

YEAR 1

**PLANNING BOARD
RESOLUTION NO. 2015-06**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING BUILDING PERMIT ALLOCATION SYSTEM
(BPAS) RANKINGS AND MAKING THE FINAL
DETERMINATION OF AWARD OF SEVEN (7)
AFFORDABLE AND 24 MARKET-RATE UNITS FROM
YEAR 1 (JULY 1, 2013 – JUNE 30, 2014) AND THE
ADVANCED AWARD OF 15.9 AFFORDABLE UNITS FROM
YEAR 2 (JULY 1, 2014 – JUNE 30, 2015) 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 1 (July 1, 2013 – June 30, 2014), 55 affordable and 36 market-rate units are available for allocations; and

WHEREAS, pursuant to Comprehensive Plan Policy 1-1.16.1 and City Code Section 108-



Chairman

 Planning Director

995, during Year 1 (July 2013—2014), 48 of the affordable units to be allocated will be dedicated for use at the Peary Court Housing complex property, leaving seven (7) affordable units 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

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 February 4, 2015, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, a drawing of lots was held for two market-rate applications had the same score and the Final Determination of Award reflects the outcome of that drawing; and

WHEREAS, the Planning Board desires to approve the rankings and make the final determination of award for Year 1 and an advanced award from Year 2.

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 seven (7) affordable units and 36 market-rate units from BPAS Year 1, and the advanced award of 15.9 affordable units from BPAS Year 2 as follows:

Affordable:

- Twenty-nine (29) units with a 0.10 ESFU to 2700-2706 Flagler Avenue with 60 points;
- Twenty (20) units with a 1.0 ESFU to 3800 North Roosevelt Boulevard with 25 points;

Market-Rate:

- Two (2) units with a 1.0 ESFU to 1028-1030 Truman Avenue with 75 points;
- Eight (8) units with a 1.0 ESFU to 2800 Flagler Avenue with 75 points;
- One (1) unit with a 1.0 ESFU to 1315 Whitehead Street with 70 points;
- One (1) unit with a 1.0 ESFU to 700 Eaton Street with 65 points;
- One (1) unit with a 1.0 ESFU to 700 Amelia Street with 25 points per drawing of lots; and
- Twenty-three (23) units with a 1.0 ESFU to 5555 College Road with 25 points per drawing of lots.

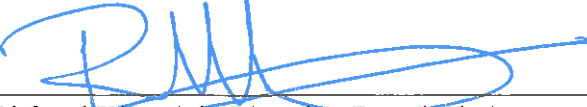
Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

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.

Read and passed on first reading at a regularly scheduled meeting held this 4th day of February, 2015.

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


Richard Klitenick, Planning Board Chairman


2/12/15
Date

Attest:


Kevin Bond, AICP, Acting Planning Director

2/6/2015
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

2-19-15
Date

**KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 1 FINAL RANKINGS**

YEAR 1 MARKET-RATE BPAS APPLICATIONS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	RECOMMENDED FOR AWARD										DRAWING OF LOTS					TOTAL BPAS POINTS:					
					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 Silver (+30)	GBC Upgrade 2 Gold (+40)	AIPP / Tree Fund (+60)	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 Silver (+30)	GBC Upgrade 2 Gold (+40)	AIPP / Tree Fund (+60)	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)	
1028-1030 THUMAN AVE	2	1.00	2	Major	5	30		10	10	5	10	5													75
2800 FLAGLER AVE	8	1.00	8	Major											5		40	10	10				10		75
1315 WHITEHEAD ST	1	1.00	1	Major			30		10	10	5	10	5												70
700 EATON ST	1	1.00	1	Major			30		10	10	5	5													65
700 AMELIA ST	1	1.00	1	Minor	5						5	10	5												25
5555 COLLEGE RD	30	1.00	30	Major													10		5			10			25
TOTAL REQUESTED:			43																						

YEAR 1 AFFORDABLE BPAS APPLICATIONS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	RECOMMENDED FOR AWARD										DRAWING OF LOTS					TOTAL BPAS POINTS:					
					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 Silver (+30)	GBC Upgrade 2 Gold (+40)	AIPP / Tree Fund (+60)	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 Silver (+30)	GBC Upgrade 2 Gold (+40)	AIPP / Tree Fund (+60)	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)	
2700-2706 FLAGLER AVE	29	0.10	2.9	Major											5	5	30					10		10	60
3800 N ROOSEVELT BLVD	20	1.00	20	Major											5	5					5		10		25
TOTAL REQUESTED:			22.9																						

NOTES:

YEAR 1 MARKET-RATE UNITS AVAILABLE: 36

YEAR 1 AFFORDABLE UNITS AVAILABLE: 7

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

Advanced award allowed for multi-unit affordable housing projects.

PKK

KJB

YEAR 2

**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


Vice-Chairman

Planning Director

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

YEAR 2 MARKET-RATE BPAS APPLICATIONS

PROJECTS	Units Requested				Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:		CRITERIA FOR 3 OR MORE UNITS:		TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
	Equivalent Single-Family Unit (ESFU)	Total ESFUs	Providing addtl affordable housing (+10)	Providing addtl affordable housing (+5)		Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)			
2800 FLAGLER AVENUE	1	1.00	1.00	Major	5							
1028 18th TERRACE	1	1.00	1.00	Minor					5	60	10	
3900 S. ROOSEVELT	28	28.00	28.00	Major								
515 ANGELA STREET	1	1.00	1.00	Major						5		
TOTAL REQUESTED:			31			40		10	5	10	5	
											100	100
											100	100
											85	85
											75	75

YEAR 2 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS	Units Requested				Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:		CRITERIA FOR 3 OR MORE UNITS:		TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
	Equivalent Single-Family Unit (ESFU)	Total ESFUs	Providing addtl affordable housing (+10)	Providing addtl affordable housing (+5)		Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)			
1020 18th TERRACE	2	0.78	1.56	Minor						5		
3900 S. ROOSEVELT	12	12.00	12	Major					5	30		
5555 COLLEGE ROAD	39	39.00	39	Major								
TOTAL REQUESTED:			52.56							10	10	
											5	10
											5	10
											15	85
											40	40

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.

YEAR 2 MARKET-RATE BPAS APPLICATIONS RECOMMENDED FOR AWARD

Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	2800 FLAGLER AVE	1	1.00	1	Major	100
1	1020 18 TH TERRACE	1	1.00	1	Minor	100
2	3900 S. ROOSEVELT BLVD.	28	28.00	28	Major	85
3	515 ANGELA STREET	1	1.00	1	Major	75
Total		31	31.00	31		

YEAR 2 AFFORDABLE BPAS APPLICATIONS RECOMMENDED FOR AWARD

Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	1020 18 TH TERRACE	2	1.56	1.56	Minor	100
2	3900 S. ROOSEVELT BLVD.	12	12.00	12	Major	85
3	5555 COLLEGE ROAD	39	39.00	39	Major	40
Total		53	52.56	52.56		

YEAR 3

**PLANNING BOARD
RESOLUTION NO. 2016-16**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING BUILDING PERMIT ALLOCATION SYSTEM
(BPAS) RANKINGS AND MAKING THE FINAL
DETERMINATION OF AWARD OF 14.72 AFFORDABLE
AND 7 MARKET-RATE 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 3 (July 1, 2015 – June 30, 2016), 46.54 affordable and 36 market-rate 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 provide awards to both projects, a drawing of lots will determine the awardee; and



Chairman

Planning Director

WHEREAS, on March 17, 2016, 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 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 of 14.72 affordable units and 7 market-rate units from BPAS Year 3

Affordable:


- Eight (8) units with a 0.10 ESFU to 2700-2706 Flagler Avenue with 60 points;
- Two (2) units with a 0.78 ESFU to 725 Duval Street with 55 points;
- One (1) unit with a 0.78 ESFU to 1412 Johnson Street with 50 points;
- One hundred and eight (108) units with a 0.10 ESFU to Poinciana Gardens with 25 points;
- One (1) unit with a 0.78 ESFU to 2303 Linda Avenue with 25 points;

Market-Rate:

- Five (5) units with a 1.0 ESFU to 725 Duval Street with 55 points;
- One (1) unit with a 1.0 ESFU to 2 Go Lane with 50 points;
- One (1) unit with a 1.0 ESFU to 2303 Linda Avenue with 25 points;




Chairman




Planning Director

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.



