

**PLANNING BOARD  
RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE BOUNDARIES OF THE COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) CATEGORY FROM HISTORIC RESIDENTIAL (HR) TO HISTORIC COMMERCIAL (HC) FOR THE PARCEL LOCATED AT 318-324 PETRONIA STREET (802-806 WHITEHEAD STREET) (RE # 00014010-000000) PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 3 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the property located at 318-324 Petronia Street (802-806 Whitehead Street) is currently located within both the Historic Residential (HR) zoning district and the Historic Commercial -3 (HC) zoning district; and

**WHEREAS**, the applicant initiated the proposed FLUM amendment to change zoning designation of the subject properties to the adjacent Historic Commercial (HC) zoning district; and

**WHEREAS**, the Planning Board held a noticed public hearing on January 16, 2020, where based on the consideration of recommendations by planning staff and other information submitted at the hearing, the Planning Board recommended approval of the proposed FLUM amendment; and

**WHEREAS**, the Planning Board determined that the proposed FLUM amendment: is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of



Chairman



Planning Director

the Code of Ordinances; was not stimulated by changed conditions after the effective date of the existing regulations; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and is in the public interest; and

**WHEREAS**, the subject property was the recipient of a conditional use approval pursuant to Resolution No. 2011-059; and

**WHEREAS**, the zoning correction in no way alters the approvals, conditions or limitations of Resolution No. 2011-059.

**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 Future Land Use Map of the City of Key West, Florida is hereby recommended for amendment for the property at 318-324 Petronia Street (802-806 Whitehead Street) (RE # 00014010-000000) from Historic Residential (HR) to Historic Commercial (HC), and will appear as follows:



USA Chairman  
RB 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 Board.

Read and passed on first reading at a regular meeting held this 16<sup>th</sup> day of January 2020.

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

Sam Holland 1/24/20  
Sam Holland, Planning Board Chairman Date

**Attest:**

Roy Bishop 1/21/20  
Roy Bishop, Planning Director Date

**Filed with the Clerk:**

Cheryl Smith 1-27-2020  
Cheryl Smith, City Clerk Date

WJA Chairman  
RB Planning Director