

Thank you for your time and for the detailed responses regarding the proposed Phase II redevelopment at 1621–1622 Spalding Court, related to the 3401 Duck Avenue AH Monroe Major Development Plan and Conditional Use. I appreciate the opportunity to provide the technical framework and code interpretations associated with this project.

Based on your responses and my review of the planning materials, I have summarized the key clarifications below for confirmation and record:

### **Unit Configuration & Kitchens – Spalding Court**

- **Assisted Living Classification**

- The project does qualify under assisted living/nursing home standards, even without a communal kitchen.
- Per Section 86-9, “Land use classification,” and specifically subsection (2)(h), which defines nursing homes, rest homes, assisted living facilities, and convalescent homes, the classification is based on the provision of housing, care, and related services to residents—not on the presence or absence of shared kitchen facilities.

**You need to refer back to the Florida Building Code's requirements**

- **Communal Kitchen Requirement**

- A communal kitchen is not a code requirement, though it may be typical in some facilities.
- Therefore, the inclusion of full kitchens in each unit does not disqualify the project from its classification.

**True, however under the Florida Administrative Code, a "nursing home" must provide a centralized dietary service. Hence communal kitchen. Also there needs to be a dining area.**

- **Occupancy Limits**

- Units are limited to up to **four unrelated individuals per dwelling unit.**
- Each bed counts toward the 0.1 BPAS allocation.
- The proposal consists of 43 beds total (4.3 BPAS allocation) across a mix of one- and two-bedroom units.

**By FAC code, its a max of 2, and there are strict rules on partitions, window views, call buttons for nurses, etc.**

### **Use & Density**

- **BPAS Interpretation**

- Per Section 86-9, “Land use classification,” and specifically subsection (2)(h), there is an equivalency difference for the assisted living use provided in the Land Development Regulations (LDRs) whereas:
  - Each bed or unit is treated as 0.1 equivalent unit.
- The approved scope for this phase is 43 beds, equivalent to 4.3 BPAS units, not 140.

- **Clarification on 140 Beds**

- The 140-bed figure refers to total project phases, not the current approval (Phase II).
- The proposed redevelopment maintains the same population and number of residents while significantly improving living conditions through modernized structures and more appropriate unit configurations.

1621 and 1622 Spalding Ct currently have 10 units. The new building will have 43 units.

Then they are banking 5.7 BPAS points to build 57 units in the future. There is a dramatic increase in population and number of residents. You also said that they can have (4) unrelated residents

**Future Use & Conversion** in each unit... Are there going to be 172 people living there? Recovering alcoholics in a neighborhood filled with kids?

- Conversion to Apartments. Any future conversion to apartments or deviation from the approved use, would require additional review, approvals, and BPAS allocation.
- The site is not automatically entitled to convert uses.
- Key West Housing Authority currently holds (now) a 74 year lease to maintain operations for CoC and affordable housing.
- See below **Ownership & Long-Term Use Restrictions**

**Poinciana Gardens**

They are currently converting the poinciana gardens nursing home into apartments. That building used the same BPAS loophole. Are they reducing the number of units by 90%? I'm sure it has conditional use.

**Current Status**

Marty's Place (controlled by AH Monroe) was supposed to be for people with AIDS. Now its an apartment building. They used the same loophole there. It was originally 16

- The facility is considered by the city to fall under the assisted living/nursing home cottages classification.
- Questions regarding its operations or future use should be directed to the Key West Housing Authority.
- Its status is not directly applicable to the Spalding Court proposal.

The point is the abuse of the BPAS allocation system under the guise of a "nursing home." The building is

**Ownership & Long-Term Use Restrictions**

less than a decade old and is actively being converted into apartments. Whats to stop AH Monroe from doing the same thing? They already did it once at Marty's Place...

• **Ownership**

- The property is subject to federal land transfer restrictions in perpetuity.

• **Use Limitations**

- Under a master lease with Key West Housing Authority, the site is restricted to:
  - Continuum of care Marty's place was 16 cottages. Converted to a 47 unit building for people
  - Affordable housing with aids (convalescent home.) Now its "affordable housing, but they didn't
- These restrictions limit the ability for unrestricted future changes in use. give up the 31 extra units.

**Resident Type & Screening**

**Screening Requirements**

- The city does not impose specific screening requirements under its Code of Ordinances.

