

**PLANNING BOARD
RESOLUTION NO. 2017-57**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
RECOMMENDING APPROVAL OF A REQUEST TO
AMEND THE HISTORIC RESIDENTIAL/OFFICE (HRO)
ZONING DISTRICT TO ALLOW ADDITIONAL
PERMITTED AND CONDITIONAL USES DEFINED ON
PROPERTIES LOCATED AT 402 APPELROUTH LANE
(RE# 00010000-000102 ; RE# 00010000-000103 ; RE#
00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-
000106), 416 APPELROUTH LANE (RE# 00009980-000000),
533 WHITEHEAD STREET (RE# 00010010-000000)
PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 3
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 property located at 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 416 Appelrouth Lane (RE# 00009980-000000); 533 Whitehead Street (RE# 00010010-000000) is currently located within the Historic Residential/Office Zoning District; and


WHEREAS, the applicant initiated the proposed text amendment to change the property to allow additional permitted and conditional uses:

The proposed changes are underlined to the Permitted Uses Sec. 122-927:

- (1) Single-family and two-family residential dwellings.
- (2) Group homes with less than or equal to six residents as provided in [section 122-1246](#).
- (3) Multiple-family residential dwellings.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Parking lots and facilities.
- (7) Medical services.



Chair



Planning Director



- (8) Veterinary medical services, without outside kennels.
- (9) Commercial retail low and medium intensity less than or equal to 5,000 square feet, as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (10) Commercial retail high intensity less than or equal to 2,500 square feet, as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (11) Hotels, motels, and transient lodging within the Appelrouth Business Corridor.
- (12) Restaurants, excluding drive-through, within the Appelrouth Business Corridor.

Add to Conditional Uses Sec. 122-928

- (1) Group homes with seven to 14 residents as provided in [section 122-1246](#).
- (2) Cultural and civic activities with or without associated/accessory commercial sales on Whitehead Street from Greene Street to Southard Street.
- (3) Community center, clubs and lodges.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Funeral homes
- (10) Commercial low and medium intensity greater than 5,000 square feet as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (11) Commercial retail high intensity greater than 2,500 square feet as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (12) Small recreational power-driven equipment rentals within the Appelrouth Business Corridor; and

WHEREAS, the Planning Board held a noticed public hearing on December 21, 2017, where the Planning Board recommended approval of the proposed text amendment; and

WHEREAS, the Planning Board determined that the proposed text amendment: is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; was not stimulated by changed conditions after the effective date of the


 _____ Chair

 _____ Planning Director


existing regulations; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and is 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 if fully set forth herein.

Section 2. That the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida is hereby recommended for amendment for properties located at 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 416 Appelrouth Lane (RE# 00009980-000000); 533 Whitehead Street (RE# 00010010-000000) is currently located within the Historic Residential/Office Zoning District.

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 Board.



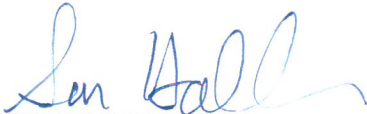
Chair



Planning Director

Read and passed on first reading at a regular meeting held this 21st day of December, 2017.

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



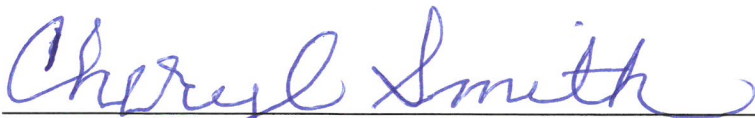
Sam Holland, Planning Board Chair
Date 1-17-18

Attest:





Patrick Wright, Planning Director
Date 12-29-17

Filed with the Clerk:



Cheryl Smith, City Clerk
Date 1-17-18

 Chair
 Planning Director

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA AMENDING THE HISTORIC RESIDENTIAL/OFFICE (HRO) ZONING DISTRICT TO ALLOW ADDITIONAL PERMITTED AND CONDITIONAL USES DEFINED ON PROPERTIES LOCATED AT 402 APPELROUTH LANE (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 416 APPELROUTH LANE (RE# 00009980-000000), 533 WHITEHEAD STREET (RE# 00010010-000000) PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 3 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 property located at 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 416 Appelrouth Lane (RE# 00009980-000000); 533 Whitehead Street (RE# 00010010-000000) is currently located within the Historic Residential/Office Zoning District; and

WHEREAS, the applicant initiated the proposed text amendment to change the property to allow additional permitted and conditional uses; and

WHEREAS, the Planning Board held a noticed public hearing on December 21, 2017, where the Planning Board recommended approval of the proposed text amendment; and

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Key West, Florida:

Section 1. That Sections 122-927 and 122-928 of the Land Development Regulations

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USW
1-17-18

are hereby amended for the HRO Zoning District as follows:

The proposed changes are underlined to the Permitted Uses Sec. 122-927:

- (1) Single-family and two-family residential dwellings.
- (2) Group homes with less than or equal to six residents as provided in [section 122-1246](#).
- (3) Multiple-family residential dwellings.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Parking lots and facilities.
- (7) Medical services.
- (8) Veterinary medical services, without outside kennels.
- (9) Commercial retail low and medium intensity less than or equal to 5,000 square feet, as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (10) Commercial retail high intensity less than or equal to 2,500 square feet, as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (11) Hotels, motels, and transient lodging within the Appelrouth Business Corridor.
- (12) Restaurants, excluding drive-through, within the Appelrouth Business Corridor.

Conditional Uses Sec. 122-928

- (1) Group homes with seven to 14 residents as provided in [section 122-1246](#).
- (2) Cultural and civic activities with or without associated/accessory commercial sales on Whitehead Street from Greene Street to Southard Street.
- (3) Community center, clubs and lodges.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Funeral homes
- (10) Commercial low and medium intensity greater than 5,000 square feet as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (11) Commercial retail high intensity greater than 2,500 square feet as provided in division 11 of article V of this chapter, within the Appelrouth Business Corridor.
- (12) Small recreational power-driven equipment rentals within the Appelrouth Business Corridor; and

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Section 2. 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 provision of this Ordinance shall be deemed severable therefrom and shall be constructed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 3. 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 4. 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 Economic Opportunity, pursuant to Chapter 380, Florida Statutes.

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Read and passed by the City Commission at a regular meeting held this _____ day of _____, 2018.

Read and passed on final reading at a regular meeting held this _____ day of _____, 2018.

Authenticated by the presiding officer and Clerk of the Commission on _____ day of _____, 2018.

Filed with the Clerk _____, 2018.

Mayor Craig Cates	_____
Commissioner Samuel Kaufman	_____
Vice Mayor Clayton Lopez	_____
Commissioner Richard Payne	_____
Commissioner Margaret Romero	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

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