



# **715 SEMINOLE STREET**

## **5 MARKET-RATE UNITS**



## Building Permit Allocation System (BPAS) Application

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

City of Key West, Florida • Planning Department

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

### Application Fees:

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

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

Name: Gregory S. Oropeza, Esq. Oropeza Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: \_\_\_\_\_

Office: 305-294-0252

Email:

greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

### PROPERTY OWNER:

Name:

Casa Marina Owner, LLC, a Delaware limited liability company/BRE/FL Development Parcels L.L.C., a Delaware limited liability company

Mailing Address: C/O Park Hotels & Resorts, 1775 Tysons Boulevard, 7th Floor

City: Tysons

State: VA

Zip: 22102

Home/Mobile Phone: \_\_\_\_\_

Office: 571-302-5757

Email: nvu@pkhotelsandresorts.com

### PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 811 Seminole Avenue and 715 Seminole Avenue, Key West, FL 33040

Parcel ID RE#: 00037160-000100; 00037230-000100 Alternate Key: 8735677; 8735669

Zoning District: HDMR

Size of Lot: 146,144 SF across the two parcels

Density Allowed: 48

Commercial Floor Area: 14,000 SF



Size of Site: \_\_\_\_\_

**B. EXISTING DEVELOPMENT:**

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

The properties are currently used for storage, office space, parking, employee housing, and a spa and fitness center, all of which are ancillary uses to the Casa Marina Key West.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED TOTAL
Market-Rate Residential Dwelling Unit(s)	18	18	23
Affordable Residential Dwelling Unit(s)	16	16	25
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)	0	0	0
Single Room Occupancy Unit(s)	N/A	N/A	N/A
Nursing Home Unit(s)	N/A	N/A	N/A
Total Number of Units Requested	34	34	48

Please provide City Licensing Records from the Building Department.

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

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

### C. PROPOSED DEVELOPMENT:

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



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



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

Is this property located within a Historic Zoning District?

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

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

Advanced affordable allocation request?

Yes	No X
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Will the allocation require development review?

Yes

No

X

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

**Major Development Plan**

<b>Variance(s)</b>	
<b>Lawful Unit Determination</b>	
<b>Minor Development Plan</b>	
<b>Major Development Plan</b>	X
<b>Beneficial Use</b>	
<b>Transient Transfer</b>	
<b>Conditional Use</b>	
<b>HARC</b>	X
<b>Tree Commission</b>	X
<b>Other</b> Right of Way Abandonment; Landscape Buffer Waiver	X

**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.





GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

November 1, 2022

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

RE: Request for Market Rate Building Permit Allocation System Allocations for 811 Seminole Avenue; Parcel Identification Number 00037160-000100 and 715 Seminole Avenue, Key West, Florida 33040; Parcel Identification Number 0037230-000100

Dear Mrs. Halloran:

Please allow this correspondence to serve as an application for five (5) market rate residential Building Permit Allocation System ("BPAS") housing units, on behalf of Casa Marina Owner, LLC and BRE/FL Development Parcels, L.L.C., each a wholly owned subsidiary of Casa Marina Equity Holdings, LLC (hereinafter collectively referred to as "Casa Marina" or "Applicant"). This application is being submitted in conjunction with a companion application for nine (9) residential BPAS workforce housing units which are intended to be developed together with the market rate units as a single project. Casa Marina intends to develop the market rate BPAS units and the workforce BPAS units at the real properties located at 811 Seminole Avenue and 715 Seminole Avenue, Key West, Florida 33040 (hereinafter collectively the "Property"). As counsel for Casa Marina, my firm submits the following application and supporting documents for your consideration:

Title Block:

- |                      |   |
|----------------------|---|
| a. Name of Owner:    | Casa Marina Owner, LLC and BRE/FL Development Parcels, L.L.C., each a wholly owned subsidiary of Casa Marina Equity Holdings, LLC |
| a. Scale:            | 3/64" = 1'  |
| b. North Arrow:      | As identified on the site plan  |
| c. Preparation Date: | October 25, 2022  |

Identification of Key Persons:

- |           |                                   |
|-----------|-----------------------------------|
| b. Owner: | Casa Marina Owner, LLC and BRE/FL |
|-----------|-----------------------------------|

- Development Parcels, L.L.C., each a wholly owned subsidiary of Casa Marina Equity Holdings, LLC
- c. Owner's Authorized Agent: Gregory Oropeza- Oropeza, Stones & Cardenas, PLLC
  - d. Architecture: K2M Design
  - e. Surveyor: Florida Keys Land Surveying
  - f. Environmental Consultant: K2M Design
  - g. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: Park Hotels & Resorts Inc., a Delaware corporation; PK Domestic REIT Inc., a Delaware corporation; Park Intermediate Holdings LLC, a Delaware limited liability company; PK Domestic Property LLC, a Delaware limited liability company; Casa Marina Equity Holdings LLC, a Delaware limited liability company; Casa Marina Owner, LLC, a Delaware limited liability company; BRE/FL Development Parcels, L.L.C., a Delaware limited liability company; and Casa Marina Lessee, LLC, a Delaware limited liability company

**Project Description:** The proposed project is a multi-unit development involving market rate villas and workforce housing units associated with the Casa Marina in Key West, Florida.

**Other Project Information:**

- a. Proposed Phases of Development and Target Dates:
  - i. Single Phase – Completion of twenty-three (23) market rate housing units (inclusive of the redevelopment of the eighteen (18) existing market rate housing units). The existing eighteen (18) market rate housing units as redeveloped and five (5) requested BPAS market rate units are collectively referred to as the "Market Rate Units".
- b. Expected Date of Completion – On or before two (2) years from the award of the building permit.

**Intergovernmental Coordination:**

All intergovernmental coordination shall be completed as required by the City.

**Description of Proposed Development and Use:**

The overall proposed development shall consist of twenty-three (23) Market Rate Units and twenty-five (25) workforce housing units as discussed in the companion workforce BPAS application. The 715 Seminole Avenue Property where the majority of the Market Rate Units will be located currently is occupied by seven (7) buildings containing hotel-related office space and twenty-five (25) vacant dwelling units, of which eighteen (18) dwelling units are recognized by the City of Key West ("City") pursuant to the December 3, 2018 Zoning Verification Letter ("ZVL") provided by the City of Key West Planning Department ("Planning Department"). The

811 Seminole Avenue Property where all the workforce units and several Market Rate Units will be located currently is occupied by a lot comprised of predominantly impervious vehicular parking surfaces and a building that houses the resort's spa and fitness center on the first level in approximately 3,332 square feet of commercial space, based on the Monroe County Property Appraiser site, and 16 deed restricted workforce units on the second and third floors.

**Solution Statement:**

a. Mitigation of community issues:

- a. Stormwater runoff – Currently there is not a coherent stormwater management system on either parcel of the Property. The proposed upgrades to the Property provide for a modern state of the art stormwater management system which will provide protection from runoff into the nearshore waters located across the street from the Property.
- b. Improved structures - The existing structures on the Property are largely vacant and unfit for habitation. The proposed plans for the Property include new purpose-built and market rate villas and provide for the restoration and re-use of other historic and contributing buildings. The entire effect will improve the visual appeal of two prime blocks in the neighborhood.
- c. Potable water conservation – the new units will be constructed utilizing low flow fixtures to reduce demand on potable water.
- d. Waste disposal – all waste disposals will be contained in a commercial bulk disposal system to provide for one centralized point of disposal which will be buffered and shielded from public view.
- e. Recycling – similarly to waste disposal, recycling will be contained in a commercial bulk disposal system to provide for one centralized point of disposal which will be buffered and shielded from public view.
- f. Energy conservation – the new units will contain energy efficient appliances to reduce demand on electrical service.
- g. Historic and Archeological Resource Protection – the proposed project will be restoring and conserving two contributing structures along with one additional historical structure.
- h. Workforce Housing – the proposed project increases the number of beds of workforce housing to eighty-eight (88) as provided for in the companion workforce housing BPAS application which will be developed in conjunction with the Market Rate Units derived from this BPAS application.
- i. Impacts on Neighbors:
  - i. Lighting – all lighting will employ dark sky mitigative techniques.
  - ii. Noise – the concentration of residential units has been moved to the center of the Property to mitigate noise emanating across the street into the neighborhoods.
  - iii. Traffic – the proposed vacation of the William p right of way through the two parcels will aid in cutting down throughway traffic into the neighborhoods and keep the traffic interior to the subject parcels.

- iv. Parking – All newly constructed market rate units and newly constructed workforce units, including the market rate BPAS units requested through this application and the workforce BPAS units requested through Applicant's companion application will be elevated to allow for the necessary parking required by the proposed new development.

b. Prerequisites:

- a. The Market Rate Units awarded pursuant to this BPAS application will be designed and constructed utilizing methods and techniques which will allow the Applicant to achieve a baseline Standard for Florida Green Building Code ("FGBC"). The Applicant shall employ a sustainable building consultant that is LEED certified and will coordinate the FGBC certification process, providing the FGBC baseline certification prior to the issuance of all Certificates of Occupancy. All Market Rate Units awarded and developed pursuant to this BPAS application shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The storm water plan and the landscape plan for the Property shall meet or exceed the requirements of the City of Key West Code of Ordinances. A cistern will be provided, in accordance with the BPAS Ordinance, thereby reducing the use of potable water for irrigation and outdoor water needs.
- b. All newly constructed buildings with BPAS units awarded pursuant to this application will be built to exceed the minimum requirement of elevating the finished first floor to a minimum of 1.5' above base flood elevation.
- c. The newly constructed buildings in the project will include a rainwater catchment system as required, for use as irrigation.

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

Very truly yours,



Gregory S. Oropeza, Esq.

GSO  
Enclosures

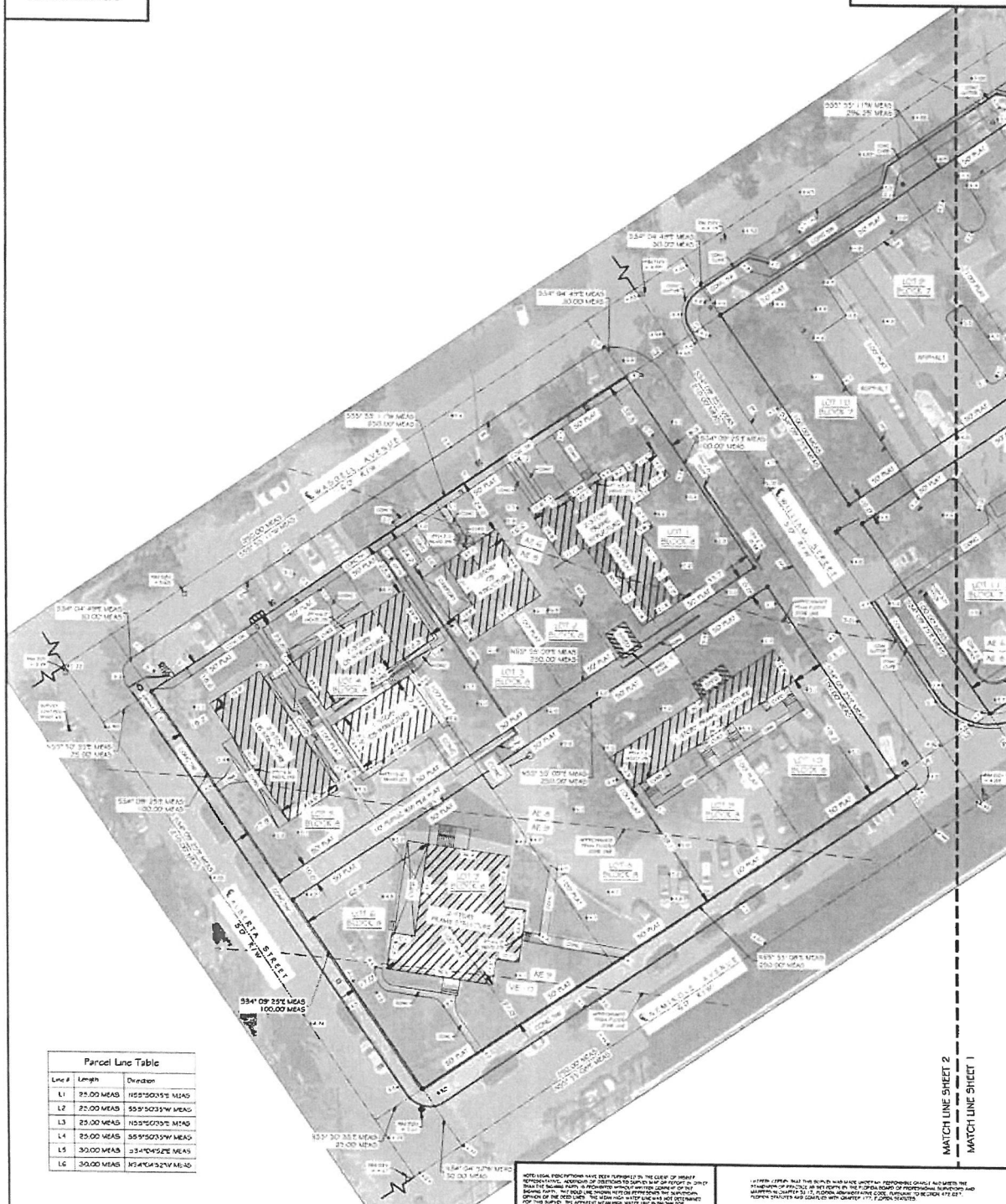
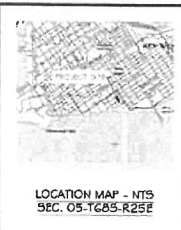
*Year 10 BPAS*



# **BOUNDARY SURVEY**


























Line #	Length	Direction
L1	25.00 MEAS	N55°50'35"E MEAS
L2	25.00 MEAS	S55°50'35"W MEAS
L3	25.00 MEAS	N55°50'35"E MEAS
L4	25.00 MEAS	S55°50'35"W MEAS
L5	32.00 MEAS	234°04'52"E MEAS
L6	32.00 MEAS	N34°04'32"W MEAS

**SYMBOL LEGEND:**

	NETS PLANS		100% WORK
	FINANCE WARRANT		WALL TEST METHOD
	CONCRETE SURVEY POLE		WOOD TEST METHOD
	EXISTING WAREHOUSE		40% TACKING CONSUMPTION
	NEW WAREHOUSE		40% TACKING CONSUMPTION
	30% WET		100% DETECTION EFFICIENCY
	WETTED SURFACE CLEANOUT		PLASTIC POLE
	WETTED SURFACE SURVEY		NEW FINANCE OFFICE
	30% TACKING SURVEY		
	WETTED SURVEY		
	WETTED POLE		

[illegible]

NOTE: LOCAL FISHING PLOTS HAVE BEEN FURNISHED TO THE CLIENT OF HIGHER REPRESENTATIVE. ADDITIONAL OF DISCREPANCY TO SURVEY MAP OF REPORT ON 01/07/2017. THE SURVEY PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY. THE BOLD LINE SHOWS THE DEED BOUNDARY. THE SURVEY PARTY OPINION OF THE DEED LINE. THE MEASUREMENT WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPROPRIATE MEASUREMENT WATER LINE IS SHOWN FOR

1. INTERVIEW CERTAIN THAT THIS SAMPLE WAS MADE UNDER MY PERSONAL CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING IN CHAPTER 551.2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLETS WITH CHAPTER 177, FLORIDA STATUTES.

 **FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE  
CUD, JOE KEY, FL 33042  
PHONE: (305) 394-3680  
FAX: (305) 509-7373  
EMAIL: [TKLSurvey@gmail.com](mailto:TKLSurvey@gmail.com)

BOUNDARY & TOPOGRAPHIC SURVEY OF  
LOTS 1-16, BLOCK 7 & LOTS 1-10, BLOCK 8 OF KINGSWOOD  
 WEST INVESTMENT COMPANY'S SUBDIVISION  
 KEY WEST, MONROE COUNTY, STATE OF FLORIDA

11/2022	SURVEY BY: EAI	PROJECT: CASA M.
ISSION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=2'



# **AUTHORIZATION & VERIFICATION FORM**





**City of Key West  
Planning Department**

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

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

I, Thomas J. Baltimore, Jr. as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of Casa Marina Owner, LLC and BRE/FL Development  
Parcels, L.L.C.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Gregory S. Oropeza, Esq., Oropeza Stones & Cardenas, PLLC  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this October 31, 2022  
*Date*

by Thomas J. Baltimore, Jr.  
*Name of person with authority to execute documents on behalf of entity owner*

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

Claudia Ann Bartz  
*Notary's Signature and Seal*

Claudia Ann Bartz  
*Name of Acknowledger typed, printed or stamped*

309518  
*Commission Number, if any*





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


I, Gregory S. Oropeza, in my capacity as Managing Partner  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, PLLC  
*(print name of entity)*

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

811 Seminole Avenue and 715 Seminole Avenue, 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 11/1/22 by  
Gregory S. Oropeza  
*Name of Applicant* *date*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

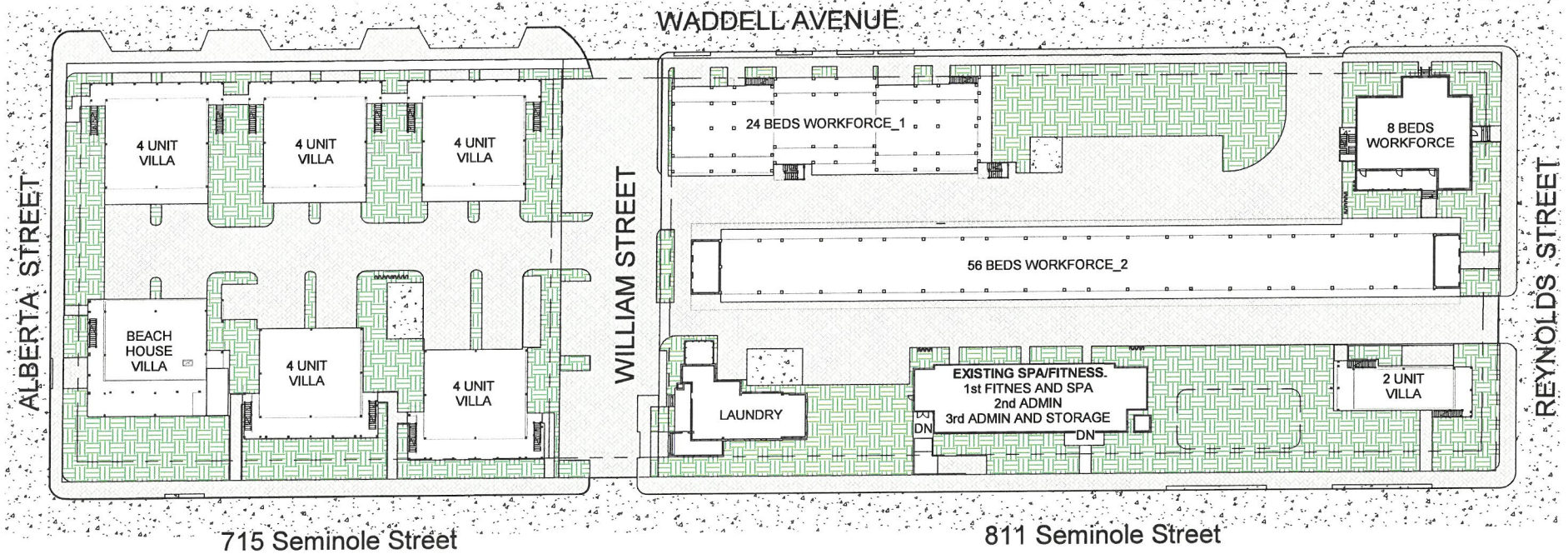




*Year 10 BPAS*



# **SITE PLANS**



OVERALL SITE PLAN

**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

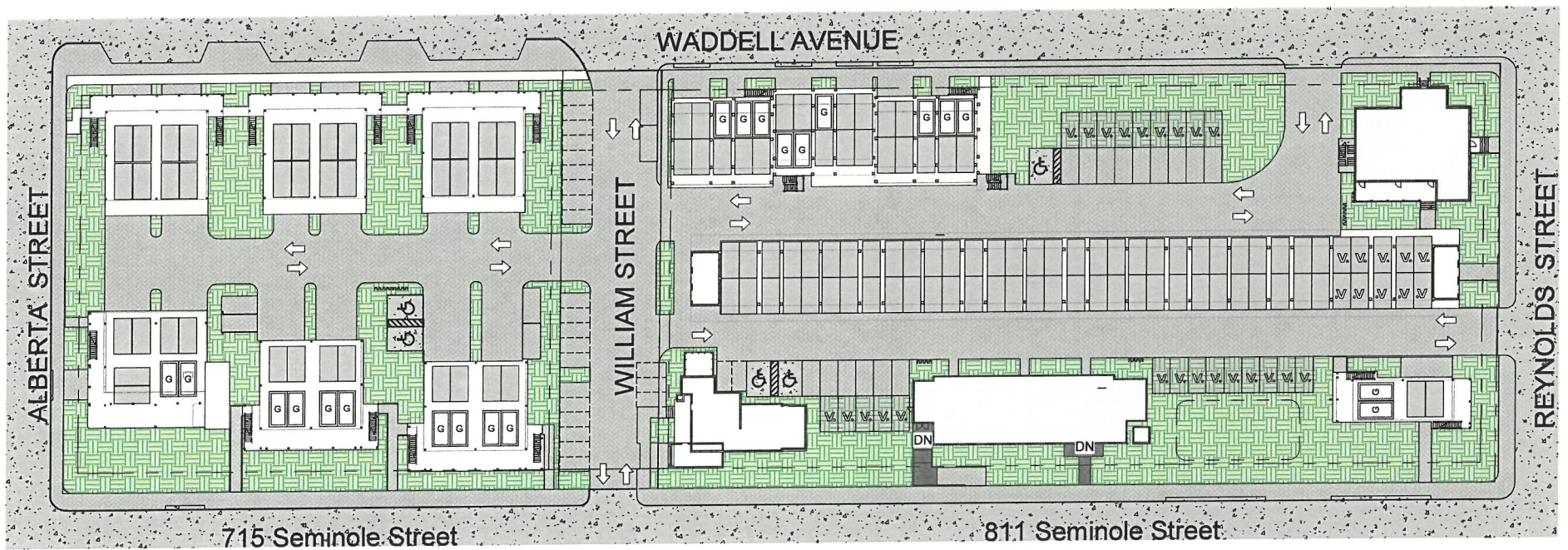
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

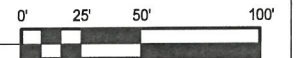
Submissions:

1	BPAS Submittal	2022.10.27





OVERALL PARKING SITE PLAN



## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2022.10.27

SITE DATA TABLE - 715/811 SEMINOLE - COMBINED				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	N/A	HMDR	HMDR	NO
Flood Zone	N/A	AE9	N/A	NO
Size of Site	N/A	146144 SF*	N/A	NO
Height	30'-0"	30'-0"	39'-0"	NO
Front Setback	10'-0"	10'-0"	10'-0"	NO
Side Setback	5'-0"	5'-0"	5'-0"	NO
Interior Setback	7'-6"	7'-6"	7'-6"	NO
Rear Setback	15'-0"	15'-0"	15'-0"	NO
Residential Floor Area	N/A	N/A	N/A	N/A
Density	16 du/acre (53.7 du allowed)	-	67	NO
F.A.R. (Commercial)	1	1	N/A	N/A
Historic Structures	N/A	-	3	N/A
Building Coverage	40%	62%	38%	NO
Impervious Surface	60%	66%	57%	NO
Parking**	115	183	226	NO**
715 Seminole, 811 Seminole & + William Street		Standard Spots	142	
		Guest Spots	21	
		Valet Spots	33	
		Compact Spots	25	
		ADA Spots	5	
Bicycle Parking	Mix Use 10%/25%/35% (41)	0	41	NO
Open Space/Landscaping	20%	34%	43%	NO
Building Height	30'-0"	N/A	39'-0"	NO
Zoning of Adjoining Sites	HMDR***			

\*\*\*Requires Landscape Buffer Waiver

\*Total Site Area Calculation includes existing right of way areas within 715/811 Seminole St. parcel to be abandoned prior to permitting

\*\*Parking Calculation

Includes Main Hotel Property	Required	146 Parking Spots Required per 2006 Major Redevelopment Approval
		115 Parking Spots Required for Proposed Development
		<b>261 Total Required</b>
Includes Main Hotel Property	Provided	59 Existing Parking to remain on Main Hotel Property
		226 New Spots Provided on 715/811 Seminole
		<b>285 Total Provided</b>

## SITE CALCULATIONS



## CASA MARINA LOT DEVELOPMENT

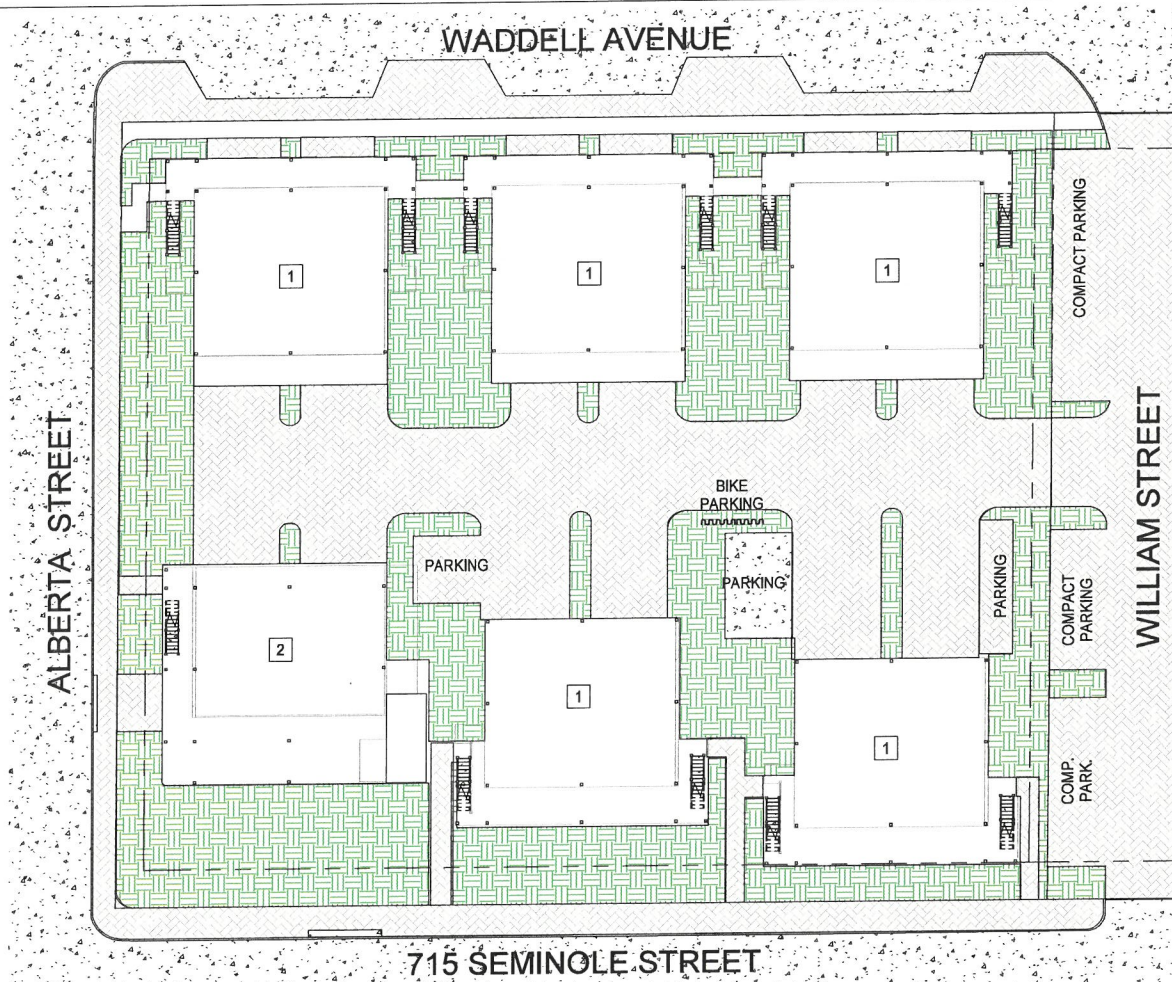
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

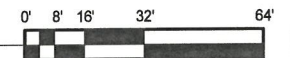
1	BPAS Submittal	2022.10.27





- 1 DOUBLE VILLA  
(4) UNITS  
Each Unit: 1,200 SF  
Building Coverage - 3,400 SF  
2 Story Building  
Parking Underneath
- 2 BEACH HOUSE VILLA  
(1) UNIT  
4,000 SF  
Building Coverage 3,900 SF  
2 Story Building  
Parking Underneath

715 SEMINOLE AVENUE PROPERTY - SITE PLAN



## CASA MARINA LOT DEVELOPMENT

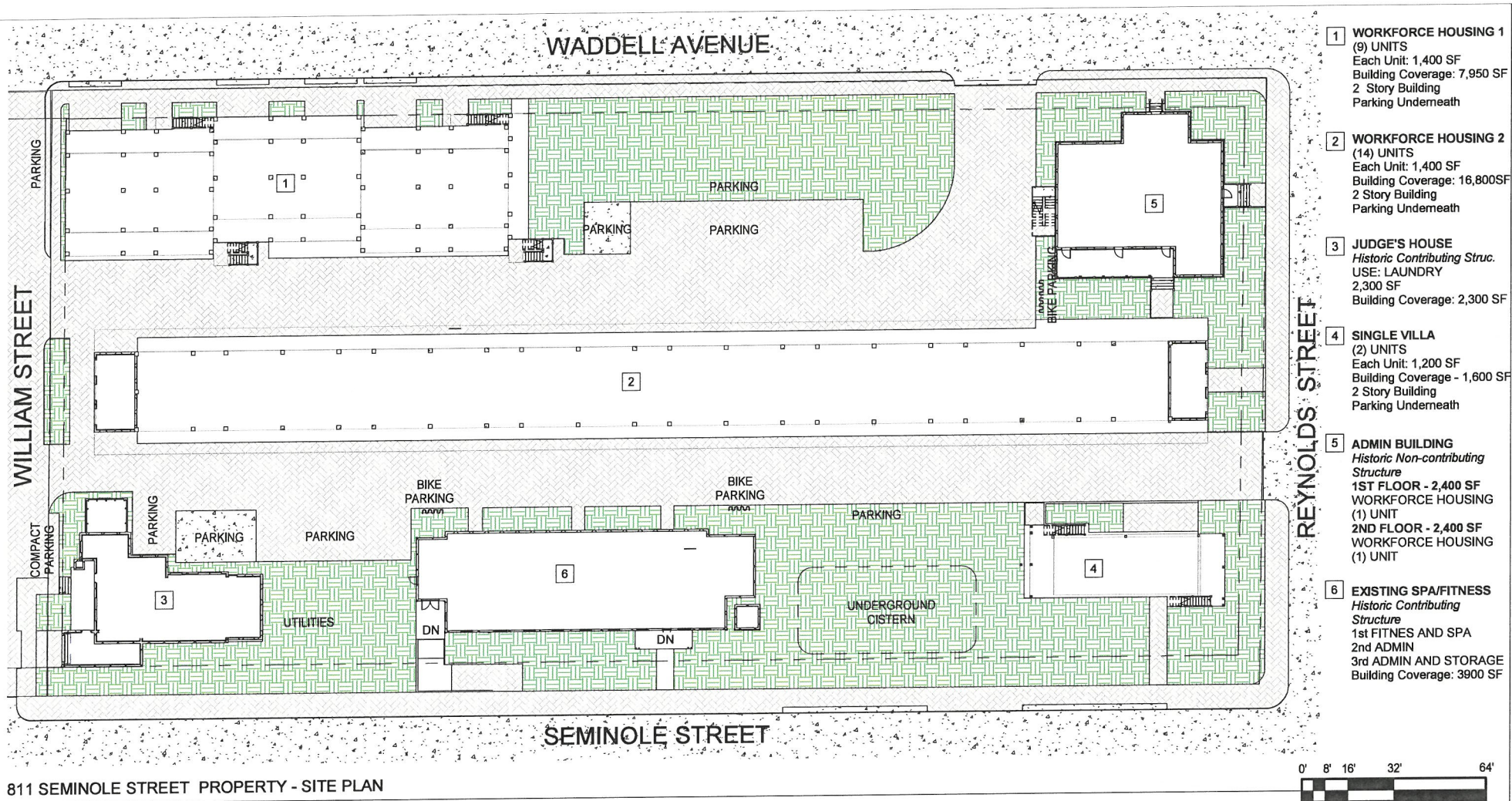
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2022.10.27





