

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) CATEGORY OF THE CITY OF KEY WEST FOR PROPERTY LOCATED AT 200 GREENE STREET (RE # 00001630-000300 & 00001630-000500); AMENDING THE FUTURE LAND USE MAP FROM HISTORIC RESIDENTIAL (HC) TO HISTORIC COMMERCIAL (HC) 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 THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR THE FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE INCLUSION INTO THE CITY OF KEY WEST COMPREHENSIVE PLAN.

WHEREAS, the City of Key West received a request to amend the City's Future Land Use Map, in order to change a portion of the Historic Residential (HR) Future Land Use Map (FLUM) category to the Historic Commercial (HC) FLUM category; and

WHEREAS, the Key West Planning Board, held a public hearing after due notice on March 16, 2017, and forwarded to the City Commission its recommendations concerning the proposed FLUM amendment, such amendment which is set forth in Exhibit "A"; and

WHEREAS, the City has prepared an amendment to the FLUM that considers the recommendations by staff, the public and the Planning Board; and

WHEREAS, the City Commission has properly advertised and held

the required public hearings on the proposed FLUM amendment and has received public input; and

WHEREAS, the City Commission has determined that the proposed amendment is: consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; is not stimulated by changed conditions after the effective date of the Comprehensive Plan; will promote land use compatibility; will not result in additional demand on public facilities and services; will have no impact on the natural environment; will not negatively affect property values in the area or the general welfare; will result in an orderly and compatible land use pattern; and is not in conflict with the public interest; and

WHEREAS, all statutory requirements with regard to the proposed FLUM amendment have been complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1: Pursuant to Chapter 163 of the Florida Statutes, the City Commission hereby declares its intent to exercise its authority to plan for the area within its jurisdiction as granted by the Act, and hereby amends the Comprehensive Plan Future Land Use Map (FLUM) of the City of Key West, Florida for property located at 200 Greene Street (RE # 00001630-000300; RE # 00001630-000500) from Historic Residential (HR) to Historic

Commercial (HC), as set forth in Exhibit "A."

Section 2: The amended FLUM is hereby found to be in conformance with the criteria set forth in section 90-555 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 4: All Ordinances or parts of Ordinances of the City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 5: 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.

(This area left intentionally blank.)

Read and passed on first reading at a regular meeting held
this ____ day of _____, 2017.

Read and passed on final reading at a regular meeting held
this ____ day of _____, 2017.

Authenticated by the presiding officer and Clerk of the
Commission on ____ day of _____, 2017.

Filed with the Clerk on ____ day of _____, 2017.

Mayor Craig Cates	_____
Commissioner Samuel Kaufmann	_____
Commissioner Clayton Lopez	_____
Commissioner Richard Payne	_____
Commissioner Margaret Romero	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

EXHIBIT "A"
FUTURE LAND USE MAP (FLUM) AMENDMENT

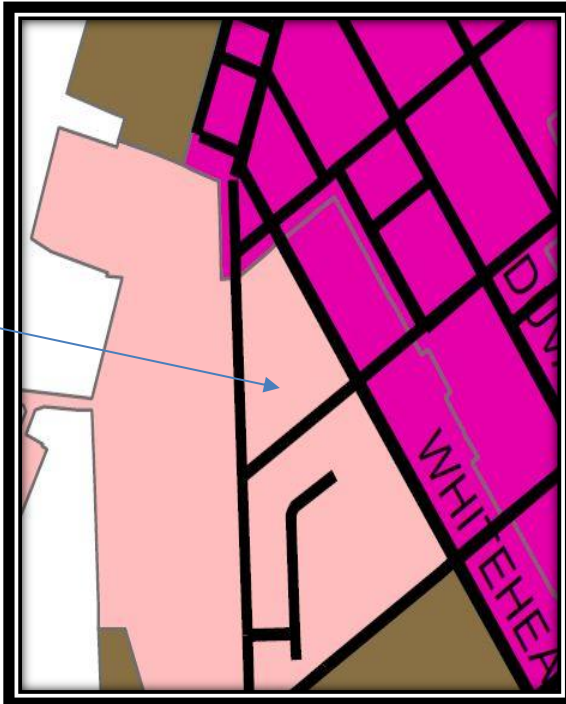
200 Greene Street
(RE # 00001630-000300; RE # 00001630-0005000)

Legend

Future Land Use

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Historic Residential
-  General Commercial
-  Historic Commercial
-  Public Service
-  Historic Public/Semi-Public
-  Conservation
-  Military

Current FLUM HR



Proposed FLUM HC

