

Year 9 BPAS



317 WHITEHEAD STREET
1 MARKET-RATE UNIT

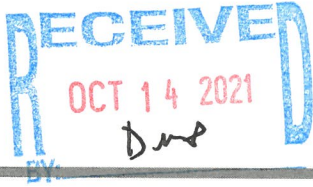


Building Permit Allocation System (BPAS) Application

(Year 9: July 1, 2021-June 30, 2022) – Market Rate

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • www.cityofkeywest-fl.gov



Application Fee: \$1155.00 First Unit
\$1100.00 Each Unit 2 through 10
\$1050.00 Each Unit 11 through 20
\$1000.00 Each Unit 21+

A. APPLICANT / AGENT (if applicable): Property owner must submit a notarized authorization form authorizing the applicant / agent to act on their behalf (Exhibit A).

Name: Spottswood, Spottswood, Spottswood & Sterling/Richard McChesney

Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-9556

Email: Richard@spottswoodlaw.com

PROPERTY OWNER:

Name: Michael Marceau

Mailing Address: PO Box 584

City: Kennebunkport State: ME Zip: 04046

Home/Mobile Phone: _____ Office: _____

Email: LOBCO@me.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 317 Whitehead Street

Parcel ID RE#: 00004490-000000 Alternate Key: 1004677

Zoning District: HRO Size of Site: 6,537 sf

Density Allowed: 16 du/ac Commercial Floor Area: 3,799 sf

B. EXISTING DEVELOPMENT:

Please provide a brief description of how the property is currently used:

This property was historically (pre 1960's) two dwelling units. Since that time it has been used as commercial office space.

CITY OF KEY WEST – BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	1
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

¹ Please provide City Licensing Records from the Building Department.

² Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

³ Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

C. PROPOSED DEVELOPMENT:

Please indicate the scope of the proposed development as it relates to the BPAS (Section 108-997 (B)).

☒ **Major construction / renovation** – meaning new development, additions to existing structures, or redevelopment constituting more than 50% of the value of the existing building.

☐ **Minor renovation**- meaning redevelopment constituting less than 50% of the value of the existing building.

Is this property located within a Historic Zoning District?

Yes ☒

No ☐

Are buildings on the property listed as contributing historic structures?

Yes ☐

No ☒

Is the proposal for mixed residential and commercial use?

Yes ☐

No ☒

Are density bonuses proposed?

Yes ☐

No ☒

Advanced affordable allocation request?

Yes ☐

No ☒

Will the allocation require development review?

Yes ☒ No ☐

If yes, please specify what type of development review will be required: _____

☐ Major Development Plan
☐ Variance(s)
☐ Lawful Unit Determination
☐ Other

☐ Minor Development Plan
☐ Beneficial Use
☐ Transient Transfer

☐ Conditional Use
☒ HARC
☐ Tree Commission

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

- ☒ 1. **Description of Proposed Development and Use.** Please be specific, describe and list existing, and proposed buildings and uses, accessory structures and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties proposing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
- ☒ 2. **Solution Statement.**
- a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, historic and archeological resource protection, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
 - b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
 - (A)Major Construction/Renovation Prerequisites.* The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
 - a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification**.
 - b. All new buildings shall be constructed to have the **first habitable floor 1.5 feet above the required base flood elevation**, except for properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
 - c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
 - * (See page 4 of application.)
 - (B)Minor Renovation Prerequisites.* For development constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing a copy of the Required Energy and Water Baseline Report consisting of 12 months of energy and water use. For Commercial buildings (including multifamily), building data must be input into EPE Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either Energy Gauge or RESNET may be used to establish a baseline. Please provide a description of 15% of both water and energy use will be reduced on the property.
- ☒ 3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
- ☒ 4. Up-to-date signed and sealed survey (Section 108-240).
- ☐ 5. Flood Elevation Certificates (New Construction) (Section 34-127).

CITY OF KEY WEST – BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

- ☒ 6. Copy of City licensing records for existing units.
- ☒ 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
- ☒ 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
- ☒ 9. Completed BPAS Estimated Score Sheet and Estimated total Points to be achieved (*Exhibit C*).
- ☒ 10. Signed and Notarized BPAS Certification Form (*Exhibit D*).
- ☒ 11. Copy of LEED or FGBC Score Sheet (*Exhibit E*) or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.

*An applicant may request to be exempted from the rainwater catchment requirement, if:

- (i) The applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.
- (ii) The applicant seeks to create an accessory unit(s) but the impervious surface and/ or building coverage ratio maximums for parcel have been met or exceeded, and the applicant contributes a fee of \$2 per required gallon in mitigation to the City's storm water fund.

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

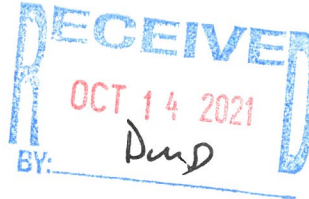
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD (of Counsel)



VIA HAND DELIVERY

October 14, 2021

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Request for Building Permit Allocation System Allocation for 317 Whitehead Street, Key West, Florida 33040

Dear Ms. Halloran,

Please allow this correspondence to serve as an application for one (1) market rate residential Building Permit Allocation System (“BPAS”) unit on behalf of Michael Marceau (“Applicant”). The Applicant intends to develop the BPAS unit on the property located at 317 Whitehead Street, Key West, Florida 33040 (the “Property”). As counsel for Applicant, my firm submits the following application and supporting documents for your consideration:

Title Block (Sec 108-227):

- | | |
|-------------------------------|--|
| a. Name of Development: | N/A |
| b. Name of Owner/Developer: | Michael Marceau |
| c. Scale: | 1" = 10'-0" |
| d. North Arrow: | As identified on the site plan |
| e. Preparation/Revision Date: | September 29, 2021 |
| f. Location/Street Address | 317 Whitehead Street, Key West, FL 33040 |

Identification of Key Persons (Sec 108-228):

- | | |
|-----------------------------|---|
| a. Owner: | Michael Marceau |
| b. Owners Authorized Agent: | Spottswood, Spottswood, Spottswood & Sterling |
| c. Engineer: | Serge Mashtakov, P.E. |
| d. Architect: | N/A |
| e. Surveyor: | Reece & Associates, Inc. |

- f. Landscape Architect: N/A
- g. Consultant: N/A
- h. The undersigned certifies that all individuals with a legal and equitable interest in the Property are as follows:

- i. Michael Marceau

Description of Proposed Development and Use (Sec. 108-229):

Historically the Property consisted of two residential dwelling units. One of those residential structures remains today, however it has been converted to commercial use since the 1960s. The second structure was demolished and rebuilt sometime in the 1950s with an internal corridor connecting both structures, creating one large office space. This property continues that commercial use today. The Property is situated on a large lot consisting of 6,537.00 square feet of land. The Property is located within the Historic Residential Office zoning district ("HRO"). Based on the square footage, the density provides for approximately 2.40 units on the Property however, the Applicant is only proposing to build one single family unit.

The application proposes to demolish the non-contributing 1950s cbs structure and rebuild a residential dwelling that is complimentary to the adjacent historic structures and district. The existing historic structure will be renovated and integrated into the new construction to form one single family residence.

The existing commercial structure consists of 3,799 square feet of living space and one (1) off street parking space. The proposed redesigned driveway will provide space for two (2) vehicles. All existing and proposed dimensional information can be found on the enclosed site data table. The Applicant will be not be applying for any variances.

Solution Statement:

The proposed development will be subject to the major construction/renovation prerequisites of the BPAS application as well as the HARC approval process. The Applicant will meet the baseline green requirement (Bronze Level) by installing new energy efficient air conditioning units, energy efficient on-demand water heaters, energy star appliances, LED lighting, and motion sensor lights. Additionally, new impact rated windows and doors shall be installed throughout the Property. The Applicant also plans on installing low flow water-star faucets and showerhead, energy star washer and dryer, and a high efficiency toilet.

Adequately buffered receptacle locations will be constructed on the Property to accommodate the disposal of all waste and recyclable items. No existing residential structure will be impacted by traffic patterns resulting from ingress and egress to the Property. All required parking for the residential use will be provided on the Property.

Site Data Table: Please see enclosed.

Residential Developments (Sec. 108-231):

- One residential market rate unit is proposed
- The market rate unit proposed is a single-family unit that will consist of 5 bedrooms and 5 baths.

Up-to-date signed and sealed survey (Sec. 108-240): Attached.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and planning staff on this project.

Very Truly Yours,



Richard J. McChesney, Esq.

Enc.

Complete BPAS Application
Exhibits A - E

Year 9 BPAS

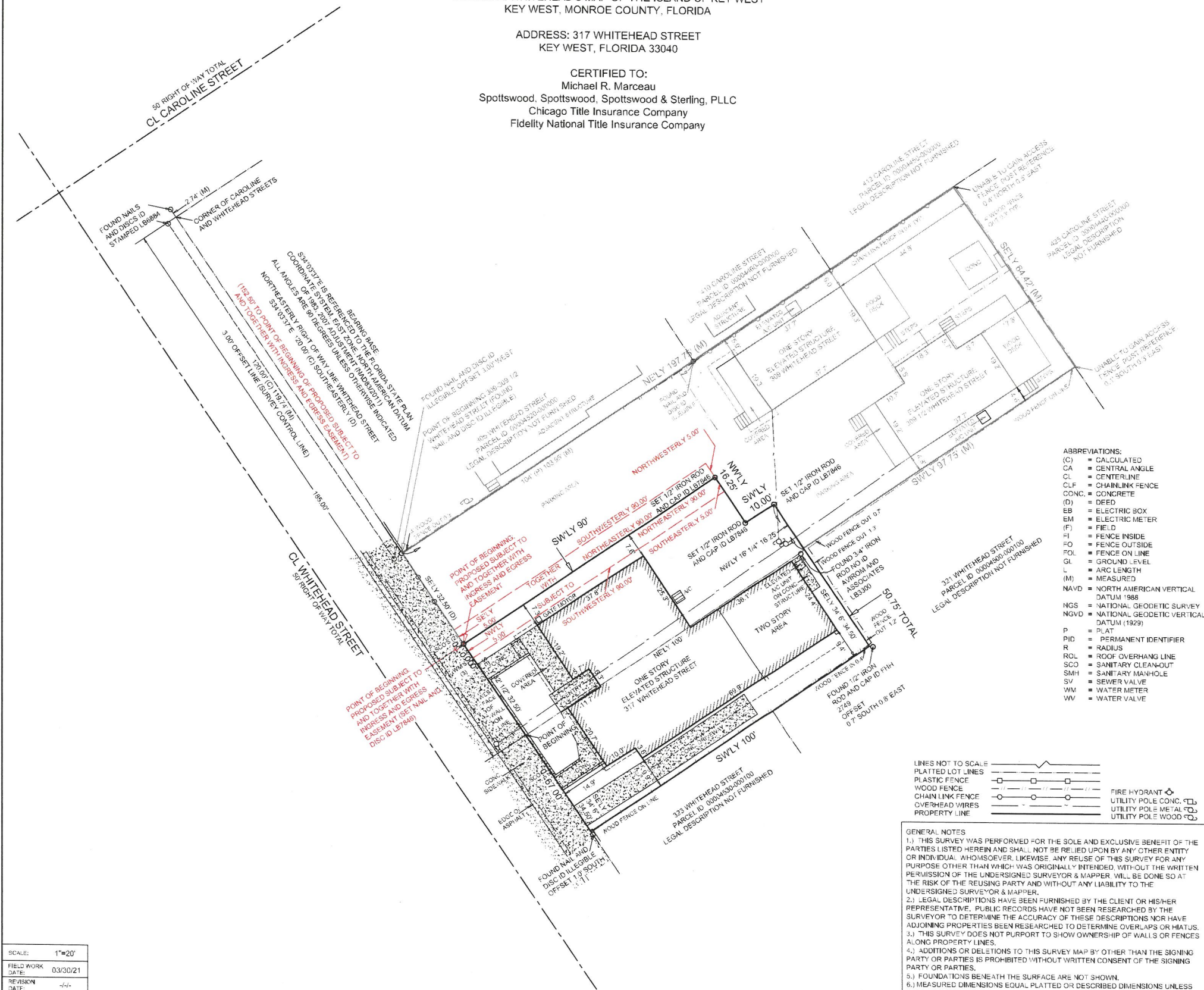


SURVEY

MAP OF BOUNDARY SURVEY
A PART OF LOT 3, SQUARE 25
WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST
KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS: 317 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

CERTIFIED TO:
Michael R. Marceau
Spottswood, Spottswood, Spottswood & Sterling, PLLC
Chicago Title Insurance Company
Fidelity National Title Insurance Company



LEGAL DESCRIPTION:
On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows: Beginning at a point on Whitehead Street, One Hundred Eighty-Five (185) feet from the corner of Caroline and Whitehead Streets; thence at right angles to Whitehead Street in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ten (10) feet; thence at right angles in a Northwesterly direction Sixteen and One-Fourth (16.25) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to a point on Whitehead Street; thence at right angles in a Southeasterly direction along Whitehead Street Thirty-two and One-Half (32.50) feet to the Point of Beginning.

AND
On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as Part of Lot Three (3), in Square Twenty-Five (25), described by metes and bounds as follows: Commencing at a point on the Northeasterly side of Whitehead Street, distant One Hundred Eighty-Five (185) feet from the corner of the intersection of Whitehead Street and Caroline Street, and running thence at right angles to Whitehead Street in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Thirty-Four (34) feet, Six (6) inches to the Northwesterly boundary of the land now owned by Virginia Lee Mock as described in deed recorded in Deed Book G-24, Pages 44 and 45, Monroe County, Florida Public Records; thence meandering the said Northwesterly boundary of the land of the said Virginia Lee Mock in a Southwesterly direction One Hundred (100) feet to Whitehead Street; thence in a Northwesterly direction along the Northeasterly line of Whitehead Street Thirty-Four (34) feet, Six (6) inches to the point or place of beginning.

SUBJECT TO (an easement for ingress and egress newly authored by the undersigned)

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Whitehead Street and the Southeasterly Right of Way Line of Caroline Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Whitehead Street for 152.50 feet to the POINT OF BEGINNING; thence Northeasterly 90.00 feet; thence Southeasterly 5.00 feet; thence Southwesterly 90.00 feet; thence Northwesterly 5.00 feet to the Point of Beginning.

TOGETHER WITH (an easement for ingress and egress newly authored by the undersigned)

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 25, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly Right-of-Way Line of Whitehead Street and the Southeasterly Right of Way Line of Caroline Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way line of Whitehead Street for 152.50 feet to the POINT OF BEGINNING; thence Northeasterly 90.00 feet; thence Northwesterly 5.00 feet; thence Southwesterly 90.00 feet; thence Southeasterly 5.00 feet to the Point of Beginning.

SCALE:	1"=20'
FIELD WORK DATE:	03/30/21
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO:	21022603

PLATTED LOT LINES	---
WOOD FENCE	-X-X-
CHAIN LINK FENCE	-O-O-
OVERHEAD WIRES	- - -
PROPERTY LINE	---
FIRE HYDRANT	⊕
UTILITY POLE CONC.	⊕
UTILITY POLE METAL	⊕
UTILITY POLE WOOD	⊕

GENERAL NOTES
1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. HOWEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL. WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE 3 HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B) (ENCROACHMENTS), & 1(B) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED

ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

Year 9 BPAS



AUTHORIZATION & VERIFICATION



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Michael Marceau authorize
Please Print Name(s) of Owner(s) as appears on the deed

Spottswood, Spottswood, Spottswood & Sterling

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Michael Marceau
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this

9/10/2021

Date

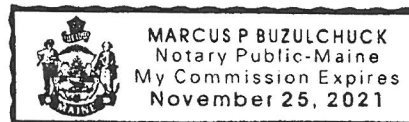
by

Michael Marceau

Name of Owner

He/She is personally known to me or has presented Driver's License as identification.

[Signature]
Notary's Signature and Seal



MARCUS BUZULCHUCK

Name of Acknowledger typed, printed or stamped

11/25/2021

Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard McChesney, in my capacity as Associate
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

317 Whitehead Street

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 13th of OCTOBER 2021 by
date

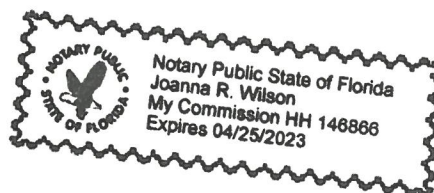
RICHARD MCCHESENEY
Name of Applicant

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Joanna R. Wilson

Name of Acknowledger typed, printed or stamped



HH 146866

Commission Number, if any

Year 9 BPAS



WARRANTY DEED & PROPERTY CARD

Doc # 2319413 Bk# 3097 Pg# 350 Recorded 5/14/2021 at 9:43 AM Pages 5
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$44.00 Deed Doc Stamp \$8,050.00

Prepared by and return to:

Christopher B. Waldera, P.A.
5800 Overseas Highway Suite 7
Marathon, FL 33050
305-289-2223

Consideration: \$1,150,000.00
Parcel Identification No. 00004490-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 5th day of May, 2021 between **Morgan & Hendrick, LLC, a Florida limited liability company** whose post office address is **317 Whitehead Street, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **Michael R. Marceau, a married man** whose post office address is **P.O. Box 584, Kennebunkport, ME 04046** of the County of **York, State of Maine**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

On the Island of Key West, known on William A. Whitehead's Map, Delineated in February A. D. 1829, as Part of Lot Three (3) in Square Twenty-five (25), described by Metes and Bounds as Follows: Beginning at a Point on Whitehead Street, One Hundred Eighty-five (185) Feet from the Corner of Caroline and Whitehead Streets; Thence at Right Angles to Whitehead Street in a Northeasterly Direction One Hundred (100) Feet; Thence at Right Angles in a Northwesterly Direction Sixteen and One-fourth (16.25) Feet; Thence at Right Angles in a Southwesterly Direction Ten (10) Feet; Thence at Right Angles in a Northwesterly Direction Sixteen and One Fourth (16.25) Feet; Thence at Right Angles in a Southwesterly Direction Ninety (90) Feet to a Point on Whitehead Street; Thence at Right Angles in a Southeasterly Direction along Whitehead Street Thirty-two and One-half (32.50) Feet to a Point of Beginning.

AND

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Subject to the following restrictions:

Grantee, his successors and assigns shall not seek zoning approvals for conditional uses, uses permitted in the Appelrouth Business Corridor, restaurant uses, or alcohol sales or service, on premises or package. For purposes of the forgoing restrictions, zoning approvals and restrictions shall mean those identified by Sections 122-926 through 122-929 of the City of Key West Land Development Code effective date 2020. It is the intent of the Grantor to create real covenants running with the Property, and all portions of it, so that the acceptance by Grantee, mortgagee, lessee or other transferee or lienor of any freehold or leasehold estate, or any other interest, shall constitute acceptance of and adherence to the foregoing restriction, limitation and condition, and the

Doc. # 2319413 Page Number: 2 of 5

same shall be binding upon Grantee and all of his grantees, mortgagees, lessees, heirs, devisees, legatees or other transferees, lienors and other successors in interest, both proximate and remote. Grantee shall incorporate the forgoing restriction by reference in any conveyance or leasehold estate of all or any portion of the Property. Provided, however, the foregoing restriction shall terminate after fifty (50) years from the date of this instrument.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Morgan & Hendrick, LLC, a Florida limited liability company

By: Hugh J. Morgan
Hugh J. Morgan, Managing Member

Witness Name: B. Will Langley

Witness Name: Laura Jenney Reeves

Witness Name: Archie M. Chesney

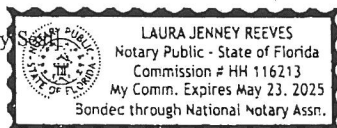
Witness Name: Monica Hornyak

By: Donna M. Bosold
Donna M. Bosold, as Personal Representative of the Estate of James T. Hendrick, Managing Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of May, 2021 by Hugh J. Morgan, Managing Member of Morgan & Hendrick, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Laura Jenney Reeves

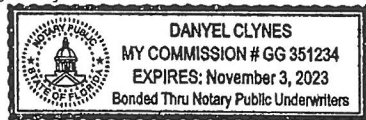
My Commission Expires: 05/23/25

Doc. # 2319413 Page Number: 3 of 5

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2021 by Donna M. Bosold, as Personal Representative of the Estate of James T. Hendrick, Managing Member of Morgan & Hendrick, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Danyel Clynes
Notary Public

Printed Name: Danyel Clynes

My Commission Expires: 11/3/2023

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00004490-000000
Account# 1004677
Property ID 1004677
Millage Group 10KW
Location 317 WHITEHEAD St, KEY WEST
Address
Legal KW PT LT 3 SQR 25 G71-343/44 G72-528/29 A4-460/61 OR294-445/47 OR491-356/57 OR605-887 OR819-1809/12 OR819-1815/18 OR863-1434/35 OR877-1405 OR909-1035/36 OR2558-1823/24 OR3097-0350 OR3097-343
Description
(Note: Not to be used on legal documents.)
Neighborhood 32020
Property ONE STORY OFFICE (1700)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

MARCEAU MICHAEL R
 PO Box 584
 Kennebunkport ME 04046

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$196,353	\$196,353	\$205,854	\$0
+ Market Misc Value	\$2,215	\$2,235	\$2,256	\$0
+ Market Land Value	\$1,441,409	\$1,441,409	\$1,264,910	\$1,061,504
= Just Market Value	\$1,639,977	\$1,639,997	\$1,473,020	\$1,061,504
= Total Assessed Value	\$1,317,690	\$1,197,900	\$1,089,000	\$990,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,639,977	\$1,639,997	\$1,473,020	\$1,061,504

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	6,537.00	Square Foot	67	100

Buildings

Building ID 39334
Style 2 STORY ON GRADE
Building Type OFFICE BLD-1 STORY / 17C
Gross Sq Ft 3799
Finished Sq Ft 3534
Stories 2 Floor
Condition AVERAGE
Perimeter 374
Functional Obs 0
Economic Obs 0
Depreciation % 40
Interior Walls

Exterior Walls AB AVE WOOD SIDING
Year Built 1963
EffectiveYearBuilt 1991
Foundation
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 300
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	133	0	0
FLA	FLOOR LIV AREA	3,534	3,534	0
OPU	OP PR UNFIN LL	102	0	0
OUU	OP PR UNFIN UL	30	0	0
TOTAL		3,799	3,534	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1975	1976	1	157 SF	3
FENCES	1989	1990	1	500 SF	2
FENCES	1994	1995	1	30 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/5/2021	\$1,150,000	Warranty Deed	2319413	3097	0350	01 - Qualified	Improved
5/5/2021	\$100	Quit Claim Deed	2319411	3097	343	11 - Unqualified	Improved
3/7/2012	\$0	Quit Claim Deed		2558	1823	11 - Unqualified	Improved
4/1/1983	\$75,000	Warranty Deed		877	1405	U - Unqualified	Improved
2/1/1975	\$40,000	Conversion Code		605	887	Q - Qualified	Improved

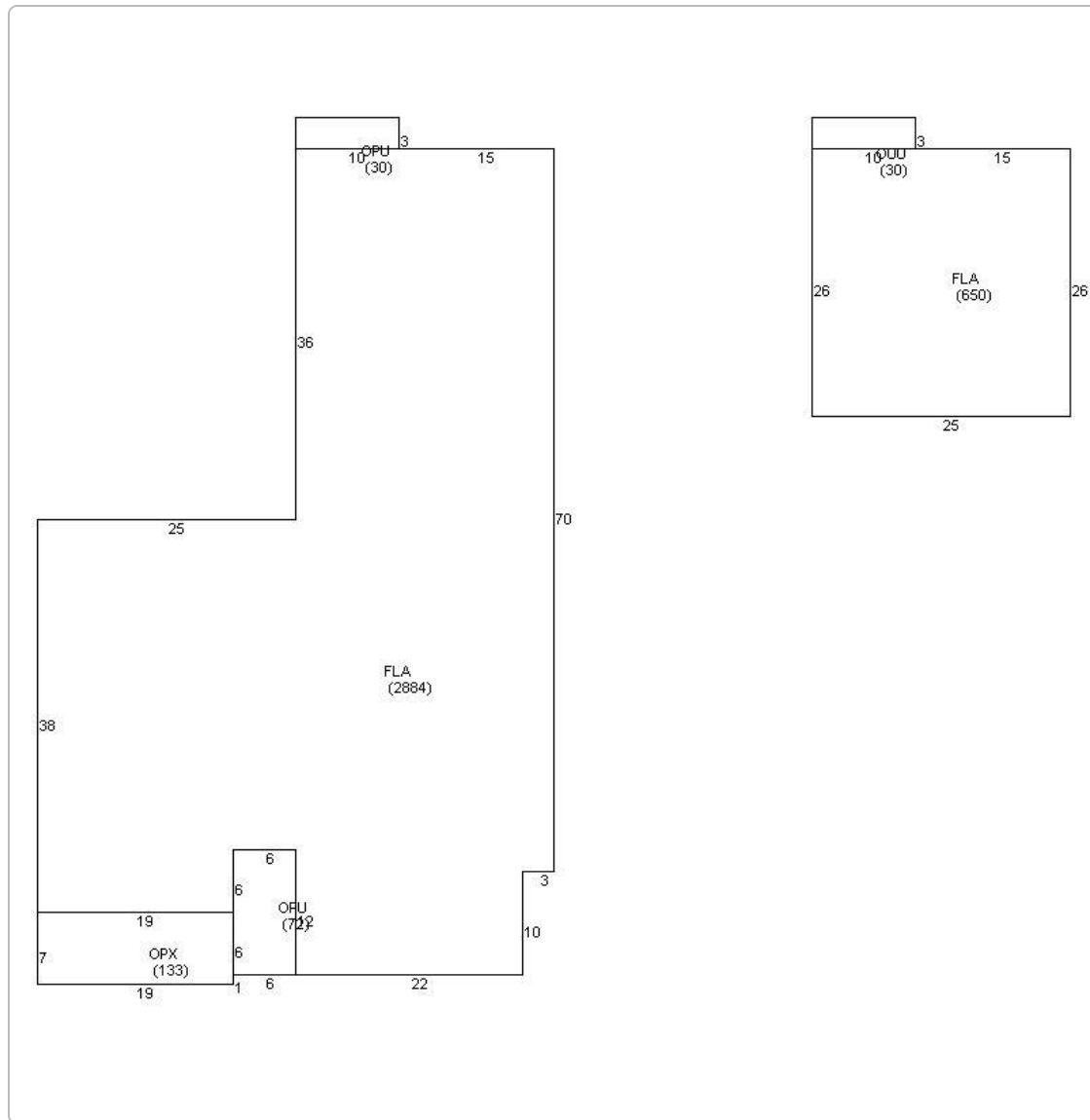
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
15-4105	10/19/2015	5/13/2017	\$8,950	Commercial	REPLACE GRAVEL ROOF.
10-00000095	1/14/2010		\$500	Commercial	INSTALL SIGN
06-3374	6/5/2006	9/28/2006	\$2,000	Commercial	INSTALL TORCH DOWN MODIFIED RUBBER 1 1/2 SQRS.
05-4598	12/14/2005	12/31/2005	\$500	Commercial	RUN POWER FOR ARM ACROSS DRIVEWAY
05-4772	10/31/2005	12/31/2005	\$500	Commercial	EMERGENCY ELECTRIC REPAIR FROM WILMA
05-3183	10/7/2005	12/31/2005	\$5,415	Commercial	RELOCATE LIFTMASTER ARM AT BARRIER ENTRANCE
B953330	10/1/1995	12/1/1995	\$1,000	Commercial	CBS STORAGE BLDG/WALL
B953475	10/1/1995	12/1/1995	\$1,700	Commercial	CANVAS COVERED CARPORT
B951363	4/1/1995	8/1/1995	\$400	Commercial	REPAIR CONCRETE
B950502	2/1/1995	8/1/1995	\$1,200	Commercial	SCAPE/REPAINT BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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[GDPR Privacy Notice](#)

Developed by
 Schneider
GEOSPATIAL

Last Data Upload: 4/1/2022, 5:19:29 AM

Version 2.3.181

Year 9 BPAS



SITE PLAN

An aerial photograph of a coastal city, likely San Francisco, showing the city grid, the bay, and the Golden Gate Bridge. A black arrow points to a specific area in the city.

LOCATION MAP


PROJECT LOCATION:
317 WHITEHEAD ST,
KEY WEST, FL 33040

CLIENT:

MICHAEL R MARCEAU

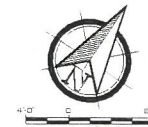
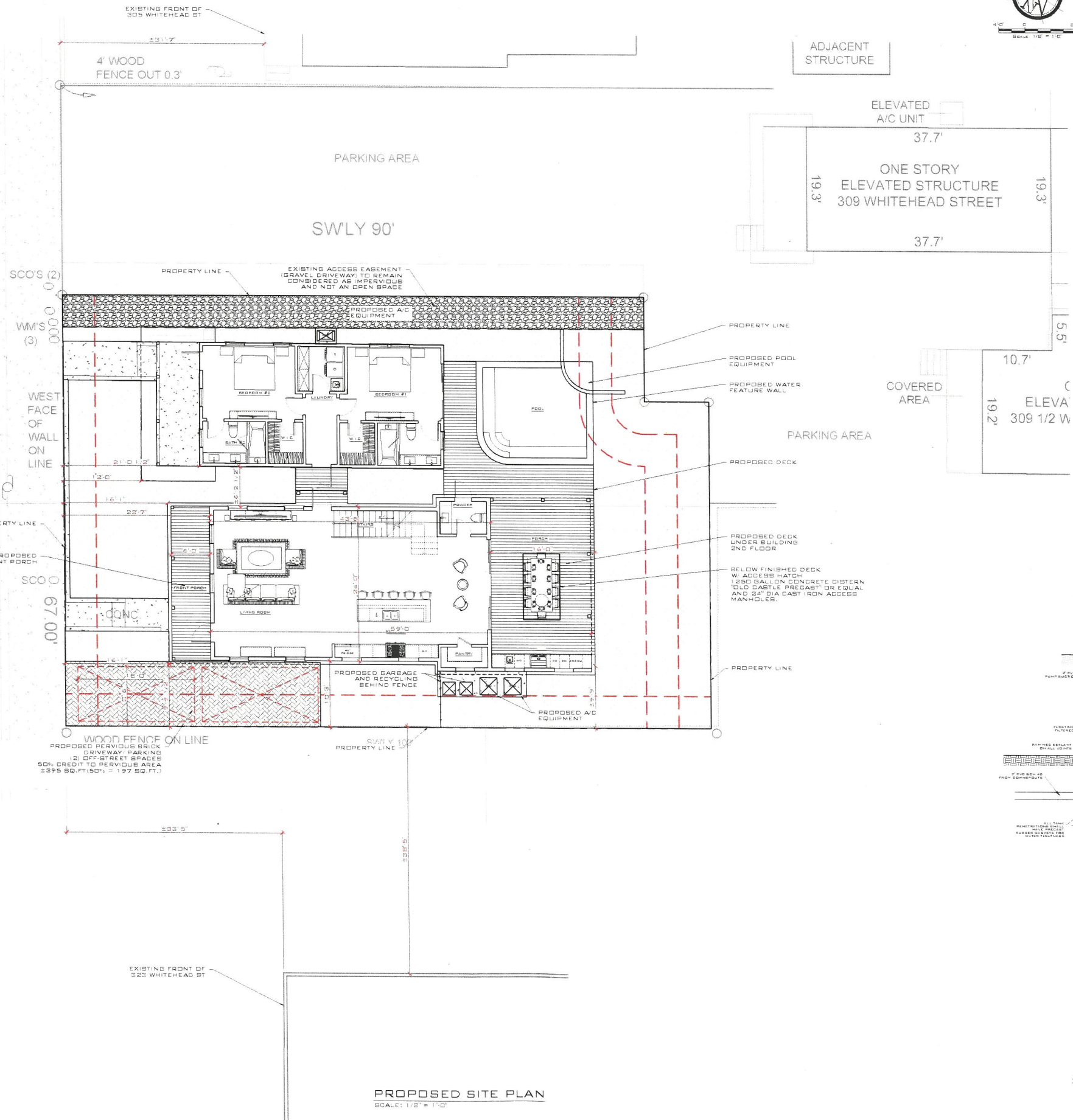


Digitally signed by
Serge Mashtakov,
PE71480 State of
Florida
Date: 2021.09.29
16:43:29 -04'00'

NAME	RESIDENT	DATE
FINAL		
 ARTIBUS DESIGN ENGINEERING AND PLANNING		
ARTIBUS DESIGN		
3710 N. ROOSEVELT BLVD KEY WEST, FL 32040 303.324.1112 WWW.ARTIBUSDESIGN.COM GN P 30835		
NAME	MICHAEL R MARDEAU	
LOCATION	317 WHITEHEAD ST	
KEY	317 WHITEHEAD ST KEY WEST FL 32040	
TYPE	EXISTING SITE PLAN	
DATE OF PREP	DATE REVISED	DATE
REVISION	REVISION	REVISION
2106-0	0-100	

CL WHITEHEAD STREET

EDGE OF ASPHALT



SCALE: 1/8" = 1'-0"

4'0" 0' 0" 4'0"

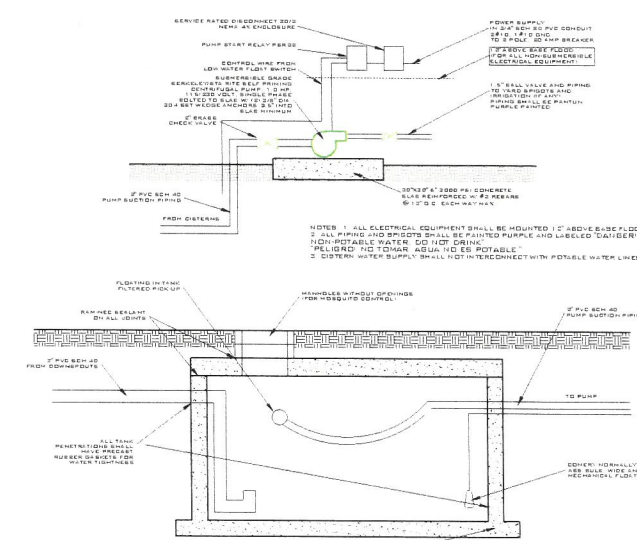
ADJACENT STRUCTURE

ELEVATED A/C UNIT

37.7'
ONE STORY ELEVATED STRUCTURE
309 WHITEHEAD STREET
19.3'
37.7'

COVERED AREA


10.7'
ELEVATED
309 1/2 W



RAIN WATER HARVESTING SYSTEM SCHEMATICS
SCALE: NTS



Digitally signed by
Serge Mashtakov, PE
71480 State of Florida
Date: 2021.09.29
16:43:56 -04'00'

NO. : 00000000	BY : JAH		
DATE : FINAL	DATE :		
			
ARTIBUS DESIGN			
ENGINEERING AND PLANNING			
ARTIBUS DESIGN			
3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-2515 WWW.ARTIBUSDESIGN.COM CA # 30825			
PROJECT : MICHAEL R MARCEAU			
PROJECT : 317 WHITEHEAD ST			
DATE : 317 WHITEHEAD ST KEY WEST, FL 33040			
TYPE : PROPOSED SITE PLAN			
REVISION	DATE	BY	CHK
2105-01	0-102		1

SITE DATA:

TOTAL SITE AREA: ±6,537.39 SQ.FT
LAND USE: HRO
FLOOD ZONE: AE6

SETBACKS

FRONT:
REQUIRED 5'-0"
EXISTING 13'-6-1/2"
PROPOSED NO CHANGES

LEFT SIDE:
REQUIRED 5'-0"
EXISTING 4'-10"
PROPOSED NO CHANGES

RIGHT SIDE:
REQUIRED 5'-0"
EXISTING 5'-4-1/2"
PROPOSED ±6'-7"
IMPROVEMENT

REAR:
REQUIRED 10 FT
EXISTING 5'-2"
PROPOSED ±17'-11"
IMPROVEMENT

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (3,922.43 SQ.FT.)
EXISTING 79.81% (±5,517.89 SQ.FT.)
PROPOSED 58.43% (±3,820.39 SQ.FT.)
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (3,268.69 SQ.FT.)
EXISTING 52.21% (±3,413.7 SQ.FT.)
PROPOSED 41.68% (±2,725.0 SQ.FT.)
IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (2,288.08 SQ.FT.)
EXISTING 20.18% (±1,319.5 SQ.FT.)
PROPOSED 35.07% (±2,293.0 SQ.FT.)
IMPROVEMENT

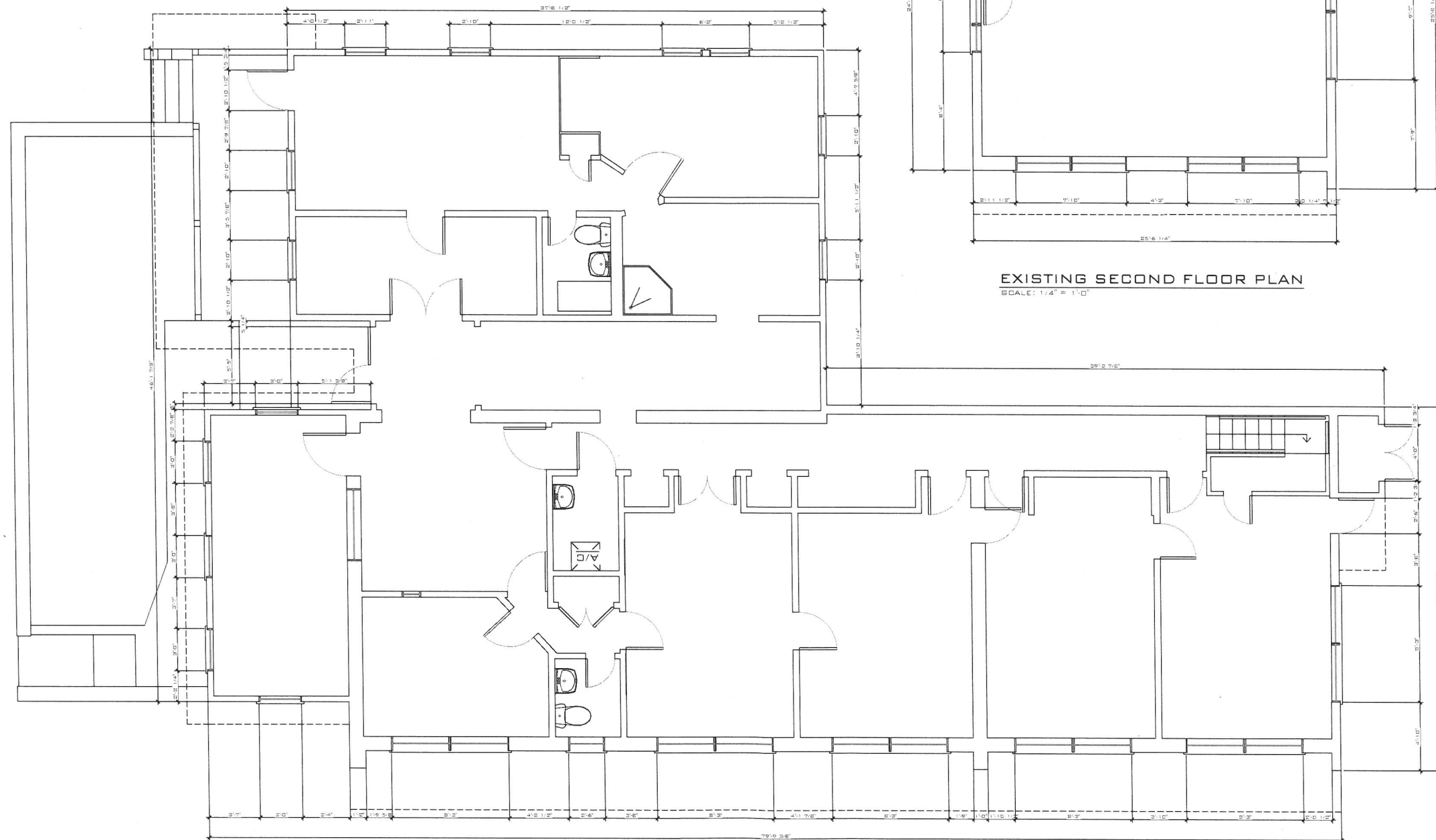
NO BUILDING ADDITIONAL COVERAGE
TO THE REAR SETBACK IS PROPOSED
NO CALCULATIONS ARE PROVIDED



Digitally signed by
Serge Mashtakov,
PE 71480 State of
Florida
Date: 2021.09.29
16:44:09 -0400

NO.	71480	DATE	2021.09.29
NAME	SERGE MASHTAKOV	TYPE	PROFESSIONAL ENGINEER
STATE	FLORIDA	EXPIRATION	2023.09.29

PROJECT	317 WHITEHEAD ST
LOCATION	317 WHITEHEAD ST KEY WEST, FL 33040
DATE	2021.09.29
BY	ARTIBUS DESIGN
CHECKED	MICHAEL R MARCEAU
DATE	2021.09.29
SCALE	C-1.00
SHEET	1