## CASA MARINA LOT DEVELOPMENT

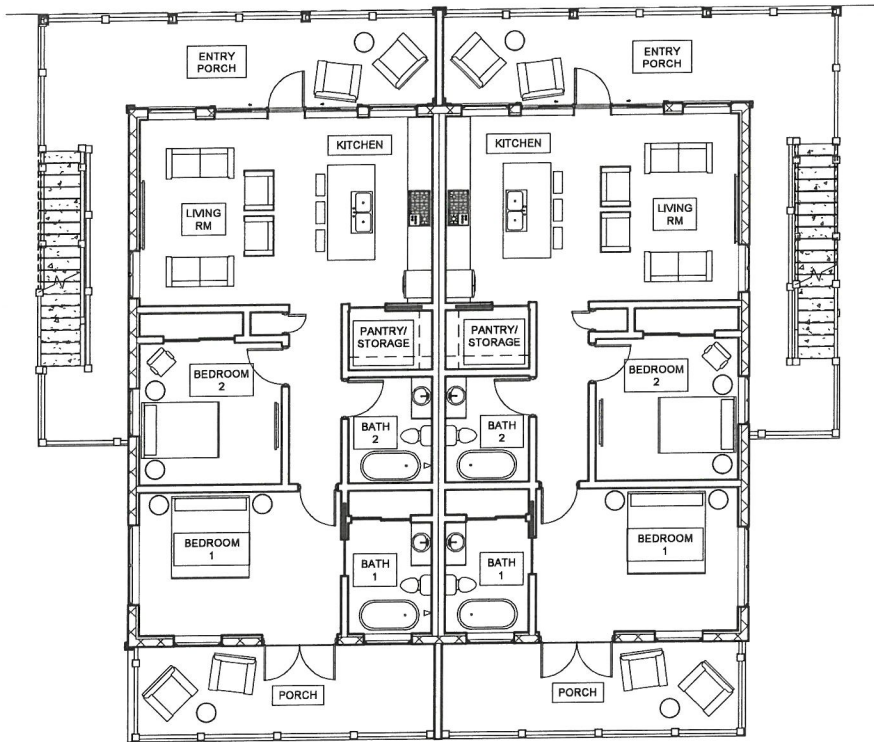
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

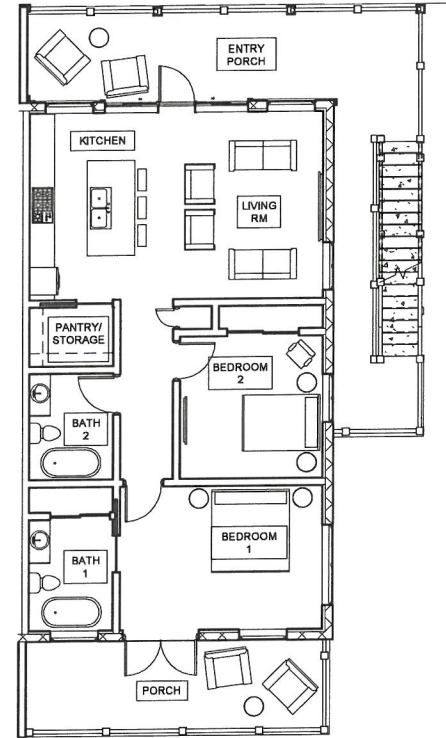
1	BPAS Submittal	2022.10.27

**DOUBLE VILLA**  
 (4) UNITS  
 Each Unit: 1,200 SF, 2BR / 2BA  
 Building Coverage - 3,400 SF  
 2 Story Building  
 Parking Underneath



CONCEPTUAL FLOOR PLANS - DOUBLE VILLA

**SINGLE VILLA**  
 (2) UNITS  
 Each Unit: 1,200 SF, 2BR / 2BA  
 Building Coverage - 1,600 SF  
 2 Story Building  
 Parking Underneath



CONCEPTUAL FLOOR PLANS - SINGLE VILLA

CONCEPTUAL FLOOR PLANS



**K2M**  
 DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

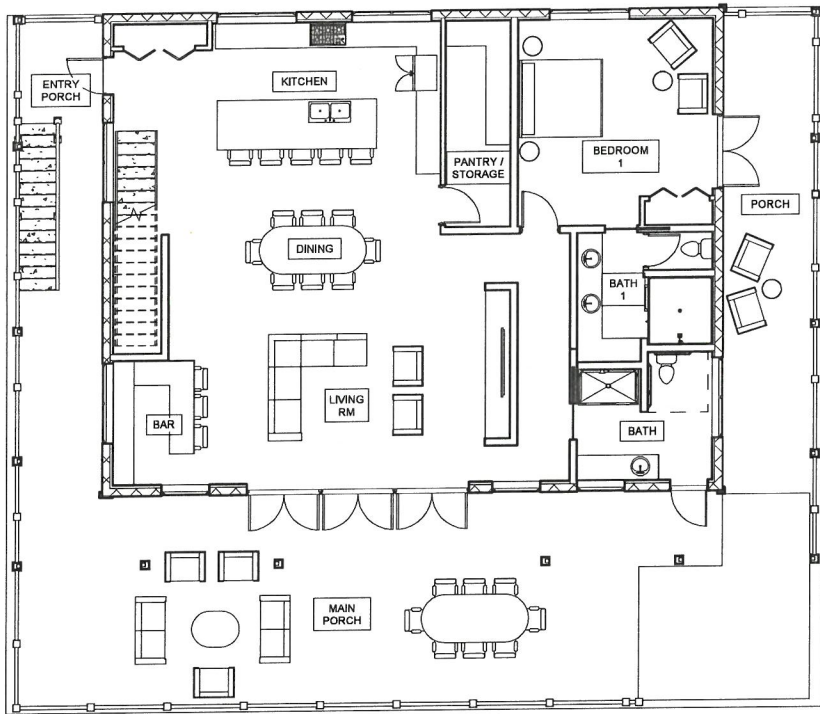
715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

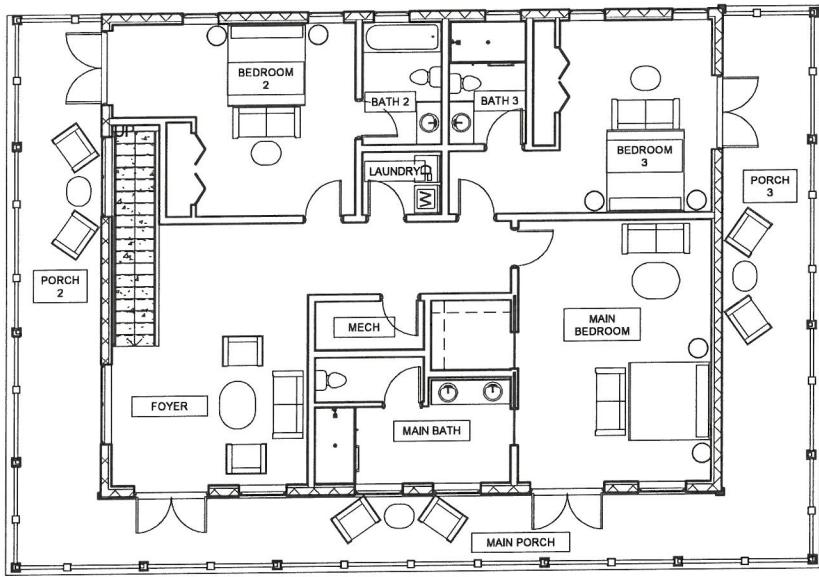
1	BPAS Submittal	2022.10.27



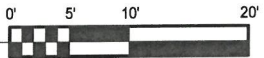
BEACH HOUSE VILLA  
 (1) UNIT  
 4,000 SF, 4BR / 5 BA  
 Building Coverage 3,900 SF  
 2 Story Building  
 Parking Underneath



CONCEPTUAL FIRST FLOOR PLAN - BEACH HOUSE VILLA



CONCEPTUAL SECOND FLOOR PLAN - BEACH HOUSE VILLA



# CASA MARINA LOT DEVELOPMENT

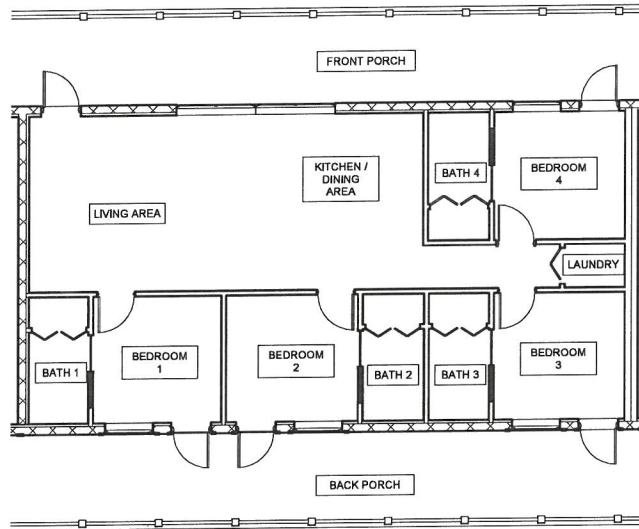
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

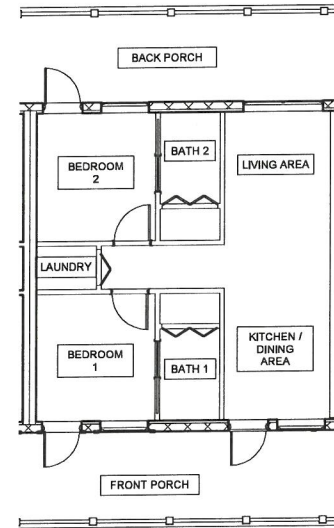
1	BPAS Submittal	2022.10.27

**WORKFORCE UNIT**  
 (1) UNIT - 1,400 SF  
 - EACH ROOM HAS ITS OWN  
 PRIVATE ENTRANCE AND  
 BATH



CONCEPTUAL FLOOR PLAN - 4 BR WORKFORCE UNIT

**WORKFORCE UNIT**  
 (1) UNIT - 700 SF  
 - EACH ROOM HAS ITS OWN  
 PRIVATE ENTRANCE AND  
 BATH



CONCEPTUAL FLOOR PLAN - 2 BR WORKFORCE UNIT

CONCEPTUAL TYPICAL FLOOR PLANS - WORKFORCE UNIT



# CASA MARINA LOT DEVELOPMENT

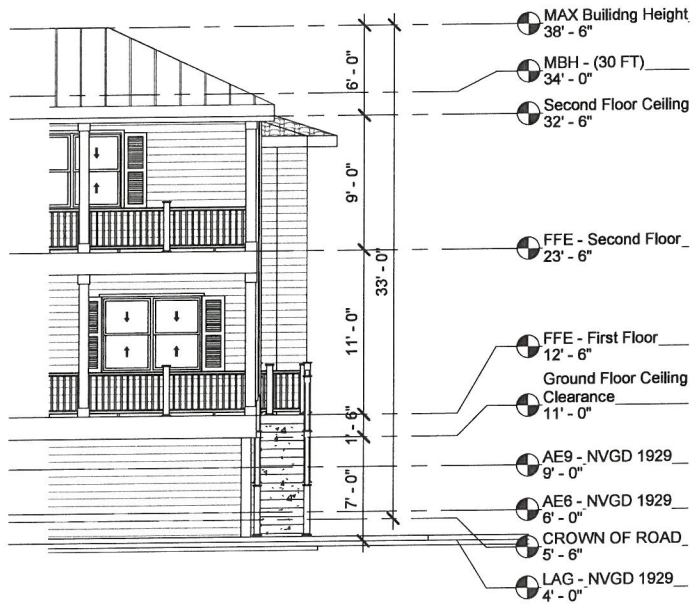
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2022.10.27

## 2-STORY VILLA PARKING UNDERNEATH



## 2-STORY WORKFORCE HOUSING\_1 PARKING UNDERNEATH



CONCEPTUAL ELEVATION STUDY



**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

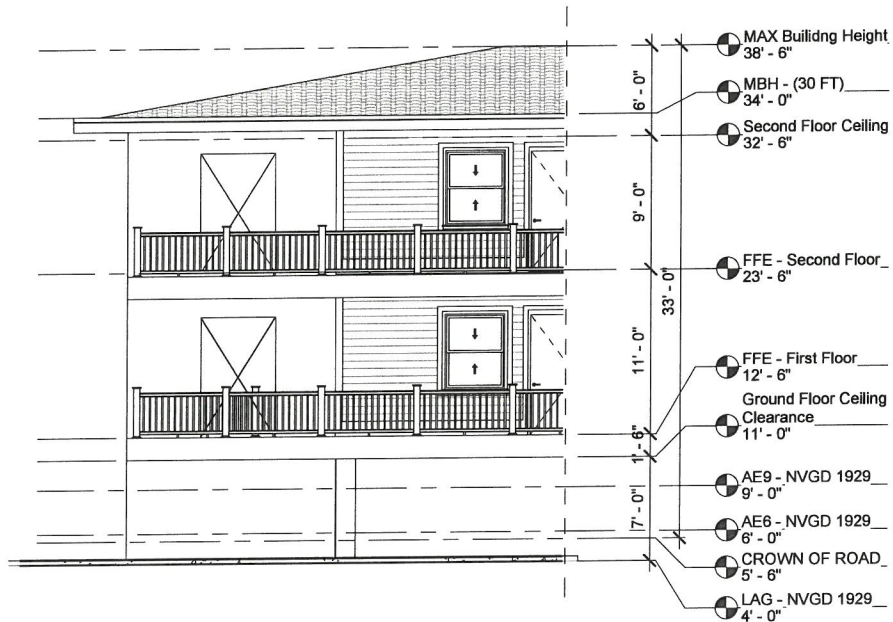
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

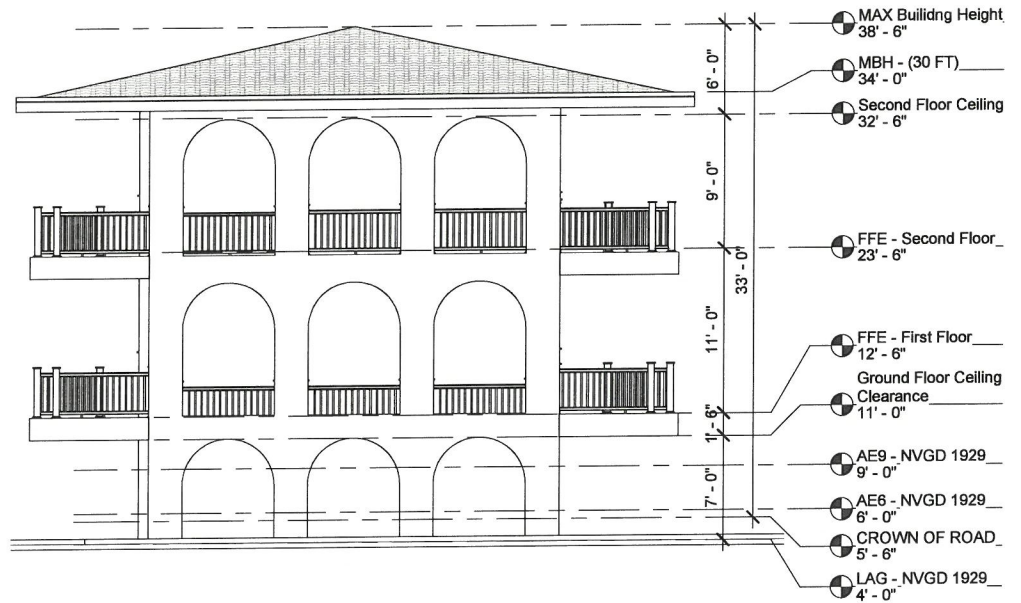
Submissions:

1	BPAS Submittal	2022.10.27

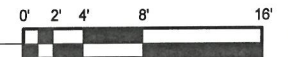
## 2-STORY WORKFORCE HOUSING\_2 PARKING UNDERNEATH



## 2-STORY WORKFORCE HOUSING\_2 PARKING UNDERNEATH



CONCEPTUAL ELEVATION STUDY



**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

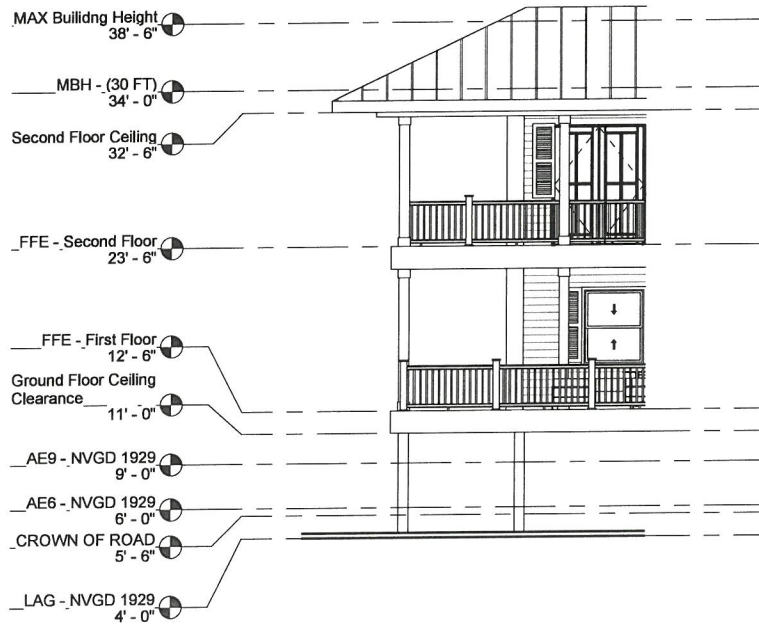
715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

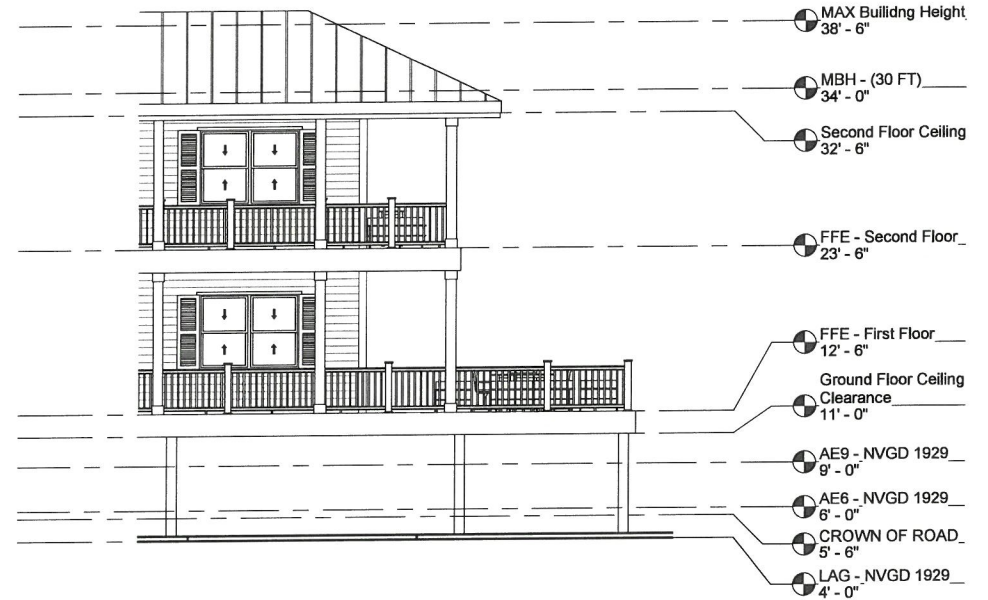
1	BPAS Submittal	2022.10.27



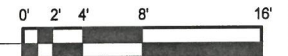
## 2 STORY BEACH VILLA - PARKING UNDERNEATH



## 2 STORY BEACH VILLA PARKING UNDERNEATH



CONCEPTUAL ELEVATION STUDY



**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2022.10.27



*Year 10 BPAS*



# **WARRANTY DEED**

Doc# 1633895 03/22/2007 12:21PM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY DANNY L. KOLHAGE

RETURN TO:  
 FIDELITY NATIONAL TITLE  
 INSURANCE COMPANY  
 ATTN: JENNIE CLAYTON  
 5690 W. Cypress St., Ste A  
 Tampa, FL 33607  
 NAPS / FNT File No. ACC-Wyndham

03/22/2007 12:21PM  
 DEED DOC STAMP CL: PW \$28,000.00

Doc# 1633895  
 Bk# 2281 Pg# 1224

Prepared under local supervision by :  
 Alison Ando, Esq. @ Simpson Thacher & Bartlett LLP  
 425 Lexington Ave, NY, NY 10017

### Limited Warranty Deed

THIS LIMITED WARRANTY DEED made this 31<sup>st</sup> day of December, 2005, between IHC Realty Partnership, L.P., a Delaware limited partnership (formerly known as Interstone Partners I, L.P., a Delaware limited partnership), c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantor") and BRE/FL Development Parcels L.L.C., a Delaware limited liability company, c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantee").

Witnesseth:

That the Grantor, in consideration of the sum of \$4,000,000 paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grants, sells, conveys, transfers, assigns and warrants unto Grantee, its successors and assigns, all of its estate, right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on Schedule A hereto (the "Premises").

Together with: all right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

Together with: all right, title and interest (if any) of Grantor in and to any hereditaments and appurtenances, and all of the estate and rights of Grantor.

To have and to hold the Premises herein conveyed unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that (a) Grantor is lawfully seized of the fee simple title, (b) the fee simple title is free from all encumbrances, except those appearing in the existing Owner's Policy insuring the Grantor's fee simple title, (c) Grantor has a good right and lawful authority to sell and convey the fee simple title, (d) Grantor fully warrants the fee simple title to immediate Grantee only, and (e) Grantor will defend the fee simple title from all lawful claims of immediate Grantee only. The foregoing warranty is for the sole benefit of immediate Grantee only and shall not extend any successor grantee.

In witness whereof, the undersigned, by its duly elected officer(s) and pursuant to proper authority of its board of directors has duly executed, acknowledged and delivered this instrument as of the day and year first above written.

**Grantor:**

**Doc# 1633895**  
**Bk# 2281 Pg# 1225**

IHC Realty Partnership, L.P.

By: IHC Realty Corporation, a Delaware corporation

By: 

Name: Anthony Beovich  
Title:

**Witness #1:**

  
Name:

**Witness #2:**

  
Name:

County of New York )  
 )  
State of New York )

Doc# 1633895  
Bk# 2281 Pg# 1226

On December 31, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Berich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. Witness my hand and official seal.

Melissa Herland  
Notary Public

MELISSA HERLAND  
Notary Public, State of New York  
No. 30-881429  
Qualified in Nassau County  
Commission Expires 5-9-2017

**Doc# 1633895**  
**Bk# 2281 Pg# 1227**

**Schedule A:**

On the Island of Key West, Florida, being Lots 1 thru 10 inclusive, all being in Block 8 as shown on the Plat of the Key West Investment Company's Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida.

**MONROE COUNTY**  
**OFFICIAL RECORDS**

Record & Return to:  
LandAmerica - Brigitte Sawicki  
1302 N. 19th Street, Suite 200  
Tampa, FL 33605  
File # T-053331

Doc# 1517059 05/18/2005 3:34PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

DEED DOC STAMP CL: JILL \$730,213.40

Sung Lee, Esq.  
Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201-4675

Doc# 1517059  
Bk# 2115 Pg# 141

### GENERAL WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF MONROE

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS THAT:

THAT CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership (hereinafter called "Grantor"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by CASA MARINA OWNER, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Monroe County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with Grantor's interest in and to all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired (all of the above-described properties together with the Land are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee, its successors or assigns, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters listed on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

Wyndham Resorts Casa Marina  
Key West, FL  
012665-0348 WEST 5722675 v1

**Doc# 1517059**  
**Bk# 2115 Pg# 142**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, Grantee's legal representatives, successors and assigns forever and subject to the Permitted Encumbrances, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Wyndham Resorts Casa Marina  
Key West, FL  
012665-0348 WEST 5722675 v1



Doc# 1517059  
Bk# 2115 Pg# 143

EXECUTED this 14<sup>th</sup> day of May, 2005, to be effective for all purposes  
as of the 10<sup>th</sup> day of May, 2005.

GRANTOR:

CASA MARINA REALTY PARTNERSHIP, L.P., a  
Delaware limited partnership

By: Casa Marina Realty Corporation, a Delaware  
corporation, its general partner

Cindy Nelson  
Cindy Nelson  
Witness

By: [Signature]  
Name: Gregory J. Moundas  
Title: Vice President

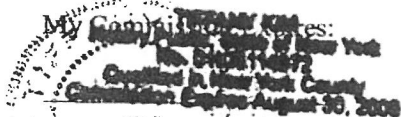
Natalya Shumilova  
Natalya Shumilova  
Witness

STATE OF NY §  
§  
COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory Moundas  
Vice President of Casa Marina Realty Corporation, a Delaware corporation, general partner  
of CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership, known to  
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and consideration therein expressed, in the  
capacity therein stated, and as the act and deed of said corporation and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of  
May, 2005.

[Signature]  
Notary Public in and for the State of NY



TIFFANY KIM  
Notary's Printed Name

After recording, this document should be returned to:  
Akin Gump Strauss Hauer & Feld LLP  
Attn: Sung Lee  
1700 Pacific Avenue, Suite 4100  
Dallas, TX 75201-4675

Wyndham Resorts Casa Marina  
Key West, FL  
012665-0348 WEST 5722675 v1

Exhibit A to General Warranty Deed

Description of Land

**Doc# 1517059**  
**Bk# 2115 Pg# 144**

Wyndham Resorts Casa Marina  
Key West, FL  
012665-0348 WEST 5722675 v1

## Exhibit A

Doc# 1517059  
Bk# 2115 Pg# 145

Policy Number: Proforma

## Exhibit A-1:

## Parcel I:

All that land in the City of Key West, Monroe County, Florida, lying and being situate within a triangle formed by Seminole Avenue, Reynolds Street and the low water mark of the shore known as South Beach, the said triangle embracing Blocks 1, 2, 3, 4, 5 and 6 and the space between them formerly laid out as streets, but heretofore vacated as streets by the City Council of the City of Key West, all shown on the Plat of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida; and also all the land under water lying in front of and all riparian rights belonging or appurtenant to the said triangle; less, however, that portion of Block 6 which is not included in Parcel II described herein and all of the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Subject to encroachment by Reynolds Street being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Block 4 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, Key West, Monroe County, Florida and recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida, said corner is also known as the Point of Beginning of the land hereinafter described:

From said Point of Beginning bear South 37°32'30" East for a distance of 706.00 feet, more or less, to the shore line of said plat; thence meander the shoreline of said plat in a Westerly direction to a point which is 10.21 feet measured at right angles to the preceeding course; thence bear North 37°32'30" West for a distance of 678.00 feet, more or less, to a point; thence continue bearing Northwesterly for a distance of 20.00 feet, more or less, to a point on the Southeasterly property line of Seminole Avenue; said point also bearing South 52°00'00" West from the Point of Beginning; thence bear North 52°00'00" East for a distance of 17.81 feet back to the Point of Beginning.

## Parcel II:

On the Island of Key West, Monroe County, Florida and being a part of Block 6 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at a point on the Southeasterly property line of Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence Southwesterly along the Southeasterly property line of Seminole Avenue for a distance of 14.83 feet; thence run Southeasterly and parallel with the said Alberta Street for a distance of 67.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line for a distance of 18.00 feet, more or less to the Easterly boundary of said Block 6; thence run Northwesterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, back to the Point of Beginning; together with all the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

## Parcel III:

A concrete dock or pier situated on the following described property:

A parcel of submerged land lying in the Straits of Florida adjacent to Block 6 of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of

the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at a point on the Southeasterly property line of said Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence run Southeasterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, to the Mean High Water Line of the Straits of Florida and the Point of Beginning of the parcel of land herein being described: Thence continue Southeasterly along the extension of the Easterly boundary of said Block 6 for a distance of 106.00 feet; thence run Southerly along a line deflected  $41^{\circ}09'30''$  to the right for a distance of 270.00 feet; thence at right angles in a Westerly direction for a distance of 25.00 feet; thence at right angles in a Northerly direction for a distance of 262.00 feet; thence run Northwesterly along a line deflected  $41^{\circ}09'30''$  to the left for a distance of 115.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line a distance of 28.00 feet, more or less, back to the Point of Beginning.

**Parcel IV:**

On the island of Key West, Florida being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.

**Doc# 1517059**  
**Bk# 2115 Pg# 146**

**Doc# 1517059**  
**Bk# 2115 Pg# 147**

**Exhibit B to General Warranty Deed**

**Permitted Encumbrances**

All matters of record affecting the Property which are valid and subsisting.

