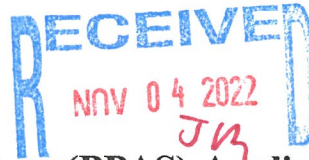




717 DUVAL STREET

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

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: Trepanier and Associates, Inc.

Mailing Address: 1421 First Street #101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983

Email:

Thomas@OwenTrepanier.com

PROPERTY OWNER:

Name:

Gallery of Dreams, LLC

Mailing Address: 38 Maple Lane

City: East Hampton State: NH Zip: 11937

Home/Mobile Phone: _____ Office: c/o 305-293-8983

Email: c/o Thomas@OwenTrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 717 Duval St. Key West, FL 33040

Parcel ID RE#: 00015910-000000 Alternate Key: 8772882

Zoning District: HRCC-1

Density Allowed: 1 dwelling unit Commercial Floor Area: 1,096 sq ft

B. EXISTING DEVELOPMENT:

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

717 Duval Street is the site of an involuntarily demolished commercial retail building. The project seeks to improve the property by building back the property with non-transient, market-rate, single-family use. Prior to the recent fire destruction, the site contained commercial retail use. The site has a code permitted density of 1 dwelling unit.

717 Duval has an existing nonconforming building coverage, impervious surface, open space, landscaping, left-side setback, rear setback, and parking situation. The project proposes to comply with impervious surface, landscaping, left-side setback, and rear setback, and improve building coverage, open space, and parking situation. The project reduces the existing nonconforming parking situation by reducing 1,096 sq ft of commercial retail floor area and rebuild the site as a single-family home, reducing off-street parking demand by approx. 2.7 auto spaces (a 73% reduction) and 0.9 bicycle-scooter spaces (a 100% reduction).

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	0	0	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
X	
Yes	No
	X
Yes	No
	X
Yes	No
	X

Advanced affordable allocation request?

Yes

No

X

Will the allocation require development review?

Yes

No

☐

X

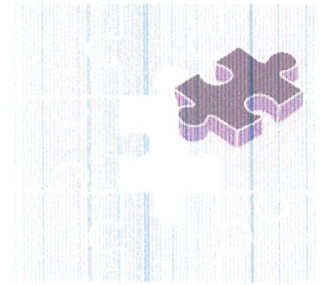
If yes, please specify what type of development review will be required. _

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

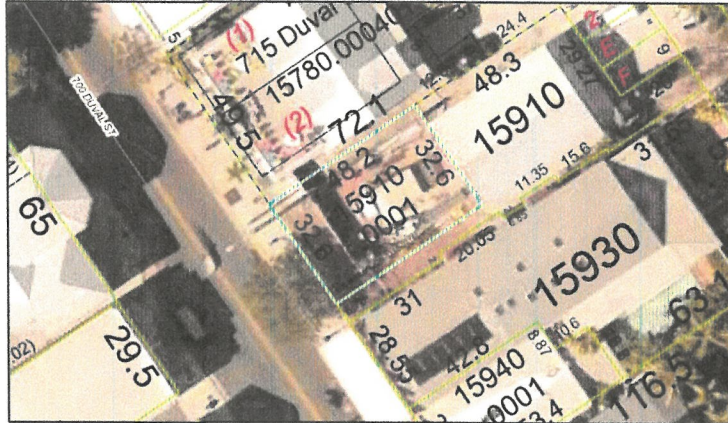
6. Copy of City licensing records for existing units.
 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
 9. Completed BPAS Estimated Score Sheet 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.



BPAS Application

717 Duval Street, Key West, FL

(RE# 00015910-000100)



This application is a request for 1 non-transient market rate BPAS allocation to construct a non-transient, market-rate, single-family home at 717 Duval Street.

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE: (Sec. 108-226-108-232)

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:	717 Duval Street
Owners Authorized Agent:	Trepanier & Associates, Inc.
Scale:	As noted on Plans
Preparation and revision dates:	As noted on plans
Location:	717 Duval Street
Owner:	Gallery of Dreams, LLC
Legal Equitable Owner(s):	Julian K. Costanzo
Surveyor:	FL Keys Land Surveying
Architect:	Artibus Design

Project Description (Sec. 108-229):

717 Duval Street is the site of an involuntarily demolished commercial retail building. The project seeks to improve the property by building back the property with non-transient, market-rate, single-family use. Prior to the recent fire destruction, the site contained commercial retail use. The site has a code permitted density of 1 dwelling unit.

717 Duval has an existing nonconforming building coverage, impervious surface, open space, landscaping, left-side setback, rear setback, and parking situation. This project proposes to comply with impervious surface, landscaping, left-side setback, and rear setback, and improve building coverage, open space, and parking demand. The project reduces the existing nonconforming parking situation by reducing 1,096 sq ft of commercial retail floor area and

rebuild the site as a single-family home, reducing off-street parking demand by approx. 2.7 auto spaces (a 73% reduction) and 0.9 bicycle-scooter spaces (a 100% reduction).

SITE DATA:

Site Data	Permitted / Required	Existing	Proposed	Compliance
Zoning	HRCC-1			
FLUM	HC			
FEMA	X			
HARC	Historical, Contributing			
Year Built	c. 1901			
Site Size	1,571 sq ft	1,571 sq ft	No Change	
Height	35 ft + 5 ft pitched roof	<35 ft + 5 ft pitched roof	≤35 ft + 5 ft pitched roof	Complies
Building Coverage	50% (786 sq ft)	69.7% (1,096 sq ft)	65.1% (1,024 sq ft)	Improvement in Building Coverage
Impervious Surface	70% (1,100 sq ft)	100% (1,571 sq ft)	69.9% (1,098 sq ft)	Complies
Open Space	Existing: 20% (314 sq ft) Proposed: 35% (550 sq ft)	0%	20.1% (311 sq ft)	Improvement in Open Space
Landscaping	20% (314 sq ft)	0%	20.1% (311 sq ft)	Complies
Density	22 du/ac (1 du)	0 du	1 du	Complies
FAR	1.0 (1,571 sq ft)	0.7 (1,096 sq ft)	0.0	Complies
Front Setback	0 ft	0 ft	1 ft	Complies
Left Side Setback	2.5 ft	0 ft	2.5 ft	Complies
Right Side Setback	2.5 ft	2.5 ft	2.5 ft	Complies
Rear Setback	10 ft	0 ft	10.25 ft	Complies
Auto Parking	Existing: 3.7 spaces Proposed: 1 space	0 spaces	0 spaces	Improvement in Parking Demand
Bicycle-Scooter Parking	Existing: 0.9 spaces Proposed: N/A	N/A	No change	Complies

FLOOD ZONE:

The property is located within the X flood elevation zone. This project proposes all new structures will comply with flood height requirements.

FUTURE LAND USE MAP DESIGNATION ("FLUM"):

The property's FLUM designation is Historic Commercial ("HC"). Objective 1-1.2.1: of the comprehensive plan establishes that sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies such as Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse and Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.

ZONING ("HRCC-1"):

The HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This

segment of Duval Street is the most intense activity center in the historic commercial core. The following light manufacturing and warehousing uses are located within the eastern portion of the HRCC-1 district: Strunk Lumber Yard; Key West Aloe Processing Plant; Key West Hand Print Fabric Shop.

These light manufacturing and warehouse uses include real estate parcel numbers 24, 29, 36, 99, and 116, as delineated in the county property appraiser's city property location map dated January, 1991. In addition to uses generally allowed throughout the HRCC-1 area, the following light industrial and warehouse uses may locate exclusively within these areas (i.e., real estate parcels 24, 29, 36, 99, and 116) upon satisfying comprehensive performance criteria, including but not limited to nuisance abatement standards, screening and buffering, concurrency management, open space, and all such activities must be under roof with no open yard storage: Warehousing and wholesaling within enclosed buildings; Service and repair establishments, excluding vehicle and heavy machinery service and repair; business services; printing shops; and similar uses; Light manufacturing, excluding metal processing or fabrication, including light processing, assembly and distribution functions, electronics, research and development, and similar uses; Building materials supply and storage, and contractor's storage; Vocational trade schools; Enclosed parking facilities; and Accessory uses.

Residential Developments (Sec. 108-231):

The proposed project consists of demolishing an involuntarily destroyed building and improve the site by building back in its place an approx. 1,024 sq ft market-rate, non-transient, single-family residential unit.

Intergovernmental Coordination (Sec. 108-232):

All intergovernmental coordination, as applicable, will occur through the permit review process.

SOLUTION STATEMENT:

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market. This application seeks to demolish an involuntarily destroyed building and improve the site by building back in its place an approx. 1,024 sq ft market-rate, non-transient, single-family residential unit.

Per Sec. 108-997 (b) Prerequisites

- a. All new units are to be constructed in compliance with and obtain green building certification as per attached point sheet.
- b. The property is located in FEMA Flood X-zone and the project proposes the first floor to be 1.5' above the base flood elevation.
- c. The project proposes adding a rainwater catchment system that will hold a minimum of 300 gallons of water or the amount equivalent to 100% of the new roof area in gallons, whichever is greater.

As well as:

- Achieving Baseline Green Building Certification;
- Addition of a rainwater catchment system on site;
- Using potable water conserving fixtures;

- Minimizing waste disposal and maximizing recycling;
- Implementing energy conserving techniques, lighting and appliances;
- Minimizing light pollution.
- Improving existing nonconformities

Density

HRCC-1 allows for 22 dwelling units per acre. Sites less than a half-acre in size may develop 100% of permitted density and 100% of permitted floor area. With a site size of 0.04 ac (1,571 sq. ft.), the permitted number of residential units is 1 dwelling unit. This property currently has 0 residential units on site and proposes to demolish an involuntarily destroyed building and improve the site by building back in its place an approx. 1,024 sq ft market-rate, non-transient, single-family residential unit.

Building coverage

HRCC-1 zoning allows for 50% (786 sq ft) building coverage. The site has an existing nonconforming coverage, 69.7% (1,096 sq ft) and this project proposes to improve this nonconformity, 65.1% (1,024 sq ft).

Open space and Landscaping

Code requires 20% (496 sq ft) landscaping and with the proposed project. Required open space varies by proportion of nonresidential and residential use(s). The existing use is 100% nonresidential and requires 20% (496 sq ft) open space. The project proposes 50% nonresidential and 50% residential uses; code requires 27.5% (682 sq ft) open space of this mix of uses.

Storm water and Surface Water Management (Article VIII):

Storm water management will be addressed by a rainwater catchment system as well as appropriate landscape design.

Parking

717 Duval Street has an existing nonconforming parking situation, with no off-street parking spaces.

Per Sec. 108-573, this site is located in the Historic Commercial Pedestrian-Oriented Area. Within this area, parking requirements shall be met whenever the number of residential units is increased due to the conversion of nonresidential use to residential. Per Sec. 108-572, the automobile parking requirements for commercial retail/service use is 1 space per 300 sq ft of gross floor area, with a 25% bicycle space requirement; and, the parking requirement for a single family unit within the historic district is 1 space per dwelling unit, and no required bicycle spaces. The existing commercial retail floor area will be converted to the single-family residential unit. Per Sec. 108-571, parking demand is to be analyzed when residential unit(s) is added to a site.

There is a reduction in auto parking demand between the existing and proposed use as a result of demolishing the involuntarily destroyed commercial retail store and build it back as a single-family dwelling unit. The change of use improves parking demand, automobile parking will **decrease by approx. 2.7 spaces**. Demand for bicycle-scooter parking will **decrease by approx. 0.9 spaces**.

Per Sec. 108-575(5), parking is to be provided when a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing. Therefore, the proposed project reduces the need for parking spaces, improving the parking demand of the site, and therefore does not need additional parking.

