

**PLANNING BOARD
RESOLUTION NO. 2019-51**


A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION AMENDING THE CITY'S COMPREHENSIVE PLAN, CHAPTER 1, Page 1 of 6 ENTITLED "FUTURE LAND USE ELEMENT"; TABLE 1-1.1.5, AND POLICY 1-1.3.2 ENTITLED "DESIGNATE VARIOUS TYPE OF MIXED USE COMMERCIAL NODES TO ACCOMMODATE DIVERSE COMMERCIAL USES", PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 3; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR INCLUSION INTO THE CITY OF KEY WEST COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the City of Key West (the "City") has adopted a Comprehensive Plan which has been found to be in compliance by the Florida Department of Economic Opportunity ("DEO"), pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the City is located within the Florida Keys Area of Critical State Concern (the "FKACSC") as established pursuant to Chapter 380, Florida Statutes; and

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 Chapter 1, "Future Land Use Element," and Policy 1-1.3.2 entitled "Designate various Types of Mixed Use commercial Nodes to Accommodate Diverse Commercial uses of the Comprehensive Plan;

WHEREAS, permitting as allowed uses, single-family/two family and multiple-family



 Chairman
Planning Director

residential dwellings for affordable housing in compliance with Chapter 122, Article V, Division 10 Work Force Housing and increasing the maximum allowable density of the General Commercial (GC) zoning district will further the goals, objectives, and policies of the City Comprehensive Plan;

WHEREAS, this proposed amendment to the Comprehensive Plan was presented to the Planning Board for a recommendation of approval at its regularly scheduled meeting on July 18, 2019; and

WHEREAS, the Planning Board finds that it is in the public interest to amend the City's Comprehensive Plan, permitting as allowed uses, single-family/two family and multiple-family residential dwellings for affordable housing in the General Commercial (GC) zoning district in compliance with Chapter 122, Article V, Division 10 Work Force Housing and increasing the maximum allowable density of the General Commercial (GC) zoning district.

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 proposed amendment to the City's Comprehensive Plan,

permitting as allowed uses, single-family/two family and multiple-family residential dwellings for affordable housing in the General Commercial (GC) zoning district in compliance with Chapter 122, Article V, Division 10 Work Force Housing and increasing the maximum allowable density of the General Commercial (GC) zoning district is recommended for approval; the amendment is as follows:*

WJ Chairman
WJ Planning Director

COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(CT) Salt Pond Commercial Tourist	Maximum of 16 dwelling units per acre*	Maximum FAR of 0.8.	Allowable uses in areas zoned CT are motels, limited scale tourist facilities, customary accessory uses, and requisite community facilities including public schools.
(CG) General Commercial			Allowable commercial uses in areas zoned GC inclusive of, but not limited to, general retail sales and services, highway-oriented sales and services, other general commercial activities, customary accessory uses, and requisite community facilities including public schools. Residential uses are allowed and encouraged in the (CG) General Commercial Zoning District if in conformance with Policy 1-1.1.4 <u>with a *density bonus allowing up to 40 dwelling units per acre with the provision of deed restricted affordable housing, in conformance with Policy 3-1.1.7.</u> Density bonuses are <u>solely for affordable housing.</u> Market rate housing will be <u>restricted to the maximum of 16 dwelling units per acre.</u>
(CL) Limited Commercial			Allowable commercial uses in areas zoned CL include but are not limited to low to medium intensity retail; small limited item shops and customary accessory uses, and requisite community facilities including public schools.

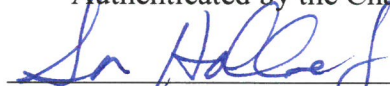

 _____ Chairman

 _____ 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 Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of July 19, 2019.

Authenticated by the Chairman of the Planning Board and the Planning Director;

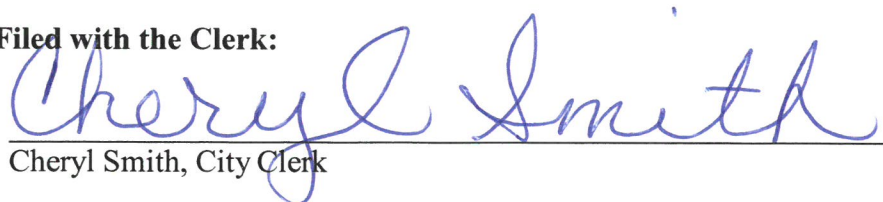


Sam Holland, Key West Planning Board Chairman 7-26-19
Date

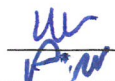
Attest: 

Patrick Wright, Planning Director 7-25-19
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 7-26-19
Date



Chairman
Planning Director