

CHAPTER 1: FUTURE LAND USE ELEMENT

§1-1: FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES. This Chapter specifies goals, objectives, and implementing policies for the Future Land Use Element pursuant to Florida Statute.

GOAL 1-1: ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES INCORPORATE BEST MANAGEMENT PRACTICES AND PRINCIPLES OF RESOURCE CONSERVATION; ENHANCE COMMUNITY APPEARANCES; PROMOTE ORDERLY LAND USE TRANSITION, AND; MINIMIZE THREATS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE CAUSED BY INCOMPATIBLE LAND USES, ENVIRONMENTAL DEGRADATION, HAZARDS AND NUISANCES.

OBJECTIVE 1-1.1: FUTURE LAND USE MAP. The Future Land Use Map depicts the City's vision for its current and future development through the provision and location of specific future land use districts. All development and redevelopment in the City shall be in accordance with the Map, as it may be amended from time to time.

Monitoring Measure(s):

1. Number of Future Land Use Amendments
2. Amendment of Land Development Regulations to ensure consistency with Comprehensive Plan amendments by 2015.

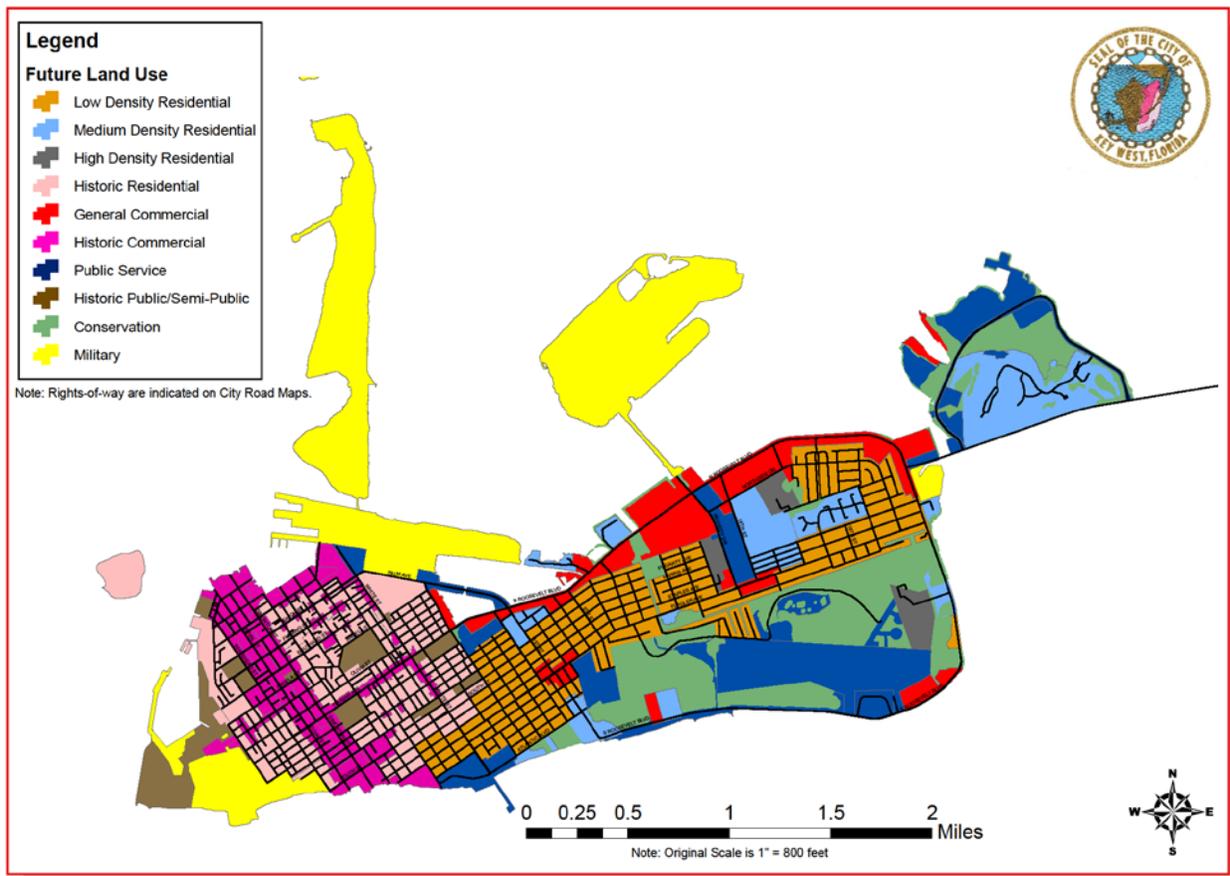
Policy 1-1.1.1: Planning Horizons. The City's short term planning horizon shall be 5 years and the long term shall be 20 years. The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population, and the City shall ensure that infrastructure and services are or will be made available to meet the needs of this projected population. In the event that the City's land area increases through annexation or decreases, the projected population will be adjusted accordingly.

Policy 1-1.1.2: Density Defined. Maximum gross residential density shall be determined by dividing the "maximum allowable units" by the "gross acres of land" (i.e., dwelling units/ gross land acres). All residential densities denoted on the Future Land Use Map and Policy 1-1.1.5 below stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development. In cases where developable land abuts jurisdictional waters of the State and transitional wetlands or uplands under State or federal jurisdictions, the boundary shall be delineated as established by the State or federal government and no density or floor ratio (FAR) credit shall be granted for undevelopable environmentally sensitive lands, including wetlands, transitional wetlands, mangroves, tidelands, submerged lands, upland hammocks, and waters of the State.

Policy 1-1.1.3: Intensity Defined. Floor Area Ratio (FAR) refers to the total floor area of a building(s) on any lot, parcel, or site. Floor areas do not apply to residential developments. For purposes of calculating floor area, parking area located beneath the building shall not be counted. FAR computations shall include all uses on the lot, parcel or site, including both institutional and non-residential floor area. The term "building height" as used in the Land Development Regulations shall mean the vertical distance from the crown of the nearest adjacent street to the highest point of the proposed building. The maximum FARs are further restricted by quantitative and qualitative criteria included in the Land Development Regulations, including but not limited to, such factors as minimum open space; concurrency management and level of

service standards for traffic circulation; storm water management and other public facilities and services; off-street parking and internal circulation; height restrictions; landscaping; other required on-site improvements and design amenities required to achieve land use compatibility.

Policy 1-1.1.4: Affordable Housing and Compact Development Incentives. Within land use categories supporting mixed use development, the Land Development Regulations shall include density and intensity bonuses that fall within the parameters of the Comprehensive Plan and Future Land Use Map to achieve the following objectives: provision of affordable housing immediately adjacent to employment opportunities; reduction in dependence on automobile travel for home/work travel; provision of a range of housing types, inclusive of apartments, townhouses, efficiencies, and single room occupancies; establishment of a variety of retail uses to support onsite or adjacent residential uses; provision of sufficient density of residential uses and presence of retail commercial to support transit demand; support of redevelopment of aging, traditional suburban shopping center retail; provision of open space and recreational uses within or immediately adjacent to the mixed use complex; provision of immediate access to and support of bicycle path networks in the City; increased efficiency of energy and water use; increased solid waste diversion; increased stormwater harvesting; decreased inappropriate water use, and; creation of opportunities to provide substantial new landscaping, parking and housing/retail areas to reduce carbon footprints and support sustainability goals.



MAP FLU - 1, CITY OF KEY WEST - 2030 FUTURE LAND USE MAP

This same map in more detailed format is available at City Planning Department offices.

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 ratio are established as of January 1, 2012.

Social service special needs and group homes shall be measured in FAR, not units per acre.

LOW DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(LDR-C) Low Density Residential Coastal	Maximum of 1 dwelling unit per acre.	N/A	Areas designated LDR-C shall be used to protect coastal wetlands; maintain water quality; protect marine habitats and preserve open space for purposes of reducing surface water runoff and maintaining water quality in environmentally sensitive coastal areas.
(SF) Single Family Residential	Maximum of 8 dwelling units per acre.		Supportive community facilities and accessory land uses including public schools may be allowed. The Land Development Regulations shall provide regulatory procedures for considering such uses. One accessory or detached unit is permitted per residential dwelling unit in areas designated Low Density Residential as of January 1, 2012 as outlined in Policy 1-1.1.7 under the condition that the unit is approved through the building permit allocation system outlined in Objective 1-1.16. Transient uses are not permitted.
MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(MDR-C) Medium Density Residential Coastal	Maximum of 8 dwelling units per acre.	N/A	Development is limited for all properties zoned MDR or MDR-C located within the Coastal High Hazard Area. Uses permitted in the MDR-1 include residential and social service special needs use
(MDR) Medium Density Residential	Maximum of 16 dwelling units per acre.	N/A	Supportive community facilities and accessory land uses including public schools are allowed. Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.
(MDR -1) Medium Density Residential -1	Maximum of 8 dwelling units per acre.	Maximum FAR of 1.0.	Transient uses are not permitted.
(PRD) Planned Redevelopment & Development	Maximum of 8 dwelling units per acre.	Maximum FAR of 0.8.	

HIGH DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HDR) High Density Residential	Maximum of 22 dwelling units per acre.	Maximum FAR of 0.8.	Supportive community facilities and accessory land uses including public schools are allowed. Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use. Transient uses are not permitted. Business and professional offices may be allowed in areas zoned RO.
(RO) Residential/Office	Maximum of 16 dwelling units per acre.	Maximum FAR of 0.8.	
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. Allowable uses in areas zoned HRCC are in accordance with Policy 1-1.1.8.
(HRCC) Historic Residential Commercial Core	Maximum of 22 dwelling units per acre.	Maximum FAR of 1.0.	
(HRCC-1) Historic Residential Commercial Core - Duval Street Gulfside District	Maximum of 22 dwelling units per acre.		
(HRCC-2) Historic Residential Commercial Core - Key West Bight District			
(HRCC-3) Historic Residential Commercial Core - Duval Street Oceanside District			

(HRCC-4) Historic Residential Commercial Core - Truman Waterfront District	Maximum of 16 dwelling units per acre.		
HISTORIC COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HNC) Historic Neighborhood Commercial	Maximum 16 dwelling units per acre.	Maximum of 1.0 FAR.	Allowable uses in areas zoned HNC are in accordance with Policy 1-1.1.9.
(HNC-1) Historic Neighborhood Commercial		Maximum of 1.0 FAR.	
(HNC-2) Historic Neighborhood Commercial		Maximum of 0.9 FAR.	
(HNC-3) Historic Neighborhood Commercial		Maximum of 0.8 FAR.	
(HCT) Historic Commercial Tourist	Maximum of 22 dwelling units per acre.	Maximum of 1.0 FAR.	Allowable non-residential uses include but are not limited to hotels, motels, and/or transient lodging facilities, along with primarily tourist oriented commercial uses, including specialty shops, restaurants and drinking establishments, personal services, offices, customary accessory uses and community facilities including public schools, and similar activities.
COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(CT) Salt Pond Commercial Tourist	Maximum of 16 dwelling units per acre.	Maximum FAR of 0.8.	Allowable uses in areas zoned CT are motels, limited scale tourist facilities, customary accessory uses, and requisite community facilities including public schools.
(CG) General Commercial			Allowable commercial uses in areas zoned GC inclusive of, but not limited to, general retail sales and services, highway oriented sales and services, other general commercial activities, customary accessory uses, and requisite community facilities including public schools. Residential uses are allowed and encouraged if in conformance with Policy 1-1.1.4.

(CL) Limited Commercial			Allowable commercial uses in areas zoned CL include but are not limited to low to medium intensity retail; small limited item shops and customary accessory uses, and requisite community facilities including public schools.
MILITARY FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(M) Military	N/A	N/A	Military jurisdiction, coordination in accordance with Objective 1-1.1.6 and Objective 1-1.13 and associated Policies.
PUBLIC SERVICE			
Zoning District	Density	Intensity	Uses & Limitations
(PS) Public Service	N/A	Maximum FAR of 0.8.	Allowable uses include public and semi-public facilities and other similar activities.
(A) Airport		Maximum FAR of 0.3.	Allowable uses in areas zoned (A) are intended to accommodate lands comprising the Key West International Airport and associated facilities and uses in accordance with Policy 1-1.1.13. The Federal Aviation Administration (FAA) Regulations shall govern placement and specifications of structures within this area.
CONSERVATION FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(C- FW) Conservation Freshwater Wetlands	Maximum of 1 dwelling unit per 10 acres. In addition, site alteration shall be limited to 10 percent of the entire site.	Maximum of 0.01 FAR.	Only minimal development in accordance with Policy 1-1.1.15. See Policy 1.1.1.12 for allowed uses in the C-TW.
(C- OW) Conservation Outstanding Waters of the State			
(C- TW) Conservation Tidal Wetlands of the State			
(C- UH) Conservation Upland Hammock and Mangrove			
HISTORIC RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HHDR) Historic High Density Residential	Maximum of 22 dwelling units per acre.	N/A	Allowable uses in areas designated Historic Residential are single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations, and customary community facilities are also allowed.

(HMDR) Historic Medium Density Residential	Maximum of 16 dwelling units per acre.		Transient uses are not permitted. See Policy 1.1.1.11 for allowed uses in the HSMDR. Residential and mixed use are allowable uses in areas zoned HPRD.
(HSMDR) Historic Special Medium Density Residential	Maximum of 8.6 dwelling units per acre.	Maximum FAR of 1.0.	
(HPRD) Historic Planned Redevelopment and Development	Maximum of 22 dwelling units per acre.	Maximum FAR of 1.0.	
HISTORIC PUBLIC & SEMIPUBLIC FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HPS) Historic Public Services	N/A	Maximum intensity of 1.0.	See Policy 1-1.1.10 for allowed uses.
(HPS-1) Historic Public Services			
(HPS-2) Historic Public Services		Maximum intensity of 0.8.	

Policy 1-1.1.6: Historic Preservation Areas: Areas delineated on the Future Land Use Map for historic preservation shall be planned and managed using a regulatory framework designed to preserve the form, function, image, and ambiance of the Historic Preservation Districts. Dependent upon the size and scope of development proposals, either the City's Historic Architectural Review Commission (HARC) and/or Historic Preservation Planner, in addition to the Planning Board and/or staff, shall review all development proposals within the City's designated historic districts. Any development plans for these areas shall be subject to site plan review and shall be designed in a manner compatible with historic structures within the vicinity.

Policy 1-1.1.7: Accessory Units in Low Density Residential: Areas designated Low Density Residential on the Future Land Use Map may include one (1) accessory attached or detached unit per principal dwelling unit if the accessory unit is approved pursuant to the provisions of this Policy. The ultimate number of accessory units that can be approved is limited by the Building Permit Allocation system that regulates all residential development. Accessory units have been found to have a lower impact on public facilities and trip generation than principal dwelling units because fewer persons reside in the units and fewer cars are associated with such units, and are therefore considered to be equivalent to .78 of one unit for purposes of measuring Level of Service Impacts and for allocating remaining units under the Building Permit Allocation System. Developers of new primary residents may build an accessory unit at the same time.

Accessory units must be affordable; restricted to occupancy by permanent residents; and cannot be sold separately as a condominium. When an accessory unit occupancy permit is originally initiated, the principal unit must be owned and occupied by a permanent resident; if the principal unit is under construction, occupancy is not a requirement. An accessory unit or Single Room Occupancy (SRO) cannot take up more than forty percent (40%) of the principal structure nor can it exceed six hundred (600) square feet. No accessory unit shall have more than one bedroom unless an additional bedroom is approved as a variance by the Planning Board. If such variance is approved, the total unit square footage shall not exceed seven hundred (700) square feet.

Policy 1-1.1.8: Allowed Uses in the Historic Residential Commercial Core: The historic residential commercial core (HRCC) zoning district located within the Historic Commercial Future Land Use District is designed to accommodate the Historic Preservation District residential commercial core mixed use center. The HRCC zoning district is intended to provide a management framework for preserving the nature, character and historic quality of the Historic Preservation District commercial core, including related residential development.

The **HRCC-1** zoning sub-district encompasses the Duval Street Gulf side tourist commercial core, which provides an intensely vibrant tourist commercial entertainment center characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The commercial entertainment center spans Duval Street generally from the Pier House Hotel south to Petronia Street, and is the most intense activity center in the historic commercial core.

The **HRCC-2** zoning sub-district encompasses the Key West Bight area and adjacent areas.

The **HRCC-3** zoning sub-district comprises the Duval Street Oceanside corridor from Petronia Street south to United Street. This corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the Gulf side of Duval Street HRCC-1 District. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. This area shall be regulated by more restrictive performance standards than those applicable to the HRCC-1 area. The criteria shall require larger open space ratios, design standards which preserve and reinforce the

physical characteristics of the area, and land use restrictions which exclude sidewalk bars and lounges which may produce excessive noise incompatible with surrounding residential activities.

The **HRCC-4** zoning sub-district comprises a portion of the Truman Waterfront Parcel of the Key West Base Reuse Plan. This district represents areas historically used by the military for marine-related services and port-related activities. Appropriate uses in the HRCC-4 sub-district include the following uses so long as they are water-dependent or water-related: light manufacturing, light industrial and warehousing, service and repair, terminal operations, port operations, cruise ship berthing, offices, marinas, and parks and recreation. Permanent residential units can be allowed as a conditional use so long as those units are less than 750 square feet or 25 percent of the other uses on-site, whichever is less. Cruise ship home porting and car ferries are prohibited.

Policy 1-1.1.9: Allowed Uses in Historic Neighborhood Commercial: Areas zoned Historic Neighborhood Commercial within the Historic Commercial Future Land Use District are intended to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the City of Key West. Residential activities within this designated area include single family and duplex structures and multiple-family structures. Commercial uses generally permitted in the area include:

1. Professional offices;
2. Restaurants;
3. Banking and financial institutions;
4. Personal service shops;
5. Specialty shops;
6. Retail sales and services, excluding automotive sales and services as well as drive-in or drive-through restaurants, theaters or other drive-in facilities which potentially generate similar traffic flow problems;
7. Transient living accommodations and guest cottages; and
8. Other similar uses which shall be identified in the Land Development Regulations.

The HNC zoned areas may also accommodate community facilities.

These predominantly neighborhood-scale commercial uses are generally concentrated along portions of the following four corridors:

1. Simonton Street: from Caroline Street south to United Street.
2. Truman Avenue: from Simonton Street northeast to White Street.
3. White Street: from Truman Avenue south to United Street, and from Eaton to Southard Street.
4. The Petronia Street Corridor from near Duval Street to Emma Street.

In order to manage the impacts of future development on transportation and public facilities, the City shall limit the intensity of development within areas zoned "Historic Neighborhood Commercial" (HNC) by establishing the following thresholds within the HNC-1, HNC-2, and HNC-3 sub-districts, respectively:

1. Within areas zoned HNC-1, a FAR of 1.0.
2. Within areas zoned HNC-2, a FAR of 0.9.
3. Within areas zoned HNC-3, a FAR of 0.8.

Within HNC areas redevelopment or conversion of permanent housing structures to transient residential (excepting HNC-2 areas which do not allow transient uses), office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs. The allowable

maximum residential density shall be sixteen (16) units per acre. The maximum intensity for nonresidential activities shall not exceed a floor area ratio of 1.0 as stratified above (.8, .9, or 1.0) considering floor area allocated to all such uses. Performance standards shall be included in the Land Development Regulations which restrict the allowable neighborhood commercial uses to very limited square footage in order to maintain land use compatibility with residential uses in the vicinity. In addition, the performance standards shall incorporate other qualitative and quantitative standards which protect residential properties.

Policy 1-1.1.10: Allowed Uses in Historic Public and Semi-Public: The maximum FAR for the HPS area shall be 1.0, excepting large scale regional public facilities. The latter projects may have a higher FAR if approved by City Commission. However, prior to approving an FAR in excess of 1.0, the City Commission must render a finding that the proposed public facility requires a higher FAR in order to accommodate a regional service necessary to the general health, safety, and welfare of the City and/or County. Furthermore, the finding must indicate that the regional facility as proposed shall comply with all other qualitative and quantitative criteria of the Comprehensive Plan and Land Development Regulations, including, but not limited to the adopted concurrency management policies. In no case may the City approve a FAR of greater than 1.75.

Areas of the Truman Waterfront have been zoned HPS-1. Development in those areas is limited to the existing and proposed uses identified in the Military Base Reuse Plan. These uses include a harborwalk, open space, community recreation centers, play fields, public recreation facilities, amphitheaters, and accessory concessionaire commercial uses.

The Peary Court Cemetery has been zoned HPS-2. This designation is intended to restrict development of the parcel to its historic use as a cemetery and open space. Any proposed uses shall be reviewed for consistency with the applicable historic preservation plans.

The City shall monitor the need for increased land area for institutional uses and shall ensure that adequate lands are provided in the public and semi-public land use designation. Land uses such as cultural or civic centers, and public or private not-for-profit uses may be included within this land use designation.

Policy 1-1.1.11: Historic Special Medium Density Residential (HSMDR). The Peary Court area designated on the Future Land Use Map as Historic Special Medium Density Residential is designated to accommodate existing multifamily military housing properties at the time when the land and improvements are transferred to private civilian ownership and City jurisdiction. The designation is intended to maintain land use compatibility with the adjacent historic district. This designation is not intended to accommodate transient or commercial residential land use activities. The allowable residential density shall be a maximum of 8.6 units per acre. The maximum intensity of development shall not exceed a floor area ration (FAR) of 1.0 for all uses, both residential and non-residential combined.

The Land Development Regulations shall identify standards and processes to implement Policy 1-1.6.4, provide bulk and performance standards to implement the HSMDR designation, and assure compliance with all other goals, objectives and policies of the Comprehensive Plan.

The Historic Preservation Planner and the Historic Architectural Review Commission shall have the discretion to review redevelopment and new development impacts for mass, scale, size, proportion and screening to ensure compatibility with the existing community fabric. The Land Development Regulations shall be amended to include applicable review criteria for such historic architectural review standards.

Policy 1-1.1.12: Tidal Waters: Pursuant to the Laws of Florida, the City of Key West shall exercise its extraterritorial zoning powers within an area extending 600 feet into the tidal waters adjacent to the corporate limits of the City of Key West.

Policy 1-1.1.13: Airport Land Use Designation. The City shall continue to enforce performance criteria which require that land use changes adjacent to the Key West International Airport do not encroach on to the airport hazard zone. Furthermore, land uses proposed within noise impact areas defined in the FAA noise control regulations shall comply with FAA guidelines for managing noise impacts through land use regulation. The City's Land Development Regulations shall continue to establish the permitted uses and applicable restrictions within the air operations area.

Policy 1-1.1.14: Prepare for Future Sea Level Rise. The City, together with the private sector, shall consider proactive steps and pilot programs to adapt for sea level rise and storm surges, including but not limited to preserving transportation options, increasing residential building resiliency and indoor air quality, preserving landscaping and residential building aesthetics, and preserving water quality.

Policy 1-1.1.15: Development Rights in Conservation Areas. In cases where the agencies having jurisdiction determine that development rights should be granted on land within their respective jurisdiction, the City shall coordinate with the jurisdictional agencies for purposes of rendering legal, equitable, and environmentally sensitive determinations of the development rights to be permitted on such waters and/or lands under the jurisdiction of the State or federal government. The applicant shall bear the burden of proof in determining that development shall not adversely impact wetlands, transitional wetlands, upland hammocks, and other environmentally fragile natural systems; within these areas, the density shall be restricted to one (1) unit per ten (10) acres. In addition, site alteration shall be limited to ten (10) percent of the entire site. (Note: Reference Policy 1.1.1.2).

OBJECTIVE 1-1.2.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY. Sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies stipulated below.

Monitoring Measure(s): Providing an adequate supply of residentially-designated lands on the Future Land Use Map to meet need of current and projected population.

Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use. Stable residential areas and projected future residential areas as delineated on the Future Land Use Map shall be protected from encroachment by incompatible development. This objective does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the City's Land Development Regulations.

Any potential adverse impacts caused by different land uses located adjacent to each other shall be minimized by landscaping, including vegetated berms with tree canopy where practical, or by other appropriate screening and buffering techniques. These landscaping techniques shall be incorporated into the design of new or redeveloping nonresidential projects located adjacent to existing or planned residential development.

Similarly, perimeter landscaping techniques shall be applied in multiple family residential developments in order to appropriately screen and buffer existing and planned single family home sites from residential development having differing structure types.

Land Development Regulations shall maintain and continue to update standards and/or review criteria for mandating retention of open space and for regulating building design, including setbacks, building placement on site, and building orientation. These provisions shall be directed toward protecting privacy, as well as access to light, air and open space. Other reasonable design principles shall be included in the zoning code in order to alleviate adverse impacts of potentially incompatible land uses.

Policy 1-1.2.2: Promote Orderly Land Use Transition. Where it is infeasible to separate residential from nonresidential land uses, buffering shall be required to promote a smooth land use transition. Buffering may take the form of: 1) physical barriers, such as vegetative berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; and open space systems with dense native vegetation and tree canopy; and/or 2) the development of a transitional use between the incompatible uses (such as low intensity office development between general retail commercial centers and residential areas).

OBJECTIVE 1-1.3: ALLOCATING COMMERCIAL DEVELOPMENT. Land area shall be designated to accommodate a variety of commercial uses. The City shall promote the image, function, architecture, and ambiance of the Historic Preservation Commercial Core District as the City's center for commerce as well as civic and cultural enrichment. In this pursuit the City shall preserve and enhance the identity, design, and vitality of the District.

The management of development and redevelopment activities shall promote preservation of the historic resources of the Historic Preservation Commercial Core District and ensure that new structures are compatible with the built environment. Along the North Roosevelt commercial corridor, the City shall promote redevelopment of mixed use and general commercial activities which fulfill market demands of the City's residents for affordable housing proximate to retail sales and services. The existing limited commercial area shall also be maintained for neighborhood commercial activities to meet consumer demands of residents within the areas.

Monitoring Measure(s): Providing an adequate supply of commercially-designated lands on the Future Land Use Map to meet need of current and projected population.

Policy 1-1.3.1: Improve the Image and Function of the Historic Preservation District Commercial Core Area. Commercial development decisions shall promote the function of the Historic Preservation District commercial core as a center for government and institutional services as well as a focal point for tourism, retail trade, business and professional offices, and civic and cultural enrichment. Land Development Regulations shall be directed to achieving a mix of land use activities consistent with Future Land Use Map policies.

The City shall coordinate with the Tourist Development Council, Chamber of Commerce and other private sector interest groups concerned with enhancing the central business district in order to direct efforts to achieve a public and private partnership in improving the image and function of the central commercial core area, including waterfront corridors. Design strategies shall provide physical themes for development and redevelopment opportunities that are consistent with and reinforce the historic character of architecture as well as its ambiance and urban design amenities.

Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses. A variety of commercial development designations shall be provided in order to adequately ensure availability of sites that accommodate the varied site and spatial requirements for such activities as: professional and business offices, limited commercial activities, and general retail sales and services.

The allocation of commercial uses shall recognize that respective commercial activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts. Similarly, the commercial development designations on the Land Use Map shall be complemented by performance standards and site plan review requirements which shall provide a framework for managing and accessing impacts of development. These regulations shall ensure that proposed development of commercially

designated sites is well planned and can be adapted to the proposed site. For instance, the Land Development Regulations shall address issues surrounding:

1. Intensity of use
2. Natural constraints to development
3. Perimeter and internal landscaping
4. Availability of public facilities at adequate levels of service
5. Concurrency management
6. Controlled access and egress
7. Off-street parking as well as safe and convenient systems of vehicular, bicycle, and pedestrian circulation. The Land Development Regulations shall include a regulatory framework for public and private partnership in providing strategically located parking facilities in order to restrict and/or minimize vehicular traffic in the Historic Preservation District.
8. Open space preservation and maximum impervious surface
9. Height and lot coverage
10. Adequate building setbacks
11. Urban design amenities, including, but not limited to, signage controls, pedestrian amenities, landscaping improvements, building height limitations, architectural controls in the Historic Preservation District, and other similar design features.
12. Efficiency in natural resource use.

OBJECTIVE 1-1.4: PUBLIC FACILITIES, INFRASTRUCTURE AND PUBLIC SERVICES. The City shall ensure that needed public services and facilities are developed concurrent with new development through the implementation of the concurrency management system.

Monitoring Measure(s): Achievement of Level of Service standards.

Policy 1-1.4.1: Concurrency Management System: The Concurrency Management System is presented in Objective 9-1.5 and 9-1.6, Policies 9-1.5.1 and 9.1.6.1 through 9-1.6.3 of the Capital Improvements Element, and included in the Land Development Regulations. This Concurrency Management System shall be an integral part of the Future Land Use Element and shall be binding performance criteria to which all new development shall comply. Pursuant to Statute, the City of Key West shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the City that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall assure that the facilities operate at or above adopted levels of service standards. The applicant's narrative and graphic information shall also demonstrate that the subject development shall not reduce the levels-of service (LOS) associated with public facilities serving the development below adopted LOS standards as part of the City's Land Development Regulations. In addition, the City shall use the capital improvement program and budget process to advance acquisition of land required to provide recreation, conservation, and related public benefits and promote multiple use of public lands.

Policy 1-1.4.2: Resolving Concurrency Issues. Procedures for resolving concurrency management issues are stipulated in Policy 9-1.5.1, Objective 9-1.6 and Policy 9-1.6.1.

Policy 1-1.4.3: Coordinate Public and Private Investments in Land Improvements. The City's Land Development Regulations shall continue to provide performance criteria which ensure that the location, scale, timing, and design of necessary public services and semi-public uses shall be closely coordinated with development activities in order to promote improvements in delivery of requisite services.

Policy 1-1.4.4: Maintain and Enforce Standards and Specifications for Design and Construction of Public and Semi-Public Services. The City shall maintain and enforce criteria and specifications for the design and construction of municipal services in order to promote cost effectiveness and quality control consistent with all applicable federal, state, regional, and local standards.

In addition, the City shall ensure availability of other essential public and semi-public services provided by other public entities, including but not limited to: potable water services, public schools and health care. The City shall continue to ensure that the regulatory process includes assurances that issues underlying available public services are adequately addressed in the site plan review process or in other development review procedures contained in the Land Development Regulations.

Policy 1-1.4.5: Provision of On-Site and Off-Site Improvements. Prior to receiving a development permit, plans for all new development shall be evaluated by the City. Similarly, prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements or equitable contributions in lieu thereof which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Regulations and Ordinances, as exists or as may hereinafter be amended.

Supportive facilities, services, or other improvements (or equitable contributions in lieu thereof), as required by ordinance, shall be agreed to by the applicant prior to City approval of a development petition and facilities shall be constructed as agreed upon prior to issuance of a development permit. The intent of this policy is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in lieu thereof, in order to ensure that the City of Key West does not assume unanticipated fiscal liabilities for supportive facilities and services.

Policy 1.1.4.6: Increase Resilience of General Landscaping. The City shall use best available science and predictions for sea level rise and other climate change related issues to guide the long term health and appearance of landscape plantings. By 2014 the City shall work with sea level rise and native plant experts to create a "Climate Adaptation Planting Plan" ordinance to affect landscaping plans. This plan shall be reviewed every other year to stay up to date with climate change predictions.

OBJECTIVE 1-1.5: PROMOTE COMMUNITY APPEARANCE, NATURAL AMENITIES AND URBAN DESIGN PRINCIPLES. The City's built environment should reflect Key West's values, architectural history, and characteristic mix of uses. The City shall establish and maintain a level of design excellence in accordance with Goal 2 of the 2011 Strategic Plan.

Monitoring Measure(s): Adoption of Urban Design Plan by 2015.

Policy 1.1.5.1: Land Development Regulations for Gateway Corridors. The Land Development Regulations shall ensure that improvements which potentially impact the appearance of gateway corridors such as U.S. 1, as well as major activity centers such as the Historic Preservation District, the City's shoreline, scenic views of the waterfront and tidal waters, public parks and other public grounds and institutions shall be managed and enhanced through application of the site plan review process. The Land Development Regulations will be amended to implement the Urban Design Plan, as appropriate.

Policy 1-1.5.1: Reinforce and Enhance the City's Community Appearance. Major attributes shall be preserved through application of design review standards and management of signs, landscaping, open space, tree protection, and other urban design amenities. Special emphasis shall be placed on preserving and/or improving the character of major natural and man-made corridors, including the waterfront shoreline, scenic views of the waterfront and tidal waters, wetlands, major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public.

Policy 1-1.5.2: Urban Design Plan. By 2015 the City shall adopt an Urban Design Plan in order to help achieve Objective 1-1.5. above. The Urban Design Plan will address a number of issues, including community appearance criteria, signage, lighting, shade trees, and seating to make streets inviting and enhance the experience of residents and visitors through high quality design in development and redevelopment.

OBJECTIVE 1-1.6: INTEGRATE FORMER MILITARY SITES. Ensure that the integration of former military land provides for long-term, sustained, economic growth consistent with the community's vision for the City of Key West, as follows:

1. Provide meaningful integration of the sites into the community fabric;
2. Help diversify the economy;
3. Encourage balanced growth in the area's economy, including commercial and service sector job growth;
4. Provide employment opportunities for the region's unemployed and underemployed persons;
5. Strengthen the local tax base;
6. Help existing business and industries expand;
7. Help small businesses develop;
8. Provide affordable housing for Key West residents;
9. Provide public recreation and access opportunities, especially on the waterfront;
10. Provide opportunities for port, harbor and marina improvements;
11. Facilitate improvements and provide physical and economic links to Bahama Village;
12. Ensure environmental sensitivity and efficient resource use;
13. Provide opportunities for social services and special needs facilities;

Organizing principles generally and specific to each former military use site are provided in the following policies.

Monitoring Measure(s): Examples of successful integration of former military sites.

Policy 1-1.6.1: Affordability Requirement. In accordance with the City's affordability requirement, in the event of the transfer of military properties to the private sector for residential development or redevelopment, 30 percent of the units must be affordable.

Policy 1-1.6.2: Base Realignment and Closure Restrictions. The Base Realignment and Closure (BRAC) Restrictions that resulted from the BRAC 95 addressing the former Navy property at Truman Harbor shall be addressed in order to ensure compatibility with ongoing military missions. These restrictions shall be maintained in various transfer documents, including the deed.

Policy 1-1.6.3: Former Navy properties. Former Navy properties that require State-mandated land use controls as a result of former Navy use should be identified to ensure proper protection of human health and the environment. Any reuse of the sites must consider ensuring visibility of potential hazards, limitations on allowable uses, and provisions to ensure compatibility within the environmental regulatory framework.

Policy 1-1.6.4: Truman Waterfront Organizing Elements. All new development and redevelopment within the Truman Waterfront Parcel shall be consistent with the following key organizing elements:

1. Recreation and open space linked through landscaped multimodal green ways and view corridors with multiple access points connecting the large park and recreational area on the northwestern portion of the site.

2. Uninterrupted public access to the waterfront through a wide promenade along the full length of the harbor.
3. Landscaped and hardscaped areas which are well-lit and designed to provide a safe area for use by a diverse mix of recreational users.
4. Affordable housing, neighborhood retail and social service uses which function as an extension of the neighborhood fabric of Bahama Village.
5. Educational and historical activity nodes.
6. Expanded use of the portions of the Truman Waterfront property for port activities.
7. Multiple ingress/egress points into the Truman Waterfront property.
8. High profile green design and livability principles, including but not limited to the International Dark Sky Association, the National Complete Streets Coalition, and highest level green building certifications.

Policy 1-1.6.5: Peary Court Cemetery Organizing Element. All new development and redevelopment within the Peary Court Cemetery shall be consistent with the following key organizing element:

1. Maintain property as a cemetery and historic open space.

OBJECTIVE 1-1.7: IMPLEMENT WATER SUPPLY PLANNING IN ACCORDANCE WITH STATE GROWTH MANAGEMENT REQUIRMENTS.

Monitoring Measure(s): Adoption and Update of Water Supply Plan by 2014.

Policy 1-1.7.1: The City of Key West, through the Land Development Regulations, will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

OBJECTIVE 1-1.8: ANNEXATION STUDIES. The City of Key West acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the City desires to develop a plan for managing potential annexations, including areas such as South Stock Island and Key Haven. Therefore, by 2017 the City of Key West shall prepare an annexation study which analyzes the potential for incorporating Key Haven. By 2020, the City shall prepare an annexation study that analyzes the potential for annexing South Stock Island. The studies shall document issues surrounding potential development within the unincorporated urban areas.

Monitoring Measure(s): Completion of Annexation Study by 2017 and 2020.

Policy 1-1.8.1: Parameters of the Annexation Study. The City of Key West annexation studies shall include:

1. Review and evaluation of Monroe County land development forecasts and supportive documentation associated with development within the unincorporated urban areas comprising South Stock Island and Key Haven.
2. The analyses should consider at a minimum:
 - a. Population and housing projections.
 - b. Traffic circulation linkages and issues of mutual City/County concern.
 - c. Water and wastewater service systems, including intergovernmental coordination issues.
 - d. Drainage and natural water basins.
 - e. Natural features restricting development.
3. Identify linkages established by employment and/or consumer good markets which may effectively link residents of South Stock Island and Key Haven with the City of Key West.
4. Analyze infrastructure issues, including improvement needs based on development forecasts.

5. Determine unincorporated areas which should logically be serviced by the City of Key West Utilities. Identify relative advantages and disadvantages.
6. Recommend a strategy for improving, planning and managing development within South Stock Island and Key Haven, including annexation alternatives. The recommendations shall include but not be limited to:
 - a. Procedures for intergovernmental coordination of land use policy governing development within these unincorporated areas; and
 - b. Policies and or actions for developing efficient systems for:
 - i. delivering municipal services; and
 - ii. achieving diversification of the municipal tax base.

OBJECTIVE 1-1.9: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. The City of Key West shall continue to update and enforce Land Development Regulations which ensure that land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map will be regulated (especially lands identified in the land use element analysis of vacant lands) in order to protect and/or conserve natural systems, including topography, soil conditions, vegetation, natural habitat, potable water, wellfields, and other environmentally sensitive land and water resources. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

Monitoring Measure(s): Amend Land Development Regulations to ensure consistency with the amended Comprehensive Plan by 2015.

Policy 1-1.9.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies identified in Objective 1-1.1 of this Element provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy 1-1.9.2: Comprehensive Plan Implementation and Land Development Regulations. The City shall continue to ensure that during the development review process the City shall enforce qualitative and quantitative performance criteria consistent with the Comprehensive Plan policies governing the preservation of environmentally sensitive lands, including wetlands; stormwater; convenient on-site traffic flow and vehicle parking; and all other requisite infrastructure both on- and off-site as stipulated within the Comprehensive Plan. Furthermore, the City shall require maintenance and continuing adherence to these standards. The City's existing Land Development Regulations governing zoning; subdivision; signage; landscaping and tree protection; sustainability; and surface water management shall be enforced and shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan.

The Land Development Regulations shall continue to include a regulatory framework to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
3. Protect the environmentally sensitive lands as well as flora and fauna as stipulated in the Comprehensive Plan;
4. Regulate land use and minimum building elevations in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Regulate signage;

6. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within future rights-of-way;
7. Provide that development orders and permits shall not be issued which result in a reduction of levels of services for impacted public facilities below the levels of service standards which shall be adopted by the City Commission;
8. Ensure progress toward community greenhouse gas emissions reduction goals; and
9. Provide safe pedestrian and bicycle connectivity throughout the City and especially on transportation corridors.

Policy 1-1.9.3: Performance Standards. The following performance standards shall be maintained and enforced in the Land Development Regulations and shall reflect best management principles and practices. Plan review functions shall be carried out by the Planning Department, the City Engineer, and other designated City officials.

1. Provide criteria for protecting wetlands;
2. Establish open space requirements;
3. Provide criteria for drainage and stormwater management;
4. Provide criteria for off-street parking and internal traffic circulation as well as access to and egress from the street system;
5. Mandate availability of requisite services and infrastructure;
6. Stipulate criteria for perimeter screening and buffering land uses and facilities which may adversely impact adjacent development;
7. Establish standards for erosion and sedimentation control;
8. Provide a regulatory framework for Historic Architectural Review Commission (HARC) review of historically significant properties;
9. Stipulate criteria for siting locally unpopular land uses;
10. Require environmental impact assessment of development during site plan review or during the platting process if site plan review is not applicable. Stipulate appropriate performance criteria in the Land Development Regulations;
11. Balance and protect private property rights and the public interest by incorporating legally defensible land use controls; and
12. Require efficiencies in resource use to ensure long-term sustainability and availability of those resources.

Policy 1-1.9.4: Redevelopment Planning Activities. The City, through its Community Redevelopment Agency, shall continue to address the redevelopment needs of targeted areas of the City as per adopted Community Redevelopment Plans.

Policy 1.1.9.5: Land Use Consistency and Compatibility. The City of Key West shall continue to enforce Land Development Regulations which ensure that future land uses shall be compatible with the Future Land Use Map, hurricane evacuation plans, and other applicable laws, ordinances, and administrative rules regulating land and water resource management.

OBJECTIVE 1-1.10: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The City shall maintain and enforce Land Development Regulations which ensure that future land development activities shall incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of State significance. In addition, the City's regulatory framework shall require preserving locally significant historic resources as identified by the City's Historic Architecture Review Committee.

Monitoring Measure(s): Number of structures and sites protected through regulatory mechanisms.

Policy 1-1.10.1: Programming for Archaeological and Historic Sites. The City shall continue to coordinate with the State and federal government in developing programs for implementing City, State, and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

Policy 1-1.10.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. The Land Development Regulations shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

1. Destruction or alteration of all or part of such site;
2. Isolation from or significant alteration to its surrounding environment;
3. Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;
4. Transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and
5. Other forms of neglect resulting in its deterioration.

Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units. The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record. Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

OBJECTIVE 1-1.11: PROTECTION OF NATURAL RESOURCES. The City shall maintain and enforce Land Development Regulations which ensure that development and conservation activities shall protect natural resources as directed by the below stated policies.

Monitoring Measure(s): Number of acres preserved through conservation measures and activities.

Policy 1-1.11.1: Future Land Use Policies for Managing Environmentally Sensitive Lands. Policies in the Conservation Element for managing environmentally sensitive natural systems, including, but not limited to, water resources, wetlands, upland hammocks, mangroves, sea grasses, coral reef, other living marine resources, and other environmentally sensitive resources shall be carried out through performance criteria in the Land Development Regulations.

These and other natural resources identified on the Future Land Use Map series shall be protected and/or preserved pursuant to goals, objectives, and policies stipulated in the Conservation Element. In addition, Land Development Regulations provide more detailed procedures and performance criteria to implement conservation and natural resource protection.

Policy 1-1.11.2: Intergovernmental Coordination and Natural Resource Management. The City shall continue to coordinate with the State, the South Florida Water Management District, the South Florida Regional Planning Council, Monroe County, state agencies, and other agencies concerned with managing

natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

Policy 1-1.11.3: Protecting Flora and Fauna Having Special Status. The habitat of rare and endangered species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.

Policy 1-1.11.4: Managing Stormwater Run-off. The developer/owner of any site shall be responsible for managing on-site run-off. All new development shall comply with adopted level of service standards for surface water management which shall include stormwater harvesting goals.

Policy 1-1.11.5: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water standards and stormwater in the Land Development Regulations.

Policy 1-1.11.6: Energy Efficient Financing. The City shall consider innovative energy efficiency financing programs including but not limited to Property Assessed Clean Energy and Revolving Loans to assist the public and private sectors to access capital.

OBJECTIVE 1-1.12: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT, CLIMATE ADAPTATION, AND ENERGY CONSERVATION CONCEPTS. The City of Key West shall maintain Land Development Regulations which incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the City's Comprehensive Plan. The City of Key West shall adopt Land Development Regulations which incorporate concepts for managing land, water, and the built environment which are responsive to climate change issues including but not limited to sea level rise and increased frequency of intense rainfall events.

Monitoring Measure(s): Number of structures and sites protected through regulatory mechanisms.

Policy 1-1.12.1: Incorporate Innovative Techniques in the Land Development Regulations. The City's Land Development Regulations shall maintain land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply. The City's Land Development Regulations shall incorporate climate adaptation techniques which have been demonstrated to be successful and cost effective in adapting to climate change issues including but not limited to sea level rise, intense rainfall events, surface water management, soil erosion and sedimentation control, loss of mature plants and wildlife habitat, and conservation of water supply.

Policy 1-1.12.2: Coordination of Energy Management. The City shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned federal, state, regional, and county agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy 1-1.12.3: Energy Efficiency in Plans. The City shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy 1-1.12.4: Energy Conservation in Building and Construction. The City shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The City shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

Policy 1.1.12.5: Increased Height: The City shall consider allowing increased heights for new construction or redevelopment if such additional height is justified based on adopted Coastal High Hazard Maps and Storm Surge Flood Maps in order to promote safe new development and redevelopment based on sea level rise predictions. Such additional height must be compatible with surrounding development.

OBJECTIVE 1-1.13: INTERGOVERNMENTAL COORDINATION. The City shall maintain and update Land Development Regulations incorporating administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

Monitoring Measure(s): Achievement of implementing policies.

Policy 1-1.13.1: Implementing Intergovernmental Coordination. The City of Key West shall require that development applications be coordinated, as appropriate, with Monroe County, the Monroe County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, United States Naval Air Station Key West, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The City shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The City shall establish a multi-agency review during the site plan review process for all large scale developments. The powers of the multi-agency review team shall be advisory to the City of Key West Planning Board.

Policy 1-1.13.2: Compatibility with Military Installations. The City of Key West shall promote and encourage the compatibility of lands adjacent to or closely proximate to military installations within the corporate City limits. The City of Key West shall exchange relevant information to achieve compatible land uses.

Policy 1-1.13.3: Transmittal of Proposed Changes to Comprehensive Plan and Land Development Regulations to Naval Air Station Key West. The City of Key West shall transmit to the commanding officer of Naval Air Station Key West information relating to proposed changes to comprehensive plans, plan amendments, Future Land Use amendments, and proposed changes to Land Development Regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to the Naval Air Station Key West.

Policy 1-1.13.4: Naval Air Station Key West Comments on Proposed Changes to Comprehensive Plan and Land Development Regulations. Within 30 days of the date of receipt from the City of Key West of proposed changes, the Naval Air Station Key West commanding officer or his or her designee may provide comments to the City on the impact proposed changes may have on the mission of the military installation. The City of Key West shall forward any comments regarding Comprehensive Plan Amendments or Land Development Regulation amendments to the State Land Planning Agency. The City shall take into consideration any comments provided by the Naval Air Station Key West commanding officer or his or her designee and shall also be sensitive to private property rights and not be unduly restrictive of those rights.

Policy 1-1.13.5: Naval Air Station Key West Representation on Planning Board. The City of Key

West shall include a representative of Naval Air Station Key West as an ex-officio, nonvoting member of the City of Key West Planning Board.

Policy 1-1.13.6: Naval Air Station Key West Representation Development Review Committee. The City of Key West shall notify the Naval Air Station Key West commanding officer or his or her designee of any development proposals that are scheduled for the City of Key West Development Review Committee (DRC) at the earliest date possible. The City of Key West shall include a representative of Naval Air Station Key West as an ex-officio, nonvoting member of the DRC. Naval Air Station Key West may provide comments on proposals to the DRC.

Policy 1-1.13.7: Encroachment Challenges Synopsis and Air Installations Compatible Use Zones (AICUZ) Study. The City shall acknowledge the Encroachment Challenges Synopsis provided by the Naval Air Station Key West, and adopt the 2007 Air Installations Compatible Use Zones (AICUZ) Study by reference and when subsequent updates to the Study are published; the City will update the Comprehensive Plan by amendment.

The Encroachment Challenges Synopsis identifies potential impacts as follows:

1. Urban Development (population growth);
2. Airborne noise;
3. Competition for air space, land, and sea space;
4. Competition for scarce resources;
5. Threatened and endangered species;
6. Maritime issues;
7. Ordinance - Unexploded Ordnance (UXO)/Munitions;
8. Safety Arcs and footprints (Explosive Safety Quantity Distance (ESQD) Arcs, Surface Danger Zones, Weapons Safety Footprint Areas;
9. Frequency Spectrum;
10. Air Quality;
11. Water Quality;
12. Interpretation of Historical/Environmental regulations;
13. Interagency Coordination; and
14. Legislative Initiatives.

The City shall adopt into the Land Development Regulations encroachment compatibility factors based upon the Encroachment Challenges Synopsis as well as the 2007 AICUZ Study. These encroachment protection criteria shall be reviewed when proposed development, redevelopment, changes of use, intensification of density or intensity, expansion, legislative changes, or other land use proposals adjacent or proximate to military installations are being considered by the City.

OBJECTIVE 1-1.14: CONTINUING LAND USE PROGRAMS. The City shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.

Monitoring Measure(s): Achievement of implementing policies.

Policy 1-1.14.1: Land Use Information System. Maintain and periodically update the land use information system, integration of the Tax Appraiser property files, City Planning Department field data, building permit files, engineering base maps, and all other relevant land use data files.

Policy 1-1.14.2: Land Use Trends. The City shall monitor and evaluate population and land use trends.

Policy 1-1.14.3: Fiscal Management. The City shall implement fiscal management policies of the capital improvement program and budget.

Policy 1-1.14.4: Administer Land Use Controls. The City shall administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing regulations, water and sewer codes, traffic regulations, and regulations governing streets and sidewalks.

Policy 1-1.14.5: Public Assistance. The City shall provide continuing land use information and assistance to the public.

Policy 1-1.14.6: Intergovernmental Coordination. The City shall coordinate land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this plan.

Policy 1-1.14.7: Manage Current Developmental Impacts. The City shall evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.

Policy 1-1.14.8: Urban Design and Community Appearance. The City shall apply good principles of urban design through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City.

Policy 1-1.14.9: Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems, and issues, the City shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

OBJECTIVE 1-1.15: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The City shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.

Policy 1-1.15.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated by the City on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 1-1.15.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Plan shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

Policy 1-1.15.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Land Use Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

Policy 1-1.15.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the City's success in achieving land use goals,

objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

OBJECTIVE 1-1.16: MANAGING BUILDING PERMIT ALLOCATION. In order to protect the health and safety of the residents in the Florida Keys, the City of Key West shall continue to regulate the rate of population growth commensurate with planned increases in evacuation capacity in order to maintain and improve hurricane evacuation clearance times. Regulation of the rate of growth also prevents further deterioration of public facility service levels. Therefore, in concert with Monroe County, its municipalities, and the State of Florida, the City shall manage the rate of growth in order to maintain an evacuation clearance time of 24 hours for permanent residents.

Monitoring Measure(s): Number of building permits allocated annually in accordance with the implementing policies.

Policy 1-1.16.1: Maintain a Building Permit Allocation Ordinance. The City of Key West shall maintain and enforce its building permit allocation ordinance as follows: Between 85 and 100 units will be reserved as beneficial use permits to address property rights associated with existing vacant lots of record. The permit allocation system shall limit the number of permits issued for new permanent and transient development to 910 units during the period from July 2013 to July 2023. The annual allocation will be ninety-one units (91) single-family units or an equivalent combination of residential and transient types based on the equivalency factors established in Policy 1-1.16.3. In order to address the ongoing affordable housing shortage and affordable housing deed restrictions expected to expire, during the first three years (July 2013 – July 2016) 60 percent of the units allocated shall be affordable. Between years four (4) and 10 (2016 – 2023), 50% shall be affordable. Between years four (4) and 10, 80 percent of remaining (non-affordability restricted) units shall be permanent, and 20 percent may be transient. During Year One (1) (July 2013 – 2014), 48 of the affordable units to be allocated will be dedicated for use at the Peary Court Housing complex property, being transferred from military to private sector housing.

The annual building permit allocation period will begin on July 1 of each year. Applications will be accepted between July 1 and September 30. Applications will be reviewed and processed by City staff and the appropriate boards between October 1 and April 1. Applicants will be allowed to amend their application to address review comments during that timeframe. Final award will occur on or around July 1 or the year following receipt of the application. Staff may consider the following criteria in ranking applications: 1) building one to two feet higher than the base flood elevation; 2) exceeding the minimum required percentage of affordable housing; 3) compliance with green building standards; 4) compliance with adopted urban design standards, and; 5) a minimum contribution to a sustainability and open space recreation fund.

Building permits shall be obtained within two years of the development approval date. If a building permit is not obtained within that timeframe the allocated units will revert back to the City for allocation during the next allocation season. If the recovered units are not allocated within one year they will revert to the County for beneficial use purposes and/or affordable housing.

Policy 1-1.16.2: Building Permit Allocation Ordinance and Affordable Housing. The City permit allocation system shall require that sixty percent (60%) of all new permanent residential units be affordable units based on definitions and criteria contained in Policy 3-1.1.7 and 3-1.1.8 between July 1, 2013 and July 1, 2016, and that fifty (50%) be affordable between July 1, 2016 and July 1, 2023.

Policy 1-1.16.3: Permit Allocation System Ratios by Structure Type. The permit allocation system shall be sensitive to differing trip generating characteristics of permanent and transient residential units as well as single-family units, accessory apartment units and multi-family residential units. The annual allocation shall

be ninety-one units (91) single-family units based on the Transportation Interface for Modeling Evacuations (TIME) Model. The permit allocation system shall incorporate a series of equivalent single-family unit (ESFU) values in applying the annual permit allocation threshold established in the building permit allocation ordinance as hereinafter explained.

Table 1-1.16.3

Residential Structure Type	Equivalent Single-Family Unit Value (ESFU) ⁽¹⁾
Single-Family	1.00 ^(a)
Accessory Apt./SRO	.78 ^(b)
Multi-Family	1.00 ^(c)
Transient Unit	.86 ^(d)

- (1) The equivalent single family unit values are predicated on the ratio of the average number of vehicles per unit based on the 2010 US Census for the respective residential structure types divided by the vehicles per single family units (i.e., 1.28 vehicles per unit). The computations are as follows:
- (a) Single family: $1.28/1.28 = 1.00$
 - (b) Accessory Apt. or Single Room Occupancy (SRO): $1.00/1.28 = .78$. The former Fl. Department of Community Affairs (now Department of Economic Opportunity) approved the estimated average vehicles per accessory unit or single room occupancy (SRO) as one (1) vehicle per accessory unit or SRO.
 - (c) Multi-family: $1.28/1.28 = 1.00$
 - (d) Transient Unit: $1.10/1.28 = .86$ (based on the Hurricane Evacuation Study 1.10 vehicles per transient unit in Monroe County).

Policy 1-1.16.4: Building Permit Allocation System. The designation of Future Land Use Classifications which allow residential densities within the Truman Waterfront Parcel does not in itself provide any allocation of units through the Building Permit Allocation System for that area. In order to facilitate redevelopment of the Truman Waterfront Parcel, equivalent single-family unit values and associated development rights may be transferred from anywhere within the city to land use classifications within the Truman Waterfront Parcel which allow residential development. This is not a transfer of density; rather, it pertains to the transfer of units which are allocated or vested in accordance with the Building Permit Allocation Ordinance. Any density associated with the unit host site will remain on that site; however, once the unit is transferred, the density on the host site cannot be developed until units are allocated through the Building Permit Allocation Ordinance. The City Manager or his designee shall maintain records of the transfer of units under this provision.