

**PLANNING BOARD
RESOLUTION NO. 2017-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, AND THE OFFICIAL ZONING MAP; AMENDING THE OFFICIAL ZONING MAP LEGEND; AMENDING CHAPTER 122, ARTICLE IV, DIVISION 3, TO CREATE A NEW ZONING SUBSECTION OF HIGH DENSITY RESIDENTIAL COLLEGE ROAD (HDR-1) DISTRICT, PROVIDING FOR PERMITTED USES, CONDITIONAL USES, PROHIBITED USES AND DIMENSIONAL REQUIREMENTS; AMENDING CHAPTER 122, ARTICLE IV, DIVISION 1, PROVIDING AMENDMENTS TO THE TABLES OF USES AND DIMENSIONAL REQUIREMENTS FOR HIGH DENSITY RESIDENTIAL COLLEGE ROAD (HDR-1) DISTRICT; PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the property located at 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) is currently located within the Public Service (PS) Zoning District; and

WHEREAS, the City initiated the proposed zoning map amendment to change the property to High Density Residential College Road (HDR-1) Zoning District; and

WHEREAS, the Planning Board held a noticed public hearing on March 16, 2017, where based on the consideration of recommendations by the City Planner, City Attorney and other information submitted at the hearing, the Planning Board recommended approval of the proposed zoning map amendment; and

WHEREAS, the proposed HDR-1 zoning regulations are as follows:

Density	40 dwelling units per acre
FAR	Not applicable
Height	25 feet
Permitted Uses	Multiple-family residential dwellings; and Group homes with less than or equal to six residents
Conditional Uses	Group homes with seven to 14 residents; Educational institutions and day care; Nursing homes, rest homes and convalescent homes; Parks and recreation, active and passive; Places of worship; Protective services; Public and private utilities; and Parking lots and facilities Emergency shelters for the homeless, and shelters for temporarily housing the homeless
Setbacks	Multiple-family and community facilities Front: 20 feet Side: 10 feet Rear: 10 feet Street Side: 10 feet
Lot Coverage	Building Coverage: 40% Impervious surface: 60%
Lot Size	1 acre Depth: 100 feet Width: Multiple-family and community facilities: 80 feet

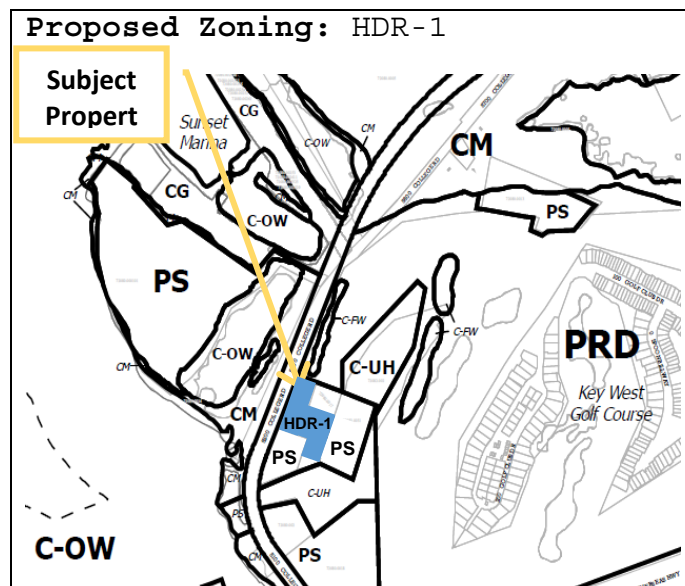
WHEREAS, the Planning Board determined that the proposed zoning map amendment: is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; was not stimulated by changed conditions after the effective date of the existing regulations; will promote land use compatibility; will not result in additional 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 is 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, Florida is hereby recommended for amendment for property located at 5224, 5228 & 5230 College Road (RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) from Public Service (PS) Zoning District to High Density Residential College Road (HDR-1) Zoning District, and will appear as follows:



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 Board.

Read and passed on first reading at a regular meeting held this 16th day of March, 2017.

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

Sam Holland, Jr Planning Board Chairman

Date

Attest:

Patrick Wright, Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date