

**PLANNING BOARD
RESOLUTION NO. 2021-65**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING VARIANCE APPROVAL WITH CONDITIONS AT 2719 STAPLES AVENUE (RE# 00067790-000000) TO CONSTRUCT AN ACCESSORY UNIT WHICH WOULD EXCEED THE PERMITTED SQUARE FOOTAGE, NUMBER OF BEDROOMS, AND OTHER FEATURES IN THE SINGLE FAMILY RESIDENTIAL (SF) ZONING DISTRICT PURSUANT TO SECTION 122-233, 122-234, AND 108-986 OF THE CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS.

WHEREAS, the subject property is located within the Single Family Residential (SF) Zoning District; and

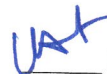
WHEREAS, pursuant to Sections 90-391 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a variance application for the construction of an accessory dwelling unit which would exceed the permitted square footage, number of bedrooms, and other features at property located at 2719 Staples Avenue (RE# 00067790-000000); and

WHEREAS, City Code Section 90-395 outlines the criteria for reviewing a variance application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 16, 2021; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 90-395; and

WHEREAS, the approval of the variance application will be in harmony with the general

 Planning Board Chair

 Planning Director

purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:


Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That a variance request, pursuant to Section 90-395 of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: A request for variance approval to construct an accessory dwelling unit which would exceed the permitted square footage, number of bedrooms, and other features located in the Single Family Residential (SF) Zoning District at 2719 Staples Avenue (RE# 00067790-000000) pursuant to Section 90-395 of the Code of Ordinances of the City of Key West, Florida with the following conditions:

General conditions:

1. The proposed two-bedroom accessory dwelling unit shall not exceed 962 square feet.
2. The building permit plans shall match the approved plans signed sealed dated July 29, 2021 by Bush Sneed, PE.
3. Associated BPAS application must be revised (and ESFU calculation must be reviewed) in accordance with the terms of this Planning Board resolution.
4. The accessory unit at 2719 shall comply with all requirements of Section 122-233 as noted below, except criteria (1) which shall be limited to 25 percent and (11) if approved herein:
 - (a) Accessory units proposed within the single-family residential district (SF) shall meet the following criteria:


Planning Board Chair


Planning Director

(1) Each unit shall have a rental rate, including utilities, not exceeding 15 percent of the median household income in the county. This affordability criteria shall be duly recorded as a deed restriction in perpetuity.

(2) Accessory units shall be restricted to occupancy by permanent residents.

(3) Accessory units shall not be sold separately as a condominium.

(4) When an accessory unit permit is originally initiated, the principal unit must be owned and occupied by a permanent resident.

(5) Accessory units shall not take up more than 40 percent of the principal structure.

(6) Accessory units shall comply with maximum impervious surface regulation within the SF district. Parking surfaces shall not be counted as open space.

(7) Accessory units shall comply with applicable landscaping requirements.

(8) Accessory units shall comply with the maximum threshold for lot coverage by impervious surfaces.

(9) Parking requirements shall be satisfied by both the principal and accessory unit.

(10) Density shall be calculated based only upon the number of principal units on a site.

~~(11) Accessory units shall not exceed 600 square feet and the minimum size shall be 300 square feet.~~

(b) Any application for accessory units shall include deed restrictions which shall be filed with the city and the clerk of the circuit court. The deed restrictions shall incorporate mandatory compliance with the criteria cited in subsection (a) of this section.

5. Prior to submittal of building permit application, applicant shall submit a recorded deed restriction in accordance with this Planning Board resolution to ensure compliance with City of Key West Code Section 122-233.

6. If the City changes rental rate requirements associated with Section 122-233 for accessory unit housing, the City will amend the deed restriction for the accessory unit on this property.

Section 3. Full, complete, and final application for all permits required for which this resolution shall wholly or partly necessary, shall be submitted in its entirety and construction shall commence within 12 months after the date hereof.

Section 4. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity, Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEP can appeal the permit or development order to the Florida Land and Water

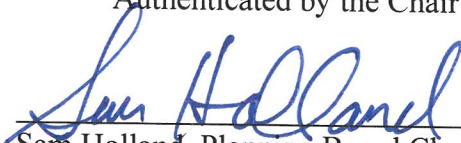
 Planning Board Chair

 Planning Director

Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and approved at a regularly scheduled meeting held this 16th day of December 2021.

Authenticated by the Chair of the Planning Board and the Planning Director.




Sam Holland, Planning Board Chair

1-24-22

Date

Attest:




Katie P. Halloran, Planning Director

1.19.2022

Date

Filed with the Clerk:



Cheryl Smith, City Clerk
Kevin O'Brien Senior Deputy City Clerk

1.24.2022

Date



Planning Board Chair



Planning Director

NEW ACCESSORY UNIT

2719 STAPLES AVE

PROJECT DESCRIPTION:

THE PROJECT INVOLVES CONSTRUCTION OF A NEW RESIDENTIAL AFORDABLE ACCESSORY DWELLING UNIT.