Parking Demand		Automobile Spaces		Bicycle-Scooter Spaces	
		Required	Demand	Required	Demand
Existing	Existing: Commercial Retail (1,096 sq. ft.)	1 per 300 sq. ft. of floor area	3.7	25% of auto	0.9
	Total		3.7		0.9
Proposed	1 Single-Family Unit	1 per dwelling unit	1.0	N/A	0.0
	Total		1.0		0.0
Improvement in Parking Demand		-73% (-2.7 spaces)		-100% (-0.9 spaces)	

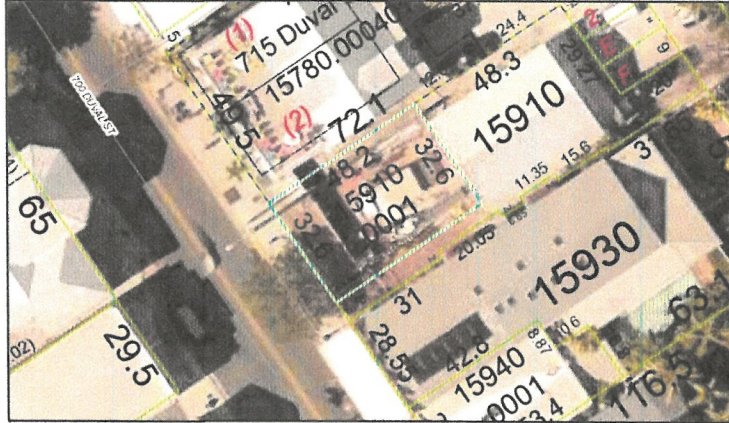
Height

The project proposes compliance with height requirements.

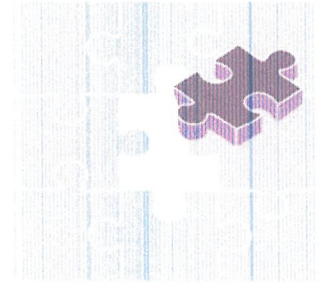
BPAS Application

717 Duval Street, Key West, FL

(RE# 00015910-000100)



TREPANIER



& ASSOCIATES INC.
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 1 non-transient market rate BPAS allocation to construct a non-transient, market-rate, single-family home at 717 Duval Street.

SOLUTION STATEMENT:

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market. This application seeks to demolish an involuntarily destroyed building and improve the site by building back in its place an approx. 1,024 sq ft market-rate, non-transient, single-family residential unit.

Per Sec. 108-997 (b) Prerequisites

- All new units are to be constructed in compliance with and obtain green building certification as per attached point sheet.
- The property is located in FEMA Flood X-zone and the project proposes the first floor to be 1.5' above the base flood elevation.
- The project proposes adding a rainwater catchment system that will hold a minimum of 300 gallons or water or the amount equivalent to 100% of the new roof area in gallons, whichever is greater.

As well as:

- Achieving Baseline Green Building Certification;
- Addition of a rainwater catchment system on site;
- Using potable water conserving fixtures;
- Minimizing waste disposal and maximizing recycling;
- Implementing energy conserving techniques, lighting and appliances;
- Minimizing light pollution.
- Improving existing nonconformities

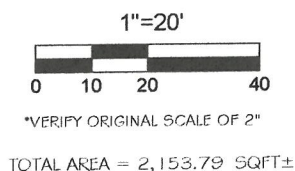
Community Impact:

- The project is not expected to impact Recreation LOS.
- The project is not expected to impact noise or noxious odors.
- All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets.

Year 10 BPAS



BOUNDARY SURVEY



A map of the project site area in San Francisco. The map shows the intersection of Market Street and the Embarcadero. The project site is highlighted in red. Labels include 'Tank Island', 'PROJECT SITE', 'FO', 'Southern Kona Co.', 'APRIL 1987', and 'UNIVERSITY'.

LOCATION MAP - NTS
SEC. 06-T685-R25E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.00' MEAS	N13°38'58"E MEAS
L2	1.98' MEAS 2.00' DEED	N75°08'24"W MEAS
L3	19.80' MEAS 20.05' DEED	N14°51'36"E MEAS
L4	2.00' MEAS	S76°36'39"E MEAS
L5	6.85' MEAS	N13°23'21"E MEAS
L6	2.00' MEAS	N76°36'39"W MEAS
L7	11.35' MEAS	N13°23'21"E MEAS
L8	2.00' MEAS	S76°36'39"E MEAS
L9	15.60' MEAS	N13°23'21"E MEAS
L10	1.00' MEAS	S76°36'39"E MEAS
L11	32.08' MEAS 32.60' DEED	S76°12'01"E MEAS

MONUMENT TABLE	
MONUMENT	DESCRIPTION
(M1)	FOUND NAIL & DISK - "NORBY"
(M2)	FOUND NAIL & DISK - "FTS"
(M3)	SET MAG NAIL & DISK - "FKLS"
(M4)	FOUND NAIL & DISK - "FTS"
(M5)	SET MAG NAIL & DISK - "FKLS"
(M6)	SET MAG NAIL & DISK - "FKLS"
(M7)	SET MAG NAIL & DISK - "FKLS"
(M8)	SET MAG NAIL & DISK - "FKLS"
(M9)	FOUND NAIL & DISK - "NORBY"
(M10)	PALM TREE ON CORNER
(M11)	FOUND NAIL & DISK - UR 0.2' NW & 0.1' NWLY
(M12)	SET MAG NAIL & DISK - "FKLS"
(M13)	FOUND NAIL & DISK - "JLO"
(M14)	SET 3/8" IR W/ CAP - "FKLS"
(M15)	FOUND NAIL & DISK - "PHH"
(M16)	FOUND NAIL & DISK - "NORBY"

SYMBOL LEGEND:



SURVEYORS NOTES

- ALL BEARINGS ARE BASED ON N76°11'31"W ASSUMED ALONG THE CENTERLINE OF DUVAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- ELEVATIONS ARE CERTIFIED TO AN ACCURACY OF 0.1' ±.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION: 972 4560 TIDAL 25° P.J.D. AAO004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 717 DUVAL STREET #2, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 04/23/2020 & 06/05/2020.
- COMMUNITY NO.: 12016A; MAP NO.: 12057C-1516I; MAP DATE: 02-18-2005; FLOOD ZONE: X; PAGE ELEVATION(S): N/A
- AT THE TIME OF THE SURVEY THE EXISTING STRUCTURE WAS HEAVILY DAMAGED DUE TO A FIRE AND ONLY THE EXTERIOR CONCRETE BLOCK WALLS SHOWN HEREON WERE PRESENT.
- REVISION (1) - 07/14/2020 - REVISED NORTH BOUNDARY LINE

CERTIFIED TO -

David W. Wolkowsky Living Trust;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL FLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

[illegible]

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPROXIMATE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	04/23/2020
MAP DATE	06/08/2020
REVISION DATE	07/14/2020
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	20-260

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID
SIGNATURE
SEAL OR
SURVEYOR

FLORIDA KEYS
LAND SURVEYING

1996 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKSmail@Gmail.com

LEGAL DESCRIPTION -

"PARCEL 1"

A parcel of land on the Island of Key West and known as a part of Lot 4, in Square 2, of Tract 4, of SIMONTON AND WALL'S ADDITION TO KEY WEST, as recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwestern right of way line of Petronia Street with the Northeastern right of way line of Duval Street and run thence Northwesterly along the Northeastern right of way line of the said Duval Street for a distance of 147.72 feet to the POINT OF BEGINNING; thence Northeasterly and at right angles for a distance of 31.0 feet; thence Northwesterly and at right angles for a distance of 2.0 feet; thence Northeasterly and at right angles for a distance of 20.05 feet; thence Southeasterly and at right angles for a distance of 2.0 feet; thence Northeasterly and at right angles for a distance of 6.85 feet; thence Northwesterly and at right angles for a distance of 2.0 feet; thence Northeasterly and at right angles for a distance of 11.35 feet; thence Southeasterly and at right angles for a distance of 2.0 feet; thence Northwesterly and at right angles for a distance of 15.6 feet; thence Southeasterly and at right angles for a distance of 1.0 foot; thence Northeasterly and at right angles for a distance of 11.65 feet; thence Northwesterly and at right angles for a distance of 37.98 feet to the Southeasterly boundary line of 715 Duval Condominium; thence Southwestwesterly and at right angles and along the said Southeasterly boundary line for a distance of 48.30 feet to the Northeasterly boundary line of lands described in Official Records Book 1119, Pages 2114-2115; thence Southeasterly and at right angles along said Northeasterly boundary line for a distance of 32.60 feet; thence Southwestwesterly and at right angles for a distance of 48.20 feet to the Northeastern right of way line of the said Duval Street; thence Southeasterly and along the Northeastern right of way line of the said Duval Street for a distance of 6.78 feet back to the POINT OF BEGINNING.

"PARCEL 2"

A parcel of land on the Island of Key West and known as a part of Lot 4, in Square 2, of Tract 4, of SIMONTON AND WALL'S ADDITION TO KEY WEST, as recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeastly right of way line of Angela Street with the Northeastly right of way line of Duval Street and run thence Southeastly along the Northeastly right of way line of the said Duval Street for a distance of 131.50 feet; thence Northeastly and at right angles for a distance of 36.50 feet; thence Southeastly and at right angles for a distance of 29.27 feet to the POINT OF BEGINNING; thence Northeastly and at right angles for a distance of 20.0 feet to the Southwestly right of way line of Dupont Lane; thence Southeastly and at right angles along the Southwestly right of way line of the said Dupont Lane a distance of 9.0 feet; thence Southwesterly and at right angles for a distance of 20.0 feet; thence Northwesterly and at right angles for a distance of 9.0 feet back to the POINT OF BEGINNING.



AUTHORIZATION & VERIFICATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

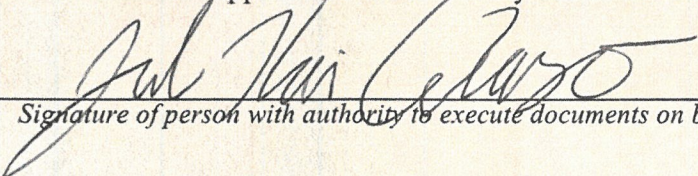
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Julian Costanzo as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Gallery of Dreams, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Trepanier and Associates, Inc.
Please Print Name of Representative

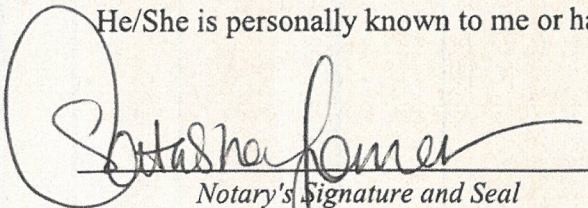
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf of entity owner

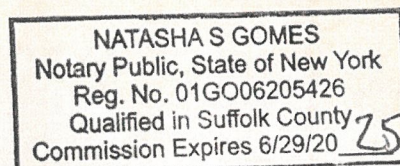
Subscribed and sworn to (or affirmed) before me on this 10/28/22
Date

by Julian Costanzo
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal

Natasha Gomes
Name of Acknowledger typed, printed or stamped



See Stamp
Commission Number, if any



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

I, Thomas Francis-Siburg, in my capacity as Project Manager
(print name) (print position: president, managing member)
of Trepanier and Associates, Inc.
(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:

717 Duval St., Key West, FL 33040

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 10/28/22 by
date
Thomas Francis-Siburg
Name of Applicant

