

**Building Permit Allocation System (BPAS) and Potential
Additional Early Evacuation Residential Units Remaining for the City of Key West**

	Market	Affordable	Totals
BPAS units remaining today	256.40	103.14	359.54
BPAS unit applications for Year 8	-46*	-35	-81*
Assumed total for spring 2021			278.6 (estimated for Spring 2021)
Early Evacuation deed restricted		300 (pending final court rulings)	
Assumed total for end of 2021			578.54
*There are applications for 47 market rate units for 2021, but Ordinance 17-13 only allows allocation of up to 46 market rate units for Year 8, thus total allocations will be for 81, not 82.			

Potential Locations for unit allocation requests:

- Shopping Centers. The City adopted an affordable housing density bonus for the General Commercial zoning district (16 units per acre market, then up to 40 units per acre affordable). The four larger shopping centers along N. Roosevelt total 55 acres. If half this acreage were redeveloped at 40 du/acre, they could absorb roughly 1,000 units.
- Accessory dwelling units: The City Code currently permits deed restricted “accessory units” in the Single Family zoning district. There are 2,624 SF lots in Key West. If half of them pursued accessory units, $(1,312 \times .78 = 1,023.36)$ these requests would absorb over 1,000 units.
- The City of Key West will pursue up to 40 units per acre on their 3.2 acre site, resulting in a request for up to approximately 120 units.

For Year 8 2021 of BPAS, we have 9 applications. The following units have been requested:

47 market rate and 35 affordable-rate units are being requested for this cycle.

- 500 White Street- 5 affordable rate units
- 601 Truman Avenue & 919 Simonton Street – 5 affordable rate units
- 610 Duval Street- 1 market rate and 1 affordable rate
- 700 Duval Street – 5 market rate and 2 affordable rate units
- 1663 Dunlap Drive – 5 market rate and 2 affordable rate units
- 1213 14th Street – 35 market rate and 11 affordable rate units
- 1604 Rose Street – 1 affordable rate unit
- 2822 N. Roosevelt BLVD – 7 affordable rate units
- 3450 Duck Avenue – 1 market rate and 1 affordable rate units

Source: City of Key West Planning Department, January 25, 2021.