



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720
www.keywestcity.com/planning

August 6, 2015

Anthony D. Sarno
K2M Design Inc.
1001 Whitehead Street
Key West, Florida 33040

**Re: Award for Year 2 (2014-15) Building Permit Allocation System (BPAS)
3900 South Roosevelt Boulevard (RE # 00066180-000200; AK # 8749996)**

Dear Mr. Sarno:

The Planning Board approved the final determination of award for Year 2 (2014-2015) of the Building Permit Allocation System (BPAS) on June 29, 2015 via Resolution No. 2015-26. Congratulations on your BPAS award allocation for twenty eight (28) market rate BPAS units and twelve (12) affordable units for property located at 3900 South Roosevelt Boulevard with 85 points.

Per city code section 108-997 (e), building permits shall be obtained within two years of the final determination award date or no later than June 29, 2017. If a building permit is not issued within that timeframe, the allocated units would revert back to the city as a recovered unit for allocation during the following sequential award year.

Please note that the development as proposed will require the following additional approvals to be obtained within the two year period:

Additional Approvals Required

1. Major Development Plan approval per Section 108-91(B)(2)(a)
2. Approval of additional BPAS allocations for build-out of remaining planned units.
3. Tree Commission approval per Sec. 110-323 of the Code of Ordinances of the City of Key West, Florida.
4. All applicable building permits.

Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss this or any future applications.

Sincerely,

Patrick Wright, Planner II

Office: 305-809-3778

Email: pwright@cityofkeywest-fl.gov

Web: www.cityofkeywest-fl.gov/planning

Mail: PO Box 1409, Key West, FL 33041-1409

Attachment: Planning Board Resolution 2015-26
Final Ranking

**PLANNING BOARD
RESOLUTION NO. 2015-26**

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD OF 44.1 AFFORDABLE AND 31 MARKET-RATE UNITS FROM YEAR 2 (JULY 1, 2014 – JUNE 30, 2015) AND THE ADVANCED AWARD OF 8.46 AFFORDABLE UNITS FROM YEAR 3 (JULY 1, 2015 – JUNE 30, 2016) PURSUANT TO SECTIONS 86-9 AND 108-997 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

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, market-rate and transient) using the Equivalent Single-Family Unit (ESFU) Factors of City Code Section 108-994; and

WHEREAS, for Year 2 (July 1, 2014 – June 30, 2015), 39.1 affordable and 36 market-rate units are available for allocations; and

WHEREAS, City Code Section 86-9 provides for the advanced award of units for multi-unit affordable housing projects one year in advance; and



Vice-Chairman


Planning Director

WHEREAS, City Code Section 108-997(d) provides in the event that all market rate units are not claimed or applied for, after initial staff evaluation of the applications, any remaining market rate units may be awarded for affordable housing purposes; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, 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; and

WHEREAS, on June 29, 2015, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, the Planning Board desires to approve the rankings and make the final determination of award for Year 2 and an advanced award from Year 3.

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 the attached rankings and makes its Final Determination of Award to applicants for a total of 44.1 affordable units and 31 market-rate units from BPAS Year 2, and the advanced award of 8.46 affordable units from BPAS Year 3 as follows:

Affordable:

- Two (2) units with a 0.78 ESFU to 1020 18th Terrace with 100 points;
- Twelve (12) units with a 1.0 ESFU to 3900 South Roosevelt Boulevard with 85 points;
- Thirty-nine (39) units with a 1.0 ESFU to 5555 College Road with 40 points;



Vice-Chairman


Planning Director

Market-Rate:


- One (1) unit with a 1.0 ESFU to 2800 Flagler Avenue with 100 points;
- One (1) units with a 1.0 ESFU to 1020 18th Terrace with 100 points;
- Twenty-eight (28) units with a 1.0 ESFU to 3900 South Roosevelt Blvd. with 85 points;
- One (1) unit with a 1.0 ESFU to 515 Angela Street with 75 points;

Section 3. 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.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this resolution shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this resolution is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal this resolution to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the resolution until the appeal is resolved by agreement or order.

Read and passed on first reading at special meeting held this 29th day of June, 2015.

Authenticated by the Vice Chairman of the Planning Board and the Planning Director.





Sam Holland, Planning Board Vice-Chairman

06/29/15

Date

Attest:



Vice-Chairman


Planning Director

THADDEUS COHEN

29 JUNE 2015

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

June 29, 2015

Cheryl Smith, City Clerk

Date

[Signature]

Vice-Chairman

[Signature]

Planning Director

**KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 2 PRELIMINARY RANKINGS**

YEAR 2 MARKET-RATE BPAS APPLICATIONS

PROJECTS	Units Requested	Equivalent Single-Family Unit	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:										CRITERIA FOR 3 OR MORE UNITS:																								
					Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AIPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+10)	Non-roof SRI of at least 29 (+5)	Roofing materials SRI 29 (+5)	Vegetated Roof 50% (+15)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AIPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+10)	Non-roof SRI of at least 29 (+5)	Open Space / On-site Recreational (+10)	Vegetated Roof 50% (+15)	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED											
2800 FLAGLER AVENUE	1	1.00	1.00	Major	5				60	10	10			10	5												100	100											
1028 18th TERRACE	1	1.00	1.00	Minor																							5	60	10		5	10	10		100	100			
3900 S. ROOSEVELT	28	28.00	28.00	Major																							5		30			10	10	5		10	15	85	85
515 ANGELA STREET	1	1.00	1.00	Major	5			40		10				5	10	5																				75	75		
TOTAL REQUESTED:			31																																				