**MONROE COUNTY  
OFFICIAL RECORDS**

Wyndham Resorts Casa Marina  
Key West, FL  
012665-0348 WEST 5722675 v1





# **FGBC CHECKLIST**

## FGBC Green Home Standard

Version 10

### Application

Effective October 1, 2013

Revised 8-25-16

#### Instructions for Submission:

##### Electronic Submissions (Required)

Complete the credit card authorization below or pay online

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

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

<https://dropbox.hightail.com/certifications>

#### Mailing Instructions

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

FGBC  
1415 E. Piedmont Dr. Suite 5  
Tallahassee, FL 32308-7954

#### FEES

##### Single Family New and Existing Home Fees

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

##### Multi-Family Fees

Multi-family applications: Use TAB 18

##### Additional Options

\$39	FGBC Certified Home Bronze Plaque
\$40	Florida Water Star Certification
Free	FGBC Certified Home Yard Sign (Electronic Version)

#### Builder Information

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Builder Email: \_\_\_\_\_  
DBPR License #: \_\_\_\_\_  
FGBC Member #: \_\_\_\_\_  
FHBA Member #: \_\_\_\_\_  
Signature: \_\_\_\_\_

#### Certifying Agent Information

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City / Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
CA Registration #: \_\_\_\_\_

Signature: \_\_\_\_\_

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

#### PAYMENT

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

[Pay Online](#)

[or Authorize Credit Card Here: \(Visa/MC/AX\)](#)

CC#: \_\_\_\_\_

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

Name on Card: \_\_\_\_\_

Billing Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_

#### Home Information

Address: \_\_\_\_\_

City/ST/Zip: \_\_\_\_\_

County: \_\_\_\_\_

Development: \_\_\_\_\_

#### Please answer the following questions:

<input type="checkbox"/>	Is the home New or Existing?
<input type="checkbox"/>	Is this Single Family or Multi-Family?
<input type="checkbox"/>	Is this home Affordable? List Funding Source
<input type="checkbox"/>	Square Footage of home/unit
<input type="checkbox"/>	Sales Price

#### Optional Information

Owner: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/ST/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

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

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

#### Project Point Summary

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

107

Points Toward Qualification (points over category maximums excluded)

140

Total Points Achieved

140

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

Category	Your Score	Required Min - Max
Category 1: Energy	40	30 - 75
Category 2: Water	26	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	13	15 - 35
Category 6: Materials	5	10 - 35
Category 7: Disaster Mitigation	11	5 - 30
Category 8: General	27	0 - 40

Total: 140

Total Needed: 107

Certified Home Score 133

Certification Level Silver

**PREREQUISITES:**

**Prerequisite 1: Swimming Pool / Spa**

- |      |     |   |
|------|-----|---|
| P1.1 | Yes | Sanitation system that reduces chlorine use |
| P1.2 | N/A | Pool Cover                                  |
| P1.3 | N/A | Solar pool heating system                   |
| P1.4 | N/A | Dedicated PV's to run pool equipment        |
| P1.5 | No  | Home has no pool or spa                     |

**Prerequisite 2: Waterfront Considerations**

- |      |     |   |
|------|-----|---|
| P2.1 | N/A | Use of native aquatic vegetation in shoreline area      |
| P2.2 | N/A | No turf adjacent to water (Low maintain plants instead) |
| P2.3 | Yes | Use of terraces, swales, or berms to slow storm water   |
| P2.4 | Yes | Home site does not border natural water body            |

**Prerequisite 3: No Invasive Exotic Species**

- |      |     |                                  |
|------|-----|----------------------------------|
| P3.1 | Yes | Landscape Considerations         |
|      | New | Is the landscape existing or new |

## CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

### HERS Index - Energy Rating

E1.1 30 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

Yes :Does the Home have a confirmed HERS Index  
70 :Confirmed HERS Index

### Design, Finishes, Amenities

E2.1	0	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	0	1	Cross vent and ceiling fans code credit
E2.5	0	1	Roofed porch, Min 100ft <sup>2</sup> AND 3 sides open
E2.6	0	1	Passive solar space heating system
E2.7	0	1	Passive solar day-lighting
E2.8	0	1	Deciduous trees on south
E2.9	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	N/A	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	1	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% 0 Enter the Light Reflectance Value (LRV) of Paint 0 bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Compact hot water distribution
E2.18	0	1	Insulate all hot water pipes
E2.19	N/A	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	0	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.24	1	1	Dwelling unit attached, zero lot-line, row house
E2.25	N/A	2	Recessed, sealed IC fixtures
E2.26	0	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	40	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

0

0



## CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

### W1 Fixtures

W1.1	0	2 - 3	Water saving clothes washer
			0 : Water factor (WF) of clothes washer
W1.2	1	1	Low-flow shower heads (must be $\leq 2.0$ gpm)
W1.3	1	1	All showers equipped with only 1 showerhead per shower
W1.4	-	1 - 2	all lavatory sink faucets have flow rates of $\leq 2.0$ gpm (all $\leq 1.5$ gpm = 2 pts)
W1.5	2	2	High Efficiency Dual-flush or Single Flush Toilets ( all toilets $\leq 1.28$ gpf)
W1.6	0	1	Toilet with UNAR Map Rating of 600 gpf or greater

### W2 Greywater Reuse

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

W3.1	3	1 - 3	Rainwater Harvesting System installed
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### W4 Reclaimed Water Reuse

W4.1	N/A	2	Water for irrigation
W4.2	0	2	Meter on reclaimed irrigation system
W4.3	0	2	Volume-based pricing arrangement
W4.4	0	2	For toilet flushing

### W5 Installed Landscape

W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	1	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list
			60% :Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with local environment / microclimate
W5.4	3	3	Turf less then 50% of landscape
W5.5	2	2	Evenly shaped turf areas, no turf on berms
W5.6	2	2	Plants with similar maintenance requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.8	1	1	Non-Cypress mulch used
W5.9	0	2	Soil tested and amended where necessary

### W6 Installed Irrigation

W6.1	-	10	No permanent installed irrigation system
W6.2	2	2	Innovative irrigation technology
W6.3	3	3	Irrigated land according to FGBC standard
			Yes Separate zones for turf and landscape beds - multi program controller
			Yes High-volume irrigation does not exceed 60% of landscape area
			Yes Head to head coverage for rotor/spray heads
			Yes Correctly installed Micro-irrigation in landscape beds and narrow areas
			Yes Minimize overspray on impermeable surfaces
W6.4	0	1	
	OR	0	
		0	Pressure compensating spray heads installed in spray zones
		0	Pressure regulating valves are installed for spray zones
W6.5	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	0	2	High volume irrigated areas have matched precipitation rates
W6.7	0	1	Pop-up sprinkler heads significantly rise above turf grass height

### W7 Additional Water Certification Requirements

W7.1	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	0	2	Florida Friendly Landscape™ Program New Construction Certification
	26	57	Total Points

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

**CATEGORY 3: LOT CHOICE**

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			- Bank
			Yes Community or civic center
			- Convenience store
			0 Daycare center
			- Fire station
			Yes Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			Yes Medical or dental office
			- Pharmacy
			0 Police station
			0 Post office
			Yes Place of worship
			Yes Restaurant
			- School
			- Supermarket
			- Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	0	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	9	21	Total Points

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

Certifying Agent Category 3: 0

**CATEGORY 4: SITE**

Category Minimum 5 / Category Maximum 30

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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**

- S1.1 **2** 2 **Maximize tree survivability**
- S1.2 **1** 1 - 2 **Minimize soil compaction**  
 Restrict all construction equipment from driving on site during construction except for  
 area of <25% of site.
- S1.3 **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 an erosion control site plan**
- S3.2 **1** 1 **Stabilize disturbed soil**
- S3.3 **0** 2 **Stage disturbance**
- S3.4 **1** 1 **Control sediment runoff during construction**
- S3.5 **1** 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 **1** 1 - 4 **Maintain pervious surface area (If not taking points input 1 for Total Lot Area)**  
 Partial Pervious  
**47** % Pervious Material **146144** Total Lot Area (sq. ft.)  
**83302.1** Coverage Area (sq. ft.) **0** 100% Pervious sq. ft.  
**39152** Equivalent Pervious Area → **39152** Equivalent Pervious Area (semi-pervious)  
**1** Total points for pervious area  
**9** 34 **Total Points**

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

Certifying Agent Category 4:

0



## CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Version 10

Revised 8-25-16

### Combustion

H1.1	0	3	Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage
H1.2	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.3	0	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.4	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

#### Space Heating

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

#### Water Heating

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

### Moisture Control

H2.1	0	1	Drainage tile on and around top of footing
H2.2	0	1	Drainage board for below grade walls
H2.3	0	1	Gravel bed beneath slab on grade floors
H2.4	0	1	Seal slab penetration
H2.5	0	1	Capillary break between foundation and framing
H2.6	-	3	Central dehumidification system
H2.7	0	1	No vapor barrier on inside of assemblies
H2.8	1	1	Moisture control for tub/shower and shower surrounds

### Source Control

H3.1	1	1	No exposed urea-formaldehyde wood products
H3.2	0	2	Zero VOC paints, stains, and finishes
H3.3	0	1	Low VOC paints, stains, and finishes
H3.4	0	1	Low VOC sealants and adhesives
H3.5	N/A	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.6	0	1	Healthy flooring
H3.7	0	1	Healthy insulation
H3.8	1	1 - 2	Protect ducts, range hood, and bath exhaust fans during construction
H3.9	3	3	Integrated pest management plan

### Cleanability

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

### Universal Design

H5.1	2	1 - 3	Universally designed living area
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### Ventilation

H6.1	-	2 - 4	Controlled mechanical ventilation
H6.2	0	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	0	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	0	3	Whole house positive filtration
H6.8	1	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design
	13	52	Total Points

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

Certifying Agent Category 5:

0

## CATEGORY 6: MATERIALS

Version 10  
Revised 8-25-16

Category Minimum 10 / Category Maximum 35

### Components

M1.1	0	1	Recycled content roof material
M1.2	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.
M1.3	0	1	Engineered / alternative material for outdoor living
M1.4	0	1	Concrete with fly ash or blast furnace slag
M1.5	0	1	Recycled content siding or soffit material
M1.6	0	1	Eco-friendly insulation
M1.7	0	1	Recycled content drywall
M1.8	0	1	Recycled content paint
M1.9	0	1	Steel interior studs
M1.10	0	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

M2.1	0	3	Resource efficient wall system with integral insulation
M2.2	0	2	Develop a construction and demolition waste management plan
M2.3	3	2 - 4	Implement job site waste management
	4		# of items implemented
	0		List items (i.e.: a, b, c, etc.)
M2.4	0	1	Compost bin/built in collection of recyclables
M2.5	0	1 - 2	Engineered roof and floor components
	0		80% of floor (or code allowance)
	0		80% of roof (or code allowance)
M2.6	0	1	Finger jointed or laminated products
M2.7	0	1	Eco-friendly trim
M2.8	0	1	Perimeter based on 2 foot dimensions
M2.9	0	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	0	1	Stack framing
M2.11	1	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips

### Durability

M3.1	0	1	Roof slope $\geq$ 3:12 but $\leq$ 6:12
M3.2	-	1	Large overhangs (eave and gable)
M3.3	0	1	Air admittance vents
M3.4	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	-	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	0	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	5	47	Total Points

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

Certifying Agent Category 6:

0



## CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

### Hurricane (wind, rain, storm surge)

DM1.1	-	2	Safe room
DM1.2	-	2	Unvented attic or No attic
DM1.3	2	2	Window, door, and skylight protection or impact resistant type
DM1.4	-	1	Attached garage and exterior door protection
DM1.5	1	1	Exterior structures and equipment properly anchored
DM1.6	2	2	Secondary water protection installed on roof
DM1.7	-	2	Adhesive applied to roof sheathing
DM1.8	-	5	Comply with Fortified For Safer Living Standards

### Flood (must incorporate all three)

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

### Fire (must incorporate all three for 3.1)

DM3.1	3	3	Yes	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			Yes	Fire resistant soffit and vent material
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home

### Lightning & Electronics Protection

DM4	-	1 - 2	Installed Surge Suppression or Lightning Protection System
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### Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

- required Seal slab penetrations
- required Vegetation > 2 ft. from foundation
- required Slopes graded away from building

DM 5.1	0	10	DM 5.1: Chemical Soil Treatment Used
			- Exterior cladding installed to prohibit intrusion
			- Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			- Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			- Irrigation/sprinkler water does not hit building
			- Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided
			- Chemical soil treatment avoided
			- Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.3		12	DM 5.3: Treated wood products
			- All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated
	11	38	Total Points

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

Certifying Agent Category 7:

0

**CATEGORY 8: GENERAL**

Category Minimum 0 / Category Maximum 40

Version 10

Revised 8-25-16

**Small House Credit**

G1.1 20 0 - 25 Conditioned house size (enter **no** if not claiming any points)  
1,235 :square feet of conditioned area

**Adaptability**

G2.1 0 2 Roof trusses designed for addition  
G2.2 0 1 - 2 Unfinished rooms  
G2.3 0 1 Install a minimum of 2 upgraded automation system

**Renewable Power Generation**

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

**Remodel**

G4.1 0 10 Remodeling structure (HERS Index < 80)  
G4.2 3 3 Toilets 1.6 gpf and showers 2.5 gpm or less  
G4.3 2 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads  
G4.4 0 2 Existing homes with pools - upgrade pump to variable speed or dual speed  
G4.5 2 2 Roof to wall connection upgrades

**Other**

G5.1 0 1 - 2 Home builder/designer/architect/landscape architect member of FGBC  
0 :Number of members on the team that are members of FGBC  
G5.2 - 2 Homeowner's manual, including information, benefits, operations - per reference guide  
G5.3 0 2 Minimum 1 hour Hands on training provided to homeowner  
G5.4 0 1 Plan for edible landscape/food garden  
G5.5 - 2 Guaranteed energy bills  
G5.6 0 1 - 5 INNOVATIVE CREDITS

Description of innovation:

0

27 49 Total Points

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

Certifying Agent Category 8:

0

**FGBC Home Score**

Version 10

Category	Your Score	Required Min - Max
Category 1: Energy	40	30 - 75
Category 2: Water	26	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	13	15 - 35
Category 6: Materials	5	10 - 35
Category 7: Disaster Mitigation	11	5 - 30
Category 8: General	27	0 - 40

Total: 140

Total Need: 107

**Certified Home Score 133**

Certification Level:

Silver

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

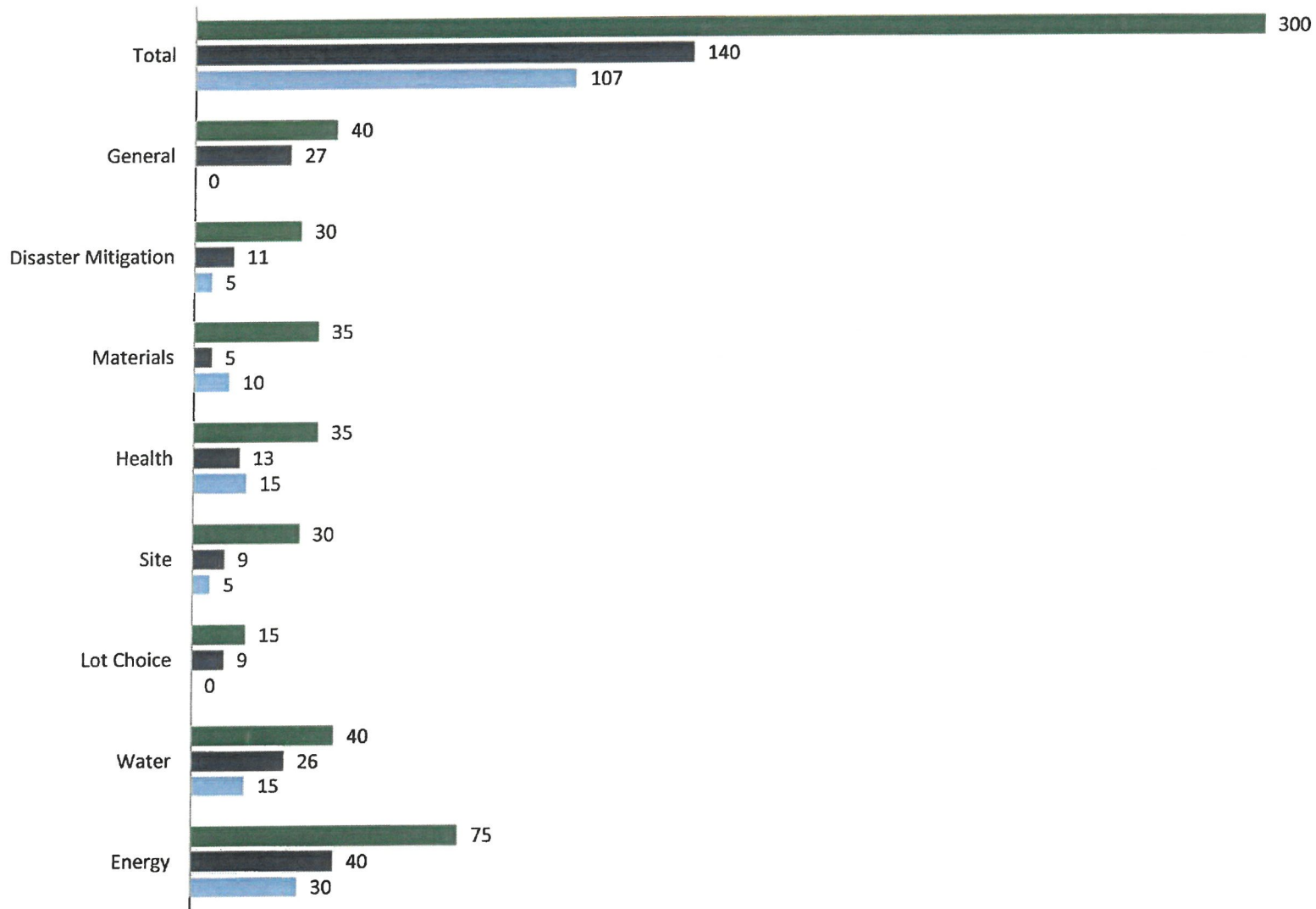
Home Address

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## FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



## PREREQUISITES:

Revised 8-25-16

At least one measure from each of the following:

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

Prerequisite 1: Swimming Pool / Spa			Certifying Agent Notes
P1.1	Yes	Sanitation system that reduces chlorine use	
P1.2	N/A	Pool Cover	
P1.3	N/A	Solar pool heating system	
P1.4	N/A	Dedicated PV's to run pool equipment	
P1.5	No	Home has no pool or spa	
Prerequisite 2: Waterfront Considerations			Certifying Agent Notes
P2.1	N/A	Use of native aquatic vegetation in shoreline area	
P2.2	N/A	No turf adjacent to natural water bodies(Low maintain plants instead)	
P2.3	Yes	Use of terraces, swales, or berms to slow storm water	
P2.4	Yes	Home site does not border natural water body	
Prerequisite 3: No Invasive Exotic Species			Certifying Agent Notes
P3.1	Yes	Landscape Considerations	
	New	Is the landscape existing or new	



## CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	
<b>HERS Index - Energy Rating</b>				<b>Certifying Agent Notes</b>
E1.1	30	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80	
		Yes	:Does the Home have a confirmed HERS Index	
		70	:Confirmed HERS Index	
<b>Design, Finishes, Amenities</b>				<b>Certifying Agent Notes</b>
E2.1		1	Thermal Enclosure System Inspection	
E2.2	1	1	Ductwork joints sealed with mastic	
E2.3		1	Ductwork smoke tested allowing leaks to be sealed prior to drywall	
E2.4		1	Cross vent and ceiling fans code credit	
E2.5		1	Roofed porch, Min 100ft <sup>2</sup> AND meets cross-ventilation requirements	
E2.6		1	Passive solar space heating system	
E2.7		1	Passive solar day-lighting	
E2.8		1	Deciduous trees on south	
E2.9	0	1 - 4	House shaded on east and west by trees	
			% of the designated wall areas (average of east and west walls) that are shaded by trees.	
E2.10	N/A	1	Washer and dryer outside of conditioned space	
E2.11		1	Floor joist perimeter insulated and sealed	
E2.12	1	1	Light colored exterior walls (80% minimum)	
			Enter the Solar Reflective Index (SRI) of Paint	
E2.13	1	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%	
			Enter the Light Reflectance Value (LRV) of Paint	
			bedrooms and all major living spaces have floors, walls, & ceilings are light-colored	
			Enter the Light Reflectance Value (LRV) of Paint	
E2.14	1	1	Max 100W fixtures in bathrooms	
E2.15		1	Pre-plumb for solar hot water	
E2.16		2	Install a State Certified rated solar hot water system	
E2.17		1	Compact hot water distribution	
E2.18		1	Insulate all hot water pipes	
E2.19	N/A	1	Energy-efficient clothes dryers	
E2.20	1	1	Energy-efficient ovens/ranges	
E2.21	1	1	Energy Star® clothes washers	
E2.22		1	Efficient well pumping	

E2.23	0	1	Efficient envelope volume	
			Total Gross Wall Area	
		1	Conditional Square Footage	
		1	Number of Stories	
E2.24	1	1	Dwelling unit attached, zero lot-line, row house	
E2.25	N/A	1 - 2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)	
E2.26		3	Energy Star® Advanced Lighting Package	
E2.27	2	2	Outdoor lights are energy efficient.	
E2.28	1	1	Lighting Motion Sensors	
E2.29		1	Energy Efficient Sheathing	
	40	112	Total Possible Points	
	40	Total points for Category 1 ( 30 min / 75 max)		
Name of HERS Rater:				
Certifying Agent Category 1:				

#### A NOTE ABOUT ENERGY

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

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



## CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Revised 8-25-16

N/A		Is the landscape existing or new	
Points Achieved	Points Possible	Criteria	
<b>W1 Fixtures and Appliances</b>			<b>Certifying Agent Notes</b>
W1.1	0	2 - 3	Water saving clothes washer
			: Water factor (WF) of clothes washer
W1.2	1	1	Low-flow shower heads (must be $\leq 2.0$ gpm)
W1.3	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.4	-	1 - 2	All lavatory sink faucets have flow rates of $\leq 1.5$ gpm (all $\leq 1.0$ gpm = 2 pts)
W1.5	2	2	High-efficiency, dual-flush or single-flush toilets ( all toilets $\leq 1.28$ gpf)
W1.6		1	Toilet with UNAR MaP Rating of 600 gpf or greater
<b>W2 Greywater Reuse</b>			<b>Certifying Agent Notes</b>
W2.1		1 - 3	Greywater system installed
<b>W3 Rainwater Harvesting</b>			<b>Certifying Agent Notes</b>
W3.1	3	1 - 3	Rainwater harvesting system installed
<b>W4 Reclaimed Water Reuse</b>			<b>Certifying Agent Notes</b>
W4.1	N/A	1 - 2	Water for irrigation
W4.2		1	Meter on reclaimed irrigation system
W4.3		1	Volume-based pricing arrangement
W4.4		2	For toilet flushing
<b>W5 Installed Landscape</b>			<b>Certifying Agent Notes</b>
W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	1	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list
		60%	:Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.4	3	3	Turf less then 50% of landscape
W5.5	2	2	No turf in densly shaded areas
W5.6	2	2	Plants with similar sun and water requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)
W5.8	1	1	Non-cypress mulch used
W5.9		2	Soil tested and amended where necessary

W6 Installed Irrigation				Certifying Agent Notes
W6.1	-	10	No permanent in-ground irrigation system	
W6.2	2	2	Innovative irrigation technology	
W6.3	3	3	Landscape irrigated to FGBC standard	
		Yes	Separate zones for turf and landscape beds - multi program controller	
		Yes	High-volume irrigation does not exceed 60% of landscape area	
		Yes	Head to head coverage for rotor/spray heads	
		Yes	Micro-irrigation only in landscape beds and narrow areas	
		Yes	Provide owner & FGBC with plan and instructions	
W6.4	0	1		
	OR		Pressure compensating spray heads installed in spray zones	
			Pressure regulating valves are installed for spray zones	
W6.5		1	In poor drainage (low) areas, heads are installed with check valves	
W6.6		1	High volume irrigated areas have matched precipitation rates	
W6.7		1	Pop-up sprinkler heads significantly rise above turf grass height	
W7 Additional Water Certification Requirements				Certifying Agent Notes
W7.1		5	Meet or exceed Florida Water Star <sup>SM</sup> or WaterSense standards	
W7.2		2	Florida Friendly Landscape <sup>TM</sup> Program new construction certification	
	26	57	Total Possible Points	
	26	Total points for Category 2 ( 15 min / 40 max)		
Certifying Agent Category 2:				
Landscape Auditor:				
Credentials of Auditor:				



### CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
LC1.1	0	2 - 6	House built within designated FGBC green land development	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>Name of FGBC Green Development</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>% above certification requirement of the FGBC Certified land development</span> </div>	
LC1.2		2	Home within a certified green local government	
LC1.3	2	2	Built on an infill site	
LC1.4	1	1	Site within 1/8 mile of existing infrastructure	
LC1.5	2	2	Site within 1/4 mile to mass transit	
LC1.6	2	2	Site within 1/2 mile of public open/green space	
LC1.7	2	2	Site within 1/4 mile or 1/2 mile of existing basic community resources	
			1/2 Mile away from basic community resources	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Arts and entertainment center</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>Bank</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Community or civic center</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>Convenience store</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>Daycare center</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>Fire station</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Fitness center or gym</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>Laundry or dry cleaner</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>Library</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Medical or dental office</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>Pharmacy</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>Police station</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span></span> <span>Post office</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Place of worship</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Restaurant</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>School</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>Supermarket</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>-</span> <span>Other Neighborhood-serving retail</span> </div>	
			<div style="display: flex; justify-content: space-between;"> <span>Yes</span> <span>Other office building or major employment center</span> </div>	
LC1.8		2	Site located in small lot cluster development	
LC1.9		2	Brownfield site	
	9	21	Total Possible Points	
	9	Total points for Category 3 ( 0 min / 15 max)		
Certifying Agent Category 3:				

# CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

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.	
	Points Achieved	Points Possible	Criteria	
<b>Native Tree and Plant Preservation</b>				
<b>Certifying Agent Notes</b>				
S1.1	2	2	Maximize tree survivability	
S1.2	1	1 - 2	Minimize soil compaction	
			Restrict all construction equipment from driving on site during construction except for area of <25% of site.	
S1.3		2	Replant or donate removed vegetation	
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter	
			% of property that was created or preserved as a wildlife habitat or shelter	
<b>On Site Use of Cleared Materials</b>				
<b>Certifying Agent Notes</b>				
S2.1		2	Mill clear trees	
S2.2	0	1 - 2	Reuse cleared materials for mulch / landscape	
			Mulch is both cleared and reused:	
<b>Erosion Control / Topsoil Preservation</b>				
<b>Certifying Agent Notes</b>				
S3.1		2	Develop and implement an erosion control site plan	
S3.2	1	1	Stabilize disturbed soil	
S3.3		2	Stage disturbance	
S3.4	1	1	Control sediment runoff during construction	
S3.5	1	1	Save and reuse any removed topsoil	
<b>Drainage / Retention</b>				
<b>Certifying Agent Notes</b>				
S4.1	2	2	Onsite designated retention area	
S4.2		2	Direct filtered rooftop runoff to planted area(s)	
S4.3	1	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)	
			Partial Pervious	
	47	% Pervious Material	146144	Total Lot Area (sq. ft.)
	83302.1	Coverage Area (sq. ft.)	0	100% Pervious sq. ft.
	39152	Equivalent Pervious Area -->	39152	Equivalent Pervious Area (semi-pervious)
	1	Total points for pervious area		
9	34	Total Possible Points		
9	Total points for Category 4 ( 5 min / 30 max)			
Certifying Agent Category 4:				



## CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	
Combustion				Certifying Agent Notes
H1.1		3	Detached or Air Sealed Garage or Carport	
H1.2		1	Garage (attached or detached)- exhaust fan on motion sensor and timer	
H1.3		1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace	
H1.4	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric	
		Space Heating		Water Heating
		N/A	Electric	N/A
		N/A	Sealed combustion equipment	N/A
		N/A	Sealed combustion closet	N/A
				Outside of conditioned space
Moisture Control				Certifying Agent Notes
H2.1		1	Drainage tile on and around top of footing	
H2.2		1	Drainage board for below grade walls	
H2.3		1	Gravel bed beneath slab on grade floors	
H2.4		1	Seal slab penetration	
H2.5		1	Capillary break between foundation and framing	
H2.6	-	3	Central dehumidification system	
H2.7		1	No vapor barrier on inside of assemblies	
H2.8	1	1	Moisture control for tub/shower and shower surrounds	
Source Control				Certifying Agent Notes
H3.1	1	1	No exposed urea-formaldehyde wood products	
H3.2		2	Zero VOC paints, stains, and finishes	
H3.3		1	Low VOC paints, stains, and finishes	
H3.4		1	Low VOC sealants and adhesives	
H3.5	N/A	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)	
H3.6		1	Healthy flooring	
H3.7		1	Healthy insulation	
H3.8	1	1	Protect ducts, range hood, and bath exhaust fans during construction	
H3.9	3	3	Integrated pest management plan	
Cleanability				Certifying Agent Notes



H4.1	0	1 - 2	Central vacuum system	
			N/A System roughed in	N/A Installed with exhaust outdoor
				N/A Installed with exhaust indoor thru HEPA filter
H4.2		1	Useable entry area	
Universal Design				Certifying Agent Notes
H5.1	2	1 - 3	Universally designed living area	
Ventilation				Certifying Agent Notes
H6.1	-	2 - 4	Controlled mechanical ventilation	
H6.2		1	Radon/Soil gas vent system installed	
H6.3	1	1	Floor drain sealed	
H6.4		1	Energy star® bath fans with timer or humidistat	
H6.5	1	1	Kitchen range hood vented to exterior	
H6.6		1	Laundry rooms inside conditioned space must have a make-up air source	
H6.7		3	Whole house positive filtration	
H6.8	1	1 - 2	Efficient HVAC filter	
H6.9	1	1	HVAC filter easily accessible	
H6.10	1	1	Install screens on all windows and doors	
H6.11		1	Manual D duct design	
	13	52	Total Possible Points	
13 Total points for Category 5 ( 15 min / 35 max)				
Certifying Agent Category 5:				

## CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Revised 8-25-16

Points Achieved	Points Possible	Criteria	Certifying Agent Notes
<b>Components</b>			
M1.1		1 Recycled content roof material	
M1.2	0	2 - 3 Certified sustainable lumber	
		OR	
		homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified	
		home has no exterior wood walls & 80% of remaining lumber used for the home is certified.	
M1.3		1 Engineered / alternative material for outdoor living	
M1.4		1 Concrete with fly ash or blast furnace slag	
M1.5		1 Recycled content siding or soffit material	
M1.6		1 Eco-friendly insulation	
M1.7		1 Recycled content drywall	
M1.8		1 Recycled content paint	
M1.9		1 Steel interior studs	
M1.10		1 Eco-friendly flooring material	
M1.11		1 Eco-friendly ceiling materials	
M1.12	0	1 - 3 Locally produced materials	
		minimum 80% of all new windows & doors are from local manufacturers & are operable	
		50% of all doors are reused doors or 50% of all windows are reused windows	
		80% of all structural components are from local sources - includes panelized & modular systems	
<b>Waste Reduction</b>			
M2.1		3 Resource efficient wall system with integral insulation	
M2.2		2 Develop a construction and demolition waste management plan	
M2.3	3	2 - 4 Implement job site waste management	
		4 # of items implemented	
		List items (i.e.: a, b, c, etc.)	
M2.4		1 Compost bin/built in collection of recyclables	
M2.5	0	1 - 2 Pre-Engineered roof and floor components	
		80% of floor (or code allowance)	80% of roof (or code allowance)
M2.6		1 Finger jointed or laminated products	
M2.7		1 Eco-friendly trim	
M2.8		1 Perimeter based on 2 foot dimensions	
M2.9		1 Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls	
M2.10		1 Stack framing	
M2.11	1	1 2-stud corners with drywall clips	
M2.12		1 T-wall with drywall clips and/or ladder type exterior tee framing	
<b>Durability</b>			
			Certifying Agent Notes



M3.1		1	Roof slope $\geq 3$ in 12 but $\leq 6$ in 12	
M3.2	-	1	Large overhangs (eave and gable)	
M3.3		1	Air admittance vents	
M3.4		1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen	
M3.5	-	1	Siding and exterior trim primed all sides	
M3.6	1	1	Plants/turf minimum of 2-ft. from foundation	
M3.7		1	Sprinklers and emitters are located a minimum of 2 ft from foundation	
M3.8		1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances	
M3.9		2	Automatic in home water sensor/shut off system installed	
M3.10		1	Access panel to non-accessible plumbing fixture installed	
M3.11		1	Laundry room below living floor or drain installed	
	5	47	Total Possible Points	
	5	Total points for Category 6 ( 10 min / 35 max)		
Certifying Agent Category 6:				

## CATEGORY 7: DISASTER MITIGATION

Revised 8-25-16

Category Minimum 5 / Category Maximum 30

	Points Achieved	Points Possible	Criteria		Certifying Agent Notes
<b>Hurricane (wind, rain, storm surge)</b>					
DM1.1	-	2	Safe room		
DM1.2	-	2	Unvented attic or No attic		
DM1.3	2	2	Window, door, and skylight protection or impact resistant type		
DM1.4	-	1	Attached garage and exterior door protection		
DM1.5	1	1	Exterior structures and equipment properly anchored		
DM1.6	2	2	Secondary water protection installed on roof		
DM1.7	-	2	Adhesive applied to roof sheathing		
DM1.8	-	5	Comply with Fortified For Safer Living Standards		
<b>Flood (must incorporate all three)</b>					
DM2	3	3	Yes	Finished floor level at least 12" above 100 yr flood plain	
			Yes	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage	
			Yes	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor	
<b>Fire (must incorporate all three for 3.1)</b>					
DM3.1	3	3	Yes	Fire resistant exterior wall cladding	
			Yes	Fire resistant roof covering or sub-roof	
			Yes	Fire resistant soffit and vent material	
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home	
<b>Lightning &amp; Electronics Protection</b>					
DM4	-	1 - 2		Installed Surge Suppression or Lightning Protection System	
<b>Termites (must comply w/required credits listed below AND EITHER DM 5.1 OR DM 5.2 OR DM 5.3 to receive points)</b>					
		required	N/A	Seal slab penetrations (Health: H2.4)	
		required	N/A	Vegetation > 2 ft. from foundation (Materials: M3.6)	
		required	N/A	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.1	0	10		DM 5.1: Chemical Soil Treatment Used	
			-	Exterior cladding installed to prohibit intrusion	
			-	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')	
			-	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent	
			-	Irrigation/sprinkler water does not hit building	
			-	Damage replacement warranty issued and available for annual renewal	
<b>OR</b>					

DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided	
			- Chemical soil treatment avoided	
			- Alternative Florida Building Code approved method of foundation protection employed	
	OR			
DM 5.3		12	DM 5.3: Treated wood products	
			- All wood products serving structural or exterior finish purposes are borate or ACQ treated	
DM5.4	-	1	80% of Cellulose insulation used is Borate treated	
	11	41	Total Possible Points	
	11		Total points for Category 7 ( 5 min / 30 max)	
			Certifying Agent Category 7:	



## CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
<b>Small House Credit</b>				
G1.1	20	0 - 25	Conditioned house size ( <i>enter no if not claiming any points</i> )	
			1,235 Square feet of conditioned area	
<b>Adaptability</b>				
G2.1		2	Roof trusses designed for addition	
G2.2		1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF	
G2.3		1	Install a minimum of 2 upgraded automation system	
<b>Renewable Power Generation</b>				
G3.1	0	1 - 5	Reduce peak demand or annual load	
			Enter size of PV System in kW (1 point for each 2kW)	
<b>Remodel &amp; Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes</b>				
G4.1		10	Remodeling structure (HERS Index ≤ 80)	
G4.2	3	3	Toilets 1.6 gpf and showers 2.5 gpm or less	
G4.3	2	2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads	
G4.4		2	Existing homes with pools - Upgrade pump to variable speed or dual speed	
G4.5	2	2	Improve roof to wall connections	
<b>Other</b>				
G5.1	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC	
			:Number of members on the team that are members of FGBC	
G5.2	-	2	Homeowner's manual, including information, benefits, operations - per reference guide	
G5.3		2	Minimum 1 hour hands on training provided to homeowner	
G5.4		1	Plan for edible landscape/food garden	
G5.5	-	2	Guaranteed energy bills	
G5.6		1 - 5	<b>INNOVATIVE CREDITS</b>	
			Description of innovation:	
27	49	Total Possible Points (49 for new homes, 68 for existing homes)		
27	Total points for Category 8 ( 0 min / 40 max)			



## FGBC Green Home Standard

Version 10

### Existing Home Application

Effective October 1, 2013

Revised 8-25-16

#### Instructions for Submission:

##### Electronic Submissions (preferred)

- Complete the credit card authorization below or pay online

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

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

<https://dropbox.hightail.com/certifications>

##### Mailing Instructions

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

FGBC  
1415 E. Piedmont Dr. Suite 5  
Tallahassee, FL 32308-7954

#### FEES

##### Single Family New and Existing Home Fees

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

##### Multi-Family Fees

Multi-family applications: Use TAB 18

##### Additional Options

\$39	FGBC Certified Home Bronze Plaque
\$40	Florida Water Star Certification
Free	FGBC Certified Home Yard Sign (Electronic Version)

##### Builder Information

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

##### Certifying Agent Information

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City / Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
CA Registration #: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

#### PAYMENT

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

[Pay Online](#) or [Authorize Credit Card Here: \(Visa/MC/AX\)](#)

CC#: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Name on Card: \_\_\_\_\_  
Billing Zip Code: \_\_\_\_\_  
Signature: \_\_\_\_\_

##### Home Information

Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_  
County: \_\_\_\_\_  
Development: \_\_\_\_\_

##### Please answer the following questions:

_____	Is the home New or Existing?
_____	Is this Single Family or Multi-Family?
_____	Is this home Affordable? List Funding Source
_____	
_____	Square Footage of home/unit
_____	Sales Price

##### Optional Information

Owner: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

#### Project Point Summary

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

100

Points Toward Qualification (points over category maximums excluded)

140

Total Points Achieved

140

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

Category	Your Score	Required Min - Max
Category 1: Energy	40	30 - 75
Category 2: Water	26	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	13	15 - 35
Category 6: Materials	5	10 - 35
Category 7: Disaster Mitigation	11	5 - 30
Category 8: General	27	0 - 40

Total: 140

Total Needed: 100

Certified Home Score 140

Certification Level Silver



## FGBC Green Home Standard

Version 10

### Multi-Family Home Application

Effective October 1, 2013

Revised 8-25-16

#### Instructions for Submission:

##### Electronic Submissions (preferred)

- Complete the credit card authorization below or pay online  
(Note: Payment by check is acceptable - see mailing instructions below)

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

<https://dropbox.hightail.com/certifications>

#### Mailing Instructions

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

FGBC  
1415 E. Piedmont Dr. Suite 5  
Tallahassee, FL 32308-7954

#### FEES

##### Multi-Family Fees

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

Enter your project information below:

Number of Buildings  
Number of Units

\$100 MEMBER Fee  
\$100 NON MEMBER Fee

#### PAYMENT

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

[Pay Online](#) or [Authorize Credit Card Here: \(Visa/MC/AX\)](#)

CC#:

Expiration Date:

Name on Card:

Billing Zip Code:

Signature:

#### Home Information

Address:

City/ST/Zip:

County:

Development:

Please answer the following questions:

Is the home New or Existing?  
Is this Single Family or Multi-Family?  
Is this home Affordable? List Funding Source

Square Footage of home/unit  
Sales Price

#### Optional Information

Owner:

Company:

Address:

City/ST/Zip:

Phone:

E-mail:

#### Builder Information

Name:

Company:

Address:

City/ST/Zip:

Phone:

Builder Email:

DBPR License #:

FGBC Member #:

FHBA Member #:

Signature

#### Certifying Agent Information

Name:

Company:

Address:

City / Zip:

Phone:

Fax:

E-mail:

CA Registration #:

Signature:

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

Date:

#### Project Point Summary

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

Points Toward Qualification (points over category maximums excluded)

Total Points Achieved

107

140

140

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

Category

Category 1: Energy

Category 2: Water

Category 3: Lot Choice

Category 4: Site

Category 5: Health

Category 6: Materials

Category 7: Disaster Mitigation

Category 8: General

Your Score

40

26

9

9

13

5

11

27

Total: 140

Total Needed: 107

Certified Home Score 133

Certification Level Silver

Required Min - Max

30 - 75

15 - 40

0 - 15

5 - 30

15 - 35

10 - 35

5 - 30

0 - 40

*Year 10 BPAS*



# PROPERTY RECORD CARD



## Disclaimer

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

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

## Summary

Parcel ID 00037230-000100  
 Account# 8735669  
 Property ID 8735669  
 Millage Group 10KW  
 Location 715 SEMINOLE Ave, KEY WEST  
 Address  
 Legal KW KW INVESTMENT CO SUB PB1-69 ALL SQUARE 8 OR954-1008 OR1033-  
 Description 742/747 OR1436-761/764 OR1440-106/109-C OR2281-1224/27  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32100  
 Property Class STORE COMBO (1200)  
 Subdivision Key West Investment Co's Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing

CASA MARINA EQUITY HOLDINGS LLC  
 C/O HILTON WORLDWIDE INC  
 7930 Jones Branch Dr  
 McLean VA 22102



	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,594,589	\$1,392,282	\$1,399,323	\$1,423,370
+ Market Misc Value	\$13,918	\$13,918	\$13,918	\$13,918
+ Market Land Value	\$3,984,750	\$1,932,000	\$1,932,000	\$2,052,750
= Just Market Value	\$5,593,257	\$3,338,200	\$3,345,241	\$3,490,038
= Total Assessed Value	\$3,672,020	\$3,338,200	\$3,345,241	\$3,400,345
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,593,257	\$3,338,200	\$3,345,241	\$3,490,038

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,932,000	\$1,392,282	\$13,918	\$3,338,200	\$3,338,200	\$0	\$3,338,200	\$0
2020	\$1,932,000	\$1,399,323	\$13,918	\$3,345,241	\$3,345,241	\$0	\$3,345,241	\$0
2019	\$2,052,750	\$1,423,370	\$13,918	\$3,490,038	\$3,400,345	\$0	\$3,490,038	\$0
2018	\$1,653,225	\$1,424,080	\$13,918	\$3,091,223	\$3,091,223	\$0	\$3,091,223	\$0

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

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	52,500.00	Square Foot	250	210

## Buildings

Building ID 44050  
 Style  
 Building Type 1 STY STORE-B / 11B  
 Gross Sq Ft 5055  
 Finished Sq Ft 2442  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 226  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 40  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Year Built 1948  
 EffectiveYearBuilt 1989  
 Foundation  
 Roof Type  
 Roof Coverage  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 400  
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	2,132	0	0
FLA	FLOOR LIV AREA	2,442	2,442	0
OUU	OP PR UNFIN UL	119	0	0
OPF	OP PRCH FIN LL	362	0	0
TOTAL		5,055	2,442	0

Building ID 33683  
Style  
Building Type M.F. - R2 / R2  
Gross Sq Ft 4395  
Finished Sq Ft 1888  
Stories 1 Floor  
Condition POOR  
Perimeter 226  
Functional Obs 0  
Economic Obs 0  
Depreciation % 53  
Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME  
Year Built 1958  
EffectiveYearBuilt 1965  
Foundation CONCR FTR  
Roof Type IRR/CUSTOM  
Roof Coverage METAL  
Flooring Type CONC S/B GRND  
Heating Type NONE with 0% NONE  
Bedrooms 3  
Full Bathrooms 2  
Half Bathrooms 0  
Grade 450  
Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	88	0	0
FLA	FLOOR LIV AREA	1,888	1,888	0
GBF	GAR FIN BLOCK	335	0	0
PTO	PATIO	2,084	0	0
TOTAL		4,395	1,888	0

Building ID 33684  
Style  
Building Type S.F.R. - R1 / R1  
Gross Sq Ft 1486  
Finished Sq Ft 1075  
Stories 1 Floor  
Condition AVERAGE  
Perimeter 144  
Functional Obs 0  
Economic Obs 0  
Depreciation % 39  
Interior Walls WD PANL/CUSTOM

Exterior Walls C.B.S.  
Year Built 1948  
EffectiveYearBuilt 1984  
Foundation CONCRETE SLAB  
Roof Type GABLE/HIP  
Roof Coverage ASPHALT SHINGL  
Flooring Type CONC ABOVE GRD  
Heating Type NONE with 0% NONE  
Bedrooms 3  
Full Bathrooms 1  
Half Bathrooms 0  
Grade 450  
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	220	0	0
FLA	FLOOR LIV AREA	1,075	1,075	0
OPF	OP PRCH FIN LL	47	0	0
PTO	PATIO	144	0	0
TOTAL		1,486	1,075	0

Building ID 33685  
Style  
Building Type M.F. - R4 / R4  
Gross Sq Ft 4101  
Finished Sq Ft 3296  
Stories 2 Floor  
Condition GOOD  
Perimeter 364  
Functional Obs 0  
Economic Obs 0  
Depreciation % 32  
Interior Walls PLYWOOD PANEL

Exterior Walls C.B.S.  
Year Built 1953  
EffectiveYearBuilt 1998  
Foundation CONCR FTR  
Roof Type GABLE/HIP  
Roof Coverage CONC/CLAY TILE  
Flooring Type CONC ABOVE GRD  
Heating Type NONE with 0% NONE  
Bedrooms 8  
Full Bathrooms 8  
Half Bathrooms 0  
Grade 450  
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,296	3,296	0
OPF	OP PRCH FIN LL	341	0	0
OUF	OP PRCH FIN UL	464	0	0
TOTAL		4,101	3,296	0

Building ID 33686  
Style  
Building Type M.F. - R3 / R3  
Gross Sq Ft 950  
Finished Sq Ft 836  
Stories 1 Floor  
Condition AVERAGE  
Perimeter 120  
Functional Obs 0  
Economic Obs 0  
Depreciation % 34  
Interior Walls PLYWOOD PANEL

Exterior Walls C.B.S.  
Year Built 1948  
EffectiveYearBuilt 1995  
Foundation CONCR FTR  
Roof Type FLAT OR SHED  
Roof Coverage TAR & GRAVEL  
Flooring Type CONC ABOVE GRD  
Heating Type NONE with 0% NONE  
Bedrooms 3  
Full Bathrooms 3  
Half Bathrooms 0  
Grade 450  
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	836	836	0
OPF	OP PRCH FIN LL	114	0	0
TOTAL		950	836	0

Building ID	33687	Exterior Walls	C.B.S.
Style		Year Built	1953
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1995
Gross Sq Ft	3610	Foundation	CONCR FTR
Finished Sq Ft	2850	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	CONC/CLAY TILE
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	328	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	8
Economic Obs	0	Full Bathrooms	8
Depreciation %	34	Half Bathrooms	0
Interior Walls	PLYWOOD PANEL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,850	2,850	0
OPF	OP PRCH FIN LL	380	0	0
OUF	OP PRCH FIN UL	380	0	0
TOTAL		3,610	2,850	0

Building ID	33688	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1948
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1984
Gross Sq Ft	1732	Foundation	CONCR FTR
Finished Sq Ft	1392	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	206	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	4
Depreciation %	39	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,392	1,392	0
OPF	OP PRCH FIN LL	188	0	0
SBU	UTIL UNFIN BLK	152	0	0
TOTAL		1,732	1,392	0

## Yard Items

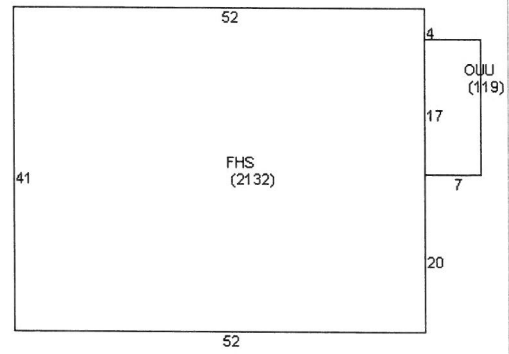
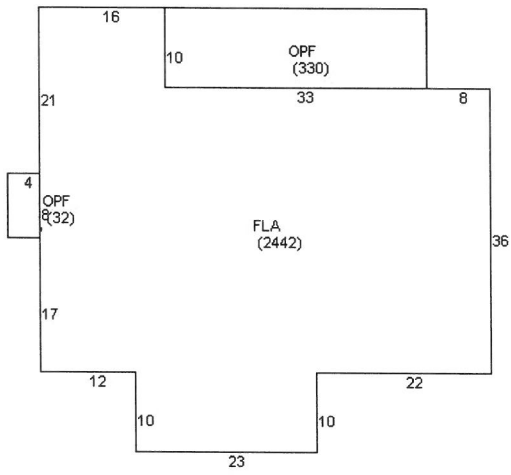
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1957	1958	0 x 0	1	1636 SF	2
TILE PATIO	1957	1958	0 x 0	1	30 SF	1
CH LINK FENCE	1957	1958	6 x 70	1	420 SF	1
FENCES	1957	1958	4 x 176	1	704 SF	4
UTILITY BLDG	1959	1960	0 x 0	1	120 SF	3
FENCES	2000	2001	4 x 267	1	1068 SF	2
FENCES	2000	2001	6 x 32	1	192 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2015	\$0	Notice of Chng of Ownshp or Control of NonHX Prope				11 - Unqualified	Improved		
12/31/2005	\$4,000,000	Warranty Deed		2281	1224	W - Unqualified	Improved		
12/1/1996	\$1,566,400	Warranty Deed		1436	0761	Q - Qualified	Improved		
11/1/1987	\$100,000	Warranty Deed		1033	742	U - Unqualified	Improved		

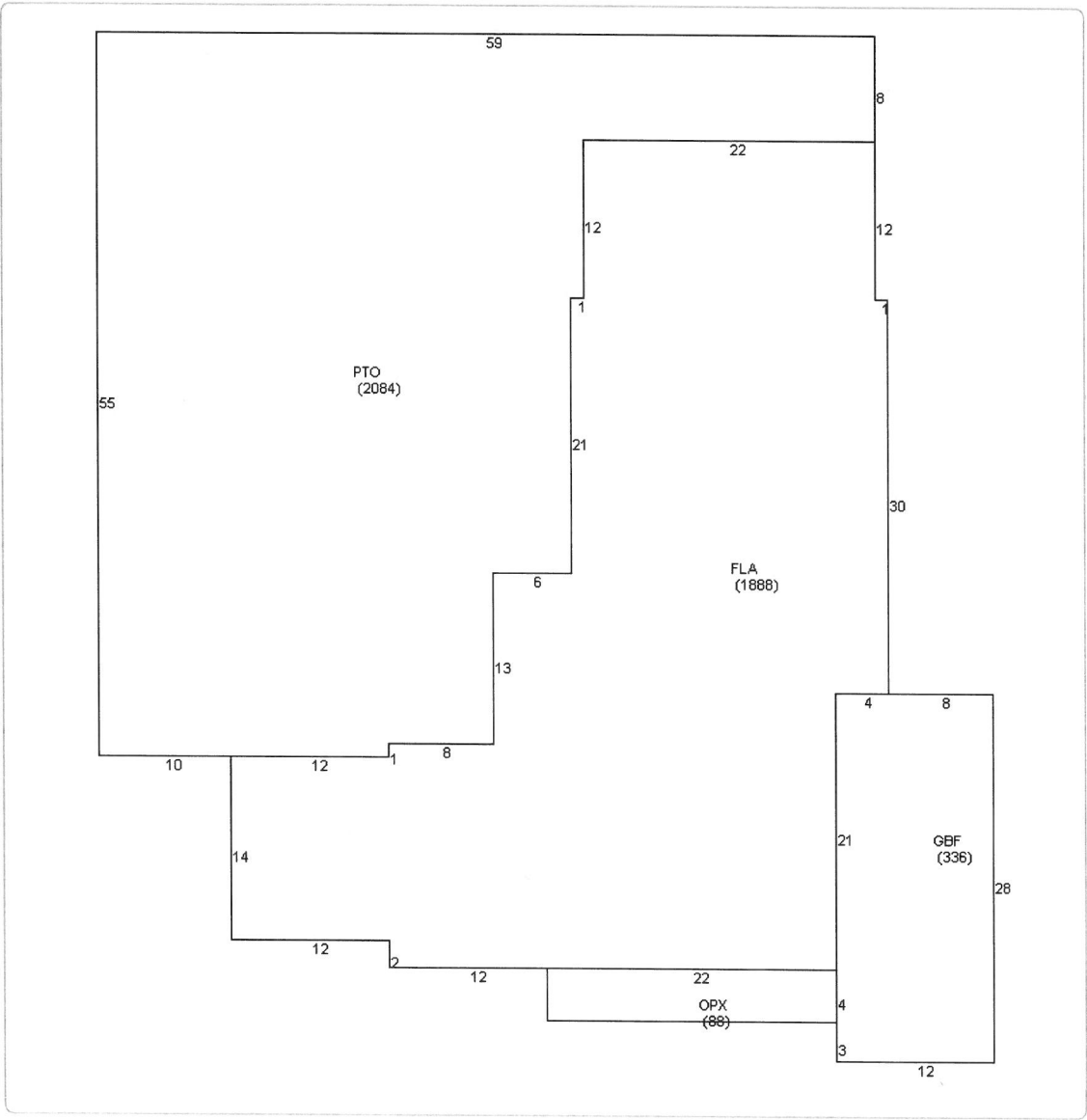
## View Tax Info

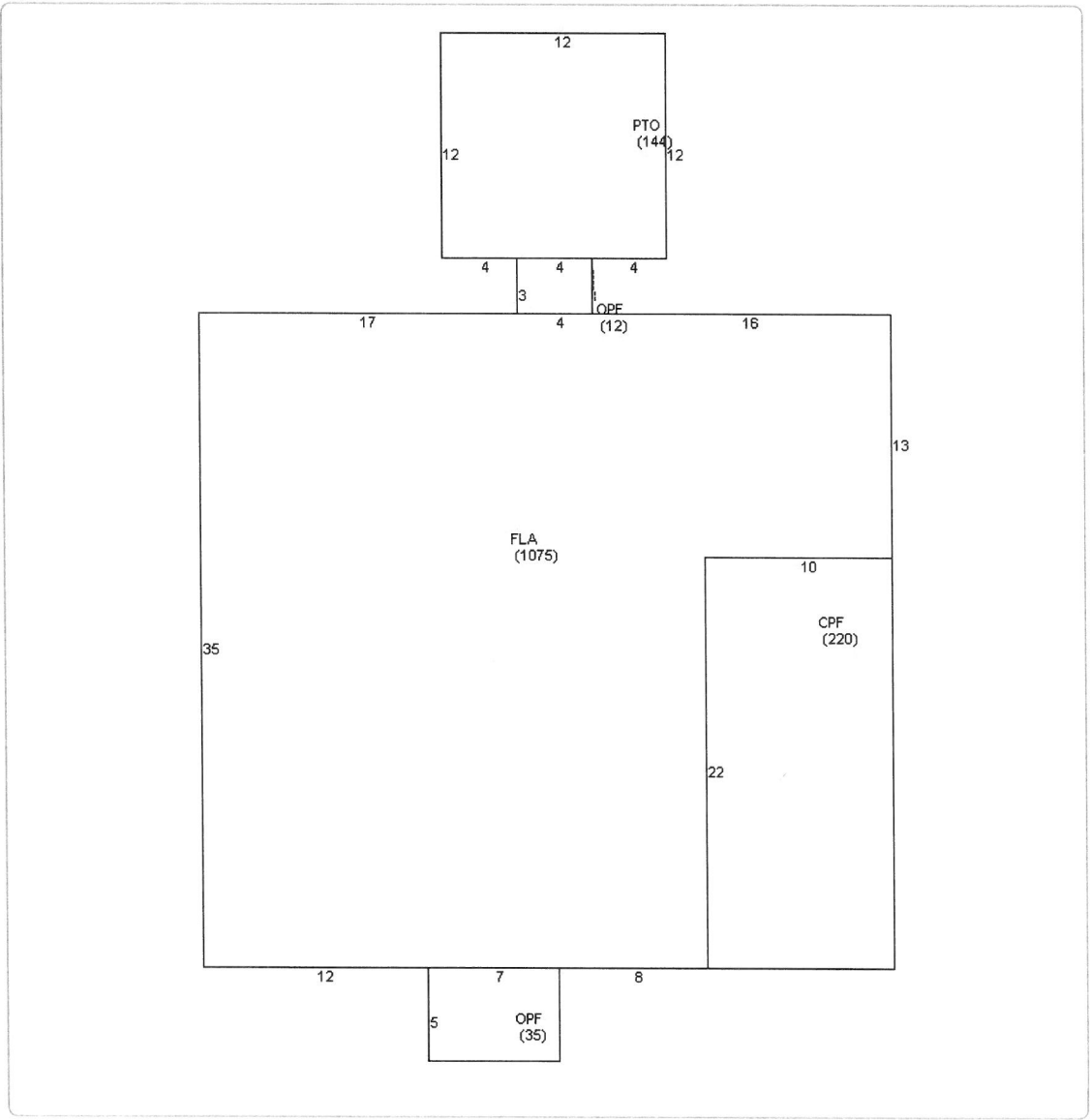
[View Taxes for this Parcel](#)

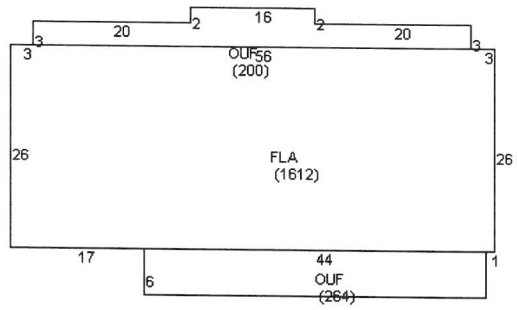
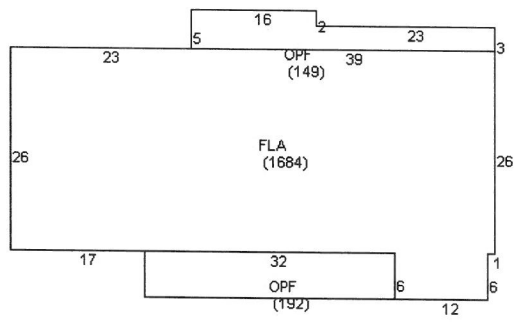
## Sketches (click to enlarge)











22

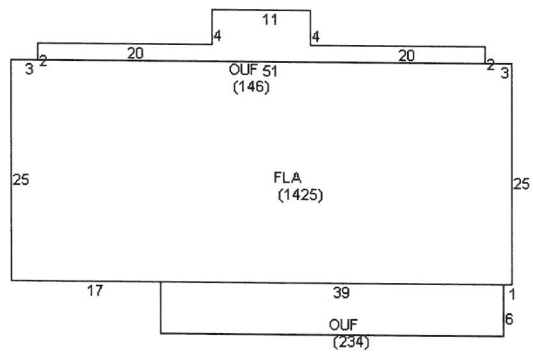
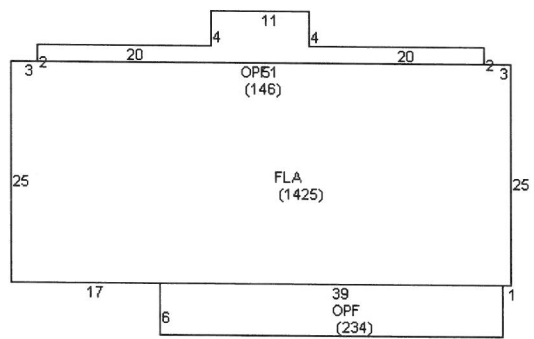
3

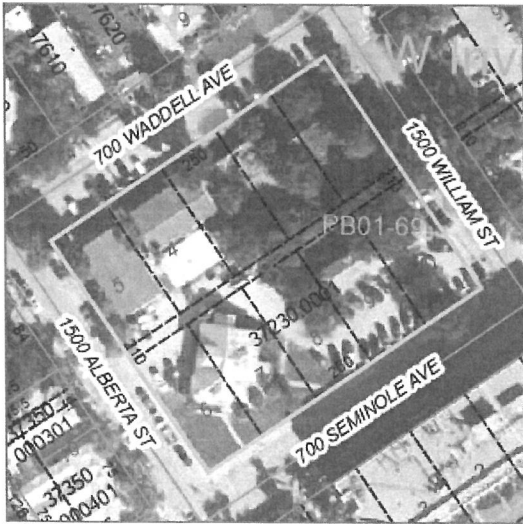
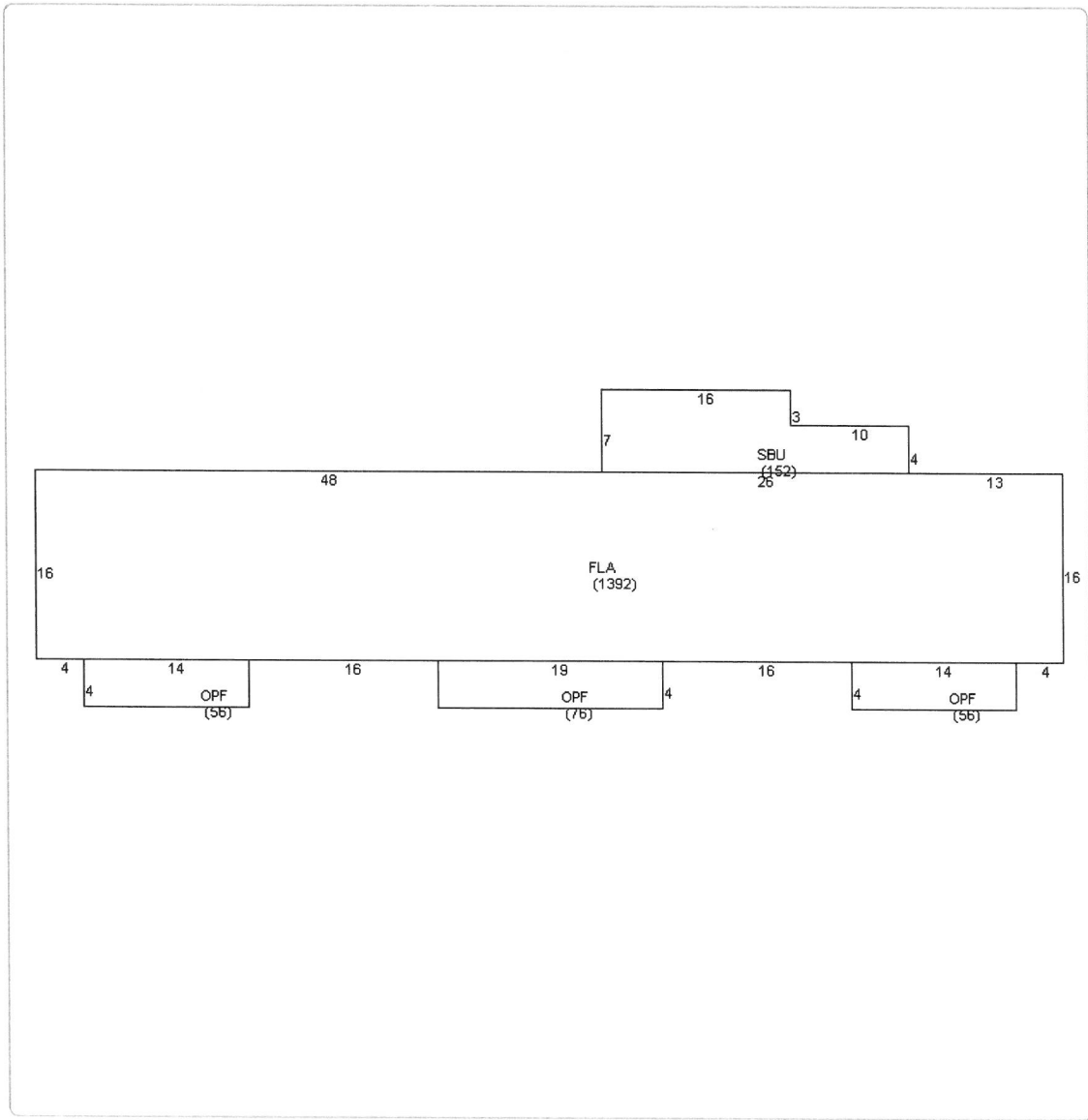
FLA  
(836)

38

OPF  
(114)







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

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

[User Privacy Policy](#)  
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 **Schneider**  
GEOSPATIAL

Last Data Upload: 5/8/2023, 2:04:25 AM

Version 3.1.7



# **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 CASA MARINA EQUITY HOLDINGS LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 715 SEMINOLE STREET - PROPOSED BEACH HOUSE VILLA				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #8735669					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N24°32'51.4"</u> Long. <u>W081°47'30.7"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>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 KEY WEST, CITY OF 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) 9
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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 715 SEMINOLE STREET - PROPOSED BEACH HOUSE VILLA			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: AA0020 Vertical Datum: NGVD29

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>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>23.5</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 checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>4.0</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>4.0</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>4.0</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 ERIC ISAACS	License Number PSM 6783		
Title SURVEYOR & MAPPER			
Company Name FLORIDA KEYS LAND SURVEYING			
Address 21460 OVERSEAS HIGHWAY SUITE 4			
City CUDJOE KEY	State Florida		ZIP Code 33042
Signature 	Date 10-28-2022	Telephone (305) 394-3690	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)

THE BUILDING=A 2 STORY BUILDING ON COLUMNS. THE INFO SHOWN HEREON WAS DERIVED FROM PLANS SUPPLIED TO SURVEYOR, CREATED BY K2M DESIGN. C2e= NO MECHANICAL WAS IDENTIFIED ON THE PLAN SHEETS. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH. THERE AREA ADDITIONAL EXISTING AND PROPOSED BUILDINGS LOCATED ON THE PROPERTY THAT ARE NOT COVERED BY THIS CERTIFICATE.

