



**PLANNING BOARD  
RESOLUTION NO. 2024-009**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD DIRECTING PLANNING DEPARTMENT STAFF, IN COOPERATION WITH THE CITY ATTORNEY, TO FINALIZE AN ORDINANCE FOR RECOMMENDATION TO THE CITY COMMISSION INVOKING THE ZONING IN PROGRESS DOCTRINE; DECLARING THAT THE CITY IS CONSIDERING AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS TO ADOPT INCLUSIONARY AFFORDABLE AND WORKFORCE HOUSING STANDARDS FOR COMMERCIAL PROPERTIES ALONG WITH ADDITIONAL MEASURES TO PROMOTE HOUSING OPPORTUNITIES FOR LOCAL WORKERS AND THOSE IN NEED OF AFFORDABLE AND WORKFORCE HOUSING OPPORTUNITIES; DIRECTING BUILDING AND PLANNING DEPARTMENT STAFF TO DEFER THE ACCEPTANCE AND PROCESSING OF APPLICATIONS REQUIRING THE PERMITTING OF CERTAIN COMMERCIAL DEVELOPMENT; CONTINUING THIS POLICY UNTIL NEW PERMIT REQUIREMENTS AND/OR AMENDED LAND DEVELOPMENT REGULATIONS AND COMPREHENSIVE PLAN POLICIES ARE ADOPTED BY THE CITY COMMISSION OR UNTIL AFTER THE PASSAGE OF 180 DAYS FROM THE DATE OF THIS RESOLUTION, WHICHEVER OCCURS FIRST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Key West Planning Board desires to review existing Land Development Regulations (LDRs) to determine whether there is a need for additional measures to promote the development of affordable and workforce housing to meet the needs of local residents and workers within the City of Key West; and

**WHEREAS**, the City Commission has directed Planning staff to continue to develop innovative approaches to meeting the City's growing housing needs for local workers and residents for City Commission review and adoption; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the City Planner began documented efforts concerning the subject on or before February 15, 2024; and

**WHEREAS**, the Planning Board of the City of Key West wishes to definitively place all parties on notice that it is considering amendments to the Land Development Regulations (LDRs), City Ordinances and Comprehensive Plan; and

**WHEREAS**, the Planning Board has determined that additional measures are needed to better define the scope of the Zoning in Progress Doctrine to ensure that it captures appropriate properties and application types, while excluding those properties and application types that would be unnecessarily impacted by the Doctrine.

**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.** Zoning in Progress. The city hereby recognizes that City planning and legal staff are preparing and processing ordinances (the “Pending Ordinances”) that would adopt the Criteria. The Pending Ordinances, if adopted, will amend the City’s LDR’s. All affected property and business owners are hereby placed on notice with respect to the Pending Ordinances and the action being taken by the appropriate departments within the City.

**Section 3.** That the Planning Department is hereby directed to finalize the

USH Chairman  
KRT Planning Director

Ordinance invoking the zoning in progress doctrine for recommendation to the City Commission and to present same at the March 12<sup>th</sup> Planning Board meeting for action.



**Section 4.** That Building and Planning Staff are hereby directed to defer the acceptance and processing of applications requiring the issuance of permitting certain commercial development until such time as new permit regulations or amended LDR's are adopted by the City Commission or until the passage of 180 from the effective date of this resolution, whichever occurs first.

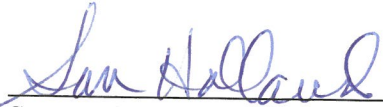
**Section 5.** Public Notice. The adoption of this Resolution shall be evidenced by placement of a notice in a newspaper of general circulation within the City, in accordance with Chapter 50, Florida Statutes, within two weeks of the adoption of this Resolution. A copy of this Resolution shall also be posted at City Hall for the next one hundred and eighty (180) days.

**Section 6.** 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.

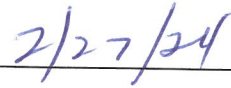
Read and passed on first reading at a regular meeting held this 15th day of February, 2024.

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

  
Chairman  
  
Planning Director

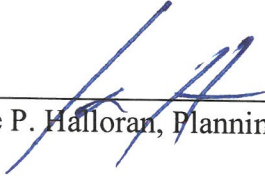


Sam Holland, Planning Board Chair

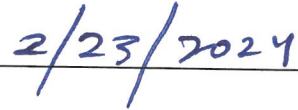


Date

**Attest:**

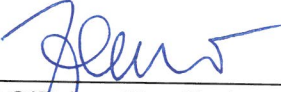


Katie P. Halloran, Planning Director



Date

**Filed with the Clerk:**



Keri O'Brien, City Clerk



Date



Chairman



Planning Director