

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP AND THE OFFICIAL ZONING MAP LEGEND TO CREATE A NEW ZONING SUBSECTION TO BE NAMED THE HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT BAHAMA VILLAGE TRUMAN WATERFRONT (HNC-4) ON PROPERTY 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) 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 FUTURE LAND USE MAP (FLUM) AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Key West received a request to amend the City’s Official Zoning Map, in order to change a portion of the Historic Neighborhood Commercial District – 2 (HNC-2), Historic Public and Semi-Public (HPS-1), Historic Limited Commercial (HCL), and Historic Medium Density Residential (HMDR) Zoning Districts to the “Historic Neighborhood Commercial District Bahama Village Truman Waterfront – 4” (HNC-4); and

WHEREAS, the City of Key West Planning Board held a public hearing after due notice on November 21, 2019, and forwarded to the City Commission its recommendation concerning

the proposed zoning map amendment, such amendment which is set forth in Exhibit “A”; and

WHEREAS, the City of Key West has prepared an amendment to the Official Zoning Map 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 zoning map amendment and has received public input; and

WHEREAS, the City Commission has 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; is not stimulated by changed conditions after the effective date of the existing Land Development Regulations; 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 regarding the proposed zoning map 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 Official Zoning Map of the City of Key West, Florida 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 from a mix of Historic Neighborhood Commercial

District – 2 (HNC-2), Historic Public and Semi-Public (HPS-1), Historic Limited Commercial (HCL), and Historic Medium Density Residential (HMDR) to the “Historic Neighborhood Commercial District Bahama Village Truman Waterfront – 4” (HNC-4) Zoning District, as set forth in Exhibit “A.”

Section 2: The amended Official Zoning Map and Legend is hereby found to be in conformance with the criteria set forth in section 90-521 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 _____, 2020.

Read and passed on final reading at a regular meeting held this ____ day of _____, 2020.

Authenticated by the presiding officer and Clerk of the Commission on ____ day of _____, 2020.

Filed with the Clerk on the ____ day of _____, 2020.

Mayor Teri Johnston _____

Commissioner Gregory Davila _____

Commissioner Mary Lou Hoover _____

Vice Mayor Sam Kaufman _____

Commissioner Clayton Lopez _____

Commissioner Billy Wardlow _____

Commissioner Jimmy Weekley _____

TERI JOHNSTON, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

EXHIBIT "A"
OFFICIAL ZONING MAP AND ZONING MAP LEGEND AMENDMENT

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)

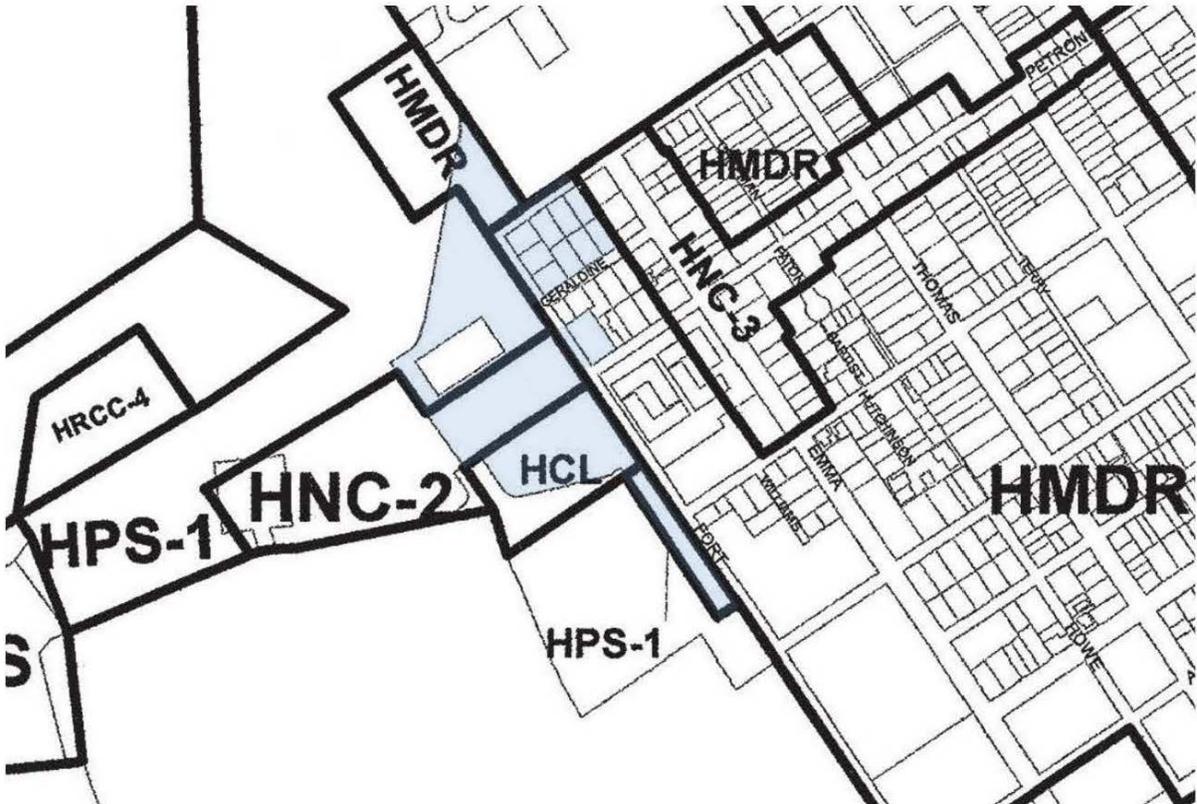


Image of a portion of the Official Zoning Map with subject parcels shaded in light blue.

OFFICIAL ZONING MAP OF THE CITY OF KEY WEST, FLORIDA			
LEGEND A Airport CFW Conservation Freshwater Wetlands COM Conservation Outstanding Views of the River CTM Conservation 100' Wetlands of the State CUM Conservation Upland Hummock CO General Commercial CL Limited Commercial CM Conservation Mangrove CT Salt Pond Commercial Tourist HCL Historic Limited Commercial HCT Historic Commercial Tourist HD High Density Residential HHR Historic High Density Residential HMDR Historic Medium Density Residential HND (1-4) Historic Neighborhood Commercial 1-4 HPRD Historic Planned Redevelopment and Development District HPS Historic Public and Semi-public Services HPS (1) Historic Public and Semi-public Services 1 HPS (2) Historic Public and Semi-public Services 2 HRCC Historic Residential Commercial Core HRCC (1) Historic Residential Commercial Core 1 HRCC (2) Historic Residential Commercial Core 2 HRCC (3) Historic Residential Commercial Core 3 HRCC (4) Historic Residential Commercial Core 4 HRD Historic Residential Office HSMDR Historic Special Medium Density Residential LDMC-L Historic Low Density Residential M Military MDR Medium Density Residential MDR (1) Medium Density Residential Special Medium Density Residential MDR-C Medium Density Residential Planned Redevelopment and Development District PHS Residential Office SF Single Family	Zoning designations based on Future Land Use Map (FLUM), Adopted October 24, 2012. Zoning designation Historic Special Medium Density Residential (HSMDR) adopted September 10, 2012. Parcel map updated on: April, 2014 THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR PURPOSES OF IDENTIFYING ZONING DISTRICTS. IT IS NOT A SURVEY. UPON FOR TITLE PURPOSES, NEITHER THE CITY OF KEY WEST NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.	ACT/TESTED: Donald L. Land Craig, AICP, City Planner _____ Date _____ REVISIONS: 1. _____ 2. _____ 3. _____ 4. _____ 5. _____	