

EXECUTIVE SUMMARY



To: Jim Scholl, City Manager
Through: Patrick Wright, Planning Director
Meeting Date: January 17, 2018

Agenda Item: **A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS ON PROPERTY LOCATED AT 5220, 5224, 5228 & 5230 COLLEGE ROAD (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 2 OF THE LAND DEVELOPMENT REGULATIONS, TO CREATE A NEW HIGH DENSITY RESIDENTIAL COLLEGE ROAD DISTRICT (HDR-1) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR PERMITTED USES, CONDITIONAL USES, PROHIBITED USES AND DIMENSIONAL REQUIREMENTS; PROVIDING FOR A RESIDENTIAL DENSITY OF 40 UNITS PER ACRE AMENDING CHAPTER 122, ARTICLE IV, DIVISION 1, PROVIDING AMENDMENTS TO THE TABLES OF USES AND DIMENSIONAL REQUIREMENTS FOR HIGH DENSITY RESIDENTIAL COLLEGE ROAD (HDR-1) DISTRICT; PROVIDING FOR CONCURRENT AND CONDITIONAL ADOPTION UPON ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE**

Request: An amendment to the Land Development Regulations to implement the new High Density Residential College Road (HDR-1) zoning district
**Applicant/
Property Owner:** City of Key West

Background:

The purpose of this text amendment to the Land Development Regulations is to implement the new High Density Residential College Road (HDR-1) zoning district.

Analysis:

The purpose of Chapter 90, Article VI, Division 2 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 land development regulations or the boundaries of the official zoning map. 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.

Pursuant to Code Section 90-522(a), the Planning Board, regardless of the source of the proposed change in the land development regulations, shall hold a public hearing thereon with due public notice. The planning board shall consider recommendations of the city planner, city attorney, building official and other information submitted at the scheduled public hearing. The planning board shall transmit a written report and recommendation concerning the proposed change of zoning to the city commission for official action. In its deliberations the planning board shall consider the criteria stated in section 90-521.

The City Planner has worked closely with city staff to research and review the proposed Land Development Regulations for the new zoning district HDR-1.

Options / Advantages / Disadvantages:

Option 1. Approve the text amendment to the Land Development Regulations to implement the new High Density Residential College Road (HDR-1) zoning district.

Consistency with the City’s Strategic Plan, Vision and Mission:

The approval of text amendment is not discussed in the Strategic Plan. However, the proposed text amendment would not be inconsistent with the vision and mission of the Strategic Plan.

Financial Impact:

There would be no direct financial impact to the City if the proposed text amendment is approved.

Option 2. Deny the text amendment Land Development Regulations to implement the new High Density Residential College Road (HDR-1) zoning district.

Consistency with the City’s Strategic Plan, Vision and Mission:

The denial of text amendment is not discussed in the Strategic Plan. However, the proposed text amendment would not be inconsistent with the vision and mission of the Strategic Plan.

Financial Impact:

There would be no direct financial impact to the City if the proposed text amendment is denied.

RECOMMENDATION: Option 1.

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Board recommends to the City Commission **APPROVAL** of the text amendment to Land Development Regulations to implement the new High Density Residential College Road (HDR-1) zoning district.