

EXECUTIVE SUMMARY



To: Patti McLauchlin, City Manager

From: Katie P. Halloran, Planning Director

Meeting Date: October 19, 2021

Agenda Item: **Text Amendments to the Comprehensive Plan** - An Ordinance of the City Commission creating or amending Comprehensive Plan sections – II. Glossary of Terms, Chapter 1: Future Land Use Element Policies 1-1.1.1, 1-1.1.16, 1-1.10.4, and 1-1.10.5; Chapter 1A Historic Preservation Element, Policies 1A-1.3.1, and 1A-1.5.3; Chapter 3 Housing Element Policy 3-1.2.1, and Policy 3-1.2.2; Chapter 4 Public Facilities Element Policies 4-3.1.5, and 4-3.1.6; Chapter 5 Coastal Management Element Objective 5-1.7 and Policies 5-1.1.3, 5-1.3.2, 5-1.5.2, 5-1.5.3, 5-1.7.1, 5-1.7.2, and 5-1.7.4; Chapter 6 Conservation Element Policies 6-1.2.1, 6-1.2.19, and 6-1.3.1; Chapter 8 Intergovernmental Element Objective 8-1.6, and Policies 8-1.6.1, and 8-1.6.2; Pursuant to Chapter 90, Article VI, Division 3; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date..

Action Statement:

The purpose of this ordinance is to amend the City's Comprehensive Plan to begin the process of implementing the City's new Post Disaster Recovery and Reconstruction Plan (PDRRP). The PDRRP will bolster the City's efforts to mitigate against disasters and recover more quickly afterward.

Strategic Plan association: *This ordinance is directly related to and supportive of various actions associated with Key West Forward, the City of Key West Strategic Plan 2021-2024, specifically Priority #2: Adaptation/Sea Level Rise. In fact, Strategic Plan Goal 4: Partnerships and Linkages to Other Plans, specifically includes Action Item #1, "Implementation Plan for Post Disaster Recovery and Reconstruction Plan (PDRRP): Begin execution of the plan in the 9 goal areas."*

Other action areas that overlap between these recommended Comprehensive Plan amendments and the Strategic Plan actions include: increasing communication with the public on mitigation projects, identification of critical infrastructure projects, protection of water supply, identification of non-infrastructure resiliency measures, long term adaptation strategy development, and eventually, regulatory updates to include amendments to the Land Development Regulations.

Background:

The proposed ordinance to amend the City's Comprehensive Plan is an essential part the Post-Disaster Recovery and Reconstruction Plan (PDRRP), accepted by the City Commission on October 5, 2021.

The proposed ordinance will amend the City's Comprehensive Plan in order to create a framework for resiliency, address the risks of climate change, and develop critical steps for City-wide post disaster recovery and reconstruction. It is a framework to successfully achieve pre-determined recovery and redevelopment objectives that align with the City's vision and goals.

The creation of the PDRRP was funded through a grant from the State of Florida Department of Economic Opportunity (DEO). The City's PDRRP is a response to the Federal Emergency Management Agency's (FEMA) National Disaster Recovery Framework (NDRF), and the National Response Framework (NRF), which outline effective recovery post disaster and incident. The PDRRP incorporates best practices from these frameworks and community and local initiatives/plans to effectively build preparedness for emergency recovery and reconstruction in Key West.

The PDRRP is a living document with an Annual Workplan and a complete update every five years. The proposed amendments to the Comprehensive Plan are associated with both immediate and long-term response to a disaster, but also building resiliency across the island to mitigate the effects a disaster would have on the Island's natural and built environments, economic sector, and social networks.

These proposed PDRRP amendments to the Comprehensive Plan are aligned with the City's recently adopted Strategic Plan and begin implementation of concepts associated with one of the plan's mayor priorities: resilience with respect to risks associated with climate change.

Request / Proposed Text Amendment:

The proposed text amendments in full can be found in the ordinance and with full analysis in the Planning Board staff report. Overall, the proposed text amendments update or add language to the following sections of the Comprehensive Plan:

- Section II. Glossary of Terms
- Chapter 1: Future Land Use Element, Policies 1-1.1.1, 1-1.1.16, 1-1.10.4, and 1-1.10.5
- Chapter 1A Historic Preservation Element, Policies 1A-1.3.1, and 1A-1.5.3
- Chapter 3 Housing Element, Policies 3-1.2.1, and 3-1.2.2
- Chapter 4 Public Facilities Element, Policies 4-3.1.5, and 4-3.1.6
- Chapter 5 Coastal Management Element, Objective 5-1.7 and Policies 5-1.1.3, 5-1.3.2, 5-1.5.2, 5-1.5.3, 5-1.7.1, 5-1.7.2, and 5-1.7.4
- Chapter 6 Conservation Element, Policies 6-1.2.1, 6-1.2.19, and 6-1.3.1
- Chapter 8 Intergovernmental Element, Objective 8-1.6, and Policies 8-1.6.1, and 8-1.6.2

Comprehensive Plan Amendment Process:

Planning Board:	September 16, 2021 (Planning Board Res. 2021-46)
City Commission:	October 19 th , 2021 (first reading)
City Clerk renders to DEO:	Up to 45 days
City Commission:	Nov 3 rd (second reading)
Local Appeal Period:	30 Days
City Clerk renders to DEO:	10 working Days
DEO Review:	TBD
DEO Final Order:	Comprehensive Plan amendment becomes effective when the final order is received

Analysis:

Staff has determined that this proposed Comprehensive Plan amendment complies with 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”) which provides criteria for Comprehensive Plan map and text amendments.

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

Other Matters: N/A

Options / Advantages / Disadvantages:

Option 1:

Approve the proposed Comprehensive Plan text amendments to II. Glossary of Terms, Chapter 1: Future Land Use Element Policies 1-1.1.1, 1-1.1.16, 1-1.10.4, and 1-1.10.5; Chapter 1A Historic Preservation Element, Policies 1A-1.3.1, and 1A-1.5.3; Chapter 3 Housing Element Objective 3-1.2.1, and Policy 3-1.2.2; Chapter 4 Public Facilities Element Policies 4-3.1.5, and 4-3.1.6; Chapter 5 Coastal Management Element Objective 5-1.7 and Policies 5-1.1.3, 5-1.3.2, 5-1.5.2, 5-1.5.3, 5-

1.7.1, 5-1.7.2, and 5-1.7.4; Chapter 6 Conservation Element Policies 6-1.2.1, 6-1.2.19, and 6-1.3.1; Chapter 8 Intergovernmental Element Objective 8-1.6, and Policies 8-1.6.1, and 8-1.6.2 as recommended by the Planning Board through Resolution No. 2021-46.

a. Financial Impact:

There will be no cost to the City if this request is approved.

Option 2:

Deny the proposed Comprehensive Plan text amendments.

a. Financial Impact:

There will be no cost to the City if this request is denied.

Recommendation:

As per Resolution No. 2021-46, the Planning Board recommended to the City Commission Option 1 for approval of the text amendments to the Comprehensive Plan. Staff supports Planning Board Resolution No. 2021-46, and also recommends approval of Option 1.