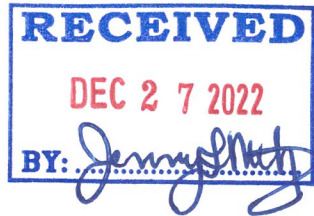




# **423 BAHAMA STREET**

## **1 MARKET-RATE UNIT**



## Building Permit Allocation System (BPAS) Application

(Year 10: July 1, 2022 - June 30, 2023) – Market Rate

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

### Application Fees:

- \$ 1,212.75 for the first unit
- \$ 1,155.00 each unit starting with 2 units up to 10 units
- \$ 1,102.50 each unit starting with 11 units up to 20 units
- \$ 1,050.00 each unit starting with 21 units or more

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, PLLC

Mailing Address: 500 Fleming Street

City: Key West

State: FL Zip: 33040

Home/Mobile Phone: 305-317-5594

Office: 305-294-2450

Email:

C/O Erica@spottswoodlaw.com or lthompson@spottswoodlaw.com

### PROPERTY OWNER:

Name:

James Robert Dean Revocable Trust

Mailing Address: 14 W. Cypress Terrace

City: Key West

State: FL Zip: 33040

Home/Mobile Phone: 305-304-4124

Office: \_\_\_\_\_

Email: C/O Erica@spottswoodlaw.com or lthompson@spottswoodlaw.com

### PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 423 Bahama Street

Parcel ID RE#: 00006430-000200

Alternate Key: 9083781

Zoning District: HNC-1

Density Allowed: 1.15 units

Commercial Floor Area: 750 SF



Size of Site: 3,195.59 SF

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**B. EXISTING DEVELOPMENT:**

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

Currently there is a 750 SF storage facility on the site.

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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

Please provide City Licensing Records from the Building Department.

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).

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?

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Yes ✓	No
Yes	No ✓
Yes	No ✓
Yes	No ✓

Advanced affordable allocation request?

Yes

No  
X

Will the allocation require development review?

Yes

No

☒  
☐

If yes, please specify what type of development review will be required. \_

Variance(s)	
Lawful Unit Determination	
Minor Development Plan	
Major Development Plan	
Beneficial Use	
Transient Transfer	
Conditional Use	
HARC	
Tree Commission	X
Other	

**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).

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 & STERLING, PLLC**

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

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY  
ROBERT H. GEBARDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD, JR. of Counsel

**VIA HAND DELIVERY**

December 22, 2022

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  
423 Bahama 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 the James Robert Dean Revocable Trust ("Applicant"). The Applicant intends to develop the BPAS unit on the property located at 423 Bahama 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:   | James Robert "Bob" Dean               |
| c. Scale:                     | 1" = 10'-0"                           |
| d. North Arrow:               | As identified on the site plan        |
| e. Preparation/Revision Date: |                                       |
| f. Location/Street Address    | 423 Bahama Street, Key West, FL 33040 |

**Identification of Key Persons (Sec 108-228):**

- |   |   |
|---|---|
| a. Owner:   | James Robert "Bob" Dean                       |
| b. Owners Authorized Agent:   | Spottswood, Spottswood, Spottswood & Sterling |
| c. Engineer:  |   |
| d. Architect:   | N/A   |
| e. Surveyor:  | O'Flynn Surveying, 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: |   |
|   | James Robert "Bob" Dean                       |



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

Historically the Property consisted of two residential dwelling units. This property was platted in 1829 by William A. Whitehead as part of Square 37. The two residential dwelling units located at 523 and 525 Fleming Street as shown on the 1912 Sanborn Map were used as residences until c. 1959. By the early 1980s, the 100-year-old structures were removed from the site.

On August 25<sup>th</sup>, 2022, the Planning Board approved a lot split which allowed for the reconfiguration of lots 15 and 16, leaving the subject parcel as an interior lot facing Bahama Street with one commercial structure on site. The existing commercial structure consists of 750 square feet and one (1) off street parking space. The proposed redesign will convert the commercial storage use to one single family residence.

**Solution Statement:**

The proposed development will be subject to the minor renovation prerequisites of the BPAS application as well as the HARC approval process. The Applicant will meet the baseline green requirement by installing new energy efficient air conditioning units, energy efficient on-demand water heater, 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.

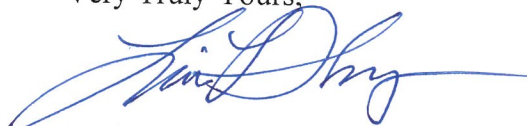
**Residential Developments (Sec. 108-231):**

- One residential market rate unit is proposed
- The market rate unit proposed is a single-family unit that will consist of 1 bedroom and 1 bath.

**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,



Lori L. Thompson

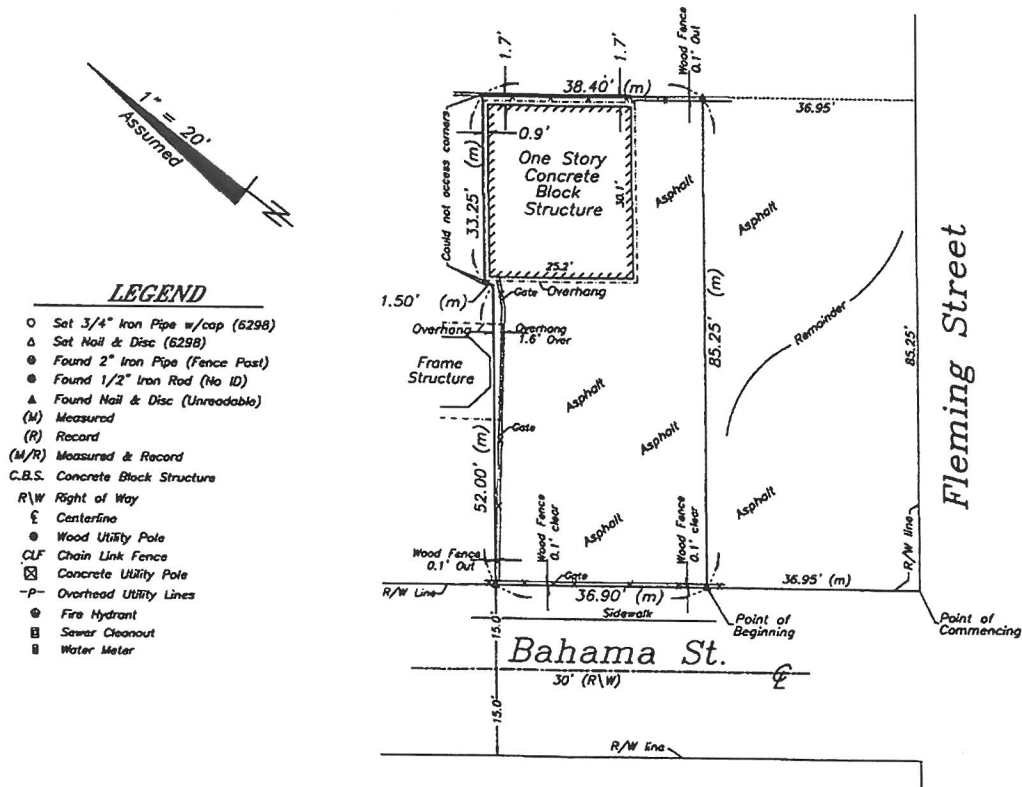
Enc.  
Complete BPAS Application  
Exhibits A - E

*Year 10 BPAS*



# **BOUNDARY SURVEY**

# Boundary Survey Map of a portion of Square 37, Island of Key West



## NOTES:

1. The legal description shown hereon was authored by the undersigned. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 523-525 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 9, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:  
**COMMENCE** at the intersection of the Northeastly right of way line of Bahama Street with the Northwestly right of way line of Fleming Street and run thence Northwestly along the Northeastly right of way line of the said Bahama Street for a distance of 36.95 feet to the Point of Beginning; thence continue Northwestly along the Northeastly right of way line of the said Bahama Street for a distance of 36.90 feet; thence Northeastly and at right angles for a distance of 52.00 feet; thence Northwestly and at right angles for a distance of 1.50 feet; thence Northeastly and at right angles for a distance of 33.25 feet; thence Southeastly and at right angles for a distance of 38.40 feet; thence Southwestly and at right angles for a distance of 85.25 feet back to the Point of Beginning, containing 3,196 square feet, more or less.

