

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION
OF THE CITY OF KEY WEST, FLORIDA,
OPPOSING PROPOSED AMENDMENTS TO THE
COUNTY'S COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP UNDER
CONSIDERATION BY THE MONROE COUNTY
BOARD OF COUNTY COMMISSIONERS
PERTAINING TO WISTERIA ISLAND;
PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Wisteria Island is an undeveloped spoil island located in unincorporated Monroe County approximately 500 feet north of Sunset Key in Key West Harbor; and

WHEREAS, Wisteria island currently has a land use District (zoning) designation of Offshore Island, which permits the development of 1 unit per 10 gross acres; and

WHEREAS, the acreage of Wisteria Island is 21.35 acres, resulting in a maximum of 2 units; and

WHEREAS, the owner of Wisteria island has submitted an application to amend the Monroe County Year 2010 Comprehensive Plan Future Land Use Map (FLUM) category from Undesignated to Mixed Use Commercial (MU); and

WHEREAS, the owner of Wisteria island has concurrently submitted a proposed amendment to the Monroe County Year 2010 comprehensive Plan, establishing a Sub Area Policy that limits the density and intensity of uses allowed by the proposed MC FLUM category with Wisteria

Island; and

WHEREAS, the proposed amendments would permit the development of 35 market rate units, 35 transient units (85 rooms maximum), 39,500 of commercial space, a 55 slip marina, and a 100+ slip mooring field on Wisteria Island; and

WHEREAS, the amendments proposed by the owner of Wisteria Island will have an impact on the City of Key West, which is beyond the jurisdiction of Monroe County, the jurisdiction where Wisteria island is located; and

WHEREAS, the City of Key West has no obligation to accept impacts generated outside the jurisdictional boundaries of the City, including those related to wastewater; and

WHEREAS, both Monroe County and the City of Key West have Intergovernmental Coordination elements in their adopted Comprehensive Plans, which require coordination between jurisdictions with regard to amendments which may have an impact beyond the jurisdiction of the subject property; and

WHEREAS, prior to May 27, 2010, City staff requested information and documentation regarding the development proposed for Wisteria Island; and

WHEREAS, on May 27, 2010, at the request of Monroe county for comment, the Development Review Committee of

the City of Key West (DRC) conducted a public meeting at which the proposed amendments and the proposed development was one of the items considered; and

WHEREAS, subsequent to the DRC meeting, City staff requested additional information and documentation regarding the proposed development of Wisteria Island; and

WHEREAS, to date, the majority of information and documentation requested by the City remains outstanding; and

WHEREAS, on June 29, 2010, the Monroe County Board of County Commissioners (BOCC) passed Resolution No. 193-2010, requesting input from Key West City Commission on the proposed changes to the Sub Area policy and FLUM for Wisteria Island; and

WHEREAS, during its regularly scheduled meeting on July 6, 2010, the City Commission discussed the City's request for additional information.

WHEREAS, the City of Key West recognizes that the Board of Monroe County Commissioners and the State Department of Community Affairs have the decision making responsibility for approval or denial of the requested changes to the land use designation and the input sought from the City of Key West is currently advisory only.

WHEREAS, in addition to current public comments, the

residents of the city of Key West made their desires regarding Wisteria Island clear in 2007.

WHEREAS, following approval of the first of two required readings of an ordinance that would have annexed Wisteria Island to the City of Key West in 2007, public opinion in opposition to the development proposed at the time eventually resulted in the owner's withdrawal of their annexation request.

WHEREAS, following the withdrawal of the request, a citizen led referendum was placed on the ballot to amend the City Charter to require that annexation or acquisition of real property by the City of Key West must be approved by a majority vote of the electors of the City.

WHEREAS, an overwhelming 68.95 percent of the residents casting ballots in November of 2007 voted to require voter approval prior to annexation or acquisition of real property within the City.

WHEREAS, it is clear from the prior public sentiments and views expressed during the current proposed amendments to the County's Comprehensive Plan, that the majority of residents of the City of Key West oppose the idea of the expanded development of Wisteria Island beyond that currently permitted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: Notwithstanding that more detailed information and documentation regarding the impact of the proposed development of Wisteria Island and possible mitigation thereof remains outstanding, the City opposes any proposed amendments pending before the BOCC that generate extra-jurisdictional impacts which negatively affect the health, safety and welfare of the City of Key West and its residents, including those related to utilities and hurricane modeling.

Section 2: That this Resolution 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.

Passed and adopted by the City Commission at a meeting held this _____ day of _____, 2010.

Authenticated by the presiding officer and Clerk of the Commission on _____, 2010.

Filed with the Clerk _____, 2010.

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK