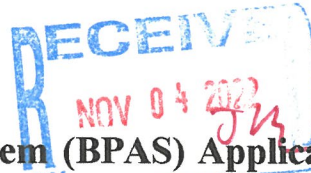
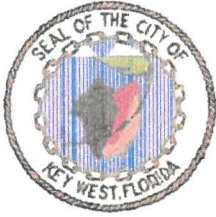




918 JAMES STREET

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 St. #101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: 305-293-8983

Email:

Thomas@Owentrepanier.com

PROPERTY OWNER:

Name:

Donal Morris and Jeffrey Morris

Mailing Address: 916 James St.

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: c/o 305-293-8983

Email: c/o Thomas@OwenTrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 918 James St.

Parcel ID RE#: 00002700-000100

Alternate Key: 9102630

Zoning District: HMDR

Density Allowed: 2.0 dwelling units

Commercial Floor Area: n/a

Size of Site: 5,446 sq ft (0.13 acres)

B. EXISTING DEVELOPMENT:

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

The proposed project site has vestigial piling columns of where a non-transient, single-family home was originally planned to be located but never constructed at 918 James St. At the rear of the property is a small deed-restricted affordable unit. The site has a code permitted density of 2 dwelling units, and the project proposes to add a second single-family dwelling, in addition to the existing affordable unit.

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	1	1	1
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)3	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

Please provide City Licensing Records from the Building Department.

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

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

C. PROPOSED DEVELOPMENT:

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

☒

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

☐

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

Is this property located within a Historic Zoning District?

Yes	No
X	
Yes	No
	X
Yes	No
	X
Yes	No
	X

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Advanced affordable allocation request?

Yes	No <input checked="" type="checkbox"/>
-----	--

Will the allocation require development review?

Yes

☐

No

☒

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

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

W&A ASSOCIATES INC.
LAND USE PLANNING
DEVELOPMENT CONSULTANTS



1421 First Street • P.O. Box 2155 • Key West, FL • 33045-2155
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: Thomas@owentrepanier.com

SITE DATA:

Site Data	Permitted / Required	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	HMDR	-
FLUM	HR	HR	HR	-
FEMA Flood	AE-7	AE-7	AE-7	-
Site Size	5,446 sq ft	5,446 sq ft	5,446 sq ft	-
Height	30 ft	0 ft	≤30 ft	Complies
Building Coverage	40% (2,178 sq ft)	9% (489 sq ft)	≤40%	Complies
Impervious Surface	60% (3,267 sq ft)	10.4% (566 sq ft)	≤60%	Complies
Open Space	35% (1,906 sq ft)	88.5% (4,818 sq ft)	≥35%	Complies
Landscaping	20% (1,089 sq ft)	88.5% (4,818 sq ft)	≥20%	Complies
Density	16 du/acre (2 du)	1 du	2 du	Complies
FAR	1.0 (5,446 sq ft)	0.0	0.0	Complies
Front Setback	10 ft	10 ft	≥10 ft	Complies
Side 1 Setback	5 ft	5 ft	≥5 ft	Complies
Side 2 Setback	5 ft	5 ft	≥5 ft	Complies
Rear Setback	15 ft	0 ft	No change	Complies
Auto Parking	Existing: 1 space Proposed: 2 spaces	1 space	2 spaces	Complies

FLOOD ZONE:

The property is located within the AE-7 base flood elevation (BFE) zone (NGVD 29). Pursuant to O'Flynn Surveying the proposed elevation of the drawings are elevated more than 1.5' above the AE-7 BFE.

FUTURE LAND USE MAP DESIGNATION ("FLUM"):

The property's FLUM designation is Historic Residential ("HR") 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 ("HMDR"):

The historic medium density residential district (HMDR) is established to implement comprehensive plan policies for areas designated "HMDR" on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of the medium density residential areas within Old Town.

In addition, accessory uses, including approved home occupations conducted within the residential structure, and customary community facilities can be located in the HMDR designated area. This area shall not accommodate transient residential uses, including guest homes, motels, or hotels. Similarly, the area shall not accommodate commercial office, retail, or other commercial uses. Lawfully existing office or commercial uses shall be permitted to

continue to exist as lawful nonconforming uses if such uses continue to comply with conditions invoked when the respective uses were approved.

Residential Developments (Sec. 108-231):

The proposed non-transient market rate project proposes a 2 bed/2.5 bath single-family development of approx. 2000 sq. ft.

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 create a fully compliant, historic district-appropriate designed detached single-family residential dwelling. This BPAS application requests one market rate residential dwelling unit allocation be assigned to 704 Russell Lane, within the HMDR zoning district.

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 proposed new construction will be constructed so the first habitable floor exceeds required base flood elevation. This site is within the X flood zone.
- c. The proposed new construction will be constructed with a rainwater catchment system that will hold an amount equivalent to 100% of the new roof area in gallons.

As well as:

- Achieving Baseline Green Building Certification;
- Constructing 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; and
- Only providing the code required number of auto parking spaces.

Density

HMDR zoning allows for 16 dwelling units per acre. With a site size of 0.12 ac (5,132 sq. ft.), the permitted number of residential units is 1.9. This property currently has 0 residential units today and this proposal is to add 1 non-transient single family residential unit.

Building coverage

HMDR zoning allows for 40% (2,053 sq ft) building coverage. The proposed new residential dwelling will comply with permitted building coverage.

Open space and Landscaping

Code requires 20% (1,026 sq ft) landscaping and 35% (1,796 sq ft) open space for residential uses. The project proposes to comply with this requirement.

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

One parking space is required. This space is provided through an existing access and parking easement shared between 417 Elizabeth Rear and 704 Russell. This parking easement provides for the required parking of both parcels.

Height

The proposed plan falls within the height limitation for the HMDR zoning district.

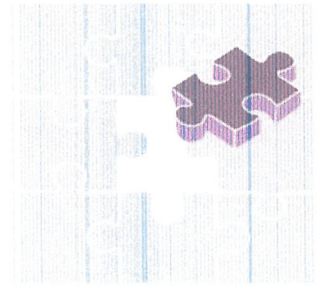
BPAS Application

918 James Street, Key West, FL

(RE# 00002700-000100)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

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 create a fully compliant, historic district-appropriate designed detached single-family residential dwelling. This BPAS application requests one market rate residential dwelling unit allocation be assigned to 918 James Street, within the HMDR zoning district.

The proposed development will meet the prerequisites for construction by:

- Achieving Baseline Green Building Certification;
- Constructing 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; and
- Only providing the code required number of auto parking spaces.

Community Impact:

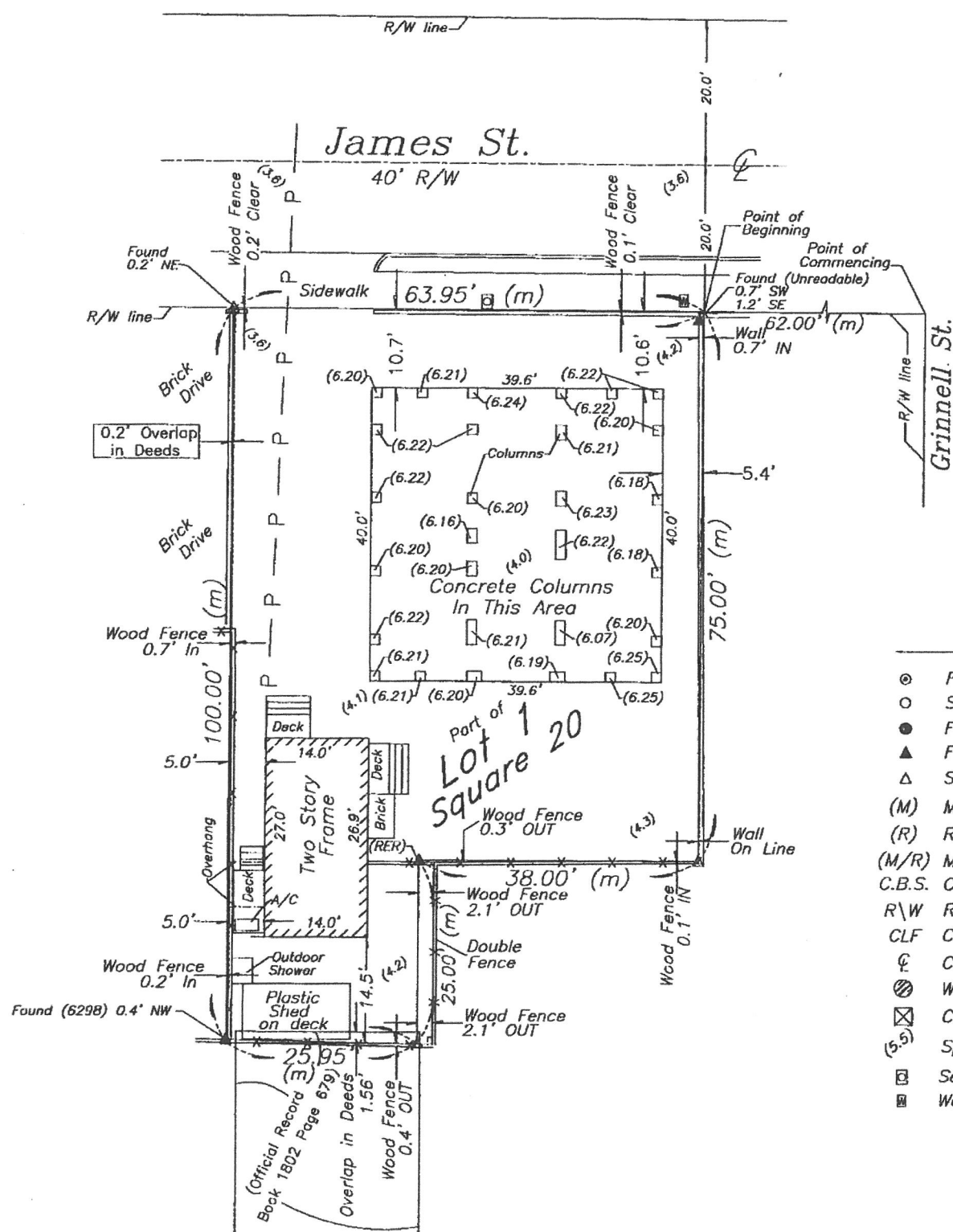
- The project will improve storm water LOS.
- The project is not expected to impact Recreation LOS.
- The project is not expected to impact noise or noxious odors.
- A rainwater catchment system will be installed on site.
- All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets.

Year 10 BPAS



BOUNDARY SURVEY

Assumed
1" = 20'



- ◎ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (LB 7131)
- ▲ Found Nail & Disc (FHH) (RER) (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- (5.5) Spot Elevation (Typical)
- Ⓢ Sewer Cleanout
- Ⓜ Water Meter

1. The legal descriptions shown hereon was furnished by the client or their agent..
2. Underground foundations and utilities were not located.
3. All angles are 90° (Record) unless otherwise noted.
4. Street address: 918 James Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: January 31, 2007, June 14, 2017 and August 29, 2022.
10. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
11. Benchmark utilized: BASIC
12. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; dated 2-18-05, Revised 1-24-17.

COMMENCE at the intersection of the SW'ly right of way line of Grinnell Street with the SE'ly right of way line of James Street and run thence SW'ly along the SE'ly right of way line of the said James Street for a distance of 62.00 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said James Street for a distance of 63.95 feet; thence SE'ly and at right angles for a distance of 100.00 feet; thence NE'ly and at right angles for a distance of 25.95 feet; thence NW'ly and at right angles for a distance of 25.00 feet; thence NE'ly and at right angles for a distance of 38.00 feet; thence NW'ly and at right angles for a distance of 75.00 feet back to the Point of Beginning.

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

J. Lynn O'Flynn, PSM
Florida Reg. #6298
April 12, 2007
Updated & add elevations 6/16/17
Updated & add elevations 8/29/22
Updated show columns 9/29/22

**THIS SURVEY
IS NOT
ASSIGNABLE**

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



AUTHORIZATION & VERIFICATION FORM



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Donal Morris Jr. authorize
Please Print Name(s) of Owner(s) as appears on the deed

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.

Donal Morris
Signature of Owner *Signature of Joint Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 10.11.2022
Date

by Donal Morris Jr.
Name of Owner

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

Nikita L. Stange
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



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

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

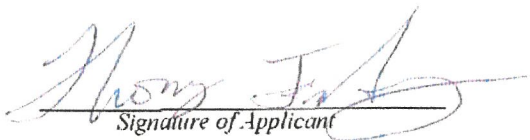
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

918 James 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 August 26, 2022 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



SITE PLANS



T.S. NEAL
ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION

918 JAMES STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: EDSA
CHECKED:
DATE: 10-15-2022

REVISION # DATE

A1.2
SHEET #



T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

MAX. ALLOWABLE
BUILDING HEIGHT

BUILDING HEIGHT:
29'-9" ±

2ND FLOOR PLATE HEIGHT

2ND FINISH FLOOR

1ST FLOOR PLATE HEIGHT

1ST FINISH FLOOR
8.67' (NGVD 1929)

DESIGN FLOOD ELEVATION:
(8.0') NGVD 1929

BASE FLOOD ELEVATION:
AE-7 (7.0') NGVD 1929

Avg. FINISH GRADE
4.0' (NGVD 1929)

AVERAGE CROWN OF ROAD
(3.8') NGVD 1929

ELEVATION (0.0')
NGVD 1929



1 FRONT ELEVATION (JAMES STREET)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

MAX. ALLOWABLE
BUILDING HEIGHT

BUILDING HEIGHT:
29'-9" ±

2ND FLOOR PLATE HEIGHT

2ND FINISH FLOOR

1ST FLOOR PLATE HEIGHT

1ST FINISH FLOOR
8.67' (NGVD 1929)

DESIGN FLOOD ELEVATION:
(8.0') NGVD 1929

BASE FLOOD ELEVATION:
AE-7 (7.0') NGVD 1929

Avg. FINISH GRADE
4.0' (NGVD 1929)

AVERAGE CROWN OF ROAD
(3.8') NGVD 1929

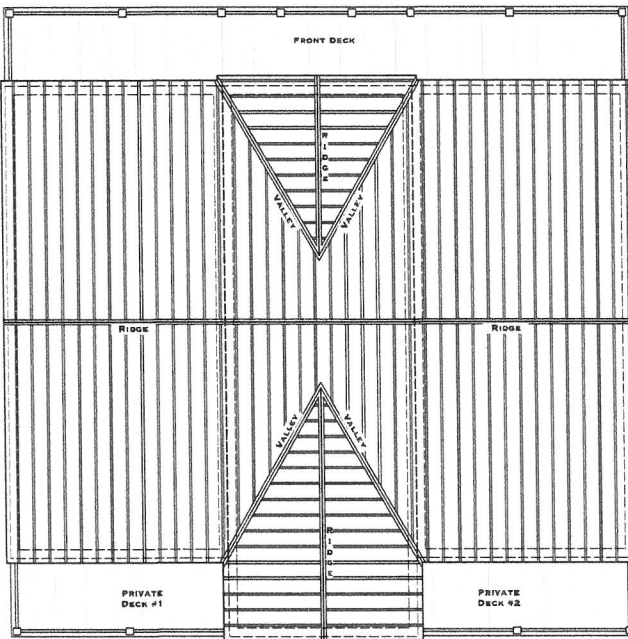
ELEVATION (0.0')
NGVD 1929



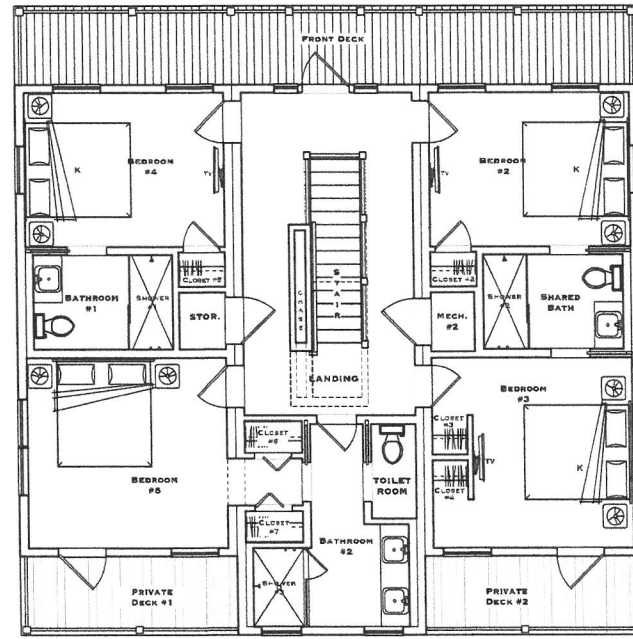
3 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



