  
\_\_\_\_\_  
Patrick Wright, Planning Director 2-15-19  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 2-17-19  
Date