

**PLANNING BOARD
RESOLUTION NO. 2026-__**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD APPROVING BUILDING PERMIT
ALLOCATION SYSTEM (BPAS) RANKINGS AND
MAKING THE FINAL DETERMINATION OF AWARD
FOR YEAR 13 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.**

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, BPAS awards are independent of additional approvals that may be required from the Tree Commission, Historic Architectural Review Board, the Planning Board, City Commission and pursuant to the Land Development Regulations; and

WHEREAS, for Year 13 (July 1, 2025 - June 30, 2026), a maximum of **4.84** units were available for allocation and a minimum of 75% of those awarded must be affordable; and

_____ Chairman
_____ Planning Director

WHEREAS, on May 21, 2026, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award for Year 13 applications; and

WHEREAS, the Planning Board desires to approve the rankings and make the Final Determination of Award for Year 13.

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.

Section 2. The Planning Board APPROVES of the final Year 13 BPAS rankings, and award of one (1) market-rate housing unit at 533 Whitehead Street, and three (3) affordable-rate housing units at 1111 Eaton Street with the following conditions:

1. All projects awarded are subject to all applicable development review procedures.

Section 3. The Planning Board approves the attached rankings and makes its Final Determination and award of one (1) market-rate housing unit, and three (3) affordable-rate housing units:

Market-Rate:

- **One (1) unit with 1.00 ESFU to 533 Whitehead Street with 5 points**

Affordable-Rate:

- **Three (3) units with 1.00 ESFU to 1111 Eaton Street with 0 points**

Section 4. 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 Board, and is subject to applicable appeal periods.

Read and passed at a regularly scheduled meeting held this 21st day of May, 2026.

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

Peter Batty, Planning Board Chair

Date

Attest:

Taylor Brown, Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date

_____ Chairman
_____ Planning Director

