

Building Permit Allocation System (BPAS)

Year 7 (July 1, 2019 - June 30, 2020)

Section 108-987: Purpose & Intent

1. *Reduce or maintain hurricane evacuation clearance times measured by the Transportation Interface for Modeling Evacuations (TIME) Model for the Florida Keys.*
2. *Limit the amount of residential development commensurate with the city's ability to maintain a reasonable and safe hurricane evacuation clearance time of no more than 24 hours for permanent residents.*
3. *Regulate the amount of permanent and transient residential building permits in order to maintain and improve public facility service levels.*
4. *Allocate the limited number of permanent and transient residential units available under this article, based upon the goals, objectives and policies set forth in the city comprehensive plan.*
5. *Limit units allocated from the BPAS by using those units which are identified and derive from the following sources: City of Key West Comprehensive Plan Policy 1.1.1.1; units recovered by the city which were previously allocated and unused and subsequently returned to the city; units recaptured by the city which are derived from decreases in existing residential density and changes in residential uses and subsequently returned to the city through the waiver and release of building permit allocation process and any pre-existing reserve units.*

Section 108-995: Residential Allocation Schedule

Table 2.0

July 1, 2013 - June 30, 2014	July 1, 2014 - June 30, 2015	July 1, 2015 - June 30, 2016	July 1, 2016 - June 30, 2017	July 1, 2017 - June 30, 2018	July 1, 2018 - June 30, 2019	July 1, 2019 - June 30, 2020	July 1, 2020 - June 30, 2021	July 1, 2021 - June 30, 2022	July 1, 2022 - June 30, 2023
48 affordable units to be allocated for Peary Court development. Minimum of 7 affordable units. Maximum of 36 market rate units.	Minimum of 55 affordable units. Maximum of 36 market rate units.	Minimum of 55 affordable units. Maximum of 36 market rate units.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units, of which a maximum of ten (10) units may be transient.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units, of which a maximum of ten (10) units may be transient.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units.	Minimum of 45 affordable units. Maximum of <u>46</u> market rate units.

Applications Received: 7

Applications Withdrawn: 0

Total Number of Applications Competing: 7

TYPE:	Market-Rate	Affordable
NO. REQUESTED:	7	3
NO. AVAILABLE:	46 MAXIMUM	45 MINIMUM

Section 108-997 (c): Point System

(1) The following criteria and point system shall be utilized in the ranking of applications for development of non-transient units as follows:

- a. Building more than 1.5 feet higher than the base flood elevation: 5 points.
- b. Exceeding the minimum required percentage of affordable housing: 30 points.
- c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification: 40 points.
- d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification: 60 points.
- e. Achieving Green Building Certification Upgrade 1: 20 points.
- f. Achieving Green Building Certification Upgrade 2: 27 points.
- g. Achieving Green Building Certification Upgrade 3: 40 points.
- h. Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500.00 or more: 5 points.
- i. Providing electrical high voltage sized conduit for future electric car charging station near parking area: 5 points.
- j. Using light colored, high reflectivity materials for all non-roof/areas with a solar reflectance index (SRI) of at least 29: 5 points.
- k. Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of chapter 108: 10 points.

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)

YEAR 7 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 which	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the AIPP or Tree Fun.	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 7 MARKET-RATE BPAS APPLICATIONS																			
MARKET-RATE PROJECTS																			
3749 Duck Avenue	1	1.00	1.00	Major	5				27								32	32	
1119 White Street	1	1.00	1.00	Major	5												5	5	Will require HARC review
511 Truman Avenue	2	1.00	2.00	Major													0	0	Will require HARC review
1300 Newton Street	1	1.00	1.00	Major													0	0	Will require HARC review
724 Eaton Street	2	1.00	2.00	Minor													0	0	Will require HARC review
TOTAL REQUESTED:	7		7.00																
YEAR 6 AFFORDABLE-RATE BPAS APPLICATIONS																			
AFFORDABLE-RATE PROJECTS																			
724 Eaton Street	1	0.78	0.78	Minor													0	0	Will require HARC Review
3528 Eagle Avenue	1	0.78	0.78	Minor													0	0	Variances to maximum allowed building coverage & impervious surface
1232 3rd Street	1	0.78	0.78	Minor													0	0	
TOTAL REQUESTED:	3		2.34																

NOTES:

YEAR 7 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM

YEAR 7 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.



Year 7 - Market-Rate Unit BPAS Applications Recommended For Award



Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	3749 Duck Avenue	1	1.00	1.00	Major	32
2	1119 White Street	1	1.00	1.00	Major	5
Tied	511 Truman avenue	2	1.00	2.00	Major	0
Tied	1300 Newton Street	1	1.00	1.00	Major	0
Tied	724 Eaton Street	2	1.00	2.00	Minor	0
Total		7		7.00		



Year 7 - Affordable Unit BPAS Applications Recommended For Award



Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
Tied	724 Eaton Street	1	0.78	0.78	Minor	0
Tied	3828 Eagle Avenue	1	0.78	0.78	Minor	0
Tied	1232 3 rd Street	1	0.78	0.78	Minor	0
Total		3		2.625		

Section 108-997 (e) Recovered units (in part):

“Building permits shall be obtained within two years of the final award date. If a building permit is not issued within the timeframe the allocated units will revert back to the city as a recovered unit for allocation during the following sequential award year.”



Based on the criteria established by the Comprehensive Plan and Land Development Regulations, the Planning Department recommends to the Planning Board **approval** of the final Year 7 BPAS rankings, the award of 3 affordable units and 7 market-rate units.