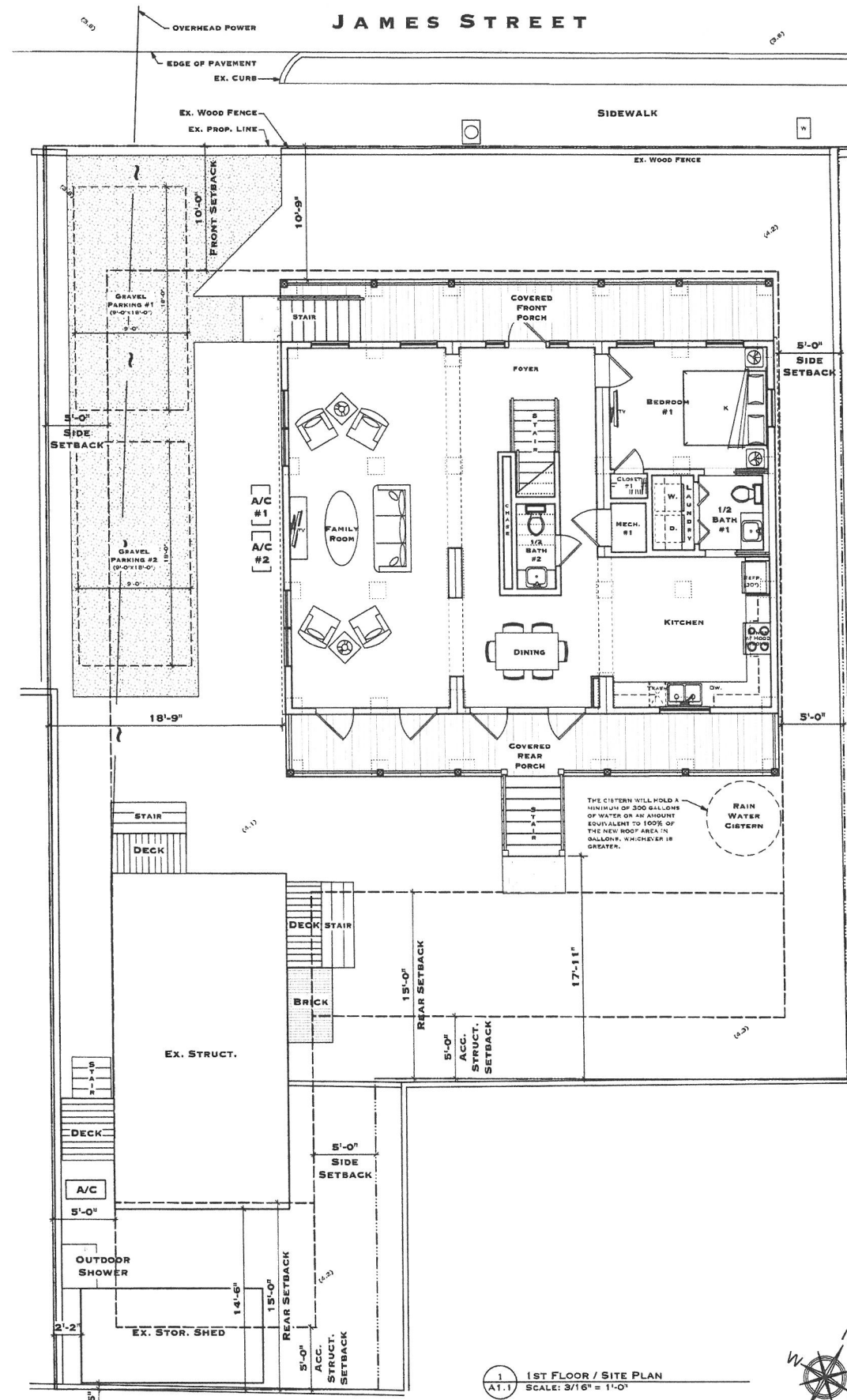
4 REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A1.1 SCALE: 3/16" = 1'-0"



2 2ND FLOOR PLAN
A1.1 SCALE: 3/16" = 1'-0"



1 1ST FLOOR / SITE PLAN
A1.1 SCALE: 3/16" = 1'-0"



T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION

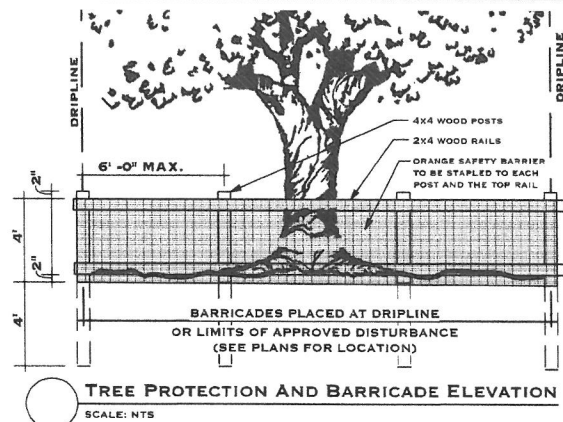
918 JAMES STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED SITE & FLOOR PLANS +
ROOF PLAN

DRAWN: EDSA
CHECKED:
DATE: 10-15-2022

REVISION # DATE
A1.1
SHEET #

T.S.N
T.S. NEAL ARCHITECTS INC.

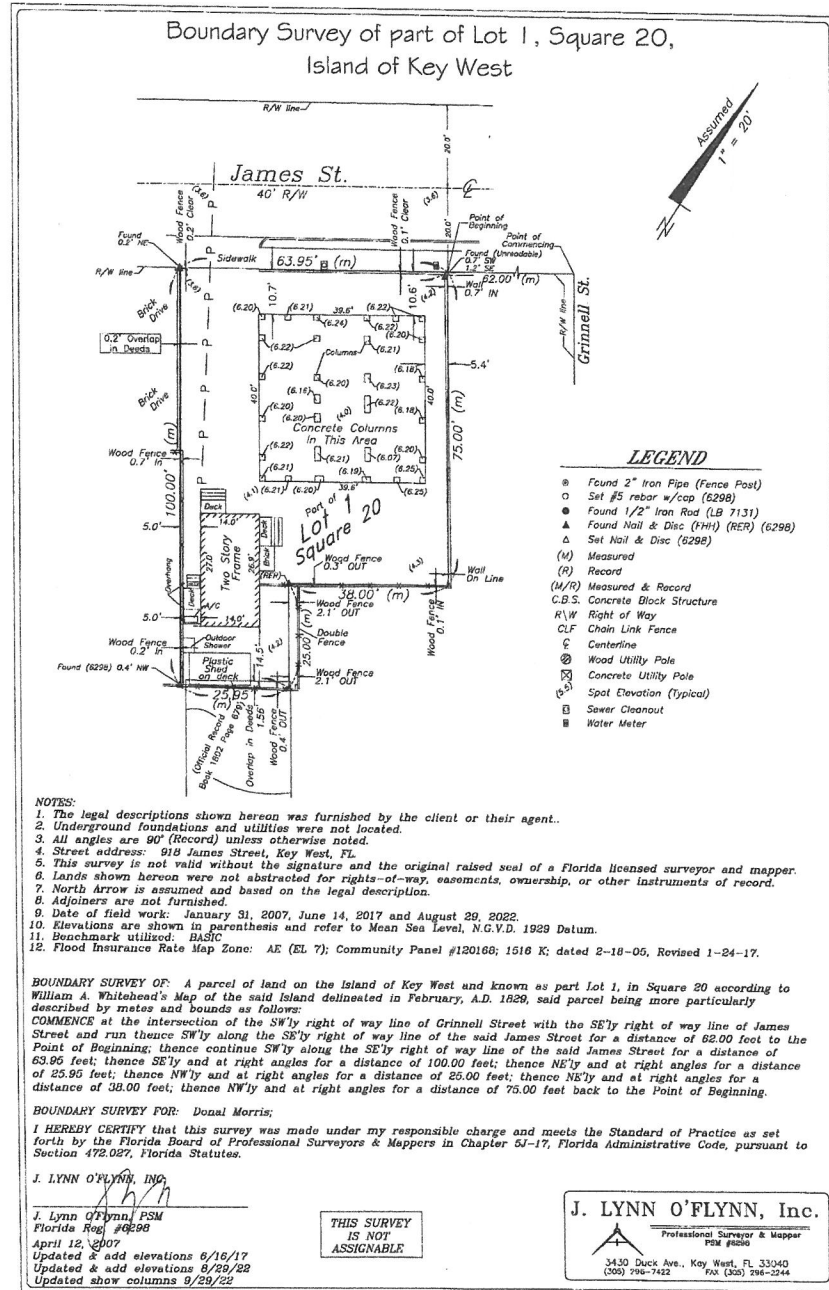


TREE PROTECTION AND PRESERVATION NOTES

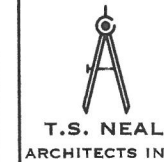
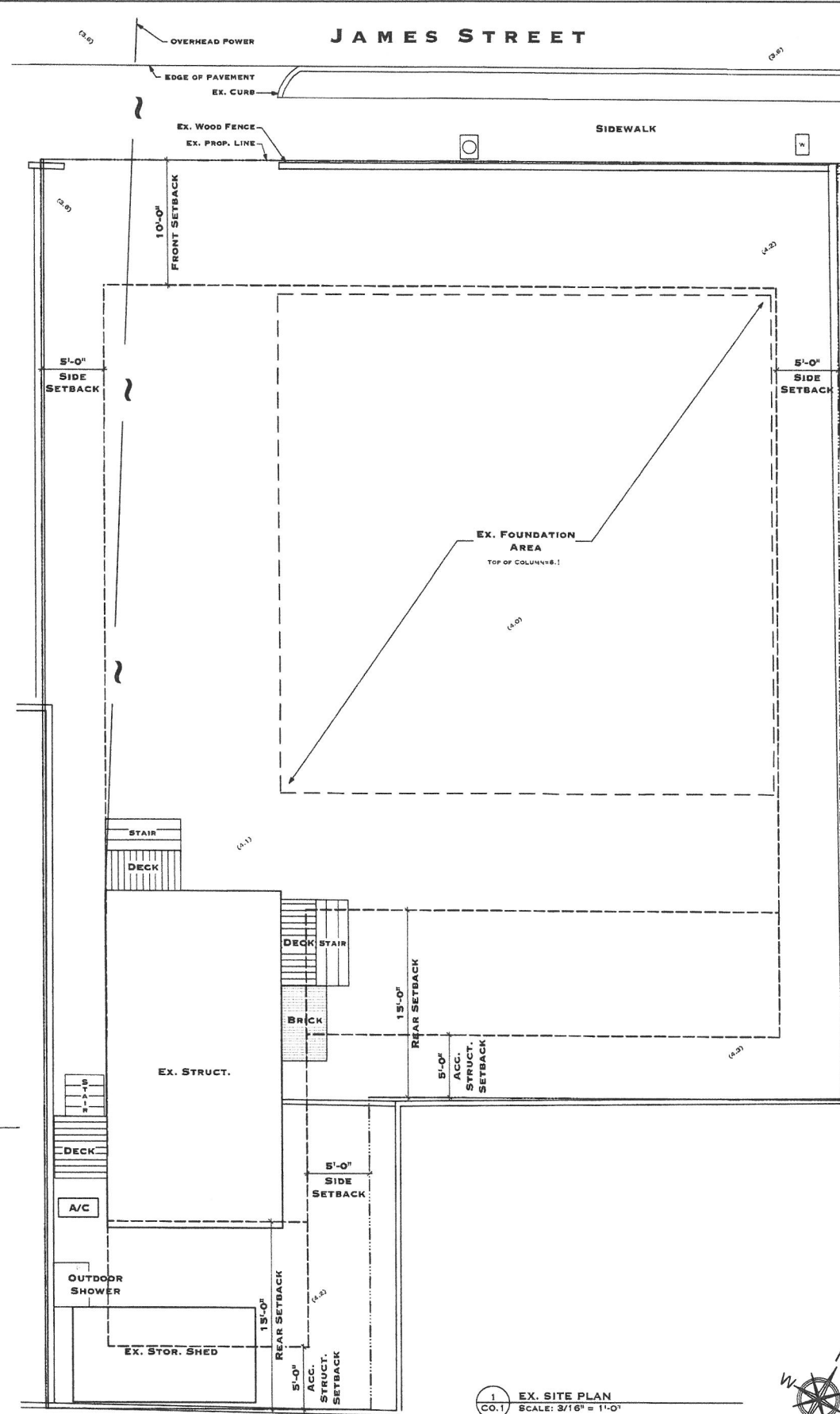
1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BRACING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIFTLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON SITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RIPPING OR TEARING. A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

GENERAL SITE NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, PORCHES AND POOL IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS, THE BUILDING LOCATION AND FINISH FLOOR LEVEL. SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS ON STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & OWNER PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & ARCHITECT. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORTABLE TOILETS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.



SURVEY & FEC FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT ORIGINAL SIGNED & SEALED SURVEY



**T.S. NEAL
ARCHITECTS INC.**
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

**FOR REVIEW
ONLY, NOT FOR
CONSTRUCTION**

**918 JAMES STREET
KEY WEST, FL 33040**

**DRAWING TITLE:
SURVEY & EXISTING SITE PLAN +
TREE PROTECTION**

**DRAWN: EDSA
CHECKED:
DATE: 10-15-2022**

REVISION # DATE

**CO.1
SHEET #**



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

SITE DATA 918 JAMES STREET RE # 00002700-000100

ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,000 SQ. FT.	5,445.79 SQ. FT.	EXISTING	SEE SURVEY
LOT SIZE	40' X 90' (MIN)	SEE SURVEY	EXISTING	SEE SURVEY
IMPERVIOUS	3,267.4 SQ. FT. (80% MAX)	566 SQ. FT. (10.4%)	2,246 SQ. FT. (41.2%)	CONFORMING
OPEN SPACE	1,906 SQ. FT. (35% MIN)	4,818 SQ. FT. (88.5%)	2,618 SQ. FT. (48%)	CONFORMING
BUILDING COV.	2,178.3 SQ. FT. (40% MAX)	469 SQ. FT. (9%)	2,163 SQ. FT. (39.7% MAX)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	308.6 SQ. FT. (30% MAX COV.) 1,028.0 SQ. FT. REAR YARD AREA	118 SQ. FT. (11.5%)	EXISTING	EXISTING (NO CHANGE)
FRONT YARD 30% GREEN SPACE COV.	319.75 SQ. FT. (50% MIN) 639.5 SQ. FT. FRONT YARD AREA	639.5 SQ. FT. (100%)	495 SQ. FT. (77.4%)	CONFORMING
SETBACKS				
SIDE SETBACK (EAST)	5'	5'-0"	EXISTING	CONFORMING
SIDE SETBACK (WEST)	5'	5'-0"	EXISTING	CONFORMING
REAR SETBACK	15'	N.A.	17'-11"	CONFORMING
FRONT SETBACK	10'	10'-9"	EXISTING	CONFORMING
BUILDING HEIGHT	30'	N.A.	29'-0" +/-	CONFORMING



- GENERAL NOTES:
- DO NOT SCALE ANY DRAWING.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
 - CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
 - ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 - ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
 - ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
 - ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
 - ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
 - ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 - ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
 - ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:	DESIGN NOTES:	SCOPE OF WORK:	SQUARE FOOT TABLE:																
		BUILDING NEW HOUSE ON EXISTING PILES WITH NEW WATER CATCHMENT SYSTEM & ADDING (2) NEW GRAVEL PARKING SPOTS. ALL EXISTING STRUCTURES TO REMAIN & ARE NOT IN SCOPE OF WORK.	<table><tr><td>1ST FLOOR CONDITIONED SPACE:</td><td>1,189.5 SQ FT</td></tr><tr><td>1ST FLOOR PORCH SPACE:</td><td>396.5 SQ FT</td></tr><tr><td> </td><td> </td></tr><tr><td>2ND FLOOR CONDITIONED SPACE:</td><td>1,249.5 SQ FT</td></tr><tr><td>2ND FLOOR PORCH SPACE:</td><td>336.5 SQ FT</td></tr><tr><td> </td><td> </td></tr><tr><td>TOTAL CONDITIONED SPACE:</td><td>2,439 SQ FT</td></tr><tr><td>TOTAL PORCH SPACE:</td><td>733 SQ FT</td></tr></table>	1ST FLOOR CONDITIONED SPACE:	1,189.5 SQ FT	1ST FLOOR PORCH SPACE:	396.5 SQ FT			2ND FLOOR CONDITIONED SPACE:	1,249.5 SQ FT	2ND FLOOR PORCH SPACE:	336.5 SQ FT			TOTAL CONDITIONED SPACE:	2,439 SQ FT	TOTAL PORCH SPACE:	733 SQ FT
1ST FLOOR CONDITIONED SPACE:	1,189.5 SQ FT																		
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TOTAL CONDITIONED SPACE:	2,439 SQ FT																		
TOTAL PORCH SPACE:	733 SQ FT																		

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION
CO.1 SURVEY & FEC + EXISTING SITE PLAN + TREE PROTECTION
A1.1 PROPOSED FLOOR PLANS + ROOF PLAN
A1.2 PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