**BOUNDARY SURVEY FOR:** Robert Dean;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice, as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298

June 11, 2022

THIS SURVEY  
 IS NOT  
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
 PSM #6298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 296-2244

KPT 9/12/2022



# **AUTHORIZATION & VERIFICATION FORM**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, James Robert Dean as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Trustee of James Robert Dean Revocable Trust  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Erica H. Sterling/Spottswood Law Firm  
*Please Print Name of Representative*

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

James Robert Dean  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 6-5-22  
*Date*

by JAMES ROBERT DEAN  
*Name of person with authority to execute documents on behalf of entity owner*

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

[Signature]  
  
*Name of Acknowledger typed, printed or stamped*

12/16/25  
*Commission Number, if any*



## City of Key West Planning Department Verification Form

(Where Applicant is an entity)

I, Erica H. Sterling, in my capacity as Partner  
(print name) (print position; president, managing member)

of Spottswood, Spottswood, Spottswood & Sterling, PLLC  
(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:

423 Bahama 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 of Applicant

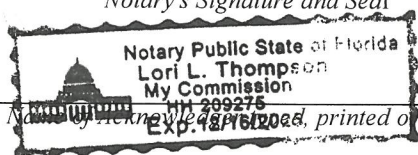
Subscribed and sworn to (or affirmed) before me on this 12/16/22 by Kevin J. Smith  
date

ERICA H. STERLING  
Name of Applicant

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

He/She is personally known to me or has presented \_\_\_\_\_

  
\_\_\_\_\_  
Notary's Signature and Seal



NAME OF ACKNOWLEDGER, printed or stamped

Commission Number, if any



*Year 10 BPAS*

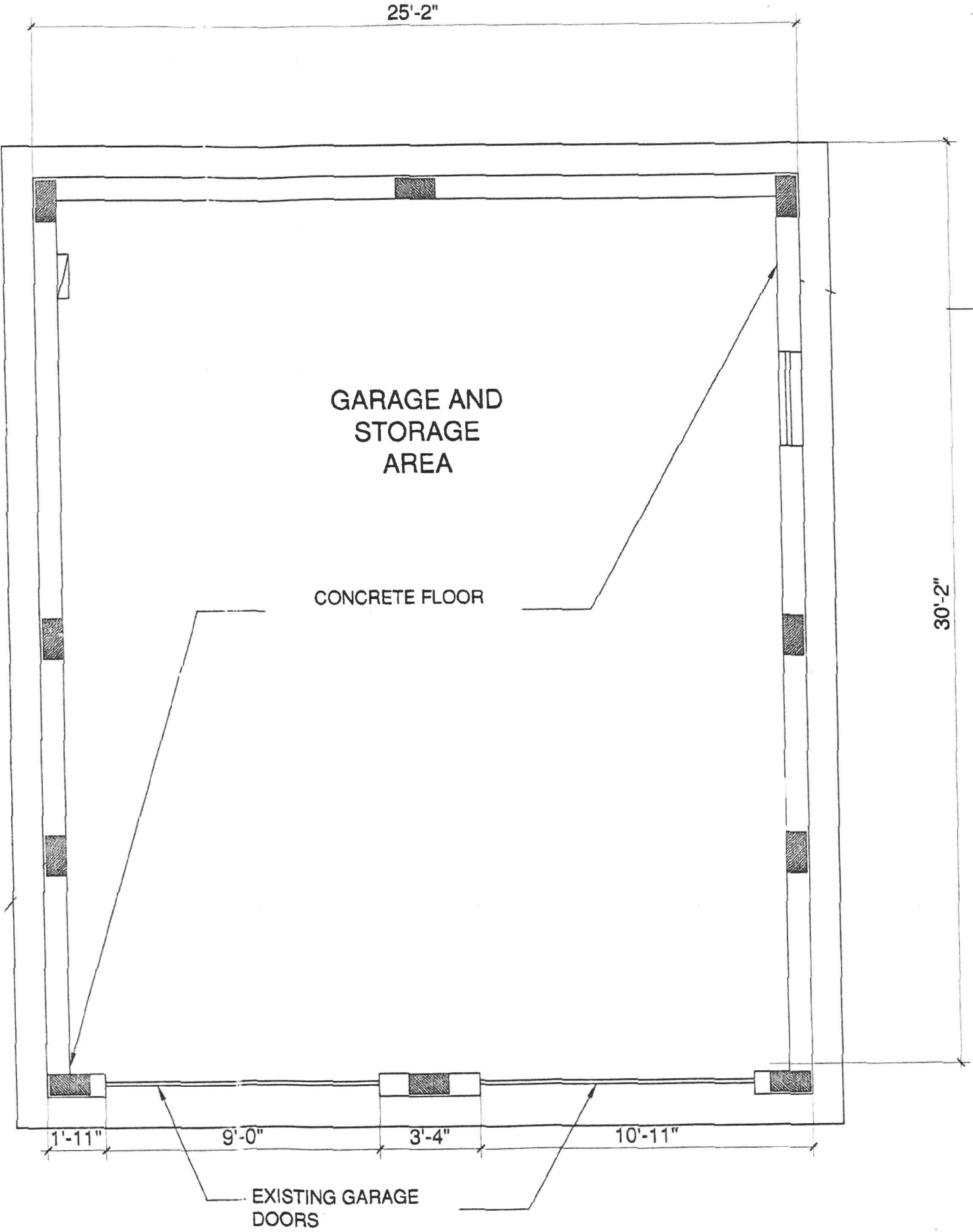


# **SITE PLANS**

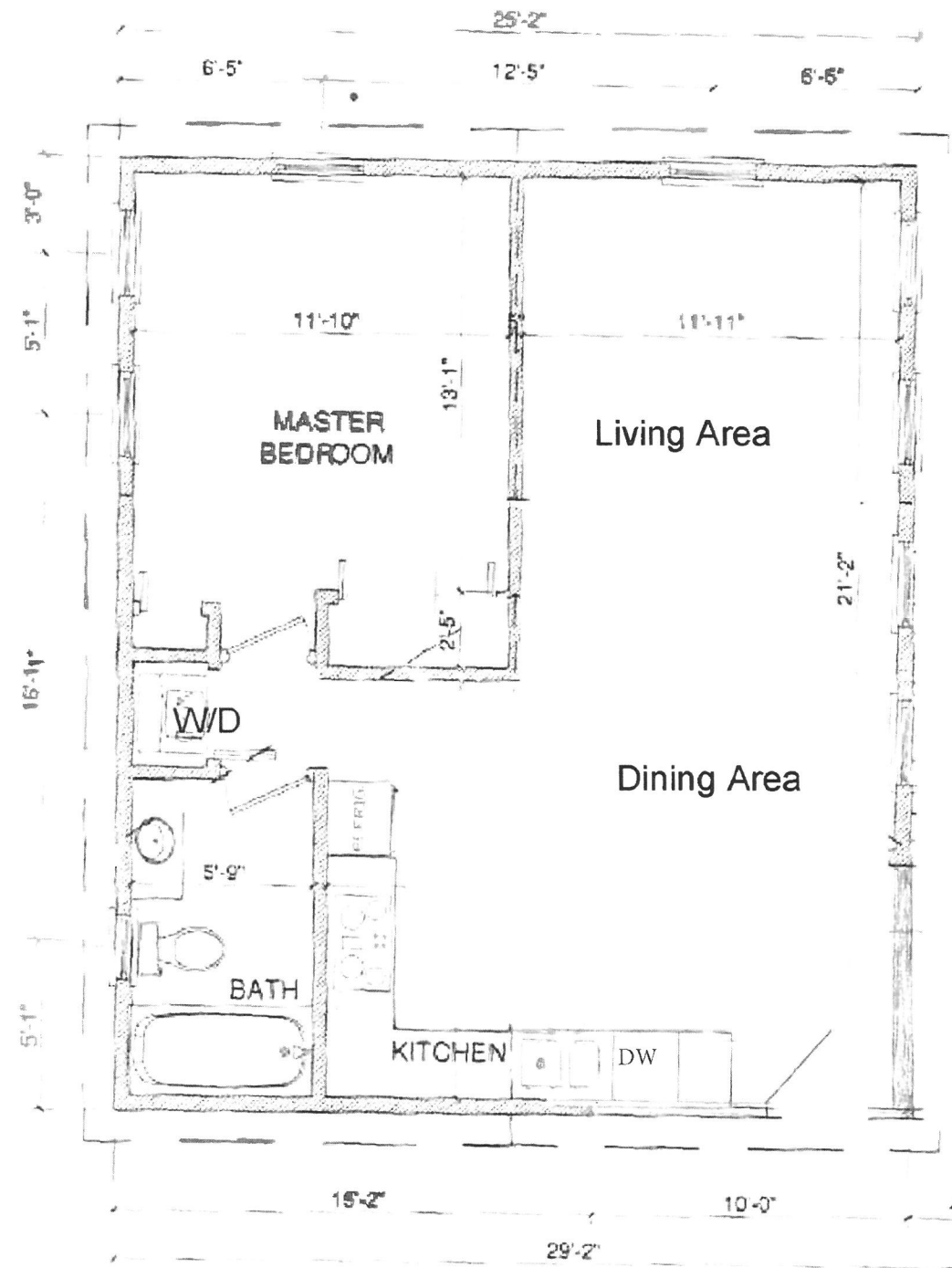
**EXHIBIT B****423 Bahama Street****BPAS Application – Minor Renovation**

<b>HNC-1 Zoning</b>	<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Max density	16 du/acre – 1.17	0	1
Max F.A.R.	1.0	750 sq. ft.	0
Max height	35 ft	13 ft.	No Change
Max building coverage	50% (1,597.8 sq. ft.)	23% (750 sq. ft.)	No Change
Max. Impervious surface	60% (1,432.8 sq. ft.)	100%	No Change
Min. lot size	4,000 sq. ft.	3,195.59 sq. ft.	No Change
Min. lot width	40 ft.	36.90 ft.	No Change
Min. lot depth	100 ft.	85.25 ft.	No Change
Min. Setback:			
Front	5 ft.	5 ft.	No Change
Side	5 ft.	0.9 ft.	No Change
Side	5 ft.	5 ft.	
Rear:	15 ft.	1.7 ft.	No Change

**Existing Floor Plan**  
scale 1/4" = 1'-0"



Proposed Floor Plan  
 Scale 1/4" = 1'-0"



*Year 10 BPAS*



# **WARRANTY DEED**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:  
Robert E. Highsmith, Esq.  
HIGHSMITH & VAN LOON, P.A.  
3158 Northside Drive  
Key West, Florida 33040

Doc# 2124633 05/25/2017 10:09AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

05/25/2017 10:09AM  
DEED DOC STAMP CL: Krys \$0.70

Doc# 2124633  
Bk# 2855 Pg# 531

Folio Number:

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS INDENTURE**, made this 25<sup>th</sup> day of April, 2017, between **JAMES ROBERT DEAN, an unmarried widower**, Grantor, whose post office address is 14 W. Cypress Terrace, Key West, FL 33040 and **JAMES ROBERT DEAN, AS TRUSTEE OF THE JAMES ROBERT DEAN REVOCABLE TRUST U/A/D APRIL 23, 2009**, whose post office address is also 14 W. Cypress Terrace, Key West, FL 33040, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of \$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 lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

See Exhibit "A" attached hereto.

