

**PLANNING BOARD  
RESOLUTION NO. 2024-006**

**TEXT AMENDMENT OF THE LAND DEVELOPMENT REGULATIONS - A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION TO AMEND CHAPTER 122 OF THE LAND DEVELOPMENT REGULATIONS, ENTITLED "ZONING", ARTICLE V ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 3 ENTITLED "AREA REQUIREMENTS", SECTION 122-1143 ENTITLED, "IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES" TO ALLOW WATERBODIES TO BE CONSIDERED PERVIOUS; 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 SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Key West regulates the percentage of a lot that may be covered by impervious surfaces; and

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**WHEREAS**, Section 122-1143 includes a definition of the term "impervious surface", as well as specific building and/or site characteristics to incorporate when calculating impervious surface ratio of a property; and

**WHEREAS**, pursuant to the aforementioned Section of Code, bodies of water such as ponds, swimming pools, and other water features are to be considered an impervious surface and shall be included as such for impervious surface ratio calculations; and

**WHEREAS**, the City of Key West finds that bodies of water are porous and are able to capture and hold water that would otherwise saturate the ground or runoff hard surfaces; and

  
\_\_\_\_\_  
Planning Board Chair

  
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Planning Director

**WHEREAS**, the Planning Board held a noticed public hearing on January 18, 2024, where based on the consideration of recommendations by the city planner, chief building official, and other information, the Board recommended approval of the proposed amendments; and

**WHEREAS**, the Planning Board determined that the proposed amendments: are consistent 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 Chapter 122 of the Land Development Regulations, entitled “Zoning”, Article V Entitled “Supplementary district regulations”, Division 3 entitled “Area requirements”, Section 122-1143 entitled, “Impervious surface requirements for all uses” to allow waterbodies to be considered pervious; providing for severability; providing for repeal of inconsistent provisions; 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

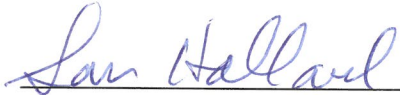
  
\_\_\_\_\_  
Planning Board Chair

  
\_\_\_\_\_  
Planning Director

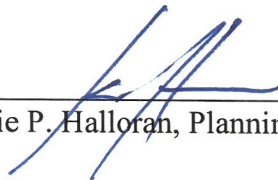
adoption and authentication by the signatures of the presiding officer and the City Clerk.

Read and passed on first reading at a regular meeting held this 18<sup>th</sup> day of January, 2024.


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

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair 1/25/24  
Date


**Attest:**

  
\_\_\_\_\_  
Katie P. Halloran, Planning Director 1/24/2024  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Keri O'Brien, City Clerk 1-26-2024  
Date

  
\_\_\_\_\_  
Planning Board Chair

  
\_\_\_\_\_  
Planning Director

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, TO AMEND CHAPTER 122 OF THE LAND DEVELOPMENT REGULATIONS, ENTITLED "ZONING", ARTICLE V ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 3 ENTITLED "AREA REQUIREMENTS", SECTION 122-1143 ENTITLED, "IMPERVIOUS SURFACE REQUIREMENTS FOR ALL USES" TO ALLOW WATERBODIES TO BE CONSIDERED PERVIOUS; 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 SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Key West regulates the percentage of a lot that may be covered by impervious surfaces; and

**WHEREAS**, Section 122-1143 includes a definition of the term "impervious surface", as well as specific building and/or site characteristics to incorporate when calculating impervious surface ratio of a property; and

**WHEREAS**, pursuant to the aforementioned Section of Code, bodies of water such as ponds, swimming pools, and other water features are to be considered an impervious surface and shall be included as such for impervious surface ratio calculations; and

**WHEREAS**, the City of Key West finds that bodies of water are porous and are able to capture and hold water that would otherwise saturate the ground or runoff hard surfaces; and

**WHEREAS**, in accordance with Section 90-522, the Planning Board held a noticed public hearing on January 18, 2024, where based on

*WJK 1/25/24*  
*KPT 1/27/2024*

the consideration of recommendations by the building official, the Board recommended approval of the proposed amendments through Planning Board Resolution 2024-006; and

**WHEREAS,** the City Commission has also determined, in accordance with the criteria of Code Section 90-520(6) that the proposed amendments: are consistent 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 ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1: That Chapter 122 of the Land Development Regulations, entitled "Zoning", Article V. entitled "Supplementary District Regulations", Division 3 entitled "Area Requirements", Section 122-1143 entitled, "Impervious Surface Requirements for all uses" is hereby amended as follows:

\*(Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading. Added language is double underlined and ~~double struck through~~ at second reading.)

**Sec. 122-1143. - Impervious surface requirements for  
all uses.**

(a) *Definition; scope.* The term "impervious surface" is defined as that portion of the land which is covered by buildings, pavement, nonporous fill, or other cover through which water cannot penetrate. The impervious surface ratio requirement controls the intensity of development, by restricting the amount of the land covered by any type of impervious surface. The areas beneath elevated structures shall not be considered impervious, so long as those areas beneath the elevated structures are maintained fully permeable. Any skirting enclosing crawlspaces must be a fully permeable metal mesh or other material approved by the City Engineer. For the calculation of impervious surface, properties with structures that have overhangs and/or eaves may consider the areas beneath the overhangs and/or eaves, as pervious, so long as these areas remain otherwise free of buildings, pavement, nonporous fill, or other cover through which water cannot penetrate. The water surface area of any swimming pool, garden pond, or other water filled enclosure shall be considered a pervious surface.

(b) *Calculation.* The impervious surface ratio (ISR) is calculated for the gross site by dividing the total impervious surface by the gross site area. ~~Waterbodies are impervious and shall be included as such in the ISR calculation.~~

{ . . . }

(Ord. No. 97-10, § 1(2-5.9(C)), 7-3-1997; Ord. No. 22-25, § 2, 8-16-2022)

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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 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