- | | |
|----------|--------------------------|
| ADJ. | = ADJUSTABLE |
| A.F.F. | = ABOVE FINISH FLOOR |
| A.A.G. | = ABOVE ADJACENT GRADE |
| ALUM. | = ALUMINUM |
| ARCH. | = ARCHITECTURAL |
| BALC. | = BALCONY |
| BD. | = BOARD |
| C.I.P. | = CAST IN PLACE |
| C.J. | = CONTROL JOINT |
| CL. | = CLOSET |
| C. | = CENTERLINE |
| CONC. | = CONCRETE |
| COORD. | = COORDINATE |
| C.O.R. | = CROWN OF ROAD |
| D. | = DRYER |
| DIM. | = DIMENSION |
| DN. | = DOWN |
| DTL | = DETAIL |
| DW | = DISHWASHER |
| DWG | = DRAWING |
| ELECT. | = ELECTRICAL |
| ELEV. | = ELEVATOR |
| E.P. | = ELECTRICAL PANEL |
| EQ. | = EQUAL |
| EX. | = EXISTING |
| E.J. | = EXPANSION JOINT |
| F.F.E. | = FINISH FLOOR ELEVATION |
| FIN. | = FINISH |
| FREZ. | = FREEZER |
| GYP. BD. | = GYPSUM WALL BOARD |
| HORZ. | = HORIZONTAL |
| HR. | = HOUR |
| MAX. | = MAXIMUM |
| MECH. | = MECHANICAL |
| MIC. | = MICROWAVE OVEN |
| MIN. | = MINIMUM |
| M.R. | = MOISTURE RESISTANT |
| N.A. | = NOT APPLICABLE |
| N.I.C. | = NOT IN CONTRACT |
| O.H. | = OPPOSITE HAND |
| PT. | = PAINTED |
| P.T. | = PRESSURE TREATED |
| R.A. | = RETURN AIR |
| REF. | = REFERENCE |
| REFR. | = REFRIGERATOR |
| REQ. | = REQUIRED |
| SCHED. | = SCHEDULE |
| S.F. | = SQUARE FOOT |
| SIM. | = SIMILAR |
| STOR. | = STORAGE |
| STRUCT. | = STRUCTURAL |
| SQ. | = SQUARE |
| TL | = TILE |
| TYP. | = TYPICAL |
| U.C. | = UNDER COUNTER |
| U.N.O. | = UNLESS NOTED OTHERWISE |
| VERT. | = VERTICAL |
| V.I.F. | = VERIFY IN FIELD |
| W | = WASHER |
| W/ | = WITH |
| WD. | = WOOD |
| W.H. | = WATER HEATER |

T.S. NEAL ARCHITECTS INC. 22974 OVERSEAS HWY CUDDOKE KEY, FL 33042 305-340-8857 251-422-9547

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

918 JAMES STREET KEY WEST, FL 33040

DRAWING TITLE: TITLE, SITE DATA, SURVEY & PROJECT INFORMATION

DRAWN: EDSA CHECKED: DATE: 10-15-2022

REVISION # DATE

T1.1 SHEET #

TSN T S NEAL ARCHITECTS INC

Year 10 BPAS



WARRANTY DEED & DEED RESTRICTION

Prepared by:
Joe Miklas, Esq.
Joe Miklas, P.A.
P.O. Box 366
Islamorada, FL 33036

Doc# 1625323 02/01/2007 3:36PM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

02/01/2007 3:36PM
 DEED DOC STAMP CL: MANIA \$0.70

Parcel ID Number: 00002690-000000

Doc# 1625323
 Bkn 2250 Pgn 2207

Quitclaim Deed

This Quitclaim Deed, Made this _____ day of **January**, 2007 A.D., **Between**
D.J.M. Developments, LLC, a Florida limited liability company

of the County of **Monroe**, State of **Florida**, **grantor**, and
Donal Morris Sr. and Donal Morris, Jr. and Jeffrey Morris and Gregory
Morris, as joint tenants with rights of survivorship
 whose address is: **606 Truman Avenue, Unit 6, Key West, FL 33040**

of the County of **Monroe**, State of **Florida**, **grantees.**
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
 granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of **Monroe** State of **Florida** to wit:

SEE EXHIBIT "A"

The preparer of this instrument was neither furnished with, nor requested to review, an abstract
 on the described property and therefore expresses no opinion as to condition of title.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise
 appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for
 the use, benefit and profit of the said grantees forever.

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

Signed, sealed and delivered in our presence:

D.J.M. Developments, LLC, a Florida
limited liability company

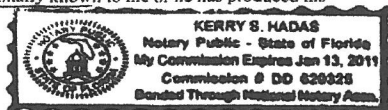
Michelle Gail
 Printed Name: Michelle Gail
 Witness

By: [Signature] (Seal)
Donal Morris, Sr.
Managing Member
 P.O. Address: 606 Truman Avenue, Unit 6, Key West, FL 33040

[Signature]
 Printed Name: Berry Hadas
 Witness

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 30th day of January, 2007 by
Donal Morris, Sr., Managing Member of D.J.M. Developments, LLC, a
Florida limited liability company
 he is personally known to me or he has produced his _____
 as identification.



[Signature]
 Printed Name: Berry Hadas
 Notary Public
 My Commission Expires: _____

DJM

Laser Generated by ® Display Systems, Inc., 2007 (961) 761-5555 Form FLQCD-1

RJL

Doc# 1825323
Bk# 2269 Pg# 2208

EXHIBIT "A"

All that certain parcel of land lying and being in the County of Monroe County and State of Florida, more particularly described as follows:

Part of Lot 1 in Square 20, according to the map or plan of the City of Key West delineated in February, 1829 by William A. Whitehead and described as follows"

COMMENCING at the intersection of the Southwesterly right of way line of Grinnell Street with the Southeasterly right of way line of James Street and run thence Southwesterly along the Southeasterly right of way line of the said James Street for a distance of 62.00 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said James Street for a distance of 63.75 feet; thence Southeasterly and at right angles for a distance of 100.00 feet; thence Northeasterly and at right angles for a distance of 25.75 feet; thence Northwesterly and at right angles for a distance of 25.00 feet; thence Northeasterly and at right angles for a distance of 38.00 feet; thence Northwesterly and at right angles for a distance of 75.00 back to the Point of Beginning.

Parcel I.D. # 00002690-000000 Alternate Key # 1002780

**MONROE COUNTY
OFFICIAL PUBLIC RECORD**

This Document Prepared By and Return to:
 JOHN M. SPOTTSWOOD, JR., ESQ.
 SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
 500 FLEMING STREET
 KEY WEST, FL 33040

MONROE COUNTY
 OFFICIAL RECORDS

FILE #1428454
 BK#1979 PG#1750

RCD Mar 02 2004 03:35PM
 DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 7385.00
 03/02/2004 DEP CLK

Parcel ID Number:

Warranty Deed

This Indenture, Made this 24th day of February, 2004 A.D., Between ANTHONY CHERRY, a single man

of the County of Monroe, State of Florida, grantor, and D.J.M. DEVELOPMENTS, L.L.C., a Florida Limited Liability Company

whose address is: 606 Truman Avenue, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

All that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:
 Part of Lot 1 in Square 20 according to the map or plan of the City of Key West delineated in February, 1829 by William A. Whitehead and described as follows:

COMMENCING at a point on a 20 foot Alleyway which Alleyway is now known as James Street, 150 feet, 9 inches from the corner of Grinnell and James Streets, and running thence along said James Street in a Southwesterly direction 40 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 40 feet; thence at right angles in a Northwesterly direction 100 feet to the Place of Beginning on James Street.

ALSO

Part of Lot 1 of Square 20 on the Island of Key West according to William A. Whitehead's map delineated in February, A.D., 1829:
 COMMENCING at the corner of James and Grinnell Streets and running thence along said Grinnell Street in a Southeasterly direction 75 feet; thence in a Southwesterly direction 100 feet; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Southwesterly direction 50 feet, 9 inches; thence at right angles in

(Continued on Attached)

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

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

Signed, sealed and delivered in our presence:

Printed Name: JOHN M. SPOTTSWOOD, JR.
 Witness

Printed Name: ROBIN R. GEDMIN
 Witness

Anthony Cherry (Seal)
 ANTHONY CHERRY
 P.O. Address: 2446 N. Roosevelt Blvd., FMB19, Key West, FL 33040

STATE OF Florida
 COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 24th day of February, 2004 by ANTHONY CHERRY, a single man, by PETER H. BATTY, as agent and attorney-in-fact he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name: Robin R. Gedmin
 Notary Public
 My Commission Expires April 1, 2007
 BONDING THROUGH TROY FARM INSURANCE, INC.

Warranty Deed - Page 2

Parcel ID Number:

FILE #1428454
BK#1979 PG#1751

a Northwesterly direction 100 feet to James Street; thence at right angles in a Northeasterly direction 150 feet, 9 inches, to the Place of Beginning.

LESS

On the Island of Key West, Monroe County, Florida, and known as a part of Lot 1, Square 20 on William A. Whitehead's map, delineated A.D. 1829, and being more particularly described as follows:
COMMENCING at the intersection of the Westerly right-of-way line of Grinnell Street with the Southerly right-of-way line of James Street; thence Southeasterly along the Westerly right-of-way line of Grinnell Street a distance of 75.0 feet to a point; thence Southwesterly at right angles a distance of 62.0 feet to a point; thence Northwesterly at right angles a distance of 75.0 feet to a point on the Southerly right-of-way line of James Street; thence Northeasterly at right angles a distance of 62.0 feet along aforesaid right-of-way line to the Point of Beginning.

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2004 and subsequent years.

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1705485 07/28/2008 12:38PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and Return to:
Larry R. Erskine, Esq.
P.O. Box 1409
Key West, FL 33011-1409
(305) 809-3770

Doc# 1705485
Bk# 2373 Pg# 1143

DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS

This Declaration of Affordable Housing Restrictions (hereinafter "Declaration") is made and entered into this 11th day of July, 2008, by Donal Morris, Sr., Donal Morris, Jr., Jeffrey Morris, and Gregory Morris (hereinafter "Declarant"), whose principal mailing address is 606 Truman Avenue, Unit 6, Key West, FL, 33040.

This Declaration applies to the rear unit on the real property located at 918 James Street, in Key West, Florida, which is more fully described in the Legal Description attached hereto and incorporated herein as Exhibit A (hereinafter "Property").

WHEREAS, the Property is subject to regulation pursuant to Sections 122-1465 through 122-1500 of the Code of Ordinances of the City of Key West, Florida, as amended from time to time ("Work Force Housing Ordinance"), which ordinance establishes affordable housing categories to facilitate the development of housing designed to meet the needs of people employed by the local economy, establishes eligibility requirements for occupants of work force housing, and restricts the sales price of the Property and requires that the Property be sold at a price substantially less than fair market value to a purchaser within a specific income range; and

WHEREAS, Declarant as well as subsequent purchasers and tenants will benefit from the limitations and regulations placed on the Property by operation of this Declaration; and,

WHEREAS, the intent of the City of Key West (hereinafter "City") in imposing reasonable regulations on the Property is to establish and maintain the affordability of the Property for persons with incomes within a specified range; and

WHEREAS, the intent of Declarant is to preserve through this Declaration the affordability of the Property and to assign to the City the right to enforce compliance with this Declaration; and

NOW, THEREFORE, the Declarant agrees that the Property shall be held and conveyed subject to the following affordable housing restrictions, covenants and conditions, which shall run with the Property and be binding on all parties having

Doc# 1705485
Bk# 2373 Pg# 1144

any right, title or interest in the Property or any part thereof, their heirs, successors and assigns for the entire term of this Declaration.

I. DEFINITIONS

- A. "Declarant" shall mean the owner of the Property and any subsequent purchaser, devisee, transferee, grantee or holder of title of the Property or any portion of the Property.
- B. "Transfer" means any sale, assignment or transfer, voluntary, involuntary or by operation of law (whether by deed, contract of sale, gift, devise, bequest, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in the Property, including but not limited to, a fee simple interest, a joint tenancy interest, a life estate, a leasehold interest, or an interest evidenced by a land contract by which possession of the Property is transferred and Declarant retains title.
- C. "Transferee" shall mean an individual, or individuals, who receive a Transfer of the Property from the Declarant.

All other terms shall have the same meaning given to them in the City's Work Force Housing Ordinance.

II. TERM AND ENFORCEABILITY

A. This Declaration shall run with the Property and bind the Declarant, his or her heirs, legal representatives, executors, successors in interest and assigns, for a period of fifty (50) years from the effective date of this Declaration. At any time during the final year of the restriction, the City, at its sole discretion, may act by Resolution to renew this Declaration for an additional 50-year term.

B. The Property is held and hereafter shall be held, conveyed, encumbered, used, rented, leased and occupied subject to these covenants, conditions, restrictions and limitations. All of the herein-stated covenants, conditions, restrictions and limitations are intended to constitute both equitable servitudes and covenants running with the land.

C. Any transferee or purchaser of the Property, or of any portion of or interest in the Property, by the acceptance of a deed therefore, whether from Declarant or from any subsequent purchaser of the Property, or by the signing of a contract or agreement to purchase the same, shall, by the acceptance of such deed or by the signing of such contract or agreement, be deemed to have consented to and accepted the covenants, conditions, restrictions and limitations set forth herein.

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Bk# 2373 Pg# 1145

D. In order to preserve through this Declaration the affordability of the Property for persons with incomes within a specified range, the Declarant hereby grants and assigns to the City the right to monitor and enforce compliance with this Declaration. Declarant otherwise reserves the rights necessary to implement the provisions of this Declaration.

III. OCCUPANCY, LEASING AND USE OF THE PROPERTY

A. The subject property shall be operated, managed and otherwise administered as affordable work force housing and such other uses incidental to residential use as may be permitted by local zoning and land use regulations.

1. Occupancy shall be restricted to households or persons who derive at least 70 percent of its or his/her total income from gainful employment in Monroe County.

2. At the time the subject unit is leased, the total income of the eligible household or persons shall not exceed 120 percent of the median household income for Monroe County (adjusted for family size). During the occupancy of the rental unit, the household's income may increase to an amount not to exceed 160 percent of the median household income for Monroe County (adjusted for family size). In such event, the tenant's occupancy shall terminate at the end of the existing lease term.

3. The monthly rent for the rental unit, not including utilities, shall not exceed 30 percent of that amount which represents 120 percent of the monthly median household income of Monroe County (adjusted for family size).

4. Eligibility is based on proof of legal residence in Monroe County for at least one consecutive year.

5. Priority shall be given to families of four or more members for larger sized affordable work force housing units.

6. The income of eligible households shall be determined by counting only the first and highest paid 40 hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the City, only the highest 60 hours of combined

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Bk# 2373 Pg# 1146

employment shall be counted. The income of dependents regardless of age shall not be counted in calculating a household's income.

7. In the event that a tenant's income shall exceed the maximum allowable income under this section and such shall occur for the first time during the last three months of a tenancy, then the landlord and tenant may extend a lease for a period of one year at the affordable rate.

8. The board of adjustment may review a household's income and unique circumstances to determine eligibility and conformance with the intent of this ordinance to assure that people in need are not excluded and people without need are not included.

IV. DEFAULTS AND REMEDIES: ASSIGNMENT OF RENTS

A. Upon any violation of the provisions of this Declaration the City may declare a default under this Declaration by delivering written notice thereof to the Declarant. After providing written notice of default, the City may apply to a court of competent jurisdiction for specific performance of the Declaration, for an injunction prohibiting a proposed sale or transfer in violation of this Declaration, for a declaration that a prohibited transfer is void, or for any such other relief as may be appropriate.

B. Assignment of rents: Declarant hereby assigns to City the right to receive the rents due or collected during the entire period the Property is occupied in violation of any of the terms of this Declaration.

C. The remedies stated herein shall not be exclusive, but shall be cumulative to all other remedies and rights the parties may lawfully exercise.

V. REQUIREMENTS FOR WRITTEN REPORTS FROM DECLARANT

Declarant shall provide a written report to the City each year on January 1 or on such other date as specified by the City in writing, which includes a statement that Declarant has complied with all provisions of this Declaration, or includes Declarant's explanation of any violation of any provision of this Declaration. The report shall be submitted within thirty (30) days of the specified date to the City, or to such other person or address designated by the City. Failure to provide a report in a timely manner, or any misrepresentations on the report, shall constitute a default under this Declaration.

Doc# 1705485
Bk# 2373 Pg# 1147

VI. GENERAL PROVISIONS

A. The City may assign its rights and delegate its duties hereunder in writing without the consent of Declarant. Upon such assignment the City shall notify the Declarant.

B. If any action is brought to enforce the terms of this Declaration, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

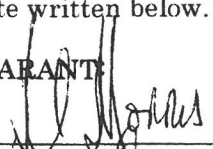
C. If any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Declaration, and this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

D. The terms of this Declaration shall be interpreted under the laws of the State of Florida and venue shall lie in Monroe County, Florida.