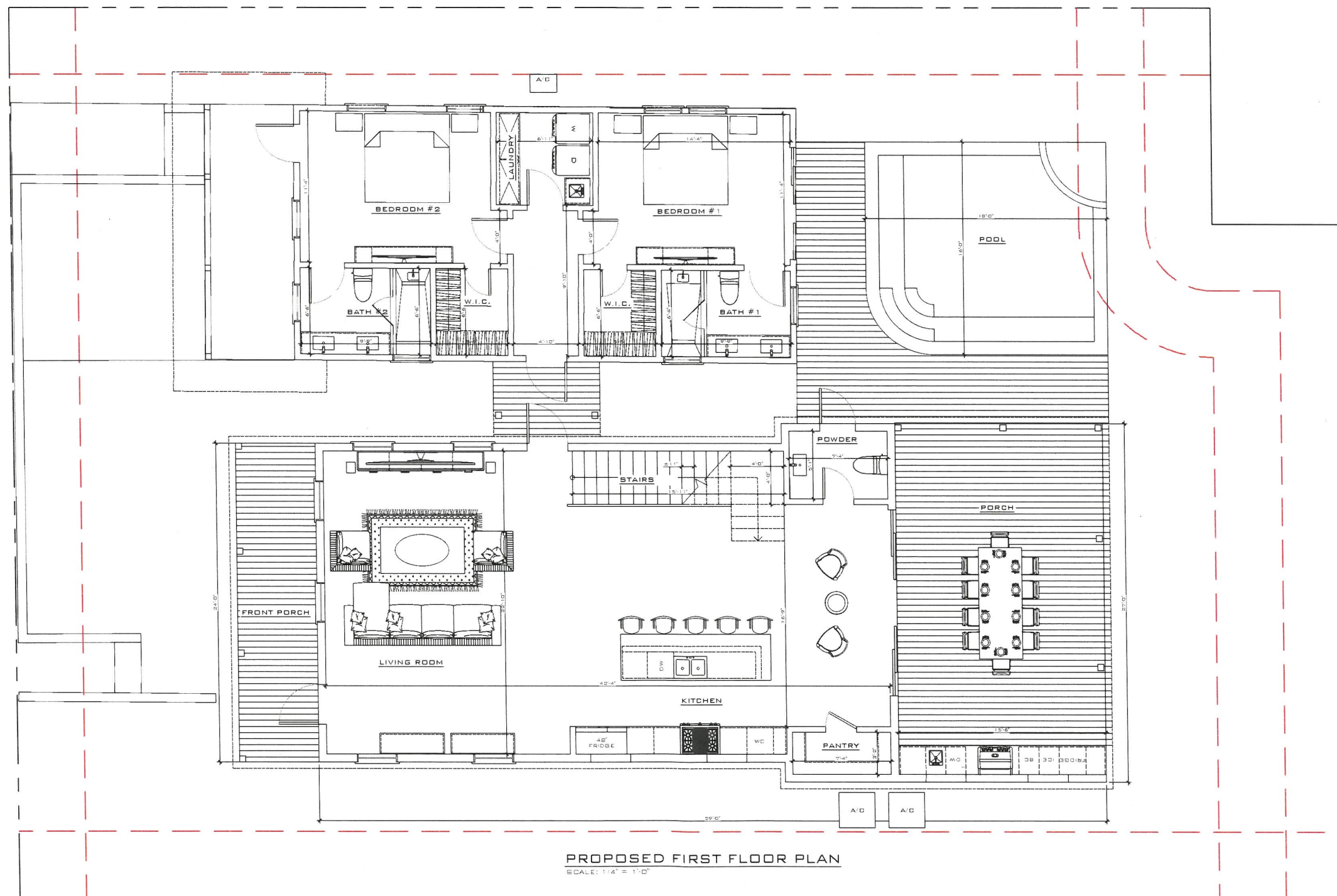
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"




Digitally signed by
Serge Mashtakov, PE
71480 State of Florida
Date: 2021.09.29
16:44:22 -04'00'

DATE	2021.09.29	BY	SM
TYPE	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
3710 N. ROOSEVELT BLVD KEE WEST, FL 33040 (305) 304-5515 WWW.ARTIBUSDESIGN.COM CA # 30825			
PROJECT	317 WHITEHEAD ST		
NO.	217 WHITEHEAD ST KEE WEST, FL 33040		
NO.	EXISTING FLOOR PLANS		
DESIGNED BY	SM	CHECKED BY	SM
DATE	09/29/21	DATE	09/29/21
PROJECT NO.	210501	SCALE	A-1/0
STATE OF FLORIDA		DATE	09/29/21
EXEMPT NO.			



Digitaly signed by
Serge Mashtakov, PE
71480 State of Florida
Date: 2021.09.29
16:44:36 -04'00'

ARTIST'S DESIGN		DATE		01	04/92
STATION		SHEET		FINAL	
 ARTISUB DESIGN ENGINEERING AND PLANNING					
ARTISUB DESIGN					
2710 N. ROOSEVELT BLVD KE. WEST, FL 33040 305.530.3512 WWW.ARTISUBDESIGN.COM DR. # 30825					
OWNER		MICHAEL R MARCEAU			
PROJECT		317 WHITEHEAD ST			
LOCATION		317 WHITEHEAD ST KE. WEST, FL 33040			
TITLE		PROPOSED FLOOR PLAN			
DESIGNED BY	DATE	CHECKED BY	DATE	DESIGNED BY	DATE
2710-01	04/92	A102			



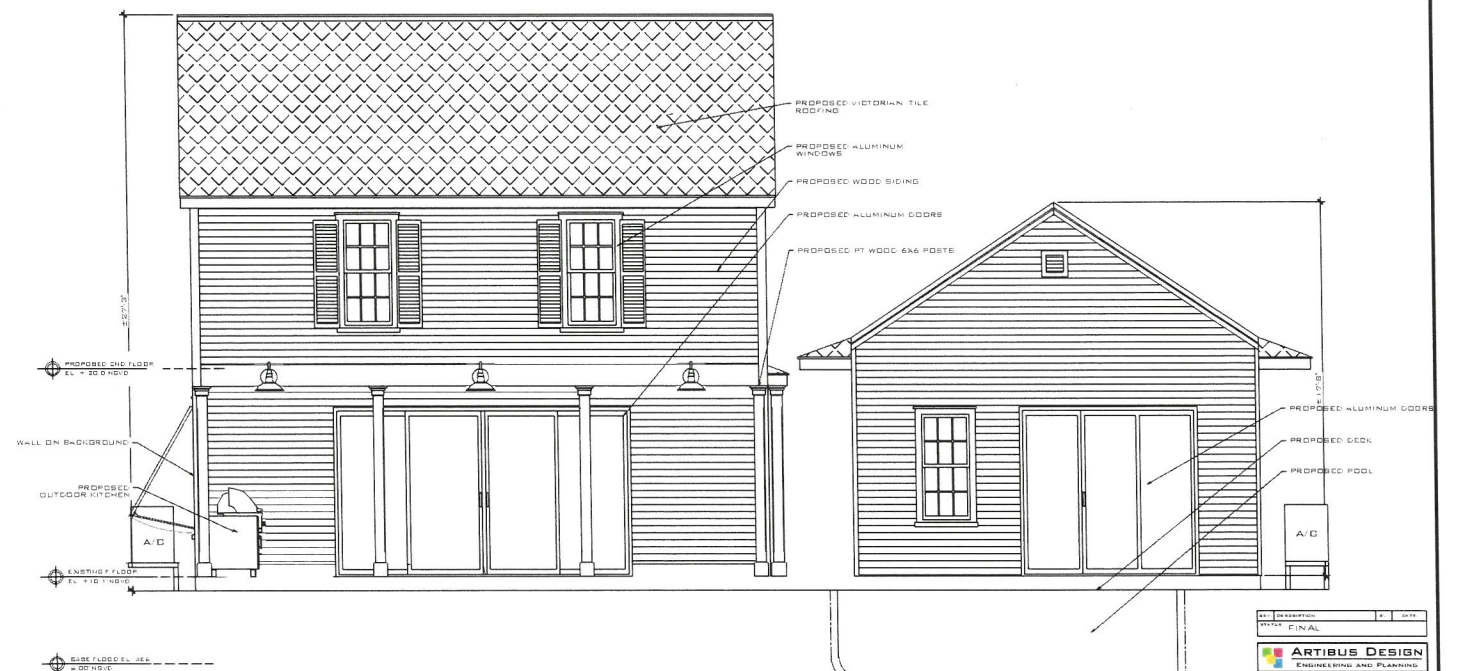
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

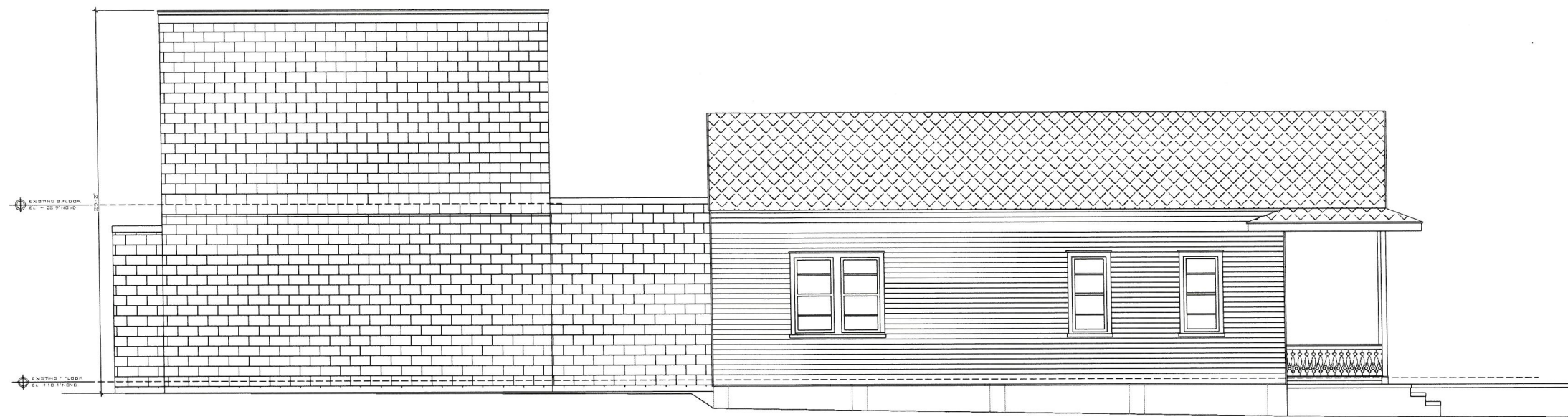


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



Digitally signed by
Serge Mashtakov,
PE 71480 State of
Florida
Date: 2021.09.29
16:45:26 -04'00'

DATE	2021.09.29
BY	ARTIBUS DESIGN
FOR	ARTIBUS DESIGN
PROJECT	317 WHITEHEAD ST
DESCRIPTION	PROPOSED ELEVATIONS
DATE	2021.09.29
BY	ARTIBUS DESIGN
FOR	ARTIBUS DESIGN
PROJECT	317 WHITEHEAD ST
DESCRIPTION	PROPOSED ELEVATIONS



EXISTING LEFT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"



Digitally signed by
Serge Mashtakov, PE
71480 State of Florida
Date: 2021.09.29
16:45:41 -04'00'

DATE	2021.09.29	BY	SM
REVISION	1	DATE	2021.09.29
REVISION	2	DATE	2021.09.29
REVISION	3	DATE	2021.09.29
REVISION	4	DATE	2021.09.29
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REVISION	27	DATE	2021.09.29
REVISION	28	DATE	2021.09.29
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REVISION	96	DATE	2021.09.29
REVISION	97	DATE	2021.09.29
REVISION	98	DATE	2021.09.29
REVISION	99	DATE	2021.09.29
REVISION	100	DATE	2021.09.29



Digitally signed by
Serge Mashtakov, PE
71480 State of Florida
Date: 2021.09.29
16:46:08 -04'00'

DATE	DESCRIPTION	BY	CHK
2021.09.29	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 PH: 304-251-1111 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER	MICHAEL R MARDEAU		
PROJECT	317 WHITEHEAD ST		
DATE	317 WHITEHEAD ST KEY WEST, FL 33040		
DATE	PROPOSED ELEVATIONS		
PROJECT	DATE	DATE	DATE
210610	210610	210610	210610
210610	210610	210610	210610

Year 9 BPAS



ESTIMATED SCORE SHEET



Exhibit C – Applicant's Estimated Score Sheet Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout the lifecycle of the project. Because the total amount of points is not linked to one specific criterion, the applicant has flexibility in the construction phase in the event that certain point system criteria, for which the application is ranked, need to be substituted.

