

**PLANNING BOARD  
RESOLUTION NO. 2025\_\_**

**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 12 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 12 (July 1, 2024 - June 30, 2025), a maximum of 13.84 units were available for allocation and a minimum of 75% of those awarded must be affordable; and

**WHEREAS**, on May 29, 2025, the Planning Board conducted a public hearing regarding

the BPAS rankings and Final Determination of Award for Year 12 applications; and

**WHEREAS**, the Planning Board desires to approve the rankings and make the Final Determination of Award for Year 12.

**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 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 12 BPAS rankings, the award of three (3) market-rate housing units, and ten (10) affordable-rate housing units 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 three (3) market-rate housing units, and ten (10) affordable-rate housing units:

**Market-Rate:**

- Three (3) units with 1.00 ESFU to 5555 College Rd with 90 points

**Affordable-Rate:**

- Ten (10) units with 1.00 ESFU to 5555 College Rd with 90 points

**Section 3.** This Resolution shall go into effect immediately upon the beginning of the

appeal period.

**General Conditions:**

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

Read and passed on second reading at a regularly scheduled meeting held this 18<sup>th</sup> day of June, 2025.

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

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Peter Batty, Planning Board Chair

Date

**Attest:**

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Katie P. Halloran, Planning Director

Date

**Filed with the Clerk:**

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Keri O'Brien, City Clerk

Date