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


Notary's Signature and Seal

Nikita L. Stange

Name of Acknowledger typed, printed or stamped

HH149093

Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Year 10 BPAS



SUNBIZ

Detail by Entity Name

Florida Limited Liability Company
GALLERY OF DREAMS LLC

Filing Information

Document Number L18000092004
FEI/EIN Number NONE
Date Filed 04/11/2018
Effective Date 04/10/2018
State FL
Status ACTIVE

Principal Address

717 DUVAL STREET
KEY WEST, FL 33040

Mailing Address

38 MAPLE LANE
EAST HAMPTON, NY 11937

Registered Agent Name & Address

COSTANZO, JULIAN K
910 DUVAL STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

COSTANZO, CONRAD J
54 SURFISIDE AVE
MONTAUK, NY 11954

Title MGSR

COSTANZO, JULIAN K
910 DUVAL STREET
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

[04/11/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

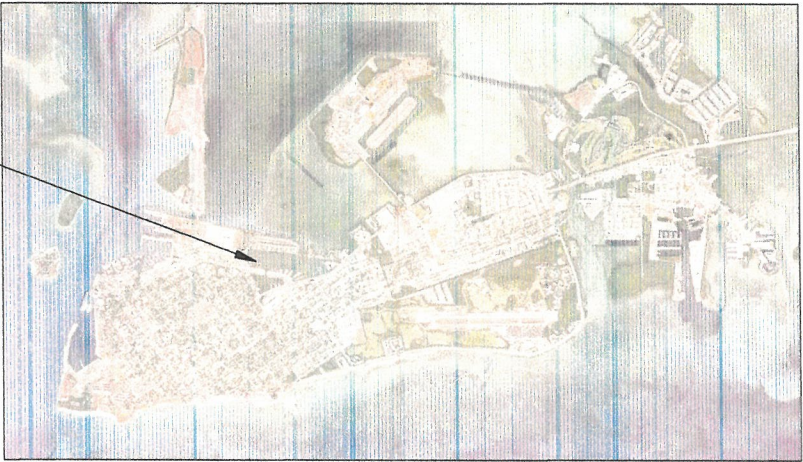
Year 10 BPAS



SITE PLANS

BPAS PLANS
FOR
717 DUVAL ST

SITE LOCATION



LOCATION MAP:

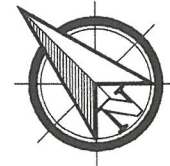
PROJECT LOCATION:
717 DUVAL ST,
KEY WEST, FL 33040

CLIENT:
JULIAN KAI COSTANZO



THIS PROJECT IS THE PROPERTY OF ARTIBUS DESIGN AND PLANNING, INC.	
Digitally signed by Serge Mashtakov, PE 71480 State of Florida Date: 2022.10.27 15:48:18 -04'00'	
SIGNED BY: SERGE MASHTAKOV PROFESSIONAL ENGINEER LICENSE NO. 71480	
DATE: 10/27/2022	TIME: 15:48
ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 2710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3513 WWW.ARTIBUSDESIGN.COM CA # 35055	
CLIENT: JULIAN KAI COSTANZO	
PROJECT: 717 DUVAL ST	
SITE: 717 DUVAL ST, KEY WEST, FL 33040	
PLAN: CD-EP	
DATE: 10/27/2022	TIME: 15:48
BY: SERGE MASHTAKOV	DATE: 10/27/2022
221017	5100

[illegible]



SITE DATA:

TOTAL SITE AREA: ±1,571.30 SQ.FT
LAND USE: HRC01 (HISTORIC COMMERCIAL CORE , DUVAL GS)
FLOOD ZONE: X

SETBACKS

FRONT:
REQUIRED 0'-0"
EXISTING 8'-0"
PROPOSED 1'-0"

LEFT SIDE:
REQUIRED 2'-5"
EXISTING 0'-0"
PROPOSED 2'-6"
IMPROVEMENT

RIGHT SIDE:
REQUIRED 2'-5"
EXISTING 5'-1 1/2"
PROPOSED 2'-6"

REAR:
REQUIRED 10'-0"
EXISTING 0'-0"
PROPOSED 10'-3"
IMPROVEMENT

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (1,099.91 SQ.FT.)
EXISTING 100% (±1,571.30 SQ.FT.)
PROPOSED 69.9 % (±1,098.34 SQ.FT.)
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (785.65 SQ.FT.)
EXISTING 69.7 % (±1,095.72 SQ.FT.)
PROPOSED 65.1 % (±1,023.52 SQ.FT.)
IMPROVEMENT

OPEN SPACE MINIMUM:

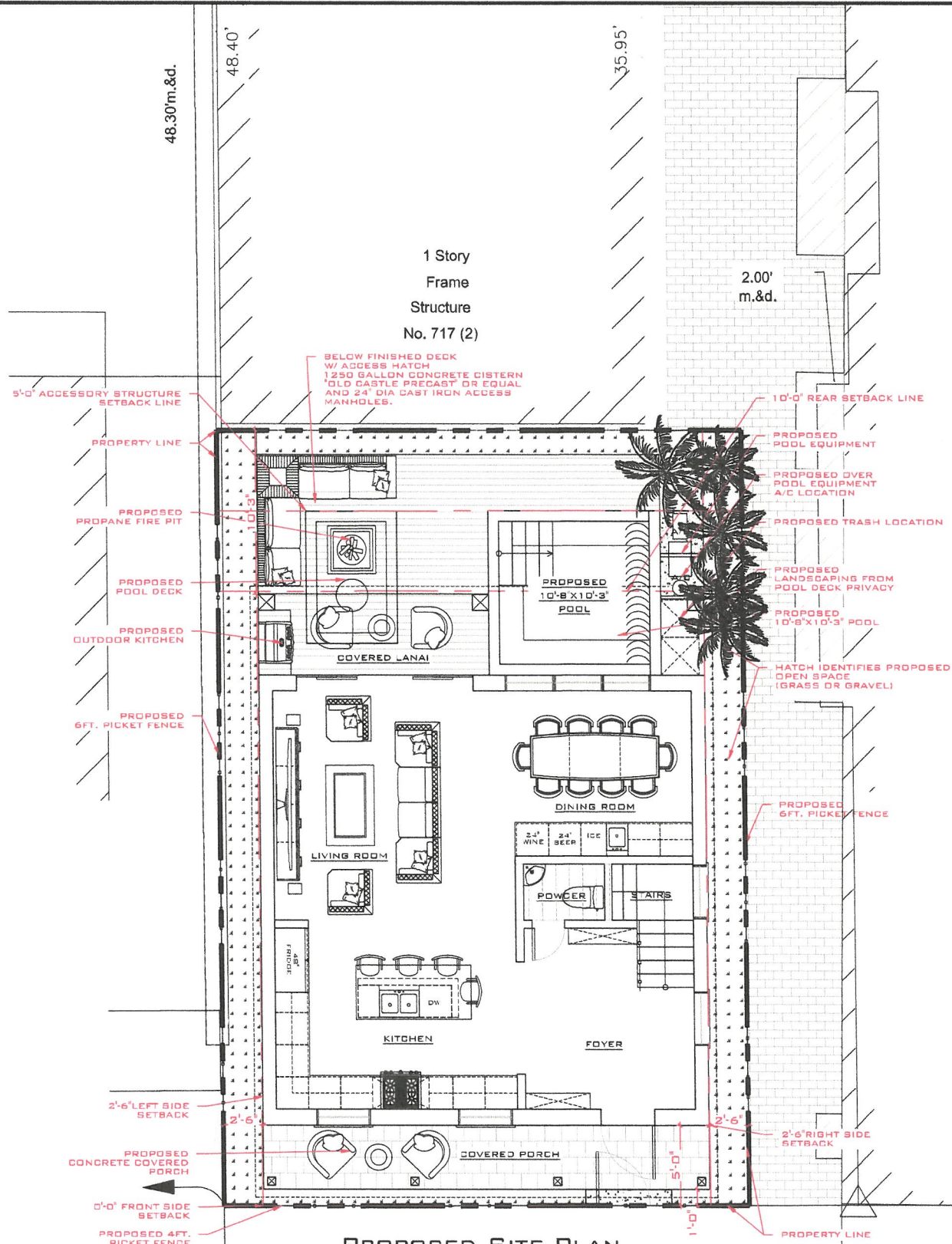
REQUIRED 35% (549.95 SQ.FT.)
EXISTING 00.0% (±0.000.0 SQ.FT.)
PROPOSED 20.1 % (±311.39 SQ.FT.)
IMPROVEMENT

2 Story Frame Structure

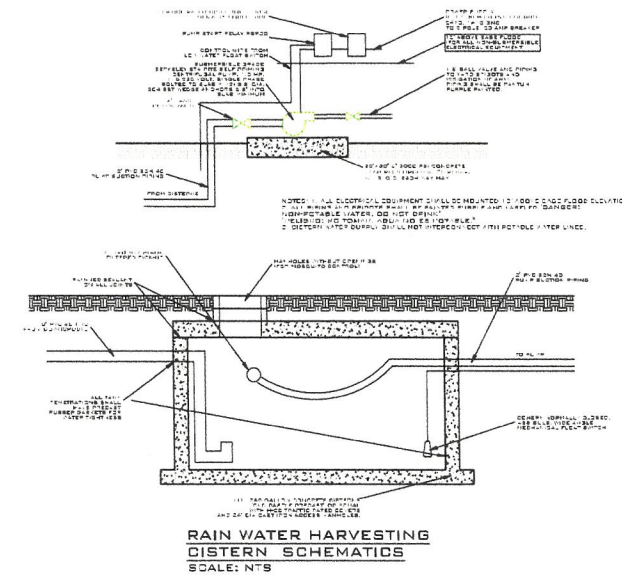
2 Story Frame Structure

PETRONIA STREET

DUVAL STREET
(50' R/W)



PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"



**RAIN WATER HARVESTING
CISTERN SCHEMATICS**
SCALE: NTS

Digitally signed by
Serge Mashtakov,
PE 71480 State of
Florida
Date: 2022.10.27
15:48:44 -04'00'