In the event that the Prerequisites and/or the total points are not achieved, a Certificate of Occupancy will not be issued for the project.

Applicant: Michael Marceau Site Address: 317 Whitehead Street

Number and type of Units Requested: Market Rate 1 Affordable 0

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided: *RM*

Initial here

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' higher than the base flood elevation (+5) | Points <u>5</u> |
| b. Exceeding the minimum required percentage of affordable housing (+30) | Points <u> </u> |
| c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points <u> </u> |
| d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60) | Points <u> </u> |
| e. Achieving Green Building Certification Upgrade 1 (+20) | Points <u> </u> |
| f. Achieving Green Building Certification Upgrade 2 (+27) | Points <u>27</u> |
| g. Achieving Green Building Certification Upgrade 3 (+40) | Points <u> </u> |
| h. Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5) | Points <u> </u> |
| i. Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points <u> </u> |
| j. Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u> </u> |
| 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 <u> </u> |
| l. Using light-colored, high-reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u> </u> |

TOTAL ESTIMATED POINTS 32

Year 9 BPAS



CERTIFICATION



Exhibit D – BPAS Certification Form

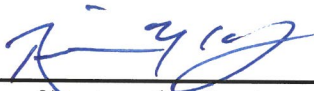
Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I certify that all information required has been provided.

I certify that my total estimated points are 32. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.



Signature of applicant

10/13/21

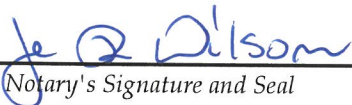
Date

Richard McChesney

Print name of Applicant

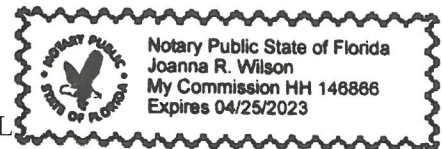
Subscribed and sworn to (or affirmed) before me on this 13 day of OCTOBER, 2021,
by RICHARD MCCHESENEY (name of person signing the application)
as ATTORNEY (type of authority...e.g. officer, manager/member, trustee,
attorney)
for SPOTSWOOD LAW FIRM (name of entity or party on behalf of whom application was
executed).

They are personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Joanna R. Wilson

SEAL



Name of Acknowledger typed, printed or stamped

HH 146866

Commission Number, if any

Year 9 BPAS



FGBC CHECKLIST



Florida Green Home Standard

Version 12 Rev 1.0

Pre-Application & Request for Yard Sign

(Use this form to order an "Application Pending Yard Sign for site use during construction")

Builder Information

FGBC # _____ FHBA #: _____
Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____

Home Information

Address: 317 Whitehead Street
City/ST Key West, FL
Zip Code 33040

Certifying Agent Information

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____

Amount Due: \$75 (Will be Applied to Final Application Fee)

Payment Information

Credit Card Payment: _____ Visa _____ Mcard _____ Amex _____ Discover
Card Number: _____
Expiration Date: _____ Billing Zip Code _____
Name on Card: _____
Cardholder Signature: _____

Send To:

FGBC
PO Box 2406
Orlando, FL 32802
PH: 407-777-4914
Fax: 407-777-4915

Email: info@floridagreenbuilding.org

FGBC Green Home Standard

Version 11 Rev 1.0

Application

Effective January 1, 2018 (Required January 1, 2019)

Revised 3-27-2019

Instructions for Submission:

Electronic Submissions (Required)

Complete the credit card authorization below or pay online

(Note: Payment by check is acceptable - see mailing instructions below)

Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.

<https://spaces.hightail.com/uplink/certifications>

Mailing Instructions

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:

FGBC
25 E. Central Blvd.
Orlando, FL 32801

FEES

Single Family New and Existing Home Fees

Fee	Builder or Homeowner Must Be Member
\$75	Member of FGBC and FHBA
\$100	Member of FGBC or FHBA
\$125	Non Member

Multi-Family Fees

Multi-family applications: Use TAB 18

Additional Options

\$38	FGBC Certified Home Bronze Plaque
\$40	Florida Water Star Certification
Free	FGBC Certified Home Yard Sign (Electronic Version)

Builder Information

Name: _____
Company: _____
Address: _____
City/ST/Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____
FGBC Member #: _____
FHBA Member #: _____
Signature: _____

Certifying Agent Information

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____

CA Registration #: _____

Signature: _____

Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.

PAYMENT

_____	Do You Want A Yard Sign? (Free)
_____	Home Fees
_____	Bronze Plaques
_____	Florida Water Star Certification
\$0.00	Total Amount Authorized

Pay Online or Authorize Credit Card Here: (Visa/MC/AX)

CC#: _____
Expiration Date: _____
Name on Card: _____
Billing Zip Code: _____

Signature: _____
Home Information
Address: _____
City/ST/Zip: _____
County: _____
Development: _____

Please answer the following questions:

New	Is the home New or Existing?
Single	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
3,971	Total Square Footage of home/unit
3,281	Conditioned Square Footage of home/unit
	Sales Price

Optional Information

Owner: _____
Company: _____
Address: _____
City/ST/Zip: _____
Phone: _____

E-mail: _____

Date: _____

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)

116

Points Toward Qualification (points over category maximums excluded)

125

Total Points Achieved

128

Please refer to Standards Documents and Green Home Reference Guide for additional information.

Category	Your Score	Required Min - Max
Category 1: Energy	15	30 - 75
Category 2: Water	19	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	4	5 - 30
Category 5: Health	29	15 - 35
Category 6: Materials	13	10 - 35
Category 7: Disaster Mitigation	30	5 - 30
Category 8: General	1	0 - 40

Total: **125**

Total Needed: **116**

Certified Home Score 109

Certification Level Bronze

PREREQUISITES:

Version 11 Rev 1.0

Revised 3-27-2019

Prerequisite 1: Swimming Pool / Spa

- | | | |
|-------|---|---|
| P1.01 | <input checked="" type="checkbox"/> Yes | Sanitation system that reduces chlorine use |
| P1.02 | <input type="checkbox"/> No | Pool Cover |
| P1.03 | <input type="checkbox"/> No | Solar pool heating system |
| P1.04 | <input type="checkbox"/> No | Dedicated PV's to run pool equipment |
| P1.05 | <input type="checkbox"/> No | Home has no pool or spa |

Prerequisite 2: Waterfront Considerations

- | | | |
|-------|---|---|
| P2.01 | <input type="checkbox"/> N/A | Use of native aquatic vegetation in shoreline area |
| P2.02 | <input type="checkbox"/> N/A | No turf adjacent to water (Low maintain plants instead) |
| P2.03 | <input type="checkbox"/> N/A | Use of terraces, swales, or berms to slow storm water |
| P2.04 | <input checked="" type="checkbox"/> Yes | Home site does not border natural water body |

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|---|----------------------------------|
| P3.01 | <input checked="" type="checkbox"/> Yes | Landscape Considerations |
| | <input type="checkbox"/> New | Is the landscape existing or new |

CATEGORY 1: ENERGY

Version 11 Rev 1.0

Category Minimum 30 / Category Maximum 75

Revised 3-27-2019

HERS Index - Energy Rating

E1.01 **0** 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80
No :Does the Home have a confirmed HERS Index
0 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01 **0** 1 Thermal Bypass Inspection
 E2.02 **1** 1 Ductwork joints sealed with mastic
 E2.03 **1** 1 Ductwork smoke tested allowing leaks to be sealed prior to drywall
 E2.04 **N/A** 1 Cross vent and ceiling fans code credit
 E2.05 **1** 1 Roofed porch, Min 100ft² AND 3 sides open
 E2.06 **N/A** 1 Passive solar space heating system
 E2.07 **N/A** 1 Passive solar day-lighting
 E2.08 **1** 1 Deciduous trees on south
 E2.09 **0** 1 - 4 House shaded on east and west by trees
 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
 E2.10 **N/A** 1 Washer and dryer outside of conditioned space
 E2.11 **1** 1 Floor joist perimeter insulated and sealed
 E2.12 **1** 1 Light colored exterior walls (80% minimum)
 80 Enter the Solar Reflective Index (SRI) of Paint
 E2.13 **2** 1 - 2 Light colored interior walls, ceilings, carpet/floors
 Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50%
 50 Enter the Light Reflectance Value (LRV) of Paint
 Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored
 50 Enter the Light Reflectance Value (LRV) of Paint
 E2.14 **1** 1 Max 100W fixtures in bathrooms
 E2.15 **N/A** 1 Pre-plumb for solar hot water
 E2.16 **N/A** 2 Install a State Certified rated solar hot water system
 E2.17 **1** 1 Insulate all hot water pipes
 E2.18 **1** 1 Energy-efficient clothes dryers
 E2.19 **1** 1 Energy-efficient ovens/ranges
 E2.20 **1** 1 Energy Star® clothes washers
 E2.21 **N/A** 1 Efficient well pumping
 E2.22 **0** 1 Efficient envelope volume
 3705 Total Gross Wall Area
 1 Conditional Square Footage
 1 Number of Stories
 E2.23 **N/A** 1 Dwelling unit attached, zero lot-line, row house
 E2.24 **N/A** 1-2 Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
 E2.25 **N/A** 3 Energy Star® Advanced Lighting Package
 E2.26 **2** 2 Outdoor lights are energy efficient.
 E2.27 **N/A** 1 Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
 E2.28 **-** 1 Energy Efficient Sheathing
15 112 Total Points

15 Total points for Category 1 (30 min / 75 max)

Name of HERS Rater:

Certifying Agent Category 1:

0

0

CATEGORY 2: WATER

Version 11 Rev 1.0

Revised 3-27-2019

Category Minimum 15 / Category Maximum 40

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

W1.01	2	3	Water saving clothes washer
W1.02	N/A	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	N/A	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	N/A	2 - 3	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.06		1	Water Closet with UNAR MaP Rating of 600 g
W1.07	N/A	1	Compact Hot Water Distribution