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

**FULL POWER AND AUTHORITY** are hereby conferred on said Grantee and their successors pursuant to Fla. Stat. s. 689.073 to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the real property conveyed herein.

**THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR EXAMINATION.**

**THE PROPERTY BEING CONVEYED HEREIN IS / IS NOT THE HOMESTEAD OF THE GRANTOR.**

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first written above.

Witness Signature

Printed Name

Witness Signature

Printed Name

JAMES ROBERT DEAN

STATE OF FLORIDA )

COUNTY OF MONROE )

On this 25<sup>th</sup> day of April, 2017, before me personally came **JAMES ROBERT DEAN**, who is personally known to me (yes) (no) or who has produced \_\_\_\_\_ as identification to me, and who acknowledged execution of the foregoing instrument.

Notary Public, State of Florida

Name:

(Print Name)

My Commission Expires:

MONROE COUNTY  
OFFICIAL RECORDS



Robert E. Highsmith  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF241924  
Expires 7/12/2019



THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:  
Robert E. Highsmith, Esq.  
HIGHSMITH & VAN LOON, P.A.  
3158 Northside Drive  
Key West, Florida 33040

Folio Number: 00006430-000000  
Folio Number: 00006430-000200

Doc# 2124632 05/25/2017 10:09AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

05/25/2017 10:09AM  
DEED DOC STAMP CL: Krys \$0.70

Doc# 2124632  
Bk# 2356 Pg# 529

SPACE ABOVE THIS LINE FOR RECORDING DATA

### TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 27<sup>th</sup> day of April, 2017, between JAMES ROBERT DEAN, AS TRUSTEE OF THE DONNA LOUISE DEAN REVOCABLE TRUST U/A/D AUGUST 22, 1996, Grantor, whose post office address is 14 W. Cypress Terrace, Key West, Florida 33040, and JAMES ROBERT DEAN, AS TRUSTEE OF THE JAMES ROBERT DEAN REVOCABLE TRUST U/A/D APRIL 23, 2009, whose post office address is also 14 W. Cypress Terrace, Key West, FL 33040, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$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 lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

**REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF, AND INCORPORATED HEREIN BY REFERENCE (HEREINAFTER REFERRED TO AS THE "REAL PROPERTY").**

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

**THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR EXAMINATION.**

IN WITNESS WHEREOF, the undersigned, James Robert Dean, Trustee of the Donna Louise Dean Revocable Trust dated August 22, 1996, has executed this instrument on April 27, 2017.

Witness Signature

Printed Name

Witness Signature

Printed Name

James Robert Dean, Trustee

By:

Print Name

STATE OF FLORIDA )

COUNTY OF MONROE )

On this 27<sup>th</sup> day of April, 2017 before me personally came James Robert Dean, who is personally known to me (yes) (no) or who has produced \_\_\_\_\_ as identification to me, and who acknowledged execution of the foregoing instrument.

Notary Public, State of Florida,

Name:

My Commission Expires:



Robert E. Highsmith  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF241924  
Expires 7/12/2019

Doc# 2124632  
Bk# 2355 Pg# 530

**EXHIBIT "A"**

*A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NW'ly right of way line (ROWL) of Fleming Street with the NE'ly ROWL of Bahama Street and run thence NW'ly and along the ROWL of the said Bahama Street for a distance of 73.85 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NW'ly and along the said ROWL of Bahama Street for a distance of 36.00 feet; thence NE'ly and at right angles for a distance of 78.55 feet; thence SE'ly and at right angles for a distance of 11.85 feet; thence NE'ly and at right angles for a distance of 6.70 feet; thence SE'ly and at right angles for a distance of 22.65 feet; thence SW'ly and at right angles for a distance of 33.25 feet; thence SE'ly and at right angles for a distance of 1.50 feet; thence SW'ly and at right angles for a distance of 52.00 feet back to the POINT OF BEGINNING.*

**"AND ALSO"**

*A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 37 according to William A. Whitehead's map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: BEGIN at the intersection of the NE'ly right of way line of Bahama Street with the NW'ly right of way line of Fleming Street and run thence in a NW'ly direction along the NE'ly right of way line of the said Bahama Street for a distance of 73.85 feet; thence NE'ly and at right angles for a distance of 52.0 feet; thence NW'ly and at right angles for a distance of 1.5 feet; thence NE'ly and at right angles for a distance of 33.25 feet; thence SE'ly and at right angles for a distance of 75.35 feet to the NW'ly right of way line of the said Fleming Street; thence SW'ly and along the NW'ly right of way line of the said Fleming Street for a distance of 85.25 feet back to the POINT OF BEGINNING.*

MONROE COUNTY  
OFFICIAL RECORDS

*Year 10 BPAS*



# **BUSINESS TAX RECEIPT**

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name DEAN, JAMES  
Location Addr 417 BAHAMA ST DN  
Lic NBR/Class 17216 MISCELLANEOUS OTHER SERVICES  
Issued Date 8/14/2020 **Expiration Date: September 30, 2022**

MISCELLANEOUS OTHER SERVICE

Comments: COMMERCIAL STORAGE BUILDING

### Restrictions:

DEAN, JAMES  
14 WEST CYPRESS TERRACE  
KEY WEST, FL 33040

This document must be prominently displayed.

DEAN, JAMES



# **FGBC CHECKLIST**

# Florida Green Home Standard

Version 11 Rev 1.0

## Instructions

Effective January 1, 2018 (Required January 1, 2019)  
Revised 3-27-2019

Please read the "Standard & Policies" document for complete compliance requirements and operating principles.

### FOR NEW HOMES

Each home must comply with the three prerequisites in order to be eligible for certification. Select items to obtain the minimum number of points listed for each category (category minimums). (The sum of the minimums totals 80 points.) Accumulate at least an additional 20 points of your choice to obtain the required 100 TOTAL to qualify for the program.

\* If any category minimums cannot be achieved, point deficiencies may be added to the total minimum required score of 100, creating an "adjusted project minimum required points" (the points YOUR project must achieve for certification). (Example: Applicant elects to achieve only 10 points from a category with a minimum of 15. Project may still qualify if: total points equal or exceed  $100 + [15 - 10] = 105$ .) Note that category maximums cannot be exceeded at any time. Some items require submittals that are colored red. Suggested submittals for other items are colored black.

### FOR EXISTING HOMES (REMODELS)

Existing homes are exempt from the three prerequisites and the category minimums that are required for new construction. Please refer to the "Standards & Policies" document Section 2 for the Standards definition of an existing home. Use Tabs 15 (Existing Home Application). Homes meeting the following requirements will receive a Green Remodel Designation.

- Existing homes must accumulate a total of 100 points to achieve certification
- Each existing home/remodel MUST achieve the required 13 REMODEL points (found in the General category)
- The remaining 87 points required for certification may be earned using any combination of credits.
- Category maximums can not be exceeded at any time.
- The minimum HERS Index to qualify for the FGBC Green Remodel Designation is 80.

Some items require submittals that are colored red. Suggested submittals for other items are colored in black.

### FOR MULTI-FAMILY PROJECTS

For Multi-family projects. Use this checklist and the application form found on Tab 18. Green Home Certification is awarded to each individual unit that accumulates the appropriate number of points toward certification. Each unit is treated as a "home."

- Please refer to the Reference Guide for additional details regarding how to score common spaces for multi-family projects
- Please refer to the Standards & Policies document, Section 2-k. for additional information on streamlined submittal options.

### IMPORTANT GUIDELINES:

1. The FGBC Home Standard Version in effect when the home is permitted is the checklist that must be used to certify the home. However, you may opt to use a newer version if available and applicable. Any application submitted using a previous version of the standard must provide a copy of the building permit.
2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (CA).
3. If this Excel file is altered in any way, the application will not be accepted. Altered files will be returned unprocessed to the submitter.
4. During the review process, the project evaluator may request additional information and/or copies of "suggested submittals" indicated in the Reference Guide to verify that the project has achieved the credit point.

### FGBC CERTIFICATION LEVELS

The FGBC Green Home Certification program uses a tiered rating system. Certification is awarded at different levels according to points achieved over the minimum point threshold.

Bronze	0-30 points over the project's required minimum
Silver	31-60 points over the project's required minimum
Gold	61-90 points over the project's required minimum
Platinum	91 + points over the project's required minimum

### 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

Members	\$100 application fee + \$100 per building + \$25 per unit
Non Members	\$100 application fee + \$100 per building + \$35 per unit

#### Additional Options

\$50	Pre-Application (next tab) use to receive your "application pending" yard sign, fee is deducted from your final application cost
\$38	FGBC Certified Home Bronze Plaque

For Additional Information:  
Contact your Certifying Agent  
or  
Contact FGBC: [www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)  
PH: 407-777-4914  
Email: [info@FloridaGreenBuilding.org](mailto:info@FloridaGreenBuilding.org)

### Instructions for Submission:

#### Electronic Submissions (Required)

Complete the credit card authorization above.