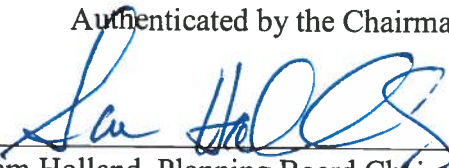
Chairman



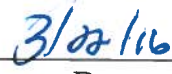
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17th day of March, 2016.

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



Sam Holland, Planning Board Chairman



Date

Attest:



Thaddeus Cohen, Planning Director



Date

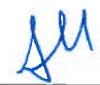
Filed with the Clerk:




Cheryl Smith, City Clerk



Date



Chairman



Planning Director

YEAR 4

**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;

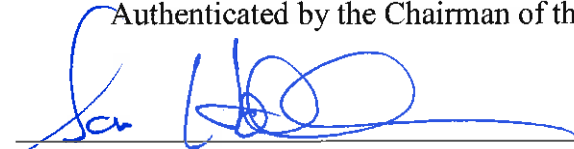
Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

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.

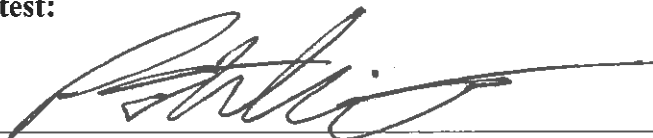


Sam Holland, Planning Board Chairman

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	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:	CRITERIA FOR 3 OR MORE UNITS:	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED
					Building 1.5' higher than BFE (+5) Providing addtl affordable housing (+10) GBC Upgrade 1 (+30) GBC Upgrade 2 (+40) APP / Tree Fund (+60) LEED Architect (+10) Electric Car Charging (+5) Non-roof SRI of at least 29 (+10) Roofing materials SRI 79 (+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) APP / Tree Fund (+60) 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)		
3800 NORTH ROOSEVELT	10	10.00	8.60	Major				
3900 SOUTH ROOSEVELT	28	28.00	28.00	Major				
801 EISENHOWER DRIVE	10	10.00	8.60	Major				
1421 1ST STREET	1	1.00	1.00	Major	5			
TOTAL REQUESTED:			46.2				110	110

YEAR 4 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:	CRITERIA FOR 3 OR MORE UNITS:	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED
					Building 1.5' higher than BFE (+5) Providing addtl affordable housing (+10) GBC Upgrade 1 (+30) GBC Upgrade 2 (+40) APP / Tree Fund (+60) LEED Architect (+10) Electric Car Charging (+5) Non-roof SRI of at least 29 (+10) Roofing materials SRI 79 (+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) APP / Tree Fund (+60) 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)		
3900 SOUTH ROOSEVELT	28	28.00	28.00	Major				
2312-2318 N. ROOSEVELT	10	10.00	10	Major				
TOTAL REQUESTED:			38				85	85

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.

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YEAR 5

**PLANNING BOARD
RESOLUTION NO. 2018-17**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING BUILDING PERMIT ALLOCATION SYSTEM
(BPAS) RANKINGS AND MAKING THE FINAL
DETERMINATION OF AWARD OF 5 AFFORDABLE AND 46
MARKET-RATE UNITS FROM YEAR 5 (JULY 1, 2017 –
JUNE 30, 2018) 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 5 (July 1, 2017 – June 30, 2018), a maximum of 46 market-rate units (of which 10 may be transient) and a minimum of 45 affordable units are available for allocation; 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 April 19, 2018, 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 5:

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 46 market-rate units, 5 affordable units, and 0 transient units from BPAS Year 5:

Market-Rate:

- Four (4) units with a 1.00 ESFU to 3228 Flagler Avenue with 130 points;
- One (1) unit with a 1.00 ESFU to 1300 Angela Street with 120 points;
- Thirty-six (36) units with a 1.00 ESFU will be awarded to 1213 14th Street with 115 points; and
- Five (5) units with a 1.00 ESFU will be awarded to 638 United Street with 115 points

Affordable:

- Four (4) units with a 1.0 ESFU to 3228 Flagler Avenue with 130 points;
- One (1) unit with a 0.78 ESFU to 2907 Seidenberg Avenue with 5 points;

Transient:

- Zero (0) units with a 0.86 ESFU;

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.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of April
2018.

