

Sue Harrison

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, December 20, 2018 11:40 AM
To: Sue Harrison
Subject: Planning Board Agenda Item No 2 - Amendment to Sec. 108-991
Attachments: Resolution (1).pdf

Hi Sue,

Could you help me get this to whoever is clerking the planning board now? I'd like this included in the record, if that's possible. I have already sent an explanation of the issue to the Planning Director and all the Planning Board members. Thank you very much. Owen

Dear City Planner and Planning Board Members:

This amendment is inconsistent with the LDRs and the Comprehensive Plan and therefore does not meet the approval criteria required under Sec. 90-521.

As tempting as it may be to make the change in this manner, this amendment creates inconsistencies with Comprehensive Plan Policy 1.1.1.1, Policy 1-1.16.3 and Code Sec. 108-987 and compromises the integrity of our Hurricane Evacuation Clearance Times. As such, the DEO will have no option but to challenge it's adoption.

I completely understand the desire and community benefit to limit transient units in Key West. It can be done; but, this is not the way. I would be happy to work with you on an amendment that serves the goal, but remains consistent with the Comprehensive Plan and the Hurricane Evacuation Clearance Times

Summary:

- BPAS identifies development in terms of "Residential Structure Type"
- Our required 24-hour evacuation clearance time is based on the Transportation Interface for Modeling Evacuation ("TIME") Time in the Florida Keys.
- The "TIME" model relies on the ratio of the average number of vehicles for each respective residential structure types that existed in KW on or about April 1, 2010.
- This amendment ignores that identification of an entire class of residential structure type, i.e. transient units.
- This amendment will result in a diluting of the accuracy of our hurricane evacuation times, and will cause cumulative errors in the model over time.
- Identifying residential structure type is a critical consideration for Sec. 108-991.
- Policy 1-1.16.3: Permit Allocation System Ratios by Structure Type. The permit allocation system shall be sensitive to differing trip generating characteristics of permanent and transient residential units as well as single-family units, accessory apartment units and multi-family residential units.

Residential Structure Type	Equivalent Single-Family Unit Factor
Single-family	1.00
Multifamily	1.00
Transient unit	0.86
Accessory apt./SRO	0.78
Nursing home, rest home, assisted living facility and convalescent home	0.10

- Sec. 108-987. - Purpose and intent.
 - (1) Reduce or maintain hurricane evacuation clearance times measured by the Transportation Interface for Modeling Evacuations (TIME) Model for the Florida Keys.
 - (5) Limit units allocated from the BPAS by using those units which are identified and derive from the following sources: City of Key West Comprehensive Plan Policy 1.1.1.1; units recovered by the city which were previously allocated and unused and subsequently returned to the city; units recaptured by the city which are derived from decreases in existing residential density and changes in residential uses and subsequently returned to the city through the waiver and release of building permit allocation process and any pre-existing reserve units.
[emphasis added]

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