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 715 SEMINOLE STREET - PROPOSED BEACH HOUSE VILLA			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	
<b>SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
<b>SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments				
<input type="checkbox"/> Check here if attachments.				

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 715 SEMINOLE STREET - PROPOSED BEACH HOUSE VILLA			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>			
<p>The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.</p> <p>G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)</p> <p>G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
<p>G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____</p>			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and location, per C2(e), if applicable)			
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>			



# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 715 SEMINOLE STREET - PROPOSED BEACH HOUSE VILLA			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

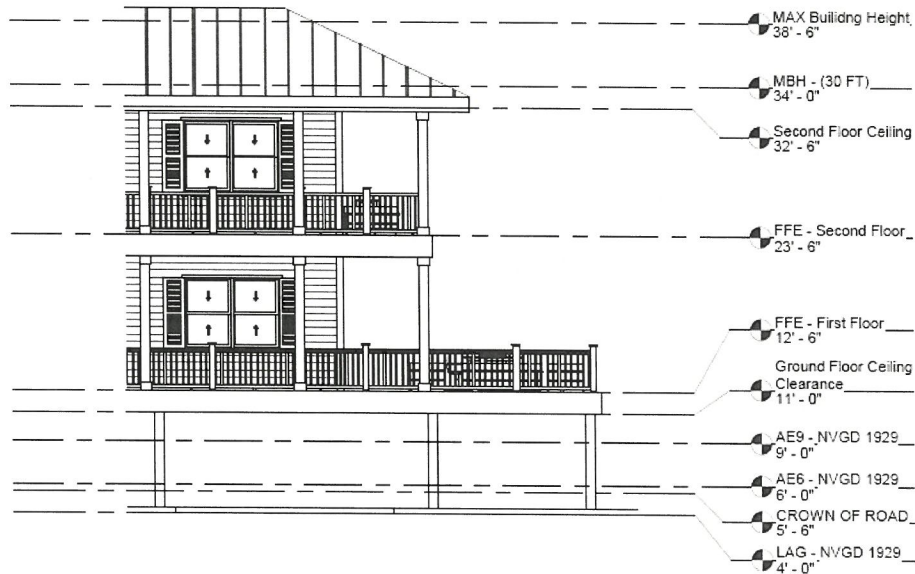


Photo One

Photo One Caption FRONT VIEW - 10/28/2022

Clear Photo One

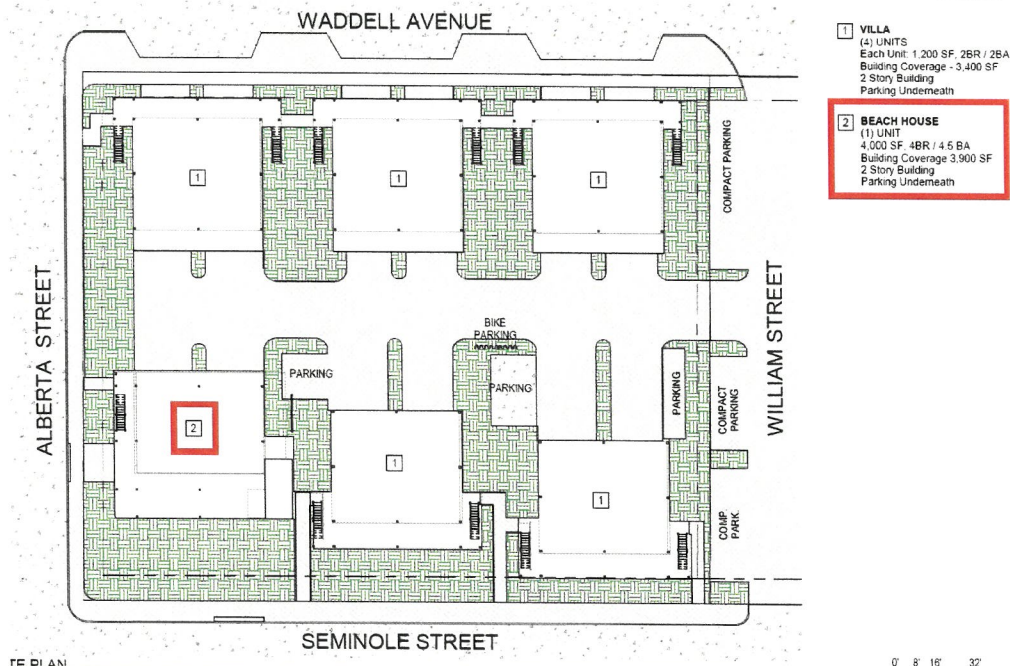


Photo Two

Photo Two Caption SITE PLAN - 10/28/2022

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.  
715 SEMINOLE STREET - PROPOSED BEACH HOUSE VILLA

Policy Number:

City  
KEY WEST

State  
Florida

ZIP Code  
33040

Company NAIC Number

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

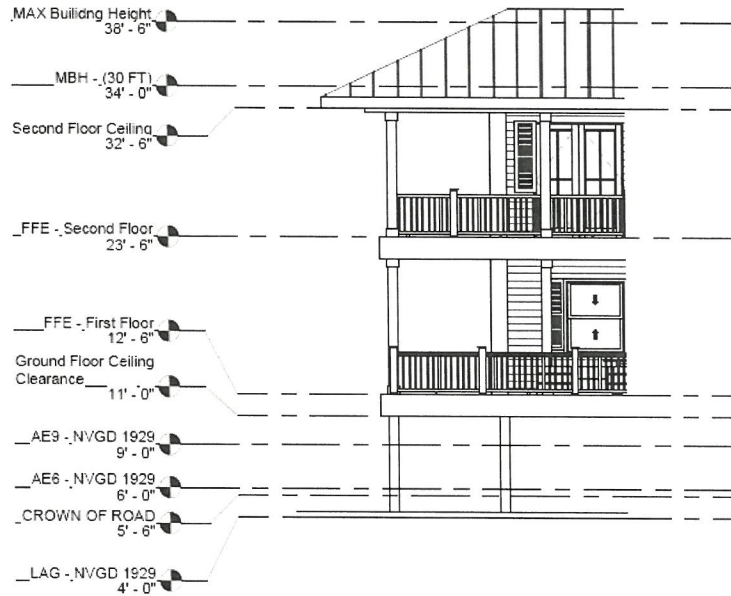


Photo Three

Photo Three Caption REAR VIEW - 10/28/2022

Clear Photo Three

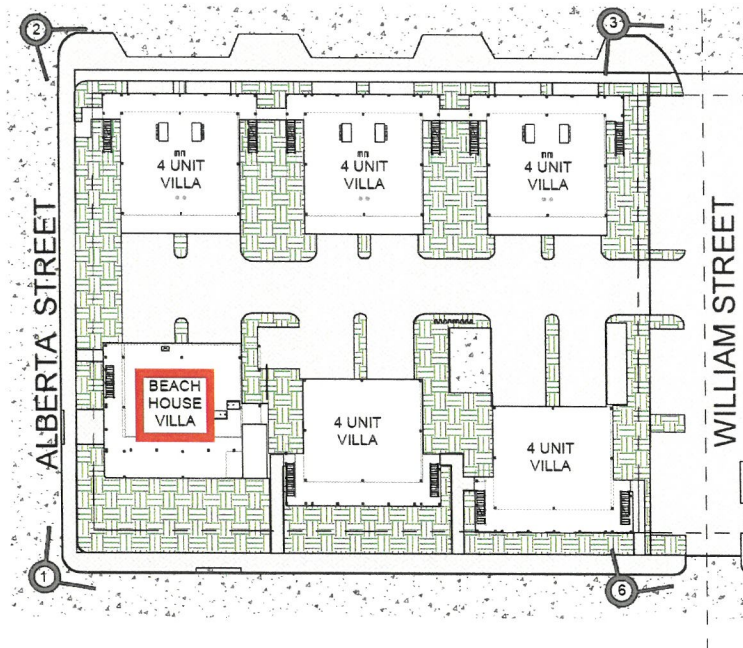


Photo Four

Photo Four Caption SITE PLAN (2) - 10/24/2022

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:** Oropeza, Stones & Cardenas, PLLC

**Site Address:** 811 Seminole Avenue and 715 Seminole Avenue,  
Key West, FL 33040

**Number and type of Units Requested:**

**Market Rate** 5

**Affordable** 9

**Prerequisite Development Type:**

Major Construction/ Renovation  
Minor Renovation

X

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

*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	5
b	Exceeding the minimum required percentage of affordable housing (+30)	Points	30 *
c	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)	Points	40 *
d	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60)	Points	
e	Achieving Green Building Certification Upgrade 1 (+20)	Points	20
f	Achieving Green Building Certification Upgrade 2 (+27)	Points	
g	Achieving Green Building Certification Upgrade 3 (+40)	Points	
h	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	
i	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	5
j	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	
k	Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)	Points	
l	Using light-colored, high-reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	
<b>TOTAL ESTIMATED POINTS</b>			<b>100</b>

\* The Affordable Housing Points are being derived through the companion application for development on 811 Seminole Street



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

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

[Signature]  
Signature of applicant

11/1/22  
Date

Gregory S. Oropeza

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 1st day of November, 2022,  
by Gregory S. Oropeza (Name of person signing the application)  
as Attorney (Type of authority...e.g., officer, manager/member, trustee,  
attorney)  
for Casa Marina Owner, LLC/BRE/FL (name of entity or party on behalf of whom application was  
executed) Development Parcels, L.L.C

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

[Signature]  
Notary's Signature and Seal

SEAL

\_\_\_\_\_  
Name of Acknowledger typed, printed, or stamped

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





# **PRELIMINARY DRAFT RANKING**



## THE CITY OF KEY WEST

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

April 4, 2023

VIA ELECTRONIC MAIL

Gregory Oropeza, Esq.  
Oropeza, Stones, & Cardenas  
221 Simonton Street  
Key West, FL 33040

**Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS) Application**  
**715 Seminole Street (RE #00037230-000100)**  
**811 Seminole Street (RE #00037160-000100)**

Dear Gregory,

The following letter is in response to two BPAS applications received by the City of Key West Planning Department on November 1<sup>st</sup>, 2022. The Applicant has expressed intent to initiate a property appraiser parcel identification number split between 811 Seminole Street and 1500 Reynolds Street, then combine the parcels addressed 811 Seminole Street and 715 Seminole Street.\* As such, the following letter shall serve as Planning Department staff's initial response to both applications, which may potentially be reduced to one application. The Applicant has requested a total of 14 fourteen (14) BPAS units; five (5) market-rate units at the property addressed 715 Seminole Street (RE #00037230-000100), and nine (9) deed restricted affordable units at the property addressed 811 Seminole Street (RE #00037160-000100). Both applications have 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 both applications.

### **Completeness**

- The following documents were included with the initial application, but cannot be accepted:
  - Signed and sealed survey: The submitted survey is illegible. Please provide a clear full-scale survey of the subject property.
  - Site data table: The submitted site data table contains data for 715 Seminole Street, 811 Seminole Street, and William Street right-of-way. Please provide site data tables that reference each legally recognized parcel. City right-of-way may not be utilized for the purpose of site data.

### **BPAS Prerequisites**

- ☐ Sec. 108-997 (b) (1) a. - The submitted FGBC checklist gives these structures a score of 133, resulting in the "Silver" certification level.





## THE CITY OF KEY WEST

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- The submitted FGBC checklist does not specify the applicable structure/property.

**Status:** Unverified

**Applicant Action:** Please provide an FGBC checklist that depicts the subject property. The submitted document does not specify the applicable structure/property.

- Sec. 108-997 (b) (1) b. – Sheet A-2 reflects the first finished floor at 12.5 feet NGVD. The parcel is in the AE-9 flood zone, which has a Base Flood Elevation (BFE) of 8 feet.

**Status:** Verified

**Applicant Action:** None.

- Sec. 108-997 (b) (1) c. – *All new buildings shall be constructed with a rainwater catchment system that will hold a minimum 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. If the cistern will be used for drinking water, appropriate precautions must be taken.*
  - The submitted site plan depicts an underground cistern on 811 Seminole Street, though no schematics are included on the plans.
  - The submitted site plan does not depict an underground cistern on 715 Seminole Street.

**Status:** Unverified.

**Applicant Action:** Please note Section 108-997(b)(1)c. requires *all new buildings* to be constructed with a rainwater catchment system. Please provide evidence of a proposed underground cistern for the requested units on 715 Seminole Street. Final plans must confirm the size of the cistern to ensure compliance with Section 108-997 (b)(1) c.

### **BPAS Scoring Criteria**

The points claimed in Exhibit C “*Applicant’s Estimated Score Sheet*” and D “*BPAS Certification Form*” cannot be verified by staff. Applicant is claiming the following points:

- Section 108-997(c)(1) a. *Building more than 1.5 feet higher than the base flood elevation: 5 points.*

**Status:** Verified.



## THE CITY OF KEY WEST

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**Applicant Action:** None.

- Section 108-997(c)(1) b. *Exceeding the minimum required percentage of affordable housing: 30 points.*

**Status:** Partially verified.

**Applicant Action:** The requested points are included on both submitted BPAS applications, though the nine (9) requested affordable units are only proposed on the 811 Seminole Street parcel. The application submitted for 715 Seminole Street is for market-rate units; therefore, the requested points may not be applied. However, should the applicant execute and record a Unity of Title between 811 Seminole Street and 715 Seminole Street, one application may be submitted for the entire parcel and the requested points may be awarded if applicable.\* The applicant must provide the City of Key West Planning Department and Legal Department with the applicable recorded deed restriction that demonstrates compliance of exceedance of minimum requirements prior to issuance of the Certificate of Occupancy (CO).

- Section 108-997(c)(1) c. *Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification: 40 points.*

**Status:** Partially verified.

**Applicant Action:** The requested points are included on both submitted BPAS applications, though the nine (9) requested affordable units are only proposed on the 811 Seminole Street parcel. The application submitted for 715 Seminole Street is for market-rate units; therefore, the requested points may not be applied. However, should the applicant execute and record a Unity of Title between 811 Seminole Street and 715 Seminole Street, one application may be submitted for the entire parcel and the requested points may be awarded if applicable.\* The applicant must provide the City of Key West Planning Department and Legal Department with the applicable recorded deed restriction that demonstrates compliance of exceedance of minimum requirements prior to issuance of the Certificate of Occupancy (CO).

- Section 108-997(c)(1) e. *Achieving Green Building Certification Upgrade 1 (FGBC Silver): 20 points.*

**Status:** Unverified.

**Applicant Action:** Please provide a FGBC score sheet that depicts the subject property.

- Section 108-997(c)(1) i. *Providing electrical high voltage sized conduit for future electric car charging station near parking area: 5 points.*

**Status:** Unverified.





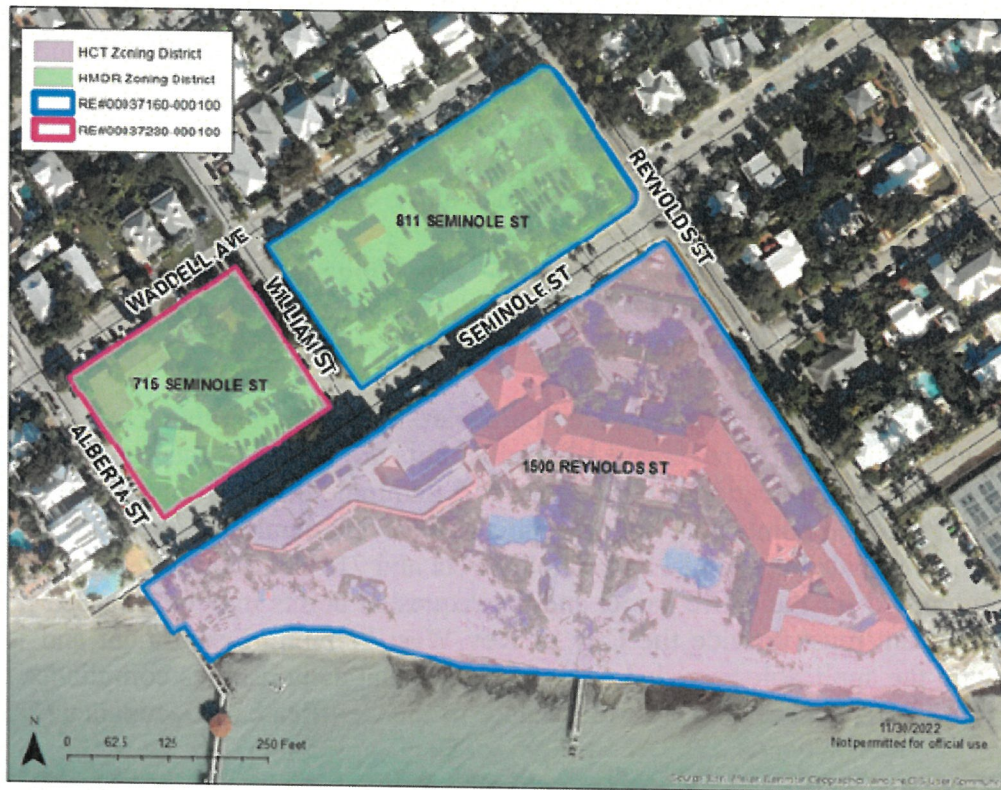
## THE CITY OF KEY WEST

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**Applicant Action:** Please depict proposed electric car charging station on the site plan.

### Additional Documentation & Comments

- The entirety of the Casa Marina property consists of three properties under common ownership addressed as 1500 Reynolds Street, 715 Seminole Street, and 811 Seminole Street. Two of the properties, 1500 Reynolds Street, and 811 Seminole Street, are recognized as one property and share a common Monroe County Property Appraiser Office (MCPAO) parcel identification number, recognizing the two distinctly addressed properties as one individual parcel of land. For further clarification please reference the map below.



- The Applicant has proposed splitting 811 Seminole Street from 1500 Reynolds Street, then executing a Unity of Title between 715 Seminole Street and 811 Seminole Street. The Applicant would then request a single parcel identification number from the MCPAO for 715 Seminole Street and 811 Seminole Street to allow the two distinctly addressed properties to be recognized as one individual parcel of land.
  - The proposed property split between 1500 Reynolds Street and 811 Seminole Street may require dissolution of a previously agreed upon Unity of Title between the City of Key West and the property owner. Please contact the City's Legal Department and Planning





## THE CITY OF KEY WEST

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

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Department to discuss the necessary direction the Applicant may need to take to compliantly split and combine the subject properties should a Unity of Title be in existence. \*

- The Applicant is requesting a total of an additional 14 dwelling units between two applications, the request consists of nine (9) affordable residential dwelling BPAS units and five (5) market-rate residential dwelling units.
  - As the recorded properties exist today, both 715 Seminole Street and 811 Seminole Street do not have the necessary density to permit additional dwelling units while retaining conforming density required by the City of Key West Land Development Regulations (LDR's).
- In addition to the aforementioned concerns, the requested BPAS units appear to trigger additional challenges regarding required parking and previous development approvals. The Year 10 BPAS review period began on November 4, 2022, and requested BPAS allocations are voted upon by the Planning Board on May 18, 2023; as such the applicant is restricted to a limited amount of time to ensure the establishment of the requested BPAS units will be in compliance with the previous development approvals and the requirements within the LDR's. The Planning Department may not recommend approval of a project that would potentially create a nonconformity; however, the Planning Department may recommend approval of the requested BPAS units with the understanding that the applicant must meet all other conditions required by the Land Development Regulations with respect to density, variances, previous development approvals, etc.
- An existing site plan must be provided that depicts the properties and all recognized units.
- A detailed site plan must be provided that depicts the floor plan of the requested BPAS units; the submitted site plan is unclear as it includes several buildings labeled as workforce beds.
- City right-of-way cannot be utilized for private parking calculations. Please reconfigure parking plan on the site plan to be within the subject parcel. If required parking spaces are not able to be accommodated on the subject property, a parking variance will be necessary.
- The proposed site plans will trigger a major development plan. If the requested BPAS are awarded, this project will be required to undergo the major development plan approval process.
- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.

### **General Information**

**Draft Rankings:** A preliminary draft copy of the Year 10 BPAS application rankings is attached, so that you may get a sense of how your project compares to other proposals. All BPAS applications





## THE CITY OF KEY WEST

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

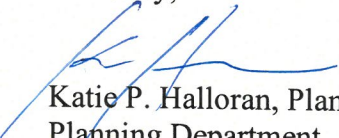
are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

**Deadline:** Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than 5:00 p.m. on Thursday, May 4, 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 clarification. Planning staff are available to meet with you to discuss your application in greater detail. More information is available at [www.cityofkeywest-fl.gov/bpas](http://www.cityofkeywest-fl.gov/bpas).

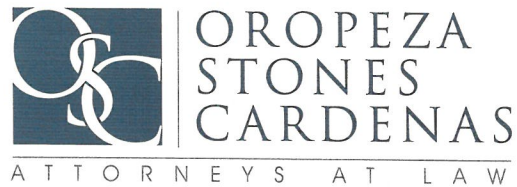
Sincerely,

  
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																			
Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Sec. 108-997(c)(1)a. Building more than 1.5' higher than the BFE (+5)	Sec. 108-997(c)(1)b. Exceeding the minimum required percentage... (+40)	Sec. 108-997(c)(1)c. Voluntarily providing affordable housing... (+60)	Sec. 108-997(c)(1)d. Voluntarily providing affordable housing... 1 (FGBC Silver) (+20)	Sec. 108-997(c)(1)e. Achieving GBC Upgrade 2 (FGBC Gold) (+27)	Sec. 108-997(c)(1)f. Achieving GBC Upgrade 3 (FGBC Platinum) (+40)	Sec. 108-997(c)(1)g. Using light colored, high reflectivity materials... (+5)	Sec. 108-997(c)(1)h. Providing on-site recreational amenities... (+10)	TOTAL BPAS POINTS: CLAIMED PER APPLICANT	TOTAL BPAS POINTS: VERIFIED						



# **PRELIMINARY RANKING RESPONSE**



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel  
LISA MARIE KEHOE | KAI A. MURPHY

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



May 3, 2023

Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS) Application  
715 Seminole Street (RE #00037230-000100)  
811 Seminole Street (RE #00037160-000100)

Dear Katie,

The following letter is in response to the City of Key West Planning Department's ("Department") April 4, 2023, Preliminary Ranking for Year 10 letter ("Preliminary Ranking") in response to the two BPAS applications received by the Department on November 1, 2022 related to the above referenced properties. In response thereto, please find below the applicant, Casa Marina Owner, LLC and BRE/FL Development Parcels, L.L.C., each a wholly owned subsidiary of Casa Marina Equity Holdings, LLC (hereinafter collectively referred to as "Casa Marina" or "Applicant") response to matters in the Preliminary Ranking which identified an "Applicant Action" or which requested additional documentation.

**Completeness**

- The following documents were included with the initial application, but cannot be accepted:
  - Signed and sealed survey: The submitted survey is illegible. Please provide a clear full-scale survey of the subject property.
    - **Response: A full-scale acceptable survey of the subject property was submitted to the Department on February 6, 2023 and the Department has confirmed receipt on February 6, 2023.**
  - Site data table: The submitted site data table contains data for 715 Seminole Street, 811 Seminole Street, and William Street right-of-way. Please provide site data tables that reference each legally



recognized parcel. City right-of-way may not be utilized for the purpose of site data.

- **Response:** The site data table has been revised to remove inclusion of the William Street right-of-way as shown in the revised plans attached hereto as Exhibit A and incorporated herein.

### **BPAS Prerequisites**

- Sec. 108-997 (b) (1) a. - The submitted FGBC checklist gives these structures a score of 133, resulting in the “Silver” certification level.
  - The submitted FGBC checklist does not specify the applicable structure/ property.

**Status:** Unverified

**Applicant Action:** Please provide an FGBC checklist that depicts the subject property.

The submitted document does not specify the applicable structure/property.

**Response:** The FGBC checklist has been revised to identify each parcel and building subject to FGBC requirements and is attached hereto as Exhibit B<sup>1</sup> and incorporated herein.

- Sec. 108-997 (b) (1) c. – *All new buildings shall be constructed with a rainwater catchment system that will hold a minimum 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. If the cistern will be used for drinking water, appropriate precautions must be taken.*
  - The submitted site plan depicts an underground cistern on 811 Seminole Street, though no schematics are included on the plans.
  - The submitted site plan does not depict an underground cistern on 715 Seminole Street.

**Status:** Unverified.

**Applicant Action:** Please note Section 108-997(b)(1)c. requires *all new buildings* to be constructed with a rainwater catchment system. Please provide evidence of a proposed underground cistern for the requested units on 715 Seminole Street. Final plans must confirm the size of the cistern to ensure compliance with Section 108-997 (b)(1) c.

**Response:** The required rainwater catchment system for both parcels has been identified and provided for on the 811 Seminole Street parcel as shown on the plans attached hereto as Exhibit A and incorporated herein.

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<sup>1</sup> Note that a FGBC checklist has been provided for both 715 Seminole and 811 Seminole together with identification of the units/building subject to the FGBC checklist.

### **BPAS Scoring Criteria**

The points claimed in Exhibit C “*Applicant’s Estimated Score Sheet*” and D “*BPAS Certification Form*” cannot be verified by staff. Applicant is claiming the following points:

- Section 108-997(c)(1) b. *Exceeding the minimum required percentage of affordable housing: 30 points.*

**Status:** Partially verified.

**Applicant Action:** The requested points are included on both submitted BPAS applications, though the nine (9) requested affordable units are only proposed on the 811 Seminole Street parcel. The application submitted for 715 Seminole Street is for market-rate units; therefore, the requested points may not be applied. However, should the applicant execute and record a Unity of Title between 811 Seminole Street and 715 Seminole Street, one application may be submitted for the entire parcel and the requested points may be awarded if applicable.\* The applicant must provide the City of Key West Planning Department and Legal Department with the applicable recorded deed restriction that demonstrates compliance of exceedance of minimum requirements prior to issuance of the Certificate of Occupancy (CO).

**Response:** The Applicant will execute and record a unity of title prior to issuance of certificates of occupancy. The proposed draft unity of title is attached hereto as Exhibit C and incorporated herein.

- Section 108-997(c)(1) c. *Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification: 40 points.*

**Status:** Partially verified.

**Applicant Action:** The requested points are included on both submitted BPAS applications, though the nine (9) requested affordable units are only proposed on the 811 Seminole Street parcel. The application submitted for 715 Seminole Street is for market-rate units; therefore, the requested points may not be applied. However, should the applicant execute and record a Unity of Title between 811 Seminole Street and 715 Seminole Street, one application may be submitted for the entire parcel and the requested points may be awarded if applicable.\* The applicant must provide the City of Key West Planning Department and Legal Department with the applicable recorded deed restriction that demonstrates compliance of exceedance of minimum requirements prior to issuance of the Certificate of Occupancy (CO).