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



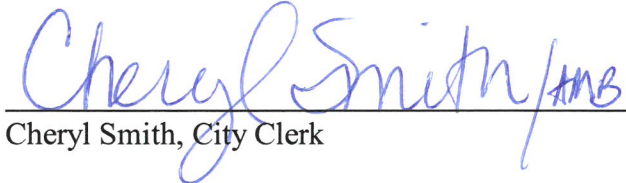
Sam Holland, Planning Board Chairman
4-24-18
Date

Attest:



Patrick Wright, Planning Director
4-23-18
Date

Filed with the Clerk:



Cheryl Smith, City Clerk
4-24-18
Date

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 5 RANKINGS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:										CRITERIA FOR 3 OR MORE UNITS:										TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED		
					Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	AIPP / Tree Fund (+60)	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)	AIPP / Tree Fund (+60)	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)				
3228 Flagler Avenue	4	1.00	4.00	MAJOR											5	5	0	0	60	10	10	5	10	10	15	130	130	
1300 Angela Street	1	1.00	1.00	MAJOR	5	0	0	0	60	10	10	5	10	5	15											120	120	
1213 14th Street	46	1.00	46.00	MAJOR											5	5	0	0	60	10	10	5	10	10	0	115	115	
638 United Street	5	1.00	5.00	MAJOR											5	5	0	0	60	10	10	5	10	10	0	115	115	
700 Duval Street	1	1.00	1.00	MAJOR	0	0	0	0	60	10	10	5	10	5	0											115	100	
917 Duval Street	2	0.86	1.72	MAJOR	5	0	0	0	60	10	0	0	10	5	0											90	90	
322 Amelia Street	2	1.00	2.00	MAJOR	5	0	30	0	0	10	10	5	10	5	0											70	75	
922 Thomas Street	1	1.00	1.00	MAJOR	5	0	30	0	0	10	10	0	10	0	0											65	65	
3800 N Roosevelt Blvd	10	0.86	8.60	MAJOR											5	0	0	0	0	10	10	5	10	10	0	50	50	
2407 N Roosevelt Blvd	0	0.00	0.00	MINOR	A P P L I C A T I O N										W I T H D R A W N										0	0		
917 Duval Street	0	0.00	0.00	MAJOR	A P P L I C A T I O N										W I T H D R A W N										0	0		
YEAR 5 MARKET-RATE AND TRANSIENT BPAS APPLICATIONS																												
TOTAL REQUESTED:	72		70.32																									

AFFORDABLE PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:										CRITERIA FOR 3 OR MORE UNITS:										TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
					Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	AIPP / Tree Fund (+60)	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)	AIPP / Tree Fund (+60)	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)			
3228 Flagler Avenue	4	1.00	4.00	MAJOR											5	5	0	0	60	10	10	5	10	10	15	130	130
2907 Seidenberg Avenue	1	0.78	0.78	MINOR	5	0	0	0	0	0	0	0	0	0												5	5
2407 N Roosevelt Blvd	0	0.00	0.00	MINOR	A P P L I C A T I O N										W I T H D R A W N										0	0	
1300 Angela Street	0	0.00	0.00	MAJOR	A P P L I C A T I O N										W I T H D R A W N										0	0	
TOTAL REQUESTED:	5		4.78																								

NOTES:
YEAR 5 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM (MAXIMUM OF 10 MAY BE TRANSIENT)
YEAR 5 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM
In case of tie scores and insufficient available units, a drawing of lots will determine the awardee.

