

**PLANNING BOARD  
RESOLUTION NO. 2023-026**

**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, ENTITLED “PLANNING AND DEVELOPMENT”, ARTICLE X ENTITLED “BUILDING PERMIT ALLOCATION SYSTEM”, DIVISION 2 ENTITLED “BUILDING PERMIT ALLOCATION SYSTEM”, SECTION 108-995 – REPORTING REQUIREMENTS AND RESIDENTIAL ALLOCATION SCHEDULE; TO PROVIDE FOR BUILDING PERMIT ALLOCATION SYSTEM UNITS FOR THE PROPERTY AT 301 WHITE STREET (RE# 00001780-000000); 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 (“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

  
 Chairman  
Planning Director

**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 108 of the Code of Ordinances, entitled ‘Planning and Development’, specifically existing Section 108-995, is to be amended through ordinance the ensure redevelopment of the parcel; 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 Chapter 108 of the Code of Ordinances, entitled ‘Planning and Development’, specifically existing Section 108-995; to provide for sixty

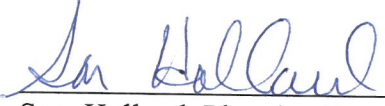
  
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Chairman  
Planning Director

(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.

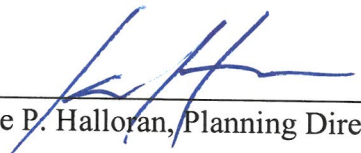
**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the City Clerk.

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 11/24/23  
Date

**Attest:**

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

**Filed with the Clerk:**

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

  
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*KCPA* Chairman  
Planning Director