

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP PUBLIC SERVICE (PS) TO HIGH DENSITY RESIDENTIAL COLLEGE ROAD (HDR-1) ON PROPERTY LOCATED AT 5220, 5224, 5228 & 5230 COLLEGE ROAD (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) 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 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 City of Key West received a request to amend the City's Official Zoning Map, in order to change a portion of the Public Service (PS) Zoning District to High Density Residential College Road (HDR-1) Zoning District; and

WHEREAS, the Key West Planning Board, held a public hearing after due notice on May 18, 2017, 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 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 with regard to 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 property located at 5220, 5224, 5228 & 5230 College Road (RE # 00072082-002200, AK # 8757883 ; 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, as set forth in Exhibit "A." In summary, the proposed HDR-1 zoning regulations contained in the proposed Ordinance 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 which meet the following minimum standards for development review, site development and operation: a. Fencing: The entire site shall have a six-foot opaque fence on all sides. b. Landscape buffer: A minimum of a five-foot wide "D" buffer as specified in section 108-347(c). c. Security lighting on the perimeter of the site and upon the interior of the fenced premises which shall be designed to "dark sky" lighting standards to protect adjacent residential uses. d. Onsite security personnel licensed by the State of Florida for such role and activity provided by the operator of the facility during the hours of operation inclusive of nighttime or any time when clients of the facility are present. e. An outdoor daytime congregation area inside the grounds of the site large enough to accommodate the maximum client population of the

	<p>facility to prevent waiting and congregating off site.</p> <p>f. Onsite facilities:</p> <p>i. Sleeping facilities for 100% of the maximum client population;</p> <p>ii. Dining facilities for at least 50% of the maximum client population;</p> <p>iii. Shower and toilet facilities in a quantity necessary to serve the maximum client population;</p> <p>iv. Intake and counseling offices;</p> <p>v. Storage for client personal effects, food, sleeping linens, miscellaneous support materials;</p> <p>vi. A loading zone and bus parking area.</p> <p>g. All shelters for the homeless or for temporary housing [of] the homeless shall undergo review as a major development plan and meet the requirements of section 108-92 et seq.</p>
Setbacks	<p>Multiple-family and community facilities</p> <p>Front: 20 feet</p> <p>Side: 10 feet</p> <p>Rear: 10 feet</p> <p>Street Side: 10 feet</p>
Lot Coverage	<p>Building Coverage: 40%</p> <p>Impervious surface: 60%</p>
Lot Size	<p>1 acre</p> <p>Depth: 100 feet</p> <p>Width: Multiple-family and community facilities: 80 feet</p>

Section 2: The amended Official Zoning Map 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 _____, 2017.

Read and passed on final reading at a regular meeting held
this ____ day of _____, 2017.

Authenticated by the presiding officer and Clerk of the
Commission on ____ day of _____, 2017.

Filed with the Clerk on ____ day of _____, 2017.

Mayor Craig Cates _____

Commissioner Samuel Kaufmann _____

Commissioner Clayton Lopez _____

Commissioner Richard Payne _____

Commissioner Margaret Romero _____

Commissioner Billy Wardlow _____

Commissioner Jimmy Weekley _____

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

EXHIBIT "A"
OFFICIAL ZONING MAP AMENDMENT

5220, 5224, 5228 & 5230 College Road
(RE # 00072082-002200RE # 00072082-002100, AK # 8757875 ; RE #
00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK #
8757905)

