South
Florida
Regional
Planning
Council

MEMORANDUM

AGENDA ITEM #III.D (Addendum)

DATE: NOVEMBER 8, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT **CONSENT AGENDA**

Key West proposed amendment #12-3ER (Attachment 11) staff analysis attached.

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Attachment 11

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.E; November 8, 2012.

Local Government Amendment Number: **City of Key West proposed #12-3ER**

Date Comments due to Local Government: November 14, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to November 14, 2012.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The proposed amendment package contains the City of Key West's 2005 and 2007 Evaluation and Appraisal Report-based text and map amendments. Nine (9) Elements and the Future Land Use Map (FLUM) of the Comprehensive Plan would be amended and updated in accordance with both EAR recommendations, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The Data, Inventory, and Analysis for all Elements of the Plan would be updated, and will include an affordable housing needs analysis, population estimates, hurricane evacuation analysis, land use analysis, and a Level of Service (LOS) analysis. The most significant proposed changes are summarized below.

Changes to the Housing and Future Land Use Elements revise the City's Building Permit Allocation System, based on recent State Mandated Hurricane Evacuation Modeling Workshops and the Memorandum of Understanding approved by the City Commission on August 21, 2012. The City will receive 91 new units a year for a period of 10 years beginning in July 2013 with a strong emphasis on affordable housing allocations. Sixty percent of the units will be allocated as affordable between 2013 and 2016 and 50% affordable from 2016 to 2023. In addition, 80% of the remaining units between 2016 and 2023 shall be permanent and 20% transient.

The City's Map Series would be updated to illustrate current roadways and LOS Standards, bike routes, a new Recreation Facilities Radius Standard, the Key West Historic District, and Storm Surge Zones. Minor changes to the Future Land Use Map correctly designate 6 acres of land already owned and operated as Military, and redesignate 2.5 acres of existing waterfront park area along Atlantic Boulevard from Low Density Residential to Conservation. The final proposed FLUM amendment changes a 2.68-acre parcel of land at 2800 Flagler Avenue from Public Service to Medium Density Residential. The site has an existing church and is surrounded by Low Density Residential. The intent of the amendment is to accommodate future affordable housing unit allocations.

Changes to the Transportation Element reflect the City's designation as a Dense Urban Land Area and Transportation Concurrency Exception Area; adopt Bicycle and Pedestrian LOS Standards; include strategies for reducing greenhouse gas emissions and direct the City to consider climate change preparedness; and incorporate new monitoring measures for Right-of-Way acquisition and protection, roadway improvements, and increase multi-modalism.

Changes to the Public Facilities Element direct the City to better identify capital improvement priorities; revise the Potable Water LOS Standard for consistency with the Florida Keys Aqueduct Authority and the South Florida Water Management District; divert solid waste by 75 percent through a Solid Waste Master Plan; adopt by reference a Water Supply Facilities Work Plan and related Policies; and incorporate new monitoring measures to ensure LOS Standards are met.

Changes to the Coastal and Conservation Element include new Policies to reduce greenhouse gasses and seek funding for climate change efforts; provide for consistency with the City Water Supply Facilities Work Plan; direct the City to adopt Land Development Regulations to help protect wildlife and habitats from invasive exotic plants and animals, and to protect seagrass and coastal wetlands; establish coastal development setbacks; and encourage businesses to adopt sustainable, environmentally-responsible operations.

Changes to the Recreation and Open Space Element include revising the LOS Standard for Parks and Recreation Facilities at five acres per 1,000 permanent residents, and adopt a new Recreation Facilities Radius Standard to identify urban open spaces, neighborhood and community parks within a 5 to 10 minute walking distance or ten minute drive. New monitoring measures are incorporated to ensure Interlocal Agreements, LOS Standards, and public beach and gulf access are met.

The majority of the proposed changes to the Intergovernmental Coordination and Capital Improvements Elements provide for consistency among revised and new Policies in other Plan Elements. The Five-Year Schedule of Capital Improvements (Fiscal Year 2011/12 through 2015/16) would be adopted.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the map amendments.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

The Council requests the local government to please send a copy of the adopted version of the amendment.