



EXECUTIVE SUMMARY

To: Bogdan Vitas, City Manager

Through: Donald Leland Craig, AICP Planning Director

From: Ginny Haller, Planner

Date: August 7, 2012

RE: An ordinance of the City of Key West amending Chapter 108 of the Code of Ordinances entitled "Planning and Development" by amending Section 108-680 and 108-681 to provide an exception for properties in the SF zoning district; amending Section 108-682 to clarify exceptions; amending 108-683 with regard to the parking of recreational vehicles and boats on private property; providing for severability; providing for the repeal of inconsistent provisions; providing for an effective date.

ACTION STATEMENT:

Request: To consider the proposed amendments to the Land Development Regulations for the storage of recreational vehicles, boats, trailers, and the like on private property in all residential zoning districts.

Location: For properties located within residential 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."

The Key West Planning Board, at their regular meeting of April 23, 2012, recommended approval of proposed amendments that would allow the storage of RV's, boats and trailers on individual single family lots in the SF zoning district with the requirement that no part of any such vehicle, boat or trailer extend onto City right-of-way or any adjoining property. 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. Existing regulations would remain in place throughout the remainder of the city.

The City Commission considered the recommendations of the Planning Board at their June 19, 2012 meeting where a request to modify the amendment to make an exception for the parking of recreational vehicles, boats, trailers, and the like for properties located in a single-family zoning district, was defeated. Commissioner Rossi sponsored the reconsideration of this slightly different ordinance which is the subject of the present proposal.

The net effect of the adoption of the proposed ordinance will be so that within the SF district, RVs, boats and boat trailers may be parked in the front yards of residences with the requirement of screening.

Options / Advantages / Disadvantages:

Option 1. Approval of the Ordinance as recommended by Commissioner Rossi.

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.