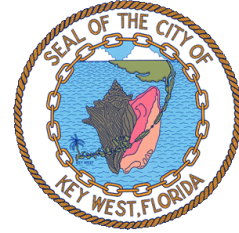


EXECUTIVE SUMMARY
(Revised for 2nd Reading)



To: Greg Veliz, City Manager

Through: Katie P. Halloran, Planning Director

From: Daniel Sobczak, Planner, AICP-C

Meeting Date: January 7, 2020 (approved on first reading)
December 2, 2020 (second reading)

RE: **Future Land Use Map (FLUM) Amendment – 918 Fort Street, 101 Geraldine Street, 709 Fort Street, 100 Angela Street, 105 Geraldine Street, 110 Angela Street, 111 Geraldine Street, 112 Angela Street, 109 Geraldine Street, and 114 Angela Street** – 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.

ACTION STATEMENT:

The purpose of this ordinance is to amend the Future Land Use Map to create a new zoning district.

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BACKGROUND:

The proposed ordinance to amend the City's Future Land Use Map is an essential part of an effort to encourage the development of vacant City-owned properties with affordable & permanent housing. The City Commission is hearing this FLUM amendment and an amendment to the Official Zoning Map in order to create a new zoning district, to be named the Historic Neighborhood Commercial District Bahama Village Truman Waterfront (HNC-4), which will allow for high-density affordable, affordable workforce and market rate housing at forty (40) dwelling units per acre and neighborhood oriented non-residential uses. In addition to the FLUM and Official Zoning Map amendments, the proposal includes amendments to the City's Comprehensive Plan and the Land Development Regulations.

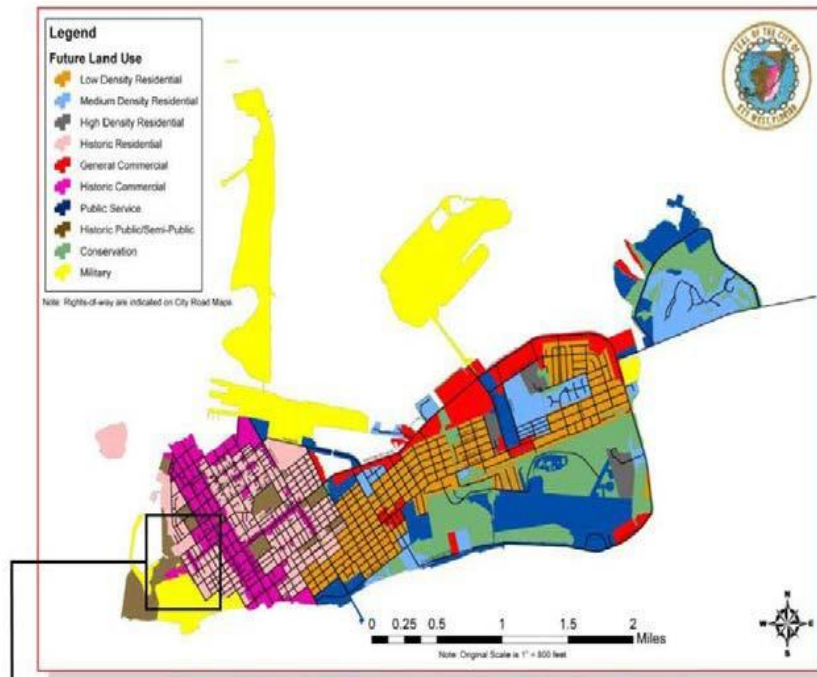
REQUEST:

The planning department is requesting an amendment to the City's Comprehensive Plan Future Land Use Map for the following properties: 918 Fort Street, 727 Fort Street, 101 Geraldine Street, 709 Fort Street, 100 Angela Street, 105 Geraldine Street, 110 Angela Street, 111 Geraldine Street, 112 Angela Street, 109 Geraldine Street, and 114 Angela Street.

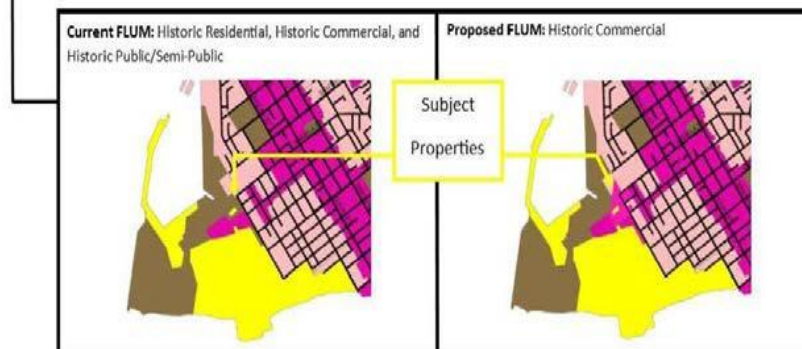
The current FLUM designations of the subject properties are a mix of Historic Public / Semi-Public, Historic Commercial, and Historic Residential. The proposed FLUM category is Historic Commercial. Concurrent with the FLUM amendment, the planning department is also requesting an amendment to the City's Official Zoning Map for the subject properties. The current zoning is a mix of Historic Neighborhood Commercial District – 2 (HNC-2), Historic Public and Semi-Public (HPS-1), Historic Limited Commercial (HCL), and Historic Medium Density Residential (HMDR). The proposed zoning is an entirely new district, to be named the "Historic Neighborhood Commercial District Bahama Village Truman Waterfront – 4" (HNC-4). If approved, the request would result in an expansion of the HC FLUM and a creation of the HNC-4 zoning district.