**Response:** The Applicant will execute and record a unity of title prior to issuance of certificates of occupancy. The proposed draft unity of title is attached hereto as Exhibit C and incorporated herein.

- Section 108-997(c)(1) e. *Achieving Green Building Certification Upgrade 1 (FGBC Silver): 20 points.*

**Status:** Unverified.

**Applicant Action:** Please provide a FGBC score sheet that depicts the subject property.

**Response:** The FGBC checklist has been revised to identify each parcel and building subject to FGBC requirements and is provided in the attached Exhibit B and incorporated herein.<sup>2</sup>

- Section 108-997(c)(1) i. *Providing electrical high voltage sized conduit for future electric car charging station near parking area: 5 points.*

**Status:** Unverified.

**Applicant Action:** Please depict proposed electric car charging station on the site plan.

**Response:** The proposed electrical high voltage sized conduit for the proposed electric car charging stations has been provided for on the subject parcels as shown on the plans attached hereto as Exhibit A and incorporated herein.

---

<sup>2</sup> Note that a FGBC checklist has been provided for both 715 Seminole and 811 Seminole together with identification of the units/building subject to the FGBC checklist.



### Additional Documentation & Comments

- The entirety of the Casa Marina property consists of three properties under common ownership addressed as 1500 Reynolds Street, 715 Seminole Street, and 811 Seminole Street.<sup>3</sup> Two of the properties, 1500 Reynolds Street, and 811 Seminole Street, are recognized as one property and share a common Monroe County Property Appraiser Office (MCPAO) parcel identification number, recognizing the two distinctly addressed properties as one individual parcel of land. For further clarification please reference the map below.



- The Applicant has proposed splitting 811 Seminole Street from 1500 Reynolds Street, then executing a Unity of Title between 715 Seminole Street and 811 Seminole Street. The Applicant would then request a single parcel identification number from the MCPAO for 715 Seminole Street and 811 Seminole Street to allow the two distinctly addressed properties to be recognized as one individual parcel of land.

**Response:** Each parcel is a separate and distinct real estate parcel not subject to an existing unity of title. The Applicant cannot speak as to the Monroe County Property Appraiser's ability to combine parcels

<sup>3</sup> Note that the three properties are owned by two subsidiaries of the same parent company and all owned by the same ultimate corporate parent company.



**for parcel identification purposes when there are two owners, however the unity of title proposed by the Applicant will unify 715 Seminole Street and 811 Seminole Street as to title conveyance. The proposed draft unity of title is attached hereto as Exhibit C and incorporated herein.**

- The proposed property split between 1500 Reynolds Street and 811 Seminole Street may require dissolution of a previously agreed upon Unity of Title between the City of Key West and the property owner. Please contact the City's Legal Department and Planning Department to discuss the necessary direction the Applicant may need to take to compliantly split and combine the subject properties should a Unity of Title be in existence. \*

**Response: The Applicant has confirmed with the Planning Department that an existing unity of title with respect to 1500 Reynolds Street and 811 Seminole Street does not currently exist. The Applicant cannot speak as to the Monroe County Property Appraiser's ability to combine parcels for parcel identification purposes when there are two owners, however the unity of title proposed by the Applicant will unify 715 Seminole Street and 811 Seminole Street as to title conveyance.**

- The Applicant is requesting a total of an additional 14 dwelling units between two applications, the request consists of nine (9) affordable residential dwelling BPAS units and five (5) market-rate residential dwelling units.
  - As the recorded properties exist today, both 715 Seminole Street and 811 Seminole Street do not have the necessary density to permit additional dwelling units while retaining conforming density required by the City of Key West Land Development Regulations (LDR's).

**Response: The Applicant will execute and record a unity of title prior to issuance of certificates of occupancy. The proposed draft unity of title is attached hereto as Exhibit C and incorporated herein. The parcels combined provide for sufficient density.**

- In addition to the aforementioned concerns, the requested BPAS units appear to trigger additional challenges regarding required parking and previous development approvals. The Year 10 BPAS review period began on November 4, 2022, and requested BPAS allocations are voted upon by the Planning Board on May 18, 2023; as such the applicant is restricted to a limited amount of time to ensure the establishment of the requested BPAS units will be in compliance with the previous development approvals and the requirements within the LDR's. The Planning Department may not recommend approval of a project that would potentially create a nonconformity; however, the Planning Department may recommend approval of the requested BPAS units with the understanding that the applicant must meet all other conditions required by the Land Development Regulations with respect to density, variances, previous development approvals, etc.

**Response:** The plans attached hereto as Exhibit A and incorporated herein show a proposed development that does not require any variances and does not create non-conformities other than a possible landscape buffer waiver and which otherwise complies with the land development code. The Applicant understands that development of the proposed project will require major development plan approval and looks forward to working with the Planning Department on such process.

- An existing site plan must be provided that depicts the properties and all recognized units.

**Response:** The existing site plan has been incorporated into the plans attached hereto as Exhibit A and incorporated herein.

- A detailed site plan must be provided that depicts the floor plan of the requested BPAS units; the submitted site plan is unclear as it includes several buildings labeled as workforce beds.

**Response:** The floor plans and requested BPAS units are shown on the plans attached hereto as Exhibit A and incorporated herein.

- City right-of-way cannot be utilized for private parking calculations. Please reconfigure parking plan on the site plan to be within the subject parcel. If required parking spaces are not able to be accommodated on the subject property, a parking variance will be necessary.

**Response:** The plans attached hereto as Exhibit A and incorporated herein depict parking wholly contained on the subject parcels together with a parking analysis.

- The proposed site plans will trigger a major development plan. If the requested BPAS are awarded, this project will be required to undergo the major development plan approval process.

**Response:** The Applicant understands that development of such a project will require major development plan approval and looks forward to working with the Planning Department on the major development approval together with the necessary approvals to implement the proposed development and is actively working with the City on such approvals.

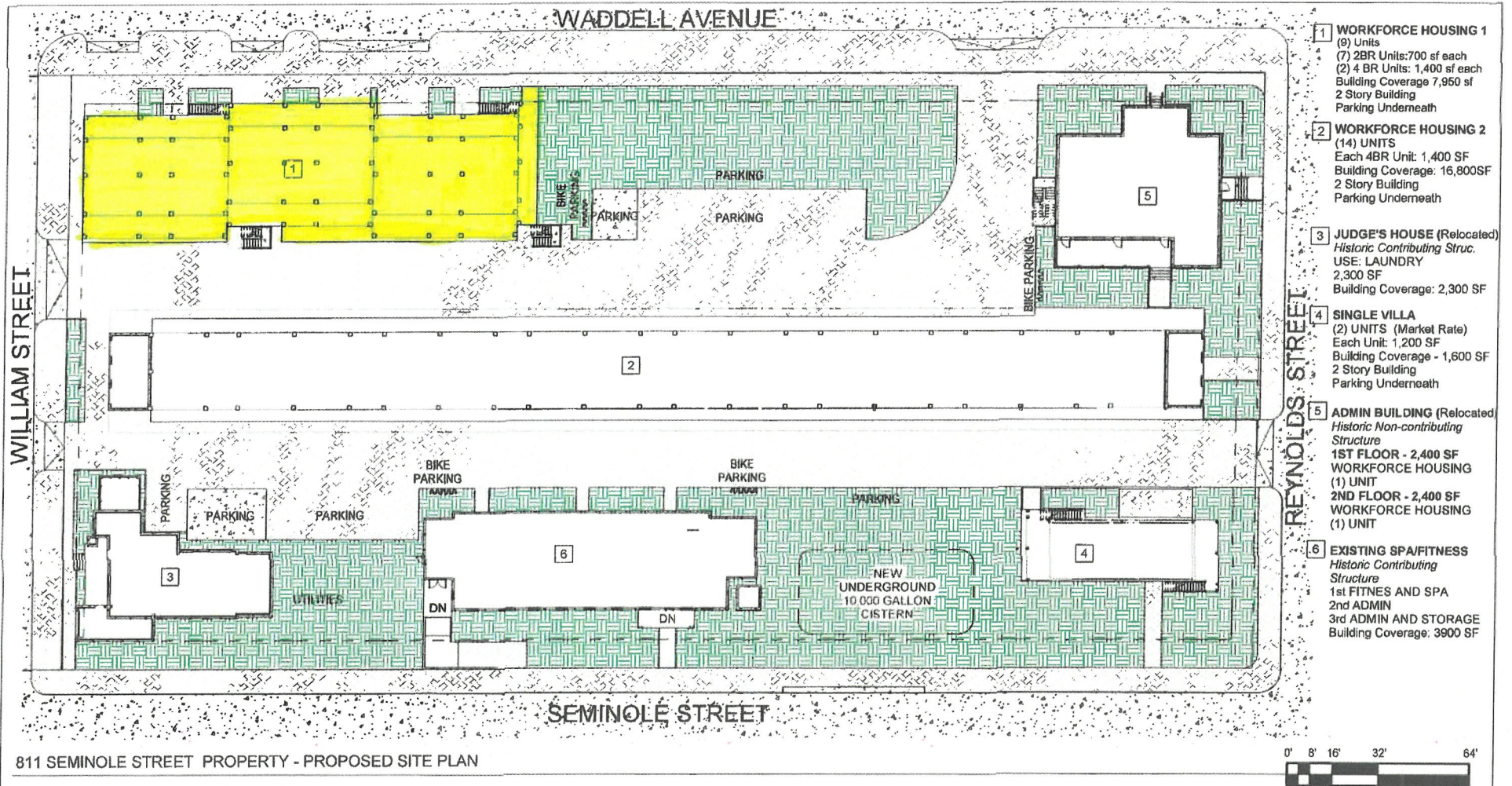
- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.

**Response:** The Applicant understands that the Applicant will need to comply with the City of Key West Land Development regulations and is actively processing applications to enable such compliance.

EXHIBIT A  
REVISED PLANS



# EXHIBIT A- 811 Seminole Affordable Rate (highlighted for clarity)



- 1 **WORKFORCE HOUSING 1**  
(9) Units  
(7) 2BR Units: 700 sf each  
(2) 4 BR Units: 1,400 sf each  
Building Coverage: 7,950 sf  
2 Story Building  
Parking Underneath
- 2 **WORKFORCE HOUSING 2**  
(14) UNITS  
Each 4BR Unit: 1,400 SF  
Building Coverage: 16,800SF  
2 Story Building  
Parking Underneath
- 3 **JUDGE'S HOUSE (Relocated)**  
Historic Contributing Struc.  
USE: LAUNDRY  
2,300 SF  
Building Coverage: 2,300 SF
- 4 **SINGLE VILLA**  
(2) UNITS (Market Rate)  
Each Unit: 1,200 SF  
Building Coverage - 1,600 SF  
2 Story Building  
Parking Underneath
- 5 **ADMIN BUILDING (Relocated)**  
Historic Non-contributing Structure  
1ST FLOOR - 2,400 SF  
WORKFORCE HOUSING (1) UNIT  
2ND FLOOR - 2,400 SF  
WORKFORCE HOUSING (1) UNIT
- 6 **EXISTING SPA/FITNESS**  
Historic Contributing Structure  
1st FITNESS AND SPA  
2nd ADMIN  
3rd ADMIN AND STORAGE  
Building Coverage: 3900 SF

**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

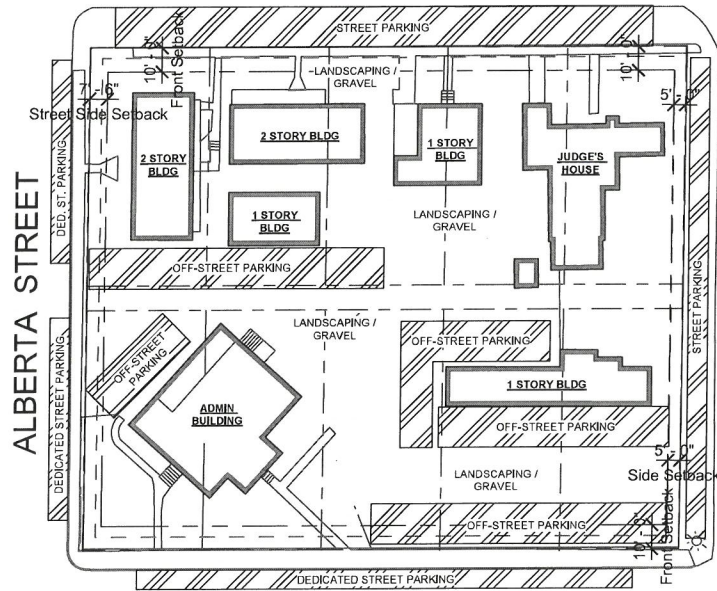
715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions

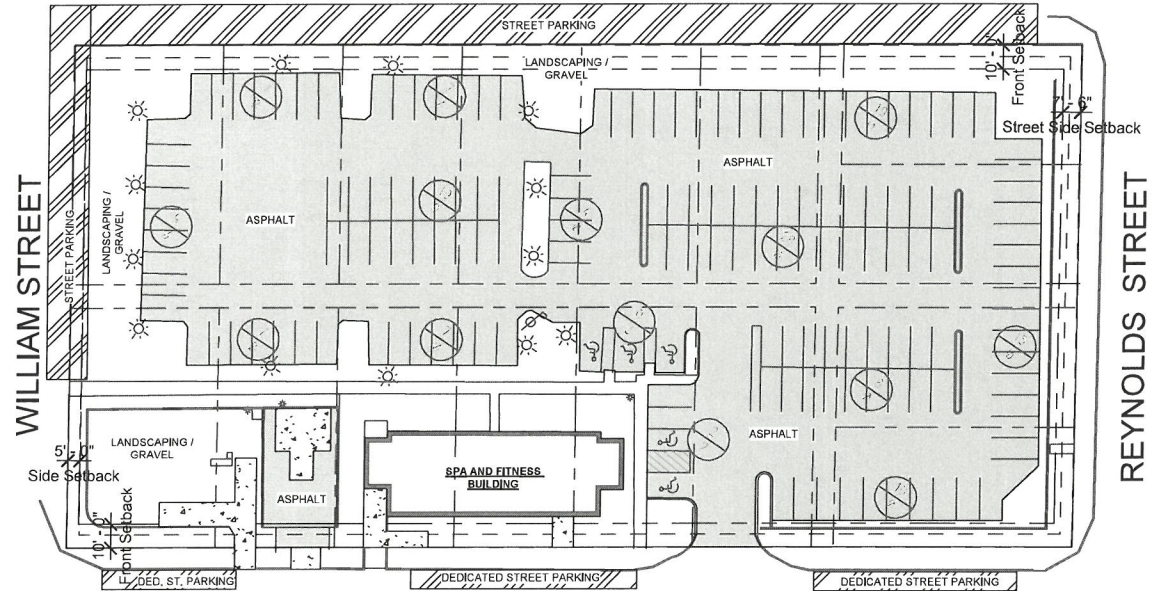
1	BPAS Supplemental	2023.04.26



# WADDELL AVENUE

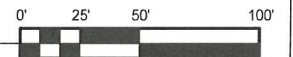


715 Seminole Street



811 Seminole Street

EXISTING SITE PLAN



**K2M** DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

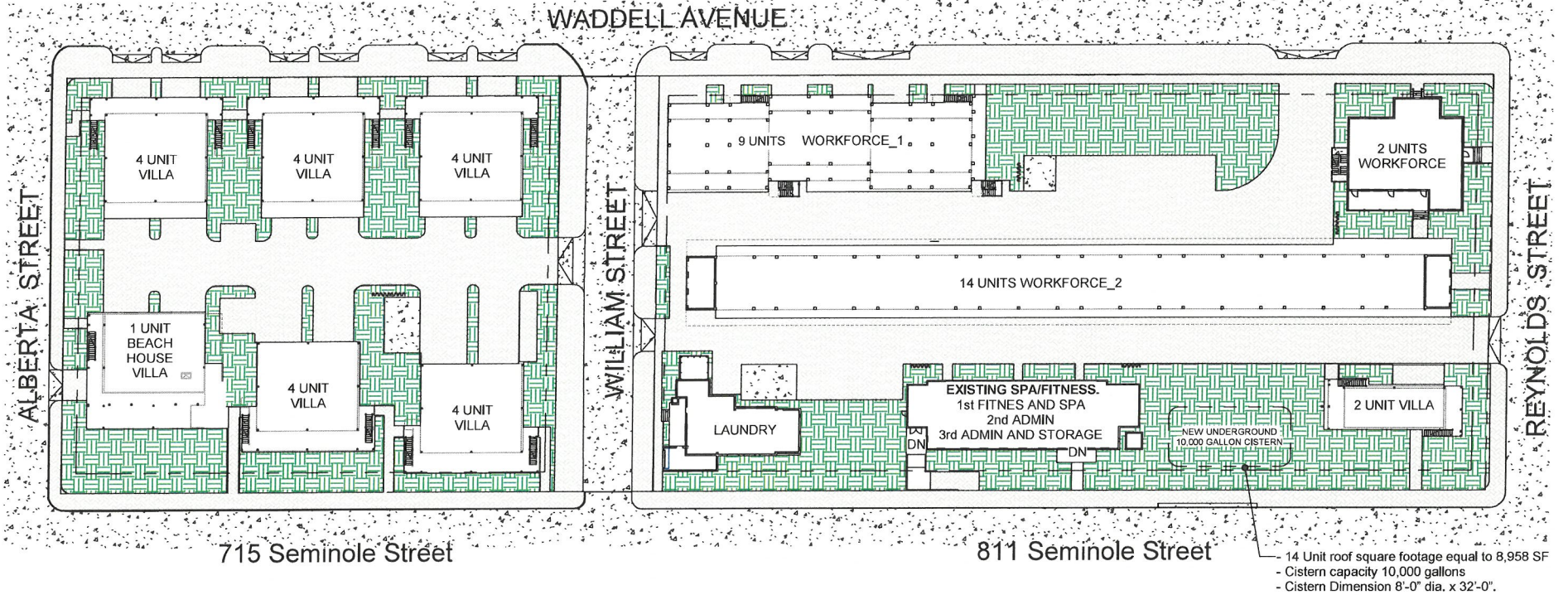
Submissions:

1	BPAS Submittal	2023.04.25

BOTH PROPERTIES:  
TOTAL UNITS: 21+27 = 48

TOTAL UNITS: 4\*5+1 = 21

TOTAL UNITS: 9+2+14+2 = 27



PROPOSED OVERALL SITE PLAN

**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

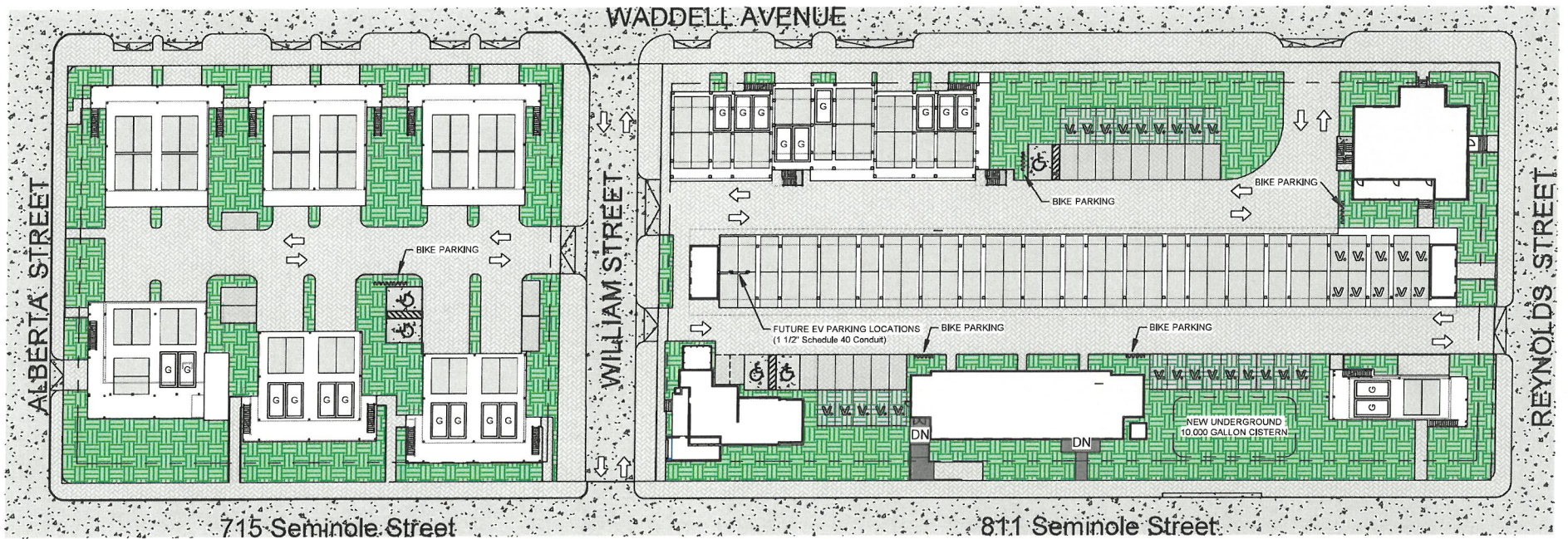
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

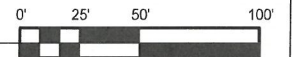
Submissions:

1	BPAS Submittal	2023.04.25





PROPOSED OVERALL PARKING SITE PLAN



## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2023.04.25

SITE DATA TABLE - 715/811 SEMINOLE - COMBINED				
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR			
Flood Zone	AE8			
Size of Site (FT)	141,380 <sup>1</sup>			
Height	30'-0" <sup>2</sup>	30'-0" <sup>2</sup>	39'-0" <sup>3</sup>	NO
Front Setback	10'-0"	10'-0"	10'-0"	NO
Side Setback	5'-0"	5'-0"	5'-0"	NO
Interior Setback	7'-6"	7'-6"	7'-6"	NO
Rear Setback	15'-0"	15'-0"	15'-0"	NO
Residential Floor Area	N/A	N/A	N/A	NO
Density	16 du/acre (53.7 du allowed)	-	51	NO
F.A.R. (Commercial)	1	1	N/A	NO
Historic Structures	N/A	3	3	NO
Building Coverage	40%	62%	38%	NO
Impervious Surface	60%	66%	54%	NO
Parking	Both Sites Combined <sup>4</sup>	Standard	141	NO
		Guest	21	NO
		Valet	33	NO
		Compact	2	NO
		ADA	5	NO
		TOTAL:	202	NO
Open Space/Landscaping	20%	34%	43%	NO
Building Height	30'-0"	N/A	39'-0"	NO
Zoning of Adjoining Sites	HMDR <sup>5</sup>			

<sup>1</sup> - Total Site Area Calculation includes existing right of way areas within 715/811 Seminole St. parcel to be abandoned prior to permitting

<sup>2</sup> - 30'-0" Height calculation based on height above crown road. 30'-0" height increased to 35'-0" if first floor raised above flood plain and parking provided beneath.

<sup>3</sup> - 33'-0" Above Crown Road.

<sup>4</sup> - Parking Calculation - See Chart below

<sup>5</sup> - Requires Landscape Buffer Waiver

Required	146	Parking Spots Required per 2006 Major Redevelopment Approval
Includes Main Hotel Property	115	Parking Spots Required for Proposed Development
	261	Total Required

Provided	59	Existing Parking to remain on Main Hotel Property
	55	Parking Spots on 715 Seminole St
Includes Main Hotel Property	147	Parking Spots on 811 Seminole St
	261	Total Provided

## SITE CALCULATIONS - PROPOSED DEVELOPMENT



## CASA MARINA LOT DEVELOPMENT

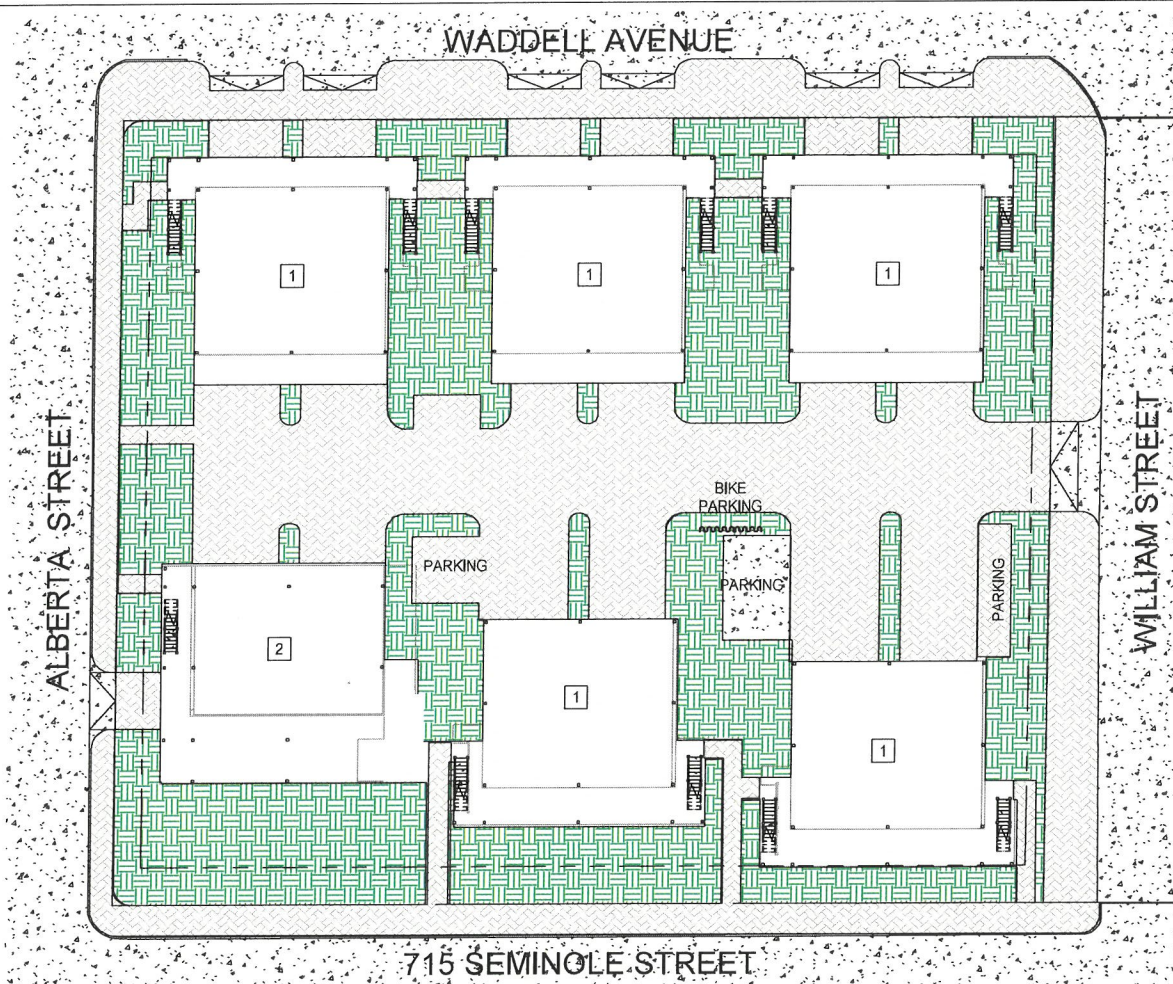
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2023.04.25

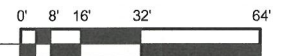




- 1 DOUBLE VILLA**  
 (4) UNITS (Market Rate)  
 Each Unit: 1,200 SF  
 Building Coverage - 3,400 SF  
 2 Story Building  
 Parking Underneath
- 2 BEACH HOUSE VILLA**  
 (1) UNIT (Market Rate)  
 4,000 SF  
 Building Coverage 3,900 SF  
 2 Story Building  
 Parking Underneath

**TOTAL UNITS: 4\*5+1 = 21**

715 SEMINOLE AVENUE PROPERTY - PROPOSED SITE PLAN



**K2M**  
 DESIGN

## CASA MARINA LOT DEVELOPMENT

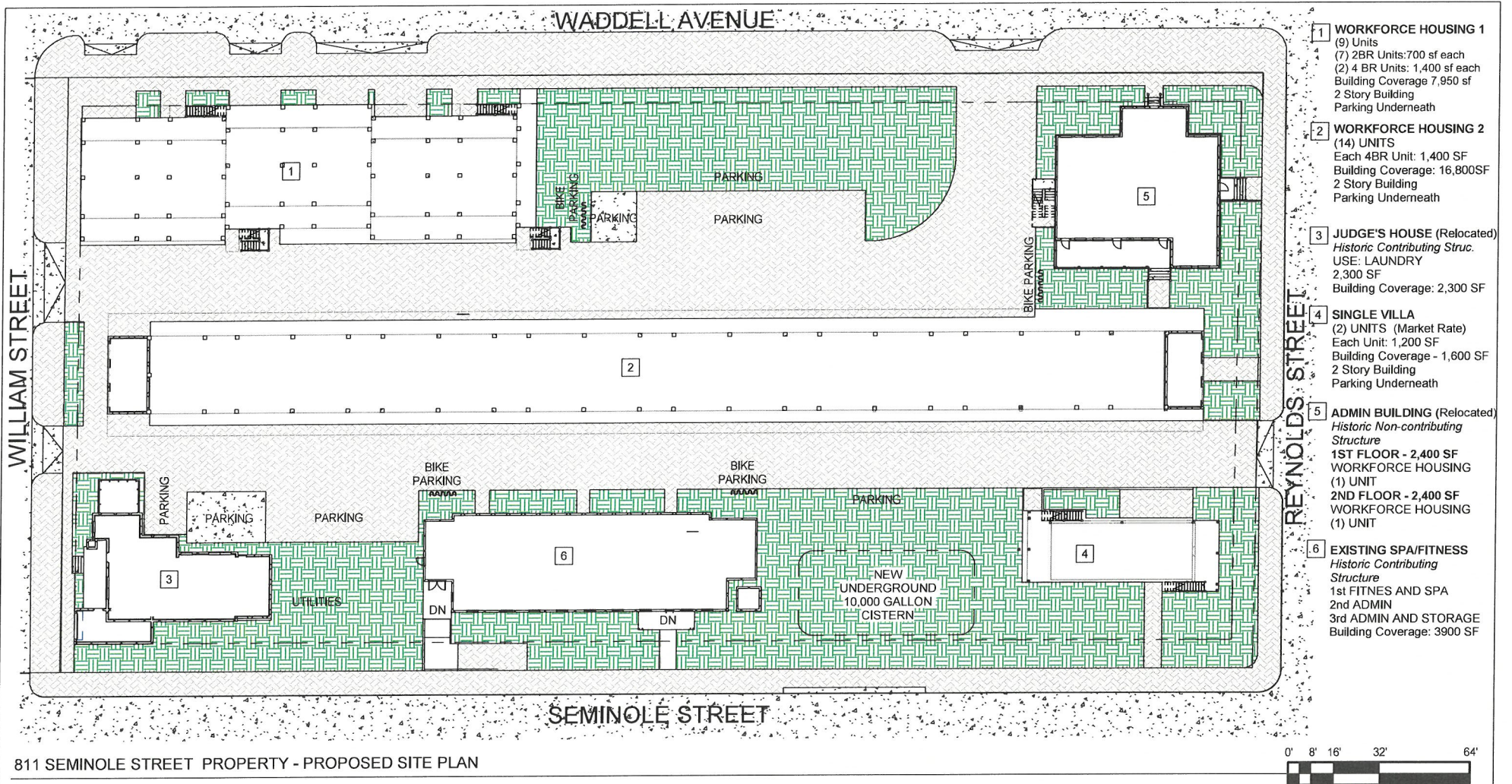
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2023.04.25





