

**PLANNING BOARD
RESOLUTION NO. 2018-45**

A RESOLUTION OF THE CITY OF KEY WEST RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION AMENDING CHAPTER 122 ENTITLED "ZONING", ARTICLE IV ENTITLED "DISTRICTS", DIVISION 11 ENTITLED "HISTORIC PUBLIC AND SEMIPUBLIC SERVICES DISTRICT", SUBDIVISION 1 ENTITLED "HISTORIC PUBLIC AND SEMIPUBLIC SERVICES DISTRICT (HPS)"; SECTION 122-956 ENTITLED "INTENT"; SECTION 122-958 ENTITLED "CONDITIONAL USES"; AND SECTION 122-960 ENTITLED "DIMENSIONAL REQUIREMENTS" OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AND EFFECTIVE DATE.

WHEREAS, a revision to Sections 122-956, 122-958 and 122-960 pertaining to the Historic Public and Semipublic Services (HPS) zoning district, and presented to the Planning Board for approval at its regular meeting held on September 18, 2018; and

WHEREAS, the Planning Board finds that it is in the public interest to amend Sections 122-956, 122-958 and 122-960; and

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 Sections 122-956, 122-958, and 122-960 is recommended for approval; the changes are as follows: *

 Chair

 Planning Director

Sec. 122-956. Intent.

The historic public and semipublic services district (HPS) is established to implement comprehensive Plan polices for areas designated "HPS" on the future land use map. The HPS district shall accommodate existing public and semipublic services: **and deed restricted workforce affordable housing.**

Sec. 122-958. Conditional Uses.

Conditional Uses permitted in the historic public and semipublic services district (HPS) are as follows:

- (1) Cemeteries.
- (2) Cultural and civic activities.
- (3) Protective services.
- (4) Public and private utilities.
- (5) Marinas.

(6) Deed restricted workforce affordable housing in compliance with Article V. Supplementary District Regulations, and Division 10. Work Force Housing of the Land Development Regulations.

Sec. 122-960. Dimensional requirements.

The dimensional requirements in the historic public and semipublic services district (HPS) are as follows: however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

- (1) Maximum density: ~~not applicable.~~ **16 dwelling units per acre (16 du/acre).**
- (2) Maximum floor area ratio: The maximum floor area ratio for the HPS area shall be 1.0, excepting large scale regional facilities, which require a community impact statement. The latter projects may have a higher floor area ratio if approved by city commission. However, prior to approving a floor area ratio in excess of 1.0, the city commission must render a finding that the proposed public facility requires a higher floor area ratio in order to accommodate a regional service necessary to the general health, safety, and welfare of the city and/or county. Furthermore, the finding must indicate that the regional facility as proposed shall comply with all other qualitative and quantitative criteria of the comprehensive plan and land development regulations, including but not limited to the adopted concurrency management policies.
- (3) Maximum height: 25 feet.
- (4) Maximum lot coverage:
 - a. Maximum building cover: 40 percent.
 - b. Impervious surface ratio: 50 percent.



Chair



Planning Director

- (5) Minimum lot size: 5,000 square feet.
 - a. Minimum lot width: 50 feet.
 - b. Minimum lot depth: 100 feet.
- (6) Minimum setbacks:
 - a. Front: 20 feet.
 - b. Side: greater of 5 feet or 10 percent of lot width to a maximum of 15 feet.
 - c. Rear: 20 feet or 15 feet when abutting an alley.
 - d. Street side: 10 feet.

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

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.

Section 4. 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 9J-1, 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 regular meeting held this 18th day of September 2018.

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




Sam Holland, Planning Board Chair

10-3-18

Date

Attest:

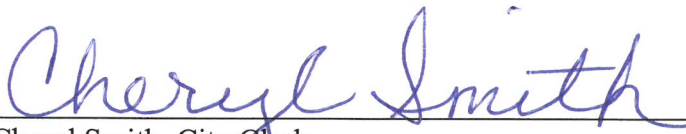


Patrick Wright, Planning Director

10-1-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10-5-18

Date