

Lower Keys Alliance, Inc.

October 9, 2018

Monroe County Planning Commissioners,

The Lower Keys Alliance, Inc. focuses on preserving the community character and environment as described in the Lower Keys Livable CommuniKeys Plan. We are providing input to your discussion of recommendations for Comprehensive Plan Goal 109.

We support:

- The definition of 'Workforce Housing' and its priority in the allocation of affordable ROGOs.
- The streamlining of the approval process for Workforce Housing projects.
- Reducing traffic by locating Workforce Housing close to the jobs.

We oppose:

- 1- Increasing the existing affordable housing density incentives throughout unincorporated Monroe County by an additional 50%.
 - The County's existing incentives enable more than sufficient employee / workforce housing, both single family homes and small living units integrated with commercial businesses, within unincorporated Monroe County. The 50% density increase enables dense studio and one-bedroom apartment projects needed by the employment centers.
- 2- Eliminating the 'protest' triggering a 4/5ths approval to rezone neighboring property for workforce.
 - Some proposed rezoning may be appropriate, some may not. The Planning Commission and BOCC will recognize which is which. Garnering four votes for a good project should not be hard. Eliminating this neighbor's right is just wrong.
- 3- Eliminating community meetings for Workforce Housing Comp Plan and LDC changes.
 - These two documents determine our quality of life in the Keys. Changing them is like changing the US Constitution. It should not be done lightly and it should also not be done without community involvement. A layman's explanation to the community, early in a project, benefits all concerned.
- 4- Eliminating the 'Over 20 units' approval by the Planning Commission.
 - Anytime a housing project in the suburban / rural unincorporated county gets above 20 units, its location should be reviewed for appropriateness. UR zoning does not provide this review.

As you review Goal 109, we ask that you keep three things in mind:

- 1- Key West, Marathon, and Islamorada will make workforce housing decisions for their businesses and residents. You five commissioners represent the businesses and residents of unincorporated Monroe County. You determine our quality of life.
- 2- Although the Goal 109 'approval window' is open for only two years, what is approved and built will have impact on the community for 99 years.
- 3- Once approved, the project should be built right away. Developers should not sit on the approval.

Respectfully,

Bill Hunter
President – Lower Keys Alliance, Inc.