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. HODGEWAY BLVD
PE, REG. FL 33040
WWW.ARTIBUSDESIGN.COM
CA # 35835

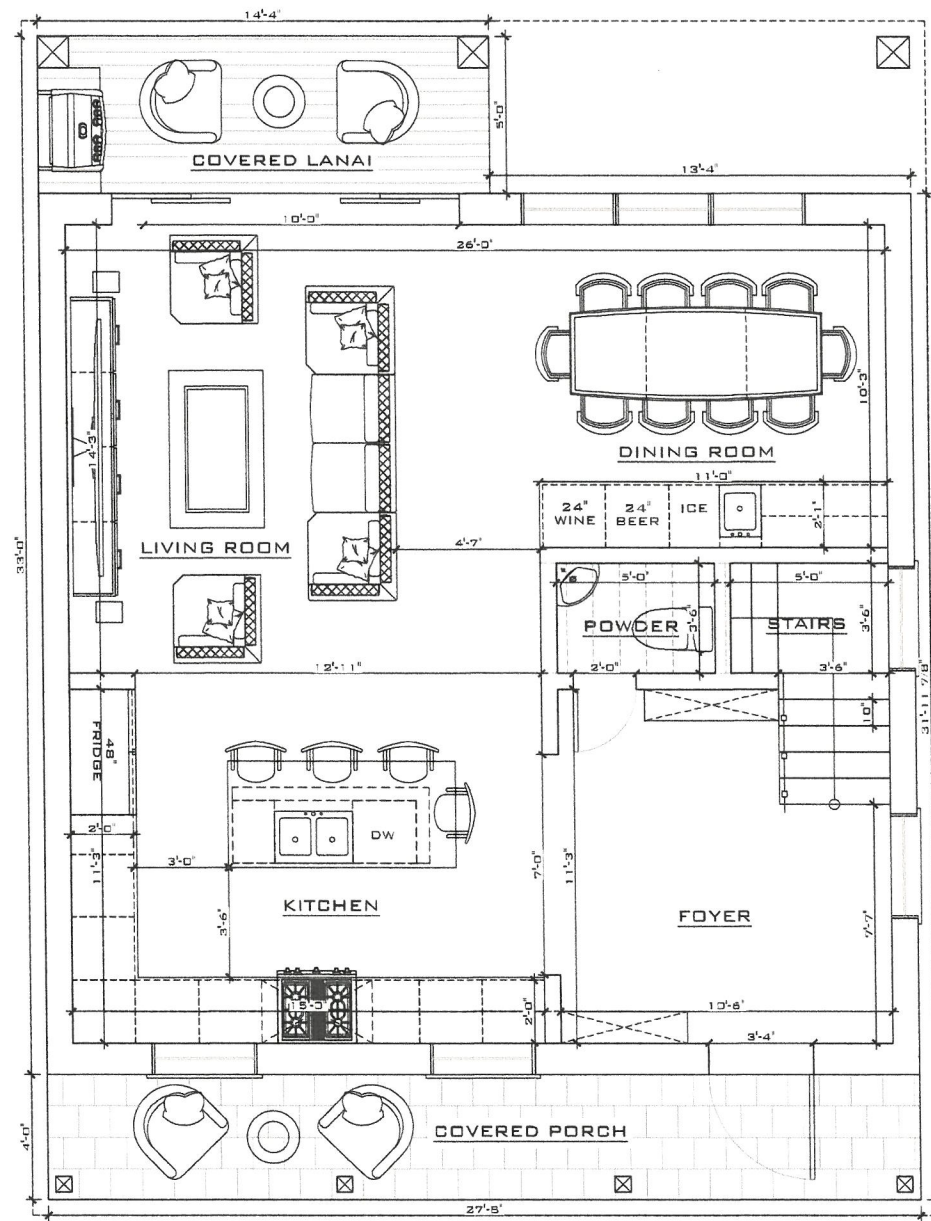
JULIEN KIM COSTANZO

717 DUVAL ST

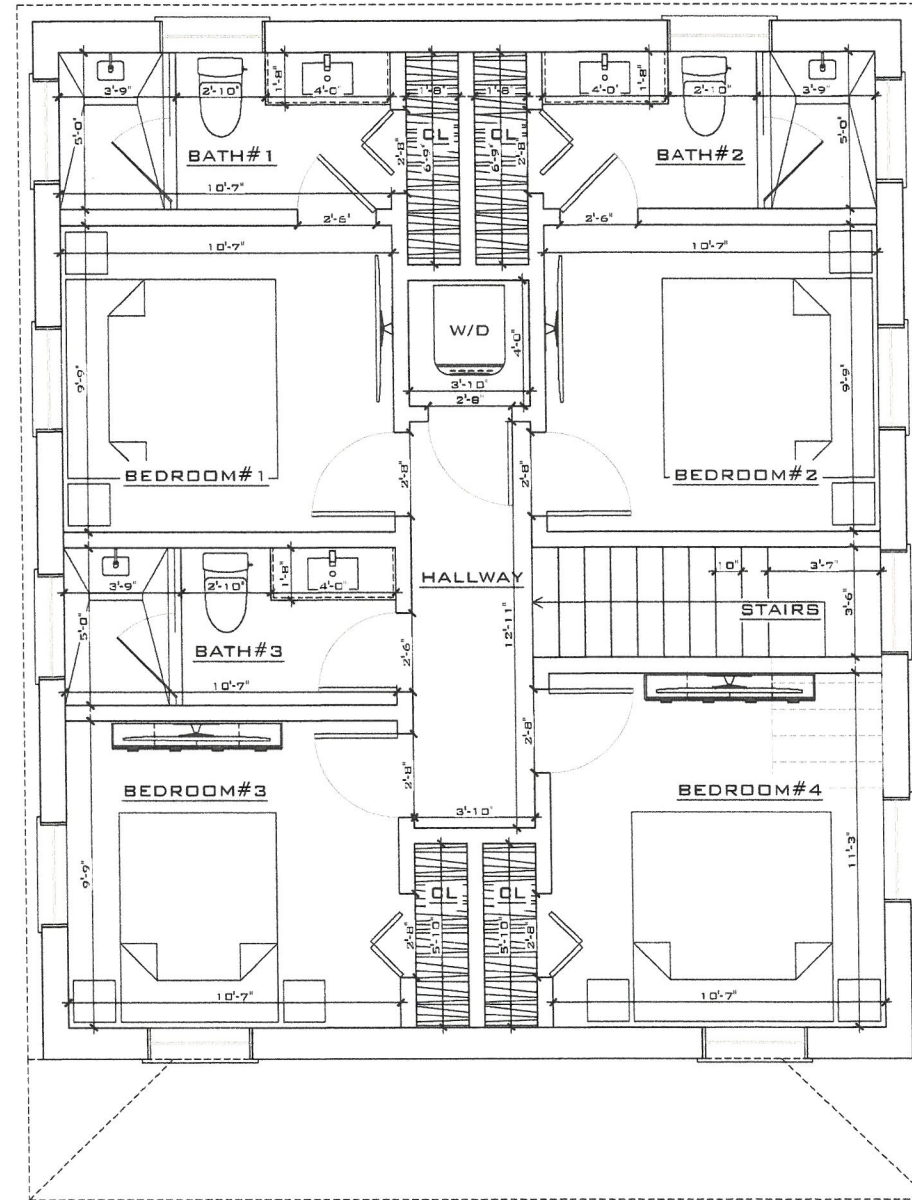
717 DUVAL ST.
KEY WEST, FL 33040

PROPOSED SITE PLAN

DATE	2022.10.27
BY	ARTIBUS DESIGN
CHK	ARTIBUS DESIGN
APP	ARTIBUS DESIGN
SCALE	1/4" = 1'-0"
NO.	C-102
REV	1



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

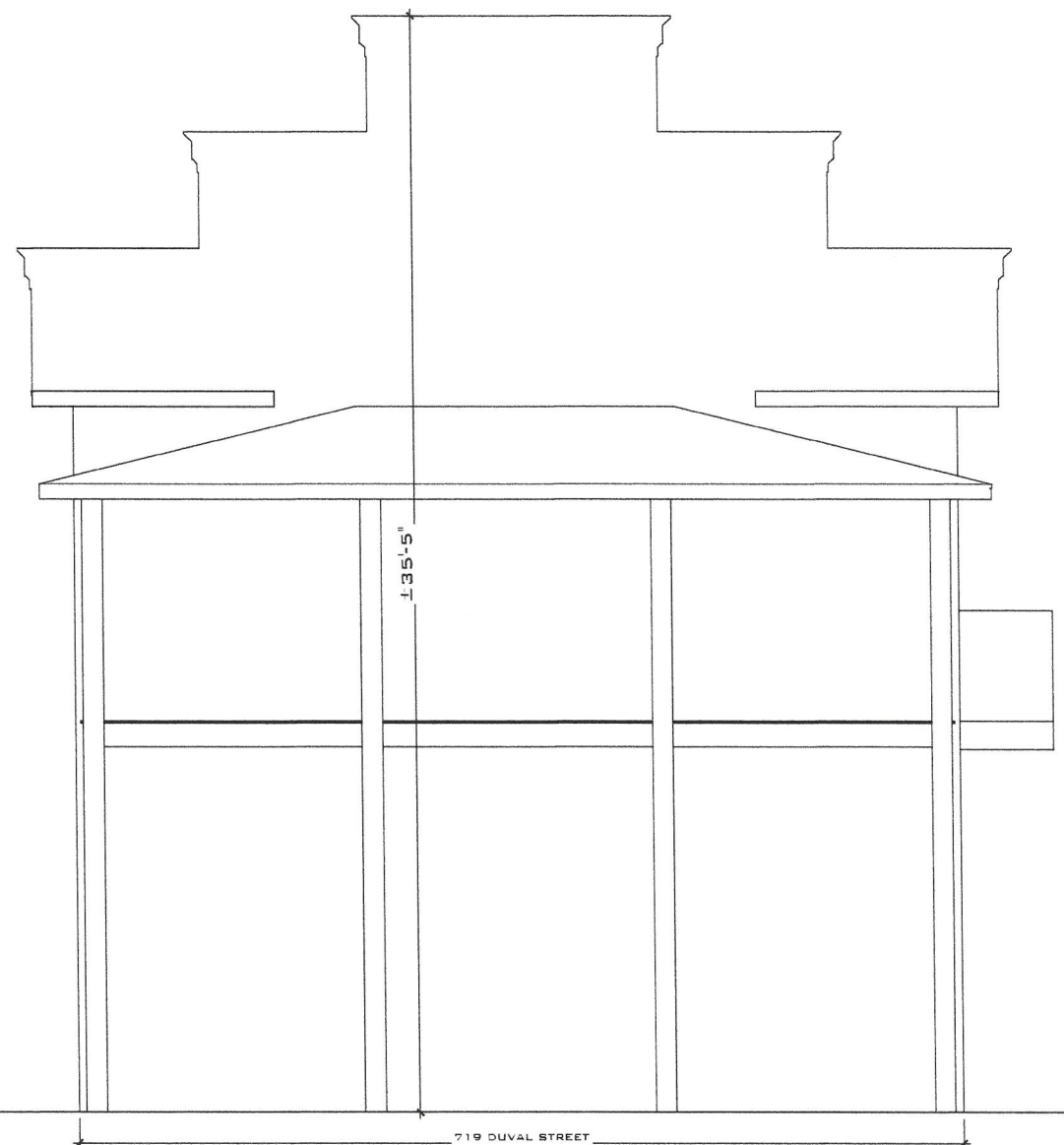


PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Digitally signed by
Serge Mashtakov,
PE 71480 State of
Florida
Date: 2022.10.27
15:48:57 -04'00'

ARTIBUS DESIGN
ENGINEERING AND PLANNING
3710 N. ROOSEVELT BLVD
SUITE 100, FT. LAUDERDALE, FL 33309
TEL: 954.555.1111
WWW.ARTIBUSDESIGN.COM

