

**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 21, 2020

Agenda Item: **Final Determination of Award for Year 7 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 7 (July 1, 2019 – June 30, 2020) BPAS applications for award of seven (7) market-rate housing units and three (3) affordable-rate housing units.

Background:

BPAS Year 7 covers the application cycle between July 1, 2019 and June 30, 2020. The total number of available units for Year 7 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 7 was December 27, 2019. As of that date, the City received seven (7) BPAS applications requesting a total of seven (7) market-rate units and three (3) affordable units.

The applications were evaluated by staff for completeness. On January 31, 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 7 BPAS applications are summarized in the following table:

Year 7 BPAS Applications	1232 3 rd Street*	3528 Eagle Avenue*	724 Eaton Street	3749 Duck Avenue	511 Truman Avenue	1300 Newton Street	1119 White Street
Existing / Recognized Units	1	1	1	1	0	1	0
New Market Rate (ESFU)	0	0	2	1	2	1	1
New Affordable (ESFU)	1*	1*	1	0	0	0	0
Total Units (non-ESFU)	2	2	4	2	2	2	1
Zoning	SF	SF	HMDR	SF	HRCC-3	HMDR	HNC-1
Max Density (du/acre)	8	8	16	8	22	16	16
Land Area (SF)	5,000	6,000	12,408	13,500	5,136	6,505	8,150
Land Area (AC)	0.115	0.138	0.285	0.31	0.118	0.149	0.187
Proposed Density (du/acre)	0.91	1.101	0.284	2.479	2.59	2.389	2.993

*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, forty-six (46) market-rate units are available for Year 7 (July 1, 2019 – June 30, 2020) of the BPAS. The following market-rate projects are recommended for award:

YEAR 7 MARKET-RATE BPAS APPLICATIONS – RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	3749 Duck Avenue	1	1.00	1.00	Major	32
2	1119 White Street	1	1.00	1.00	Major	5
Tied	511 Truman Avenue	2	1.00	2.00	Major	0
Tied	1300 Newton Street	1	1.00	1.00	Major	0
Tied	724 Eaton Street	2	1.00	2.00	Minor	0
Total		7		7.00		

Pursuant to City Code Section 108-995, forty-five (45) affordable units are available for Year 7 (July 1, 2019 – June 30, 2020) of the BPAS. The following affordable projects are recommended for award:

YEAR 7 AFFORDABLE BPAS APPLICATIONS - RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
Tied	724 Eaton Street	1	0.78	0.78	Minor	0
Tied	3828 Eagle Avenue	1	0.78	0.78	Minor	0
Tied	1232 3 rd Street	1	0.78	0.78	Minor	0
Total		3		2.625		

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 7 BPAS rankings, the award of three (3) affordable-rate housing units and seven (7) market-rate units.