W2 Greywater Reuse

W2.01	N/A	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.01	3	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

W4.01	N/A	2	Water for irrigation
W4.02	N/A	2	Meter on reclaimed irrigation system
W4.03	N/A	2	Volume-based pricing arrangement
W4.04	N/A	2	For toilet flushing

W5 Installed Landscape

W5.01	3	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list
			- :Percentage of drought tolerant plant
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less than 50% of landscape
W5.05	2	2	No turf in densely shaded areas
W5.06	N/A	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	1	1	Non-Cypress mulch used
W5.09	N/A	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	N/A	10	No permanent installed irrigation system
W6.02	N/A	2	Innovative irrigation technology
W6.03	0	3	Landscape irrigated to FGBC standard
			No Separate zones for turf and landscape beds - multi program controller
			No High-volume irrigation does not exceed 60% of landscape area
			No Head to head coverage for rotor/spray heads
			No Micro-irrigation only in landscape beds and narrow areas
			No Provide owner & FGBC with plan and instructions
W6.04	0	1	
	OR	No	Pressure compensating spray heads installed in spray zones
		No	Pressure regulating valves are installed for spray zones
W6.05	N/A	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	N/A	2	High volume irrigated areas have matched precipitation rates
W6.07	1	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.01	N/A	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	N/A	2	Florida Friendly Landscape™ Program New Construction Certification
	19	56	Total Points

19 Total points for Category 2 (15 min / 40 max)

Certifying Agent Category 2: 0

Landscape Auditor: 0

Credentials of Auditor: 0

CATEGORY 3: LOT CHOICE

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Revised 3-27-2019

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			No <input type="text"/> Name of FGBC Green Development
			100 <input type="text"/> % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	N/A	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			Yes <input type="checkbox"/> Arts and entertainment center
			0 <input type="checkbox"/> Bank
			0 <input type="checkbox"/> Community or civic center
			0 <input type="checkbox"/> Convenience store
			0 <input type="checkbox"/> Daycare center
			0 <input type="checkbox"/> Fire station
			Yes <input type="checkbox"/> Fitness center or gym
			0 <input type="checkbox"/> Laundry or dry cleaner
			0 <input type="checkbox"/> Library
			0 <input type="checkbox"/> Medical or dental office
			0 <input type="checkbox"/> Pharmacy
			0 <input type="checkbox"/> Police station
			0 <input type="checkbox"/> Post office
			Yes <input type="checkbox"/> Place of worship
			Yes <input type="checkbox"/> Restaurant
			0 <input type="checkbox"/> School
			0 <input type="checkbox"/> Senior Care Facility
			0 <input type="checkbox"/> Supermarket
			0 <input type="checkbox"/> Theater
			0 <input type="checkbox"/> Other Neighborhood-serving retail
			0 <input type="checkbox"/> Other office building or major employment center
LC1.08	N/A	2	Site located in small lot cluster development
LC1.09	N/A	2	Brownfield site
	14	21	Total Possible Points

14 Total points for Category 3 (0 min / 15 max)

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 1.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-2019

I N/A That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.

Native Tree and Plan Preservation

- S1.01 2 2 Maximize tree survivability
S1.02 0 1 - 2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for
N/A
S1.03 N/A 2 Replant or donate removed vegetation
S1.4 0 1 - 9 Preserve or create wildlife habitat / shelter
0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

- S2.1 N/A 2 Mill clear trees
S2.2 0 1 - 2 Reuse cleared materials for mulch / landscape
Mulch is both cleared and reused: 0

Erosion Control / Topsoil Preservation

- S3.1 N/A 2 Develop and Implement an Erosion Control Site Plan
S3.2 N/A 1 Stabilize disturbed soil
S3.3 N/A 2 Stage disturbance
S3.4 N/A 1 Control sediment runoff during construction
S3.5 N/A 1 Save and reuse any removed topsoil

Drainage / Retention

- S4.1 N/A 2 Onsite designated retention area
S4.2 N/A 2 Direct filtered rooftop runoff to planted area(s)
S4.3 2 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
Partial Pervious
0 % Pervious Material 6537.39 Total Lot Area (sq. ft.)
0 Coverage Area (sq. ft.) 2717.6 100% Pervious sq. ft.
0 Equivalent Pervious Area --> 2717.6 Equivalent Pervious Area (semi-pervious)
2 Total points for pervious area

4 34 Total Points

4 Total points for Category 4 (5 min / 30 max)

Certifying Agent Category 4: 0

CATEGORY 5: HEALTH

Version 11 Rev 1.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-2019

Combustion

H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	N/A	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.03	1	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

Yes	Electric
N/A	Sealed combustion equipment
N/A	Sealed combustion closet

Water Heating

Yes	Electric
N/A	Sealed combustion equipment
N/A	Sealed combustion closet
N/A	Outside of conditioned space

Moisture Control

H2.01	N/A	1	Drainage tile on and around top of footing
H2.02	N/A	1	Drainage board for below grade walls
H2.03	N/A	1	Gravel bed beneath slab on grade floors
H2.04	1	1	Seal slab penetration
H2.05	N/A	1	Capillary break between foundation and framing
H2.06	3	3	Central dehumidification system
H2.07	1	1	No vapor barrier on inside of assemblies
H2.08	1	1	Moisture control for tub/shower and shower surrounds
H2.09	N/A	1	Seal Entire Slab

Source Control

H3.01	1	1	No exposed urea-formaldehyde wood products
H3.02	1	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	2	1 - 2	Minimize Carpet Use
H3.06	N/A	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	N/A	3	Integrated Pest Management

Cleanability

H4.01	0	1 - 2	Central vacuum system
		N/A	System roughed in
		N/A	Installed with exhaust outdoor
		N/A	Installed with exhaust indoor thru HEPA filter
H4.02	N/A	1	Useable entry area

Universal Design

H5.01	-	1 - 3	Universally designed living area
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Ventilation

H6.01	N/A	2 - 4	Controlled mechanical ventilation
H6.02	N/A	1	Radon/Soil gas vent system installed
H6.03	1	1	Floor drain sealed
H6.04	1	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	N/A	3	Whole house positive filtration
H6.08	2	1 - 2	Efficient HVAC filter
H6.09	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	1	1	Manual D duct design

29 53 Total Points

29 Total points for Category 5 (15 min / 35 max)

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 11 Rev 1.0

Category Minimum 10 / Category Maximum 35

Revised 3-27-2019

Components

M1.01	N/A	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
	N/A		homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
	N/A		home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	N/A	1	Engineered / alternative material for outdoor living
M1.04	N/A	1	Concrete with fly ash or blast furnace slag
M1.05	N/A	1	Recycled content siding or soffit material
M1.06	N/A	1	Eco-friendly insulation
M1.07	N/A	1	Recycled content drywall
M1.08	N/A	1	Recycled content paint
M1.09	1	1	Steel interior studs
M1.10	N/A	1	Eco-friendly flooring material
M1.11	N/A	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials
	N/A		minimum 80% of all new windows & doors are from local manufacturers & are operable
	N/A		50% of all doors are reused doors or 50% of all windows are reused windows
	N/A		80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

M2.01	N/A	3	Resource efficient wall system with integral insulation
M2.02	N/A	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
			# of items implemented
			0
M2.04	N/A	1	Compost bin/built in collection of recyclables
M2.05	1	1 - 2	Engineered roof and floor components
			No 80% of floor (or code allowance) Yes 80% of roof (or code allowance)
M2.06	N/A	1	Finger jointed or laminated products
M2.07	1	1	Eco-friendly trim
M2.08	N/A	1	Perimeter based on 2 foot dimensions
M2.09	N/A	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	N/A	1	Stack framing
M2.11	1	1	2-stud corners with drywall clips
M2.12	N/A	1	T-wall with drywall clips and/or ladder type exterior tee framing

Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	N/A	1	Large overhangs (eave and gable)
M3.03	N/A	1	Air admittance vents
M3.04	N/A	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	1	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	1	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	13	47	Total Points

13 Total points for Category 6 (10 min / 35 max)

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 11 Rev 1.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-2019

DM1 Hurricane (wind, rain, storm surge)

DM1.01	N/A	2	Safe room
DM1.02	2	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	1	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	2	2	Secondary water protection installed on roof
DM1.07	2	2	Adhesive applied to roof sheathing
DM1.08	N/A	2	Roof Shingles
DM1.09	2	2	Raised Slab or Pier Foundation
DM1.10	N/A	5	Comply with Fortified For Safer Living Standards

DM2 Flood (must incorporate all three)

DM2	3	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			Yes	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			Yes	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

Fire (must incorporate all three for 3.1)

DM3.01	3	3	Yes	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			Yes	Fire resistant soffit and vent material
DM3.02	0	3	-	Fire Sprinkler System

Lightning & Electronics Protection

DM4	1	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

	10	Seal slab penetrations (Health: H2.4)	
	required	Vegetation > 2 ft. from foundation (Materials: M3.6)	
	required	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.01	12	10	DM 5.01: Chemical Soil Treatment Used
		No	Exterior cladding installed to prohibit intrusion
		No	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
		No	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
		No	Irrigation/sprinkler water does not hit building
		No	Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
		No	Chemical soil treatment avoided
		No	Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
		Yes	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	N/A	1	80% of Cellulose insulation used is Borate treated
DM6.01	2	2	Mold Prevention - ASTM D3273
	33	47	Total Points

30 Total points for Category 7 (5 min / 30 max)

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 1.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-2019

Small House Credit

G1.01 0 - 25 Conditioned house size (enter **no** if not claiming any points)
 :square feet of conditioned area

Adaptability

G2.01 2 Roof trusses designed for addition
 G2.02 1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF
 G2.03 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

G3.01 1 - 5 Reduce peak demand or annual load
 1 point for each 2kW system size

Remodel

G4.01 10 Remodeling structure (HERS Index < 80)
 G4.02 3 Water Closets 1.6 gpf and showers 2.5 gpm or less
 G4.03 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
 G4.04 2 Existing homes with pools - upgrade pump to variable speed or dual speed
 G4.05 2 Roof to wall connection upgrades

Other

G5.01 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
 :Number of members on the team that are members of FGBC
 G5.02 2 Homeowner's manual, including information, benefits, operations - per reference guide
 G5.03 2 FGBC Green Homeowner Checklist
 G5.04 1 Plan for edible landscape/food garden
 G5.05 2 Guaranteed energy bills
 G5.06 2 FGBC Certified Professional
 G5.07 5 Energy Star Qualified Home
 G5.08 1 - 5 INNOVATIVE CREDITS
 Description of innovation:

0

56 Total Points

Total points for Category 8 (0 min / 40 max)

Certifying Agent Category 8:

0

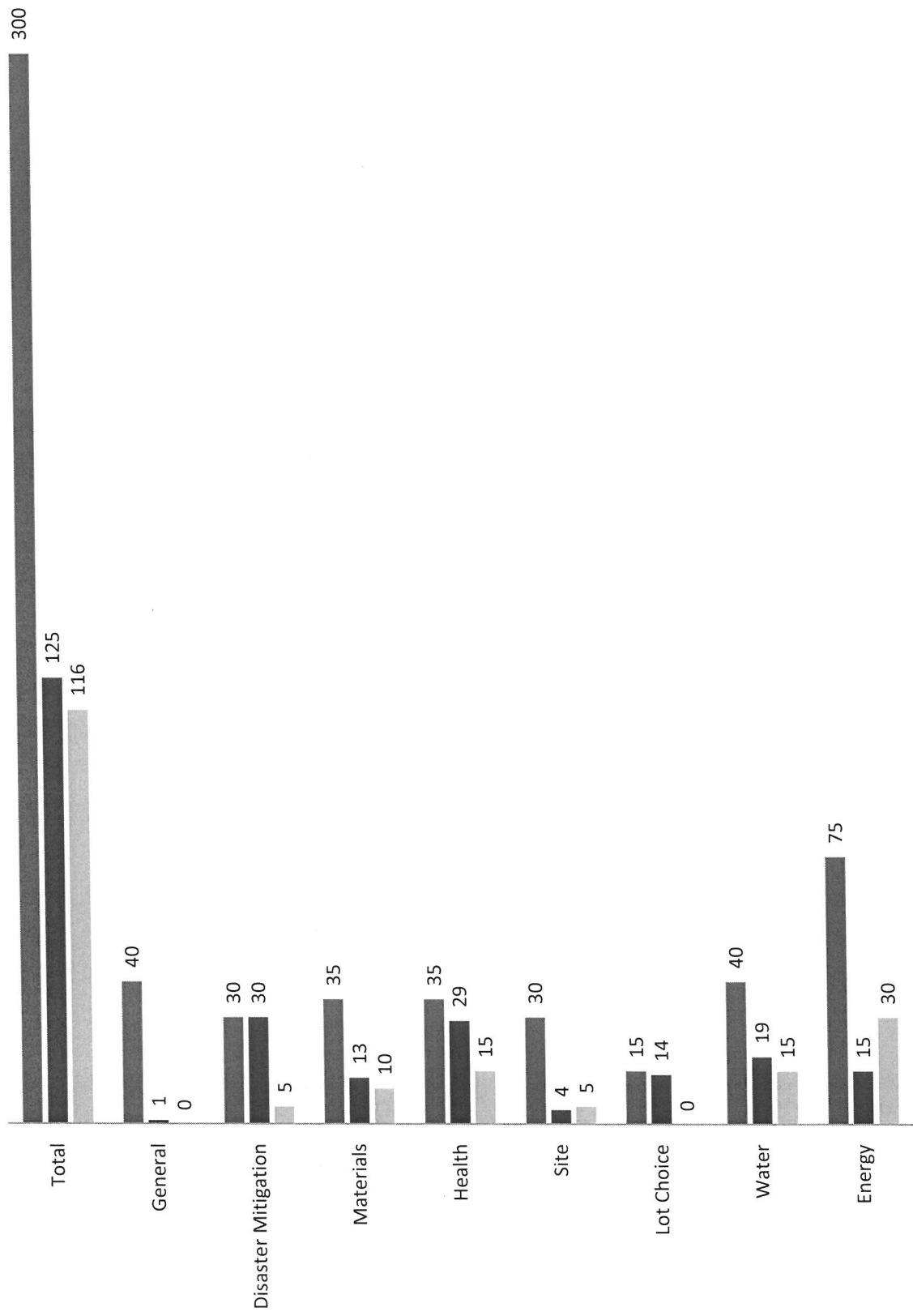
FGBC Home Score			Version 11 Rev 1.0
Category	Your Score	Required Min - Max	
Category 1: Energy	15	30 - 75	
Category 2: Water	19	15 - 40	
Category 3: Lot Choice	14	0 - 15	
Category 4: Site	4	5 - 30	
Category 5: Health	29	15 - 35	
Category 6: Materials	13	10 - 35	
Category 7: Disaster Mitigation	30	5 - 30	
Category 8: General	1	0 - 40	
Total:	125		
Total Need:	116		
Certified Home Score	109		
	Bronze		
Certification Level:			

The Total Need number will automatically adjust as points are earned for each criteria in the checklist.

Home Address
0
0

FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



Year 9 BPAS



DRAFT RANKING



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3764

December 17, 2021

Richard McChesney
Spottswood, Spottswood, Spottswood, & Sterling
500 Fleming Street
Key West, FL 33040

Re: Staff Comments for Year 9 Building Permit Allocation System (BPAS) Application
317 Whitehead Street (RE # 00004490-000000) Property Owner: Michael Marceau

Dear Mr. McChesney,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit on property located at 317 Whitehead Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

The application is missing the following:
1-Flood Elevation Certificate

Status: Unverified

Applicant Action: Please provide Flood Elevation Certificate.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a. - All new units shall be constructed in compliance with and obtain a baseline green building certification. Bronze 109 points verified.

Status: Verified

Applicant Action: None

- ✓ Sec. 108-997 (b) (1) b. - All new buildings shall be constructed so as to have the first habitable floor 1.5 feet above the required base flood elevation, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.

Status: Partially verified: Please provide Flood Elevation Certificate.

Applicant Action: Please provide Flood Elevation Certificate.

BPAS Scoring Criteria

The points claimed in Exhibit C and D cannot be verified by staff. Staff has partially verified a total of 5 points for meeting the building 1.5 feet higher than base flood elevation, however a Flood Elevation Certificate is needed. The applicant has claimed 27 bonus points for Bronze Level FGBC certification, however this is a baseline requirement and bonus points are awarded as follows: FGBC Silver = 20 points, FGBC Gold = 27 points, and FGBC Platinum= 40 points. Applicant is advised that any edits to this may result in additional review.

Additional Documentation & Comments

No additional comments at this time.

General Information

Draft Rankings: A preliminary draft copy of the Year 9 BPAS application rankings is attached, so that you can get a sense of how your projects compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

Deadline: Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than **5:00 p.m. on Friday, January 21, 2022.**

Assistance: Please contact us with any questions or need for clarification. Planning staff is available to meet with you to discuss your application in greater detail.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Katie P. Halloran, Director
Planning Department
City of Key West
1300 White Street
Key West, FL 33040

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																			
YEAR 9 PRELIMINARY RANKINGS																			
	Units Requested	Equivalent Single-Family Unit (ESFU)	Total ESFUs	Major/Minor Renovation	Building more than 15' higher than the BFE (+5)	Exceeding the minimum required percentage of affordable housing which exceeds the requirements of sec	Voluntarily providing affordable housing which exceeds the requirements of sec	Voluntarily providing affordable housing which exceeds the requirements of sec	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+20)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fund in the amount of \$2500 or more	Providing electrical high voltage sized conduit for future EC charging station near	Using light colored, high reflectivity materials for all non-roof/areas with a SRI o	Providing on-site recreational amenities or exceeding the open space requireme	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED		
YEAR 9 MARKET-RATE BPAS APPLICATIONS																			
MARKET-RATE PROJECTS																			
1501 South Street	1	1.00	1	Major	0	0	0	0	20	0	0	0	0	0	25	20			
913 White Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	10	20	10			
1307 1309 Whitehead Street	1	1.00	1	Major	5	0	0	0	0	0	0	5	0	0	10	10			
317 Whitehead Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	32	0			
608 Duval Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0			
630 Mickens Lane	2	1.00	2	Major	0	0	0	0	0	0	0	0	0	0	0	0			
700 Front Street	2	1.00	2	Minor	0	0	0	0	0	0	0	0	0	0	15	0			
1905 Staples Avenue	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0			
704 Russell Lane	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0			
1110 Truman Avenue	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0			
705 Georgia Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0			
TOTAL REQUESTED:																	Withdrawn		
YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS																			
AFFORDABLE-RATE PROJECTS																			
3800 N Roosevelt Boulevard	76	1.00	76	Major	0	0	0	0	0	0	0	0	0	0	135	0			
1618 N Roosevelt Boulevard	2	1.00	2	Major	0	0	0	0	0	0	0	5	5	0	95	10			
250 Trumbo Road	24	1.00	24	Major	0	0	0	0	0	0	0	0	0	0	30	0			
1020 Margaret Street	1	1.00	1	Major	0	0	0	0	20	0	0	0	0	0	20	20			
2719 Staples Ave	1	0.78	0.78	Major	5	0	0	0	0	0	0	5	0	0	15	10			
TOTAL REQUESTED:																			
NOTES:																			
- YEAR 9 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM																			
- YEAR 9 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.																			
- All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO.																			
- All new units shall be constructed in compliance with and obtain a baseline green building certification.																			
- The Year 9 document, "Exhibit C- Applicant's Estimated Score Sheet BPAS Application" erroneously included an allocation of +5 points for "Using light-colored, high-reflectivity materials...". This feature is not reflected in City of Key West Code, therefore no bonus points can be allocated.																			
- All final BPAS applications are pending final density/zoning review.																			

Year 9 BPAS



UPDATED FLOOD ELEVATION CERTIFICATE

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Michael R Marceau				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street				Company NAIC Number:	
City Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW PT LOT 3 SQR 25; RE# 00004490-000000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>					
A5. Latitude/Longitude: Lat <u>N24° 33' 25.6"</u> Long. <u>W081° 48' 17.7"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City Of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C-1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: PIDAA0008 Elevation 14.32' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:



Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	10.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	21.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	8.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	7.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	7.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Robert E. Reece	License Number LS 5632	 Place Seal Here 06-17-2021 LS 5632	
Title Professional Surveyor and Mapper			
Company Name Reece & White Land Surveying, Inc.			
Address 127 Industrial Road, Suite B			
City Big Pine Key	State Florida		ZIP Code 33043
Signature 	Date 06-17-2021	Telephone (305) 872-1348	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

A5. Hand Held Device. A7. Best fit diagram. C2.e) Bottom of A/C condenser located at the left/rear of the building. Bottom of electric meter box located at the left/rear of the building at elevation 13.5 feet.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
<p>For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.</p> <p>E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).</p> <p style="margin-left: 20px;">a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p style="margin-left: 20px;">b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.</p> <p>E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.</p>				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
<p>G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <div style="text-align: right; margin-top: 10px;"><input type="checkbox"/> Check here if attachments.</div>				

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View

Clear Photo One



Photo Two

Photo Two Caption Right View

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 317 Whitehead Street			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Left/Rear View

Clear Photo Three



Photo Four

Photo Four Caption Rear View

Clear Photo Four