THE GENERAL SCOPE OF WORK INCLUDES:

1. MINOR GRADING OF EXISTING SITE.
2. DRILLED PIER FOUNDATION.
3. WOOD FRAME SINGLE STORY RESIDENCE WITH METAL ROOF.
4. PLUMBING, ELECTRICAL AND HVAC AS SHOWN.
5. NEW DRIVE AND PORCH AREA CONSTRUCTED WITH PERVIOUS CONCRETE PAVERS.



LOCATION MAP

NTS



DRAWING INDEX:

- | | |
|-----|-----------------------------------|
| C-0 | COVER SHEET |
| C-1 | EXISTING SURVEY AND NEW SITE PLAN |
| A-1 | PROPOSED BUILDING FLOOR PLAN |
| A-2 | FRONT ELEVATION |

SITE DATA	6/22/21
RE NUMBER	00067790-000000
ACCT NUMBER	1071722
OWNER	CRAIG CATES
LOCATION	2719 STAPLES AVE KEY WEST, FL 33040
LEGAL DESCRIPTION	BK 3 E 1/2 OF LT 19 & ALL LT 21 CORAL REEF ESTATES PB3-36 OR323-206/07 OR615-532 OR752-1301 OR809-1236 OR1012-1832 OR1016-1689/90 OR1871-1797 OR1978-1736 OR2089-1268 OR2683-1015 OR2724-232/34 OR2766-1285/86 OR3099-140 6185
NEIGHBORHOOD	SINGLE FAMILY RESIDENCE (O100)
PROPERTY	SF
ZONING	SF
SEC/TWP/RNG	04/68/25
AFFORDABLE	NO

Site Data Table for: New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf				
Both units combined				
	Code	Existing	Proposed	Variance
Address	Requirement			Requested
RE Number	2719 Staples Ave			
Zoning	00067790-000000			
Flood Zone	SF-Single Family			
Building Height	AE 8'		9.5'	No
Front Setback	25'+5'-30'		16.5'	No
Side Setback	30' or St avg 20'	20'	40'	No
Rear Setback	5'	5'	5'	No
Lot Size Combined 86.25'x105.03'	25'	36.2'	25'	No
Residential Floor Area ADU 960+House 3,556 sf	6,000 sf	6,039 sf	9,059 sf	No
Density 1+55=1.55 du, 8 du/acre=1 per 5,445 sf	9059 sf	3,556 sf	4,516 sf	No
Building Coverage (960+2,661)/9,059=40%	9,059/5,445=1.66 du	1 du	1.55 du	No
Impervious Surface 960+2,706=318	35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Parking 1 per du, w/ acc unit 1.55 spaces	50% Max	2,706 sf - 44%	3,666-40%	No
Open space (2,417+2,055)/9,059	2 spaces	2 spaces	3 spaces	No
	35% Min	2,417 sf - 40%	4,472 sf-49%	No

NOTES:

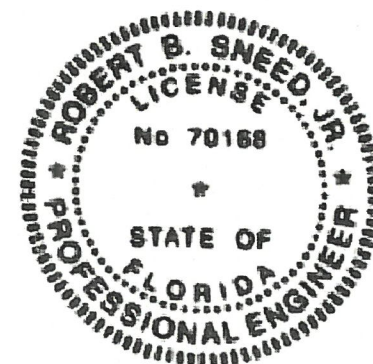
1. DESIGN IS PER 2020 FBC & ASCE-7-16 FOR 180 MPH WIND, EXP C.
2. DESIGN LOADS:

ATTICS	20 PSF
BEDROOMS	30 PSF
ALL OTHER ROOMS	40 PSF
GARAGE	50 PSF
ROOF	20 PSF
SOIL LOAD BEARING	2,000 PSF

WIND LOADS	A=4'
ROOFING	ZONE 1 +29.5/-89.9 PSF
ROOFING	ZONE 2e +29.5/-89.9 PSF
ROOFING	ZONE 2n +29.5/-131.2 PSF
ROOFING	ZONE 2r +29.5/-131.2 PSF
ROOFING	ZONE 3e +29.5/-131.2 PSF
ROOFING	ZONE 2r +29.5/-155.9 PSF
ROOFING OVERHANG	ZONE 1 +29.5/-103.1 PSF
ROOFING OVERHANG	ZONE 2e +29.5/-103.1 PSF
ROOFING OVERHANG	ZONE 2n +29.5/-144.4 PSF
ROOFING OVERHANG	ZONE 2r +29.5/-144.4 PSF
ROOFING OVERHANG	ZONE 3e +29.5/-169.1 PSF
STUCCO, DOORS, WINDOWS	ZONE 3r +29.5/-198.0 PSF
STUCCO, DOORS, WINDOWS	ZONE 4 +48.7/-52.8 PSF
STUCCO, DOORS, WINDOWS	ZONE 5 +48.7/-63.1 PSF

