

**EXECUTIVE
SUMMARY**



To: Jim Scholl, City Manager
Through: Patrick Wright, Planning Director
From: Ginny Haller, Planner II
Meeting Date: February 21, 2018

Agenda Item: **Comprehensive Plan Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102 ; RE# 00010000-000103 ; RE# 00010000-000104 ; RE# 00010000-000105 ; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517-519 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000) – An ordinance of the City of Key West, Florida, amending Table 1-1.1.5 of the Future Land Use Element of the Comprehensive Plan; providing for severability; providing for the repeal of inconsistent provisions; an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.**

Action Item/Background

The purpose of this Ordinance is to amend the City’s Comprehensive Plan in response to a submitted application for the proposed Comprehensive Plan text amendment. The Planning Board heard and approved the item at the December 21, 2017 meeting (Resolution 2017-56).

The properties are located at the southern end of Appelrouth Lane and Southard Street bound by Whitehead Street. The properties are located within the historic district and all of the buildings with the exception of 533 Whitehead Street are contributing structures according to the City’s 2011 Historic Resources Survey. Historic uses of the properties over the last 100 years includes residential dwellings, retail stores, a restaurant, a bakery, a tailor, and a grocery according to Sanborn maps from 1892 to 1962. The current use of the properties is outlined below according to City Licensing Department records:

Property Address	Current Use
402 Appelrouth Lane	Mixed Use Residential and Commercial
409 Appelrouth Lane	Transient Residential
416 Appelrouth Lane	Restaurant
517 Whitehead Street	Transient and Non-Transient Residential
533 Whitehead Street	Small Recreational Power Driven Equipment Rentals/ Commercial Retail

The purpose of this Ordinance is to amend the City’s Comprehensive Plan specifically the portion of Table 1-1.1.5 entitled Zoning District, Historic Residential/Office (HRO), Uses & Limitations.

As shown in the table below, the text amendment would add new language (underlined) to Table 1-1.1.5 for the HRO Zoning District Uses and Limitations:

Table 1-1.1.5: In order to prevent an inadvertent increase in maximum density or intensity that might result from combining multiple zoning districts into a single Future Land Use District, the maximum amount of dwelling units per acre and floor area are established as of January 1, 2012. Social service special needs and group homes shall be measured in FAR, not units per acre.

HISTORIC COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HRO) Historic Residential/Office	Maximum 16 dwelling units per acre	Maximum FAR of 1.0	Allowable non-residential uses are business and professional offices, existing grandfathered transient residential uses, and customary accessory uses and community facilities including public schools. New transient uses are not permitted, <u>except where specifically allowed by the Land Development Regulations.</u> *

*(Coding: Added language is underlined.)

City Actions:

Planning Board:	December 21, 2017
City Commission:	February 21, 2018 (first reading)
DEO (ORC-Objections, Recommendation, and Comments)	TBA
City Commission:	TBA (second reading)

Planning Analysis:

The purpose of 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”) is to provide a means for changing the text of the comprehensive plan. 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.

Options/Advantages/Disadvantages:

Option 1. Approve the text amendment to the City’s Comprehensive Plan specifically

Table 1-1.1.5 for the HRO Zoning District Uses and Limitations as recommended by the Planning Board through Resolution 2017-56.

Consistency with the City's Strategic Plan, Vision and Mission: This would not be inconsistent with the City's Strategic Plan, Vision and Mission.

Financial Impact: There would be no direct financial impact to the City by the proposed change to the Comprehensive Plan.

Option 2. Deny the text amendment to the City's Comprehensive Plan specifically Table 1-1.1.5 for the HRO Zoning District Uses and Limitations as recommended by the Planning Board through Resolution 2017-56.

Consistency with the City's Strategic Plan, Vision and Mission: There would be no direct financial impact to the City by the proposed change to the Comprehensive Plan.

Financial Impact: There would be no cost to the City for denying the request.

RECOMMENDATION:

As per Resolution 2017-56, the Planning Board recommends the approval of the text amendment to the Comprehensive Plan.