JULIAN KAI COSTANZO
717 DUVAL ST
FT. LAUDERDALE, FL 33304
PROPOSED FLOOR PLAN
22-017-A-10-1



SPRINT ZARNAKOV
INDUSTRIAL ENGINEERING
STATE OF MICHIGAN
LICENSE NO. 111120

姓名	学号	成绩
王小明	123456	85

FINAL



ARTIBUS DES
ENGINEERING AND PLAN

ARTIBUS DESIGN

2710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
13081 354-3612

WWW.ARTISUSDESIGN.COM
CA 93005

6.5/6.6

JUDEN KAI COSTAS

717 DUVAL ST

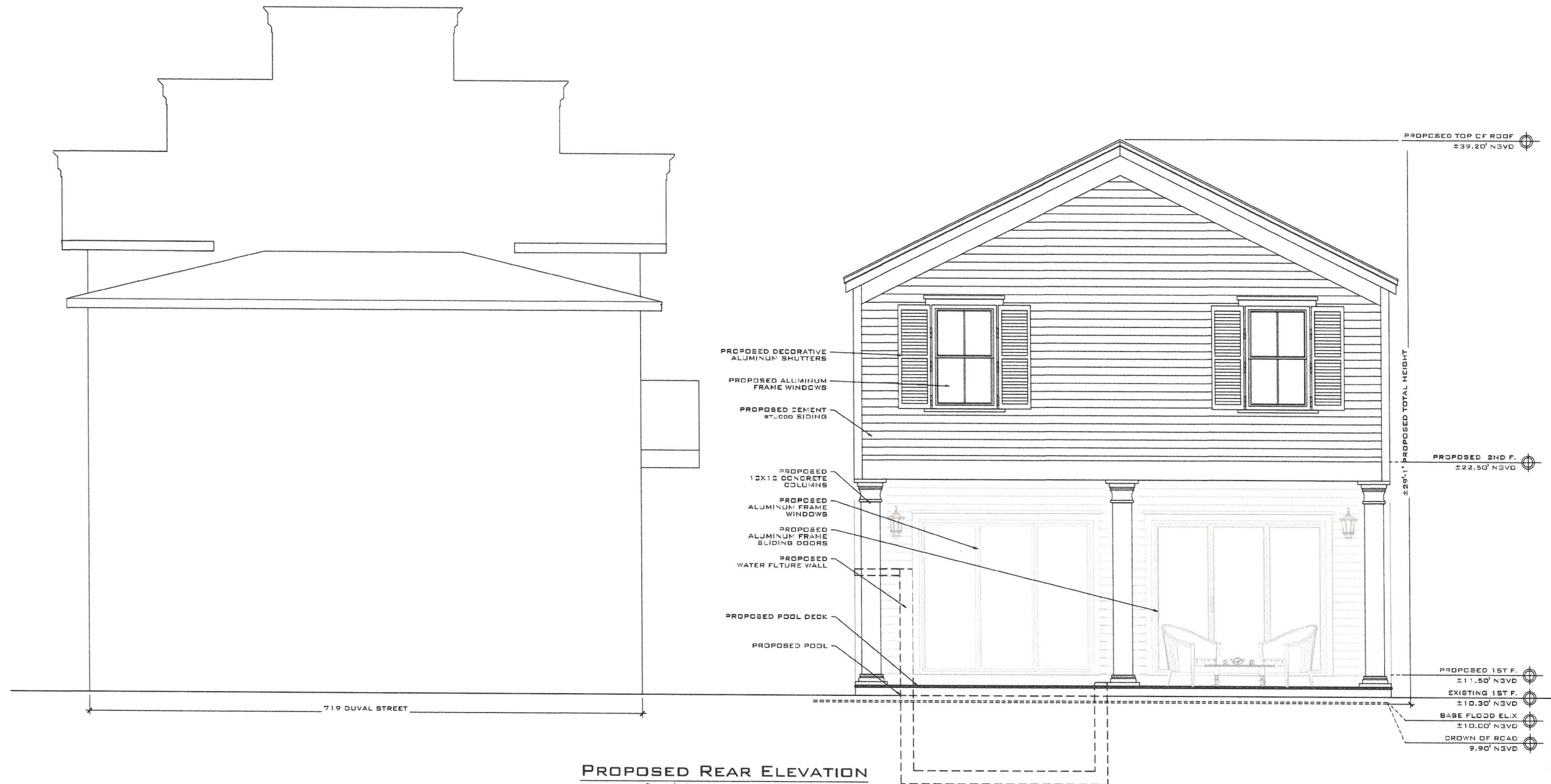
717 DUNL ST.
KNOX, MISS. 38201

PROPOSED ELEVATION

Source: <i>U.S. Census Bureau, 1990</i>	2000	2000
---	------	------

221017	221017
--------	--------

1000	1000
------	------



PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"

Digitally signed by Serge Mashtakov, PE 71480 State of Florida Date: 2022.10.27 15:49:24 -04'00'

STATE OF FLORIDA PROFESSIONAL ENGINEER

ARTIBUS DESIGN ENGINEERING AND PLANNING

ARTIBUS DESIGN 3710 N. WOODLEY BLVD. SUITE 100 WEST PALM BEACH, FL 33411-3040 TEL: 561-833-8888 FAX: 561-833-8889

JULIAN KAI COSTANZO

717 DUVAL ST

WEST PALM BEACH, FL 33411

PROPOSED ELEVATION

DATE	DESCRIPTION	BY	CHK
2022.10.27	FINAL	SM	SM



Digitally signed by
Serge Mashtakov, PE
71480 State of Florida
Date: 2022.10.27
15:49:52 -04'00'

DATE	2022.10.27
BY	ARTIBUS DESIGN
CHECKED BY	JULIAN KAI COSTANZO
DATE	2022.10.27
PROJECT	717 DUVAL ST.
LOCATION	KEY WEST, FL 33040
DESCRIPTION	PROPOSED ELEVATION
SCALE	3/8" = 1'-0"
DATE	2022.10.27
BY	ARTIBUS DESIGN
CHECKED BY	JULIAN KAI COSTANZO
DATE	2022.10.27

Year 10 BPAS



WARRANTY DEED

Doc# 1931437 05/01/2013 9:03AM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
 Susan Mary Cardenas
 Attorney at Law
 Stones & Cardenas
 221 Simonton Street
 Key West, FL 33040
 305-294-0252
 File Number: 13-090-717

05/01/2013 9:03AM
 DEED DOC STAMP CL: DS \$7,000.00

Doc# 1931437
 Bk# 2626 Pg# 1680

\$1,000,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of April, 2013 between 717 Duval Street, LLC, a Florida limited liability company whose post office address is 6185 69th Street, Vero Beach, FL 32967, grantor, and Gallery of Dreams, LLC, a Florida limited liability company whose post office address is P. O. Box 2269, Montauk, NY 11954, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

A parcel of land on the Island of Key West and known as a part of Lot 4, in Square 2, of Tract 4 of SIMONTON AND WALL'S ADDITION to the City of Key West as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida; and being more particularly described as follows: COMMENCE at the Intersection of the SE'ly right of way line (ROWL) of Angela Street with the NE'ly ROWL of Duval Street and run thence SE'ly along the ROWL of the said Duval Street for a distance of 191.50 feet to the POINT OF BEGINNING of the parcel being described herein; thence NE'ly and at right angles for a distance of 48.20 feet; thence SE'ly and at right angles for a distance of 32.60 feet; thence SW'ly and at right angles for a distance of 48.20 feet to the ROWL of the said Duval Street; thence NW'ly along the ROWL of the said Duval Street for a distance of 32.60 feet back to the POINT OF BEGINNING.

Parcel Identification Number: 00015910-000100

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Subject to: Easement: A parcel of land on the Island of Key West and known as a part of Lot 4, Square 2, of Tract 4 of SIMONTON AND WALLS ADDITION in the City of Key West as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida; and being more particularly described as follows: COMMENCE at the Intersection of the SE'ly right of way line (ROWL) of Angela Street with the NE'ly ROWL of Duval Street and run thence SE'ly along the ROWL of the Duval Street for a distance of 218.10 feet to the POINT OF BEGINNING of the parcel being described herein; thence NE'ly and at right angles for a distance of 48.20 feet; thence SE'ly and at right angles for a distance of 6.00 feet; thence SW'ly and at right angles for a distance of 48.20 feet to the ROWL of the said Duval Street; thence NW'ly along the ROWL of the said Duval Street for a distance of 6.00 feet back to the POINT OF BEGINNING.

Subject to: Restriction: Prohibiting the Grantees, their heirs, successors and assigns, and all persons claiming through or under them from erecting any fence or other structure, permanent or temporary, of any kind to the South of the building herein being conveyed in the area described in the above easement. Provided however, that this restriction shall not preclude the Grantees, their

DoubleTime®

Doc# 1931437
Bk# 2626 Pg# 1681

heirs, successors, and or assigns, and all persons claiming through or under them from erecting an accordian type moveable security fence or security gate used to protect the property at night which gate or movable fence shall not be closed, blocked, or secured except after 10:00 p.m. and which shall not in any event prohibit, hinder or interfere with the easement for ingress and egress to the rear and adjacent properties.

Subject to: Reservation: A reservation of the absolute right in David W. Wolkowsky (as set forth in that certain Deed recorded in Official Records Book 1119, at Page 2114-2115) permitting and entitling him, his heirs, successors and assigns, and all persons claiming through or under them to erect maintain and replace a sign over the six foot area lying between the South side of the structure herein conveyed and the South property line of the property herein being conveyed, and an absolute right and license in perpetuity to attach any such sign so erected to the structure herein being conveyed or to anchor and attach any such sign so erected to the ground immediately adjacent to that structure with or by means of or through the erection and use of a simple post.

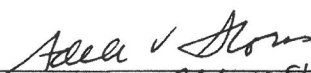
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Adele V. Stork


Witness Name: BETSY TURSO

717 Duval Street, LLC, a Florida limited liability company

By: 
Darrell C. Shafranski, Managing Member

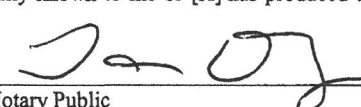
(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 30 day of April, 2013 by Darrell C. Shafranski of 717 Duval Street, LLC, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____


Warranty Deed - Page 2

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®



FGBC CHECKLIST

	A	B	C	D	E	F	G	H	I
1									
2									
3									
4									
5	<h2>Florida Green Home Standard</h2>								
6	<p>Version 11 Rev 0.0</p>								
7	<h3>Pre-Application & Request for Yard Sign</h3>								
8	<p><i>(Use this form to order an "Application Pending Yard Sign for site use during construction)</i></p>								
9									
10	Builder Information								
11	FGBC #	FHBA #: _____							
12	Name:	_____							
13	Company:	_____							
14	Address:	_____							
15	City / Zip:	_____							
16	Phone:	_____							
17	E-mail:	_____							
18	DBPR License #:	_____							
19									
20	Home Information								
21	Address:	717 Duval Street							
22	City/ST	Key West, FL							
23	Zip Code	33040							
24									
25	Certifying Agent Information								
26	Name:	_____							
27	Company:	_____							
28	Address:	_____							
29	City / Zip:	_____							
30	Phone:	_____							
31	Fax:	_____							
32	E-mail:	_____							
33									
34	Amount Due:	\$75 (Will be Applied to Final Application Fee)							
35									
36	Payment Information								
37	Credit Card Payment:	_____ Visa _____ Mcard _____ Amex _____ Discover							
38	Card Number:	_____							
39	Expiration Date:	_____ Billing Zip Code _____							
40	Name on Card:	_____							
41	Cardholder Signature:	_____							
42									
43	Send To:								
44	FGBC, 25 E. Central Blvd.,								
45	Orlando, FL 32801								
46	PH: 407-777-4914	Email: info@floridagreenbuilding.org							
	Fax: 407-777-4915								

FGBC Green Home Standard

Version 11 Rev 0.0

Application

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

Revised 3-27-18

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: To Be Determined

Company:

Address:

City/ST/Zip:

Phone:

E-mail:

DBPR License #:

FGBC Member #:

FHBA Member #:

Signature

Certifying Agent Information

Name: To Be Determined

Company:

Address:

City / Zip:

Phone:

Fax:

E-mail:

CA Registration #:

Signature:

PAYMENT

Do You Want A Yard Sign? (Free)

Home Fees

Bronze Plaques

Florida Water Star Certification

\$0.00 Total Amount Authorized

[Pay Online](#)

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

CC#:

Expiration Date:

Name on Card:

Billing Zip Code:

Signature:

Home Information

Address: 717 Duval Street

City/ST/Zip: Key West FL 33040

County: Monroe

Development: None

Please answer the following questions:

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

Optional Information

Owner: Gallery of Dreams, LLC

Company: N/A

Address: 717 Duval Street

City/ST/Zip: Key West FL 33040

Phone: c/o 305-293-8983

E-mail:

Thomas@OwenTrepanier.com

	A	B	C	D	E	F
54	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.					
55	Date: 10/27/22					
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)				103	Please refer to Standards Documents and Green Home Reference Guide for additional information.
58	Points Toward Qualification (points over category maximums excluded)				166	
59	Total Points Achieved				177	
60						
61	Category		Your Score		Required Min - Max	
62	Category 1: Energy		75		30 - 75	
63	Category 2: Water		17		15 - 40	
64	Category 3: Lot Choice		12		0 - 15	
65	Category 4: Site		5		5 - 30	
66	Category 5: Health		15		15 - 35	
67	Category 6: Materials		7		10 - 35	
68	Category 7: Disaster Mitigation		13		5 - 30	
69	Category 8: General		22		0 - 40	
70	Total:				166	
71	Total Needed:				103	
72	Certified Home Score				163	
73	Certification Level				Gold	

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Version 11 Rev 0.0

Category Minimum 30 / Category Maximum 75

Revised 3-27-18

HERS Index - Energy Rating

E1.01 **75** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

Yes :Does the Home have a confirmed HERS Index

0 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01	75	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	-	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	-	1	Cross vent and ceiling fans code credit
E2.05	1	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	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	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 79 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	0	1	Pre-plumb for solar hot water
E2.16	0	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	0	1	Energy-efficient ovens/ranges
E2.20	1	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 2 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	-	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	86	112	Total Points

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

Name of HERS Rater: To be determined

Certifying Agent Category 1:

0

CATEGORY 2: WATER

Version 11 Rev 0.0

Revised 3-27-18

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	0	1	Compact Hot Water Distribution

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

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

W4.01	0	2	Water for irrigation
W4.02	0	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

W5 Installed Landscape

W5.01	3	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	1	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 60% :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	3	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	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	1	1	Non-Cypress mulch used
W5.09	-	2	Soil tested and amended where necessary

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	17	56	Total Points

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

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

Credentials of Auditor:

CATEGORY 3: LOT CHOICE

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 15

Revised 3-27-18

LC1.01	0	1 - 6	House built within designated FGBC green land development
			Name of FGBC Green Development
			% of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	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	2	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	Arts and entertainment center
		0	Bank
		0	Community or civic center
		0	Convenience store
		Yes	Daycare center
		Yes	Fire station
		Yes	Fitness center or gym
		0	Laundry or dry cleaner
		0	Library
		0	Medical or dental office
		0	Pharmacy
		0	Police station
		Yes	Post office
		Yes	Place of worship
		Yes	Restaurant
		Yes	School
		0	Supermarket
		0	Other Neighborhood-serving retail
		#REF!	Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

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 0 2 Maximize tree survivability
 S1.02 0 1 - 2 Minimize soil compaction
 Restrict all construction equipment from driving on site during construction except for
 ?
 S1.03 0 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 0 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 0 2 Develop and Implement an Erosion Control Site Plan
 S3.2 0 1 Stabilize disturbed soil
 S3.3 0 2 Stage disturbance
 S3.4 1 1 Control sediment runoff during construction
 S3.5 0 1 Save and reuse any removed topsoil

Drainage / Retention

- S4.1 2 2 Onsite designated retention area
 S4.2 0 2 Direct filtered rooftop runoff to planted area(s)
 S4.3 2 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
 Partial Pervious
 60 % Pervious Material 5136 Total Lot Area (sq. ft.)
 0 Coverage Area (sq. ft.) 2900 100% Pervious sq. ft.
 0 Equivalent Pervious Area --> 2900 Equivalent Pervious Area (semi-pervious)
 2 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

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-18

Combustion

H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	0	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
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
Yes	Outside of conditioned space

Moisture Control

H2.01	0	1	Drainage tile on and around top of footing
H2.02	0	1	Drainage board for below grade walls
H2.03	0	1	Gravel bed beneath slab on grade floors
H2.04	1	1	Seal slab penetration
H2.05	0	1	Capillary break between foundation and framing
H2.06	0	3	Central dehumidification system
H2.07	0	1	No vapor barrier on inside of assemblies
H2.08	0	1	Moisture control for tub/shower and shower surrounds
H2.09	0	1	Seal Entire Slab

Source Control

H3.01	0	1	No exposed urea-formaldehyde wood products
H3.02	0	1 - 2	Low or Zero VOC paints, stains, and finishes
H3.03	1	1	Low VOC sealants and adhesives
H3.04	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.05	0	1	Healthy flooring
H3.06	0	1	Healthy insulation
H3.07	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.08	0	3	Integrated pest management plan

Cleanability

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

Universal Design

H5.01	0	1 - 3	Universally designed living area
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Ventilation

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Radon/Soil gas vent system installed
H6.03	1	1	Floor drain sealed
H6.04	0	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	0	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

15 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 11 Rev 0.0

Category Minimum 10 / Category Maximum 35

Revised 3-27-18

Components

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

Waste Reduction

M2.01	0	3	Resource efficient wall system with integral insulation
M2.02	-	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
			0 # of items implemented
			0
M2.04	1	1	Compost bin/built in collection of recyclables
M2.05	0	1 - 2	Engineered roof and floor components
			0 80% of floor (or code allowance) 0 80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	-	1	Eco-friendly trim
M2.08	-	1	Perimeter based on 2 foot dimensions
M2.09	0	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips and/or ladder type exterior tee framing

Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	-	1	Siding and exterior trim primed all sides
M3.06	-	1	Plants/turf minimum of 2ft. from foundation
M3.07	-	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed
	7	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

DM1 Hurricane (wind, rain, storm surge)

DM1.01	0	2	Safe room
DM1.02	2	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	-	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	-	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	2	2	Raised Slab or Pier Foundation
DM1.10	0	5	Comply with Fortified For Safer Living Standards

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

DM4	0	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	0	10	DM 5.01: Chemical Soil Treatment Used
	0		Exterior cladding installed to prohibit intrusion
	-		Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
	0		Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
	Yes		Irrigation/sprinkler water does not hit building
	0		Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
	0		Chemical soil treatment avoided
	0		Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
	0		All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated
DM6.01	0	2	Mold Prevention - ASTM D3273
	13	47	Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

Small House Credit

G1.01 10 0 - 25 Conditioned house size (enter no if not claiming any points)
1,688 :square feet of conditioned area

Adaptability

G2.01 - 2 Roof trusses designed for addition
G2.02 0 1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF
G2.03 1 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

G3.01 0 1 - 5 Reduce peak demand or annual load
0 1 point for each 2kW system size

Remodel

G4.01 0 10 Remodeling structure (HERS Index < 80)
G4.02 0 3 Water Closets 1.6 gpf and showers 2.5 gpm or less
G4.03 0 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
G4.04 0 2 Existing homes with pools - upgrade pump to variable speed or dual speed
G4.05 0 2 Roof to wall connection upgrades

Other

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

Description of innovation:

0

22 56 Total Points

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

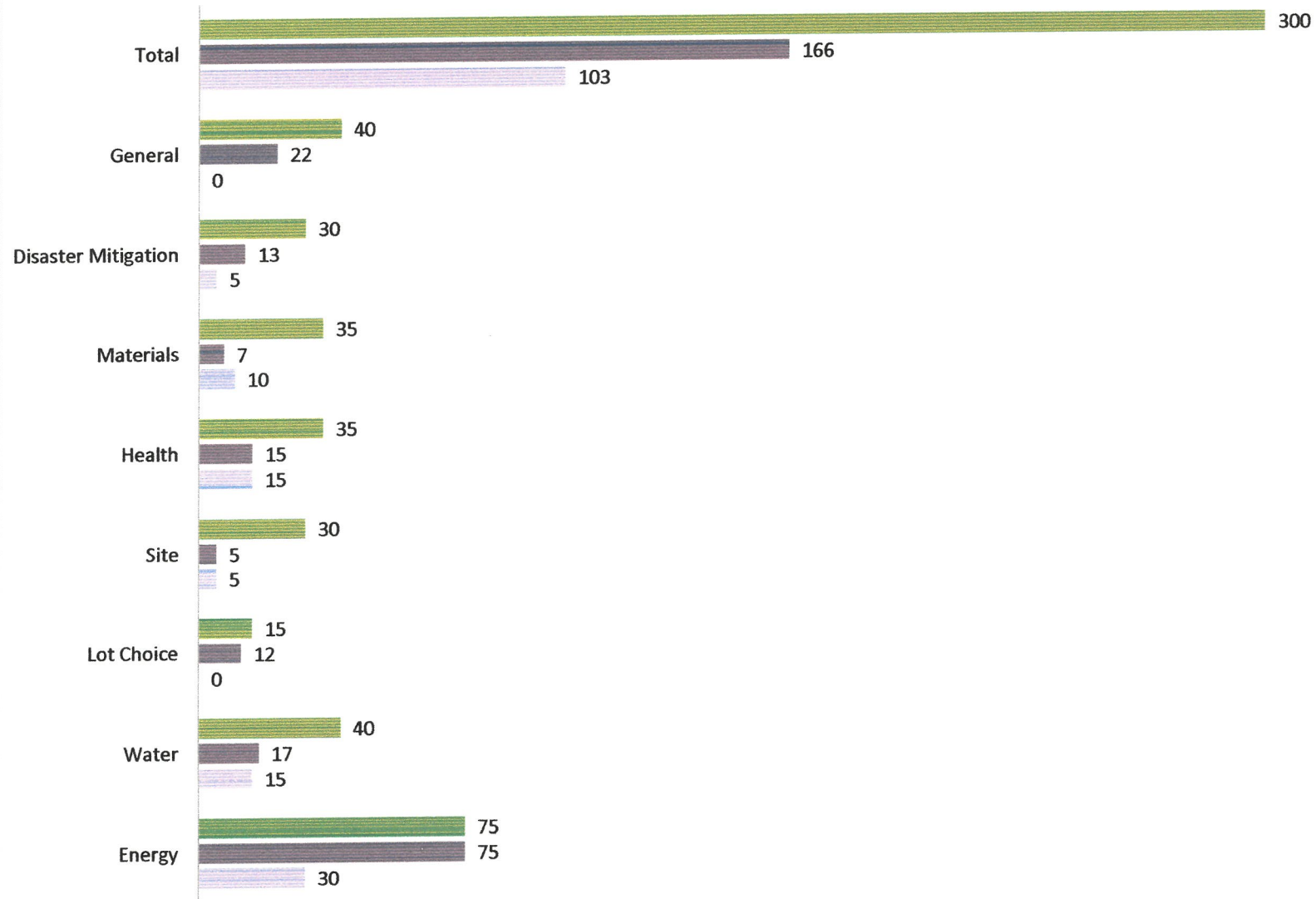
Certifying Agent Category 8:

0

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	17	15 - 40	
Category 3: Lot Choice	12	0 - 15	
Category 4: Site	5	5 - 30	
Category 5: Health	15	15 - 35	
Category 6: Materials	7	10 - 35	
Category 7: Disaster Mitigation	13	5 - 30	
Category 8: General	22	0 - 40	
Total:	166		
Total Need:	103		
Certified Home Score	163		
Certification Level:	Gold		

FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



Year 10 BPAS



PROPERTY RECORD CARD



Summary

Parcel ID 00015910-000100
Account# 8772882
Property ID 8772882
Millage Group 10KW
Location 717 DUVAL St, KEY WEST
Address
Legal KW PT LOT 4 SQR 2 TR 4 OR1119-2114/2115 OR1591-595/597 OR1607-1153/54
Description OR2177-117/19 OR2260-209/10 OR2626-1680/81
 (Note: Not to be used on legal documents.)
Neighborhood 32050
Property Class COMMERCIAL (1000)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

GALLERY OF DREAMS LLC
 38 Maple Ln
 East Hampton NY 11937

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$175,816	\$183,688	\$185,658	\$185,658
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$385,288	\$273,982	\$274,938	\$274,938
= Just Market Value	\$561,104	\$457,670	\$460,596	\$460,596
= Total Assessed Value	\$503,437	\$457,670	\$460,596	\$460,596
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$561,104	\$457,670	\$460,596	\$460,596

