

**RESOLUTION NO. 2023-025**

**TEXT AMENDMENT OF THE COMPREHENSIVE PLAN - A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION AMENDING COMPREHENSIVE PLAN CHAPTER 1, FUTURE LAND USE, POLICY 1-1.16.1, ENTITLED, "MAINTAIN A BUILDING PERMIT ALLOCATION ORDINANCE", AND BY AMENDING CHAPTER 3, HOUSING, POLICY 3-1.1.4, ENTITLED "BUILDING ALLOCATION SYSTEM", TO PROVIDE FOR BUILDING PERMIT ALLOCATION SYSTEM UNITS FOR THE PROPERTY LOCATED AT 301 WHITE STREET (RE# 00001780-000000); 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; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE INCLUSION IN THE CITY OF KEY WEST COMPREHENSIVE PLAN; 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 ("the City") as an Area of Critical State 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 encourage redevelopment of affordable housing in the Lang Milian Apartments; and

**WHEREAS**, it is in the best interest of the City to set aside building permit allocations for the property at 301 White Street (RE# 00001780-000000); and

**WHEREAS**, Chapter 1 entitled 'Future Land Use Element' and Chapter 3 entitled 'Housing' are to be amended through ordinance; and

**WHEREAS**, the Planning Board held a noticed public hearing on November 16, 2023, where based on the consideration of recommendations by the city planner, 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 fully set forth herein.

**Section 2.** That an ordinance amending Comprehensive Plan Chapter 1, Future Land Use Element, Policy 1-1.16.1, entitled Maintain a Building Permit Allocation Ordinance, as well as amending Chapter 3 of the Comprehensive Plan, Housing, Policy 3-1.1.4, entitled Building

  
KEPH Chairman  
Planning Director

Permit Allocation System; to provide for sixty (60) building permit allocation units for the property located at 301 White Street (RE# 00001780-000000); providing for severability; providing for repeal of inconsistent provisions; and providing for an effective date is hereby recommended for approval. A copy of the draft ordinance is attached.

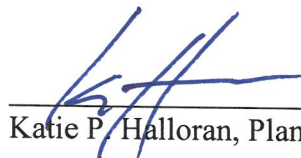
**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the City Clerk.

Read and passed on first reading at a regular meeting held this 16<sup>th</sup> day of November, 2023.


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

  
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Sam Holland, Planning Board Chair 11/29/23  
Date

**Attest:**

  
\_\_\_\_\_  
Katie P. Halloran, Planning Director 11/27/2023  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 11/30/2023  
Date  
*Kuja Tabb, Sr. Deputy*

  
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*KPH* Chairman  
\_\_\_\_\_  
Planning Director