(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 and a printed copy of the completed application with an electronic version of the Checklist and supporting documents to:

Florida Green Building Coalition (FGBC)  
25 E. Central Blvd.  
Orlando, FL 32801





## Florida Green Home Standard

Version 11 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: James "Bob" Dean  
Company: \_\_\_\_\_  
Address: 423 Bahama Street  
City / Zip: Key West FL 33040  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
DBPR License #: \_\_\_\_\_

#### Home Information

Address: \_\_\_\_\_  
City/ST: \_\_\_\_\_  
Zip Code: \_\_\_\_\_

#### 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, 25 E. Central Blvd.,  
Orlando, FL 32801  
PH: 407-777-4914  
Fax: 407-777-4915

Email: [info@floridagreenbuilding.org](mailto: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
<b>\$0.00</b>	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:

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

#### Optional Information

Owner: James "Bob" Dean  
Company: \_\_\_\_\_  
Address: 423 Bahama Street  
City/ST/Zip: Key West, FL 33040  
Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

#### Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	115	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	135	
Total Points Achieved	135	

Category	Your Score	Required Min - Max
Category 1: Energy	15	30 - 75
Category 2: Water	22	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	22	15 - 35
Category 6: Materials	10	10 - 35
Category 7: Disaster Mitigation	20	5 - 30
Category 8: General	27	0 - 40

Total: **135**

Total Needed: **115**

**Certified Home Score 120**

**Certification Level Bronze**

**PREREQUISITES:**

Version 11 Rev 1.0

Revised 3-27-2019

**Prerequisite 1: Swimming Pool / Spa**

P1.01	N/A	Sanitation system that reduces chlorine use
P1.02	N/A	Pool Cover
P1.03	N/A	Solar pool heating system
P1.04	N/A	Dedicated PV's to run pool equipment
P1.05	Yes	Home has no pool or spa

**Prerequisite 2: Waterfront Considerations**

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

**Prerequisite 3: No Invasive Exotic Species**

P3.01	No	Landscape Considerations
	Existing	Is the landscape existing or new



# CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

## 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	N/A	1	Roofed porch, Min 100ft^2 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	N/A	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	N/A	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 60 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 750 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	3	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: 0

Certifying Agent Category 1: 0

## CATEGORY 2: WATER

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	1	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	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	2	2 - 3	High Efficiency Dual-flush or Single Flush Toilets ( all toilets ≤ 1.28 gpf)
W1.06	1	1	Water Closet with UNAR MaP Rating of 600 g
W1.07	1	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	N/A	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	N/A	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	N/A	3	Turf less than 50% of landscape
W5.05	N/A	2	No turf in densely shaded areas
W5.06	N/A	2	Plants with similar maintenance requirements grouped together
W5.07	N/A	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	N/A	1	Non-Cypress mulch used
W5.09	N/A	2	Soil tested and amended where necessary

### W6 Installed Irrigation

W6.01	10	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 OR	1 No No	Pressure compensating spray heads installed in spray zones 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
	22	56	Total Points

22 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

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
			Yes <input type="checkbox"/> Bank
			Yes <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
			Yes <input type="checkbox"/> Medical or dental office
			0 <input type="checkbox"/> Pharmacy
			Yes <input type="checkbox"/> Police station
			Yes <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
			Yes <input type="checkbox"/> Other Neighborhood-serving retail
			Yes <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

Revised 3-27-2019

Category Minimum 5 / Category Maximum 30

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 **1** 1 Stabilize disturbed soil
- S3.3 **2** 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 **0** 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
- |                  |                                |   |
|------------------|--------------------------------|---|
| Partial Pervious |                                |   |
| <b>0</b>         | % Pervious Material            | <b>3196</b> Total Lot Area (sq. ft.)                |
| <b>0</b>         | Coverage Area (sq. ft.)        | <b>146</b> 100% Pervious sq. ft.                    |
| <b>0</b>         | Equivalent Pervious Area -->   | <b>146</b> Equivalent Pervious Area (semi-pervious) |
| <b>0</b>         | Total points for pervious area |   |

**5** 34 Total Points

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

Certifying Agent Category 4:

0

# CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

## Combustion

H1.01	N/A	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	1	1	Capillary break between foundation and framing
H2.06	N/A	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	1	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	N/A	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	N/A	1	Install screens on all windows and doors
H6.11	N/A	1	Manual D duct design

22 53 Total Points

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

Certifying Agent Category 5:

0

## CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

### Components

M1.01	N/A	1	Recycled content roof material
M1.02	2	2 - 3	Certified sustainable lumber
	N/A		homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
	Yes		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	N/A	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	2	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	N/A	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	N/A	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	N/A	2	Automatic in home water sensor/shut off system installed
M3.10	N/A	1	Access panel to non-accessible plumbing fixture installed
M3.11	N/A	1	Laundry room below living floor or drain installed

10 47 Total Points

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

Certifying Agent Category 6:

0



# CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

## 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	N/A	1	Attached garage and exterior door protection
DM1.05	N/A	1	Exterior structures and equipment properly anchored
DM1.06	2	2	Secondary water protection installed on roof
DM1.07	N/A	2	Adhesive applied to roof sheathing
DM1.08	N/A	2	Roof Shingles
DM1.09	N/A	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	0	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
			N/A	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	0	3	Yes	Fire resistant exterior wall cladding
			No	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 - 2	Installed Surge Suppression or Lightning Protection System
-----	---	-------	--

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	<b>DM 5.01: Chemical Soil Treatment Used</b>
		No	Exterior cladding installed to prohibit intrusion
		No	Rain gutters installed (downspouts discharge a minimum of 3' from home) <b>OR</b> 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
		<b>OR</b>	
DM 5.02		10	<b>DM 5.02: Chemical Soil Treatment Avoided</b>
		No	Chemical soil treatment avoided
		No	Alternative Florida Building Code approved method of foundation protection employed
		<b>OR</b>	
DM 5.03		12	<b>DM 5.03: Treated wood products</b>
		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
	20	47	Total Points

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

Certifying Agent Category 7:

0

**CATEGORY 8: GENERAL**

Category Minimum 0 / Category Maximum 40

**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:

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

Certifying Agent Category 8:

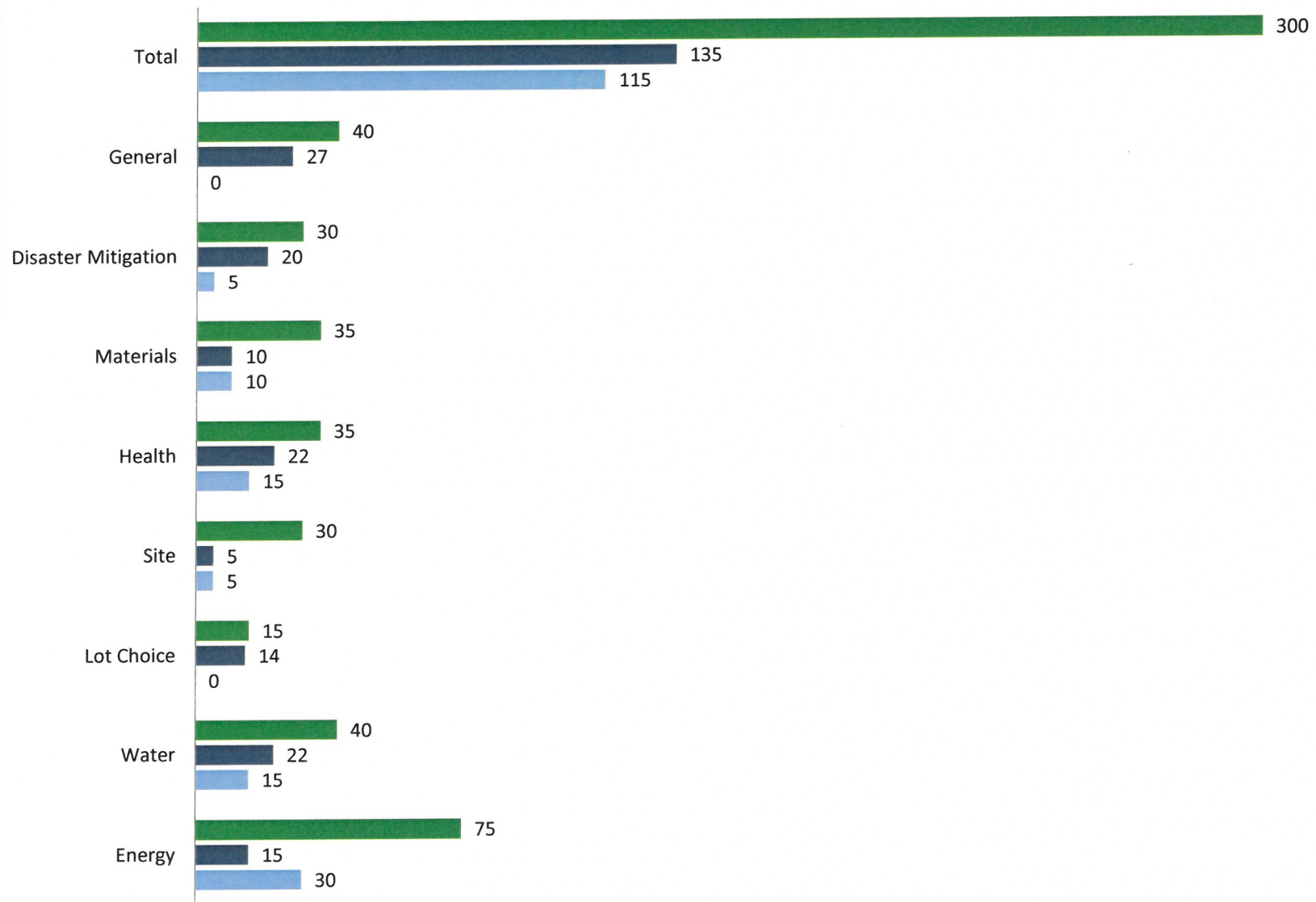
FGBC Home Score		
Category	Your Score	Required Min - Max
Category 1: Energy	15	30 - 75
Category 2: Water	22	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	22	15 - 35
Category 6: Materials	10	10 - 35
Category 7: Disaster Mitigation	20	5 - 30
Category 8: General	27	0 - 40
Total:	<b>135</b>	
Total Need:	<b>115</b>	
<b>Certified Home Score</b>	<b>120</b>	
	<b>Bronze</b>	
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





