

**PLANNING BOARD  
RESOLUTION NO. 2021-36**

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 KNOWN AS THE 3.2  
(RE# 00001630-000801); PROVIDING FOR  
TRANSMITTAL TO THE STATE LAND PLANNING  
AGENCY; PROVIDING FOR THE FILING WITH  
SECRETARY OF STATE; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR REPEAL OF  
INCONSISTENT PROVISIONS; PROVIDING FOR  
THE INCLUSION IN THE CITY OF KEY WEST  
COMPREHENSIVE PLAN; AND 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

  
Chairman

  
Planning Director

the Bahama Village community, encourage the redevelopment of vacant City-owned properties, and encourage and ensure affordable housing in the Bahama Village community; and

**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 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 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

WHL Chairman

KPH Planning Director

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 1 of the comprehensive plan entitled Future Land Use element by amending existing policy 1-1.16.1, entitled Maintain a

  
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Planning Director

Building Permit Allocation Ordinance, as well as amending chapter 3 of the comprehensive plan entitled Housing by amending existing policy 3-1.1.4, entitled Building Permit Allocation System; 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.

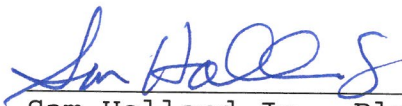
**Section 3.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the city clerk.

USA Chairman

KPT Planning Director

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

8/27/21

Date

**Attest:**



Katie Halloran, Planning Director

August 27, 2021

Date


**Filed with the Clerk:**



Cheryl Smith, City Clerk

8-27-21

Date

 Chairman

 Planning Director