I. INTRODUCTION
CITY OF KEY WEST COMPREHENSIVE PLAN

PURPOSE

The City of Key West Comprehensive Plan (Plan) has been developed in response to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes). This Plan and its updates are consistent with the State, Regional and County plans; and will serve as the basis for all land development decisions within the City of Key West. In addition to fulfilling legislative requirements, the City's Plan: protects and maintain its natural, historic and cultural resources; preserves its community character and quality of life; ensures public safety, and; directs development and redevelopment in an appropriate manner.

VISION

The City's vision for honoring its past and advancing its present and future provides the foundation of the Comprehensive Plan. The following vision and mission were adopted by the City Commission in the 2011 Key West Strategic Plan:

VISION - Key West is a beautiful natural environment with a vibrant culture, an interesting historical architecture, active neighborhoods, and community-wide interests that are supported by involved residents from all walks of life and a responsible and responsive government.

MISSION – Our mission is to protect our natural and built environment and honor our local heritage and cultural identity with citizens actively engaged in the life of our neighborhoods and community. Together we shall promote ongoing redevelopment of a sustainable economy, quality of life, and modern city infrastructure. Our government shall act on behalf of the long-term, generational interests of residents and visitors of Key West.

CORE VALUE – All people are created equal members of one human family.

COMMUNITY PROFILE

The City of Key West occupies a 7.4 square mile area encompassing the island of Key West, the portion of Stock Island north of U.S. 1, Sigsbee Park (north, originally known as Dredgers Key), Fleming Key (north), and Sunset Key (west). Both Fleming Key and Sigsbee Park are part of Naval Air Station Key West. The City is the southernmost City in the continental US, and is the County seat of Monroe County. Land access is provided by US 1, air access is provided by the Key West International Airport, and sea access by the Port of Key West. The island's natural perimeter restricts the expansion of its boundaries. Unincorporated Monroe County to the north is the only adjacent local government. The City has not expanded in size through annexations since the Plan was adopted.

The City's 2010 permanent population is 24,649, and is projected to decrease slightly during the five-, ten-, 15- and 20-year planning periods due to growth limitations and the lack of significant amounts of vacant and developable land. In addition to the permanent

population, the City is a world renowned tourist destination and a popular location for second homes. The total number of people on Key West on an average day, including permanent residents, seasonal residents, the maritime population, overnight tourists, day-trippers, cruise ship visitors, commuters, and shoppers, is estimated to be 56,335. This number would likely spike significantly during special events such as Fantasy Fest or New Year's Eve.

COMPREHENSIVE PLAN BACKGROUND

The City of Key West prepared its current Comprehensive Plan in 1990, and it was found sufficient by the State in 1994. In 1995 the Plan was amended to extend the extraterritorial powers 600 feet into the tidal waters around the City, and to make several small scale amendments to land use districts. In 1997 land development regulations based on the Comprehensive Plan were adopted.

In 2005 the City adopted its Evaluation and Appraisal Report (EAR) in order to measure progress in implementing the Comprehensive Plan, address major community issues, and evaluate the impacts of changes in growth management requirements. The EAR identified eight major issues, including the quality of marine ecosystems, affordable housing, hurricane safety, coordinated transportation, the Key West Port, capital improvements and concurrency management, historic preservation, and a secure local economy. Due to the State mandated schedule the City was required to update the EAR the following year, and a revised EAR was adopted in 2007. There was very little difference between the two documents. The EAR made a series of recommendations to update the plan to reflect current conditions and address the major issues. These recommendations are the basis of the 2012 Evaluation and Appraisal Report Based Amendments to the Comprehensive Plan. In addition to the EAR recommendations, the City has also updated the supportive data and analysis on which the plan is based. This updated data and analysis supplements the EAR recommendations as the basis for these amendments.

The City of Key West Comprehensive Plan is comprised of goals, objectives and policies in nine major elements: Future Land Use; Transportation; Housing; Public Facilities; Coastal Management; Conservation; Recreation and Open Space; Intergovernmental Coordination, and; Capital Improvements. In addition to the goals, objectives and policies, the Comprehensive Plan contains the adopted map series (including the Future Land Use Plan Map) and the five year Capital Improvements Schedule. Amendments are being recommended to all nine elements, the map series, and the Capital Improvements Schedule. Proposed deletions to adopted Comprehensive Plan goals, objectives and policies are denoted by ~~strikethrough~~; proposed additions are denoted by <u>underline</u>.

WATER SUPPLY PLAN

The Florida Legislature has enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs and call for improving coordination between the local land use planning and water supply planning. Residents of the City of Key West obtain their water directly from the Florida Keys Aqueduct Authority (FKAA), which is responsible for ensuring that enough capacity is available for existing and future customers.

The purpose of the City of Key West Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within its jurisdiction. The City of Key West Work Plan will address a 13-year planning period and identify projects from the FKAA Work Plan consistent with this planning period.

OTHER PLANNING EFFORTS

In addition to the EAR the City of Key West has engaged in a number of major planning efforts, including a Strategic Plan and Climate Action Plan. These and other City plans, including the December 2011 Carrying Capacity Traffic Study, were also reviewed and are reflected in these amendments. Concurrently with the preparation of these amendments, the City participated in the Monroe County Hurricane Evacuation Clearance Time Working Group. As a result of these meetings the City has signed a Memorandum of Understanding that will provide for an allocation of 91 building permits a year between 2013 and 2023.

PUBLIC PARTICIPATION

The EAR and the 2012 amendments both were supported by extensive public participation processes. Over 15 summits, forums, public workshops, and hearings were conducted between 2001 and 2007 as part of the EAR. On March 29, 2012 the City and its Consultants presented the updated data and analysis report to the Key West Planning Board in a public workshop, and received invaluable input. On July 23, 2012, the City conducted a Public Forum on the draft amendments in order to receive comments and input. Since then the City has continued to meet with interest groups and staff to incorporate additional comments and suggestions into the proposed plan amendments. The City will continue to be guided by an extensive public participation process through the adoption of these amendments.