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	1,571.00	Square Foot	33	48

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/30/2013	\$1,000,000	Warranty Deed		2626	1680	38 - Unqualified	Improved
12/18/2006	\$1,450,000	Warranty Deed		2260	2209	Q - Qualified	Improved
12/23/2005	\$1,385,000	Warranty Deed		2177	117	Q - Qualified	Improved
12/2/1999	\$600,000	Warranty Deed		1607	1153	Q - Qualified	Improved
1/1/1990	\$308,000	Warranty Deed		1119	2114	U - Unqualified	Improved

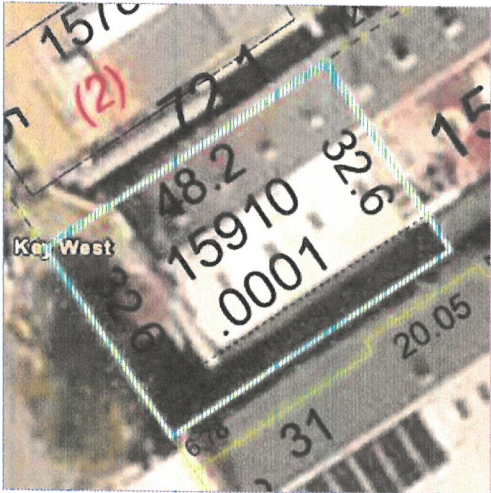
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-00003500	9/14/2016		\$15,000	Commercial	TO FRONT SECTION ONLY: REMOVE 1 LAYER EXISTING ROOFING, INSTALL PLYWOOD, 1 PLY SECONDARY WATER RESISTANCE BARRIER EAVES DRIP, FLASHING, V-CRIMP ROOFING SYSTEM AND METAL RIDGE CAP. RE-FLASH SYLIGHTS AS NECESSARY. 13 SQ. NOC REQUIRED. HARC INSPECTION REQUIRED. **
09-00003875	11/16/2009		\$700	Commercial	REPAIR DAMAGE CAUSED BY SINK HOLE CREATED BY BROKEN WATER PIPE LEAK
07-0653	2/12/2007		\$6,100	Commercial	RELOCATE LAV, INSTALL FLOOR SINK
07-0040	1/29/2007		\$7,500	Commercial	MAKE BATHROOM ADA
06-0131	1/12/2006	7/27/2006	\$4,500	Commercial	REPLACE A 5-TON A/C
B-953997	11/1/1995	11/1/1995	\$5,000	Commercial	2 BAY WNDWS/AWNING/REPAIR
E-953118	9/1/1995	11/1/1995	\$385	Commercial	SECURITY ALARM

Photos



Map



TRIM Notice



2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, 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 responsibilities to collect ad valorem taxation for the maintenance 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 through this website may not be available in previous or subsequent years. By requesting such data, you hereby acknowledge and agree that the

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Version 2.2.6



ELEVATION CERTIFICATE

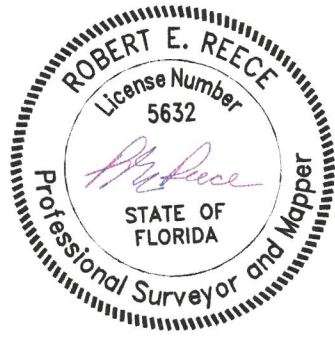
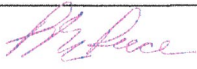
ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Gallery Of Dreams LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 717 Duval Street				Company NAIC Number:	
City Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW PT Lot 4, Square 2, Tract 4, RE#00015910-000100					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>					
A5. Latitude/Longitude: Lat. <u>N24° 33' 12.2"</u> Long. <u>W081° 48' 03.2"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City Of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C-1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 717 Duval Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)				
C1. Building elevations are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.				
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: PID AA0020 El. 3.91' Vertical Datum: NGVD 1929				
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____				
Datum used for building elevations must be the same as that used for the BFE.				
Check the measurement used.				
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	11.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
b) Top of the next higher floor	22.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
f) Lowest adjacent (finished) grade next to building (LAG)	10.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
g) Highest adjacent (finished) grade next to building (HAG)	10.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	10.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters		
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. <i>I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.</i>				
Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.				
Certifier's Name Robert E. Reece		License Number LS 5632		
Title Professional Surveyor and Mapper				
Company Name Reece & White Land Surveying, Inc.				
Address 31193 Avenue A				
City Big Pine Key	State Florida	ZIP Code 33043		
Signature 	Date 11-01-2022	Telephone (305) 872-1348	Ext.	
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.				
Comments (including type of equipment and location, per C2(e), if applicable) A5. Hand Held Device. C1. Drawing by Artibus Design, Serge Mashtakov, PE 71480. Project Number 2210-17. Dated 10/26/22. C2.e) Plans indicate A/C condenser to be at the right of the building above pool equipment, elevation not provided. Electric meter box specified to be 12" above Base Flood, location undetermined. C2.f-h) Elevations given are existing 1st floor of previous structure. Proposed elevations for adjacent grades not provided.				

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 717 Duval Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address		City	State	ZIP Code
Signature		Date	Telephone	
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 717 Duval Street			Policy Number:	
City Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)				
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.				
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and location, per C2(e), if applicable)				
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>				

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
717 Duval Street

Policy Number:

City
Key West

State
Florida

ZIP Code
33040

Company NAIC Number

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

Photo One

Photo One Caption Intentionally Left Blank

Clear Photo One

Photo Two

Photo Two Caption Intentionally Left Blank

Clear Photo Two

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 717 Duval Street			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

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

Photo Three

Photo Three Caption Intentionally Left Blank

Clear Photo Three

Photo Four

Photo Four Caption Intentionally Left Blank

Clear Photo Four



ESTIMATED SCORE SHEET

Exhibit C – Applicant’s Estimated Score Sheet

City of Key West Planning Department

Building Permit Allocation System Application

305-809-3764 • 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: Trepanier and Associates, Inc. **Site Address:** 717 Duval St., Key West, FL 33040

Number and type of Units Requested: Market Rate X Affordable

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

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

TTS

Initial here

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

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

TOTAL ESTIMATED POINTS 27

Year 10 BPAS



CERTIFICATION FORM

Exhibit D – BPAS Certification Form
City of Key West Planning Department
Building Permit Allocation System Application

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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 27. 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.

Thomas Francis-Siburg 11/4/22
Signature of applicant Date

Thomas Francis-Siburg
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 4 day of NOV, 2022
by Thomas Francis-Siburg (Name of person signing the application)
as Planning Manager (Type of authority...e.g., officer, manager/member, trustee,
attorney)
for Gallery of Dreams, LLC (name of entity or party on behalf of whom application was
executed).

They are personally known to me or has presented _____ as identification.
Nikita L Stange
Notary's Signature and Seal

SEAL

Nikita L Stange
Name of Acknowledger typed, printed, or stamped

HH149093
Commission Number if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025



PRELIMINARY DRAFT RANKING



THE CITY OF KEY WEST

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

December 2, 2022

VIA ELECTRONIC MAIL

Thomas Francis-Siburg
Trepanier and Associates, Inc
1421 First Street #101
Key West, FL 33040

**Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS) Application
717 Duval Street (RE #00015910-000000)**

Dear Thomas,

The following letter is in response to a request for one (1) market-rate residential dwelling BPAS unit received by the Planning Department on November 4th, 2022, for property located at 717 Duval Street, more specifically RE #00015910-000000. 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

- ✓ All required submittals were provided with the initial application.

BPAS Prerequisites

- ☐ Sec. 108-997 (b) (1) a. - The submitted FGBC checklist gives this home a score of 163, resulting in the "Gold" certification level.
Status: Verified
Applicant Action: None.
- ☐ Sec. 108-997 (b) (1) b. – Sheet A-102 reflects the first finished floor at 11.50 feet NGVD. The parcel is located within the X flood zone.
Status: Verified
Applicant Action: None.
- ☐ Sec. 108-997 (b) (1) c. - Sheet C-102 reflects a 1,250-gallon cistern underneath the deck in the rear yard of the proposed structure.
Status: Verified.



THE CITY OF KEY WEST

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

Applicant Action: Final site plan must reflect roof size to ensure compliance. Submitted plans for rainwater harvesting cistern schematics must be enlarged for legibility.

BPAS Scoring Criteria

The applicant claimed 27 points in Exhibit C "*Applicant's Estimated Score Sheet*" and Exhibit D "*BPAS Certification Form*" for the following:

- Achieving Green Building Certification Upgrade 2 (FGBC Gold) (+27)
Status: Verified; the Florida Green Home Standard checklist provided with the application gives the proposed construction Gold Certification.

Applicant Action: None.

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 Friday, January 6, 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.



THE CITY OF KEY WEST

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

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.

Sincerely,

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

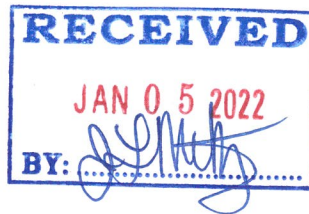
Katie P. Halloran, Planning Director
Planning Department
City of Key West
1300 White Street
Key West, FL 33040

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																			
YEAR 10 PRELIMINARY RANKINGS																			
<div> <div>Units Requested</div> <div>Equivalent Single-Family Unit (ESFU) Factor</div> <div>Total ESFUs</div> <div>Major/Minor Renovation</div> <div>Sec. 108-997(c)(1)a. Building more than 1.5' higher than the BFE (+5)</div> <div>Sec. 108-997(c)(1)b. Exceeding the minimum required percentage... (+40)</div> <div>Sec. 108-997(c)(1)c. Voluntarily providing affordable housing... (+40)</div> <div>Sec. 108-997(c)(1)d. Voluntarily providing affordable housing... (+40)</div> <div>Sec. 108-997(c)(1)e. Achieving GBC Upgrade 1 (FGBC Silver) (+20)</div> <div>Sec. 108-997(c)(1)f. Achieving GBC Upgrade 2 (FGBC Gold) (+27)</div> <div>Sec. 108-997(c)(1)g. Voluntary contribution to the AIPP or Tree ... (+5)</div> <div>Sec. 108-997(c)(1)h. Providing electrical high voltage ... (+5)</div> <div>Sec. 108-997(c)(1)i. Using light colored, high reflectivity materials ... (+5)</div> <div>Sec. 108-997(c)(1)j. Providing on-site recreational amenities ... (+10)</div> <div>TOTAL BPAS POINTS: CLAIMED PER APPLICANT</div> <div>TOTAL BPAS POINTS: VERIFIED</div> </div>																			
YEAR 9 MARKET-RATE BPAS APPLICATIONS																			
MARKET-RATE PROJECTS																			Notes
717 Duval Street	1	1.00	1	Major	0	0	0	0	0	27	0	0	0	0	0	27	27		
317 Whitehead Street	1	1.00	1	Major	0	0	0	0	0	27	0	5	5	0	0	37	27	Pending +10 points, eligible for +5 additional points	
3701 Eagle Avenue	1	1.00	1	Major	5	0	0	0	20	0	0	5	0	0	0	30	5	Pending +20 additional points	
715 Seminole Street	5	1.00	1	Major	5	30	40	0	20	0	0	0	5	0	0	100	5	Pending +25 additional points	
1000 Virginia Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0	Eligible for +30 additional points	
918 James Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0	Eligible for +35 additional points	
TOTAL REQUESTED:	10																		
YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS																			
AFFORDABLE-RATE PROJECTS																			Notes
811 Seminole Street	9	1.00	9	Major	5	30	40	0	20	0	0	0	5	0	0	100	5	Pending +95 additional points	
TOTAL REQUESTED:	9																		
NOTES:																			
- YEAR 10 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM																			
- YEAR 10 AFFORDABLE-RATE UNITS AVAILABLE: 0.4 MINIMUM																			
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee. - All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO. - All new units shall be constructed in compliance with and obtain a baseline green building certification. - All final BPAS applications are pending final density/zoning review.																			