YEAR 2 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS	Units Requested	Equivalent Single-Family Unit	w	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:										CRITERIA FOR 3 OR MORE UNITS:																								
					Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AIPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+10)	Non-roof SRI of at least 29 (+5)	Roofing materials SRI 29 (+5)	Vegetated Roof 50% (+15)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AIPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+10)	Non-roof SRI of at least 29 (+5)	Open Space / On-site Recreational (+10)	Vegetated Roof 50% (+15)	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED											
1020 18th TERRACE	2	0.78	1.56	Minor																							5					5	10	10		100	100		
3900 S. ROOSEVELT	12	12.00	12	Major																							5		30			10	10	5		10	15	85	85
5555 COLLEGE ROAD	39	39.00	39	Minor																							5					10		5	10	10		40	40
TOTAL REQUESTED:			52.56																																				

NOTES:

YEAR 2 MARKET-RATE UNITS AVAILABLE: 36

YEAR 2 AFFORDABLE UNITS AVAILABLE: 39.1

In case of tie scores and insufficient available units, a drawing of lots will determine the awardee.

**PLANNING BOARD
RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING BUILDING PERMIT ALLOCATION SYSTEM
(BPAS) RANKINGS AND MAKING THE FINAL
DETERMINATION OF AWARD OF 22 AFFORDABLE, 29
MARKET-RATE UNITS AND 8.6 TRANSIENT UNITS FROM
YEAR 4 (JULY 1, 2016 – JUNE 30, 2017) PURSUANT TO
SECTIONS 86-9 AND 108-997 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE**


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, market-rate and transient) using the Equivalent Single-Family Unit (ESFU) Factors of City Code Section 108-994; and

WHEREAS, for Year 4 (July 1, 2016 – June 30, 2017), 29 market-rate units, 22 affordable units and 8.6 transient units are available for allocations; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, in the event that two applications are determined to have the same numerical ranking score, and units are not available to



Chairman


Planning Director

provide awards to both projects, a drawing of lots will determine the awardee; and

WHEREAS, on February 23, 2017, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, the Planning Board desires to approve the rankings and make the final determination of award for Year 4:

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 the attached rankings and makes its Final Determination of Award of 29 market-rate units, 22 affordable units and 8.6 transient units from BPAS Year 4:

Market-Rate:

- Twenty-eight (28) units with a 1.00 ESFU to 3900 South Roosevelt Boulevard with 85 points;
- One (1) unit with a 1.00 ESFU to 1421 1st Street with 20 points;

Affordable:



- Twelve (12) units with a 1.0 ESFU to 3900 South Roosevelt Boulevard with 85 points;
- Ten (10) units with a 1.0 ESFU to 2312-2318 North Roosevelt Boulevard with 20 points;

Transient:

- Ten (10) units with a 8.6 ESFU to 801 Eisenhower Drive with 110 points;

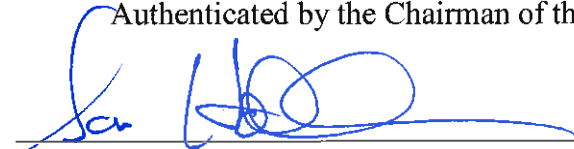
Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.


Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 23rd day of February, 2017.

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

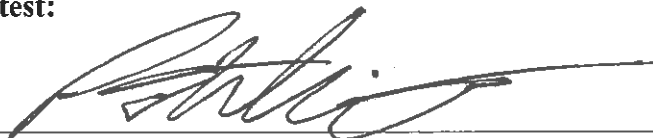


Sam Holland, Planning Board Chairman

3/15/17

Date

Attest:



Patrick Wright, Interim Planning Director

3-16-17

Date


Filed with the Clerk:




Cheryl Smith, City Clerk

3-16-17

Date



Chairman



Planning Director

KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 4 FINAL RANKINGS

YEAR 4 MARKET-RATE/TRANSIENT BPAS APPLICATIONS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Major/Minor Renovation	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AJPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Roofing materials SRI 29 (+5)	Vegetated Roof 50% (+15)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AJPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Open Space / On-site Recreational (+10)	Vegetated Roof 50% (+15)	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
3800 NORTH ROOSEVELT	10	10.00	8.60	Major											5		60	10	10	10	5	10	10			110	110	
3900 SOUTH ROOSEVELT	28	28.00	28.00	Major											5	30		10	10	10	5	10	10			85	85	
801 EISENHOWER DRIVE	10	10.00	8.60	Major											5	5	40		10	10	5	10	10			95	75	
1421 1ST STREET	1	1.00	1.00	Major																						20	20	
TOTAL REQUESTED:																												
																												45.2

YEAR 4 AFFORDABLE BPAS APPLICATIONS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Major/Minor Renovation	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AJPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Roofing materials SRI 29 (+5)	Vegetated Roof 50% (+15)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	GBC Upgrade 3 (+60)	AJPP / Tree Fund (+10)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Open Space / On-site Recreational (+10)	Vegetated Roof 50% (+15)	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
3900 SOUTH ROOSEVELT	28	28.00	28.00	Major											5		10	10	10	10	5	10	10			85	85	
2312-2318 N. ROOSEVELT	10	10.00	10	Major											5	5										20	20	
TOTAL REQUESTED:																												
																												38

NOTES:

- YEAR 4 MARKET RATE UNITS AVAILABLE: 46
 - YEAR 4 AFFORDABLE UNITS AVAILABLE: 45
 - YEAR 4 TRANSIENT UNITS AVAILABLE: 10
- In case of tie scores and insufficient available units, a drawing of lots will determine the awardee.

Handwritten signature/initials in blue ink.