- CoC Operator Screening - all programs require background checks, income qualifications, and participation in the program offered by each respected nonprofit. All programs have staff that live on site as well as drug and alcohol testing.

- Additional details will need to come from the operator.

Do they check for violent criminal and sex offenders? I have 2 little girls living across the street on Duck ave.

**Traffic Impact – (All 3 Phases)**

**Traffic Impact (Updated with ITE Data)**

**Phase III – Overall Parcel (ITE 254: Assisted Living)**

This is not assisted living.... This is not what was posted on the planning package either.

- **Existing Condition**
  - 231 beds × 4.14 trips/bed/day = 956.34 trips/day
  - Plus baseline = 1,018.44 total trips/day
- **Proposed Condition**
  - 237 beds × 4.14 trips/bed/day = 981.18 trips/day
  - Plus baseline = 1,043.28 total trips/day
- **Net Change**
  - +24.84 trips/day

This doesnt include the new 54 units bing built by the housing authority.

It also does not include the change of use of existing nursing home...

**Parking Adequacy**

- **Code Compliance**

	Multi-Family		Resident Beds		Total
	ITE (220) Rate	Capacity	ITE (620) Rate	Capacity	
Existing	7.32 trips/du/day	N/A	0.10 trips/lk sq. ft. floor area/day	8,645 sq. ft. floor area x 0.10 trips/lk sq. ft. floor area/day = 0.8645 trips/day	0.8645 trips/day
Proposed	7.32 trips/du/day	N/A	0.10 trips/lk sq. ft. floor area/day	137,416 sq. ft. floor area x 0.10 trips/lk sq. ft. floor area/day = 13.7416 trips/day	13.7416 trips/day
Change					+12.8771 trips/day

- The proposed parking meets Land Development Regulations (LDR) requirements.
- Use of assisted living parking ratios is considered appropriate under current classification. Assisted living facilities generally are filled with elderly people that cannot drive. This new development is not for the elderly. These people will have vehicles. They

- **Evacuation Vehicles** already are taking parking along duck ave which inhibits the local businesses.

- From AH Monroe: Each nonprofit organization on site maintains a specific evacuation plan that utilizes a combination of coordinated strategies. The Agency operates a dedicated evacuation team and utilizes a rental van service from the mainland. This team deploys to Miami-Dade County well in advance of any impending storm to secure the necessary vehicles. These vans are then used not only to evacuate residents but also to remain with them at designated Monroe County shelters to ensure continuity of care and supervision.
- In addition, evacuation efforts incorporate support from the Monroe County Special Needs Registry through Special Services, which provides assistance for individuals with disabilities. City bus services are also utilized to transport residents north to mainland shelters as needed.

- Furthermore, partner organizations collaborate through the Monroe County Homeless Continuum of Care to support coordinated evacuation planning and implementation across agencies at the site.

- **Poinciana Gardens Parking**

- Parking to be addressed under its own proposed plan, separate from this development.

## Public Notice & Process

- Notice Compliance

- Documentation (mailing labels, notices, postings) is being compiled to confirm compliance with:
  - DRC
  - Planning Board
  - Board of Adjustment
  - City Commission requirements

The public notice was posted on the buildings 1621 and 1622 spalding court. I spoke with several residents in the poinciana plaza on the Housing Authority side. The Housing Authority told them that they are not allowed to go to the CoC side of the property and vice versa. I have a friend that lives in the community.

- **City Website Listing**

- The project is not listed because:
  - It is not a city-initiated project

He said that there are benches around the park that all of the AH Monroe residents hang out on. Its constantly littered with alcohol bottles. He doesnt feel safe allowing his kids to play in the park....

They received \$1.5M. The website is informational only and not a comprehensive project database of city tax dollars. Its on City Land. Poor excuse. They are obviously hiding it from the public.

### Consistence with Prior Findings

- **2010 Resolution (10-201)**

- Determined to have:
  - No implementing ordinance
- It predates the BPAS system (Ordinance 13-10)

The whole point was that the commission voted against this once. They knew it would be bad for the kids and families in the surrounding area.

- **Current Governing Framework**

- The project is evaluated under:
  - The current City Code
  - The BPAS system
- Therefore, prior findings on density/intensity are not controlling for this parcel.

What about Florida Building Code, Florida Administrative Code, and the Florida Agency for Health Care Administration? This building does not have the requirements necessary to be classified as a "nursing home."

## 86-9 Definition

h. *Nursing homes, rest homes, assisted living facilities and convalescent homes* mean activities customarily performed at a home for the elderly or infirm in which three or more persons not of the immediate family are received, kept or provided with food, shelter and care for compensation. This activity shall not include duly state-licensed volunteer adult foster care homes in which three or fewer foster adults are placed. Neither does the principal activity include hospitals, clinics or similar institutions that diagnose and treat the sick or injured.

For purposes of permitted density and intensity, the floor area ratio shall govern, not units per acre. Individual living units or resident nursing beds shall be treated as 0.1 equivalent unit under the city's building permit allocation ordinance, [section 108-994](#). If a facility is developed to remain operational during and after a category 5 hurricane, and therefore does not contribute to the evacuation of vehicles, the city commission may exempt this facility from the requirements of the building permit allocation ordinance or may authorize an alternate equivalency factor.

See chapter 4, Section 450 Nursing Homes

### SECTION 450 NURSING HOMES

#### 450.1 Scope.

All newly licensed nursing homes, including conversions of existing buildings or newly constructed nursing homes, and all additions, alterations or renovations to an existing licensed nursing home shall comply with all applicable requirements of this code and the minimum standards of design, construction and specified minimum essential utilities and facilities of this section and shall have plans reviewed and construction surveyed by the state agency authorized to do so by Chapter 553.80(1)(c), *Florida Statutes* to assure compliance with all applicable requirements of this code.

AHCA

See Florida Building Code, Chapter 4, Section 450.2

#### 450.2 Additional codes and standards for the design and construction of nursing homes.

In addition to the minimum design and construction standards required by Section 450 of this code, Chapter 59A-4, *Minimum Standards for Nursing Homes, Florida Administrative Code* or by Chapter 400 Part II, *Florida Statutes*, the following codes and standards shall also be met on the effective date of this code as described in Section 450.1.5 of this code:

See Chapter 59A-4 of Florida Administrative Code

### 308.4 Institutional Group I-2.

Institutional Group I-2 occupancy shall include buildings and structures used for *medical care* on a 24-hour basis for more than five persons who are *incapable of self-preservation*. This group shall include, but not be limited to, the following:

*Foster care facilities*

*Detoxification facilities*

*Hospitals*

*Nursing homes*

*Psychiatric hospitals*

To classify as a "nursing home" there must be 24hr care provided, recreation space, communal kitchen and dining, and MUST be a licensed facility.

#### 308.4.1 Occupancy conditions.

Buildings of Group I-2 shall be classified as one of the occupancy conditions specified in Section 308.4.1.1 or 308.4.1.2.

##### 308.4.1.1 Condition 1.

This occupancy condition shall include facilities that provide nursing and medical care but do not provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to nursing homes and foster care facilities.

##### 308.4.1.2 Condition 2.

This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to hospitals.

#### 308.4.2 Five or fewer persons receiving medical care.

A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the *Florida Building Code, Residential* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *Florida Building Code, Residential*.



PLANNING DEPARTMENT  
THE CITY OF KEY WEST  
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(305) 809-3720

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## Memorandum

**Date:** March 3, 2025  
**Subject:** BPAS & ESFUs at the Poinciana Special Needs Housing Redevelopment Site  
**To:** Brian L. Barroso  
**From:** Katie P. Halloran, Planning Director  
**CC:** Scott Pridgen, AH Monroe  
Ronald Ramsingh, City Attorney  
Tina Burns, Housing and Community Development Manager

### Summary

The Land Development Regulations allow nursing homes, rest homes, assisted living facilities and convalescent homes to utilize an equivalency factor that allows 10 individual living units/resident nursing beds for every 1.0 BPAS unit allocation.

AH Monroe is working with local Continuum of Care (CoC) providers and other agencies to redevelop aging residential facilities at the Poinciana Plaza Special Needs Housing site, which is owned by the City and leased to the Housing Authority. The Housing Authority manages subleases to local CoC providers who manage 48 of the 58 units on site.

AH and the CoC propose to redevelop the site. The proposal would replace the 11 residential structures that are leased to CoC providers and replace them with eight new residential structures that would accommodate 94 units and 314 beds.

The Planning Department is tasked with evaluating the degree to which the 0.1 BPAS equivalency factor applies to the redevelopment project.

### BPAS & the Equivalent Single-Family Unit Factor

#### Legislative History

The Land Development Regulations of the City of Key West ("LDRs") regulates residential development through the Building Permit Allocation System (BPAS), under a mandate by the State of Florida. Monroe County carries out the same mandate under a program known as ROGO.

City Commission Resolution 01-175 approved a memorandum of agreement (“MOA”) between the City of Key West and the State of Florida Department of Community Affairs (now the Department of Commerce). The MOA recognized that Key West generated fewer evacuating vehicles per dwelling unit compared to the rest of Monroe County. It authorized an equivalency factor that allowed certain types of housing to be calculated as less than a full dwelling unit under BPAS.

The memorandum stated: “New senior citizen housing may be counted at less than a full ROGO unit provided it is part of a project for which there is a City-approved plan for collective evacuation. ROGO unit equivalency for the senior housing will be determined based on the ratio of units to evacuating vehicles.”

Ordinance 04-07 adopted an amendment to Section 86-9: *Definitions*, added language regarding ESFUs to the definition of “Nursing homes, rest homes, and convalescent homes”:

“Individual living units or resident nursing beds shall be treated as 0.1 equivalent unit under the city's building permit allocation ordinance, section 108-994. If a facility is developed to remain operational during and after a category 5 hurricane, and therefore does not contribute to the evacuation of vehicles, the city commission may exempt this facility from the requirements of the building permit allocation ordinance or may authorize an alternate equivalency factor.” (Section 86-9).”<sup>1</sup>

Code Section 86-9 also provides the following definition:

“*Nursing homes, rest homes, assisted living facilities and convalescent homes* mean activities customarily performed at a home for the elderly or infirm in which three or more persons not of the immediate family are received, kept or provided with food, shelter and care for compensation. This activity shall not include duly state-licensed volunteer adult foster care homes in which three or fewer foster adults are placed. Neither does the principal activity include hospitals, clinics or similar institutions that diagnose and treat the sick or injured.

Not a nursing home. This is adult foster care

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<sup>1</sup> The staff memorandum that accompanied Ordinance 04-07 stated that “If evacuated by the facility, then it is reasonable to expect 10 residents per van and one driver and one care giver.” As a result, the Planning Department interprets the terms “individual living unit” and “resident nursing bed” to refer to either: 1) a living unit for an individual, or 2) a nursing bed for a resident, i.e., an eligible facility may have a capacity of 10 residents for each 1.0 BPAS unit allocation.

Poinciana Special Needs Housing Redevelopment

AH Monroe is working with local Continuum of Care (CoC) providers and other agencies to redevelop aging residential facilities at the Poinciana Plaza Special Needs Housing site.

In a letter received 2/5/25, AH Monroe identifies the following proposed facilities, proposed ESFU, and proposed service providers:

Provider	Housing Type	Services	Proposed Units	Applicant's Proposed ESFU	Provides collective evacuation for all residents	Planning Dept. ESFU Estimate
MARC	Permanent Supportive Housing	residential nursing & personal care assistance to clients with developmental and intellectual disabilities	6 units 18 beds	0.6	No	0.6
Domestic Abuse Shelter		Food, clothing, shelter, and case management	6 units 24 beds	0.6	No	6
AH/FKOC	Mental Health Permanent Supportive Housing	Food, clothing, shelter, and case management	9 units 36 beds	.9	No	9
AH/FKOC	Transitional/Permanent Supportive Housings	Food, clothing, shelter, and case management	40 units 104 beds	4.0	No	40
Samuel's House		Food, clothing, shelter, and case management	15 units 60 beds	1.5	No	15
Catholic Charities	Permanent supportive Housing	Food, clothing, shelter, and case management	6 units 24 beds	0.6	No	6
Volunteers of America	Transitional Housing	Supportive services to veterans experiencing homelessness, plus case management, life skills training, and mental health counseling	6 units 24 beds	0.6	No	6
Florida Keys Children Shelter	Transitional housing/ temporary shelter for people aged 16-21	Food, clothing, shelter, and case management	6 units 24 beds	0.6	No	6
<b>TOTAL</b>			<b>94 units 314 beds</b>	<b>9.4</b>		<b>Total: 88.6 (Deficit: 40.6)</b>

140 beds for 4.9 BPAS

**Recommendation:**

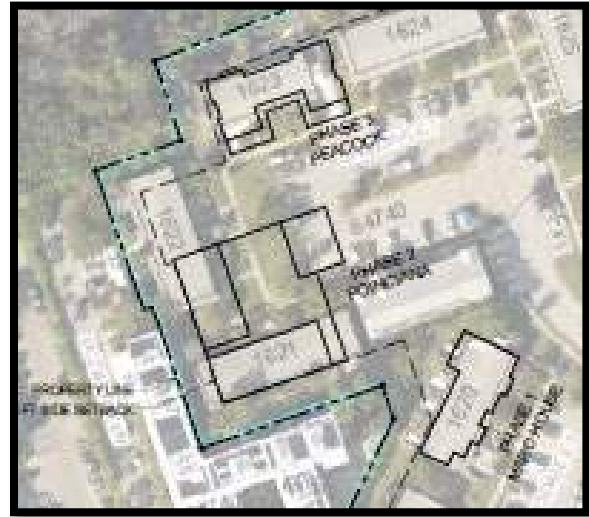
Staff recommends that the applicant limit the development to 48 units utilizing 48 ESFUs, and submit a request to the City Commission for Early Evacuation Units. Further, staff recommends that the applicant provide a *plan for collective evacuation*. These plans could be proactively reviewed by staff and shared with the State of Florida, at the request of the applicant.

**Revised February 2, 2026**

**Poinciana Royale II  
Redevelopment of  
1621-1622 Spalding Court**

**Major Development Plan  
and Conditional Use**

**Address: 1621-1622 Spalding Court  
Parcel Address: 3401 Duck Avenue  
Parcel ID: 00064740-000000**



**SOLUTION STATEMENT**

A.H. of Monroe County, Inc., (“AH”) and the City of Key West (“City”) have partnered to redevelop the social service living program at 1621 and 1622 Spalding Court, to be an extension of the existing operations of Poinciana Royale and will be known as Poinciana Royale II.

The project will consist of a total of **forty (40) units** and will enhance the existing Poinciana Royale’s current social service assisted living program located on the adjacent parcel. The structures at 1621 and 1622 Spalding Court will be FEMA and hurricane-compliant and meet green building standards. The site layout has been designed to enhance the current conditions of the site and buildings and is planned to be cohesive with the landscape and site design of the recently approved redevelopment at 1620 Truesdale Court. Both structures have exceeded their useful life and are below base flood elevation.

**BACKGROUND**

The structures at 1621 and 1622 Spalding were built as two-story quadplexes as part of the Naval Air Station Key West (NASKW) naval housing in the 1950s and 60s. Now owned by the City of Key West, the parcel consists of 14 structures and is officially addressed as 3401 Duck Avenue with secondary addresses assigned to interior buildings. This Property provides affordable housing and social services to residents of the 67<sup>1</sup> units. AH Monroe operates 57 of those units under the Continuum of Care (CoC) program<sup>2</sup> including **1621-1622 Spalding which contains ten (10) of those units.**

**They are going from 10 to 43 units (46 "beds"), each unit can have 2-4 people in them**

Per City Memo dated November 21, 2025, the City of Key West Land Development Regulations (LDRs) provide specific BPAS (Building Permit Allocation System) equivalency factors for certain categories of residential and institutional living facilities. Under these provisions, nursing homes, rest homes, assisted living facilities, and convalescent homes are

<sup>1</sup> Per City of Key West Utility Department

<sup>22</sup> City of Key West Memorandum, November 21, 2025

permitted to use an adjusted BPAS conversion rate that recognizes the unique characteristics of group-living residential models.

Pursuant to Sec. 108-994, Table 1.0, these facilities are assigned an equivalency factor of 0.10 BPAS units, meaning that ten (10) individual living units or resident beds equate to one (1.0) BPAS unit allocation. This provision is consistent with Section 86-9 (definition of terms), which classifies assisted living and congregate residential care facilities separately from traditional residential dwelling units.

This Phase II, involving the redevelopment of 1621 and 1622 Spalding Court, proposes to use 4.3 of the exiting 10 units for the 43 beds in the new facility. The remaining 5.7 units (57 beds) will be banked for future development. Plans to add more in the future... They currently have 10 at 1621 and 1622 Spalding

AH of Monroe, Inc. previously applied for and was approved for 38.8 early evacuation BPAS units in July 2025. Those units are included in the bundle of rights for this Property and may be used for future development if needed.

