

**PLANNING BOARD
RESOLUTION No. 2014-29**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
RECOMMENDING APPROVAL OF AN ORDINANCE OF
THE CITY OF KEY WEST, FLORIDA, AMENDING THE
OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT
625 SOUTH STREET (RE# 00038140-000000; AK# 1038890),
KNOWN AS THE OCEAN BREEZE INN, 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 Ocean Breeze Inn property, a Motel built in the 1950's with 15 transient licenses, located at 625 South Street, is currently zoned historic Residential Office (HRO) and is a non-conforming use; and

WHEREAS, the applicant initiated the proposed Zoning Map amendment to rezone the property to the adjacent zoning district of Historic Commercial Tourist; and

WHEREAS, the HRO and the HCT are both within the Historic Commercial Future Land Use category; and

WHEREAS, the Planning Board held a noticed public hearing on May 15, 2014, where based on the consideration of recommendations by the City Planner, the Planning Board recommended approval of the proposed amendments; and


Chairman

Planning Director

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 not stimulated by changed conditions after the effective date of the existing regulation; 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; will result in more orderly and compatible land use patterns; and are in the public interest.

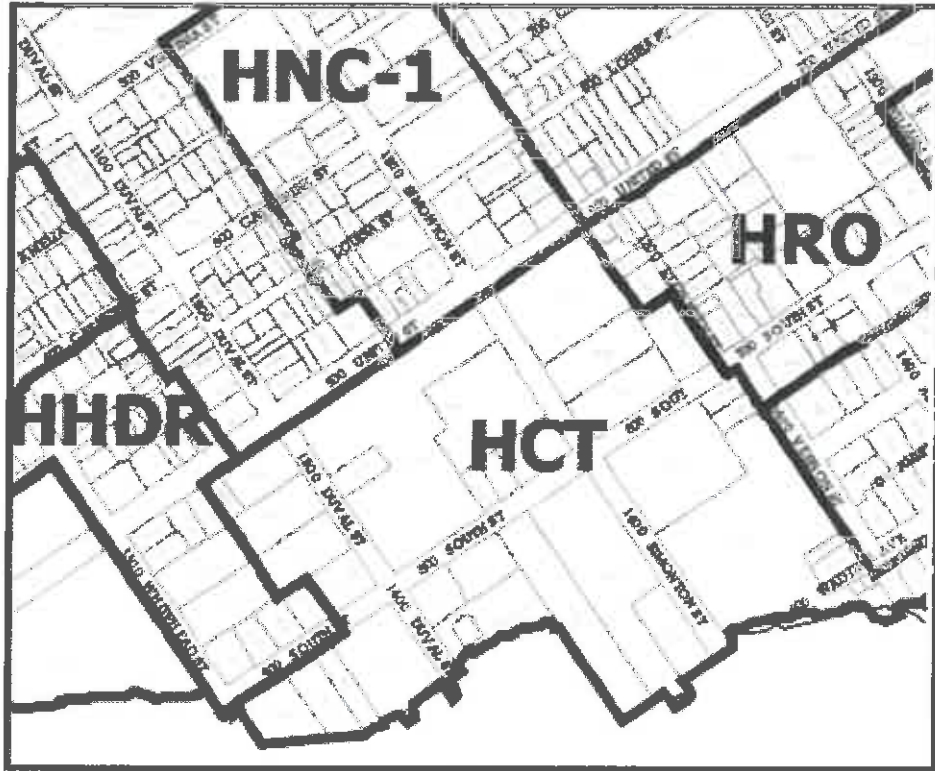
NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the official zoning map of the City of Key West is hereby recommended for amendment for property located at 625 South Street (RE# 00038140-000000; AK# 1038890), from HRO zoning to HCT zoning, and will appear as follows:


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.

Read and passed on first reading at a regular meeting held this 15th day of May, 2014.


