

**PLANNING BOARD
RESOLUTION NO. 2022-055**


A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION TO AMEND CHAPTER 108 OF THE LAND DEVELOPMENT REGULATIONS, ENTITLED “PLANNING AND DEVELOPMENT”, ARTICLE XII ENTITLED “WORKFORCE-AFFORDABLE HOUSING INITIATIVE”, SECTION 108-1153 ENTITLED, “PERIOD OF ALLOCATION AND DISTRIBUTION”, TO PROVIDE FOR BUILDING PERMIT ALLOCATION SYSTEM UNITS FOR THE PROPERTY AT 907 CAROLINE STREET (RE#00072082-004505); 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, development of any housing is strictly controlled by virtue of the fact that the State of Florida has designated the City of Key West (“the City”) as an Area of Critical State Concern;

WHEREAS, this state regulation has resulted in a specified number of new building permits that may be granted each year under what is known as the Building Permit Allocation System (“BPAS”); and

WHEREAS, the City is participating in the Workforce-Affordable Housing Initiative approved by the Florida Administration Commission, which requires participating new construction to commit to evacuating tenants in the Phase I clearance window of hurricane evacuation; and

WHEREAS, the City has created a limited category known as the “Affordable – Early



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Evacuation Pool” which provides 300 workforce-affordable building permit allocations for the Workforce-Affordable Housing Initiative,

WHEREAS, the City of Key West proposed an amendment to the Comprehensive Plan of the City to provide for the allocation of four (4) Affordable-Early Evacuation Pool building permit allocations for future use in development of affordable workforce housing at 907 Caroline Street, Key West, Florida,

WHEREAS, the proposed ordinance to amend the City’s Land Development Regulations (“LDR’s”) is presented in conjunction with the aforementioned text amendments to the City’s Comprehensive Plan and encompasses substantially similar language; and

WHEREAS, it is in the best interest of the City to set aside building permit allocations for the property at 907 Caroline Street (RE #00072082-004505) and facilitate affordable workforce housing development; and


WHEREAS, Section 86-4 of the City Code requires that City Land Development Regulations be amended as necessary to ensure consistency with the City Comprehensive Plan; and

WHEREAS, the Planning Board is required to review proposed changes to the Land Development Regulations at a noticed public hearing and provide written recommendations to the City Commission pursuant to City Code Section 90-520; and

WHEREAS, the Planning Board held a noticed public hearing on October 25th, 2022, where based on the consideration of recommendations by the city planner, and other information, the Board recommended approval of the proposed amendments; and

WHEREAS, the Planning Board determined that the proposed amendments: are consistent

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with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the natural environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and are 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 fully set forth herein.

Section 2. That an ordinance amending Comprehensive Plan Chapter 1, Future Land Use Element, Objective 1-1.17: - Workforce-Affordable Housing Initiative, and Policy 1-1.17.1: - Distribution of Workforce-Affordable Housing Allocations., to provide for four (4) Affordable-Early Evacuation Pool building permit allocation units for the property located at 907 Caroline Street (RE#00072082-004505); providing for transmittal to the State Land Planning Agency; providing for the filing with Secretary of State; providing for severability; providing for repeal of inconsistent provisions; providing for the inclusion in the City of Key West Comprehensive Plan; and providing for an effective date is hereby recommended for approval. A copy of the draft ordinance is attached.

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 City Clerk.

Read and passed on first reading at a regular meeting held this 25th day of October, 2022.

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Planning Board Chair



Planning Director

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




Sam Holland, Planning Board Chair 11-7-22
Date

Attest:



Katie P. Halloran, Planning Director 11/2/2022
Date


Filed with the Clerk:



Cheryl Smith, City Clerk 11-7-22
Date



Planning Board Chair



Planning Director