

**THE CITY OF KEY WEST
PLANNING BOARD
Executive Summary**



To: Chairman and Planning Board Members

Through: Ashley Monnier, Planner II

From: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 27, 2012

Agenda Item: **Comprehensive Planning Report** - Presentation of the data and analysis and policy direction for the Evaluation and Appraisal Report (EAR) amendments to the City of Key West Comprehensive Plan.

The City is in the process of preparing amendments to the Comprehensive Plan based on the recommendations from the 2005 and 2007 Evaluation and Appraisal Reports (EAR). To provide a brief description, the Evaluation and Appraisal of a local government's Comprehensive Plan is required to determine if plan amendments are necessary to reflect changes in state requirements or local conditions since the last update of the Comprehensive Plan, in accordance with Section 163.3191, Florida Statutes (F.S.). Though the 2005 and 2007 EAR reports were adopted by the City and found compliant by the State Land Planning Agency, the corresponding amendments were never made to the Comprehensive Plan.

Chapter 163.3184 F.S. identifies the process that local governments must follow when amending their Comprehensive Plans, and also lays out the State Coordinated Review Process, which the City of Key West must follow due to its Area of Critical State Concern designation. A basic necessary component of any Comprehensive Plan amendment as required by state statute is the creation and transmittal of corresponding supportive data and analysis that the local government deems appropriate (163.3184 F.S.). The Planning Department staff has been working with the consultant (The Corradino Group, Inc. and Bell David Planning Group, Inc.) to update the necessary data and analysis for the Comprehensive Planning update.

To provide a frame of reference, almost all of the data, inventory, and analysis for the City's adopted Comprehensive Plan is from 1993, and as such, does not accurately depict many local, state, and federal conditions in existence today. Accurate and timely data and analysis that comprises the technical document of the Comprehensive Plan is a critical component in making the plan functional and practical. The updating of this information also makes subsequent plan amendments in the future a task that will be much easier to manage by Planning Department staff.

The consultant has prepared an updated data, inventory, and analysis report, and corresponding presentation. The report is intended to provide a framework for the forthcoming proposed amendments, and summary of recommended policy direction. The next step of the process will be to present the proposed Comprehensive Plan amendments to the Planning Board. The Planning Board will then make a recommendation to the City Commission, which if favorable, will then be considered at a transmittal hearing.

Attachments:

Attachment 1: 2012 Updates to the Data & Analysis

Attachment 2: State Coordinated Review Process Flow Chart

Attachment 3: 2007 Evaluation and Appraisal Report

Attachment 4: 2005 Evaluation and Appraisal Report