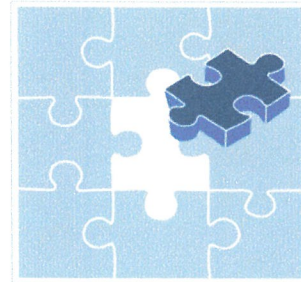


PRELIMINARY RANKING RESPONSE

MEMORANDUM



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

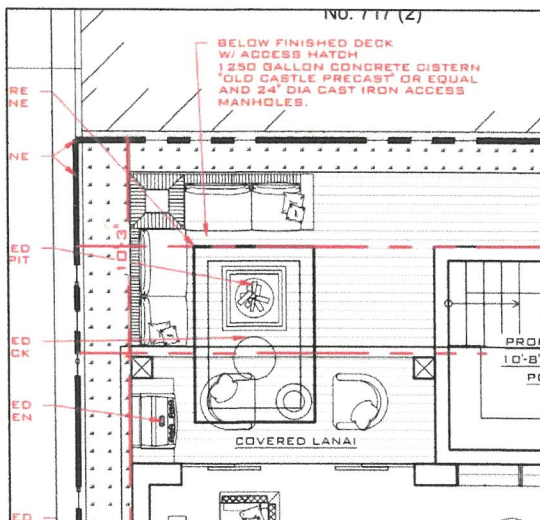
Date: January 5, 2023
To: Ms. Katie Halloran, City Planner
Via Ms. Zoe Porter, Planner I
From: Thomas Francis-Siburg
CC: Mr. Owen Trepanier
Mr. Julian "Kai" Costanzo, Manager, Gallery of Dreams, LLC
Re: **Applicant Response to Preliminary BPAS Ranking Memo
717 Duval Street (RE No. 00015910-000000)**

Thank you for the preliminary BPAS Ranking Memo dated 12/02/22. The memo identified 1 action required by the applicant, as follows:

Required Action – "Final site plan must reflect roof size to ensure compliance. Submitted plans for rainwater harvesting cistern schematics must be enlarged for legibility."

Applicant Response – Please find attached sheet C-102 which has been revised to ensure compliance with Sec. 108-997 (b)(1) c. and includes the following notes: "Total area of roofs: $\pm 1,089.0$ sq. ft." and "Below finished deck w/ access hatch 1,250-gallon concrete cistern "Old Castle Precast" or equal and 24" dia cast iron access manholes."

Please also find below a copy of enlarged schematics from C-102 for legibility purposes.

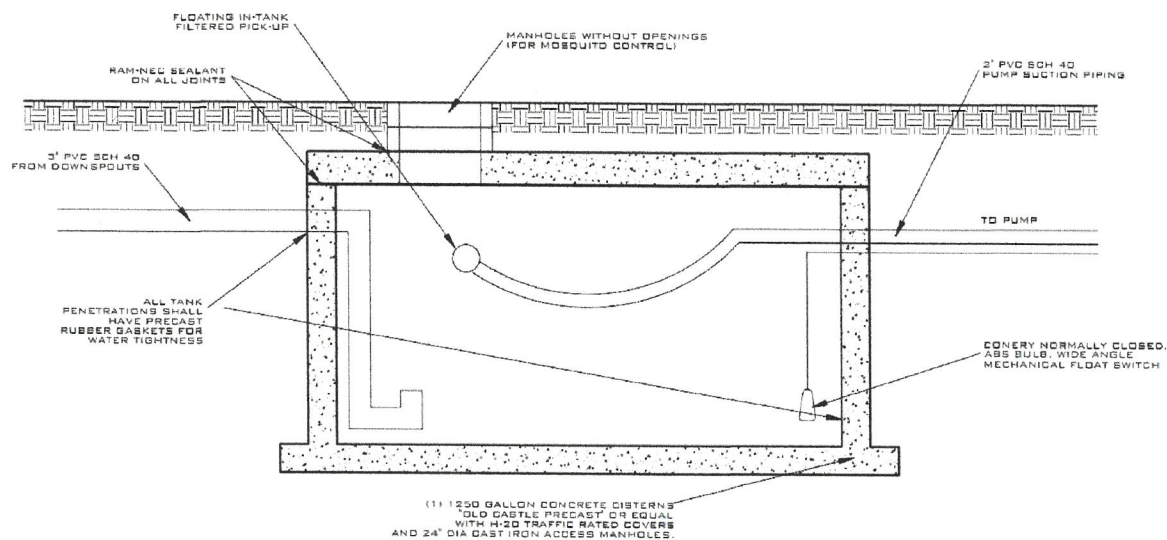


OPEN SPACE MINIMUM:

REQUIRED	35% (549.95 SQ.FT.)
EXISTING	00.0% ($\pm 0.000.0$ SQ.FT.)
PROPOSED	20.1% (± 311.39 SQ.FT.)

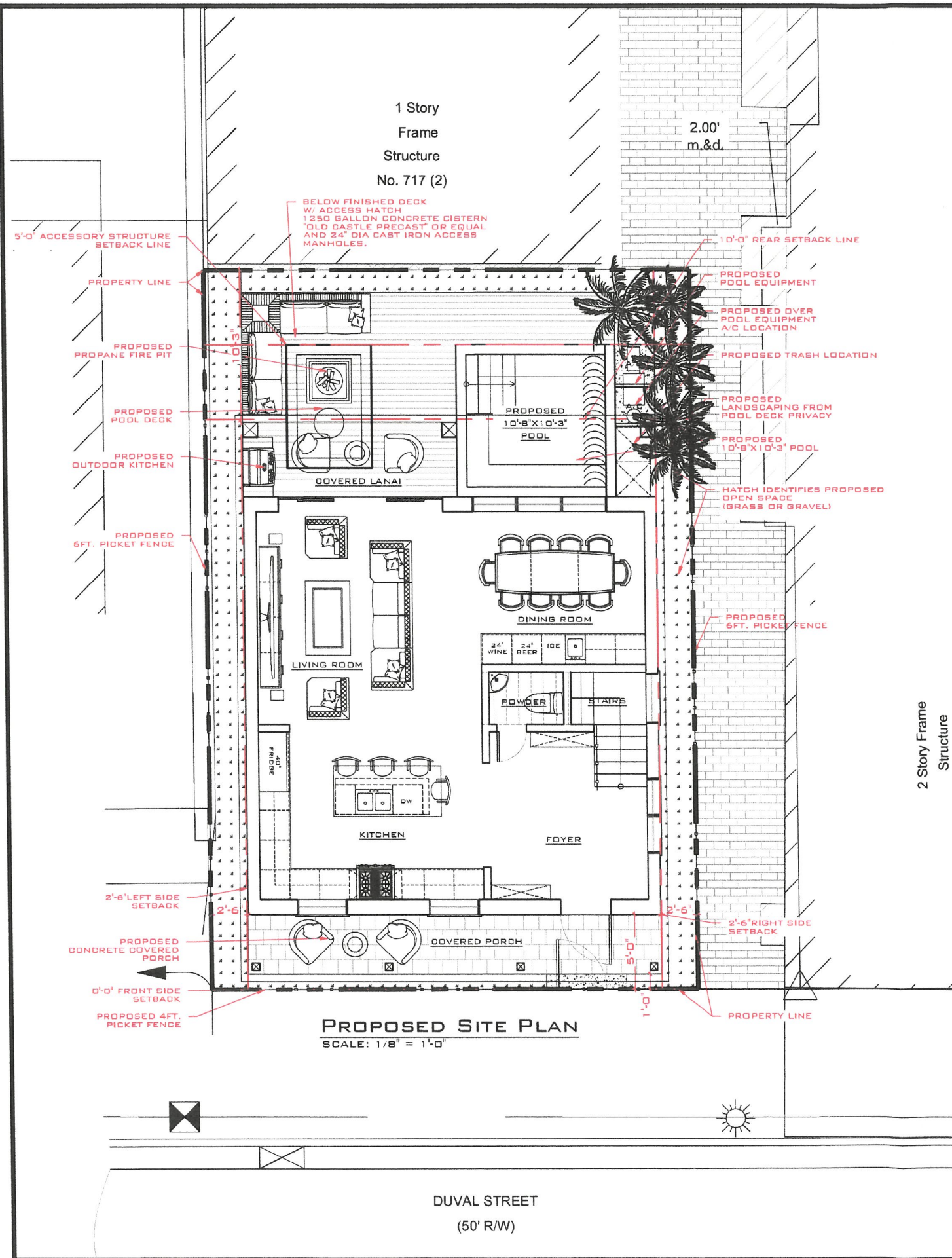
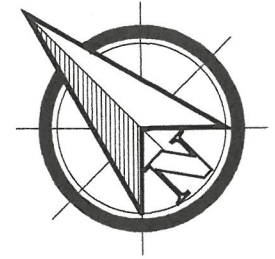
IMPROVEMENT

TOTAL AREA OF ROOFS: $\pm 1,089.0$ SQ.FT.
MINIMUM CISTERN VOLUME 1 GAL/15 SQ.FT. = 1,089 GAL



RAIN WATER HARVESTING CISTERN SCHEMATICS

SCALE: NTS



SITE DATA:

TOTAL SITE AREA: $\pm 1,571.30$ SQ.FT
LAND USE: HRCC1 (HISTORIC COMMERCIAL CORE , DUVAL GS)
FLOOD ZONE: X

SETBACKS

FRONT:
REQUIRED 0'-0"
EXISTING 8'-0"
PROPOSED 1'-0"

LEFT SIDE:
REQUIRED 2'-5"
EXISTING 0'-0"
PROPOSED 2'-6"
IMPROVEMENT

RIGHT SIDE:
REQUIRED 2'-5"
EXISTING 5'-11"
PROPOSED 2'-6"

REAR:
REQUIRED 10'-0"
EXISTING 0'-0"
PROPOSED 10'-3"
IMPROVEMENT

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (1,099.91 SQ.FT.)
EXISTING 100% ($\pm 1,571.30$ SQ.FT.)
PROPOSED 69.9% ($\pm 1,098.34$ SQ.FT.)
IMPROVEMENT

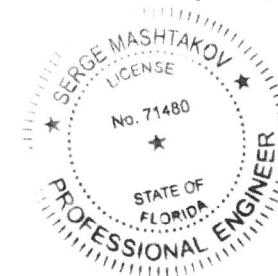
MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (785.65 SQ.FT.)
EXISTING 69.7% ($\pm 1,095.72$ SQ.FT.)
PROPOSED 65.1% ($\pm 1,023.52$ SQ.FT.)
IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (549.95 SQ.FT.)
EXISTING 00.0% ($\pm 0,000.0$ SQ.FT.)
PROPOSED 20.1% (± 311.39 SQ.FT.)
IMPROVEMENT

TOTAL AREA OF ROOFS: $\pm 1,089.0$ SQ.FT.
MINIMUM CISTERN VOLUME 1GAL/15Q.FT.=1,089 GAL



Digitally signed
by Serge
Mashtakov, PE
71480 State of
Florida
Date: 2022.12.15
15:23:47 -05'00'

DATE: SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
JULIAN KAI GOSTANZO

PROJECT:
717 DUVAL ST

SITE:
717 DUVAL ST
KEY WEST, FL 33040

TITLE:
PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"	DATE: 12/15/22	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2210-17	DRAWING NO: C-102	REVISION: 1	