FLOOD ZONE AE8
LOWEST FLOOR ELEV 9.5' NGVD

3. ALL TRASH AND DEMOLITION MATERIALS SHALL BE REMOVED TO AN APPROVED SITE.
4. ALL ELECTRICAL AND PLUMBING WORK SHALL BE PER 2020 FBC.
5. ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER THE 2020 FBC.
6. ALL WORK MEETS THE REQUIREMENTS OF ASCE 24-05.
7. USE FLOOD-RESISTANT MATERIALS AT ALL NEW CONSTRUCTION BELOW THE BASE FLOOD ELEVATION.
8. ALL CONCRETE SHALL BE MINIMUM 3,000 PSI.
9. REBAR SHALL BE GRADE 60.
10. LAP ALL REBAR MINIMUM 48 BAR DIAMETERS.
11. MINIMUM CONCRETE COVER ON REBAR - 3" CAST AGAINST EARTH, 2" FOR FORMED CONCRETE.
16. TREAT SOIL FOR TERMITES UNDER ALL CONCRETE SLABS ON GRADE.
14. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
15. ALL LUMBER SHALL BE PT NO 2 SF OR BETTER.
16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
17. NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.



Bush
Sneed, PE

Digitally signed by Bush
Sneed, PE
DN: cn=Bush Sneed, PE, o.ou,
email=bushs@charterconstruc
tion.com, c=US
Date: 2021.08.02 07:47:48
+0400