**Major Development Plan:** Per code Sec. 108-91.B.2(a), the addition or reconstruction of eleven or more permanent residential development requires approval as a Major Development Plan.

**Conditional Use:** Per Sec. 122-278(3), a conditional use approval is required due to the redevelopment defined under code Sec. 86-9 as an assisted living and congregate care facility. A conditional use request accompanies this application.

**Variance:** Included with this application is a request for a variance to code Sec.122-280(3) maximum height within the MDR-1 zoning district. The increased height above that which is permitted is to accommodate required mechanical equipment on the roof.

Medium Density residential can only by 6-12 residents. Nursing homes must be in PS zoning

## **ANALYSIS**

The following is an analysis of the proposed project pursuant to major development plan and conditional use approval criteria. A variance to the maximum height above established by the LDRs is being requested for non-habitable space. The height variance is for mechanical equipment only.

Existing development is depicted in attached surveys and plans, and includes: the name of development, name of owner/developer, scale, north arrow, preparation and revision dates, location/street address, size of site, buildings, structures, parking, FEMA flood zones, existing grade, easements, utility locations, existing vegetation, existing storm water, and adjacent land uses.

The proposed development depicted in attached plans were prepared by licensed architects, and engineers. They include existing and proposed new buildings, required setbacks, parking, driveway dimensions and materials, utility locations, garbage and recycling, signs, lighting, project statistics, building elevations, height of buildings, finished floor elevations, grade, drainage plan, and landscape plan.

**MAJOR DEVELOPMENT PLAN, ARTICLE II, DIVISION 7.**

**Sec. 108-226. Scope.**

This application seeks to redevelop 1621-1622 Spalding Court, a portion of a larger parcel known as 3401 Duck Avenue (RE# 00064740-000000). The project will enhance the Poinciana Royale program located on adjacent property at 1341 McCarthy Lane. The current two structures addressed as 1621-1622 Spalding Court will be replaced by a single three-story structure, be FEMA and hurricane-compliant and meet green building standards. The project aims to provide landscaping that is cohesive with the parcel as a whole.

**Sec. 108-227. Title block.**

Name of Development:	Poinciana Royale II
Property Owner:	City of Key West
Developer:	AH of Monroe County, Inc.
Scale (architectural):	As noted on plans
Preparation & Revision Dates:	As noted on plans
Location:	1621-1622 Spalding Court (Part of 3401 Duck Avenue)

**Sec. 108-228. Identification of additional key persons.**

Authorized Agent:	Richard McChesney/Spottswood, Spottswood, Spottswood & Sterling
Architect:	MHK Architecture
Engineer:	Allen Perez, Perez Engineering
Surveyor:	Florida Keys Land Surveying
Landscape Architect:	Keith Oropeza, GAI Consultants

**Sec. 108-229. Project description.** More buildings are coming like this one. Where is the major development plan? Traffic study, etc. The infrastructure can not support it.

This proposed major development project is Phase II of a multi-phase redevelopment. Phase I was approved by City Commission on September 3, 2005. Additional phases will occur as separate applications. All phases are proposed as single-phase construction. Phase II proposes to demolish the two existing 1960's structures and replace them with a single three-story structure over parking, consisting of 43 beds. As the property is operated as a Continuum of Care (CoC) facility, it qualifies for the adjusted BPAS conversion rate one (1) BPAS unit equal to ten (10) beds. The result is the use of 4.3 BPAS units for this redevelopment and leaving a remaining 5.7 BPAS units for future use.

The breakdown of utilizing the 4.3 BPAS units for the proposed redevelopment is as follows:

37 one-bedrooms = 3.7 BPAS units (37 beds)  
3 two-bedrooms = 0.6 BPAS units (6 beds)  
TOTAL: 4.3 BPAS units (43 beds)

**Sec. 108-230. Other project information.**

- (1) The project is proposed to be developed in a single phase.
- (2) Commencement is intended to immediately follow entitlement approvals and is anticipated to be completed within two (2) years following entitlement approvals.
- (3) The expected date of completion is within two (2) years of commencement. If needed, per Sec. 108-203, extensions can be requested and granted.
- (4) The proposed development plan for the site is included in the attached plans.
- (5) The proposed development plan is a single-phase project, and written description of characteristics of the proposed development are contained herewith.
- (6) The proposed development is not a planned unit development.
- (7) The proposed redeveloped building will comply with federal flood insurance regulations.
- (8) The property north of the project site is zoned CM and the proposed redeveloped building is located over 250 ft away from land zoned CM.

**Sec. 108-231. Residential developments.**

**Existing:**

Truesdale	# of BPA	# of Beds	Spalding	# of BPAS	# of Beds
1614	4	16	1620	8	32
1615	4	16	1621	6	24
1616	4	16	1622	4	16
1617	4	16	1623	5	20
1618	4	16	1624	4	16
1619	6	24	1625	4	NA
1620	4	18	1626	6	NA
<b>TOTAL</b>	<b>30</b>	<b>122</b>	<b>TOTAL</b>	<b>37</b>	<b>108</b>
<b>Parcel Total</b>	<b>67</b>	<b>230</b>			

4 beds per unit



**Proposed:**

Truesdale	# of B	# of Beds	Spalding	# of BPAS	# of Beds
1614	4	No Change	1620	8	No Change
1615	4	No Change	1621	10	43 beds <sup>5</sup>
1616	4	No Change	1622		
1617	4	No Change	1623	5	No Change
1618	4	No Change	1624	4	No Change
1619	6	No Change	1625	4	No Change
1620	4	No Change	1626	6	No Change
<b>TOTAL</b>	<b>30</b>	<b>122</b>	<b>TOTAL</b>	<b>37</b>	<b>111</b>
<b>Parcel Total</b>	<b>67</b>	<b>233</b>			

43 units, not beds.  
4 beds per unit



<sup>3</sup> Per City of Key West Utility Department

<sup>4</sup> Per City of Key West Planning Department Memo; November 21, 2025

<sup>5</sup> ibid

## Keri O'Brien

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**From:** Oscar Fernandez <oscar@keywestwindow.com>  
**Sent:** Tuesday, May 5, 2026 11:53 PM  
**To:** Taylor Brown; Patrick Wright  
**Cc:** Danise Henriquez; Brian L. Barroso; Rod Delostrinos; James Singelyn; Kendal Harden; Keri O'Brien  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: 3401 Duck Avenue AH Monroe Major Development Plan and Conditional Use

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Taylor,

Thank you for acknowledging receipt of my response. Please let me know if the clerk accepts your request.

I plan on being there.

I have been checking the city calendar waiting for a new commission agenda to be posted regarding this. It appears that it was posted today 5/5/26. Is that correct? That doesn't leave the public a whole lot of time to find out what is going on in the city... After reviewing the documents attached to the new agenda, I have many more questions and concerns.

1. How many people currently live in 1621-1622 Spalding Court? How many people will be allowed to live there after the project is complete?
  - a. I cannot find this information anywhere in the documents I have reviewed them all in detail.
2. What is the proposed use of the new building? Is it affordable housing for AH Monroe or a nursing home?

### **Sec. 108-245. Housing.**

The proposed use will continue to be operated as a CoC assisting residents with a variety of social services with new and safe affordable housing.

- a.
3. Is a new public notice required to be posted after the meeting time was changed? There is no "public notice" posted on the building at this time.

Regards,

Oscar Fernandez  
Key West Windows  
Cell: 305-304-3727



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**From:** Taylor Brown <taylor.brown@cityofkeywest-fl.gov>  
**Sent:** Tuesday, May 5, 2026 5:39 PM  
**To:** Oscar Fernandez <oscar@keywestwindow.com>; Patrick Wright <patrick.wright@cityofkeywest-fl.gov>  
**Cc:** Danise Henriquez <danise.henriquez@cityofkeywest-fl.gov>; Brian L. Barroso <brian.barroso@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; James Singelyn <james.singelyn@cityofkeywest-fl.gov>; Kendal Harden <kendal.harden@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>  
**Subject:** Re: [EXTERNAL] Re: [EXTERNAL] Re: 3401 Duck Avenue AH Monroe Major Development Plan and Conditional Use

Good afternoon Mr. Fernandez,

I have received your correspondence in response to the information previously provided by Patrick Wright regarding the Poinciana redevelopment. I am writing to acknowledge receipt and to let you know that I will request that the City Clerk include your response in the official record for this project.

This item is scheduled to be presented to the City Commission at its meeting this Thursday evening. I encourage you to attend if you are able, both to hear the presentation and to share your perspective directly with the Commission. Your input will be part of the public record and considered as part of their discussion.

Sincerely,

Taylor Brown  
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