



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Donald Leland Craig, AICP Planning Director

From: Brendon Cunningham, Senior Planner

Date: June 19, 2012

RE: An ordinance of the City of Key West amending Chapter 108 of the Code of Ordinances titled "Planning and Development" of Article VII, Division 3 by amending Sections 108-680 through 108-683 of the City of Key West Land Development Regulations of the City of Key West to allow for the storage of recreational vehicles, boats and trailers to be stored on the owner's property without the current screening requirements; providing for severability; providing for the repeal of inconsistent provisions; providing for an effective date.

ACTION STATEMENT:

Request: To support the Planning Board's recommendation for an amendment to permit the storage of certain recreational vehicles on private property in the Single Family (SF) zoning districts.

Location: Single Family zoning districts

BACKGROUND:

Section 108-680 of the Land Development Regulations (LDR's) of the City of Key West requires that "recreational vehicles (RV's), boats, trailers and the like shall be parked within an enclosed structure, within a carport behind the front setback, within the required minimum rear yard or in the minimum side-yard behind the front structure line of the main dwelling. If not located within an enclosed structure, the recreational vehicle, boat, trailer or similar equipment shall be screened by a fence and/or plant vegetation of sufficient height and opaqueness so that the vehicle, boat, trailer and similar equipment cannot be seen from a location off the site."

This amendment to the LDR's will only affect the SF zoning district. This zoning district is one in which the most residents possess some form of recreational vehicles, typically power boats and other water craft. Due to the configuration of the platted lots, particularly their overall sizes, it is rare for an individual to meet the criteria for the storage of these "certain vehicles" with required screening, at the side or rear of their property. As a result, boats are typically left in the street as this is no more illegal than placing them in a driveway. In an effort to increase public safety, RV's, boats and

trailers would now be allowed on an individual's property without screening. The prohibition of parking them in the street will remain as this is the hazard to public safety.

The proposed ordinance amendment would allow the storage of RV's, boats and trailers on individual single family lots with the requirement that no part of any such vehicle, boat or trailer extend onto City right-of-way or any adjoining property. Existing regulations remain in place throughout the remainder of the city.

Options / Advantages / Disadvantages:

Option 1. Approval of the Ordinance as recommended by the Planning Board.

1. **Consistency with the City's Comprehensive Plan, Strategic Plan, Vision and Mission:** The adoption of this ordinance amendment will enable residents of Key West to store certain vehicles on their property thus improving public safety by removing obstacles from City Right-of-Ways.
2. **Financial Impact:** There is no direct financial impact.

Option 2. Deny the Resolution.

1. **Consistency with the City's Strategic Plan, Vision and Mission:** Denial of the ordinance amendment would not improve public safety.
2. **Financial Impact:** There is no direct financial impact.

RECOMMENDATION

Option 1. The Planning Board recommends the City Commission adopt the proposed ordinance amendment.