



## **EXECUTIVE SUMMARY**

**To:** Bogdan Vitas, City Manager

**Through:** Donald Leland Craig, AICP, Planning Director

**From:** Kevin Bond, AICP, LEED Green Associate, Planner II

**Meeting Date:** November 6, 2013

**RE:** Consideration of an ordinance to invoke the Zoning in Progress doctrine; declaring that the City is considering amendments to its Land Development Regulations to reduce the need for parking variances; directing Planning Department staff to defer the acceptance and processing of applications for parking variances; continuing this policy until new or amended Land Development Regulations are adopted by the City Commission or until the passage of 360 days from the date of this resolution, whichever occurs first; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

### **ACTION STATEMENT**

**Request:** Approval of Zoning in Progress to amend the Land Development Regulations as needed to reduce the need for parking variances.

**Location:** Citywide

### **BACKGROUND**

At the October 2, 2013 City Commission meeting, Commissioner Teri Johnston requested that the City Manager prepare an ordinance invoking the Zoning in Progress doctrine to address the proliferation of parking variance requests in Key West.

Over the last few years, requests for variances to the City's off-street parking requirements have become more frequent as the local economy has recovered from the national recession. As properties have proposed new development or redevelopment, particularly within the Old Town historic district, property owners have frequently needed to apply for parking variances. This is because new commercial floor area and changes of use to uses with higher parking requirements (i.e., restaurants, bars and lounges) trigger an increase the minimum off-street parking

requirement. Often times, there is already inadequate space to provide additional on-site parking, especially on built-out properties in Old Town. As a result, property owners have opted to apply for a parking variance.

The purpose of a Zoning in Progress declaration is to give the City Commission and City staff up to 360 days to explore potential solutions and possible LDR amendments. Parking is a complex issue in Key West and there are many potential ways to alleviate the problem. Staff has identified the following issues that should be considered if the City Commission wishes to invoke Zoning in Progress for parking variances:

1. How to overcome the already limited space available for on-street and off-street parking, particularly on built-out property in Old Town;
2. The availability and proximity of private and public parking lots to attractions and services;
3. Modifying the historic commercial pedestrian-oriented area, either by expanding the boundaries and/or amending the applicability and exceptions;
4. Modifying existing or creating new parking programs for residents, employees, etc.;
5. Consider transportation demand management techniques to encourage alternative modes;
6. Consider allowing shared use parking calculations and parking demand studies to substitute for the standard parking requirements and encourage mixed uses and reduced parking need;
7. Adequacy and convenience of public transit service for different types of riders (e.g., residents, tourists, commuters, etc.);
8. Review Zoning Maps and district standards to ensure that mixed-use, pedestrian-oriented and transit-oriented development are effectively encouraged through the allowed uses and maximum density and intensities.

## **RECOMMENDATION**

### **Options / Advantages / Disadvantages:**

**Option 1.** To invoke the proposed Zoning in Progress to amend the Land Development Regulations as needed to reduce the need for parking variances:

1. **Consistency with the City's Strategic Plan, Vision and Mission:** The City's Strategic Plan contains goals and objectives pertinent to this issue.
2. **Financial Impact:** There is no direct financial impact to the City if the Ordinance is approved.

**Option 2.** To not invoke the proposed Zoning in Progress:

1. **Consistency with the City's Strategic Plan, Vision and Mission:** The City's Strategic Plan contains goals and objectives pertinent to this issue.
2. **Financial Impact:** There is no direct financial impact to the City if the Ordinance is approved.

Planning Staff recommends **Option 1.**