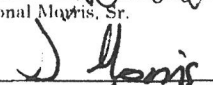
E. All notices required herein shall be sent by certified mail, return receipt requested, to the Declarant at the address of the Property and to the City or its designee at 525 Angela street, Key west, FL, 33040, or such other address that the City may subsequently provide in writing to the Declarant.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the date written below.

DECLARANT:



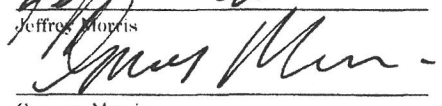
Donal Morris, Sr.



Donal Morris, Jr.



Jeffrey Morris



Gregory Morris



Date 7/11/08



Date 7/11/08



Date 7/11/08



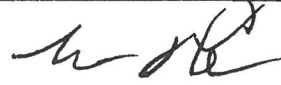
Date 7/4/08

Doc# 1705485
Bk# 2373 Pg# 1148

STATE OF FLORIDA
COUNTY OF MONROE

Sworn to or affirmed and subscribed before me this 11TH day of JULY, 2008, by Donal Morris, Sr., Donal Morris, Jr., Jeffrey Morris, and Gregory Morris who are personally known to me or have produced FL. DL., PASSPORT, PERM. RESIDENCE CARD as identification.

NOTARY SEAL:



NOTARY PUBLIC



LARRY R. ERSKINE
MY COMMISSION # DD 357231
EXPIRES: October 8, 2008
Bonded Third Budget Notary Services

Doc# 1705485
Bk# 2373 Pg# 1149

EXHIBIT "A"

All that certain parcel of land lying and being in the County of Monroe County and State of Florida, more particularly described as follows:

Part of Lot 1 in Square 20, according to the map or plan of the City of Key West delineated in February, 1829 by William A. Whitehead and described as follows"

COMMENCING at the intersection of the Southwesterly right of way line of Grinnell Street with the Southeasterly right of way line of James Street and run thence Southwesterly along the Southeasterly right of way line of the said James Street for a distance of 62.00 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said James Street for a distance of 63.75 feet; thence Southeasterly and at right angles for a distance of 100.00 feet; thence Northeasterly and at right angles for a distance of 25.75 feet; thence Northwesterly and at right angles for a distance of 25.00 feet; thence Northeasterly and at right angles for a distance of 38.00 feet; thence Northwesterly and at right angles for a distance of 75.00 back to the Point of Beginning.


Parcel I.D. # 00002690-000000 Alternate Key # 1002780

**MONROE COUNTY
OFFICIAL RECORDS**

**MONROE COUNTY
OFFICIAL PUBLIC RECORD**



FGBC CHECKLIST

	A	B	C	D	E	F	G	H	I
1									
2									
3									
4									
5	Florida Green Home Standard								
6	Version 11 Rev 0.0								
7	Pre-Application & Request for Yard Sign								
8	<i>(Use this form to order an "Application Pending Yard Sign for site use during construction)</i>								
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:	918 James 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								
45	PH: 407-777-4914	Email: info@floridagreenbuilding.org							
46	Fax: 407-777-4915								

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (Required)					
8	Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://spaces.hightail.com/uplink/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	FGBC					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Single Family New and Existing Home Fees					
21	Fee	Builder or Homeowner Must Be Member				
22	\$75	Member of FGBC and FHBA				
23	\$100	Member of FGBC or FHBA				
24	\$125	Non Member				
25	Multi-Family Fees					
26	Multi-family applications: Use TAB 18					
27						
28	Additional Options					
29	\$38	FGBC Certified Home Bronze Plaque				
30	\$40	Florida Water Star Certification				
31	Free	FGBC Certified Home Yard Sign (Electronic Version)				
32	Builder Information					
33	Name:	To Be Determined				
34	Company:					
35	Address:					
36	City/ST/Zip:					
37	Phone:					
38	E-mail:					
39	DBPR License #:					
40	FGBC Member #:					
41	FHBA Member #:					
42	Signature					
43						
44	Certifying Agent Information					
45	Name:	To Be Determined				
46	Company:					
47	Address:					
48	City / Zip:					
49	Phone:					
50	Fax:					
51	E-mail:					
52	CA Registration #:					
53	Signature:					
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.					

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: 918 James 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: Don Morris

Company: N/A

Address: 918 James Street

City/ST/Zip: Key West FL 33040

Phone: c/o 305-293-8983

E-mail: Thomas@OwenTrepanier.com

Date: 10/18/2022

	A	B	C	D	E	F
55						
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)			100	Please refer to Standards Documents and Green Home Reference Guide for additional information.	
58	Points Toward Qualification (points over category maximums excluded)			137		
59	Total Points Achieved			139		
60						
61	Category		Your Score		Required Min - Max	
62	Category 1: Energy		75		30 - 75	
63	Category 2: Water		15		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		10		10 - 35	
68	Category 7: Disaster Mitigation		5		5 - 30	
69	Category 8: General		0		0 - 40	
70	Total:			137		
71	Total Needed:			100		
72	Certified Home Score			137		
73	Certification Level			Silver		

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|----------------------------------|----------------------------------|
| P3.01 | <input type="text" value="Yes"/> | Landscape Considerations |
| | <input type="text" value="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 RatingE1.01 **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	0	1	Thermal Bypass Inspection
E2.02	-	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	0	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	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	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	0	1	Insulate all hot water pipes
E2.18	0	1	Energy-efficient clothes dryers
E2.19	0	1	Energy-efficient ovens/ranges
E2.20	0	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	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
	77	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

Category Minimum 15 / Category Maximum 40

Revised 3-27-18

New ☐ Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

W2.01	<input type="checkbox"/>	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.01	<input type="checkbox"/>	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

W4.01	<input type="checkbox"/>	2	Water for irrigation
W4.02	<input type="checkbox"/>	2	Meter on reclaimed irrigation system
W4.03	<input type="checkbox"/>	2	Volume-based pricing arrangement
W4.04	<input type="checkbox"/>	2	For toilet flushing

W5 Installed Landscape

W5.01	N/A	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	<input type="checkbox"/>	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 0% :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	<input type="checkbox"/>	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	<input type="checkbox"/>	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	<input type="checkbox"/>	1	Non-Cypress mulch used
W5.09	<input type="checkbox"/>	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	<input type="checkbox"/>	10	No permanent installed irrigation system
W6.02	<input type="checkbox"/>	2	Innovative irrigation technology
W6.03	<input type="checkbox"/>	3	Landscape irrigated to FGBC standard 0 Separate zones for turf and landscape beds - multi program controller 0 High-volume irrigation does not exceed 60% of landscape area 0 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	<input type="checkbox"/>	1	Pressure compensating spray heads installed in spray zones
	OR	0	Pressure regulating valves are installed for spray zones
W6.05	<input type="checkbox"/>	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	<input type="checkbox"/>	2	High volume irrigated areas have matched precipitation rates
W6.07	<input type="checkbox"/>	1	Pop-up sprinkler heads significantly rise above turf grass height
W7 Additional Water Certification Requirements			
W7.01	<input type="checkbox"/>	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	<input type="checkbox"/>	2	Florida Friendly Landscape™ Program New Construction Certification
	<input type="checkbox"/>	15	56 Total Points

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

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

Credentials of Auditor:

0

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
			0 % 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
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			- Medical or dental office
			Yes Pharmacy
			Yes Police station
			Yes Post office
			0 Place of worship
			Yes Restaurant
			0 School
			0 Supermarket
			- 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
-------	---	-------	----------------------------------

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	0	1	Recycled content paint
M1.09	0	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	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	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed
	10	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

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	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	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			-	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			-	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

Fire (must incorporate all three for 3.1)

DM3.01	0	3	0	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			0	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
			0 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
--------	---	---	------------------------------

5 47 Total Points

5 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 0 - 25 Conditioned house size (*enter no if not claiming any points*)
 :square feet of conditioned area

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

56 Total Points

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

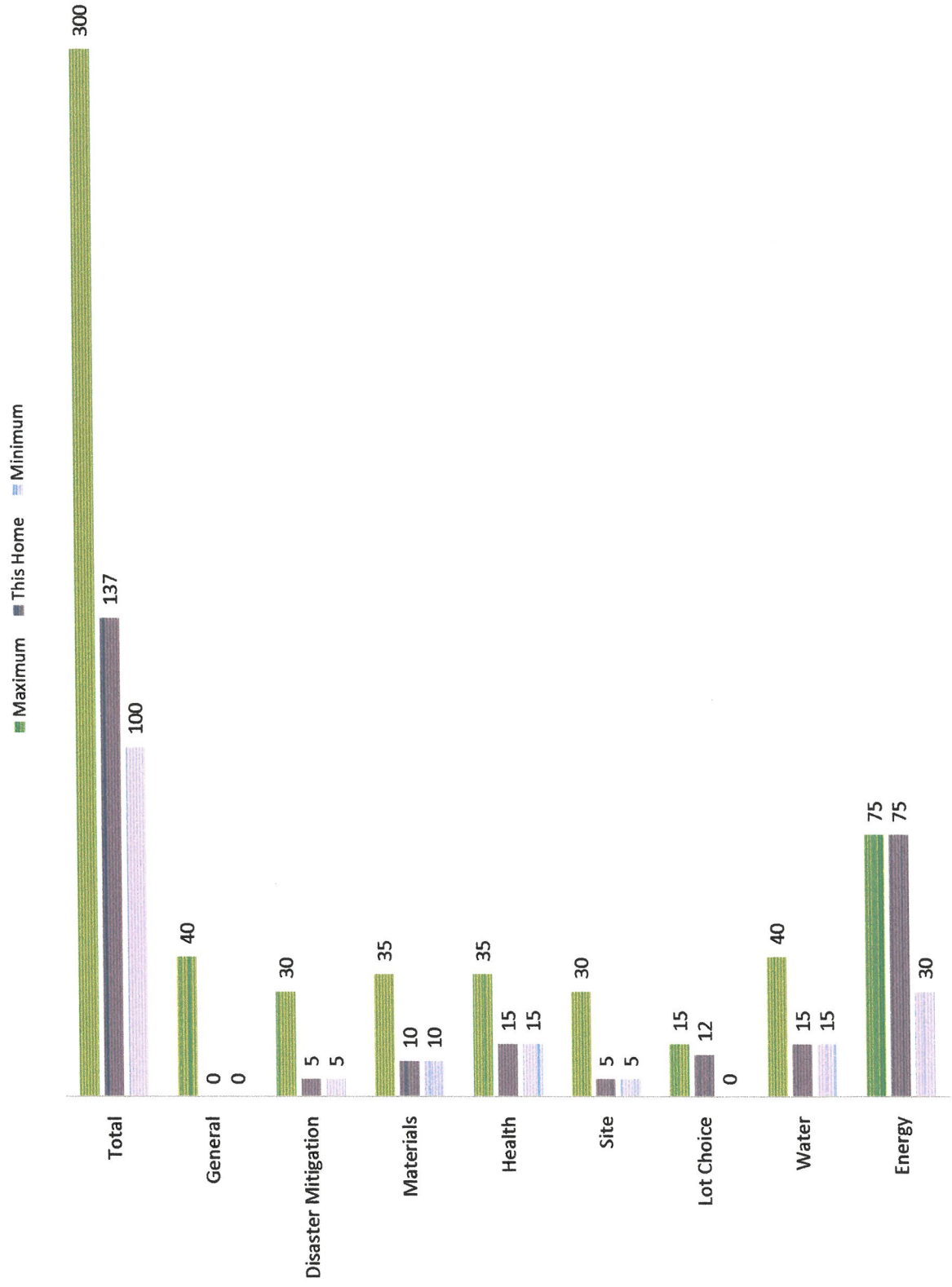
Certifying Agent Category 8:

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	15	15 - 40	
Category 3: Lot Choice	12	0 - 15	
Category 4: Site	5	5 - 30	
Category 5: Health	15	15 - 35	
Category 6: Materials	10	10 - 35	
Category 7: Disaster Mitigation	5	5 - 30	
Category 8: General	0	0 - 40	
Total:	137		
Total Need:	100		
Certified Home Score	137		
Certification Level:	Silver		

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

Home Address
918 James Street Key West FL 33040

FGBC Green Home Certification Summary Chart



Year 10 BPAS



PROPERTY RECORD CARD

Monroe County, FL

Disclaimer

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

Summary

Parcel ID 00002700-000100
Account# 9102630
Property ID 9102630
Millage Group 10KW
Location 918 JAMES ST, KEY WEST
Address
Legal KW PT LOT 1 SQR 20 OR331-440/41 OR387-825/26 OR403-457/58 OR451-500/01
Description OR494-1054 OR581-48 OR594-624 OR659-193/94 OR905-292/93 OR905-2290/91
OR920-184 OR1089-912/13 OR1462-1835/36 OR1583-884/86 OR1867-1444/45
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OR2373-1132/38 OR2373-1143 OR3004-1931 OR3099-1832
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property MULTI-FAMILY DUPLEX (0802)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Yes
Housing



9102630 918 JAMES ST 06/30/21

Owner

[MORRIS JR DONAL](#)
 918 James St
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$134,318	\$114,659	\$117,265	\$101,283
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$855,089	\$648,342	\$594,146	\$572,256
= Just Market Value	\$989,407	\$763,001	\$711,411	\$673,539
= Total Assessed Value	\$839,301	\$763,001	\$477,498	\$434,089
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$989,407	\$763,001	\$711,411	\$673,539

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,425.00	Square Foot	0	100

Buildings

Building ID 6061
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 688
Finished Sq Ft 676
Stories 1 Floor
Condition AVERAGE
Perimeter 156
Functional Obs 0
Economic Obs 0
Depreciation % 15
Interior Walls DRYWALL

Exterior Walls HARDIE BD
Year Built 2009
EffectiveYearBuilt 2009
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR NON-DC
Bedrooms 2
Full Bathrooms 1
Half Bathrooms 1
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	676	676	156
OPU	OP PR UNFIN LL	12	0	14
TOTAL		688	676	170

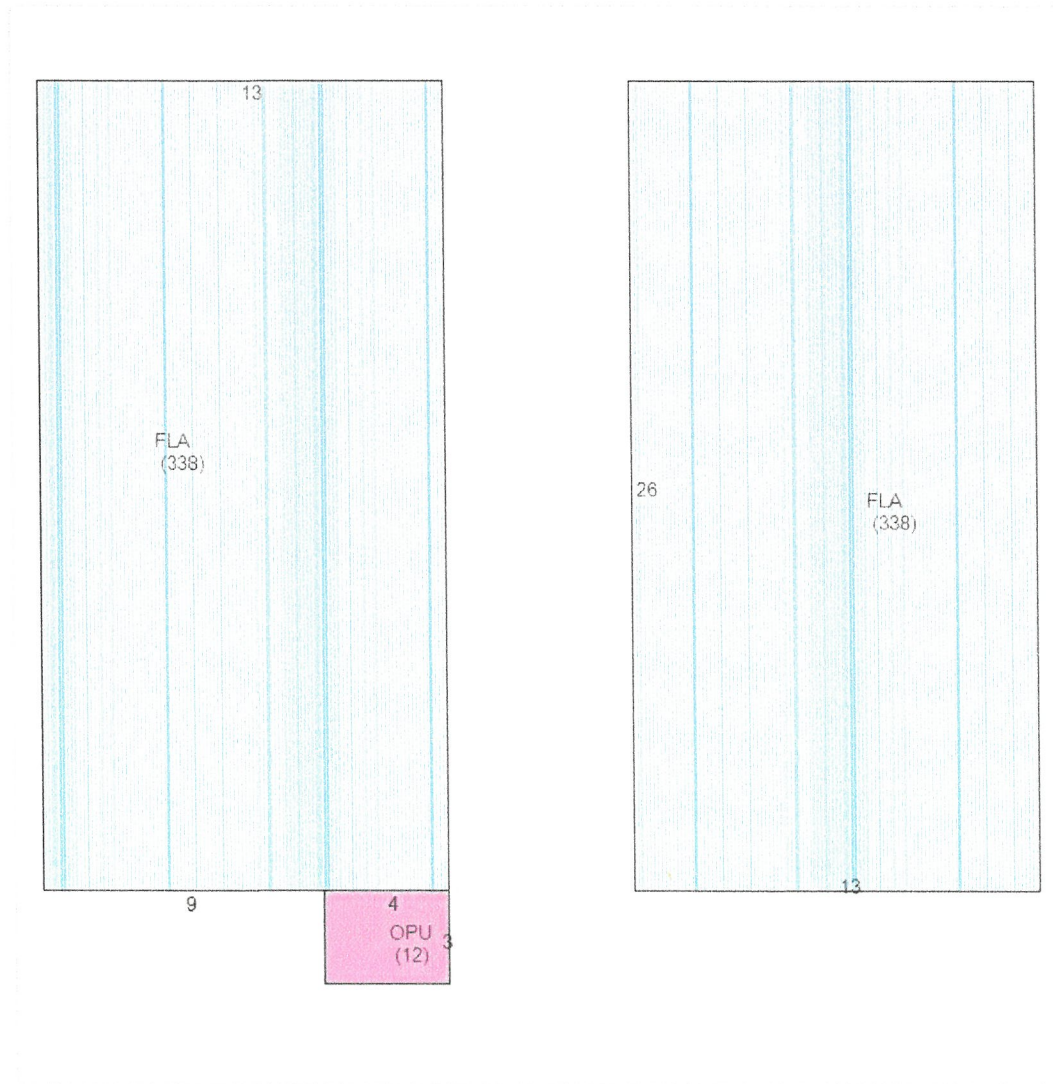
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/19/2019	\$0	Death Certificate	2252825	3004	1931	11 - Unqualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