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FLTE # 70168

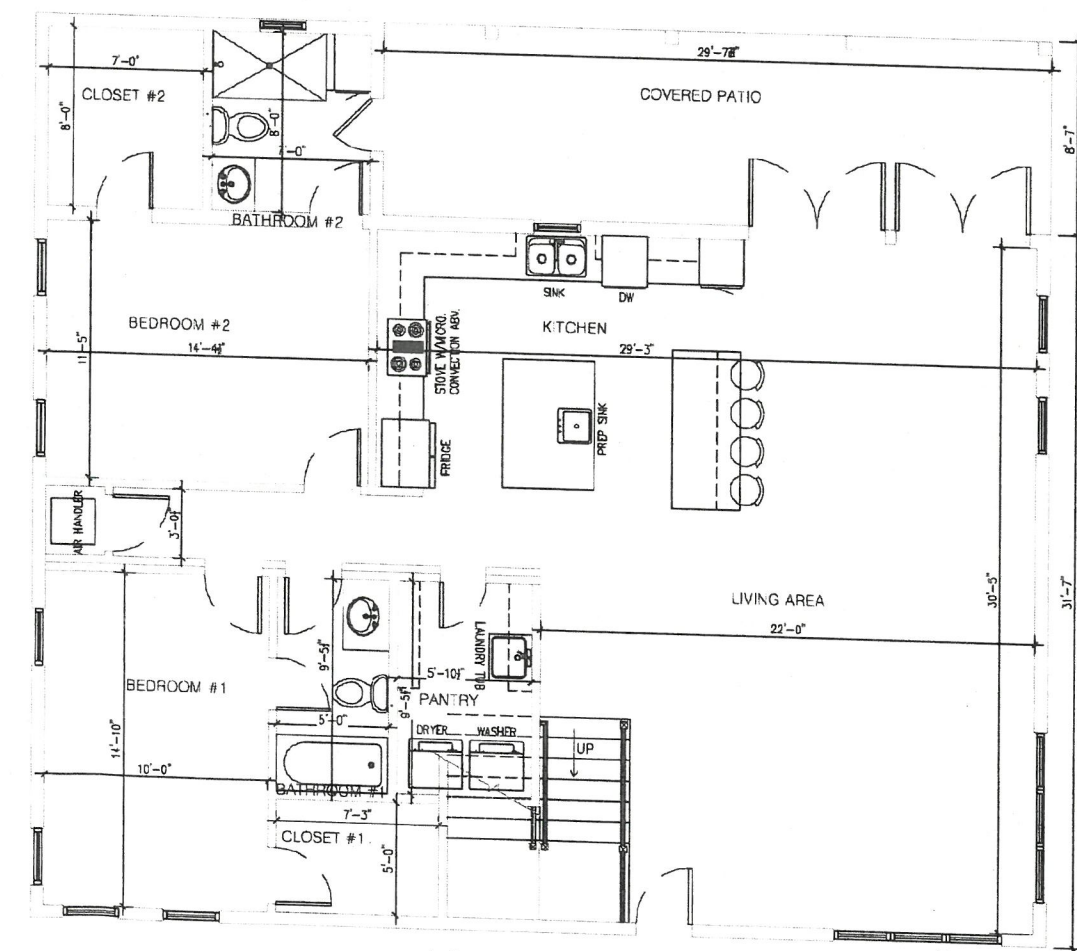
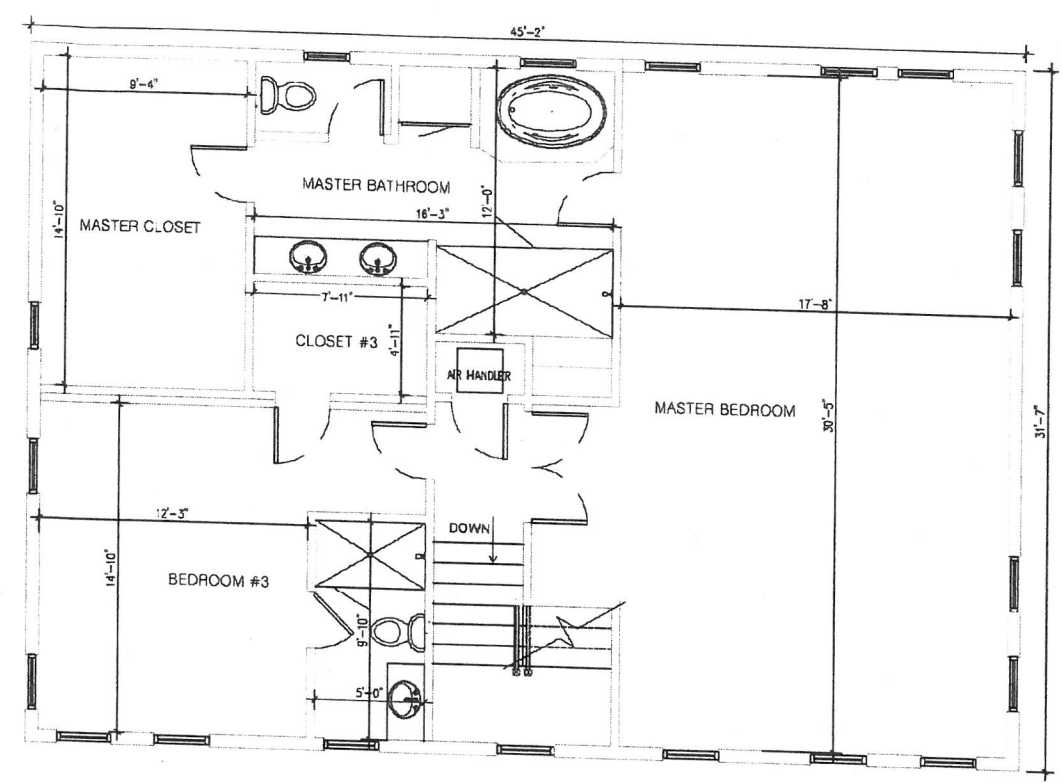
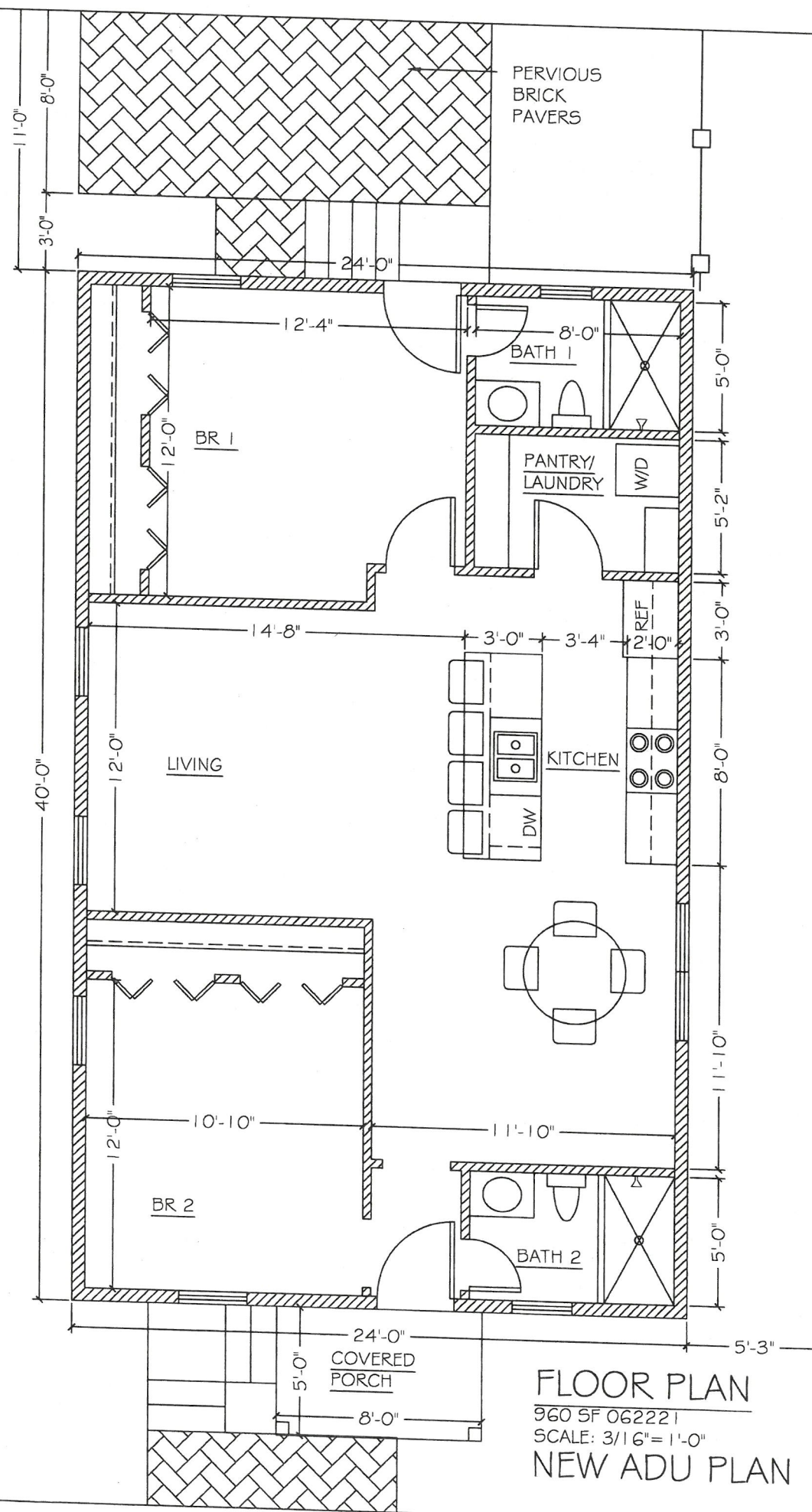
ACCESSORY UNIT
2719 STAPLES AVE