## PREREQUISITES:

At least one measure from each of the following:

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Required: One item from each of the following 3 prerequisites MUST be incorporated in the home for FGBC Certification

Prerequisite 1: Swimming Pool / Spa			Certifying Agent Notes
P1.01	N/A	Sanitation System that Reduces Chlorine Use	
P1.02	N/A	Pool Cover	
P1.03	N/A	Solar pool heating system	
P1.04	N/A	Dedicated PV's to run pool equipment	
P1.05	Yes	Home has no pool or spa	
Prerequisite 2: Waterfront Considerations			Certifying Agent Notes
P2.01	N/A	Use of native aquatic vegetation in shoreline area	
P2.02	N/A	No turf adjacent to natural water bodies(Low maintain plants instead)	
P2.03	N/A	Use of terraces, swales, or berms to slow storm water	
P2.04	Yes	Home site does not border natural water body	
Prerequisite 3: No Invasive Exotic Species			Certifying Agent Notes
P3.01	No	Landscape Considerations	
	Existing	Is the landscape existing or new	

NOTE;; You must do one prerequisite from P1.01-P1.05

You must do one prerequisite from P2.01-P2.04

And comply with P3.01



**Submittal**

Prerequisite 1: Swimming Pool / Spa	Submit	
none	0	
none	0	
none	0	
none	0	

Prerequisite 2: Waterfront Consideration	Submit	
none	0	
none	0	
none	0	
Site plan	[ ]	

Prerequisite 3: Invasive Exotic Species	Submit	
none	0	



## CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Revised 3-27-2019

	Points Achieved	Points Possible	Criteria	
<b>E1 HERS Index - Energy Rating</b>				<b>Certifying Agent Notes</b>
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	
			:Confirmed HERS Index	
<b>E2 ENERGY – DESIGN, FIELD TESTING AND INSPECTIONS, FINISHES, AMENITIES</b>				<b>Certifying Agent Notes</b>
E2.01	0	1	Thermal Enclosure System 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	N/A	1	Roofed porch, Min 100ft <sup>2</sup> AND meets cross-ventilation requirements	
E2.06	N/A	1	Passive solar space heating system	
E2.07	N/A	1	Passive solar day-lighting	
E2.08	N/A	1	Deciduous trees on south	
E2.09	0	1 - 4	House shaded on east and west by trees	
			% 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	N/A	1	Floor joist perimeter insulated and sealed	
E2.12	1	1	Light colored exterior walls (80% minimum)	
		60	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%	
		50.0	Enter the Light Reflectance Value (LRV) of Paint	
		Yes	bedrooms and all major living spaces have floors, that are light-colored	
		50.0	Enter the Light Reflectance Value (LRV) of floor	
E2.14	1	1	Maximum 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	
		750	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	3	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	N/A	1	Energy Efficient Sheathing	
	15	112	Total Possible Points	
	15	Total points for Category 1 ( 30 min / 75 max)		
Name of HERS Rater:				
Certifying Agent Category 1:				

#### A NOTE ABOUT ENERGY

As you review the FGBC Green Home Standard you may wonder why many energy saving features do not appear as line items. The FGBC has elected to use a whole-house, performance-based energy rating for points versus offering an exhaustive list of prescriptive energy saving alternatives. The performance-based Energy Rating is called a HERS Index. For information purposes the adjacent chart lists many of the inputs used to calculate a home's HERS Index.

Energy Gauge USA / HERS Index		
Envelope		
Floors	Windows	Roof
Foundation type	# & size of windows	Roof Configuration / Slope
Insulation value	Tint / U-factor	Roof Material / Color
Perimeter / Area	Type of Frame	Attic Details
Floor covering	Overhang details	Conditioned ceiling Area
Walls	Ceilings	Solar absorbance
Orientation	Ceiling style	Roof deck insulation level
Area	Insulation value	Radiant barrier system
Insulation value	Area	Attic Ventilation ratio
Doors	Garage	Infiltration
Door Area / U Value	Attached or not	Building envelope leakage
Equipment		
Hot Water	Ducts	Appliances and Lights
Type / location	Insulation value	Programmable Thermostat
Efficiency	Duct Location	Refrigerator
Daily usage	Air Handler Location	% fluorescent lighting
Set Temperature	Amount of leakage	Ceilings fans
Solar or heat recovery	Duct surface area	Dishwasher
Cooling	Heating	Photovoltaic's
System Type	System Type	Array
Capacity	Efficiency	Inverter
SEER	Capacity	Batteries



## CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Revised 3-27-2019

New		Is the landscape existing or new			
Points Achieved	Points Possible	Criteria			
<b>W1 Fixtures and Appliances</b>					<b>Certifying Agent Notes</b>
W1.01	2	3	Water saving clothes washer		
W1.02	1	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	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)		
W1.05	2	2 - 3	High-efficiency Water Closets, Dual Flush or Single-Flush toilets (3 points if all WC ≤ 1.1 gpf)		
W1.06	N/A	1	Water Closet with UNAR MaP Rating of 600 gpf or greater		
W1.07	1	1	Compact Hot Water Distribution		
<b>W2 Greywater Reuse</b>					<b>Certifying Agent Notes</b>
W2.01	N/A	1 - 3	Greywater system installed		
<b>W3 Rainwater Harvesting</b>					<b>Certifying Agent Notes</b>
W3.01	N/A	1 - 3	Rainwater harvesting system installed with dedicated use		
<b>W4 Reclaimed Water Reuse</b>					<b>Certifying Agent Notes</b>
W4.01	N/A	1 - 2	Water for irrigation		
W4.02	N/A	1	Meter on reclaimed irrigation system		
W4.03	N/A	1	Volume-based pricing arrangement		
W4.04	N/A	2	For toilet flushing		
<b>W5 Installed Landscape</b>					<b>Certifying Agent Notes</b>
W5.01	3	2 - 3	No turf or Drought-Tolerant Turf Installed		
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list		
			- :Percentage of drought tolerant plant		
W5.03	N/A	2	All plants/trees selected to be compatible with their location in the landscape		
W5.04	N/A	3	Turf less than 50% of landscape		
W5.05	N/A	2	No turf in densely shaded areas		
W5.06	N/A	2	Plants with similar sun and water requirements grouped together		
W5.07	N/A	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)		
W5.08	N/A	1	Non-cypress mulch used		
W5.09	N/A	2	Soil tested and amended where necessary		
<b>W6 Installed Irrigation</b>					<b>Certifying Agent Notes</b>
W6.01	10	10	No permanent in-ground 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	Pressure Compensating Spray Heads or Pressure Regulating Valves Installed In Spray Zones		
	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	1	High volume irrigated areas have matched precipitation rates		
W6.07	1	1	Pop-up sprinkler heads significantly rise above turf grass height		
<b>W7 Additional Water Certification Requirements</b>					<b>Certifying Agent Notes</b>
W7.01	N/A	5	Meet or exceed Florida Water Star <sup>SM</sup> or WaterSense standards		
W7.02	N/A	2	Florida Friendly Landscape <sup>TM</sup> Program new construction certification		
	22	56	Total Possible Points		
	<b>22</b>	Total points for Category 2 ( 15 min / 40 max)			
Certifying Agent Category 2:					
Landscape Auditor:					
Credentials of Auditor:					



### CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

Revised 3-27-2019

	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
<b>L1 Lot Choice</b>				
LC1.01	0	2 - 6	House built within designated FGBC green land development	
			No <input type="checkbox"/> Name of FGBC Green Development	
		100	% above certification requirement of the FGBC Certified land development	
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 - 4	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	1 - 5	Site within 1/2 Mile of EXISTING Basic Community Resources	
			Yes <input type="checkbox"/> Arts and entertainment center	
			Yes <input type="checkbox"/> Bank	
			Yes <input type="checkbox"/> Beauty Shop	
			<input type="checkbox"/> Bike Share Station	
			<input type="checkbox"/> Civic Center	
			<input type="checkbox"/> Community Center	
			Yes <input type="checkbox"/> Convenience store	
			<input type="checkbox"/> Daycare center	
			<input type="checkbox"/> Dry Cleaners	
			Yes <input type="checkbox"/> Fire station	
			<input type="checkbox"/> Fitness center or gym	
			Yes <input type="checkbox"/> Laundromat	
			Yes <input type="checkbox"/> Library	
			<input type="checkbox"/> Local Government Facility	
			<input type="checkbox"/> Medical or dental office	
			Yes <input type="checkbox"/> Pharmacy	
			Yes <input type="checkbox"/> Place of worship	
			<input type="checkbox"/> Police station	
			Yes <input type="checkbox"/> Post office	
			Yes <input type="checkbox"/> Restaurant	
			<input type="checkbox"/> School	
			<input type="checkbox"/> Senior Care Facility	
			<input type="checkbox"/> Supermarket	
			<input type="checkbox"/> Theater	
			Yes <input type="checkbox"/> Other Neighborhood-serving retail	
			Yes <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:				



