



## EXECUTIVE SUMMARY

(Revised for 2nd Reading)

**To:** Greg Veliz, City Manager

**From:** Roy Bishop, Planning Director

**Meeting Date:** August 20, 2019 (1<sup>st</sup> Reading)/December 3, 2019 (2<sup>nd</sup> Reading)

**RE:** **Text Amendment of the Comprehensive Plan-** An Ordinance of the City of Key West , Florida, amending Chapter 1, entitled “Future Land Use Element”, Table 1-1.1.5 and Policy 1-1.3.2 entitled “Designate Various Types of Mixed Commercial Nodes to Accommodate Diverse Commercial Uses” of the City’s Comprehensive Plan, 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; Providing for an effective date.

### **ACTION STATEMENT:**

The purpose of this ordinance is to amend the City’s Comprehensive Plan to permit single/two family and multiple residential dwelling uses within the General Commercial (CG) District and allow density bonuses of up to forty (40) dwelling units per acre with the provision of affordable housing. In addition the Comprehensive Plan’s Policy 1-1.3.2 will be amended to encourage mixed use residential and commercial developments which include residential uses with particular emphasis on the provision of affordable housing.

### **BACKGROUND:**

The City Commission is hearing these Comprehensive Plan text amendments and the proposed ordinances will amend the City’s Comprehensive Plan. These actions are an essential part of an extensive effort to encourage the development of affordable and permanent housing within the City. The Planning Board has approved this text amendment and a text amendment to the Land Development Regulations (the “LDRs”).

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

**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.

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 in the (CG) General Commercial Zoning District if in conformance with Policy 1-1.1.4 with a *density bonus allowing up to 40 dwelling units per acre with the provision of deed restricted affordable housing in conformance with Policy 3-1.1.7. <u>Density bonuses are solely for affordable housing. Market rate housing will be restricted to the maximum of 16 dwelling units per acre.</u>
(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.

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**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. In addition, it is the intent of the City of Key West to encourage mixed use residential and commercial developments which include residential uses with particular emphasis on the provision of affordable housing.

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**City Actions:**

**Planning Board:** July 18, 2019 (approved)  
**City Commission:** August 20, 2019 (first reading)  
**City Commission:** December 3, 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 intent of the General Commercial (CG) zoning district change is to give an incentive to private developers to build additional affordable workforce housing by allowing single/two family and multiple residential uses and granting density bonuses of up to forty (40) units per acre, solely for affordable housing. The current maximum allowable density for the CG zoning district is sixteen (16) dwelling units per acre (16 du/acre), consistent with the existing adjoining medium density residential zoning districts. In addition, the CG District is adjacent to the Single Family (SF) residential zoning district, whose density is eight (8) units per acre (8 du/acre). It is anticipated that development proposals, following this change in the CG District, will be of a sufficient size to require minor or major development plans. These plans will be carefully analyzed to minimize adverse impact on adjoining residential areas. In addition, current height controls along North Roosevelt Boulevard will also alleviate negative impacts.

**Options / Advantages / Disadvantages:**

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**Option 1:** **Approve** the text amendment to the City’s Comprehensive Plan to amend Table 1-1.1.5 and amend Policy 1-1.3.2 as recommended by the Planning Board through Resolution No. 2019-51.

**a. Consistency with the City’s Strategic Plan, Vision, and Mission:**

**Goal #2 of the City’s Strategic Plan:** Options for Housing are available to meet the needs of our population demographic.

**Objective:** Housing is available at various income levels.

**Initiative:** Support public and private efforts to make low and middle income housing attainable.

These amendments support the above and will also promote the City’s urgent need to provide additional affordable housing by encouraging the private sector with density bonuses for affordable housing only.

**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 and amend Policy 1-1.3.2 as recommended by the Planning Board through Resolution No. 2019-51.

**a. Consistency with the City’s Strategic Plan, Vision, and Mission:**

The section of the Strategic Plan for housing as listed above will not be addressed.

**b. Financial Impact:**

There will be no cost to the City if this request is denied.

**Recommendation:**

As per Planning Board Resolution No. 2019-51, the Planning Board recommends the **approval** of the text amendment to the Comprehensive Plan.

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