COVER SHEET

DRAWN BY:
KCS
DATE:
REV 7-29-21
SCALE:
AS NOTED

SHEET NUMBER:

C-0



Bush Sneed, PE
Digitally signed by Bush Sneed, PE
DN: cn=Bush Sneed, PE, o, ou, email=bushs@charterconstruction.com, c=US
Date: 2021.08.02 07:48:18 -0400

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

ACCESSORY UNIT
2719 STAPLES AVE

FLOOR PLAN 960 SF

ASH 1-19-21
KPT 1/19/2022

DRAWN BY:	RES
DATE:	REV 2.3.2
SCALE:	AS NOTED
SHEET NUMBER:	A-1

BEARING BASE:
ALL BEARINGS ARE BASED
ON 569°45'40" ASSUMED
ALONG THE CENTERLINE OF
STAPLES AVENUE

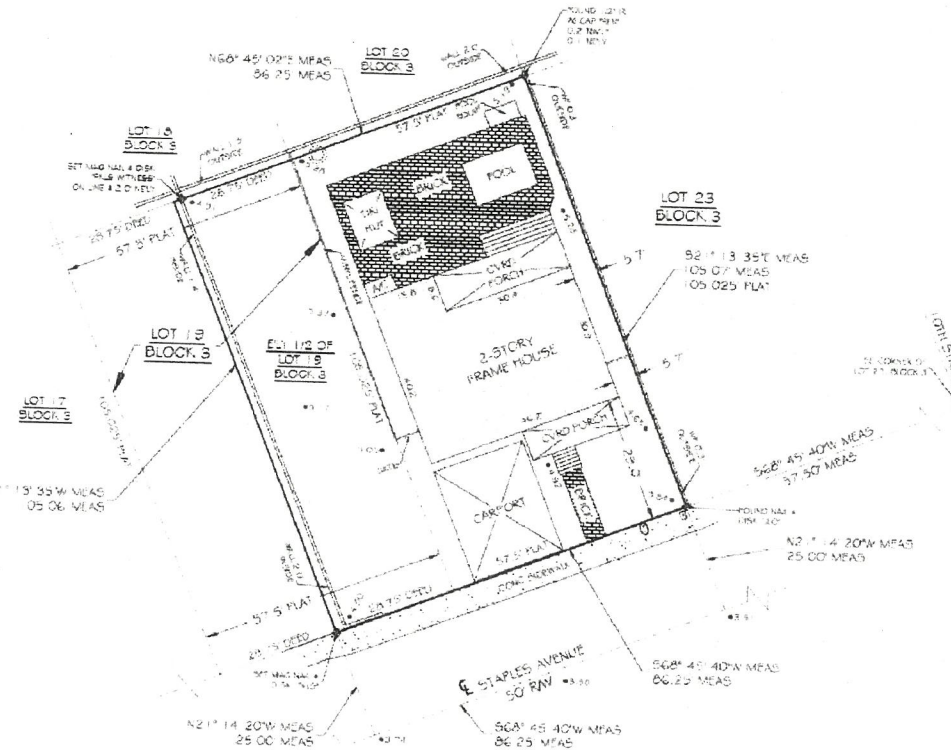
ALL ANGLES DEFICED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
2719 STAPLES AVENUE,
KEY WEST, FL 33040

COMMUNITY NO: 120168
MAP NO.: 12057C-1517K
MAP DATE: 02-18-08
FLOOD ZONE: AE
BASE ELEVATION: 5

MAP OF BOUNDARY SURVEY



BPAS Award and Res



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • 305-809-3720
www.cityofkeywest-fl.gov

June 23, 2022

Craig Cates
2719 Staples Avenue
Key West, FL 33040

Re: Award for Year 9 (2021-22) Building Permit Allocation System (BPAS)
2719 Staples Avenue; RE # 00067790-000000; AK # 1071722

Dear Mr. Cates:

The Planning Board approved the final determination of award for Year 9 (2021-2022) of the Building Permit Allocation System (BPAS) on May 19, 2022, via Resolution No. 2022-27. Congratulations on your BPAS award allocation for one (1) affordable-rate BPAS accessory dwelling unit for property located at 2719 Staples Avenue, with thirty-five (35) points.

Per City Code, Section 108-997 (e), building permits shall be obtained within two (2) years of the final determination award date or no later than May 19, 2024. If a building permit is not issued within that timeframe, the allocated unit will revert back to the City as a recovered unit for allocation during the following sequential award year.

Please note that the development as proposed will require the following additional approvals to be obtained within the two-year period:

Additional Approvals Required:

1. All applicable building permits.
2. All applicable Planning Board approvals.
3. All applicable Historic Architectural Review Committee (HARC) approvals.
4. All applicable Tree Commission approvals.
5. Arts in Public Places (AIPP) for applicable projects.

Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss this or any future applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "m. duron".

Mario Duron, AICP
The Corradino Group
4055 NW 97th Ave.
Miami, FL 33178

Attachment: Planning Board Resolution 2022-27
Final Ranking

**PLANNING BOARD
RESOLUTION NO. 2022-027**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD OF NINE (9) MARKET-RATE UNITS AND TWENTY-EIGHT (28) AFFORDABLE-RATE UNITS FROM YEAR 9 (JULY 1, 2021 TO JUNE 30, 2022) PURSUANT TO SECTIONS 86-9 AND 108- 997 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.



WHEREAS, the City of Key West, Florida, (the "City") adopted Ordinance No.13-19, which became effective on February 27, 2014, establishing a Building Permit Allocation System ("BPAS") in order to limit the amount of new permanent and transient residential development in the City pursuant to Objective 1-1.16 of the Comprehensive Plan; and

WHEREAS, the BPAS is now codified in Chapter 108, article X of the Land Development Regulations ("LDRs") of the Code of Ordinances (the "Code"); and

WHEREAS, City code Section 108-995 identifies the annual amount of residential development that may be allocated by housing type (affordable and market rate) using the Equivalent Single-Family Unit ("ESFU") Factors of City Code Section 108-994; and

WHEREAS, for Year 9 (July 1, 2021 - June 30, 2022), a maximum of 46 market-rate units and a minimum of 45 affordable units are available for allocation; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, in the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee; and

 Chairman
 City Manager

WHEREAS, the City of Key West drew lots to determine final allocation of market rate units and properties at 1905 Staples Avenue and 1110 Truman Avenue were not selected, however would receive units upon the contingency clause outlined below; and


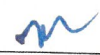
WHEREAS, the affordable housing project on the Truman Waterfront 3.2 acres is critical public infrastructure, the Key West City Commission set aside 38.4 market-rate units from the Year-9 allocation to be used for the affordable housing project; the set aside created a deficit for the pending Year 9 BPAS applicants which results in two applicants being denied a market-rate BPAS award; the Sheriff's Trumbo Road Affordable Housing Project is awarded 24 units which shall be automatically returned to the City upon passage of CS/HB 1499; if the 24 units are returned, 2 affordable-rate housing units can be assigned to the 3.2 acre project which, upon written agreement from the 3.2 Lessee, will allow 2 market-rate units to be returned to the City and then awarded to the remaining Year-9 BPAS applicants who otherwise would not receive allocations, specifically, 1905 Staples Avenue and 1110 Truman Avenue; and

WHEREAS, on May 19th, 2022, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, the Planning Board desires to approve the rankings and make the Final Determination of Award for Year 9.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

 Chairman
 City Manager

Section 2. 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 9 BPAS rankings, the award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units; and should CS/HB 1499 become law upon signature of the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will automatically revert back to the City of Key West and the City shall assign at least 2 of these units to the 3.2-acre project, whereby upon written agreement from the 3.2 Lessee, the City would recover at least 2 market-rate units, which will allow 1905 Staples Avenue and 1110 Truman Avenue to each be allocated 1 market-rate unit for the Year-9 allocation.

Section 3. The Planning Board approves the attached rankings and makes its Final Determination of Award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units from BPAS Year 9:

Market-Rate:

- **One (1) unit with a 1.00 ESFU to 1501 South Street with 25 points**
- **One (1) unit with a 1.00 ESFU to 913 White Street with 15 points**
- **Two (2) units with a 2.00 ESFU to 700 Front Street with 15 points**
- **One (1) unit with a 1.00 ESFU to 1307 1309 Whitehead Street with 10 points**
- **One (1) unit with a 1.00 ESFU to 317 Whitehead Street with 5 points**
- **One (1) unit with a 1.00 ESFU to 608 Duval Street with 0 points**
- **One (1) unit with a 1.00 ESFU to 704 Russell Lane with 0 points**
- **One (1) unit with a 1.00 ESFU to 630 Mickens Lane with 0 points**

 Chairman
 City Manager

Affordable-Rate:

- Two (2) units with a 2.00 ESFU to 1618 N. Roosevelt Boulevard with 95 points
- One (1) unit with a .78 ESFU to 2719 Staples Ave with 35 points
- Twenty-four (24) units with a 24.00 ESFU to 255 Trumbo Road with 0 points
- One (1) unit with a 1.00 ESFU to 1020 Margaret Street with 0 points

Section 3. This Resolution shall go into effect immediately upon the beginning of the appeal period.

Section 4. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).

General Conditions

1. For 255 Trumbo Road, should CS/HB 1499 be signed by the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will automatically revert back to the City of Key West and the City shall assign at least 2 of these units to the 3.2-acre project, whereby upon written agreement from the 3.2 Lessee, the City would recover at least 2 market-rate units, which will allow 1905 Staples Avenue and 1110 Truman Avenue to each be allocated 1 market-rate unit for the Year-9 allocation..

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May 2022.

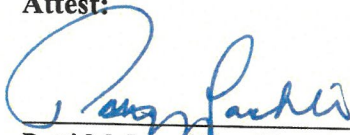
Authenticated by the Chairman of the Planning Board and the Planning Director;

 Chairman
 City Manager


Sam Holland, Planning Board Chair

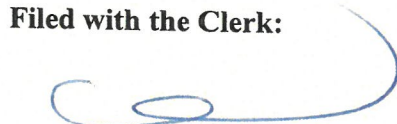

Date

Attest:


Patti McLauchlin, City Manager


Date

Filed with the Clerk:


Cheryl Smith, City Clerk
Date


Date


Chairman


City Manager

THE CITY OF KEY WEST
PLANNING BOARD

Staff Report



To: Chair and Planning Board Members
From: Mario Duron, AICP, The Corradino Group
Through: Patti McLaughlin, City Manager
Meeting Date: May 19, 2022
Agenda Item: Final Determination of Award for Year 9 Building Permit Allocation System (BPAS) Applications pursuant to Sections 108-995 and 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 9 (July 1, 2021 – June 30, 2022) BPAS applications for award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units.

Background:

BPAS Year 9 covers the application cycle between July 1, 2021 and June 30, 2022. For Year 9, a maximum of forty-six (46) market-rate units are available for allocation, by Code, and a minimum of forty-five (45) affordable units may be allocated.

A total of 38.4 market-rate units were set aside during Year 9 for development at the 3.2 acres through City Commission Ordinances No. 22-05 and No. 22-06, therefore only 7.6 (7) market-rate unit allocations remained. In May 2022, two market rate units allocated to the 3.2-acre project were surrendered back to the City of Key West; in sum a total of nine (9) market-rate BPAS permits are now available for award. As of the date of this report, the number of market-rate BPAS allocations available for Year 9 are nine (9) market-rate residential units. City of Key West Code Section 108-995 establishes that there is no limitation to the total number of affordable housing allocations on a year to year basis. For Year 9, the City has received applications for 27.78 Equivalent Single Family Units (28 building permit allocations).

The deadline to submit applications for Year 9 was November 5, 2021, by 3 PM EST. As of that date, the City received sixteen (16) BPAS applications requesting a total of thirteen (13) market-rate units and one hundred four (104) affordable units.

The applications were evaluated by staff for completeness. On December 17th, 2021, applicants were notified of any deficiencies and were allowed approximately one month to resolve the deficiencies and change their BPAS score. One application requesting seventy-six (76) affordable units was withdrawn on January 31, 2022 and one application requesting one (1) market-rate unit was withdrawn on January 3, 2022. One additional application reduced the number of market-rate units from two (2) to one (1) unit on May 3, 2022.

WST
6/21/22

The remaining Year 9 BPAS applications are summarized in the following table:

Year 9 BPAS Applications	2719 Staples Ave	1618 N Roosevelt Boulevard	250 Trumbo Road (vacant)	1020 Margaret Street	913 White Street	1501 South Street (vacant)	700 Front Street	1307 1309 Whitehead Street	317 Whitehead Street	608 Duval Street	630 Mickens Lane (vacant)	1905 Staples Avenue (vacant)	704 Russell Lane (vacant)	1110 Truman Avenue
Existing/Reco gnized Units	1 (MR)	0	0	5 (MR)	1 (MR)	0	0	8 (MR)	0	0	0	0	0	0
New Market Rate Units					1	1	2**	1	1	1**	1	1	1	1**
New Affordable Units	1*	2**	24	1										
Total Existing + Proposed Year 9 BPAS Units	2	2	24	6	2	1	2	9	1	1	1	1	1	1
Zoning	Single Family	General Commercial	Historic Residential Commercial I Core - 2	Historic Medium Density Residential	Historic Medium Density Residential & Historic Neighborhood Commercial -1	Single Family	Historic Residential Commercial Core -2	Historic High Density Residential	Historic Residential / Office	Historic Residential Commercial Core -1	Historic Residential / Office	Limited Commercial	Historic Medium Density Residential	Historic Neighborhood Commercial -1
Maximum Density (du/acre)	8 du/acre	Affordable Housing: 40 du/acre	Workforce Affordable Housing: 40 du/acre	16 du/acre	16 du/acre	8 du/acre	8 du/acre	22 du/acre	16 du/acre	22 du/acre	16 du/acre	16 du/acre	16 du/acre	16 du/acre
Land Area (SF)	9,059	119,995	49,500	17,512	11,642	4694.8	57,193	18786.25	6537	2479	4470 x	2550	5184 x	2583
Land Area (AC)	0.21	2.76	1.14	0.40	0.27	0.11	1.31	0.43	0.15	0.06	0.10	0.06	0.12	0.06
Proposed Density (du/acre)	9.5 du/acre	0.7 du/acre	21 du/acre	15 du/acre	7.4 du/acre	9.1 du/acre	1.5 du/acre	20.9 du/acre	6.6 du/acre	16.7 du/acre	20 du/acre	16.6 du/acre	8.3 du/acre	16.6 du/acre
Maximum Dwelling Units Allowed	1.6	110.4	45.6	6.4	4.3	0.9	10.5	9.5	2.4	1.3	1.6	0.9	1.9	0.9

