

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF KEY WEST FOR PROPERTY LOCATED AT 625 SOUTH STREET (RE#00038140-000000; AK# 1038890), KNOWN AS THE OCEAN BREEZE INN, BY CHANGING THE ZONING DESIGNATION FROM HISTORIC RESIDENTIAL OFFICE (HRO) TO HISTORIC COMMERCIAL TOURIST (HCT); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key West received a request to amend the official zoning map, consistent with the City's Future Land Use Map, in order to change a portion of the HRO zoning district to become the HCT zoning district both of which are located within the Historic Commercial future land use district; and

WHEREAS, the Key West Planning Board, held a public hearing after due notice on May 15, 2014, and forwarded to the City Commission its recommendations concerning the proposed zoning map amendment, such amendment which is set forth in Exhibit "A"; and

WHEREAS, the City has prepared an amendment to the zoning map that incorporates the various proposed changes recommended by staff, the public and the Planning Board; and

WHEREAS, the City Commission has properly advertised and held the required public hearings on the zoning map and has received public input; and

WHEREAS, the City Commission has determined that the proposed amendments are consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are not stimulated by changed condition after the effective date of the existing regulations; will promote land use compatibility; will not result in additional public demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; and will result in more orderly and compatible land use patterns; and are in the public interest; and

WHEREAS, all statutory requirements with regard to the zoning map adoption have been complied with;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1: Pursuant to Chapter 163 of the Florida Statutes, the City Commission hereby declares its intent to exercise its authority to plan for the area within its jurisdiction as granted by the Act, and hereby adopts the amended City of Key West zoning map, as set forth in Exhibit "A."

Section 2: The amended zoning map is hereby found to be in conformance with the criteria set forth in section 90-521 of the Key West Code of Ordinances.

Section 3: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 4: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 5: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2014.

Read and passed on final reading at a regular meeting held
this _____ day of _____, 2014.

Authenticated by the presiding officer and Clerk of the
Commission on _____ day of _____, 2014.

Filed with the Clerk _____, 2014.

Mayor Craig Cates	_____
Vice Mayor Mark Rossi	_____
Commissioner Teri Johnston	_____
Commissioner Clayton Lopez	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____
Commissioner Tony Yaniz	_____

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK