

City of Key West LDR Amendments

RFP 004-14

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Overview of the Situation

- ▶ Brief History:
 - ▶ Old Town v. New Town - Built Out
- ▶ LDR's written in 1993 and zoning regulations in 1997.
 - ▶ Do not reflect preexisting development patterns
- ▶ Out of Date and Inconsistent with each other
- ▶ 2013 Comprehensive Plan amendments
 - ▶ LOS - Bicycle and pedestrian; and Parks
- ▶ 2011 Strategic Plan
- ▶ Charter Restrictions - Height and Land Acquisition

Interconnectedness of Topics

Growth Management, Build out, Affordable Housing, Insurance rates, Flooding and Sea Level Rise, Sustainability, Density, Redevelopment, Connectivity, Transit Oriented Development, Historic Preservation, Stormwater, Open Space and Landscape Design, Charter Restrictions and Infill Design.

Area of Critical State Concern

The BPAS

- ▶ State Mandated Growth Management Regulations (1993)
- ▶ Hurricane Evacuation
- ▶ BPAS - 91 new units a year for 10 years (2014-2024)
 - ▶ Competitive application system
 - ▶ Use em' or lose em'
 - ▶ Economic Development Opportunities
 - ▶ Affordable housing - 60%
- ▶ Limited Land - Redevelopment and Infill Opportunities

Adaptation and the Florida Keys

- ▶ Sea Level Rise SeaGrant responsibilities - 20% of budget
- ▶ Flood Prevention Height Referendum - November, 2014
- ▶ High cost of living
- ▶ FEMA and flood insurance rates
- ▶ Built out
- ▶ Historic Structures
- ▶ Infrastructure improvements
- ▶ Voluntary v. mandatory programs
- ▶ Funding opportunities to assist homeowners - City consultant
- ▶ Coordination with the County
 - ▶ Roadway access concerns
 - ▶ County Sea Level Rise Audit findings

Housing

- ▶ AFFORDABLE Housing - 500 potential units in next 10 years!
 - ▶ Potential funding sources
 - ▶ Infill Potential - Commercial sites, accessory units, KWHA property
 - ▶ Potential partners and Economic Development Opportunities
 - ▶ Transition from Workforce to Retirement Housing
 - ▶ Incentive programs for affordable and Rental Housing
 - ▶ Density bonuses - Transit Oriented Mixed Use Development
 - ▶ Expedited permitting
 - ▶ Confusing Workforce Housing ordinance
 - ▶ Most expensive for single person, one bedroom
 - ▶ Potential to modify Income rental and sales limits
 - ▶ Higher density potential on some sites - Potential map amendments

Variations and Codes

- ▶ Excessive amount of variations
- ▶ Existing Administrative Variance approval process not helping
- ▶ Mostly Lot coverage, setbacks and landscape buffering requirements
 - ▶ Lot Coverage overlap/conflict: Open Space, Impervious surface, Building Coverage and vegetative requirements.
 - ▶ Freshwater lenses recharge/rainwater harvesting
 - ▶ Setbacks: Do not reflect existing land use pattern (build out).
 - ▶ Buffering requirements are excessive

Desired Flexibility and opportunities for form based codes

Design Guidelines and Sustainability

- ▶ Adaptation
 - ▶ Maintain character of city while planning for adaptation to SLR
- ▶ Green Building Standards - BPAS
- ▶ Landscape Architecture Design Guidelines
 - ▶ Fertilizer ordinance
- ▶ Right-of-Way Basics (no street Design Manual)
 - ▶ Parklets and public spaces
 - ▶ Temporary or private uses
 - ▶ Landscape design
 - ▶ Signage
 - ▶ Line of site
 - ▶ Connectivity and multimodal requirements
 - ▶ Pedestrian Safety - Driveway widths
 - ▶ Traffic calming design standards - Slow zones and pinch points
- ▶ North Roosevelt Boulevard:
 - ▶ Redevelopment of underutilized commercial properties
 - ▶ Opportunities for Form Based Code
 - ▶ Signage - ROW and private

Connectivity

- ▶ Bicycle Master Plan - Tiger Grant
 - ▶ Connectivity between open space, recreation, safe routes to schools, housing and commercial centers.
- ▶ Signage and traffic signaling
- ▶ Responsibility of private property owner?
- ▶ Responsibility of City? - Additional review of multimodal connectivity in development review process.
- ▶ Complete Streets policies

Parking - Historic District

- ▶ It the parking problem real or perceived?
 - ▶ Parking use audit (Parking and Planning Division findings)
- ▶ Pedestrian Oriented Zone
- ▶ Variance Moratorium
- ▶ New parking opportunities? Or better organization of existing?
- ▶ Shared parking
- ▶ Parking schedule assessment
- ▶ Adequate loading and enforcement to control congestion
- ▶ Safe multimodal transportation options
- ▶ Cost of parking and residential parking programs

Historic Preservation

- ▶ Consistency: Chapter 102, The Comp Plan and Guidelines.
- ▶ Consultants responsibilities may include new provisions to section 102 and/or cross reference with Chapter 122 (zoning) and 114 (signage) :
 - ▶ Demolition by neglect
 - ▶ Adaptation and Historic Preservation
 - ▶ Signage - Recommendations from Task Force expected in October
 - ▶ Public Spaces
 - ▶ Zoning regulations that reflect the actual context of the existing structures
 - ▶ Internal conflicts between code provisions and also with the Guidelines
 - ▶ Landscape Architecture provisions
 - ▶ Detached habitable space - most desirable addition design
 - ▶ Incentive programs
 - ▶ Cemetery design jurisdiction

Questions?

