

**EXECUTIVE  
SUMMARY**



**To:** Jim Scholl, City Manager

**Through:** Patrick Wright, Planning Director

**From:** Ginny Haller, Planner II

**Meeting Date:** June 5, 2018

**Agenda Item:** **Text Amendment of the Land Development Regulations–** An ordinance of the City Commission amending Chapter 108 entitled “Planning and Development”, Article X entitled “Building Permit Allocation System”, Division 1 entitled “Generally”, Section 108-987 entitled “Purpose and Intent”; and Division 2 entitled “Building Permit Allocation System”, Section 108-994 entitled “Established”, Section 108-995 entitled “Reporting Requirements and Residential Allocation Schedule”; Section 108-997 entitled “Period of Allocation and Ranking/Review of Applications” and Section 108-998 entitled “Compact Infill Development and Mixed Use of Private Property” of the Land Development Regulations; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Action Item/Background**

The proposed ordinance to amend the City’s Land Development Regulations (LDRs) is part of a process to address the affordable housing shortage in the City. The City Commission is hearing this LDR text amendment and also a text amendment to the Comprehensive Plan which propose to eliminate future transient allocations and modify the point system of the Building Permit Allocation System (BPAS).

In an effort to have consistency between the Comprehensive Plan and the LDRs, this proposed ordinance eliminates transient allocations and modifies the BPAS point system in Sections 108-987, 108-994, 108-995, 108-997 and 108-998 of the LDRs. Given the will of the City Commission to not utilize future BPAS residential units for transient use in recognition of the critical need for workforce/affordable housing, planning staff recommends the attached text amendment to the LDRs.

**Request**

The proposed LDR text amendment ordinance is attached.

**City Actions:**

Planning Board:	February 15, 2018
City Commission	April 3, 2018 (first reading)
City Commission:	June 5, 2018 (second reading)
DEO review period	Up to 45 days, following local appeal

**Planning Analysis:**

The purpose of Chapter 90, Article VI, Division 1 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) is to provide a means for changing the text of the land development regulations or the boundaries of the official zoning map. It is not intended to relieve particular hardships nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the city commission shall consider, in addition to the factors set forth in this subdivision, the consistency of the proposed amendment with the intent of the comprehensive plan.

**Options/Advantages/Disadvantages:**

**Option 1.** Approve the text amendment to the City’s LDRs as it is part of a process to address the affordable housing shortage in the City. The City Commission is hearing this LDR text amendment which proposes to eliminate future transient allocations and modifications to the point system of the Building Permit Allocation System (BPAS) as recommended by the Planning Board through Resolution 2018-08.

**Consistency with the City’s Strategic Plan, Vision and Mission:** This would not be inconsistent with the City’s Strategic Plan, Vision and Mission.

**Financial Impact:** There would be no direct financial impact to the City if the proposed change to the Comprehensive Plan.

**Option 2.** Deny the text amendment to the City’s LDRs which is part of a process to address the affordable housing shortage in the City. The City Commission is hearing this LDR text amendment which proposes to eliminate future transient allocations and modifications to the point system of the Building Permit Allocation System (BPAS) as recommended by the Planning Board through Resolution 2018-08.

**Consistency with the City’s Strategic Plan, Vision and Mission:** There would be no direct financial impact to the City by the proposed change to the Land Development Regulations.

**Financial Impact:** There would be no cost to the City for denying the request.

**RECOMMENDATION:**

As per Resolution 2018-08, the Planning Board recommends the **APPROVAL** of the text amendment to the Land Development Regulations.