

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Vanessa Sellers, Planner II

Through: Patrick Wright, Planning Director

Meeting Date: April 18, 2019

Agenda Item: **Final Determination of Award for Year 6 Building Permit Allocation System (BPAS) Applications pursuant to Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Request: Approval of the final rankings of Year 6 (July 1, 2018 – June 30, 2019) BPAS applications for award of nine (9) market-rate housing units and one-hundred six (106) affordable-rate housing units.

Background:

BPAS Year 6 covers the application cycle between July 1, 2018 and June 30, 2019. The total number of available units for Year 6 is ninety-one (91), allowing for a maximum of forty-six (46) market-rate units and a minimum of forty-five (45) affordable units.

The deadline to submit applications for Year 6 was November 16, 2018. As of that date, the City received nine (9) BPAS applications requesting a total of nine (9) market-rate units and one-hundred eight (108) affordable units.

The applications were evaluated by staff for completeness. On December 28, 2018, applicants were notified of any deficiencies and were allowed approximately one month to resolve the deficiencies and change their BPAS score. One application requesting two (2) affordable units was withdrawn on January 29, 2019.

The remaining Year 6 BPAS applications are summarized in the following table:

Year 6 BPAS Applications	2303 Linda Avenue*	322 Amelia Street	1319 William Street	917 Duval Street	524 Southard Street	423 Front Street	5220-5230 College Road	1721 Johnson Street*
Existing / Recognized Units	0	2	6	0	0	0	0	1
New Market Rate (ESFU)	1	1	2	2	1	2	0	0
New Affordable (ESFU)	1*	0	0	0	0	0	104	1*
Total Units (non-ESFU)	2	3	8	2	1	2	104	2
Zoning	SF	HMDR	HMDR	HRCC-3	HNC-1	HRCC-1	HDR-1	SF
Max Density (du/acre)	8	16	16	22	16	22	40	8
Land Area (SF)	7,048	8,563	23,000	4,802	2,981	4,700	114,173.8	3,608
Land Area (AC)	0.162	0.197	0.528	0.110	0.068	0.108	2.621	0.183
Proposed Density (du/acre)	6.173	15.228	15.152	18.182	14.706	18.519	39.680	5.464

*Section 122-233 (a) (10): "Density shall be calculated based only upon the number of principal units on a site."
This application is for an accessory unit.

Analysis:

Staff evaluated, scored, and ranked the final BPAS applications according to the prerequisites and criteria outlined in City Code Section 108-997 (b) and (c). Attached are the resulting scores and final rankings. Staff’s evaluation of the final applications is summarized in score review sheets, which are included at the beginning of each attached application package.

Pursuant to City Code Section 108-995, a maximum of forty-six (46) market-rate units are available for Year 6 (July 1, 2018 – June 30, 2019) of the BPAS. The following market-rate projects are recommended for award:

YEAR 6 MARKET-RATE BPAS APPLICATIONS – RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	2303 Linda Avenue	1	1.00	1.00	Major	65
2	322 Amelia Street	1	1.00	1.00	Major	60
3	423 Front Street	2	1.00	2.00	Minor	40
Tied	1319 William Street	2	1.00	2.00	Major	0
Tied	917 Duval Street	2	1.00	2.00	Major	0
Tied	524 Southard Street	1	1.00	1.00	Minor	0
Total		9		9.00		

Pursuant to City Code Section 108-995, a minimum of forty-five (45) affordable units are available for Year 6 (July 1, 2018 – June 30, 2019) of the BPAS. The following affordable projects are recommended for award:

YEAR 6 AFFORDABLE BPAS APPLICATIONS - RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	2303 Linda Avenue	1	0.78	0.78	Major	65
2	5220-5230 College Road	104	1.00	104.00	Major	30
3	1721 Johnson Street	1	0.78	0.78	Major	5
Total		106		105.56		

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board **APPROVAL** of the final Year 6 BPAS rankings, the award of one-hundred six (106) affordable-rate housing units and nine (9) market-rate units.