

**PLANNING BOARD  
RESOLUTION NO. 2019-85**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE BOUNDARIES OF THE COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED AT 918 FORT STREET, 727 FORT STREET, 101 GERALDINE STREET, 709 FORT STREET, 100 ANGELA STREET, 105 GERALDINE STREET, 110 ANGELA STREET, 111 GERALDINE STREET, 112 ANGELA STREET, 109 GERALDINE STREET, AND 114 ANGELA STREET; AMENDING THE FUTURE LAND USE MAP LEGEND FROM HISTORIC PUBLIC / SEMI-PUBLIC, HISTORIC COMMERCIAL, AND HISTORIC RESIDENTIAL TO HISTORIC COMMERCIAL; AND TO ADD A NEW FUTURE LAND USE MAP ZONING SUBDISTRICT DESIGNATION OF “HISTORIC NEIGHBORHOOD COMMERCIAL BAHAMA VILLAGE TRUMAN WATERFRONT” (HNC-4) AND APPLYING SUCH DESIGNATION TO SAID PROPERTIES; 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 properties located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000) are currently located within the Historic Public / Semi-Public, Historic Residential, and Historic Commercial zoning districts;

 Chairman

 Planning Director

and

**WHEREAS**, the City of Key West initiated the proposed FLUM amendment to change the zoning designations of the subject properties to the adjacent Historic Commercial zoning district; and

**WHEREAS**, the Planning Board held a noticed public hearing on November 21, 2019, where based on the consideration of recommendations by planning staff and other information submitted at the hearing, the Planning Board recommended approval of the proposed FLUM amendment; and

**WHEREAS**, the Planning Board determined that the proposed FLUM 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.

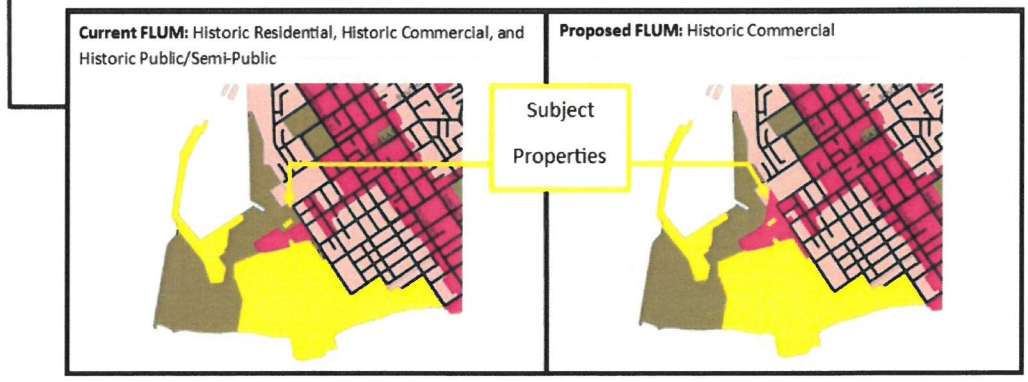
**Section 2.** That the Future Land Use Map of the City of Key West, Florida is hereby recommended for amendment for the properties located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105

 Chairman  
 Planning Director

Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (RE # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000) from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to entirely Historic Commercial, and will appear as follows:



**CITY OF KEY WEST - 2030 FUTURE LAND USE MAP**

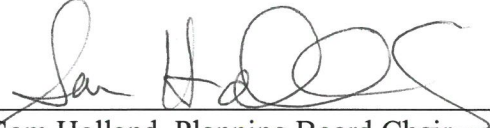


*[Signature]* Chairman  
*[Signature]* Planning Director


**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 Board.

Read and passed on first reading at a regular meeting held this 21st day of November 2019.

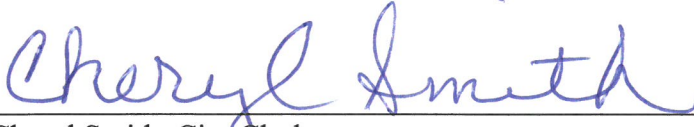
Authenticated by the Chair of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair 12/2/19  
Date

**Attest:**

  
\_\_\_\_\_  
Roy Bishop, Planning Director 11/26/19  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 12-3-19  
Date