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THE CITY OF KEY WEST  
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Div. of Community Development  
Dept. Economic Opportunity

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3831; E-mail: [csmith@cityofkeywest-fl.gov](mailto:csmith@cityofkeywest-fl.gov)

**SENT VIA US CERTIFIED MAIL: 7019 0140 0000 1436 9371**

January 9, 2020

DEO - Bureau of Comprehensive Planning  
Ray Eubanks, State Land Planning Agency  
Caldwell Building  
107 E. Madison MSC160  
Tallahassee, FL 32399-4120

**Re: An Ordinance of the City Of Key West, Florida, amending the Future Land Use Map of the City Of Key West Comprehensive Plan for properties located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 angela street (RE # 00013900-000000), 111 Geraldine Street (re # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000); amending the Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, And Historic Residential To Historic Commercial; and to add a new Future Land Use Map Zoning Subdistrict designation of "Historic Neighborhood Commercial Bahama Village Truman Waterfront" (HNC-4) and applying such designation to said properties; 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 the repeal of inconsistent provisions; Providing for transmittal to the State Land Planning Agency; Providing for the filing with the Secretary Of State and for an effective date; and Providing for the inclusion into the City Of Key West Comprehensive Plan.**

Pursuant to Chapter 163.3184(4), Florida Statutes, the City of Key West City Commission, acting within the jurisdiction of the Florida Keys Area of Critical State Concern (designated pursuant to Section 380.05, F.S.), hereby transmits one (1) hard copy and two (2) compact discs of a proposed amendment to the Comprehensive Land Use Plan. This amendment is subject to State Coordinated Review Process, Section 163.3184(4), Florida Statutes, and the City requests the State Land Planning Agency to formally review the proposed Comprehensive Plan amendment. This amendment was heard and passed by the Key West Planning Board at a regular meeting held November 21, 2019 and passed on 1<sup>st</sup> Reading at a regular meeting of the City Commission on January 7, 2020.

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*



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Copies of the entire amendment package are also being provided to the Monroe County Planning and Environmental Resources Department, the South Florida Regional Planning Council, Department of State Florida Bureau of Historic Preservation, Florida Department of Environmental Protection, Florida Department of Transportation, United States Navy (Naval Air Station Key West – Boca Chica), Department of Education and South Florida Water Management District.

Amendment Name/Description:

An Ordinance of the City Of Key West, Florida, amending the Future Land Use Map of the City Of Key West Comprehensive Plan for properties located at 918 Fort Street (RE # 00001630-000801), 727 Fort Street (RE # 00013990-000000), 101 Geraldine Street (RE # 00013970-000000), 709 Fort Street (RE # 00013960-000000), 100 Angela Street (RE # 00013950-000000), 105 Geraldine Street (RE # 00013910-000000), 110 Angela Street (RE # 00013900-000000), 111 Geraldine Street (re # 00013870-000000), 112 Angela Street (RE # 00013860-000000), 109 Geraldine Street (RE # 00013830-000000), and 114 Angela Street (RE # 00013820-000000); amending the Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, And Historic Residential To Historic Commercial; and to add a new Future Land Use Map Zoning Subdistrict designation of "Historic Neighborhood Commercial Bahama Village Truman Waterfront" (HNC-4) and applying such designation to said properties; 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 the repeal of inconsistent provisions; Providing for transmittal to the State Land Planning Agency; Providing for the filing with the Secretary Of State and for an effective date; and Providing for the inclusion into the City Of Key West Comprehensive Plan.

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed Comprehensive Plan Amendment Ordinance, please contact Roy Bishop, Director of Planning at (305) 809-3778 and [rbishop@cityofkeywest-fl.gov](mailto:rbishop@cityofkeywest-fl.gov). After your review please include City Clerk Cheryl Smith in your response at [Csmith@cityofkeywest-fl.gov](mailto:Csmith@cityofkeywest-fl.gov).

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Smith".

Cheryl Smith, CPM, MMC  
City Clerk



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**Enclosures**

**CS/mcs**

**Cc: Bureau of Comprehensive Planning, Department of Economic Opportunity  
Plan Review, Florida Department of Environmental Protection  
Deena Woodward, Florida Department of State, Bureau of Historic Preservation  
Kenneth Jeffries, Florida Department of Transportation  
Tim Manning, South Florida Water Management District  
Ron Demes, United States Navy, Boca Chica Naval Air Station  
Tracy D. Suber, Florida Department of Education  
Isabel Cosio Carballo, South Florida Regional Planning Council  
Mayte Santamaria, Monroe County Planning & Environmental Resources**