



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Roy Bishop, Planning Director

From: Vanessa Sellers, Planner II

Meeting Dates: May 7, 2019 (1st reading) / September 4, 2019 (2nd reading)

RE: **Text Amendment of the Comprehensive Plan** – An ordinance of the City of Key West, Florida, amending the City’s Comprehensive Plan, Chapter 1, entitled “Future Land Use Element”, Table 1-1.1.5, pursuant to Chapter 90, Article VI, Division 3; providing for severability; providing for repeal of inconsistent provisions; providing for inclusion into the City of Key West Comprehensive Plan; and providing for an effective date.

ACTION STATEMENT:

The purpose of this ordinance is to amend the City’s Comprehensive Plan to increase the maximum allowable density in the Medium Density Residential – 1 (MDR-1) zoning district from eight (8) dwelling units per acre to sixteen (16) dwelling units per acre.

BACKGROUND:

The proposed ordinance to amend the City’s Comprehensive Plan is an essential part of an extensive effort to encourage the development of affordable & permanent housing within the City. The City Commission is hearing this Comprehensive Plan text amendment and also a text amendment to the Land Development Regulations (the “LDRs”) in order to increase the maximum allowable density in the Medium Density Residential – 1 (MDR-1) zoning district from eight (8) dwelling units per acre to sixteen (16) dwelling units per acre.

REQUEST:

The proposed text amendment to the Comprehensive Plan is as follows*:

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. 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.
(SF) Single Family Residential	Maximum of 8 dwelling units per acre.		
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.		
(MDR -1) Medium Density Residential -1	Maximum of 8 dwelling units per acre. <u>16</u>	Maximum FAR of 1.0.	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.
(PRD) Planned Redevelopment & Development	Maximum of 8 dwelling units per acre.	Maximum FAR of 0.8.	

*Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading.
 Added language is double underlined; deleted language is ~~double struck through~~ at second reading.

City Actions:

Planning Board: January 17, 2019 (approved)
City Commission: May 7, 2019 (first reading)
City Commission: September 4, 2019 (second reading)
Local Appeal Period: 30 days
Render to DEO: 10 working days
DEO Notice of Intent (NOI)
Effective when NOI posted on DEO website

Planning Staff Analysis:

The purpose of Chapter 90, Article VI, Division 3 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 Comprehensive Plan. 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.

The current maximum allowable density of the MDR-1 zoning district is eight (8) dwelling units per acre (8 du/acre), consistent with the single-family (SF) zoning district. However, the maximum allowable density in the medium density residential (MDR) zoning district is *sixteen* (16) dwelling units per acre (16 du/acre). This text amendment will bring the maximum allowable density of the MDR-1 zoning district in line with the MDR zoning district.

According to the Monroe County Property Appraiser, the total land area of the MDR-1 zoning district is 31.07 acres, or 1,353,399-square-feet. An increase in the maximum allowable density for the entire MDR-1 zoning district will allow for the future development and redevelopment of affordable & permanent housing.

Options / Advantages / Disadvantages:

Option 1: **Approve** the text amendment to the City’s Comprehensive Plan to amend Table 1-1.1.5 as recommended by the Planning Board through Resolution no. 2019-06.

- a. **Consistency with the City’s Strategic Plan, Vision, and Mission:**
The Strategic Plan is silent on this issue.
- b. **Financial Impact:**
There will be no cost to the City if this request is approved.

Option 2: **Deny** the text amendment to the City’s Comprehensive Plan to amend Table 1-1.1.5 as recommended by the Planning Board through Resolution no. 2019-06.

- a. **Consistency with the City’s Strategic Plan, Vision, and Mission:**
The Strategic Plan is silent on this issue.
- b. **Financial Impact:**
There will be no cost to the City if this request is denied.

Recommendation:

As per Resolution no. 2019-06, the Planning Board recommends the **approval** of the text amendment to the Comprehensive Plan.