Chairman


Planning Director

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


Chairman Richard Klitenick
Key West Planning Board

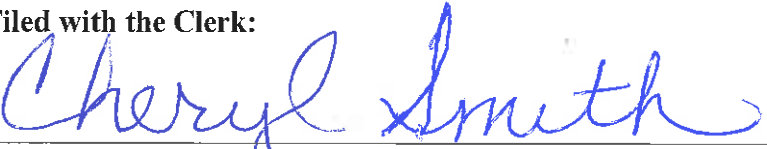
MAY 22, 2014
Date

Attest:


Donald Leland Craig, AICP
Planning Director

6-3-14
Date

Filed with the Clerk:

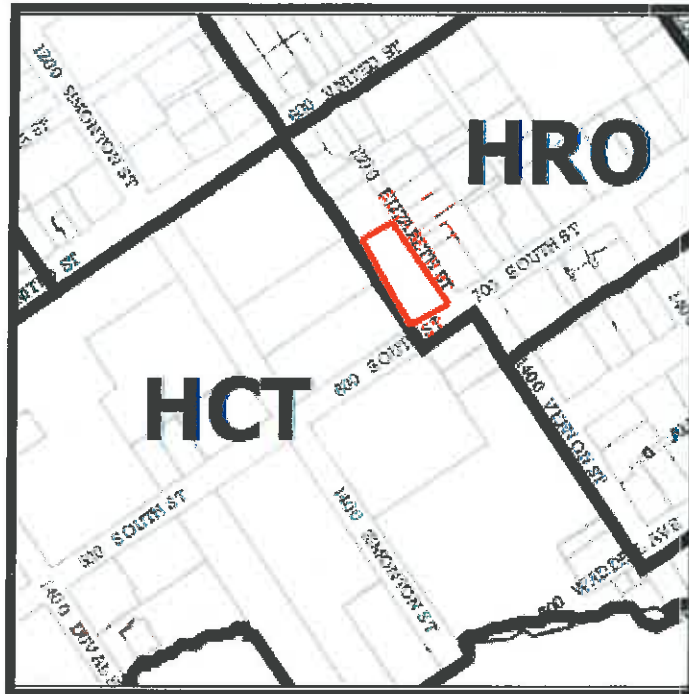

Cheryl Smith, City Clerk

6-3-14
Date

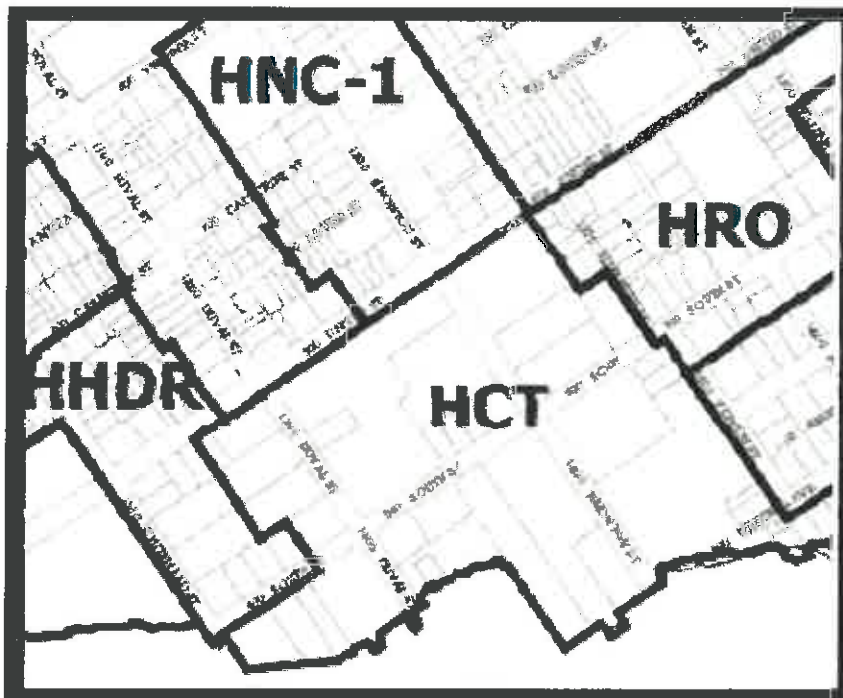
Chairman
 Planning Director

625 South Street
Zoning Map Amendment

Existing



Proposed



22
6.3.19