PW4-23-18
821
4-24-18

YEAR 6

**PLANNING BOARD
RESOLUTION NO. 2019- 025**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD OF NINE (9) MARKET-RATE UNITS AND ONE-HUNDRED SIX (106) AFFORDABLE-RATE UNITS FROM YEAR 6 (JULY 1, 2018 TO JUNE 30, 2019) PURSUANT TO SECTIONS 86-9 AND 108-997 OF THE LAND DEVELOPMENT REGULATIONS 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 and market-rate) using the Equivalent Single-Family Unit (ESFU) Factors of City Code Section 108-994; and

WHEREAS, for Year 6 (July 1, 2018-June 30, 2019), a maximum of 46 market-rate units and a minimum of 45 affordable units are available for allocation; 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





Chairman
Planning Director

WHEREAS, on April 18, 2019, 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 6:

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 nine (9) market-rate units and one-hundred six (106) affordable-rate units from BPAS Year 6:

Market-Rate:


- One (1) unit with a 1.00 ESFU to 2303 Linda Avenue with 65 points
- One (1) unit with a 1.00 ESFU to 322 Amelia Street with 60 points
- Two (2) units with a 2.00 ESFU to 423 Front Street with 40 points
- Two (2) units with a 2.00 ESFU to 1319 William Street with 0 points
- Two (2) units with a 2.00 ESFU to 917 Duval Street with 0 points
- One (1) unit with a 1.00 ESFU to 524 Southard Street with 0 points

Affordable-Rate:

- One (1) unit with a 0.78 ESFU to 2303 Linda Avenue with 65 points
- One-hundred four (104) units with a 104.00 ESFU to 5220-5230 College Rd with 30 points
- One (1) unit with a 0.78 ESFU to 1721 Johnson Street with 5 points




Chairman




Planning Director

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 18th day of April 2019.

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



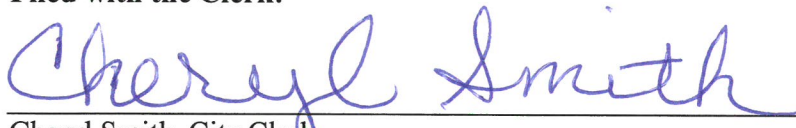
Sam Holland, Key West Planning Board Chairman 4-23-19
Date

Attest:

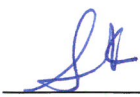



Patrick Wright, Planning Director 4-26-19
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 4-26-19
Date



Chairman


Planning Director

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
 YEAR 6 RANKINGS

	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor	Renovation	Building more than 1.5' higher than the BFE (+)	Exceeding the minimum required percentage	Voluntarily providing affordable housing	Voluntarily providing affordable housing, whic.	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fu	Using light colored, high reflectivity materials	Providing electrical high voltage sized conduit	Using light colored, high reflectivity materials	Providing on-site recreational amenities or ex.	Using light-colored, high-reflectivity roofing m.	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
YEAR 6 MARKET-RATE BPAS APPLICATIONS																					
MARKET-RATE PROJECTS																					
322 Amelia Street	1	1.00	1.00	Major	5					40	0	0	0	10	5	60	60		60		Unity of Title required
2303 Linda Avenue	1	1.00	1.00	Major	5	30								5	5	5	10	5	65	65	
1319 William Street	2	1.00	2.00	Major	0														0	0	
917 Duval Street	2	1.00	2.00	Major	0														0	0	Existing building is not being elevated / Will require a parking variance
524 Southard Street	1	1.00	1.00	Minor	0														0	0	Existing building is not being elevated / Will require a parking variance
423 Front Street	2	1.00	2.00	Minor	0					40									40	40	Existing building is not being elevated / Will require a parking variance
TOTAL REQUESTED:	9		9.00																		
YEAR 6 AFFORDABLE-RATE BPAS APPLICATIONS																					
AFFORDABLE-RATE PROJECTS																					
2303 Linda Avenue	1	0.78	0.78	Major	5	30								5	5	5	10	5	65	65	
5220-5230 College Road	104	1.00	104.00	Major		30													30	30	
1721 Johnson Street	1	0.78	0.78	Major	5														5	5	
TOTAL REQUESTED:	106		105.56																		

NOTES:

YEAR 6 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM

YEAR 6 AFFORDABLE-RATE UNITS AVAILABLE: 45 MINIMUM

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.