**K2M** DESIGN

## CASA MARINA LOT DEVELOPMENT

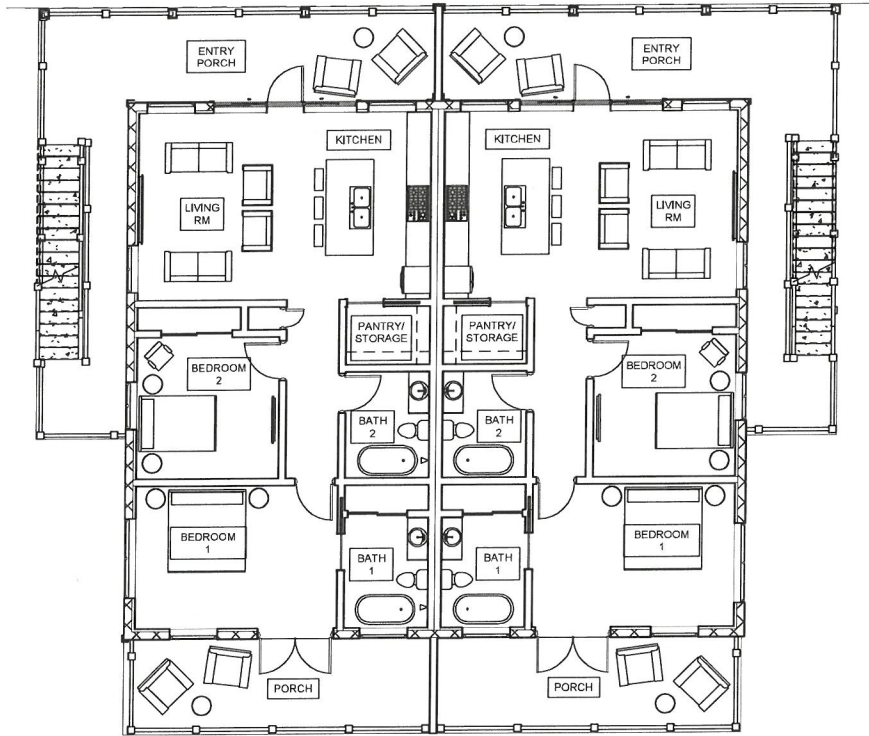
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

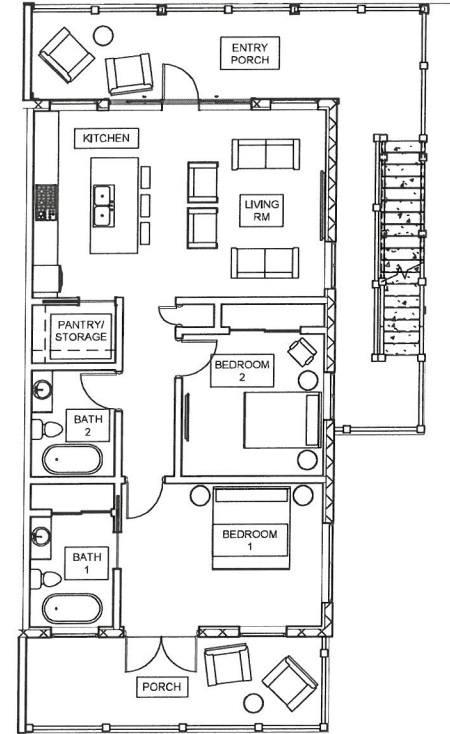
1	BPAS Submittal	2023.04.25

**DOUBLE VILLA**  
 (4) UNITS (Market Rate)  
 Each Unit: 1,200 SF, 2BR / 2BA  
 Building Coverage - 3,400 SF  
 2 Story Building  
 Parking Underneath



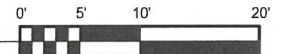
CONCEPTUAL FLOOR PLANS - DOUBLE VILLA

**SINGLE VILLA**  
 (2) UNITS (Market Rate)  
 Each Unit: 1,200 SF, 2BR / 2BA  
 Building Coverage - 1,600 SF  
 2 Story Building  
 Parking Underneath



CONCEPTUAL FLOOR PLANS - SINGLE VILLA

PROPOSED CONCEPTUAL FLOOR PLANS



**K2M** DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

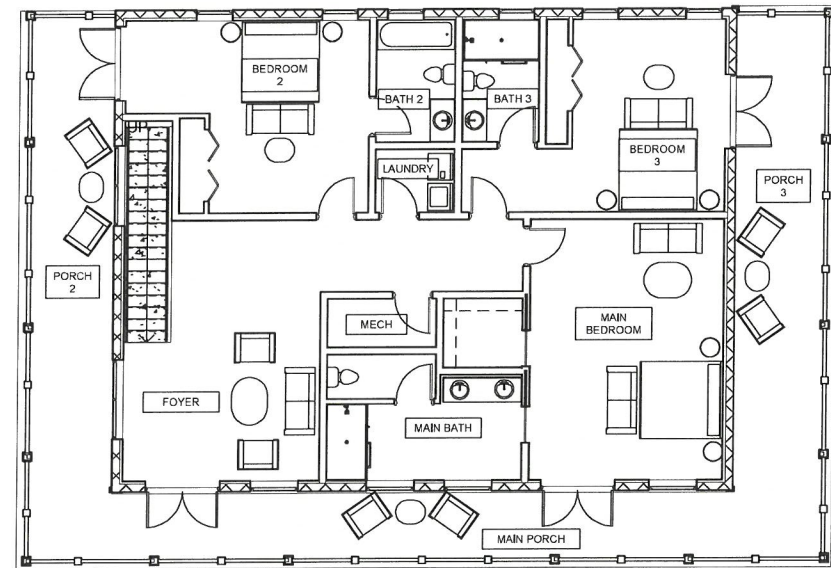
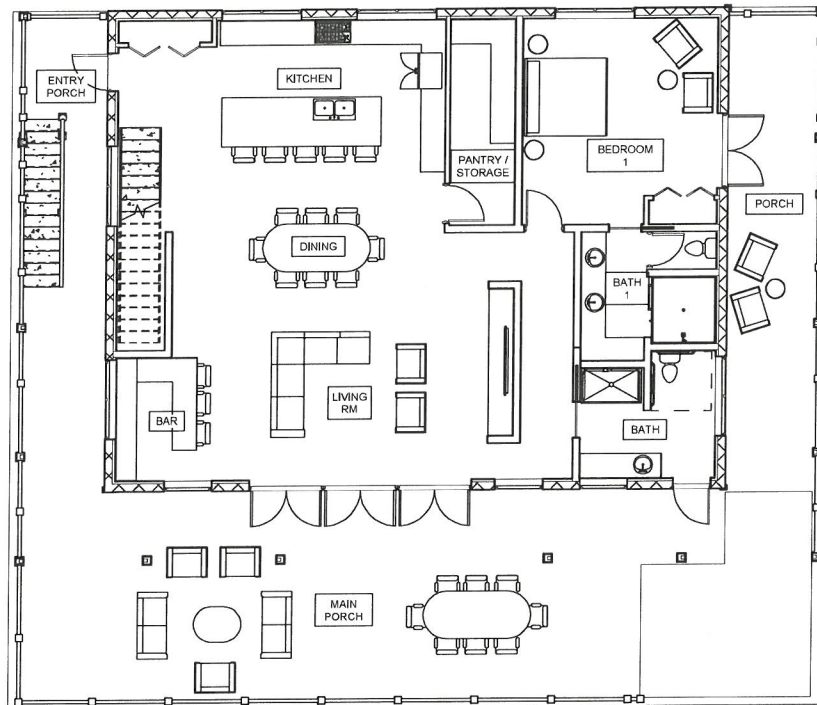
715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2023.04.25

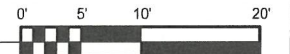


**BEACH HOUSE VILLA**  
 (1) UNIT (Market Rate)  
 4,000 SF, 4BR / 5 BA  
 Building Coverage 3,900 SF  
 2 Story Building  
 Parking Underneath



PROPOSED CONCEPTUAL FIRST FLOOR PLAN - BEACH HOUSE VILLA

PROPOSED CONCEPTUAL SECOND FLOOR PLAN - BEACH HOUSE VILLA



**K2M**  
 DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

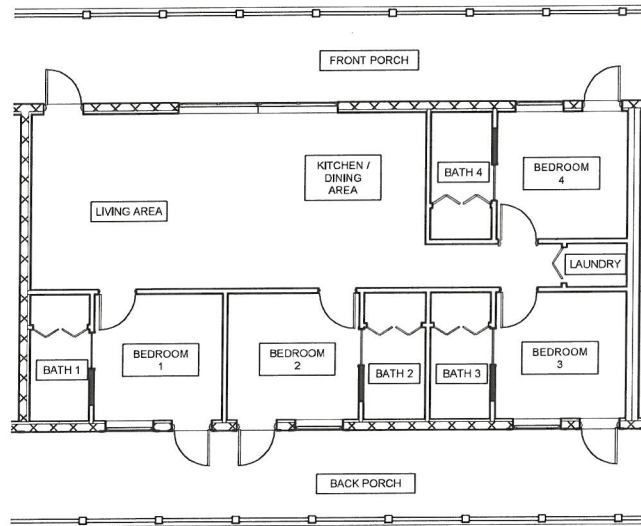
715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2023.04.25

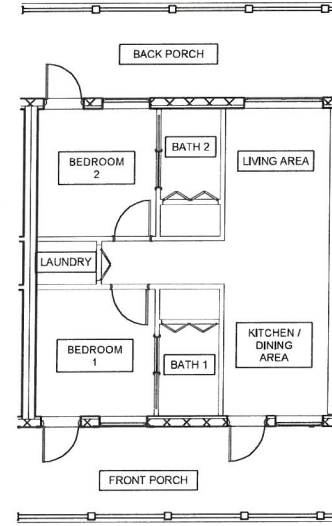


**WORKFORCE UNIT**  
 (1) UNIT = 4 BR - 1,400 SF  
 - EACH ROOM HAS ITS OWN BATH



CONCEPTUAL FLOOR PLAN - 4 BR WORKFORCE UNIT

**WORKFORCE UNIT**  
 (1) UNIT = 2 BR - 700 SF  
 - EACH ROOM HAS ITS OWN BATH



CONCEPTUAL FLOOR PLAN - 2 BR WORKFORCE UNIT

PROPOSED CONCEPTUAL TYPICAL FLOOR PLANS - WORKFORCE UNIT



**K2M**  
 DESIGN

## CASA MARINA LOT DEVELOPMENT

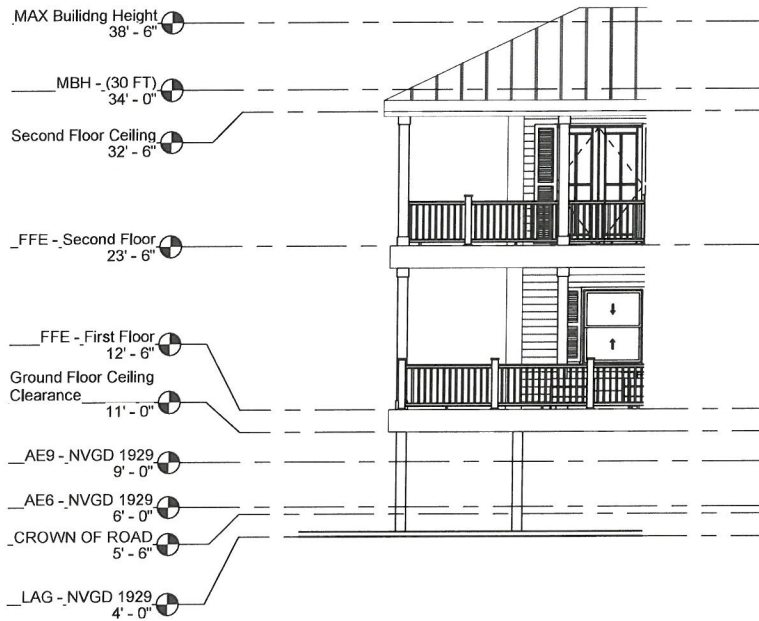
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
 Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

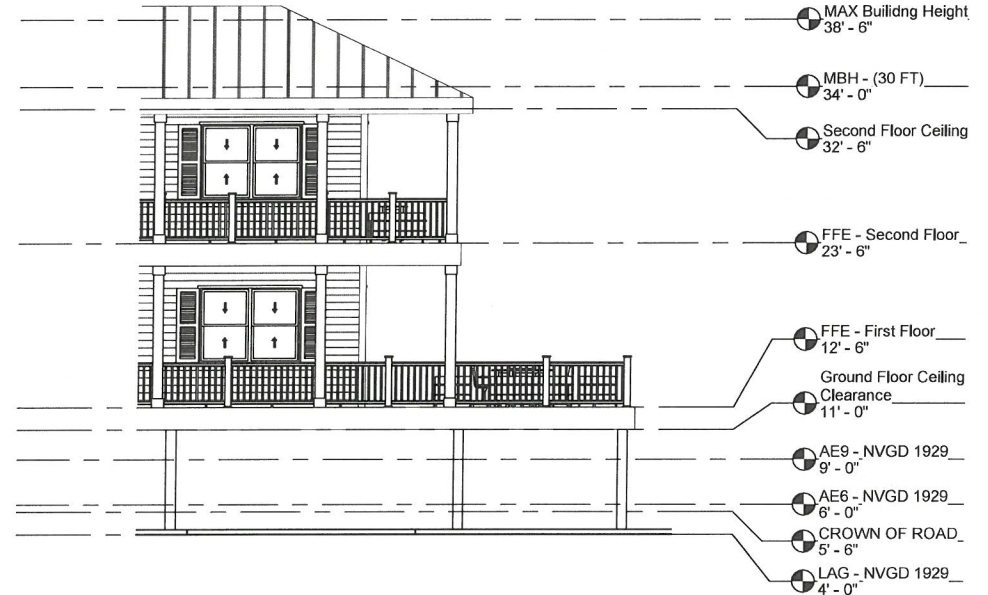
Submissions:

1	BPAS Submittal	2023.04.25

## 2 STORY BEACH VILLA - PARKING UNDERNEATH



## 2 STORY BEACH VILLA PARKING UNDERNEATH



PROPOSED CONCEPTUAL ELEVATION STUDY - 715 SEMINOLE STREET



**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

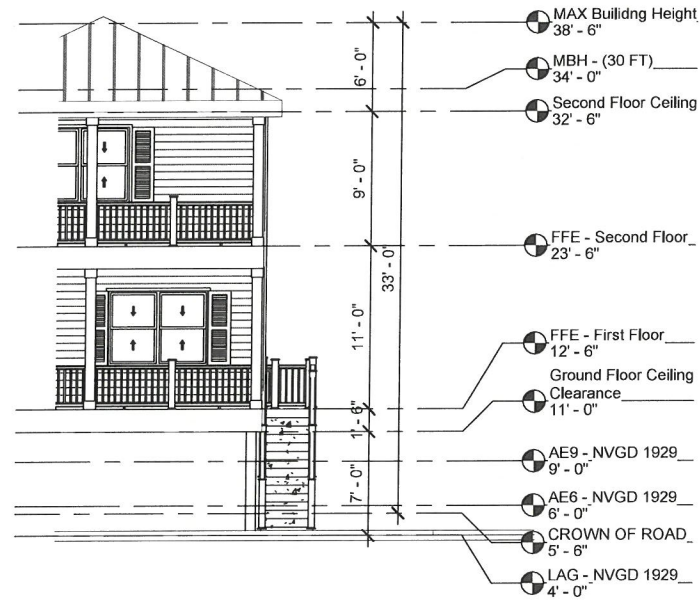
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submit	2023.04.25

# 2-STORY VILLA PARKING UNDERNEATH



PROPOSED CONCEPTUAL ELEVATION STUDY - 715 SEMINOLE STREET



## CASA MARINA LOT DEVELOPMENT

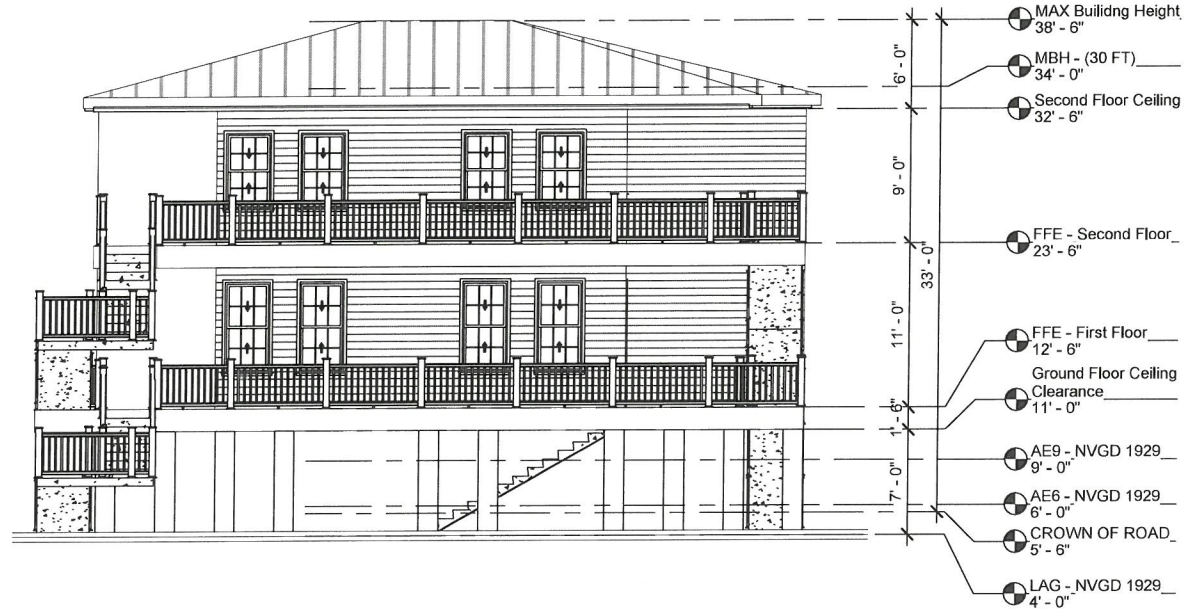
BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

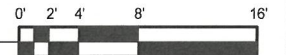
Submissions:

1	BPAS Submittal	2023.04.25

## 2-STORY WORKFORCE HOUSING\_1 PARKING UNDERNEATH



PROPOSED CONCEPTUAL ELEVATION STUDY - 811 SEMINOLE STREET



**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

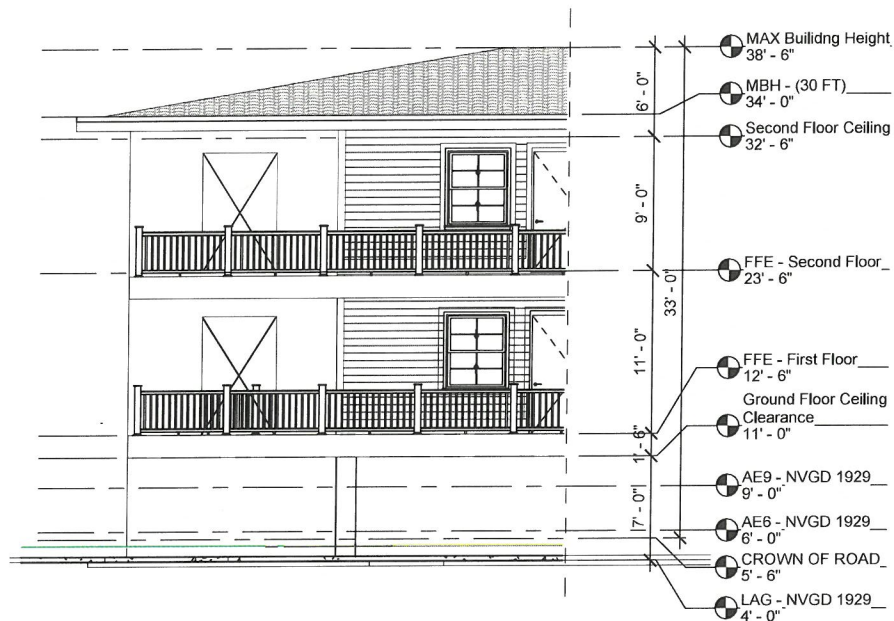
715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

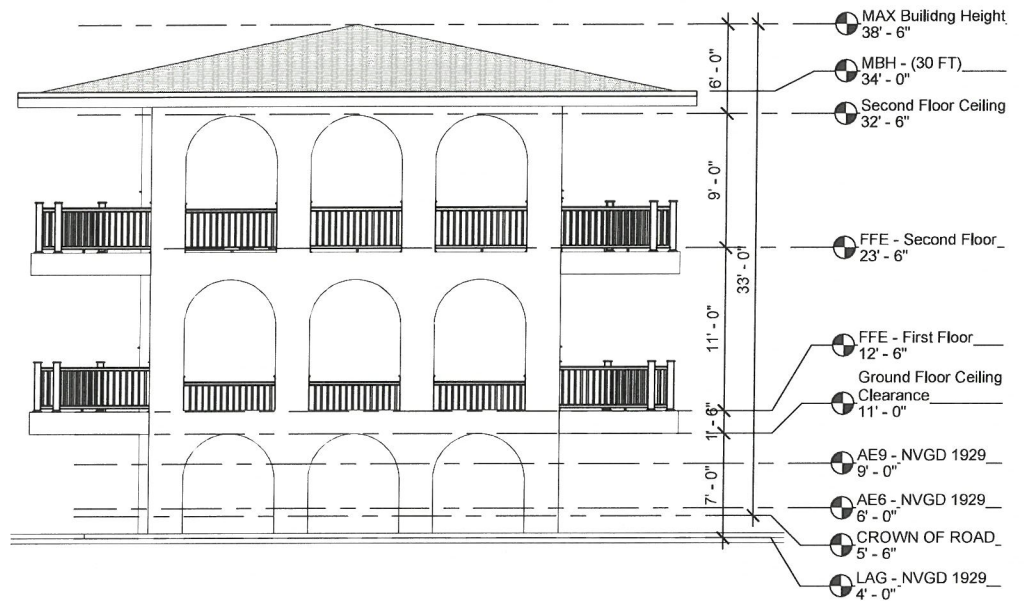
1	BPAS Submittal	2023.04.25



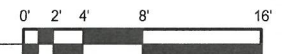
## 2-STORY WORKFORCE HOUSING\_2 PARKING UNDERNEATH



## 2-STORY WORKFORCE HOUSING\_2 PARKING UNDERNEATH



PROPOSED CONCEPTUAL ELEVATION STUDY - 811 SEMINOLE STREET



**K2M**  
DESIGN

## CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions:

1	BPAS Submittal	2023.04.25

# Florida Green Home Standard

Version 10

## Instructions

Effective October 1, 2013

Revised 8-25-16

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

### FOR NEW HOMES

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

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

### FOR EXISTING HOMES (REMODELS)

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

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

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

### FOR MULTI-FAMILY PROJECTS

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

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

### IMPORTANT GUIDELINES:

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

### FGBC CERTIFICATION LEVELS

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

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

### FEES

#### Single Family New and Existing Home Fees

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

#### Multi-Family Fees

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

#### Additional Options

\$50	Pre-Application (next tab) use to receive your "application pending" yard sign, fee is deducted from your final application cost
\$39	FGBC Certified Home Bronze Plaque

For Additional Information:  
Contact your Certifying Agent  
or

Contact FGBC: [www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)  
PH: 850-894-3422  
Email: [info@FloridaGreenBuilding.org](mailto:info@FloridaGreenBuilding.org)

### Instructions for Submission:

#### Electronic Submissions (Required)

Complete the credit card authorization above.

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

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

<https://dropbox.hightail.com/certifications>

#### Mailing Instructions

Make check payable to "FGBC" based on fee schedule OR submit credit card payment information

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

FGBC  
1415 E. Piedmont Dr. Suite 5  
Tallahassee, FL 32308-7954



# Florida Green Home Standard

Version 10

## Pre-Application & Request for Yard Sign

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

### Builder Information

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

### Home Information

Address: 715 Seminole Avenue  
City/ST Key West, Florida  
Zip Code 33040

### Certifying Agent Information

Name: K2M Design  
Company: \_\_\_\_\_  
Address: 1150 Virginia Street  
City / Zip: Key West, Florida 33040  
Phone: 855-866-4526  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

### Payment Information

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

### Send To:

FGBC, 1415 E. Piedmont Dr. Suite 5, Tallahassee, FL 32308-7954  
Fax: 850-671-4897 Email: [cooksbs@nettally.com](mailto:cooksbs@nettally.com)



## FGBC Green Home Standard

Version 10

### Application

Effective October 1, 2013

Revised 8-25-16

#### Instructions for Submission:

##### Electronic Submissions (Required)

Complete the credit card authorization below or pay online

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

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

<https://dropbox.hightail.com/certifications>

#### Mailing Instructions

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

FGBC  
1415 E. Piedmont Dr. Suite 5  
Tallahassee, FL 32308-7954

#### FEES

##### Single Family New and Existing Home Fees

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

##### Multi-Family Fees

Multi-family applications: Use TAB 18

##### Additional Options

\$39	FGBC Certified Home Bronze Plaque
\$40	Florida Water Star Certification
Free	FGBC Certified Home Yard Sign (Electronic Version)

#### Builder Information

Name: TBD  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Builder Email: \_\_\_\_\_  
DBPR License #: \_\_\_\_\_  
FGBC Member #: \_\_\_\_\_  
FHBA Member #: \_\_\_\_\_  
Signature: \_\_\_\_\_

#### Certifying Agent Information

Name: K2M Design  
Company: \_\_\_\_\_  
Address: 1150 Virginia Street  
City / Zip: Key West, 33040  
Phone: 855-866-4526  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
CA Registration #: \_\_\_\_\_

Signature: \_\_\_\_\_

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

#### PAYMENT

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

[Pay Online](#)

[or Authorize Credit Card Here: \(Visa/MC/AX\)](#)

CC#: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Name on Card: \_\_\_\_\_  
Billing Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_

#### Home Information

Address: 715 Seminole Avenue (See Exhibit B)  
City/ST/Zip: Key West, FL 33040  
County: Monroe  
Development: Casa Marina

#### 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
1200	Square Footage of home/unit
	Sales Price

#### Optional Information

Owner: Casa Marina Equity Holdings, LLC  
Company: c/o Park Hotels & Resorts  
Address: 1775 Tysons Boulevard, 7th Floor  
City/ST/Zip: Tysons, VA 22102  
Phone: 571-302-5757

E-mail: [nvu@pkhotelsandresorts.com](mailto:nvu@pkhotelsandresorts.com)

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

#### Project Point Summary

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

Points Toward Qualification (points over category maximums excluded)

Total Points Achieved

107

140

140

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

Category	Your Score	Required Min - Max
Category 1: Energy	40	30 - 75
Category 2: Water	26	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	13	15 - 35
Category 6: Materials	5	10 - 35
Category 7: Disaster Mitigation	11	5 - 30
Category 8: General	27	0 - 40

Total: **140**

Total Needed: **107**

Certified Home Score **133**

Certification Level **Silver**



**PREREQUISITES:**

**Prerequisite 1: Swimming Pool / Spa**

- |      |                              |   |
|------|------------------------------|---|
| P1.1 | <input type="checkbox"/> N/A | Sanitation system that reduces chlorine use |
| P1.2 | <input type="checkbox"/> N/A | Pool Cover                                  |
| P1.3 | <input type="checkbox"/> N/A | Solar pool heating system                   |
| P1.4 | <input type="checkbox"/> N/A | Dedicated PV's to run pool equipment        |
| P1.5 | <input type="checkbox"/> Yes | Home has no pool or spa                     |

**Prerequisite 2: Waterfront Considerations**

- |      |                              |   |
|------|------------------------------|---|
| P2.1 | <input type="checkbox"/> N/A | Use of native aquatic vegetation in shoreline area      |
| P2.2 | <input type="checkbox"/> N/A | No turf adjacent to water (Low maintain plants instead) |
| P2.3 | <input type="checkbox"/> Yes | Use of terraces, swales, or berms to slow storm water   |
| P2.4 | <input type="checkbox"/> Yes | Home site does not border natural water body            |

**Prerequisite 3: No Invasive Exotic Species**

- |      |                              |                                  |
|------|------------------------------|----------------------------------|
| P3.1 | <input type="checkbox"/> Yes | Landscape Considerations         |
|      | <input type="checkbox"/> New | Is the landscape existing or new |

# CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

## HERS Index - Energy Rating

E1.1 30 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**  
 Yes :Does the Home have a confirmed HERS Index  
 70 :Confirmed HERS Index

## Design, Finishes, Amenities

E2.1	0	1	<b>Thermal Bypass Inspection</b>
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	0	1	<b>Ductwork smoke tested allowing leaks to be sealed prior to drywall</b>
E2.4	0	1	Cross vent and ceiling fans code credit
E2.5	0	1	Roofed porch, Min 100ft <sup>2</sup> AND 3 sides open
E2.6	0	1	Passive solar space heating system
E2.7	0	1	Passive solar day-lighting
E2.8	0	1	Deciduous trees on south
E2.9	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	N/A	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	1	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% 0 Enter the Light Reflectance Value (LRV) of Paint 0 bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	<b>Install a State Certified rated solar hot water system</b>
E2.17	0	1	Compact hot water distribution
E2.18	0	1	<b>Insulate all hot water pipes</b>
E2.19	N/A	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	0	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.24	1	1	Dwelling unit attached, zero lot-line, row house
E2.25	N/A	2	Recessed, sealed IC fixtures
E2.26	0	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	40	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

0

0

**CATEGORY 2: WATER**

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

**W1 Fixtures**

W1.1	0	2 - 3	Water saving clothes washer 0 : Water factor (WF) of clothes washer
W1.2	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.3	1	1	All showers equipped with only 1 showerhead per shower
W1.4	-	1 - 2	all lavatory sink faucets have flow rates of ≤ 2.0 gpm (all ≤ 1.5 gpm = 2 pts)
W1.5	2	2	High Efficiency Dual-flush or Single Flush Toilets ( all toilets ≤ 1.28 gpf)
W1.6	0	1	Toilet with UNAR Map Rating of 600 gpf or greater

