

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE BOUNDARIES OF THE OFFICIAL ZONING MAP FOR PROPERTIES LOCATED AT 715 SEMINOLE AVENUE AND 811 SEMINOLE AVENUE; AMENDING THE BOUNDARIES OF THE OFFICIAL ZONING MAP CATEGORY FROM HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) TO HISTORIC COMMERCIAL TOURIST (HCT) FOR THE PARCELS STATED ABOVE PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 2 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapters 163, 166, and 380 of the Florida State Statutes, the City of Key West, Florida (the "City") proposes to amend boundaries for the properties at 715 Seminole Avenue (RE # 00037230-000100; AK# 8735669) and 811 Seminole Avenue (RE # 00037160-000100; AK# 8735677) of the Land Development Regulations (the "LDRs"); and

WHEREAS, the applicant initiated the proposed zoning map amendment to change the zoning designation of the subject property from the Historic Medium Density Residential (HMDR) zoning district to the Historic

Commercial Tourist (HCT) zoning district; and

WHEREAS, the matter was presented to the Planning Board for approval at its regularly scheduled meeting held on March 12, 2024; and

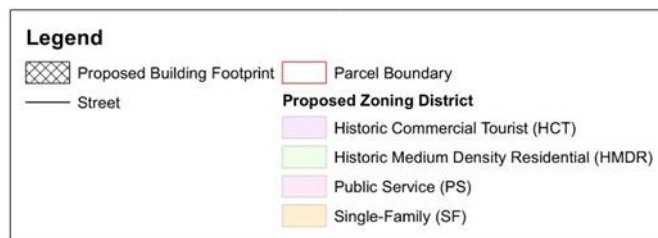
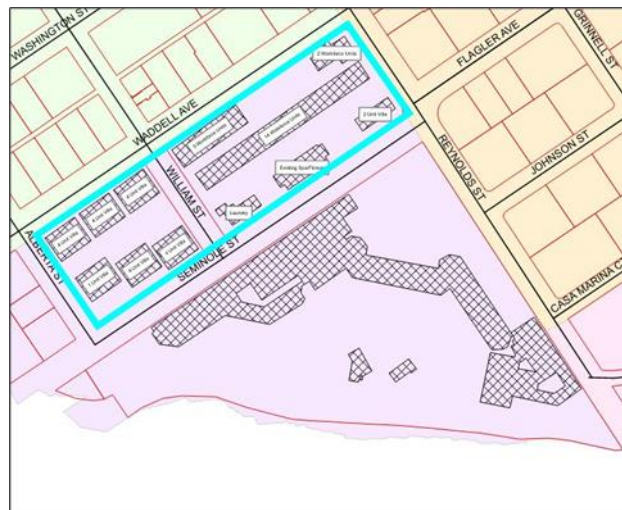
WHEREAS, the Planning Board determined that the proposed zoning map amendment: is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; was not stimulated by changed conditions after the effective date of the existing regulations; will promote 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; and

NOW, THEREFORE, BE IT ORDAINED BY 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 the property at 715 Seminole Avenue (RE # 00037230-000100; AK# 8735669) and 811 Seminole Avenue (RE # 00037160-000100; AK# 8735677) from Historic Medium Density Residential (HMDR) to Historic Commercial Tourist (HCT) and will appear as follows:

Proposed Zoning: Historic Commercial Tourist (HCT)



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 provision of this Ordinance shall be deemed severable therefrom and shall be constructed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 4: All Ordinances or parts of Ordinances of said 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 and approval by the Florida Department of Commerce, pursuant to Chapter 380, Florida Statutes.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2024.

Read and passed on final reading at a regular meeting held this _____ day of _____, 2024.

Authenticated by the presiding officer and Clerk of the Commission on _____ day of _____, 2024.

Filed with the Clerk _____, 2024.

Mayor Teri Johnston _____

Vice Mayor Sam Kaufman _____
Commissioner Lisette Carey _____
Commissioner Mary Lou Hoover _____
Commissioner Clayton Lopez _____
Commissioner Billy Wardlow _____
Commissioner Jimmy Weekley _____

TERI JOHNSTON, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK