

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REQUESTING THE MONROE COUNTY LAND AUTHORITY FOR FUNDING IN THE AMOUNT OF \$6,107,916.00, FOR THE PURPOSE OF CONSTRUCTING WORKFORCE HOUSING AT COLLEGE ROAD; REQUESTING ADDITIONAL FUNDING IN THE AMOUNT OF APPROXIMATELY \$2,000,000.00 WHEN IT BECOMES AVAILABLE ON SEPTEMBER 30, 2019; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has determined that there exists a shortage of workforce housing available in the City of Key West; and

WHEREAS, the City has undertaken an evaluation of the feasibility of utilizing the existing property known as 5220, 5224, 5228, 5230 College Road; and

WHEREAS, the City has investigated a mechanism to finance the construction of College Road workforce housing without the necessity of utilizing ad valorem taxation; and

WHEREAS, on April 4, 2018, the City Commission approved Resolution No. 18-126, which directs the City Manager to expedite development and construction of affordable workforce housing at the entire 2.62-acre parcel on College Road; and

WHEREAS, the Monroe County Land Authority holds funds on behalf of the City of Key West that may be dedicated to the purchase of land or costs of construction for the purpose of providing workforce housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the funds held by the Monroe County Land Authority are requested for partial funding of the construction of workforce housing on the 2.62 acre property located at 5220, 5224, 5228, 5230 College Road, commonly referred to as the Easter Seals/Mosquito Control/FKSPCA location and which will contain 104 proposed dwelling units, which property is hereby nominated to the Monroe County Land Authority for partial funding in the amount of six million one hundred seven thousand, nine hundred and sixteen dollars (\$6,107,916.00)

Section 2: That the Monroe County Land Authority is additionally requested to allocate the next anticipated increment of funding of approximately two million dollars (\$2,000,000.00) as and when the funds become available on September 30, 2019, for said workforce housing project.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this _____ day of _____, 2019.

Authenticated by the Presiding Officer and Clerk of the Commission on _____ day of _____, 2019.

Filed with the Clerk on _____, 2019.

Mayor Teri Johnston	_____
Vice Mayor Sam Kaufman	_____
Commissioner Gregory Davila	_____
Commissioner Mary Lou Hoover	_____
Commissioner Clayton Lopez	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

TERI JOHNSTON, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

COLLEGE ROAD AFFORDABLE HOUSING

5220, 5224, 5228, 5230 COLLEGE ROAD
STOCK ISLAND, FL

WILLIAM P. HORN
ARCHITECT, P.A.

510 EASTWICH ST.
KEY WEST,
FLORIDA
33600

TEL: 305 296-4300
FAX: 305 296-4307

LICENSE NO.
A11000000

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

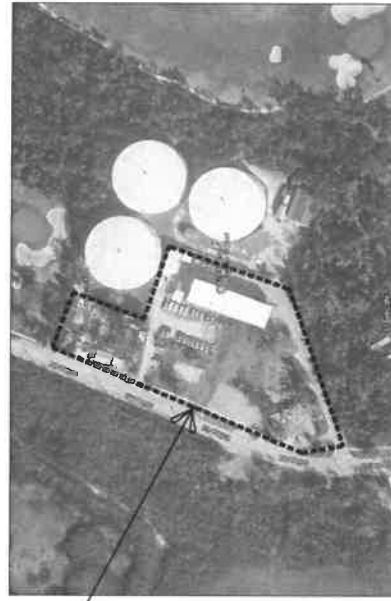
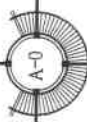
SCALE

DATE: 08-24-18 PRELIM DESIGN

REVISIONS

DRAWN BY: JW

PROJECT SHEET: 1008



BUILDING DATA	
FLORIDA BUILDING CODE INFORMATION	
E - 2000 MIN. EAVE OVERHANG	
CONSTRUCTION TYPE: 2" MIN. GYPSUM BOARD ON 2" X 4" SPANNAKLED	
ALLOWABLE HEIGHT: 60' (SPRINKLERED) STORES	
ALLOWABLE HEIGHT OF STORES: 12' (SPRINKLERED) STORES	
ALLOWABLE HEIGHT/FLOOR: 48,000 S.F./FLOOR (SM)	
ENCLOSED COVERED	
BUILDING A	GROUND FLOOR: 3,084 S.F.
	SECOND FLOOR: 84 S.F.
	THIRD FLOOR: 84 S.F.
BUILDING B	GROUND FLOOR: 16,820 S.F.
	FIRST FLOOR: 13,759 S.F.
	SECOND FLOOR: 3,288 S.F.
	THIRD FLOOR: 3,288 S.F.
BUILDING C	GROUND FLOOR: 213 S.F.
	FIRST FLOOR: 6,981 S.F.
	SECOND FLOOR: 2,491 S.F.
	THIRD FLOOR: 2,491 S.F.
TOTAL:	66,730 S.F.

RESIDENTIAL UNIT COUNT	
104 - 1 BEDROOM UNITS	COVERED
W/BALCONY	611 S.F.
(6 OF THE UNITS ARE FULLY HANDICAP COMPLIANT)	

INDEX OF SHEETS	
A-0	COVER SHEET
A-1	GOOGLE AERIAL SITE PLAN
A-1.1	CONCEPTUAL SITE PLAN - ROOF PLAN
A-2	CONCEPTUAL GROUND FLOOR PLAN
A-3	CONCEPTUAL TYPICAL FLOOR PLAN
A-4	UNIT PLANS AND SECTIONS
A-5	BUILDING ELEVATIONS
A-5.1	3D RENDERINGS
A-5.2	3D RENDERINGS

SITE DATA	
SITE AREA: 116,024.48 S.F. (2.66 ACRES)	
LAND USE: HR-1 (HIGH DENSITY RESIDENTIAL 1)	
FLOOD ZONE: AE EL. +9.0', AE EL. +10.0', VE EL. 11.0'	
FAR: N/A	
DENSITY: ALLOWED = 40 UNITS/ACRE	
2.639 ACRES * 40 UNITS/ACRE = 106.56 UNITS ALLOWED	
104 UNITS PROVIDED	
HEIGHT: ALLOWED = 40' + 4 MAX. IF OVER FLOOD	
PROPOSED = 41' MIN.	
PROPOSED = 43'-11"	
SETBACKS:	
FRONT SETBACK:	REQUIRED = 30'-0"
	PROPOSED = 30'-0"
SOUTH SIDE SETBACK:	REQUIRED = 10'-0"
	PROPOSED = 13'-0"
NORTH SIDE SETBACK:	REQUIRED = 10'-0"
	PROPOSED = 10'-0"
REAR SETBACK:	REQUIRED = 10'-0"
	PROPOSED = 13'-0"
BUILDING COVERAGE AREA:	
ALLOWED:	48,400.79 S.F. (40% MAX.)
PROPOSED:	33,212 S.F. (30.34%)
IMPERVIOUS AREA:	
ALLOWED:	69,614.66 S.F. (60% MAX.)
PROPOSED:	43,212 S.F. (37.24%)
LANDSCAPE AREA:	
REQUIRED:	40,608.56 S.F. (35% MIN.)
PROPOSED:	23,491 S.F. (20.24%)
OPEN SPACE AREA:	
REQUIRED:	40,608.56 S.F. (35% MIN.)
PROPOSED:	23,491 S.F. (20.24%)
PARKING:	
REQUIRED:	2 SPACES PER UNIT
PROPOSED:	104 UNITS * 2 SPACES PER UNIT = 208 SPACES PROVIDED
122 SPACES PROVIDED	
22 REGULAR 5' X 10' SPACES	
8 HANDICAP 12' X 21' SPACES	
(VARIANCE OR BIKE SUBSTITUTION REQUIRED)	
BIKE:	
REQUIRED:	10% OF REQUIRED CAR SPACES
PROPOSED:	20 SPACES PROVIDED
70 SPACES PROVIDED	

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

815 EASTWAY ST
KEY WEST,
FLORIDA
33040

TEL. 305.296.4872
FAX 305.296.4033
LICENSE NO.
A1 000000

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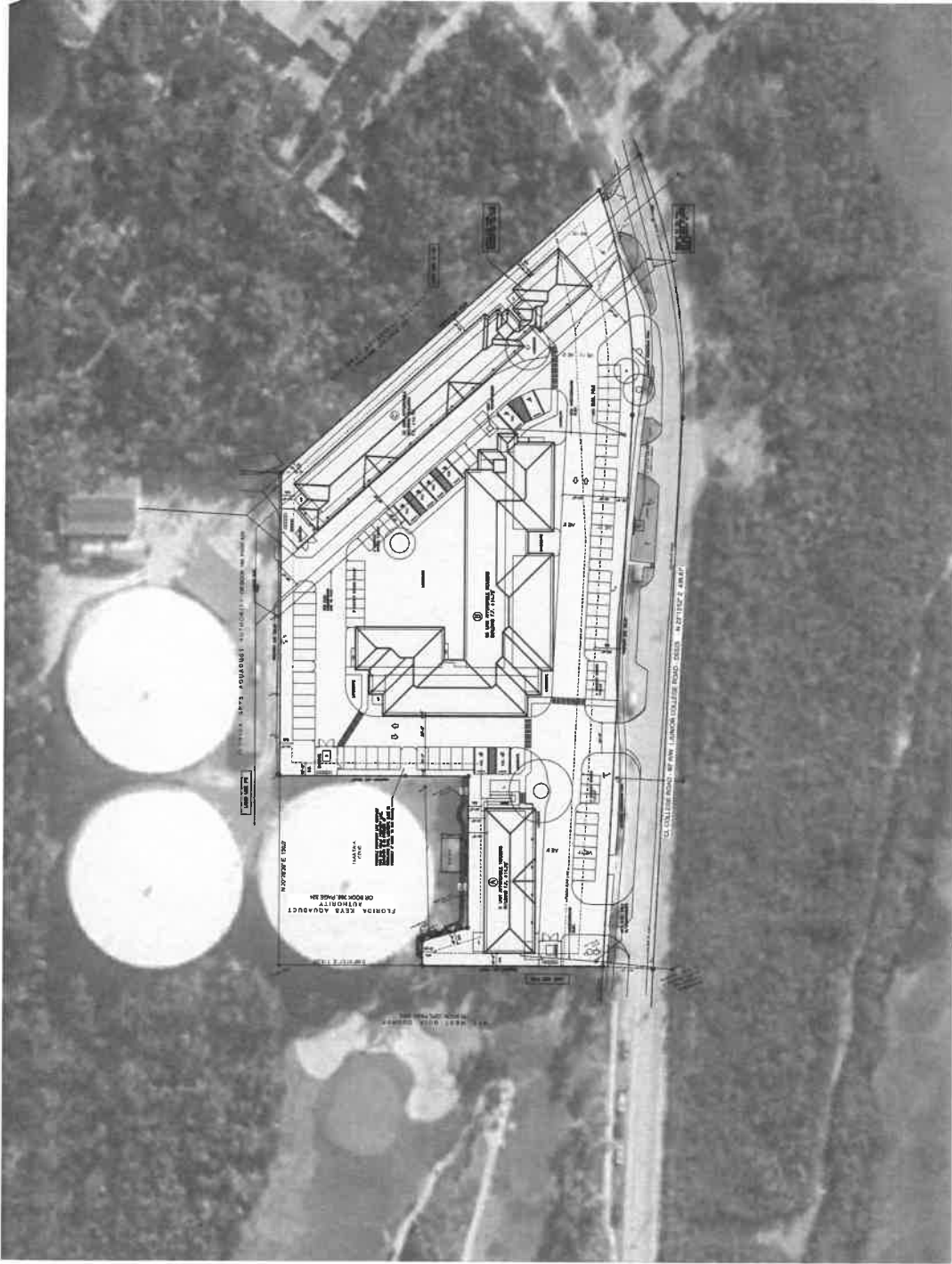
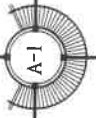
SEAL _____

DATE _____
09-24-18 PRELIM DESIGN

REVISIONS _____

DRAWN BY _____
JW

PROJECT
NO. _____
A008



GOOGLE AERIAL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING,
DATED ON 07-03-18

SCALE: 1"=40'-0"



COLLEGE ROAD AFFORDABLE HOUSING
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STOCK ISLAND, FLORIDA