

THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner I

Through: Katie P. Halloran, Planning Director

Meeting Date: May 20, 2021

Agenda Item: **Final Determination of Award for Year 8 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 8 (July 1, 2020 – June 30, 2021) BPAS applications for award of forty-three (43) market-rate housing units and thirty-three (32) affordable-rate housing units.

Background:

BPAS Year 8 covers the application cycle between July 1, 2020 and June 30, 2021. The total number of available units for Year 8 is ninety-one (91), allowing for forty-six (46) market-rate units and forty-five (45) affordable units.

The deadline to submit applications for Year 8 was November 6, 2020. As of that date, the City received nine (9) BPAS applications requesting a total of forty-three (43) market-rate units and thirty-two (32) affordable units.

The applications were evaluated by staff for completeness. On December 4, 2020, applicants were notified of any deficiencies and were allowed approximately one month to resolve the deficiencies and change their BPAS score.

The remaining Year 8 BPAS applications are summarized in the following table:

Year 8 BPAS Applications	700 Duval Street	601 Truman Avenue & 919 Simonton Street	500 White Street	1213 14 th Street	1663 Dunlap Drive	2822 North Roosevelt BLVD	3450 Duck Avenue	610 Duval Street
Existing / Recognized Units	0	0	0	278 Existing 27 Market rate units, 9 Affordable rate units awarded Year 5	4	0	0	1
New Market Rate Units	5	0	0	34	2	0	1	1
New Affordable Units	2	5**	5**	10	1	7**	1*	1**
Total Proposed Year 8 BPAS Units	7	5	5	358	7	7	2	3
Zoning	HRCC-1	HNC-1	HNC-2	MDR	MDR-1	CG	SF	HRCC-1
Max Density (du/acre)	22	16	16	16	16	16	8	22
Land Area (SF)	15,725	10,239	10,602	974,872.8	18,693.46	7,250	12,000	4,440
Land Area (AC)	0.360	0.235	0.243	22.37	0.429	0.166	0.275	0.101
Proposed Density (du/acre)	6.56	3.90	3.90	358	6.78	5.46	1.78	2.78
Maximum Density Allowed	7.9	3.76	3.89	358.08	6.86	2.66	2.20	2.24

**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.*

***Section 108-998. – Compact infill development and mixed-use development incentives. This application is for additional density allowed based on commercial floor area.*

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, forty-six (46) market-rate units are available for Year 8 (July 1, 2020 – June 30, 2021) of the BPAS. The following market-rate projects are recommended for award:

YEAR 8 MARKET-RATE BPAS APPLICATIONS – RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	610 Duval Street	1	1.00	1.00	Major	50
2	3450 Duck Avenue	1	1.00	1.00	Major	10
3	1663 Dunlap Drive	2	1.00	2.00	Major	5
Tied	700 Duval Street	5	1.00	5.00	Minor	0
Tied	1213 14 th Street	34	1.00	34.00	Major	0
Total		43		43.00		

Pursuant to City Code Section 108-995, forty-five (45) affordable units are available for Year 8 (July 1, 2020 – June 30, 2021) of the BPAS. The following affordable projects are recommended for award:

YEAR 8 AFFORDABLE BPAS APPLICATIONS - RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	610 Duval Street	1	0.78	0.78	Major	50
Tied	2822 North Roosevelt BLVD	7	0.78	5.46	Major	10
Tied	3450 Duck Avenue	1	0.78	0.78	Major	10
Tied	500 White Street	5	0.78	3.90	Major	10
Tied	1663 Dunlap Drive	1	0.78	0.78	Major	5
Tied	601 Truman Avenue & 919 Simonton Street	5	0.78	3.9	Major	0
Tied	700 Duval Street	2	0.78	1.56	Minor	0
Tied	1213 14 th Street	10	0.78	7.8	Major	0
Total		32		24.96		

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 8 BPAS rankings, the award of forty-three (43) market-rate housing units and thirty-three (32) affordable-rate units.