



MEMORANDUM

AGENDA ITEM #III.E.1

DATE: JULY 9, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: KEY WEST PROPOSED COMPREHENSIVE PLAN AMENDMENT, SLPA #12-2ACSC

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) 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.

Amendment Summary

The City of Key West proposed amendment #12-2ACSC contains text and map amendments related to the integration of a Military site, Peary Court Housing Complex, into the City Comprehensive Plan.

The City of Key West Commission approved the proposed amendments for transmittal by a vote of 6-1 on May 29, 2012.

Staff analysis confirms the proposed amendments are generally inconsistent with the Goals and Policies of the *SRPP*. Please see the attached amendment review form for details.

Recommendation

Find City of Key West proposed amendment package #12-2ACSC generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the City and the State Land Planning Agency.

Attachment 1

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

South Florida Regional Planning Council Agenda Item and Date: III.D; July 9, 2012.

Local Government Amendment Number: Key West proposed #12-2ACSC.

Date Comments due to the State Land Planning Agency: July 14, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 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 consists of Future Land Use Element text and Future Land Use Map (FLUM) amendments related to the property known as the Peary Court Housing Complex (approximately 26.24 acres), generally located at the northwest corner of Eisenhower Drive and Angela Street, south of Palm Avenue and east of White Street. The current future land use designation is Military and the property is owned by the United States Navy. Comprehensive Plan Policy 1-2.6.2 recognizes federal preemption of local land use controls; however, the City has been notified that the Navy intends to sell the property to a private entity. The intent of this amendment is to provide for the integration of the property into the City's Comprehensive Plan and land development regulations.

Construction on the property began in 1993 to fulfill the needs for military housing; however, the tenant type was broadened to include public sector civilians, representing approximately 25 percent of the 157 units today. Currently, 160 residential units are allowed on the property.

New Policy 1-1.6.4, would restrict new development and redevelopment within the Peary Court Housing Complex to preserve the existing housing stock of 160 units for permanent multifamily residential; maintain land use compatibility with adjacent historic and military installations; and direct the City to "recognize that a portion of the housing stock on the property contributes to the community's affordable housing stock due to its availability to non-military citizens and its rental structure, and to maintain such affordability for a reasonable portion of those units".

New Policy 1-2.3.11 would create a new land use designation to be known as the Historic Special Medium Density Residential (HSMDR), "to accommodate the existing multifamily military housing complex at Peary Court at the time when the land and improvements are transferred to civilian ownership and City jurisdiction [...] The designation is not intended to accommodate commercial or transient residential land use activities. The allowable residential density shall be a maximum of eight (8) units per acre. The maximum intensity of development shall not exceed a floor area ratio of 1.0 for all uses".

Upon adoption, the land development regulations will be amended to implement both Policies and allow for the future redevelopment of the property.

The FLUM for the Peary Court Housing Complex land use designation would change from Military to Historic Special Medium Density Residential (HSMDR).

Objection

Council staff recognizes the intent of the proposed amendment is to integrate a Military site into its Comprehensive Plan; however increased density and intensity is being proposed without justification.

The proposed density of eight units per acre would allow 209 residential dwelling units, or 49 additional units. The supporting data and analysis for infrastructure has not incorporated the maximum allowable building potential for the property.

In addition, the proposed language to maintain affordability for “a reasonable portion” of residential units is unclear. The current and maximum allowable residential dwelling units should be subject to the City’s Affordable Housing Policy 3-1.3.3, which requires thirty percent of all new permanent residential units be affordable. The State Land Planning Agency has already communicated that when the transfer from military to private-ownership occurs, the existing units on the property will be considered “new” to the City.

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

The Florida Keys has limited potential for additional development and increases in density should only be granted in limited circumstances in order to achieve a specific purpose related to other Goals or Policies of the City Plan. The proposed amendment could potentially compromise the effort to avoid overdevelopment in the Florida Keys in order to protect Natural Resources of Regional Significance.

Applicable SRPP Goals and Policies:

GOAL 14 **Preserve, protect, and restore Natural Resources of Regional Significance.**

Policy 14.4 Direct land uses that are not consistent with the protection and maintenance of natural resource values away from Natural Resources of Regional Significance, adjacent buffer areas, and other natural resource areas.

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

Not Applicable.