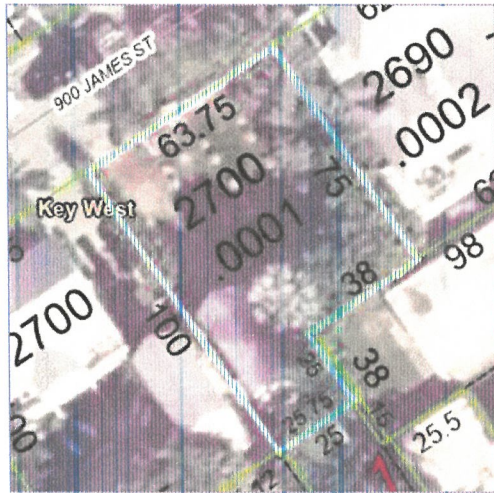
Sketches (click to enlarge)



Photos



Map



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Monroe County, FL

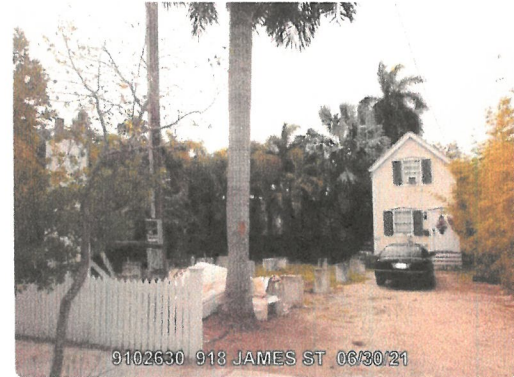
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Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR NON-DC
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Full Bathrooms 1
Half Bathrooms 1
Grade 450
Number of Fire Pl 0

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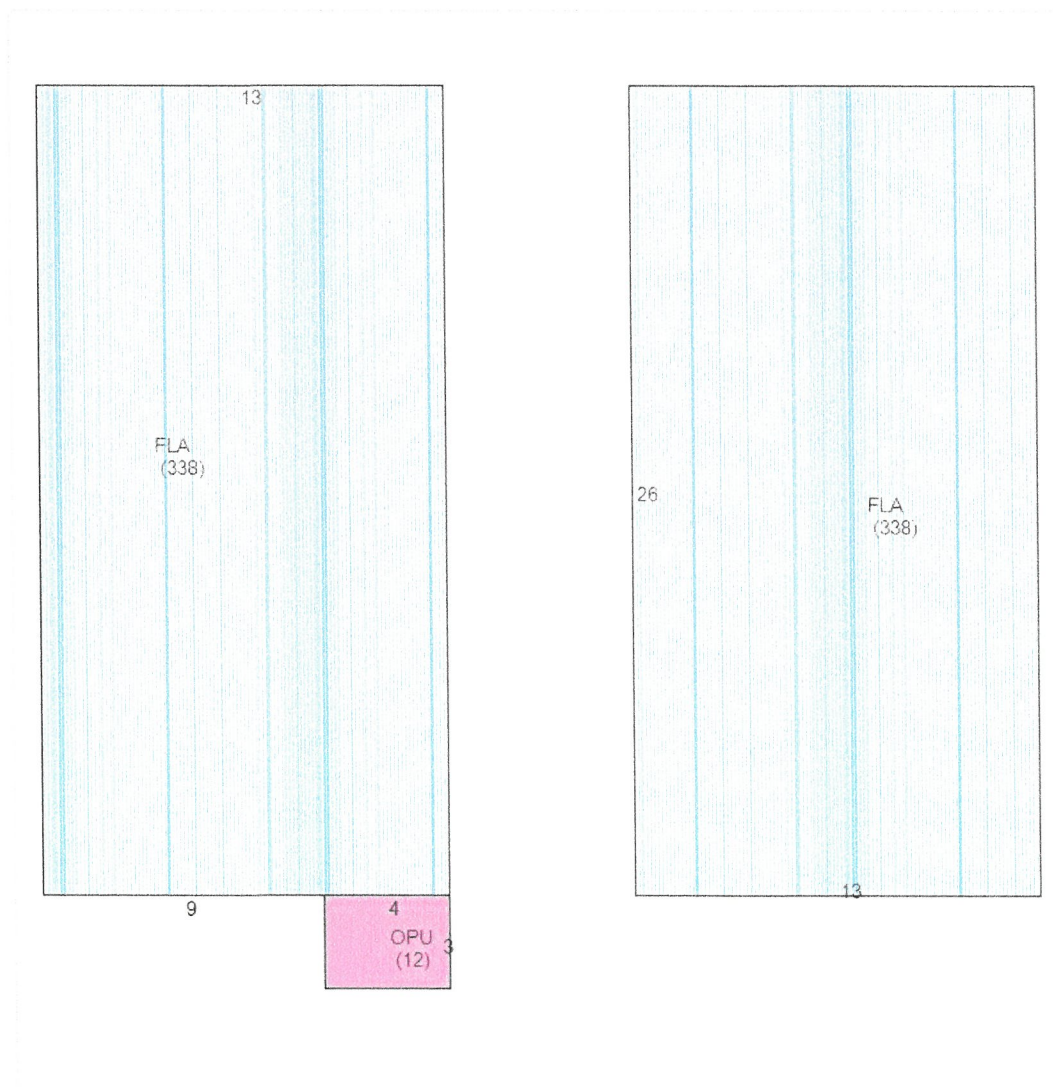
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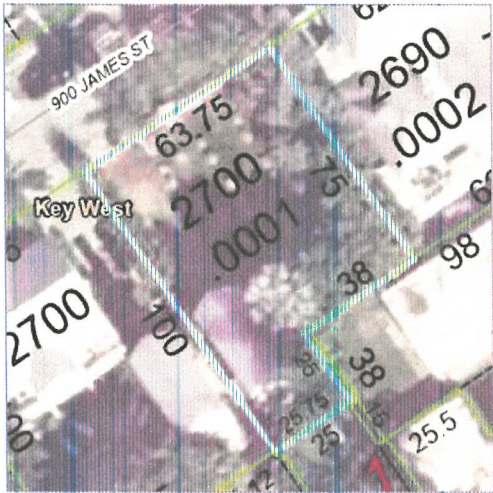
Sketches (click to enlarge)



Photos



Map



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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 MORRIS				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 918 JAMES STREET (FRONT)				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00002700-000100) (KW PT LOT 1 SQR 20)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>24.5608 N</u> Long. <u>-81.7984 W</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>5</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 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7
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 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. 918 JAMES STREET (FRONT)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

Benchmark Utilized: BASIC Vertical Datum: 1929

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

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

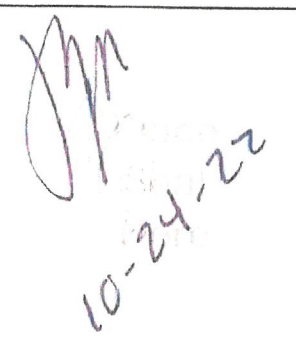
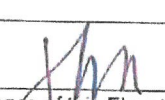
Datum used for building elevations must be the same as that used for the BFE.

- | | | Check the measurement used. |
|---|-------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>8.7</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>18.5</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input 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) | <u>8.7</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>3.6</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>4.2</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>3.6</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name J. LYNN O'FLYNN	License Number 6298		
Title P.S.M.			
Company Name J. LYNN O'FLYNN, INC.			
Address 3430 DUCK AVENUE			
City KEY WEST	State Florida		ZIP Code 33040
Signature 	Date 10-24-2022	Telephone (305) 296-7422	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)

C2. e) - AIR CONDITIONER UNIT

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

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.
918 JAMES STREET (FRONT)

Policy Number:

City
KEY WESTState
FloridaZIP 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 _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ 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 _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ 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? ☐ Yes ☐ No ☐ 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

☐ 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.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
918 JAMES STREET (FRONT)

City
KEY WEST

State
Florida

ZIP Code
33040

FOR INSURANCE COMPANY USE

Policy Number:

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. ☐ 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. ☐ 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. ☐ 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: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement)
of the building:

_____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site:

_____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation:

_____ ☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

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

☐ Check here if attachments.

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

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.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
918 JAMES STREET (FRONT)City
KEY WESTState
FloridaZIP Code
33040**FOR INSURANCE COMPANY USE**

Policy Number:

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

Clear Photo One

Photo Two

Photo Two Caption

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.
918 JAMES STREET (FRONT)

Policy Number:

City

State

ZIP Code

Company NAIC Number

KEY WEST

Florida

33040

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

Clear Photo Three

Photo Four

Photo Four Caption

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:** 918 James. 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:

JFS
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> </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 0

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

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

Thomas Francis-Siburg
Signature of applicant

11/4/22
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 Donal Morris, Jr. (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 1st Street, #101
Key West, FL 33040

**Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS) Application
918 James Street (RE #00002700-000100)**

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 918 James Street, more specifically RE #00002700-000100. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the Planning Department staff comments related to the review of the application.

Completeness

- The application is missing the following:
 - Solution Statement: The solution statement submitted with the application is in reference to property located at 704 Russell Lane. Please submit a solution statement for the subject property.
- The following document was included with the application, but cannot be accepted:
 - Warranty Deed: The submitted warranty deed names D.J.M. Developments, LLC as grantee of the property. An additional quit claim deed was submitted, naming D.J.M. Developments, LLC as the grantor and Donal Morris Sr., Donal Morris Jr., Jeffrey Morris, and Gregory Morris as joint tenant grantees. Please provide a warranty deed reflecting Donal Morris Jr. as grantee, or provide evidence Donal Morris Jr. is part of D.J.M. Developments, LLC, who is named grantee on the warranty deed.

BPAS Prerequisites

- ☐ Sec. 108-997 (b) (1) a. - The submitted FGBC checklist gives this home a score of 137, resulting in the "Silver" certification level.
Status: Verified



THE CITY OF KEY WEST

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

Applicant Action: None for prerequisite qualification; however, the applicant has the potential to claim 20 points for achieving Green Building Certification Upgrade 1 (FGBC Silver), pursuant to Section 108-997(c)(1) e.

- ☐ Sec. 108-997 (b) (1) b. – Sheet A1.2 reflects the first finished floor at 8.67 feet NGVD. The parcel is in the AE-7 flood zone, which has a Base Flood Elevation (BFE) of 7 feet.
Status: Verified.

Applicant Action: None for the prerequisite qualification; however, the applicant has the potential to claim 5 points for building more than 1.5 feet higher than the base flood elevation, pursuant to Section 108-997(c)(1) a.

- ☐ Sec. 108-997 (b) (1) c. - Sheet A1.1 reflects a rainwater cistern in the rear yard of the proposed structure, the plans state the cistern will hold a minimum of 300 gallons, or an amount equivalent to 100% of the new roof area, whichever is great.
Status: Verified.

Applicant Action: Final plans must confirm the size of the cistern to ensure compliance with Section 108-997 (b)(1) c.

BPAS Scoring Criteria

- The applicant claimed 0 points in Exhibit C “*Applicant’s Estimated Score Sheet*” and Exhibit D “*BPAS Certification Form*”.
- The applicant has the potential to claim 35 points for the following:
 - Building more than 1.5’ higher than the base flood elevation (+5)
 - Achieving Green Building Certification Upgrade 1 (FGBC Silver) (+20)
 - Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of Article V of Chapter 108 (+10)

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.



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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.

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,


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 affordable housing... (+40)</div> <div>Sec. 108-997 (c)(1)c. Voluntarily providing affordable housing ... (+60)</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 (F-GBC Silver) (+20)</div> <div>Sec. 108-997 (c)(1)f. Achieving GBC Upgrade 2 (F-GBC 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. 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



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. Don Morris, Jr.
Re: **Applicant Response to Preliminary BPAS Ranking Memo
918 James Street (RE No. 00002700-000100)**

Thank you for the preliminary BPAS Ranking Memo dated 12/02/22. The memo identified 6 actions required by, or available to, the applicant, as follows:

Required Action re: Completeness – “The solution statement submitted with the application is in reference to property located at 704 Russell Lane. Please submit a solution statement for the subject property.”

Applicant Response – Please find attached a revised solution statement to be in reference to 918 James Street.

Required Action re: Completeness – “The submitted warranty deed names D.J.M. Developments, LLC as grantee of the property. An additional quit claim deed was submitted, naming D.J.M. Developments, LLC as the grantor and Donal Morris Sr., Donal Morris Jr., Jeffery Morris, and Gregory Morris as joint tenant grantees. Please provide a warranty deed reflecting Donal Morris Jr. as grantee, or provide evidence Donal Morris Jr. is part of D.J.M. Developments, LLC, who is named grantee on the warranty deed.”

Applicant Response – Please find attached articles of incorporation of D.J.M. Developments, LLC, listing Donal Morris, Jr., as Vice-Operating Manager and the subsequent LLC annual reports continuing to list Donal Morris, Jr., as a manager of D.J.M. Developments, LLC. D.J.M. Developments, LLC, took ownership by warranty deed of 918 James Street on 02/24/2004 and subsequently transferred ownership of the property on 01/30/2007 by quitclaim deed to the parties listed above, including Donal Morris, Jr. At the time of incorporation up through the said quitclaim deed, Donal Morris, Jr., was a manager of the corporation.

Required Action re: BPAS Prerequisites – “None for prerequisite qualification; however, the applicant has the potential to claim 20 points for achieving Green Building Certification Upgrade 1 (FGBC Silver), pursuant to Section 108-997(c)(1)e.”

Applicant Response - Based on the email from Ms. Zoe Porter dated 12/21/2022 where she states, “I do not know of any pending actions that will affect Year 10’s available BPAS

pool,” no additional points are sought as part of the BPAS application for 918 James Street, because there is a surplus of units available thereby making additional points unnecessary for competition purposes.

Required Action re: BPAS Prerequisites – “None for prerequisite qualification; however, the applicant has the potential to claim 5 points for building more than 1.5 feet higher than the base flood elevation, pursuant to Section 108-997(c)(1)a.”

Applicant Response - Based on the email from Ms. Zoe Porter dated 12/21/2022 where she states, “I do not know of any pending actions that will affect Year 10’s available BPAS pool,” no additional points are sought as part of the BPAS application for 918 James Street, because there is a surplus of units available thereby making additional points unnecessary for competition purposes.

Required Action re: BPAS Prerequisites – “Final plans must confirm the size of the cistern to ensure compliance with Section 108-997 (b)(1) c.”

Applicant Response – Please find attached sheet A1.1 which has been revised to ensure compliance with Sec. 108-997 (b)(1) c. and includes the following note: “The cistern shown is based off of a 1,850 gal. under ground conc. cistern, Rain Brothers or eq. The cistern shall hold a minimum amount equivalent to 1 gal. of water per sq ft of roof. The new roof area is 1,298 sq ft”.

Required Action re: BPAS Scoring Criteria – “The applicant has the potential to claim 35 points for the following:

- Building more than 1.5’ higher than the base flood elevation (+5)
- Achieving Green Building Certification Update 1 (FGBC Silver) (+20)
- Providing on-site recreational amenities or exceeding the open space requirement of section 108-346 (b) of Article V of Chapter 108 (+10)”

Applicant Response – Based on the email from Ms. Zoe Porter dated 12/21/2022 where she states, “I do not know of any pending actions that will affect Year 10’s available BPAS pool,” no additional points are sought as part of the BPAS application for 918 James Street, because there is a surplus of units available thereby making additional points unnecessary for competition purposes.

BPAS Application
918 James Street, Key West, FL
(RE# 00002700-000100)



This application is a request for 1 non-transient market rate BPAS allocations to construct within the HMDR a new non-transient, market rate, single-family residential unit at 918 James Street.

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

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:..... 918 James Street
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 918 James Street
Owner(s):..... Donal Morris & Jeffery Morris
Architect/ Engineer:..... T.S Neal Architects
Surveyor:..... O'Flynn Surveying

Project Description (Sec. 108-229):

The proposed project site has vestigial piling columns of where a non-transient, single-family home was originally planned to be located but never constructed at 918 James Street. At the rear of the property is a small deed-restricted affordable unit. The site has a code permitted density of 2 dwelling units, and the project proposes to add a second single-family dwelling, in addition to the existing affordable unit.

The proposed development will be a single-family house.

All required parking is provided onsite.