## CATEGORY 4: SITE

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.	
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	Points Achieved	Points Possible	Criteria
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<b>S1 Native Tree and Plant Preservation</b>	<b>Certifying Agent Notes</b>
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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	
S1.04	0	1 - 9	Preserve or create wildlife habitat / shelter	
		0	% of property that was created or preserved as a wildlife habitat or shelter	

<b>S2 On Site Use of Cleared Materials</b>	<b>Certifying Agent Notes</b>
--	-------------------------------

S2.01	N/A	2	Mill clear trees	
S2.02	0	1 - 2	Reuse cleared materials for mulch / landscape	
			Mulch is both cleared and reused:	

<b>S3 Erosion Control / Topsoil Preservation</b>	<b>Certifying Agent Notes</b>
--	-------------------------------

S3.01	N/A	2	Develop and Implement an Erosion Control Site Plan	
S3.02	1	1	Stabilize disturbed soil	
S3.03	2	2	Stage disturbance	
S3.04	N/A	1	Control sediment runoff during construction	
S3.05	N/A	1	Save and Reuse All Removed Topsoil	

<b>S4 Drainage / Retention</b>	<b>Certifying Agent Notes</b>
--------------------------------	-------------------------------

S4.01	N/A	2	Onsite designated retention area	
S4.02	N/A	2	Direct filtered rooftop runoff to planted area(s)	
S4.03	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)	
			Partial Pervious	
	0		% Pervious Material	3196
	0		Coverage Area (sq. ft.)	146
	0		Equivalent Pervious Area -->	146
	0		Total points for pervious area	
	5	34	Total Possible Points	

<b>5</b>	Total points for Category 4 ( 5 min / 30 max)
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Certifying Agent Category 4:	
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## CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

	Points Achieved	Points Possible	Criteria
<b>H1 Combustion</b>			
H1.01	N/A	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	Fireplace
H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric
		Space Heating	Water Heating
		Yes Electric	Yes Electric
		N/A Sealed combustion equipment	N/A Sealed combustion equipment
		N/A Sealed combustion closet	N/A Sealed combustion closet
			N/A Outside of conditioned space

### H2 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 on grade Penetrations.
H2.05	1	1	Capillary break between foundation and framing
H2.06	N/A	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	1	1	Seal Entire Slab on grade

### H3 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

### H4 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
<b>H5 Universal Design</b>			
H5.01	-	1 - 3	Universally designed living area
<b>H6 Ventilation</b>			
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 Drains Sealed
H6.04	1	1	Energy star® bath fans with timer or humidistat
H6.05	N/A	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	N/A	1	Install screens on all windows and doors
H6.11	N/A	1	Manual D duct design
	22	53	Total Possible Points, Category is capped at 35 points.
<b>22</b> Total points for Category 5 ( 15 min / 35 max)			
Certifying Agent Category 5:			

<b>Certifying Agent Notes</b>
<b>Certifying Agent Notes</b>
<b>Certifying Agent Notes</b>
can not also claim M1.8
<b>Certifying Agent Notes</b>





## CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Revised 3-27-2019

	Points Achieved	Points Possible	Criteria	
<b>M1 Components</b>				<b>Certifying Agent Notes</b>
M1.01	N/A	1	Recycled content roof material	
M1.02	2	2 - 3	Certified sustainable lumber	
		OR	N/A homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified	
			Yes 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	N/A	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	
<b>M2 Waste Reduction</b>				<b>Certifying Agent Notes</b>
M2.01	N/A	3	Resource efficient wall system with integral insulation	
M2.02	2	2	Develop a construction and demolition waste management plan	
M2.03	0	2 - 4	Implement job site waste management	
			- # of items implemented	
			List items (i.e.: a, b, c, etc.)	
M2.04	N/A	1	Compost bin/built in collection of recyclables	
M2.05	1	1 - 2	Pre-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	
<b>M3 Durability</b>				<b>Certifying Agent Notes</b>

M3.01	N/A	1	Roof slope $\geq 3$ in 12 but $\leq 6$ in 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 2-ft. from foundation	
M3.07	N/A	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	N/A	2	Automatic in home water sensor/shut off system installed	
M3.10	N/A	1	Access panel to non-accessible plumbing fixture installed	
M3.11	N/A	1	Laundry room below living floor or drain installed	
	10	47	Total Possible Points	
10		Total points for Category 6 ( 10 min / 35 max)		
Certifying Agent Category 6:				



## CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Revised 3-27-2019

	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
<b>DM1 Hurricane (wind, rain, storm surge)</b>				
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	N/A	1	Attached garage and exterior door protection	
DM1.05	N/A	1	Exterior structures and equipment properly anchored	
DM1.06	2	2	Secondary water protection installed on roof	
DM1.07	N/A	2	Adhesive applied to roof sheathing	
DM1.08	N/A	2	Roof Shingles	
DM1.09	N/A	2	Raised Slab or Pier Foundation	
DM1.10	N/A	5	Comply with Fortified For Safer Living Standards	
<b>DM2 Flood (must incorporate all three)</b>				
DM2.01	0	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	
			N/A Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor	
<b>DM3 Fire (must incorporate all three for 3.1)</b>				
DM3.01	0	3	Yes Fire resistant exterior wall cladding	
			No Fire resistant roof covering or sub-roof	
			Yes Fire resistant soffit and vent material	
DM3.02	0	3	No Fire Sprinklers installed to cover 100% of living area of home	
<b>DM4 Lightning &amp; Electronics Protection</b>				
DM4.01	-	1 - 2	Installed Surge Suppression or Lightning Protection System	
<b>DM5 Termites (must comply w/required credits listed below AND EITHER DM 5.1 OR DM 5.2 OR DM 5.3 to receive points)</b>				
	required	Yes	Seal slab penetrations (Health: H2.04)	
	required	Yes	Vegetation > 2 ft. from foundation (Materials: M3.06)	
	required	Yes	Sprinklers & emitters are 2 feet from house (Materials: M3.07) OR no installed irrigation (Water: W6.01)	
DM 5.01	12	10	<b>DM 5.01: Chemical Soil Treatment Used</b>	
			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	
<b>OR</b>				

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 5.3: 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 Mold Prevention				Certifying Agent Notes
DM6.01	2	2	Mold Prevention - ASTM D3273	
	20	47	Total Possible Points	
	20	Total points for Category 7 ( 5 min / 30 max)		
Certifying Agent Category 7:				



## CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

	Points Achieved	Points Possible	Criteria
--	--------------------	-----------------	----------

### G1 - Small House Credit

G1.01	25	0 - 25	Conditioned house size ( <i>enter <b>no</b> if not claiming any points</i> )
		750	Square feet of conditioned area (pulls from Application Tab)

### G2 - Adaptability

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

### G3 - Renewable Power Generation

G3.01	0	1 - 5	Reduce peak demand or annual load
			Enter size of PV System in kW (1 point for each 2kW)

### G4 - Remodel & Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes

G4.01	N/A	10	Remodeling structure (HERS Index $\leq$ 80)
G4.02	N/A	3	Water Closet 1.6 gpf and showers 2.5 gpm or less
G4.03	N/A	2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
G4.04	N/A	2	Existing homes with pools - Upgrade pump to variable speed or dual speed
G4.05	2	2	Improve roof to wall connections

### G5 - Other / ADDITIONAL CREDITS

G5.01	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC
			:Number of members on the team that are members of FGBC
G5.02	N/A	2	Homeowner's manual, including information, benefits, operations - per reference guide
G5.03	N/A	2	FGBC Green Homeowner Checklist
G5.04	N/A	1	Plan for edible landscape/food garden
G5.05	N/A	2	Guaranteed energy bills
G5.06	N/A	2	FGBC Certified Professional
G5.07	N/A	5	Energy Star Qualified Home
G5.08	N/A	1 - 5	INNOVATIVE CREDITS

Description of innovation:

27	56	Total Possible Points (56 for new homes, 73 for existing homes)
----	----	---

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



Certifying Agent Category 8:

**Certifying Agent Notes**

**Certifying Agent Notes**

**Certifying Agent Notes**

**Certifying Agent Notes**

**Certifying Agent Notes**



## FGBC Green Home Standard

Version 11 Rev 1.0

### Existing Home Application

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

Revised 3-27-2019

#### Instructions for Submission:

##### Electronic Submissions (preferred)

- 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://dropbox.hightail.com/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:  
Florida Green Building Coalition (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 \_\_\_\_\_  
Total Amount Authorized \$0.00

[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:

	Is the home New or Existing?
	Is this Single Family or Multi-Family?
	Is this home Affordable? List Funding Source
	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) 100  
Points Toward Qualification (points over category maximums excluded) 135  
Total Points Achieved 135

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	22	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	22	15 - 35
Category 6: Materials	10	10 - 35
Category 7: Disaster Mitigation	20	5 - 30
Category 8: General	27	0 - 40

