

**PLANNING BOARD
RESOLUTION NO. 2022-XX**

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 TWENTY-EIGHT (28) AFFORDABLE-RATE UNITS FROM YEAR 9 (JULY 1, 2021 TO JUNE 30, 2022) 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 9 (July 1, 2021 - June 30, 2022), 46 market-rate units and 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

_____ City Manager

WHEREAS, on May 19th, 2022, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Department and its consultants through the City Manager; and

WHEREAS, the Planning Board desires to approve the rankings and make the Final Determination of Award for Year 9.

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 housing units and twenty-eight (28) affordable-rate housing units from BPAS Year 9:

Market-Rate:

- **One (1) unit with a 1.00 ESFU to 1501 South Street with 25 points**
- **One (1) unit with a 1.00 ESFU to 913 White Street with 15 points**
- **Two (2) units with a 2.00 ESFU to 700 Front Street with 15 points**
- **One (1) unit with a 1.00 ESFU to 1307 1309 Whitehead Street with 10 points**
- **One (1) unit with a 1.00 ESFU to 317 Whitehead Street with 5 points**
- **One (1) unit with a 1.00 ESFU to 608 Duval Street with 0 points**
- **One (1) unit with a 1.00 ESFU to 704 Russell Lane with 0 points**
- **One (1) unit with a 1.00 ESFU to 630 Mickens Lane with 0 points**

Affordable-Rate:

- **Two (2) units with a 2.00 ESFU to 1618 N. Roosevelt Boulevard with 95 points**
- **One (1) unit with a .78 ESFU to 2719 Staples Ave with 35 points**
- **Twenty-four (24) units with a 24.00 ESFU to 255 Trumbo Road with 0 points**
- **One (1) unit with a 1.00 ESFU to 1020 Margaret Street with 0 points**

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

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).

General Conditions

1. For 250 Trumbo Road, should CS/HB 1499 be signed by the Governor, the 24 affordable BPAS allocations associated with 255 Trumbo Road will revert back to the City of Key West as recovered units for allocation during the sequential award year.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May 2022.

Authenticated by the Chairman of the Planning Board and the City Manager;

Sam Holland, Planning Board Chair

_____ Date

_____ Chairman

_____ City Manager

Attest:

Patti McLauchlin, City Manager

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ City Manager