SITE DATA:

Site Data	Permitted / Required	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	HMDR	-
FLUM	HR	HR	HR	-
FEMA Flood	AE-7	AE-7	AE-7	-
Site Size	5,446 sq ft	5,446 sq ft	5,446 sq ft	-
Height	30 ft	0 ft	≤30 ft	Complies
Building Coverage	40% (2,178 sq ft)	9% (489 sq ft)	≤40%	Complies
Impervious Surface	60% (3,267 sq ft)	10.4% (566 sq ft)	≤60%	Complies
Open Space	35% (1,906 sq ft)	88.5% (4,818 sq ft)	≥35%	Complies
Landscaping	20% (1,089 sq ft)	88.5% (4,818 sq ft)	≥20%	Complies
Density	16 du/acre (2 du)	1 du	2 du	Complies
FAR	1.0 (5,446 sq ft)	0.0	0.0	Complies
Front Setback	10 ft	10 ft	≥10 ft	Complies
Side 1 Setback	5 ft	5 ft	≥5 ft	Complies
Side 2 Setback	5 ft	5 ft	≥5 ft	Complies
Rear Setback	15 ft	0 ft	No change	Complies
Auto Parking	Existing: 1 space Proposed: 2 spaces	1 space	2 spaces	Complies

FLOOD ZONE:

The property is located within the AE-7 base flood elevation (BFE) zone (NGVD 29). Pursuant to O'Flynn Surveying the proposed elevation of the drawings are elevated more than 1.5' above the AE-7 BFE.

FUTURE LAND USE MAP DESIGNATION ("FLUM"):

The property's FLUM designation is Historic Residential ("HR") 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 ("HMDR"):

The historic medium density residential district (HMDR) is established to implement comprehensive plan policies for areas designated "HMDR" on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of the medium density residential areas within Old Town.

In addition, accessory uses, including approved home occupations conducted within the residential structure, and customary community facilities can be located in the HMDR designated area. This area shall not accommodate transient residential uses, including guest homes, motels, or hotels. Similarly, the area shall not accommodate commercial office, retail, or other commercial uses. Lawfully existing office or commercial uses shall be permitted to

continue to exist as lawful nonconforming uses if such uses continue to comply with conditions invoked when the respective uses were approved.

Residential Developments (Sec. 108-231):

The proposed non-transient market rate project proposes a 2 bed/2.5 bath single-family development of approx. 2000 sq. ft.

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 create a fully compliant, historic district-appropriate designed detached single-family residential dwelling. This BPAS application requests one market rate residential dwelling unit allocation be assigned to 918 James Street, within the HMDR zoning district.

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 proposed new construction will be constructed so the first habitable floor exceeds required base flood elevation. This site is within the X flood zone.
- c. The proposed new construction will be constructed with a rainwater catchment system that will hold an amount equivalent to 100% of the new roof area in gallons.

As well as:

- Achieving Baseline Green Building Certification;
- Constructing 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; and
- Only providing the code required number of auto parking spaces.

Density

HMDR zoning allows for 16 dwelling units per acre. With a site size of 0.12 ac (5,132 sq. ft.), the permitted number of residential units is 1.9. This property currently has 0 residential units today and this proposal is to add 1 non-transient single family residential unit.

Building coverage

HMDR zoning allows for 40% (2,053 sq ft) building coverage. The proposed new residential dwelling will comply with permitted building coverage.

Open space and Landscaping

Code requires 20% (1,026 sq ft) landscaping and 35% (1,796 sq ft) open space for residential uses. The project proposes to comply with this requirement.

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

One parking space is required. This space is provided through an existing access and parking easement shared between 417 Elizabeth Rear and 704 Russell. This parking easement provides for the required parking of both parcels.

Height

The proposed plan falls within the height limitation for the HMDR zoning district.

BPAS Application

918 James Street, Key West, FL

(RE# 00002700-000100)



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 create a fully compliant, historic district-appropriate designed detached single-family residential dwelling. This BPAS application requests one market rate residential dwelling unit allocation be assigned to 918 James Street, within the HMDR zoning district.

The proposed development will meet the prerequisites for construction by:

- Achieving Baseline Green Building Certification;
- Constructing 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; and
- Only providing the code required number of auto parking spaces.

Community Impact:

- The project will improve storm water LOS.
- The project is not expected to impact Recreation LOS.
- The project is not expected to impact noise or noxious odors.
- A rainwater catchment system will be installed on site.
- All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
D.J.M. DEVELOPMENTS, LLC

Filing Information

Document Number	L03000030127
FEI/EIN Number	56-2386844
Date Filed	08/14/2003
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2010
Event Effective Date	NONE

Principal Address

916 JAMES STREET
KEY WEST, FL 33040

Changed: 03/26/2008

Mailing Address

916 JAMES STREET
KEY WEST, FL 33040

Changed: 03/26/2008

Registered Agent Name & Address

FARRELLY, GREGORY G
C/O CATALFOMO & FARRELLY
506 LOUISA STREET
KEY WEST, FL 33040

Name Changed: 04/14/2004

Address Changed: 04/14/2004

Authorized Person(s) Detail

Name & Address

Title MGRM

MORRIS, DONAL JSR.

916 JAMES STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2007	04/06/2007
2008	03/26/2008
2009	04/27/2009

Document Images

04/27/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2008 -- ANNUAL REPORT	View image in PDF format
04/06/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2004 -- ANNUAL REPORT	View image in PDF format
08/14/2003 -- Florida Limited Liabilites	View image in PDF format

L030000 30127

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

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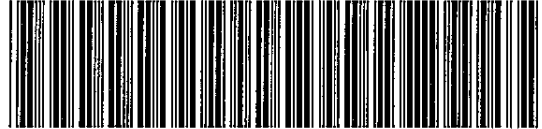
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08/14/03--01007--003 **250.00

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03 AUG 14 AM 11:01
STATE
TALLAHASSEE, FLORIDA

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SPIEGEL & UTRERA, P.A.

(Requestor's Name)

1840 SOUTHWEST 22 STREET, 4TH FLOOR

MIAMI, FL 33145 - (305) 854-6000

OFFICE USE ONLY

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03 AUG 14 AM 11:01
STATE
OF FLORIDA

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. **D.J.M. DEVELOPMENTS, LLC**

(Corporation Name)

(Document #)

2.

(Corporation Name)

(Document #)

3.

(Corporation Name)

(Document #)

4.

(Corporation Name)

(Document #)

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☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

**REGISTRATION/
QUALIFICATION**

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

ARTICLES OF ORGANIZATION
OF
D.J.M. DEVELOPMENTS, LLC

FILED
03 AUG 14 AM 11:01
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE 1 - NAME

The name of the limited liability company shall be **D.J.M. DEVELOPMENTS, LLC**, ("Company").

ARTICLE 2 - ADDRESS

The principal place of business of the Company in Florida shall be 606 Truman Avenue, Key West, Florida 33046 and the mailing address shall be the same.

ARTICLE 3 - EFFECTIVE DATE

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

ARTICLE 4 - DURATION

Subject to the provisions of Article 9, the Company's existence shall terminate no later than 99 years from its date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

ARTICLE 5 - PURPOSES AND POWERS

The general purpose for which the Company is organized is to engage in property development and rentals and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.



SPIEGEL & UTRERA, P.A.

LAWYERS
www.amerilawyer.com

1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 857-3700
MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT

The initial address of registered office of this Company is Spiegel & Utrera, P.A., at 1840 Southwest 22 Street, 4th Floor, Miami, Florida 33145. The name and address of the registered agent of this Company is Spiegel & Utrera, P.A., 1840 Southwest 22 Street, 4th Floor, Miami, Florida 33145.

ARTICLE 7 - ADMISSION OF NEW MEMBERS

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other member(s) of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE 8 - TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least one remaining member.



SPIEGEL & UTRERA, P.A.

LAWYERS

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MAILING ADDRESS - POST OFFICE BOX 450605 MIAMI, FL 33245-0605

ARTICLE 9 - MANAGEMENT

The Company shall be managed by a manager or manager(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names of all such manager(s) who is/are to serve as manager(s) is/are:

Operating Manager: Donal Morris Sr.

Vice-Operating Manager: Donal Morris Jr. and Jeffrey Morris

Secretary: Gregory Morris

Treasurer: Jeffrey Morris

whose addresses shall be the same as the principal office of the Company.

FILED
03 AUG 14 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



SPIEGEL & UTRERA, P.A.

LAWYERS
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1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 857-3700
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03
NOV 14 AM 10:00
FILED
D.J.M. DEVELOPMENTS, LLC
Page 4
TALLAHASSEE, FLORIDA

ARTICLE 10 - INDEMNIFICATION

The Company shall indemnify managers and officers of the Company who was wholly successful, on the merits or otherwise, in the defense of any proceeding to which the manager or officer was a party because the manager or officer is or was a manager or officer of the Company against reasonable attorney fees and expenses incurred by the manager or officer in connection with the proceeding. The Company may indemnify an individual made a party to a proceeding because the individual is or was a manager, officer, employee or agent of the Company against liability if authorized in the specific case after determination, in the manner required by the member(s), that indemnification of the manager, officer, employee or agent, as the case may be, is permissible in the circumstances because the manager, officer, employee or agent has met the standard of conduct set forth by the member(s). The indemnification and advancement of attorney fees and expenses for managers, officers, employees and agents of the Company shall apply when such persons are serving at the Company's request while a manager, officer, employee or agent of the Company, as the case may be, as a manager, officer, partner, trustee, employee or agent of another foreign or domestic Company, partnership, joint venture, trust, employee benefit plan or other enterprise, whether or not for profit, as well as in their official capacity with the Company. The Company also may pay for or reimburse the reasonable attorney fees and expenses incurred by a manager, officer, employee or agent of the Company who is a party to a proceeding in advance of final disposition of the proceeding. The Company also may purchase and maintain insurance on behalf of an individual arising from the individual's status as a manager, officer, employee or agent of the Company, whether or not the Company would have power to indemnify the individual against the same liability under the law. All references in these Articles of Organization are deemed to include any amendment or successor thereto. Nothing contained in these Articles of Organization shall limit or preclude the exercise of any right relating to indemnification or advance of attorney fees and expenses to any person who is or was a manager, officer, employee or agent of the Company or the ability of the Company otherwise to indemnify or advance expenses to any such person by contract or in any other manner. If any word, clause or sentence of the foregoing provisions regarding indemnification or advancement of the attorney fees or expenses shall be held invalid as contrary to law or public policy, it shall be severable and the provisions remaining shall not be otherwise affected. All references in these Articles of Organization to "manager", "officer", "employee" and "agent" shall include the heirs, estates, executors, administrators and personal representatives of such persons.



SPIEGEL & UTRERA, P.A.

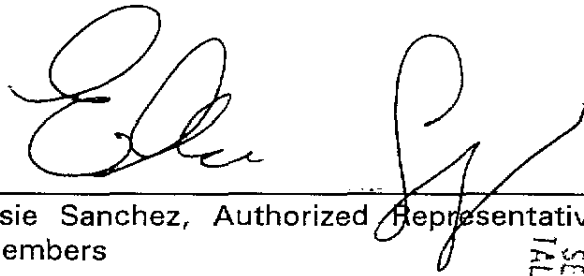
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1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 857-3700

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

IN WITNESS WHEREOF, The undersigned, an authorized representative of the members, has made and subscribed these Articles of Organization at Coral Gables, Florida, for the foregoing uses and purposes, this August 13, 2003.



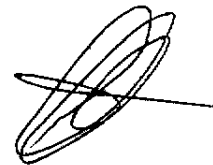
Elsie Sanchez, Authorized Representative of the Members

FILED
03 AUG 14 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF ORGANIZATION**

Spiegel & Utrera, P.A., having a business office identical with the registered office of the Company name above, and having been designated as the Registered Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Registered Agent under Section 608.4155, Florida Statutes and other applicable Florida Statutes.

Spiegel & Utrera, P.A.



By: _____
Natalia Utrera, Vice President



SPIEGEL & UTRERA, P.A.

LAWYERS
www.amerilawyer.com

1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 857-3700
MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

2004 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000030127

FILED
Apr 14, 2004
Secretary of State

Entity Name: D.J.M. DEVELOPMENTS, LLC

Current Principal Place of Business:

606 TRUMAN AVENUE
KEY WEST, FL 33046

New Principal Place of Business:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

Current Mailing Address:

606 TRUMAN AVENUE
KEY WEST, FL 33046

New Mailing Address:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

FEI Number: 56-2386844

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

SPIEGEL & UTRERA, P.A.
1840 SW 22ND ST.
4TH FLOOR
MIAMI, FL 33145 US

Name and Address of New Registered Agent:

FARRELLY, GREGORY G
C/O CATALFOMO & FARRELLY
506 LOUISA STREET
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GREGORY G. FARRELLY

04/14/2004

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MEMBERS:

Title: MGR () Delete
Name: MORRIS, DONAL SR.
Address: 606 TRUMAN AVENUE
City-St-Zip: KEY WEST, FL 33046

Title: MGR () Delete
Name: MORRIS, DONAL JR.
Address: 606 TRUMAN AVENUE
City-St-Zip: KEY WEST, FL 33046

Title: MGR () Delete
Name: MORRIS, JEFFREY
Address: 606 TRUMAN AVENUE
City-St-Zip: KEY WEST, FL 33046

Title: S () Delete
Name: MORRIS, GREGORY
Address: 606 TRUMAN AVENUE
City-St-Zip: KEY WEST, FL 33046

Title: T (X) Delete
Name: MORRIS, JEFFREY
Address: 606 TRUMAN AVENUE
City-St-Zip: KEY WEST, FL 33046

ADDITIONS/CHANGES:

Title: MGR (X) Change () Addition
Name: MORRIS, DONAL SR.
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: MGR (X) Change () Addition
Name: MORRIS, DONAL JR.
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

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Title: MGR (X) Change () Addition
Name: MORRIS, GREGORY
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: () Change () Addition
Name:
Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: DONAL MORRIS

MGR

04/14/2004

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

2005 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000030127

FILED
Apr 22, 2005
Secretary of State

Entity Name: D.J.M. DEVELOPMENTS, LLC

Current Principal Place of Business:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

New Principal Place of Business:

Current Mailing Address:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

New Mailing Address:

FEI Number: 56-2386844

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

FARRELLY, GREGORY G
C/O CATALFOMO & FARRELLY
506 LOUISA STREET
KEY WEST, FL 33040 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MEMBERS:

Title: MGR () Delete
Name: MORRIS, DONAL SR.
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: MGR () Delete
Name: MORRIS, DONAL JR.
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: MGR () Delete
Name: MORRIS, JEFFREY
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: MGR () Delete
Name: MORRIS, GREGORY
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

ADDITIONS/CHANGES:

Title: MGRM (X) Change () Addition
Name: MORRIS, DONAL SR.
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: () Change () Addition
Name:
Address:
City-St-Zip:

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SIGNATURE: DONAL MORRIS

MGRM

04/22/2005

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

2006 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000030127

Entity Name: D.J.M. DEVELOPMENTS, LLC

FILED
Mar 23, 2006
Secretary of State

Current Principal Place of Business:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

New Principal Place of Business:

Current Mailing Address:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

New Mailing Address:

FEI Number: 56-2386844

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

FARRELLY, GREGORY G
C/O CATALFOMO & FARRELLY
506 LOUISA STREET
KEY WEST, FL 33040 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM () Delete
Name: MORRIS, DONAL SR.
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

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City-St-Zip: KEY WEST, FL 33040

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Name: MORRIS, JEFFREY
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City-St-Zip: KEY WEST, FL 33040

Title: MGR () Delete
Name: MORRIS, GREGORY
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

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I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: DONAL MORRIS

MGRM

03/23/2006

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

2007 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000030127

FILED
Apr 06, 2007
Secretary of State

Entity Name: D.J.M. DEVELOPMENTS, LLC

Current Principal Place of Business:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

New Principal Place of Business:

Current Mailing Address:

606 TRUMAN AVENUE
UNIT 6
KEY WEST, FL 33040

New Mailing Address:

FEI Number: 56-2386844

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

FARRELLY, GREGORY G
C/O CATALFOMO & FARRELLY
506 LOUISA STREET
KEY WEST, FL 33040 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM () Delete
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City-St-Zip: KEY WEST, FL 33040

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City-St-Zip: KEY WEST, FL 33040

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Name: MORRIS, JEFFREY
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

Title: MGR (X) Delete
Name: MORRIS, GREGORY
Address: 606 TRUMAN AVENUE, UNIT 6
City-St-Zip: KEY WEST, FL 33040

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SIGNATURE: DONAL J. MORRIS

MGRM

04/06/2007

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

Thomas Francis-Siburg

From: Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Sent: Wednesday, December 21, 2022 3:31 PM
To: Thomas Francis-Siburg
Subject: RE: [EXTERNAL] BPAS allocations availability

Hi Thomas,

I do not know of any pending actions that will affect Year 10's available BPAS pool.

My records indicate the BPAS pool currently consists of 168.36 market rate and 104.34 affordable rate remaining units. The Planning Department received requests for a total of 10 market rate units and 9 affordable rate units for the Year 10 application period.