Total: **135**

Total Needed: **100**

Certified Home Score **135**

Certification Level **Silver**

*Year 10 BPAS*



# PROPERTY RECORD CARD



### 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 00006430-000200  
 Account# 9083781  
 Property ID 9083781  
 Millage Group 10KW  
 Location Address 423 BAHAMA St, KEY WEST  
 Legal Description KW PT LOT 1 SQR 37 OR77-356 OR152-87 OR194-81 OR279-490 OR522-445 OR607-334 OR837-995 OR1430-1344 OR2856-529  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32040  
 Property Class PARKING LOT (2800)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

DEAN JAMES ROBERT REV TR 4/23/2009  
 14 W Cypress Ter  
 Key West FL 33040

### Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$32,686	\$33,316	\$33,950	\$34,584
+ Market Land Value	\$1,842,286	\$1,447,511	\$1,158,009	\$940,418
= Just Market Value	\$1,874,972	\$1,480,827	\$1,191,959	\$975,002
= Total Assessed Value	\$1,297,727	\$1,179,752	\$1,072,502	\$975,002
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,874,972	\$1,480,827	\$1,191,959	\$975,002

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,447,511	\$0	\$33,316	\$1,480,827	\$1,179,752	\$0	\$1,480,827	\$0
2020	\$1,158,009	\$0	\$33,950	\$1,191,959	\$1,072,502	\$0	\$1,191,959	\$0
2019	\$940,418	\$0	\$34,584	\$975,002	\$975,002	\$0	\$975,002	\$0
2018	\$928,361	\$0	\$29,306	\$957,667	\$957,667	\$0	\$957,667	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2800)	3,196.00	Square Foot	85.25	73.85

### Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
GARAGE	1990	25 x 30	1	\$37,950	5
FENCES	2022	0 x 0	1	\$6,047	5
ASPHALT PAVING	1975	0 x 0	1	\$12,259	2
FENCES	1984	0 x 0	1	\$6,869	2



## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/27/2017	\$100	Warranty Deed	2124632	2856	529	30 - Unqualified	Improved	DEAN DONNA LOUISE REV TRUST	

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2668	9/15/2022	12/12/2022	\$10,000	Commercial	CONSTRUCTION OF A CONCRETE PRIVACY WALL. WALL WILL BE CONSTRUCTED TO RUN FROM BAHAMA STREET PARALLEL TO FLEMING STREET. First 10 feet of fence to be 4 feet tall. Fence to have smooth stucco finish. Paint to match with existing wood fences.

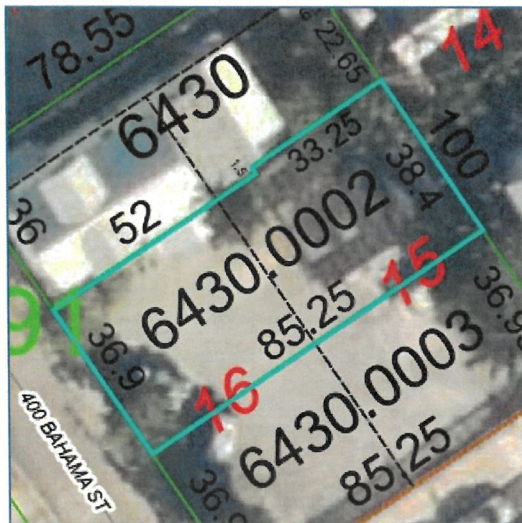
## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Buildings, Sketches (click to enlarge).

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 3/27/2023, 4:06:41 AM

Version 2.3.254



# **ESTIMATED SCORE SHEET**

# Exhibit C – Applicant's Estimated Score Sheet

## Building Permit Allocation System Application

305-809-3884 • 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: SPOTTSWOOD LAW OFFICE Site Address: 423 BAHAMA ST.

Number and type of Units Requested: \_\_\_\_\_ Market Rate ✓ Affordable \_\_\_\_\_

Prerequisite Development Type: \_\_\_\_\_ Major Construction/ Renovation \_\_\_\_\_  
Minor Renovation ✓

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

EL  
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	_____
b	Exceeding the minimum required percentage of affordable housing (+30)	Points	_____
c	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)	Points	_____
d	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60)	Points	_____
e	Achieving Green Building Certification Upgrade 1 (+20)	Points	_____
f	Achieving Green Building Certification Upgrade 2 (+27)	Points	_____
g	Achieving Green Building Certification Upgrade 3 (+40)	Points	_____
h	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	_____
i	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	_____
j	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	_____
k	Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)	Points	_____

TOTAL ESTIMATED  
POINTS

0



# Exhibit C – Applicant's Estimated Score Sheet

## Building Permit Allocation System Application

305-809-3884 • 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: SPOTTSWOOD LAW OFFICE Site Address: 423 BAHAMA ST.

Number and type of Units Requested: Market Rate ☒ Affordable ☐

Prerequisite Development Type: Major Construction/ Renovation ☒  
Minor Renovation ☐

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

EL  
Initial here

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

- |  | Points |
|--|--------|
| a Building more than 1.5' higher than the base flood elevation (+5)  | _____  |
| b Exceeding the minimum required percentage of affordable housing (+30)  | _____  |
| c Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)          | _____  |
| d Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60)             | _____  |
| e Achieving Green Building Certification Upgrade 1 (+20)   | _____  |
| f Achieving Green Building Certification Upgrade 2 (+27)   | _____  |
| g Achieving Green Building Certification Upgrade 3 (+40)   | _____  |
| h Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)                                | _____  |
| i Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)                            | _____  |
| j Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)           | _____  |
| k Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10) | _____  |

TOTAL ESTIMATED  
POINTS

0



*Year 10 BPAS*



# **CERTIFICATION FORM**

# Exhibit D – BPAS Certification Form

## City of Key West Planning Department

### Building Permit Allocation System Application

305-809-3764 • 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 0. 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.

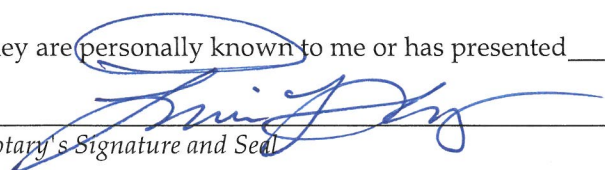
  
Signature of Applicant

12/16/22  
Date

ERICA H. STERLING / SPOTTSWOOD LAW OFFICE  
Print name of Applicant

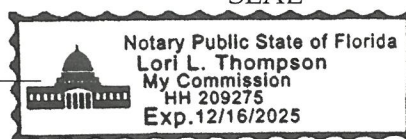
Subscribed and sworn to (or affirmed) before me on this 16 day of DEC., 20 22,  
by ERICA H. STERLING (Name of person signing the application)  
as PARTNER (Type of authority...e.g., officer, manager/member, trustee,  
attorney)  
for \_\_\_\_\_ (name of entity or party on behalf of whom application was  
executed).

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

  
Notary's Signature and Seal

SEAL

Lori Thompson  
Name of Acknowledger typed, printed, or stamped



\_\_\_\_\_  
Commission Number if any



# **PRELIMINARY DRAFT RANKING**



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

January 19, 2023

VIA ELECTRONIC MAIL

Erica H. Sterling  
Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040

**Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS) Application  
423 Bahama Street (RE #00006430-000000)**

Dear Erica,

The following letter is in response to a request for one (1) market-rate residential dwelling BPAS unit received by the Planning Department on December 22<sup>nd</sup>, 2022, for property located at 423 Bahama Street, more specifically RE #00006430-000000. 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:
  - Site plan. Please provide an existing and proposed site plan of the entirety of the property.

### BPAS Prerequisites

- ☐ Sec. 108-997 (b) (2) - *Prerequisite, minor renovation means the minimum standards for redevelopment constituting less than 50% of the value of the building, required. In order to be eligible to receive an allocation award from the BPAS system applicants must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards. All buildings with new units must meet compliance with Florida Green Building Coalition's Level 3 Green Home Retrofit standards.*

**Status:** Unverified.

**Applicant action:** Please provide verified confirmation the proposed unit will meet the prerequisite for Florida Green Building Coalition's Level 3 Green Home Retrofit standards.

Please provide an Energy and Water Baseline Report that confirms the proposed unit will meet the prerequisite for water and energy use 15% below the Florida Building Code. For commercial buildings, building data must be input into EPE Portfolio Manager, and access to building data given





## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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to the City of Key West. Exhibit "E" from the submitted application verifies the use of an electric grid meter but does not provide any further information.

### **BPAS Scoring Criteria**

- The applicant claimed 0 points in Exhibit C "*Applicant's Estimated Score Sheet*" and Exhibit D "*BPAS Certification Form*".

### **Additional Documentation & Comments**

- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.
- The subject property is located within the Historic District and will require HARC review.

### **General Information**

**Draft Rankings:** A preliminary draft copy of the Year 10 BPAS application rankings is attached, so that you can get a sense of how your project 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 Thursday, February 23, 2023.

**Year 10 BPAS Set Asides:** Pursuant to Section 108-995 of the Land Development Regulations, the City of Key West is permitted to allocate a minimum of 0.4 affordable units and a maximum of 46 market rate units in Year 10. However, from time to time, the City Commission authorizes 'set-asides' of market rate BPAS units, these set asides effectively reduce the number of market rate units available for allocation during any one BPAS cycle. At this time, no Year 10 allocations have been approved to be set aside.

**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. More information is available at [www.cityofkeywest-fl.gov/bpas](http://www.cityofkeywest-fl.gov/bpas).



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Sincerely,

A handwritten signature in black ink, appearing to read "Katie P. Halloran", is written over the printed name.