**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.*

(MR): Market Rate

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).

A total of ten (10) applicants were competing for the nine (9) available market-rate units. One market-rate applicant is applying for two units. Staff is recommending allocation of the first six (6) market-rate units to the five (5) applicants receiving the top scores. The remaining five market-rate applicants tied with zero points after ranking.

As required in Code Section 108-997, a drawing was performed by the City Clerk on May 10, 2022 to allocate the remaining three available market-rate units.

Applicants with properties listed below were selected during the drawing:

- 608 Duval Street – 1 market-rate unit
- 704 Russell Lane – 1 market-rate unit
- 630 Mickens Lane – 1 market-rate unit

The City of Key West is not able to allocate market-rate permits for properties at 1905 Staples Avenue and 1110 Truman Avenue during the Year 9 BPAS cycle.

Attached are the resulting scores and final rankings. Staff's evaluation of the final applications is summarized in the score review sheet, which is attached to the application package.

Pursuant to City Code Section 108-995, a maximum of forty-six (46) market-rate units are available for Year 9 (July 1, 2021– June 30, 2022) of the BPAS. The following market-rate projects are recommended for award:

YEAR 9 MARKET-RATE BPAS APPLICATIONS – RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	1501 South Street	1	1.00	1	Major	25
Tied	913 White Street	1	1.00	1	Minor	15
Tied	700 Front Street	2	1.00	2	Minor	15
3	1307 1309 Whitehead Street	1	1.00	1	Major	10
4	317 Whitehead Street	1	1.00	1	Major	5
Tied	608 Duval Street	1	1.00	1	Minor	0
Tied	704 Russell Lane	1	1.00	1	Major	0
Tied	630 Mickens Lane	1	1.00	1	Major	0

Pursuant to City Code Section 108-995, a minimum of forty-five (45) affordable units are available for Year 9 (July 1, 2021 – June 30, 2022) of the BPAS. The following affordable projects are recommended for award:

YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS - RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	1618 N Roosevelt Boulevard	2	1.00	2	Major	95
2	2719 Staples Ave	1	0.78	0.78	Major	35
Tied	255 Trumbo Road	24	1.00	24	Major	0
Tied	1020 Margaret Street	1	1.00	1	Major	0

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 9 BPAS rankings, the award of nine (9) market-rate housing units and twenty-eight (28) affordable-rate housing units.

YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS

AFFORDABLE-RATE PROJECTS

	2	1.00	2	Major	5	30	40	0	0	0	0	0	0	5	5	0	0	95	95	None.
1618 N Roosevelt Boulevard																				Proposed Site Plan requires: - HARC meeting - Major Development Plan approval
255 Trumbo Road	24	1.00	24	Major	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	- Should CS/HB 1499 be signed by the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will revert back to the City of Key West as recovered units for allocation during the sequential award year. Proposed Site Plan will require HARC meeting
1020 Margaret Street	1	1.00	1	Major	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	Previous approvals: - Variances approved PB 2021-25 - Minor Development Site Plan approved PB 2021-30
2719 Staples Ave	1	0.78	0.78	Major	5	0	0	0	0	0	0	0	0	0	5	5*	0	40	35	Previous approvals: - Variances approved PB2021-65 Proposed Site Plan will require: - Tree Commission meeting
TOTAL REQUESTED:	28	3.78	27.78																	

NOTES:

- YEAR 9 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
- YEAR 9 AFFORDABLE-RATE UNITS AVAILABLE: 45 MINIMUM
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.
- All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO.
- All new units shall be constructed in compliance with and obtain a baseline green building certification.
- The Year 9 document, "Exhibit C- Applicant's Estimated Score Sheet BPAS Application" erroneously included an allocation of +5 points for "Using light-colored, high-reflectivity materials....". This feature is not reflected in City of Key West Code, therefore no bonus points can be allocated.
- All proposed site plans underwent a preliminary development review.
- All final BPAS application are pending development review.
- All final BPAS applications are pending final density/zoning review.
- All Affordable-Rate Projects shall provide a deed restriction running with the land and binding on owners, for at least 50 years demonstrating continuing affordability for the applicable income designation, and provide an annual report to the City Manager ensuring continued compliance with affordability criteria.