

**PLANNING BOARD
RESOLUTION NO. 2018-44**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD RECOMMENDING AN
ORDINANCE TO THE CITY COMMISSION
AMENDING TABLE 1-1.1.5 AND POLICY 1-1.1.10
OF THE COMPREHENSIVE PLAN; 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, a revision to Table 1-1.1.5 Historic Public & Semipublic Future Land Use District and Policy 1-1.1.10: Allowed Uses in Historic Public and Semi-Public of the Future Land Use Element of the Comprehensive Plan of the City of Key West, and presented to the Planning Board for approval at its regular meeting held on September 18, 2018; and

WHEREAS, the Planning Board finds that it is in the public interest to amend Table 1-1.1.5 Historic Public & Semipublic Future Land Use District and Policy 1-1.1.10: Allowed Uses in Historic Public and Semi-Public of the Future Land Use Element of the Comprehensive Plan

**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 Table 1-1.1.5 Historic Public & Semipublic

 Chair

 Planning Director

Future Land Use District and Policy 1-1.1.10: Allowed Uses in Historic Public and Semi-Public of the Future Land Use Element is recommended for approval; the changes are as follows:*

Table 1-1.1.5: In order to prevent an inadvertent increase in maximum density or intensity that might result from combining multiple zoning districts into a single Future Land Use District, the maximum amount of dwelling units per acre and floor area are established as of January 1, 2012. Social service special needs and group homes shall be measured in FAR, not units per acre.

| HISTORIC PUBLIC & SEMIPUBLIC FUTURE LAND USE DISTRICT | | | |
|--|--|-----------------------------|---------------------------------------|
| Zoning District | Density | Intensity | Uses & Limitations |
| (HPS) Historic Public Services | <u>Maximum 16 dwelling units per acre.</u> | Maximum intensity of 1.0 | See Policy 1-1.1.10 for allowed uses. |
| | | | |

- **Policy 1-1.1.10 Allowed Uses in Historic Public and Semi-Public:** The maximum FAR for the HPS area shall be 1.0, excepting large scale regional public facilities. The latter projects may have a higher FAR if approved by City Commission. However, prior to approving an FAR in excess of 1.0, the City Commission must render a finding that the proposed public facility requires a higher FAR in order to accommodate a regional service necessary to the general health, safety, and welfare of the City and/or County. Furthermore, the finding must indicate that the regional facility as proposed shall comply with all other qualitative and quantitative criteria of the Comprehensive Plan and Land Development Regulations, including, but not limited to the adopted concurrency management policies. In no case may the City approve a FAR of greater than 1.75.

Areas of the Truman Waterfront have been zoned HPS-1. Development in those areas is limited to the existing and proposed uses identified in the Military Base Reuse Plan. These uses include a harbor walk, open space, community recreation

centers, play fields, public recreation facilities, amphitheaters, and accessory concessionaire commercial uses.

The Peary Court Cemetery has been zoned HPS-2. This designation is intended to restrict development of the parcel to its historic use as a cemetery and open space. Any proposed uses shall be reviewed for consistency with the applicable historic preservation plans.



The City shall monitor the need for increased land area for institutional uses and shall ensure that adequate lands are provided in the public and semi-public land use designation. Land uses such as cultural or civic centers, and public or private not-for-profit uses may be included within this land use designation.

Deed restricted Affordable Workforce Housing is deemed a Conditional Use with a density of 16 units per acre in the HPS zoning district.

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

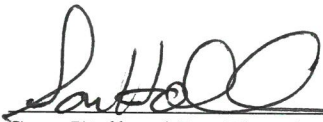
Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the city clerk.

Section 4. 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 9J-1, 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.


Chair

Planning Director

Read and passed on first reading at a regular meeting held this 18th day of September 2018.

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



Sam Holland Jr., Planning Board Chairman

10-3-18

Date

Attest:

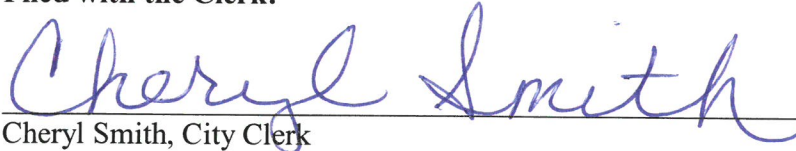


Patrick Wright, Planning Director

10-1-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-3-18

Date



Chair



Planning Director