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

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																			
YEAR 10 PRELIMINARY RANKINGS																			
						</													



# **PRELIMINARY RANKING RESPONSE**





## Building Permit Allocation System (BPAS) Application

(Year 10: July 1, 2022 - June 30, 2023) – Market Rate

*City of Key West, Florida • Planning Department*

*1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)*

### Application Fees:

- \$ 1,212.75 for the first unit
- \$ 1,155.00 each unit starting with 2 units up to 10 units
- \$ 1,102.50 each unit starting with 11 units up to 20 units
- \$ 1,050.00 each unit starting with 21 units or more

**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, PLLC

Mailing Address: 500 Fleming Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-317-5594

Office: 305-294-2450

Email:

C/O Erica@spottswoodlaw.com or lthompson@spottswoodlaw.com

### PROPERTY OWNER:

Name:

James Robert Dean Revocable Trust

Mailing Address: 14 W. Cypress Terrace

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-304-4124

Office: \_\_\_\_\_

Email: C/O Erica@spottswoodlaw.com or lthompson@spottswoodlaw.com

### PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 423 Bahama Street

Parcel ID RE#: 00006430-000200

Alternate Key: 9083781

Zoning District: HNC-1

Density Allowed: 1.15 units

Commercial Floor Area: 750 SF

**B. EXISTING DEVELOPMENT:**

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

Currently there is a 750 SF storage facility on the site.

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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

Please provide City Licensing Records from the Building Department.

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).

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?

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Yes ✓	No
Yes	No ✓
Yes	No ✓
Yes	No ✓

**Advanced affordable allocation request?**

<b>Yes</b>	<b>No</b> X
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**Will the allocation require development review?**

**Yes**

**No**

<input checked="" type="checkbox"/>
<input type="checkbox"/>

If yes, please specific what type of development review will be required. \_

<b>Variance(s)</b>	
<b>Lawful Unit Determination</b>	
<b>Minor Development Plan</b>	
<b>Major Development Plan</b>	
<b>Beneficial Use</b>	
<b>Transient Transfer</b>	
<b>Conditional Use</b>	
<b>HARC</b>	X
<b>Tree Commission</b>	
<b>Other</b>	



**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).

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 & STERLING, PLLC**

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Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD of Counsel  
WILLIAM B. SPOTTSWOOD, JR. of Counsel

**VIA HAND DELIVERY**

Updated: February 21, 2023

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  
423 Bahama 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 the James Robert Dean Revocable Trust ("Applicant"). The Applicant intends to develop the BPAS unit on the property located at 423 Bahama 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: | James Robert "Bob" Dean               |
| c. Scale:                   | 1" = 10'-0"                           |
| d. North Arrow:             | As identified on the site plan        |
| e. Location/Street Address  | 423 Bahama Street, Key West, FL 33040 |

**Identification of Key Persons (Sec 108-228):**

- |  |   |
|--|---|
| a. Owner:  | James Robert "Bob" Dean                       |
| b. Owners Authorized Agent:  | Spottswood, Spottswood, Spottswood & Sterling |
| c. Engineer:   | TBD   |
| d. Architect:  | N/A   |
| e. Surveyor:   | O'Flynn Surveying, 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:<br>James Robert "Bob" Dean |   |

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

Historically the Property consisted of two residential dwelling units. This property was platted in 1829 by William A. Whitehead as part of Square 37. The two residential dwelling units located at 523 and 525 Fleming Street as shown on the 1912 Sanborn Map were used as residences until c. 1959. By the early 1980s, the 100-year-old structures were removed from the site.

On August 25<sup>th</sup>, 2022, the Planning Board approved a lot split which allowed for the reconfiguration of lots 15 and 16, leaving the subject parcel as an interior lot facing Bahama Street with one commercial structure on site. The existing commercial structure consists of 750 square feet with one associated off street parking space. The proposed redesign will convert the commercial storage use to one single-family residence.

**Solution Statement:**

The proposed development will be subject to the major renovation prerequisites of the BPAS application as well as the HARC approval process. As a new unit within an existing building, the Applicant will meet the baseline green requirement by installing an energy efficient air conditioning unit, energy efficient on-demand water heater, energy star appliances, and LED lighting. 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.

The requested unit is proposed for an existing structure, nevertheless, it is located within the X Flood Zone, and therefore is without a base flood elevation. 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.

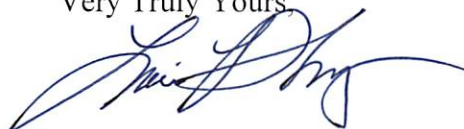
**Residential Developments (Sec. 108-231):**

- One residential market rate unit is requested
- The market rate unit requested is a single-family unit that will consist of 1 bedroom and 1 bath.

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

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

Very Truly Yours,



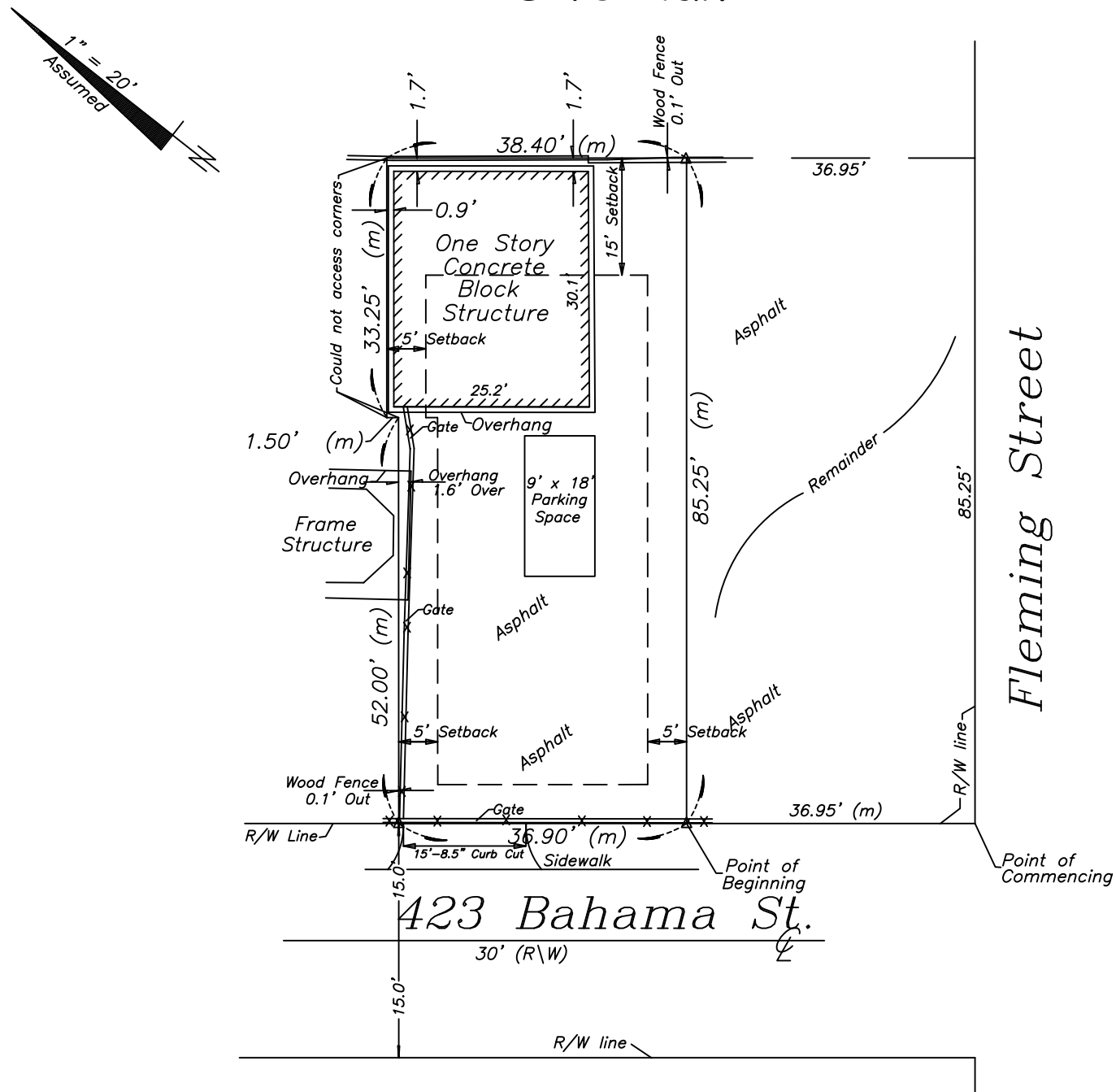
Lori L. Thompson

Enc.

Complete BPAS Application  
Exhibits A - E



# Site Plan



<b>HNC-1 Zoning</b>	<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Max density	16 du/acre – 1.17	0	1
Max F.A.R.	1.0	750 sq. ft.	0
Max height	35 ft	13 ft.	No Change
Max building coverage	50% (1,597.8 sq. ft.)	23% (750 sq. ft.)	No Change
Max. Impervious surface	60% (1,432.8 sq. ft.)	100%	No Change
Min. lot size	4,000 sq. ft.	3,195.59 sq. ft.	No Change
Min. lot width	40 ft.	36.90 ft.	No Change
Min. lot depth	100 ft.	85.25 ft.	No Change
Min. Setback:			
Front	5 ft.	5 ft.	No Change
Side	5 ft.	0.9 ft.	No Change
Side	5 ft.	5 ft.	
Rear:	15 ft.	1.7 ft.	No Change

## Site Map

