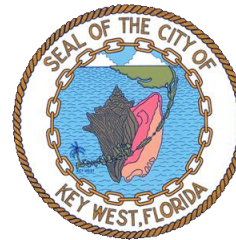


**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board members

From: Kevin Bond, AICP, LEED Green Associate,
Acting Planning Director / Senior Planner

Meeting Date: February 4, 2015

Agenda Item: **Final Determination of Award for Year 1 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 1 (July 1, 2013 – June 30, 2014) BPAS applications for award of 36 market-rate and seven affordable housing units.

Background:

More detailed background information about the City's Building Permit Allocation System (BPAS) is available in the attached summary and also on the City's website at www.cityofkeywest-fl.gov/bpas.

This is BPAS Year 1 covering the application cycle between July 1, 2013 and June 30, 2014. During the first three years of BPAS, 60% of the units must be affordable. Out of the 91 units available in Year 1, 55 units are affordable housing (48 of which are dedicated to Peary Court, leaving 7 affordable units available for other projects), and 36 are market-rate units.

As of the Year 1 application closing date on September 2, 2014, the City received nine BPAS applications requesting a combined total of 22.9 affordable housing equivalent single family units (ESFUs) and 43 market-rate units. The initial applications were evaluated by staff for completeness. On October 23, 2014, applicants were notified of any deficiencies, and were provided one month within which to resolve the deficiencies and change their BPAS score. After this time, no further changes would be allowed that affected their BPAS score.

The revisions resulted in one fewer application for a total of eight BPAS applications because two of the affordable BPAS applications were combined onto a single property and application. However, the number of requested units remains the same. The Year 1 BPAS applications are summarized in the following table.

YEAR 1 BPAS APPLICATIONS								
	700 AMELIA ST	5555 COLLEGE RD	700 EATON ST	2700-2706 FLAGLER AVE	2800 FLAGLER AVE	3800 N ROOSEVELT BLVD	1028-1030 TRUMAN AVE	1315 WHITEHEAD ST
Existing / Recognized Units	1	4	0	10	2	0	0	6
New Market Rate (ESFU)	1	30	1		8		2	1
New Affordable (ESFU)				2.9		20		
Total Units (non-ESFU)	2	20	1	39	10	20	2	7
Zoning	HMDR	CG	HNC-2	PS	SF	CG	HNC-1	HHDR
Max Density (du/acre)	16	16	16	0.8 FAR	8	16	16	22
Land Area (SF)	6,906	194,173	4,557	117,948	78,764	83,506	5,000	19,775
Land Area (AC)	0.15854	4.45759	0.10461	2.70771	1.80817	1.91703	0.11478	0.45397
Proposed Density (du/acre)	12.6151	4.48673	9.55892	0.17 FAR	5.53045	10.4328	17.424*	15.4195

* It should be noted that the two units requested at 1028-1030 Truman Avenue would exceed the maximum density allowed on the property. However, if combined with an abutting parcel under the same ownership, the requested units would be allowed.

Analysis:

Staff evaluated, scored and ranked the revised BPAS application according to prerequisites and criteria outlined in City Code Section 108-997(b) and (c). The full resulting scores and final rankings are attached. Staff evaluation of the revised applications is summarized in score review sheets, which are included at the beginning of each attached application package and explain the how the prerequisites were verified and the basis for whether claimed BPAS points were awarded by staff.

Pursuant to City Code Section 108-995, seven (7) affordable units are available for Year 1 (July 1, 2013 – June 30, 2014) of the BPAS. The following affordable projects are recommended for award:

YEAR 1 AFFORDABLE BPAS APPLICATIONS RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	2700-2706 FLAGLER AVE	29	0.10	2.9	Major	60
2	3800 N ROOSEVELT BLVD	20	1.00	20	Major	25

Because 22.9 total affordable ESFUs are requested, but only seven (7) affordable units are available in Year 1, staff recommends that 15.9 affordable ESFUs be reserved from BPAS Year 2 (July 1, 2014 – June 30, 2015). City Code Section 86-9 provides for the advanced award of units for multi-unit affordable housing projects only. Units may only be reserved one year in advance through the BPAS application process, and may be awarded. However, such awards shall not be allocated for building permit until July of the award year for which they were borrowed, which would be July 2015. The project at 3800 North Roosevelt Boulevard meets the criteria for advanced award and staff recommends approval.

Pursuant to City Code Section 108-995, 36 market-rate units are available for Year 1 (July 1, 2013 – June 30, 2014) of the BPAS. The following market-rate projects are recommended for award:

YEAR 1 MARKET-RATE BPAS APPLICATIONS RECOMMENDED FOR AWARD						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	1028-1030 TRUMAN AVE	2	1.00	2	Major	75
1	2800 FLAGLER AVE	8	1.00	8	Major	75
2	1315 WHITEHEAD ST	1	1.00	1	Major	70
3	700 EATON ST	1	1.00	1	Major	65

After the above projects are awarded, 24 market-rate units remain for the following two projects, which have a tie score and are requesting a total of 31 units.

YEAR 1 MARKET-RATE BPAS APPLICATIONS - AWARD DETERMINED BY DRAWING OF LOTS						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
4	5555 COLLEGE RD	30	1.00	30	Major	25
4	700 AMELIA ST	1	1.00	1	Minor	25

City Code Section 108-997 states 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. Depending on the outcome of the drawing of lots, following scenario will result:

- One unit will be awarded to 700 Amelia Street and 23 units will be awarded to 5555 College Road; or
- All 24 units will be awarded to 5555 College Road.

Any projects unable to be awarded the number of requested units must reapply in a future year.

RECOMMENDATION

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board the approval of the final Year 1 BPAS rankings, the award of seven (7) affordable and 24 market-rate units from BPAS Year 1, and the advanced award of 15.9 affordable units from BPAS Year 2.