Please let me know if you have any additional questions.

Thank you and happy holidays,
Zoe Porter
Planner I
Planning Department
City of Key West
Josephine Parker City Hall
1300 White Street
Key West, Florida 33040
(305) 809-3723

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Wednesday, December 21, 2022 2:07 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: [EXTERNAL] BPAS allocations availability

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,

This is a quick follow up to the voicemail I left a little bit ago. We are working on resolving the comments and issues for our BPAS projects. I am wondering if you know if there are any pending actions that could alter the ratio between units available and allocated, and confirming there is an available BPAS units for every applicant. I am asking this to confirm that we won't have a situation like we did last year with the allocations for the 3.2-acre project (I believe that was its name) needing to be substituted by the returned 255 Trumbo allocations and then subsequently reallocated. Might you be able to help me figure this out?

Thank you for your assistance in this matter.

Best regards,
Thomas

Thomas Francis-Siburg, MSW, MURP, AICP
Planning Manager

Trepanier & Associates, Inc.

Land Planners & Development Consultants

1421 First Street

Key West, FL 33040-3648

Ph. 305-293-8983 / Fx. 305-293-8748

www.owentrepanier.com

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S I T E D A T A

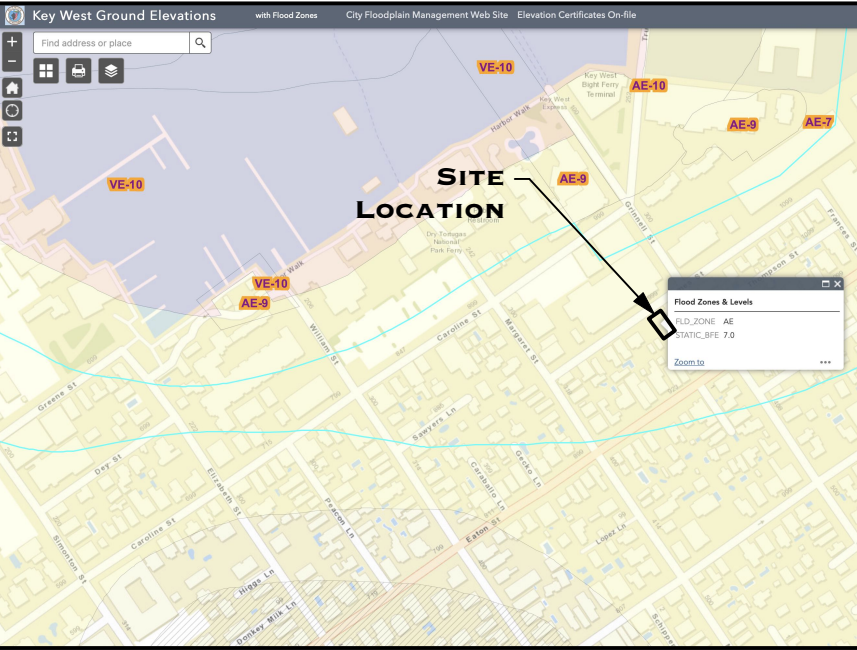
918 JAMES STREET

RE # 00002700-000100


ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,000 Sq. Ft.	5,445.79 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	40' X 90' (MIN)	SEE SURVEY	EXISTING	SEE SURVEY
IMPERVIOUS	3,267.4 Sq. Ft. (60% MAX)	566 Sq. Ft. (10.4%)	2,308 Sq. Ft. (42.4%)	CONFORMING
OPEN SPACE	1,906 Sq. Ft. (35% MIN)	4,818 Sq. Ft. (88.5%)	2,615 Sq. Ft. (48%)	CONFORMING
BUILDING COV.	2,178.3 Sq. Ft. (40% MAX)	489 Sq. Ft. (9%)	2,163 Sq. Ft. (39.7% MAX)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	308.6 Sq. Ft. (30% MAX COV.) 1,028.8 Sq. Ft. REAR YARD AREA	118 Sq. Ft. (11.5%)	EXISTING	EXISTING (NO CHANGE)
FRONT YARD 50% GREEN SPACE COV.	319.75 SQ FT. (50% MIN) 639.5 Sq. Ft. FRONT YARD AREA	639.5 Sq. Ft. (100%)	495 Sq. Ft. (77.4%)	CONFORMING

SETBACKS				
SIDE SETBACK (EAST)	5'	5'-0"	EXISTING	CONFORMING
SIDE SETBACK (WEST)	5'	5'-0"	EXISTING	CONFORMING
REAR SETBACK	15'	N.A.	17'-11"	CONFORMING
FRONT SETBACK	10'	10'-9"	EXISTING	CONFORMING
BUILDING HEIGHT	30'	N.A.	29'-0" +/-	CONFORMING

FEMA MAP FLOOD ZONE: AE-7



SITE LOCATION MAP



- GENERAL NOTES:
1. DO NOT SCALE ANY DRAWING.

2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.

3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.

4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.

5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.

9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.

10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.

11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.

12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.

13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.

14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:

SCOPE OF WORK:
BUILDING NEW HOUSE ON EXISTING PILES WITH NEW WATER CATCHMENT SYSTEM & ADDING (2) NEW GRAVEL PARKING SPOTS. ALL EXISTING STRUCTURES TO REMAIN & ARE NOT IN SCOPE OF WORK.

SQUARE FOOT TABLE:	
1ST FLOOR CONDITIONED SPACE:	1,189.5 SQ FT
1ST FLOOR PORCH SPACE:	396.5 SQ FT
2ND FLOOR CONDITIONED SPACE:	1,249.5 SQ FT
2ND FLOOR PORCH SPACE:	336.5 SQ FT
TOTAL CONDITIONED SPACE:	2,439 SQ FT
TOTAL PORCH SPACE:	733 SQ FT

DRAWING SCHEDULE:

T1.1 CO.1

TITLE, SITE DATA & PROJECT INFORMATION
SURVEY & FEC + EXISTING SITE PLAN + TREE PROTECTION

A1.1 A1.2

PROPOSED FLOOR PLANS + ROOF PLAN
PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

ADJ. = ADJUSTABLE

A.F.F. = ABOVE FINISH FLOOR

A.A.G. = ABOVE ADJACENT GRADE

ALUM. = ALUMINUM

ARCH. = ARCHITECTURAL

BALC. = BALCONY

BD. = BOARD

C.I.P. = CAST IN PLACE

C.J. = CONTROL JOINT

CL. = CLOSET

CL. = CENTERLINE

CONC. = CONCRETE

COORD. = COORDINATE

C.O.R. = CROWN OF ROAD

D. = DRYER

DIM. = DIMENSION

DN. = DOWN

DTL = DETAIL

DW. = DISHWASHER

DWG. = DRAWING

ELECT. = ELECTRICAL

ELEV. = ELEVATOR

E.P. = ELECTRICAL PANEL

EQ. = EQUAL

EX. = EXISTING

E.J. = EXPANSION JOINT

F.F.E. = FINISH FLOOR ELEVATION

FIN. = FINISH

FREZ. = FREEZER

GYP. BD. = GYPSUM WALL BOARD

HORZ. = HORIZONTAL

HR. = HOUR

MAX. = MAXIMUM

MECH. = MECHANICAL

MIC. = MICROWAVE OVEN

MIN. = MINIMUM

M.R. = MOISTURE RESISTANT

N.A. = NOT APPLICABLE

N.I.C. = NOT IN CONTRACT

O.H. = OPPOSITE HAND

PT. = PAINTED

P.T. = PRESSURE TREATED

R.A. = RETURN AIR

REF. = REFERENCE

REFR. = REFRIGERATOR

REQ. = REQUIRED

SCHED. = SCHEDULE

S.F. = SQUARE FOOT

SIM. = SIMILAR

STOR. = STORAGE

STRUCT. = STRUCTURAL

SQ. = SQUARE

TL. = TILE

TYP. = TYPICAL

U.C. = UNDER COUNTER

U.N.O. = UNLESS NOTED OTHERWISE

VERT. = VERTICAL

V.I.F. = VERIFY IN FIELD

W. = WASHER

W/ = WITH


WD. = WOOD

W.H. = WATER HEATER

A NEW RESIDENCE FOR

918 JAMES STREET

KEY WEST , FL 33042



T.S. NEAL

ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR REVIEW
ONLY - NOT FOR
CONSTRUCTION

918 JAMES STREET

KEY WEST,FL 33040

DRAWING TITLE:

TITLE, SITE DATA, SURVEY &
PROJECT INFORMATION

DRAWN: EDSA

CHECKED:

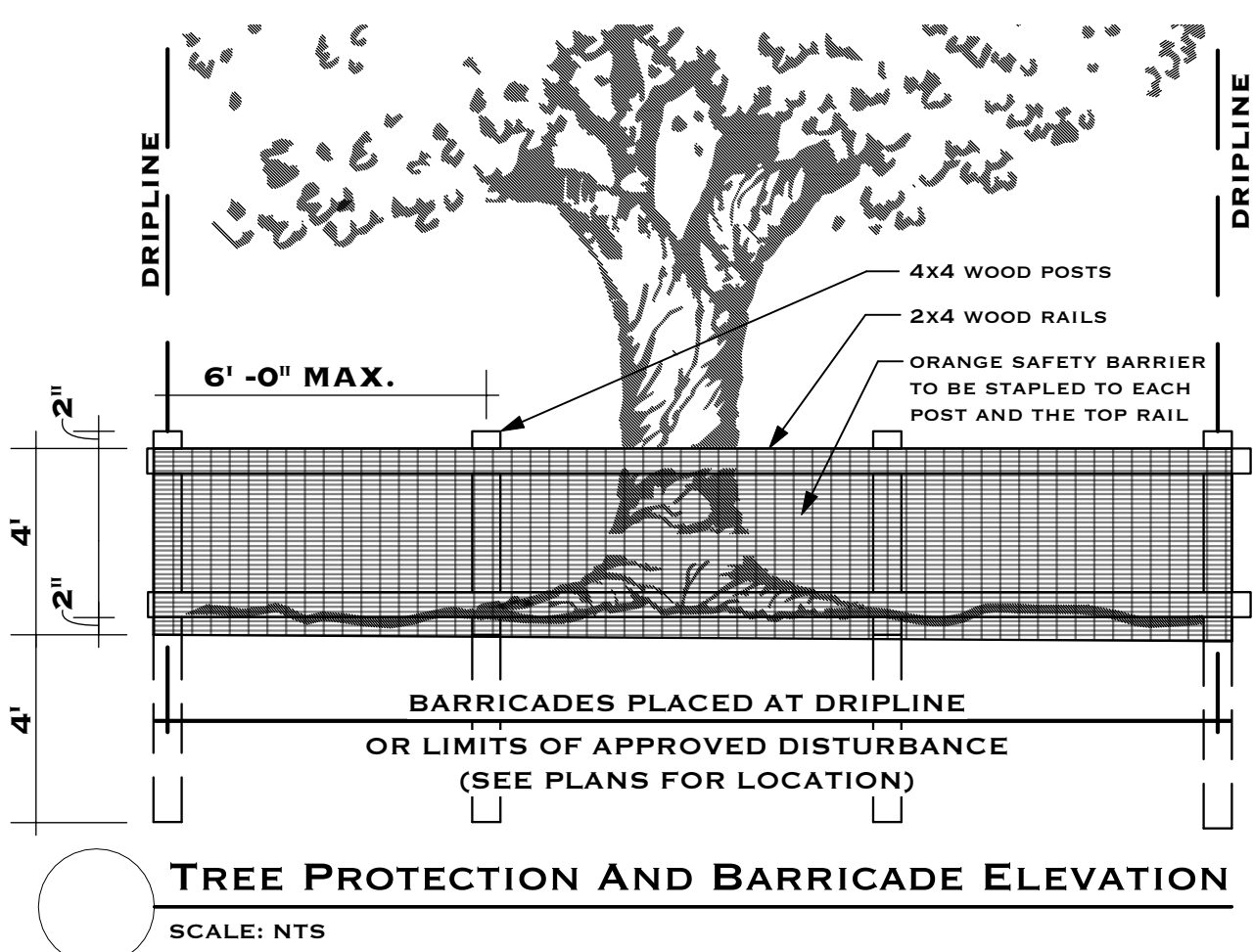
DATE: 10-15-2022

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T S N

T . S . NEAL ARCHITECTS, INC.