The proposed ordinance to amend the City's Future Land Use Map was previously passed by the Planning Board and has been transmitted to the Department of Economic Opportunity (DEO) by the Key West City Commission after the first reading of the proposed ordinance. The DEO responded with comments regarding how the City will ensure the new zoning district will encourage the development of affordable housing. In response, the City has added a caveat to the Intent section of the proposed ordinance to amend the City's Land Development Regulations for HNC-4 stating the following: "The Historic Neighborhood Commercial – Bahama Village Truman Waterfront (HNC-4) zoning district shall expand the Bahama Village community and link Historic Bahama Village with the Truman Waterfront. The zoning district shall provide open spaces linked with multimodal green ways, public access to Truman Waterfront, affordable housing, neighborhood retail, social services, and historical and educational nodes that shall serve as an extension of the neighborhood fabric of Bahama Village."

The HNC-4 zoning district shall accommodate neighborhood scale mixed use development that shall include high density mixed income and affordable workforce housing with a density of at 40 dwelling units per acre. At least 30% of any new multi-family development shall be deed-restricted affordable workforce housing pursuant to Section 122-1467 requirements for affordable workforce housing, however, linkage exceptions shall not be permitted for mixed-use or multi-family developments within this district. Locally owned and operated neighborhood scale markets, commercial shops, and restaurants shall be encouraged, while high intensity commercial uses shall not be accommodated."



CITY OF KEY WEST - 2030 FUTURE LAND USE MAP



CITY ACTIONS:

Planning Board:	November 21, 2019 (Planning Board Res. 2019-88)
City Commission:	January 7, 2020 (passed on first reading)
Planning Board:	September 17, 2020 (Res. 2020-30)
BVRAC:	November 5, 2020 (For discussion and additional public input)
City Commission:	November 17, 2020 (Postponed)
City Commission:	December 2, 2020 (second reading)
Local Appeal Period:	30 Days
City Clerk renders to DEO:	10 working Days
DEO Review:	Up to 45 Days
DEO Final Order:	Comprehensive Plan amendment becomes effective when the final order is received

PLANNING STAFF ANALYSIS:

The purpose of Chapter 90, Article VI, Division 3 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) is to provide a means for changing the text of the Comprehensive Plan. It is not intended to relieve particular hardships nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the City Commission shall consider, in addition to the factors set forth in this subdivision, the consistency of the proposed amendment with the intent of the Comprehensive Plan.

A full planning staff analysis is available in the planning board staff report.

OTHER MATTERS:

According to the Monroe County Property Appraiser, the total land area of the proposed zone is 6.635 acres, or 289,029-square-feet. The new zone will allow for the future development of deed- restricted affordable & permanent housing and the redevelopment of blighted public parcels.

In addition, the Bahama Village Visioning and Capital Projects Workplan, recommended for approval by the BVRAC on August 10, 2017, and adopted by the CRA on January 17, 2018, lists seven (7) recommended capital projects. Capital project number four (4) recommends an affordable housing and mixed-use development project on a 3.2-acre portion of the 5.57-acre parcel at 918 Fort Street. The recommended project is listed as “critical” on the prioritization level. However, without amendments to the Official Zoning Map and the Future Land Use Map, it is unlikely the development can move forward.

OPTIONS / ADVANTAGES / DISADVANTAGES:

Option 1: **Approve** the proposed amendment to the City’s Future Land Use Map as recommended by the Planning Board through Resolution No. 2020-28.

- a. **Financial Impact:**
 There will be no cost to the City if this request is approved.

Option 2: **Deny** the proposed amendment to the City’s Future Land Use Map.

- a. **Financial Impact:**
 There will be no cost to the City if this request is denied.

RECOMMENDATION:

As per Resolution No. 2020-28, the Planning Board recommended to the City Commission Option 1 for **approval** of the text amendments to the Future Land Use Map. Staff supports Planning Board Resolution No. 2020-28, and also recommends approval of Option 1.