

**PLANNING BOARD
RESOLUTION NO. 2019-06**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION AMENDING THE CITY'S COMPREHENSIVE PLAN, CHAPTER 1, ENTITLED "FUTURE LAND USE ELEMENT"; TABLE 1-1.1.5, PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 3; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR INCLUSION INTO THE CITY OF KEY WEST COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Key West (the "City") has adopted a Comprehensive Plan which has been found to be in compliance by the Florida Department of Economic Opportunity ("DEO"), pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the City is located within the Florida Keys Area of Critical State Concern (the "FKACSC") as established pursuant to Chapter 380, Florida Statutes; and

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 1, "Future Land Use Element," of the Comprehensive Plan; and

WHEREAS, increasing the maximum allowable density of the Medium Density Residential – 1 (MDR-1) zoning district will further the goals, objectives, and policies of the City Comprehensive Plan;

WHEREAS, this proposed amendment to the Comprehensive Plan was presented to the Planning Board for a recommendation of approval at its regularly scheduled meeting on January 17, 2019; and



Chairman


Planning Director

WHEREAS, the Planning Board finds that it is in the public interest to amend the City's Comprehensive Plan, and increase the maximum allowable density of the MDR-1 zoning district.

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 the City's Comprehensive Plan, increasing the maximum allowable density of the MDR-1 zoning district, is recommended for approval; the amendment is as follows:*

LOW DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(LDR-C) Low Density Residential Coastal	Maximum of 1 dwelling unit per acre.	N/A	Areas designated LDR-C shall be used to protect coastal wetlands; maintain water quality; protect marine habitats and preserve open space for purposes of reducing surface water runoff and maintaining water quality in environmentally sensitive coastal areas. Supportive community facilities and accessory land uses including public schools may be allowed. The Land Development Regulations shall provide regulatory procedures for considering such uses. One accessory or detached unit is permitted per residential dwelling unit in areas designated Low Density Residential as of January 1, 2012 as outlined in Policy 1-1.1.7 under the condition that the unit is approved through the building permit allocation system outlined in Objective 1-1.16. Transient uses are not permitted.
(SF) Single Family Residential	Maximum of 8 dwelling units per acre.		
MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(MDR-C) Medium Density Residential Coastal	Maximum of 8 dwelling units per acre.	N/A	Development is limited for all properties zoned MDR or MDR-C located within the Coastal High Hazard Area. Uses permitted in the MDR-1 include residential and social service special needs use Supportive community facilities and accessory land uses including public schools are allowed. Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use. Transient uses are not permitted.
(MDR) Medium Density Residential	Maximum of 16 dwelling units per acre.	N/A	
(MDR-1) Medium Density Residential -1	Maximum of 8 dwelling units per acre. <u>16</u>	Maximum FAR of 1.0.	
(PRD) Planned Redevelopment & Development	Maximum of 8 dwelling units per acre.	Maximum FAR of 0.8.	

*Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading


Chairman

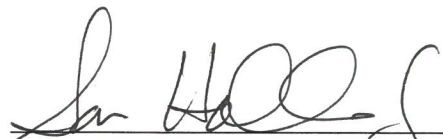

Planning Director

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 Clerk of the Commission.

Section 7. 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 effectiveness of the permit until the appeal is resolved by agreement or order.

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

Authenticated by the Chairman of the Planning Board and the Planning Director;



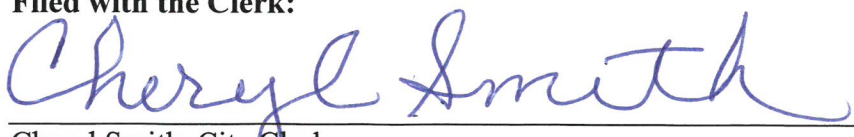
Sam Holland, Key West Planning Board Chairman 2-15-19
Date

Attest:



Patrick Wright, Planning Director 2-4-19
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 2-19-19
Date



Chairman


Planning Director