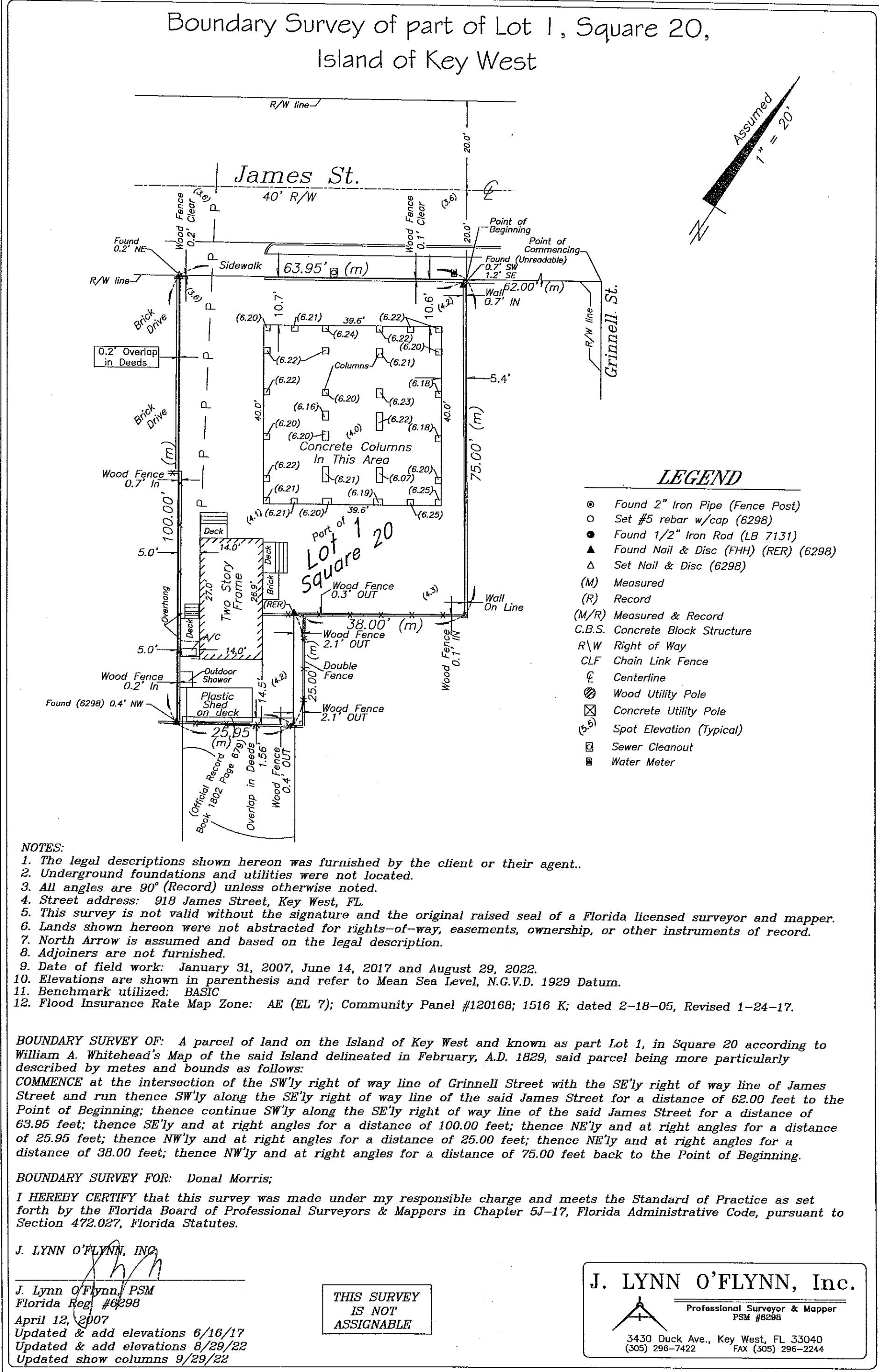


TREE PROTECTION AND PRESERVATION NOTES

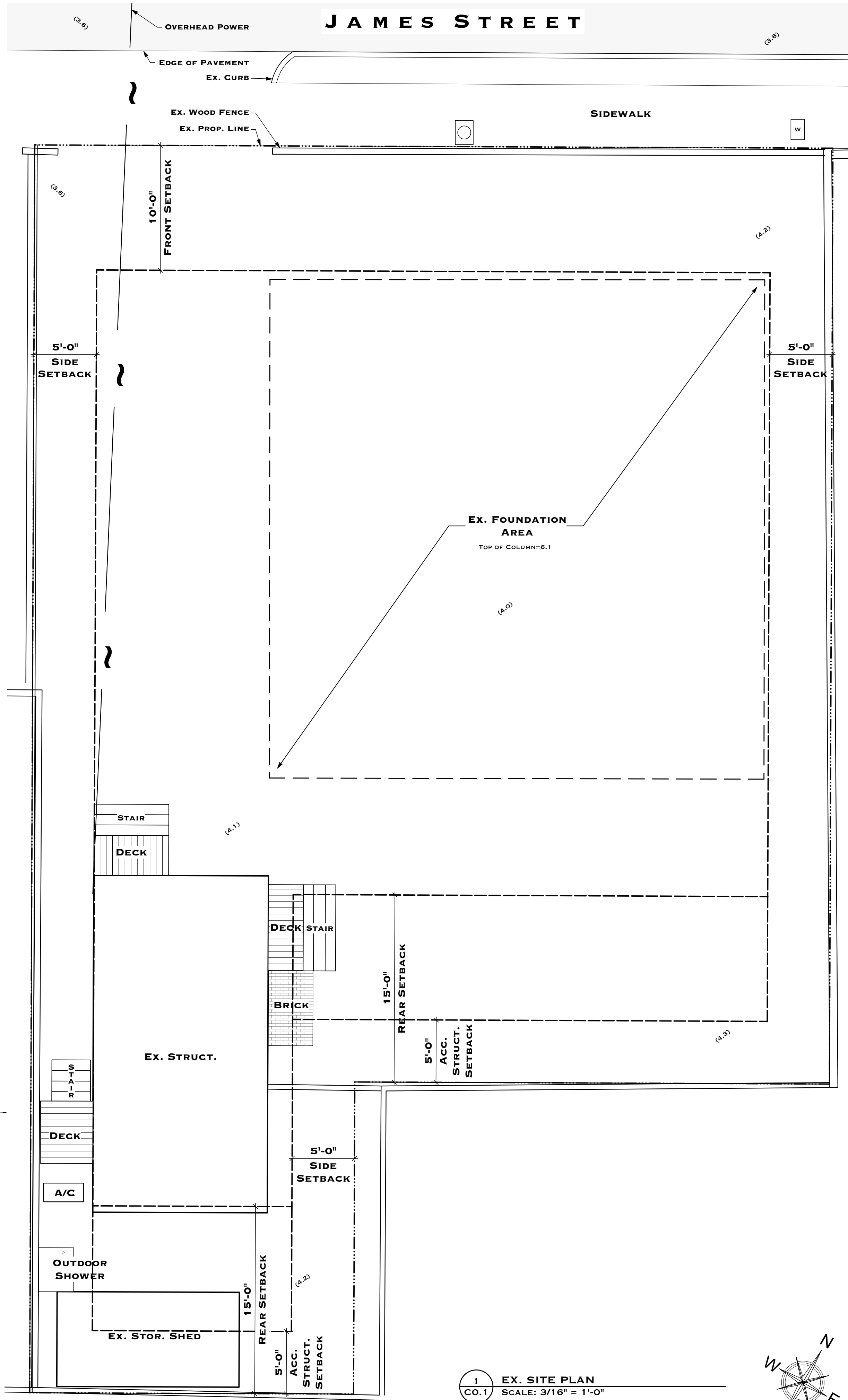
1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREE ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

GENERAL SITE NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, PORCHES AND POOL IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & OWNER PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & ARCHITECT. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.



SURVEY & FEC FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT ORIGINAL SIGNED & SEALED SURVEY



T.S. NEAL ARCHITECTS INC.
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KEY WEST, FL 33040

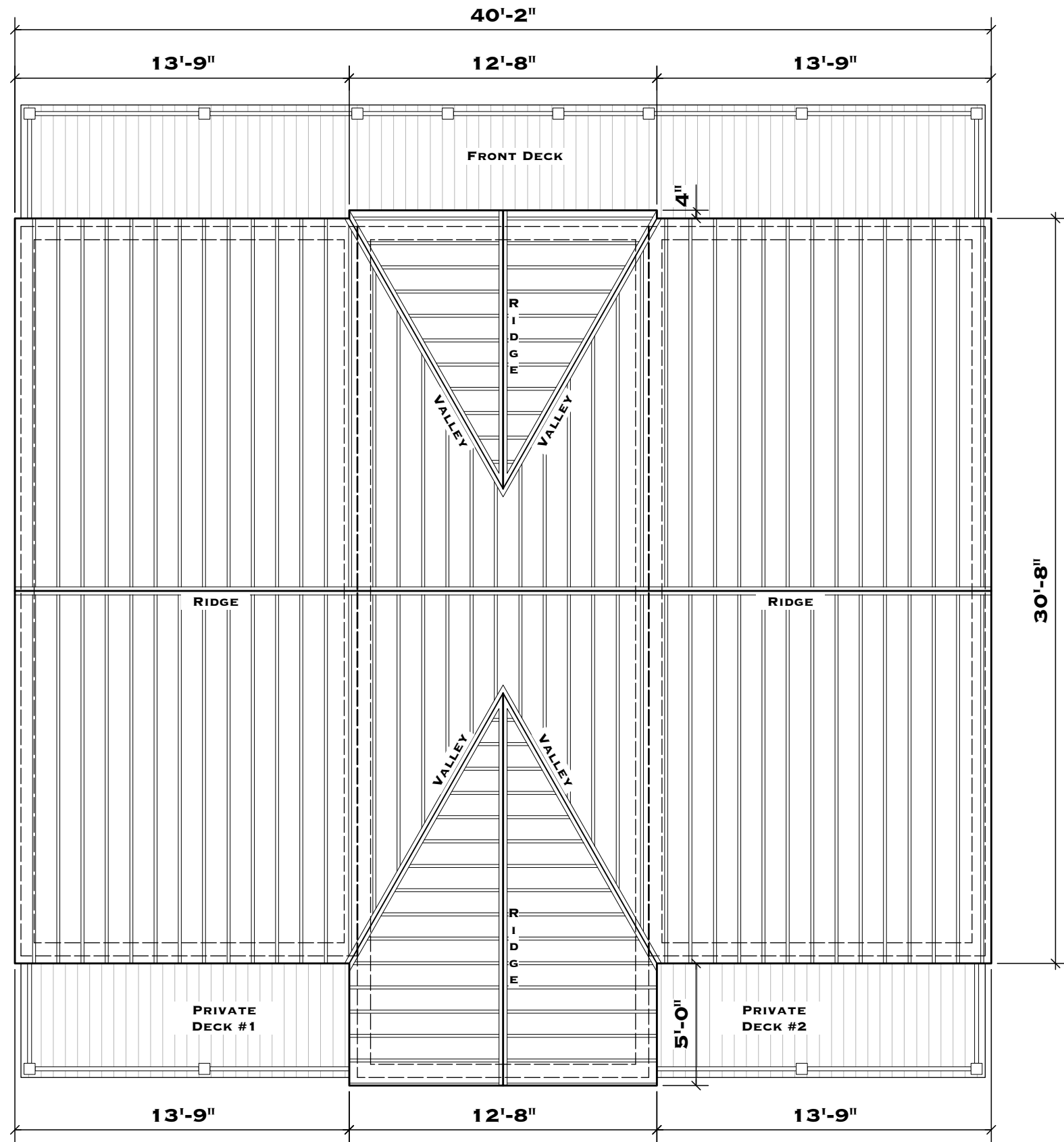
DRAWING TITLE:
SURVEY & EXISTING SITE PLAN +
TREE PROTECTION

DRAWN: EDISA
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DATE: 10-15-2022

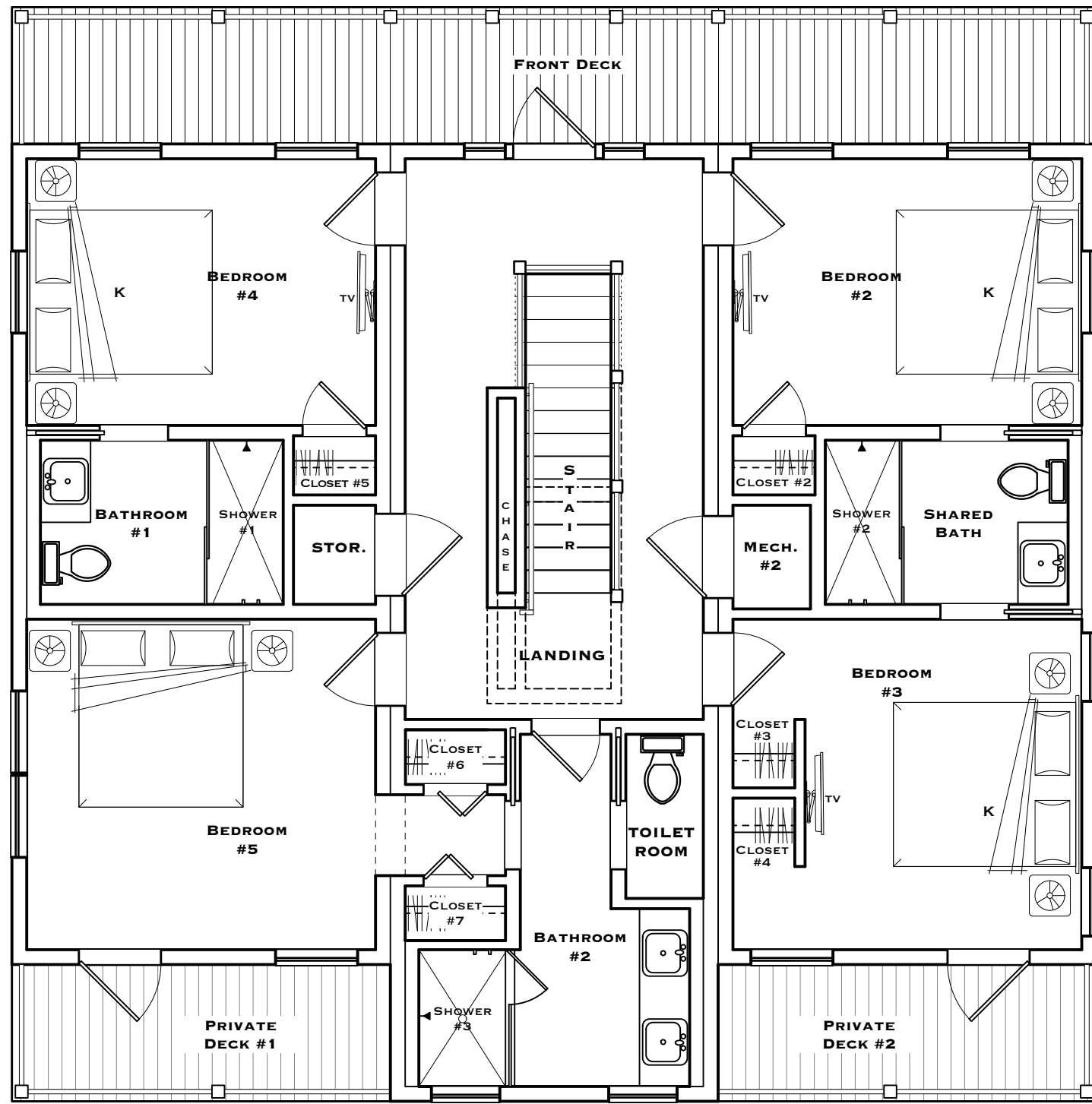
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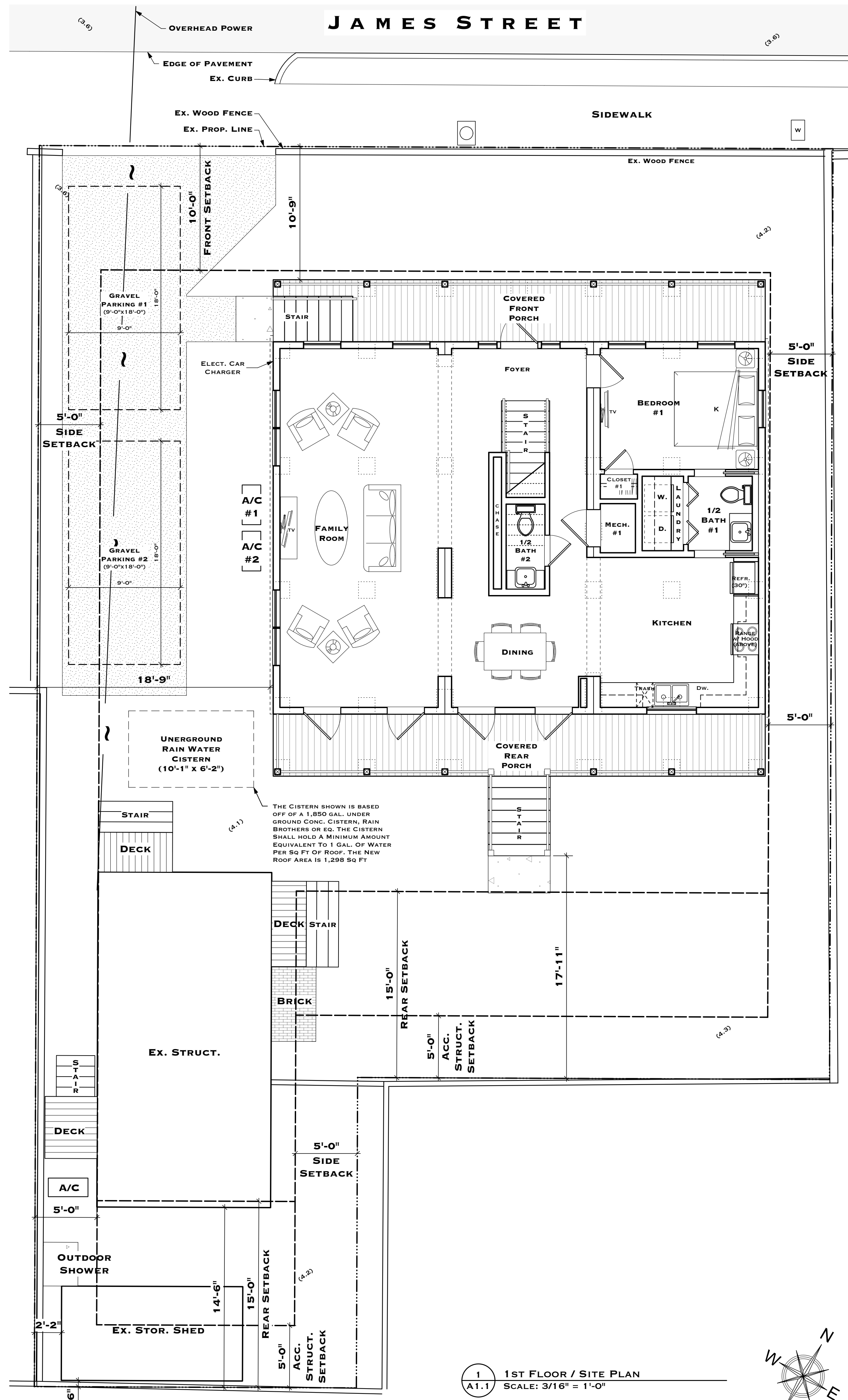
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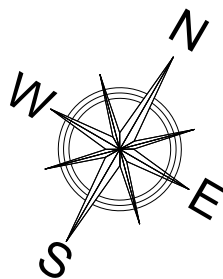
3 ROOF PLAN
A1.1 SCALE: 3/16" = 1'-0"



2 2ND FLOOR PLAN
A1.1 SCALE: 3/16" = 1'-0"



1 1ST FLOOR / SITE PLAN
A1.1 SCALE: 3/16" = 1'-0"



MAX. ALLOWABLE
BUILDING HEIGHT

BUILDING HEIGHT:
29'-9" +/-

2ND FLOOR PLATE HEIGHT

2ND FINISH FLOOR

1ST FLOOR PLATE HEIGHT

1ST FINISH FLOOR
8.67' (NGVD 1929)

DESIGN FLOOD ELEVATION:
(8.0') NGVD 1929

BASE FLOOD ELEVATION:
AE-7 (7.0') NGVD 1929

AVE. FINISH GRADE
4.0 (NGVD 1929)

AVERAGE CROWN OF ROAD
(3.6') NGVD 1929

ELEVATION (0.0')
NGVD 1929



1 FRONT ELEVATION (JAMES STREET)
A1.2 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST)
A1.2 SCALE: 1/4" = 1'-0"

MAX. ALLOWABLE
BUILDING HEIGHT

BUILDING HEIGHT:
29'-9" +/-

2ND FLOOR PLATE HEIGHT

2ND FINISH FLOOR

1ST FLOOR PLATE HEIGHT

1ST FINISH FLOOR
8.67' (NGVD 1929)

DESIGN FLOOD ELEVATION:
(8.0') NGVD 1929

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AE-7 (7.0') NGVD 1929

AVE. FINISH GRADE
4.0 (NGVD 1929)

AVERAGE CROWN OF ROAD
(3.6') NGVD 1929

ELEVATION (0.0')
NGVD 1929



3 SIDE ELEVATION (EAST)
A1.2 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION (SOUTH)
A1.2 SCALE: 1/4" = 1'-0"