

**EXECUTIVE  
SUMMARY**



**To:** Jim Scholl, City Manager  
**Through:** Patrick Wright, Planning Director  
**From:** Ginny Haller, Planner II  
**Meeting Date:** July 3, 2018

**Agenda Item:** **Text Amendment of the Land Development Regulations** – An ordinance of the City Commission amending Chapter 86 entitled “General Provisions”; Section 86-9 entitled “Definition of Terms”; and Chapter 122 entitled “Zoning”; Article V entitled “Supplementary District Regulations”; Division 10 entitled “Work Force Housing”; Section 122-1466 entitled “Definitions” 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 (LDR) is part of a process at the direction of the City Commission to address the current affordable housing maximum rental and sales rates in the City. It is the intent of the LDR section on workforce housing to establish classifications to assist in the development of housing to meet the needs of people employed in the local economy in a way that reflects the percentage of the workforce at each income level and mixes people of all incomes together and does not create high and low-income enclaves.

The City Commission is hearing this LDR text amendment which proposes to decrease the percentage of the amount of rent which represents a percentage of monthly income for Monroe County for low median, middle, and moderate income affordable housing from not to exceed 30 percent to 25 percent in Sections 86-9 and 122-1466.

The proposed LDR text amendment ordinance is attached.

**City Actions:**

Planning Board:	March 15, 2018
City Commission:	June 5, 2018 (first reading)
City Commission:	July 3, 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 Land Development Regulations in order to establish classifications to assist in the development of housing to meet the needs of people employed in the local economy as recommended by the Planning Board through Resolution 2018-11.

**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 Land Development Regulations.

**Option 2.** Deny the text amendment to the City’s Land Development Regulations in order to establish classifications to assist in the development of housing to meet the needs of people employed in the local economy as recommended by the Planning Board through Resolution 2018-11.

**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 2018-11, the Planning Board recommends the **APPROVAL** of the text amendment for Section 122-1466 to the Land Development Regulations.