**W2 Greywater Reuse**

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

W3.1	3	1 - 3	Rainwater Harvesting System installed
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**W4 Reclaimed Water Reuse**

W4.1	N/A	2	Water for irrigation
W4.2	0	2	Meter on reclaimed irrigation system
W4.3	0	2	Volume-based pricing arrangement
W4.4	0	2	For toilet flushing

**W5 Installed Landscape**

W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	1	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 60% :Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with local environment / microclimate
W5.4	3	3	Turf less than 50% of landscape
W5.5	2	2	Evenly shaped turf areas, no turf on berms
W5.6	2	2	Plants with similar maintenance requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.8	1	1	Non-Cypress mulch used
W5.9	0	2	Soil tested and amended where necessary

**W6 Installed Irrigation**

W6.1	-	10	No permanent installed irrigation system
W6.2	2	2	Innovative irrigation technology
W6.3	3	3	Irrigated land according to FGBC standard Yes Separate zones for turf and landscape beds - multi program controller Yes High-volume irrigation does not exceed 60% of landscape area Yes Head to head coverage for rotor/spray heads Yes Correctly installed Micro-irrigation in landscape beds and narrow areas Yes Minimize overspray on impermeable surfaces

W6.4	0	1	
	OR	0	Pressure compensating spray heads installed in spray zones
		0	Pressure regulating valves are installed for spray zones

W6.5	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	0	2	High volume irrigated areas have matched precipitation rates
W6.7	0	1	Pop-up sprinkler heads significantly rise above turf grass height

**W7 Additional Water Certification Requirements**

W7.1	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	0	2	Florida Friendly Landscape™ Program New Construction Certification
	26	57	Total Points

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

### CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			- Bank
			Yes Community or civic center
			- Convenience store
			0 Daycare center
			- Fire station
			Yes Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			Yes Medical or dental office
			- Pharmacy
			0 Police station
			0 Post office
			Yes Place of worship
			Yes Restaurant
			- School
			- Supermarket
			- Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	0	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	9	21	Total Points

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

Certifying Agent Category 3: 0



**CATEGORY 4: SITE**

Version 10

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

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**

- S1.1 **2** 2 **Maximize tree survivability**
- S1.2 **1** 1 - 2 Minimize soil compaction  
Restrict all construction equipment from driving on site during construction except for  
**area of <25% of site.**
- S1.3 **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 an erosion control site plan**
- S3.2 **1** 1 Stabilize disturbed soil
- S3.3 **0** 2 Stage disturbance
- S3.4 **1** 1 Control sediment runoff during construction
- S3.5 **1** 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 **1** 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)  
Partial Pervious  
**47** % Pervious Material **146144** Total Lot Area (sq. ft.)  
**83302.1** Coverage Area (sq. ft.) **0** 100% Pervious sq. ft.  
**39152** Equivalent Pervious Area --> **39152** Equivalent Pervious Area (semi-pervious)  
**1** Total points for pervious area
- 9** 34 Total Points

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

Certifying Agent Category 4:

0

## CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

### Combustion

H1.1	0	3	Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage
H1.2	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.3	0	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.4	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

#### Space Heating

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

#### Water Heating

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

### Moisture Control

H2.1	0	1	Drainage tile on and around top of footing
H2.2	0	1	Drainage board for below grade walls
H2.3	0	1	Gravel bed beneath slab on grade floors
H2.4	0	1	Seal slab penetration
H2.5	0	1	Capillary break between foundation and framing
H2.6	-	3	Central dehumidification system
H2.7	0	1	No vapor barrier on inside of assemblies
H2.8	1	1	Moisture control for tub/shower and shower surrounds

### Source Control

H3.1	1	1	No exposed urea-formaldehyde wood products
H3.2	0	2	Zero VOC paints, stains, and finishes
H3.3	0	1	Low VOC paints, stains, and finishes
H3.4	0	1	Low VOC sealants and adhesives
H3.5	N/A	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.6	0	1	Healthy flooring
H3.7	0	1	Healthy insulation
H3.8	1	1 - 2	Protect ducts, range hood, and bath exhaust fans during construction
H3.9	3	3	Integrated pest management plan

### Cleanability

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

### Universal Design

H5.1	2	1 - 3	Universally designed living area
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### Ventilation

H6.1	-	2 - 4	Controlled mechanical ventilation
H6.2	0	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	0	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	0	3	Whole house positive filtration
H6.8	1	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design
	13	52	Total Points

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

Certifying Agent Category 5:

0

## CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Version 10  
Revised 8-25-16

### Components

M1.1	0	1	Recycled content roof material
M1.2	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.
M1.3	0	1	Engineered / alternative material for outdoor living
M1.4	0	1	Concrete with fly ash or blast furnace slag
M1.5	0	1	Recycled content siding or soffit material
M1.6	0	1	Eco-friendly insulation
M1.7	0	1	Recycled content drywall
M1.8	0	1	Recycled content paint
M1.9	0	1	Steel interior studs
M1.10	0	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

M2.1	0	3	Resource efficient wall system with integral insulation
M2.2	0	2	Develop a construction and demolition waste management plan
M2.3	3	2 - 4	Implement job site waste management
		4	# of items implemented
		0	List items (i.e.: a, b, c, etc.)
M2.4	0	1	Compost bin/built in collection of recyclables
M2.5	0	1 - 2	Engineered roof and floor components
		0	80% of floor (or code allowance)
		0	80% of roof (or code allowance)
M2.6	0	1	Finger jointed or laminated products
M2.7	0	1	Eco-friendly trim
M2.8	0	1	Perimeter based on 2 foot dimensions
M2.9	0	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	0	1	Stack framing
M2.11	1	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips

### Durability

M3.1	0	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.2	-	1	Large overhangs (eave and gable)
M3.3	0	1	Air admittance vents
M3.4	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	-	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	0	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	5	47	Total Points

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

Certifying Agent Category 6:



**CATEGORY 7: DISASTER MITIGATION**

Category Minimum 5 / Category Maximum 30

**Hurricane (wind, rain, storm surge)**

DM1.1	-	2	Safe room
DM1.2	-	2	Unvented attic or No attic
DM1.3	2	2	Window, door, and skylight protection or impact resistant type
DM1.4	-	1	Attached garage and exterior door protection
DM1.5	1	1	Exterior structures and equipment properly anchored
DM1.6	2	2	Secondary water protection installed on roof
DM1.7	-	2	Adhesive applied to roof sheathing
DM1.8	-	5	Comply with Fortified For Safer Living Standards

**Flood (must incorporate all three)**

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

**Fire (must incorporate all three for 3.1)**

DM3.1	3	3	Yes	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			Yes	Fire resistant soffit and vent material
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home

**Lightning & Electronics Protection**

DM4	-	1 - 2	Installed Surge Suppression or Lightning Protection System
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**Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)**

- required Seal slab penetrations
- required Vegetation > 2 ft. from foundation
- required Slopes graded away from building

DM 5.1	0	10	<b>DM 5.1: Chemical Soil Treatment Used</b>	
			-	Exterior cladding installed to prohibit intrusion
			-	Rain gutters installed (downspouts discharge a minimum of 3' from home) <b>OR</b> meet large overhangs (≥2')
			-	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			-	Irrigation/sprinkler water does not hit building
			-	Damage replacement warranty issued and available for annual renewal
	<b>OR</b>			
DM 5.2		10	<b>DM 5.2: Chemical Soil Treatment Avoided</b>	
			-	Chemical soil treatment avoided
			-	Alternative Florida Building Code approved method of foundation protection employed
	<b>OR</b>			
DM 5.3		12	<b>DM 5.3: Treated wood products</b>	
			-	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated	
	11	38	Total Points	

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

Certifying Agent Category 7:



**CATEGORY 8: GENERAL**

Version 10  
Revised 8-25-16

Category Minimum 0 / Category Maximum 40

**Small House Credit**

G1.1 **20** 0 - 25 Conditioned house size (enter **no** if not claiming any points)  
**1,200** :square feet of conditioned area

**Adaptability**

G2.1 **0** 2 Roof trusses designed for addition  
G2.2 **0** 1 - 2 Unfinished rooms  
G2.3 **0** 1 Install a minimum of 2 upgraded automation system

**Renewable Power Generation**

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

**Remodel**

G4.1 **0** 10 Remodeling structure (HERS Index < 80)  
G4.2 **3** 3 Toilets 1.6 gpf and showers 2.5 gpm or less  
G4.3 **2** 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads  
G4.4 **0** 2 Existing homes with pools - upgrade pump to variable speed or dual speed  
G4.5 **2** 2 Roof to wall connection upgrades

**Other**

G5.1 **0** 1 - 2 Home builder/designer/architect/landscape architect member of FGBC  
**0** :Number of members on the team that are members of FGBC  
G5.2 **-** 2 Homeowner's manual, including information, benefits, operations - per reference guide  
G5.3 **0** 2 Minimum 1 hour Hands on training provided to homeowner  
G5.4 **0** 1 Plan for edible landscape/food garden  
G5.5 **-** 2 Guaranteed energy bills  
G5.6 **0** 1 - 5 **INNOVATIVE CREDITS**

Description of innovation:

**27** 49 Total Points

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

Certifying Agent Category 8:

0

**FGBC Home Score**

Version 10

Category	Your Score	Required Min - Max
Category 1: Energy	40	30 - 75
Category 2: Water	26	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	13	15 - 35
Category 6: Materials	5	10 - 35
Category 7: Disaster Mitigation	11	5 - 30
Category 8: General	27	0 - 40

Total: **140**

Total Need: **107**

**Certified Home Score 133**

Certification Level:

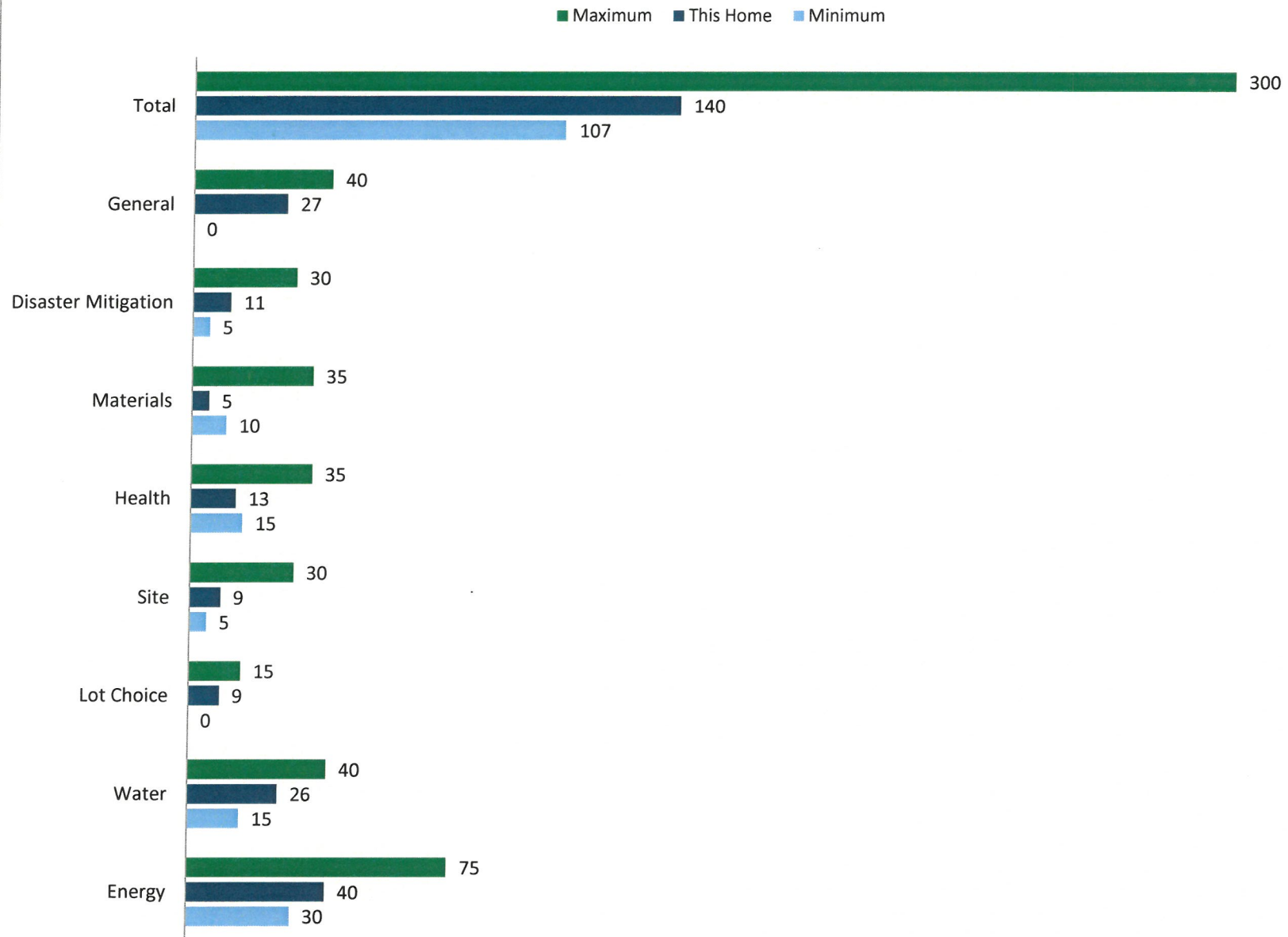
**Silver**

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

Home Address

715 Seminole Avenue (See Exhibit B)  
Key West, FL 33040

## FGBC Green Home Certification Summary Chart



## PREREQUISITES:

Revised 8-25-16

At least one measure from each of the following:

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

Prerequisite 1: Swimming Pool / Spa			Certifying Agent Notes
P1.1	N/A	Sanitation system that reduces chlorine use	
P1.2	N/A	Pool Cover	
P1.3	N/A	Solar pool heating system	
P1.4	N/A	Dedicated PV's to run pool equipment	
P1.5	Yes	Home has no pool or spa	
Prerequisite 2: Waterfront Considerations			Certifying Agent Notes
P2.1	N/A	Use of native aquatic vegetation in shoreline area	
P2.2	N/A	No turf adjacent to natural water bodies(Low maintain plants instead)	
P2.3	Yes	Use of terraces, swales, or berms to slow storm water	
P2.4	Yes	Home site does not border natural water body	
Prerequisite 3: No Invasive Exotic Species			Certifying Agent Notes
P3.1	Yes	Landscape Considerations	
	New	Is the landscape existing or new	



## CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	
<b>HERS Index - Energy Rating</b>				<b>Certifying Agent Notes</b>
E1.1	30	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80	
		Yes	:Does the Home have a confirmed HERS Index	
		70	:Confirmed HERS Index	
<b>Design, Finishes, Amenities</b>				<b>Certifying Agent Notes</b>
E2.1		1	Thermal Enclosure System Inspection	
E2.2	1	1	Ductwork joints sealed with mastic	
E2.3		1	Ductwork smoke tested allowing leaks to be sealed prior to drywall	
E2.4		1	Cross vent and ceiling fans code credit	
E2.5		1	Roofed porch, Min 100ft <sup>2</sup> AND meets cross-ventilation requirements	
E2.6		1	Passive solar space heating system	
E2.7		1	Passive solar day-lighting	
E2.8		1	Deciduous trees on south	
E2.9	0	1 - 4	House shaded on east and west by trees	
			% of the designated wall areas (average of east and west walls) that are shaded by trees.	
E2.10	N/A	1	Washer and dryer outside of conditioned space	
E2.11		1	Floor joist perimeter insulated and sealed	
E2.12	1	1	Light colored exterior walls (80% minimum)	
			Enter the Solar Reflective Index (SRI) of Paint	
E2.13	1	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%	
			Enter the Light Reflectance Value (LRV) of Paint	
			bedrooms and all major living spaces have floors, walls, & ceilings are light-colored	
			Enter the Light Reflectance Value (LRV) of Paint	
E2.14	1	1	Max 100W fixtures in bathrooms	
E2.15		1	Pre-plumb for solar hot water	
E2.16		2	Install a State Certified rated solar hot water system	
E2.17		1	Compact hot water distribution	
E2.18		1	Insulate all hot water pipes	
E2.19	N/A	1	Energy-efficient clothes dryers	
E2.20	1	1	Energy-efficient ovens/ranges	
E2.21	1	1	Energy Star® clothes washers	
E2.22		1	Efficient well pumping	



E2.23	0	1	Efficient envelope volume	
			Total Gross Wall Area	
		1	Conditional Square Footage	
		1	Number of Stories	
E2.24	1	1	Dwelling unit attached, zero lot-line, row house	
E2.25	N/A	1 - 2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)	
E2.26		3	Energy Star® Advanced Lighting Package	
E2.27	2	2	Outdoor lights are energy efficient.	
E2.28	1	1	Lighting Motion Sensors	
E2.29		1	Energy Efficient Sheathing	
	40	112	Total Possible Points	
	40	Total points for Category 1 ( 30 min / 75 max)		
Name of HERS Rater:				
Certifying Agent Category 1:				

#### A NOTE ABOUT ENERGY

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

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

## CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Revised 8-25-16

N/A		Is the landscape existing or new	
	Points Achieved	Points Possible	Criteria
<b>W1 Fixtures and Appliances</b>			<b>Certifying Agent Notes</b>
W1.1	0	2 - 3	Water saving clothes washer
			: Water factor (WF) of clothes washer
W1.2	1	1	Low-flow shower heads (must be $\leq 2.0$ gpm)
W1.3	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.4	-	1 - 2	All lavatory sink faucets have flow rates of $\leq 1.5$ gpm (all $\leq 1.0$ gpm = 2 pts)
W1.5	2	2	High-efficiency, dual-flush or single-flush toilets ( all toilets $\leq 1.28$ gpf)
W1.6		1	Toilet with UNAR MaP Rating of 600 gpf or greater
<b>W2 Greywater Reuse</b>			<b>Certifying Agent Notes</b>
W2.1		1 - 3	Greywater system installed
<b>W3 Rainwater Harvesting</b>			<b>Certifying Agent Notes</b>
W3.1	3	1 - 3	Rainwater harvesting system installed
<b>W4 Reclaimed Water Reuse</b>			<b>Certifying Agent Notes</b>
W4.1	N/A	1 - 2	Water for irrigation
W4.2		1	Meter on reclaimed irrigation system
W4.3		1	Volume-based pricing arrangement
W4.4		2	For toilet flushing
<b>W5 Installed Landscape</b>			<b>Certifying Agent Notes</b>
W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	1	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list
		60%	:Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.4	3	3	Turf less then 50% of landscape
W5.5	2	2	No turf in densely shaded areas
W5.6	2	2	Plants with similar sun and water requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)
W5.8	1	1	Non-cypress mulch used
W5.9		2	Soil tested and amended where necessary



W6 Installed Irrigation				Certifying Agent Notes
W6.1	-	10	No permanent in-ground irrigation system	
W6.2	2	2	Innovative irrigation technology	
W6.3	3	3	Landscape irrigated to FGBC standard	
		Yes	Separate zones for turf and landscape beds - multi program controller	
		Yes	High-volume irrigation does not exceed 60% of landscape area	
		Yes	Head to head coverage for rotor/spray heads	
		Yes	Micro-irrigation only in landscape beds and narrow areas	
		Yes	Provide owner & FGBC with plan and instructions	
W6.4	0	1		
	OR		Pressure compensating spray heads installed in spray zones	
			Pressure regulating valves are installed for spray zones	
W6.5		1	In poor drainage (low) areas, heads are installed with check valves	
W6.6		1	High volume irrigated areas have matched precipitation rates	
W6.7		1	Pop-up sprinkler heads significantly rise above turf grass height	
W7 Additional Water Certification Requirements				Certifying Agent Notes
W7.1		5	Meet or exceed Florida Water Star <sup>SM</sup> or WaterSense standards	
W7.2		2	Florida Friendly Landscape <sup>TM</sup> Program new construction certification	
	26	57	Total Possible Points	
	26	Total points for Category 2 ( 15 min / 40 max)		
Certifying Agent Category 2:				
Landscape Auditor:				
Credentials of Auditor:				

### CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
LC1.1	0	2 - 6	House built within designated FGBC green land development	
			<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"></div> <div style="width: 45%;">Name of FGBC Green Development</div> </div>	
			% above certification requirement of the FGBC Certified land development	
LC1.2		2	Home within a certified green local government	
LC1.3	2	2	Built on an infill site	
LC1.4	1	1	Site within 1/8 mile of existing infrastructure	
LC1.5	2	2	Site within 1/4 mile to mass transit	
LC1.6	2	2	Site within 1/2 mile of public open/green space	
LC1.7	2	2	Site within 1/4 mile or 1/2 mile of existing basic community resources	
			1/2 Mile away from basic community resources	
			Yes Arts and entertainment center	
			- Bank	
			Yes Community or civic center	
			- Convenience store	
			Daycare center	
			- Fire station	
			Yes Fitness center or gym	
			Laundry or dry cleaner	
			Library	
			Yes Medical or dental office	
			- Pharmacy	
			Police station	
			Post office	
			Yes Place of worship	
			Yes Restaurant	
			- School	
			- Supermarket	
			- Other Neighborhood-serving retail	
			Yes Other office building or major employment center	
LC1.8		2	Site located in small lot cluster development	
LC1.9		2	Brownfield site	
	9	21	Total Possible Points	
	9	Total points for Category 3 ( 0 min / 15 max)		
Certifying Agent Category 3:				



# CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

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.	
	Points Achieved	Points Possible	Criteria

## Native Tree and Plant Preservation

## Certifying Agent Notes

S1.1	2	2	Maximize tree survivability
S1.2	1	1 - 2	Minimize soil compaction
			Restrict all construction equipment from driving on site during construction except for
			area of <25% of site.
S1.3		2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter
			% of property that was created or preserved as a wildlife habitat or shelter

## On Site Use of Cleared Materials

## Certifying Agent Notes

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

## Erosion Control / Topsoil Preservation

## Certifying Agent Notes

S3.1		2	Develop and implement an erosion control site plan
S3.2	1	1	Stabilize disturbed soil
S3.3		2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	1	1	Save and reuse any removed topsoil

## Drainage / Retention

## Certifying Agent Notes

S4.1	2	2	Onsite designated retention area
S4.2		2	Direct filtered rooftop runoff to planted area(s)
S4.3	1	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
			Partial Pervious
	47	% Pervious Material	146144 Total Lot Area (sq. ft.)
	83302.1	Coverage Area (sq. ft.)	0 100% Pervious sq. ft.
	39152	Equivalent Pervious Area -->	39152 Equivalent Pervious Area (semi-pervious)
	1	Total points for pervious area	
9	34	Total Possible Points	
9	Total points for Category 4 ( 5 min / 30 max)		

Certifying Agent Category 4:



## CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	
<b>Combustion</b>				<b>Certifying Agent Notes</b>
H1.1		3	Detached or Air Sealed Garage or Carport	
H1.2		1	Garage (attached or detached)- exhaust fan on motion sensor and timer	
H1.3		1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace	
H1.4	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric	
			Space Heating	
			N/A Electric	
			N/A Sealed combustion equipment	
			N/A Sealed combustion closet	
			Water Heating	
			N/A Electric	
			N/A Sealed combustion equipment	
			N/A Sealed combustion closet	
			N/A Outside of conditioned space	
<b>Moisture Control</b>				<b>Certifying Agent Notes</b>
H2.1		1	Drainage tile on and around top of footing	
H2.2		1	Drainage board for below grade walls	
H2.3		1	Gravel bed beneath slab on grade floors	
H2.4		1	Seal slab penetration	
H2.5		1	Capillary break between foundation and framing	
H2.6	-	3	Central dehumidification system	
H2.7		1	No vapor barrier on inside of assemblies	
H2.8	1	1	Moisture control for tub/shower and shower surrounds	
<b>Source Control</b>				<b>Certifying Agent Notes</b>
H3.1	1	1	No exposed urea-formaldehyde wood products	
H3.2		2	Zero VOC paints, stains, and finishes	
H3.3		1	Low VOC paints, stains, and finishes	
H3.4		1	Low VOC sealants and adhesives	
H3.5	N/A	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)	
H3.6		1	Healthy flooring	
H3.7		1	Healthy insulation	
H3.8	1	1	Protect ducts, range hood, and bath exhaust fans during construction	
H3.9	3	3	Integrated pest management plan	
<b>Cleanability</b>				<b>Certifying Agent Notes</b>

H4.1	0	1 - 2	Central vacuum system	
			N/A System roughed in	N/A Installed with exhaust outdoor
				N/A Installed with exhaust indoor thru HEPA filter
H4.2		1	Useable entry area	
Universal Design				Certifying Agent Notes
H5.1	2	1 - 3	Universally designed living area	
Ventilation				Certifying Agent Notes
H6.1	-	2 - 4	Controlled mechanical ventilation	
H6.2		1	Radon/Soil gas vent system installed	
H6.3	1	1	Floor drain sealed	
H6.4		1	Energy star® bath fans with timer or humidistat	
H6.5	1	1	Kitchen range hood vented to exterior	
H6.6		1	Laundry rooms inside conditioned space must have a make-up air source	
H6.7		3	Whole house positive filtration	
H6.8	1	1 - 2	Efficient HVAC filter	
H6.9	1	1	HVAC filter easily accessible	
H6.10	1	1	Install screens on all windows and doors	
H6.11		1	Manual D duct design	
	13	52	Total Possible Points	
13 Total points for Category 5 ( 15 min / 35 max)				
Certifying Agent Category 5:				



## CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	
<b>Components</b>				<b>Certifying Agent Notes</b>
M1.1		1	Recycled content roof material	
M1.2	0	2 - 3	Certified sustainable lumber	
		OR	homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified	
			home has no exterior wood walls & 80% of remaining lumber used for the home is certified.	
M1.3		1	Engineered / alternative material for outdoor living	
M1.4		1	Concrete with fly ash or blast furnace slag	
M1.5		1	Recycled content siding or soffit material	
M1.6		1	Eco-friendly insulation	
M1.7		1	Recycled content drywall	
M1.8		1	Recycled content paint	
M1.9		1	Steel interior studs	
M1.10		1	Eco-friendly flooring material	
M1.11		1	Eco-friendly ceiling materials	
M1.12	0	1 - 3	Locally produced materials	
			minimum 80% of all new windows & doors are from local manufacturers & are operable	
			50% of all doors are reused doors or 50% of all windows are reused windows	
			80% of all structural components are from local sources - includes panelized & modular systems	
<b>Waste Reduction</b>				<b>Certifying Agent Notes</b>
M2.1		3	Resource efficient wall system with integral insulation	
M2.2		2	Develop a construction and demolition waste management plan	
M2.3	3	2 - 4	Implement job site waste management	
		4	# of items implemented	
			List items (i.e.: a, b, c, etc.)	
M2.4		1	Compost bin/built in collection of recyclables	
M2.5	0	1 - 2	Pre-Engineered roof and floor components	
			80% of floor (or code allowance)	80% of roof (or code allowance)
M2.6		1	Finger jointed or laminated products	
M2.7		1	Eco-friendly trim	
M2.8		1	Perimeter based on 2 foot dimensions	
M2.9		1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls	
M2.10		1	Stack framing	
M2.11	1	1	2-stud corners with drywall clips	
M2.12		1	T-wall with drywall clips and/or ladder type exterior tee framing	
<b>Durability</b>				<b>Certifying Agent Notes</b>



M3.1		1	Roof slope $\geq 3$ in 12 but $\leq 6$ in 12	
M3.2	-	1	Large overhangs (eave and gable)	
M3.3		1	Air admittance vents	
M3.4		1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen	
M3.5	-	1	Siding and exterior trim primed all sides	
M3.6	1	1	Plants/turf minimum of 2-ft. from foundation	
M3.7		1	Sprinklers and emitters are located a minimum of 2 ft from foundation	
M3.8		1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances	
M3.9		2	Automatic in home water sensor/shut off system installed	
M3.10		1	Access panel to non-accessible plumbing fixture installed	
M3.11		1	Laundry room below living floor or drain installed	
	5	47	Total Possible Points	
	5	Total points for Category 6 ( 10 min / 35 max)		
Certifying Agent Category 6:				

## CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

	Points Achieved	Points Possible	Criteria	
<b>Hurricane (wind, rain, storm surge)</b>				<b>Certifying Agent Notes</b>
DM1.1	-	2	Safe room	
DM1.2	-	2	Unvented attic or No attic	
DM1.3	2	2	Window, door, and skylight protection or impact resistant type	
DM1.4	-	1	Attached garage and exterior door protection	
DM1.5	1	1	Exterior structures and equipment properly anchored	
DM1.6	2	2	Secondary water protection installed on roof	
DM1.7	-	2	Adhesive applied to roof sheathing	
DM1.8	-	5	Comply with Fortified For Safer Living Standards	
<b>Flood (must incorporate all three)</b>				<b>Certifying Agent Notes</b>
DM2	3	3	Yes Finished floor level at least 12" above 100 yr flood plain	
			Yes Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage	
			Yes Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor	
<b>Fire (must incorporate all three for 3.1)</b>				<b>Certifying Agent Notes</b>
DM3.1	3	3	Yes Fire resistant exterior wall cladding	
			Yes Fire resistant roof covering or sub-roof	
			Yes Fire resistant soffit and vent material	
DM3.2	0	3	- Fire Sprinklers installed to cover 100% of living area of home	
<b>Lightning &amp; Electronics Protection</b>				<b>Certifying Agent Notes</b>
DM4	-	1 - 2	Installed Surge Suppression or Lightning Protection System	
<b>Termites (must comply w/required credits listed below AND EITHER DM 5.1 OR DM 5.2 OR DM 5.3 to receive points)</b>				<b>Certifying Agent Notes</b>
	required	N/A	Seal slab penetrations (Health: H2.4)	
	required	N/A	Vegetation > 2 ft. from foundation (Materials: M3.6)	
	required	N/A	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.1	0	10	<b>DM 5.1: Chemical Soil Treatment Used</b>	
			- Exterior cladding installed to prohibit intrusion	
			- Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')	
			- Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent	
			- Irrigation/sprinkler water does not hit building	
			- Damage replacement warranty issued and available for annual renewal	
<b>OR</b>				

DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided	
			- Chemical soil treatment avoided	
			- Alternative Florida Building Code approved method of foundation protection employed	
	OR			
DM 5.3		12	DM 5.3: Treated wood products	
			- All wood products serving structural or exterior finish purposes are borate or ACQ treated	
DM5.4	-	1	80% of Cellulose insulation used is Borate treated	
	11	41	Total Possible Points	
	11		Total points for Category 7 ( 5 min / 30 max)	
			Certifying Agent Category 7:	



## CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

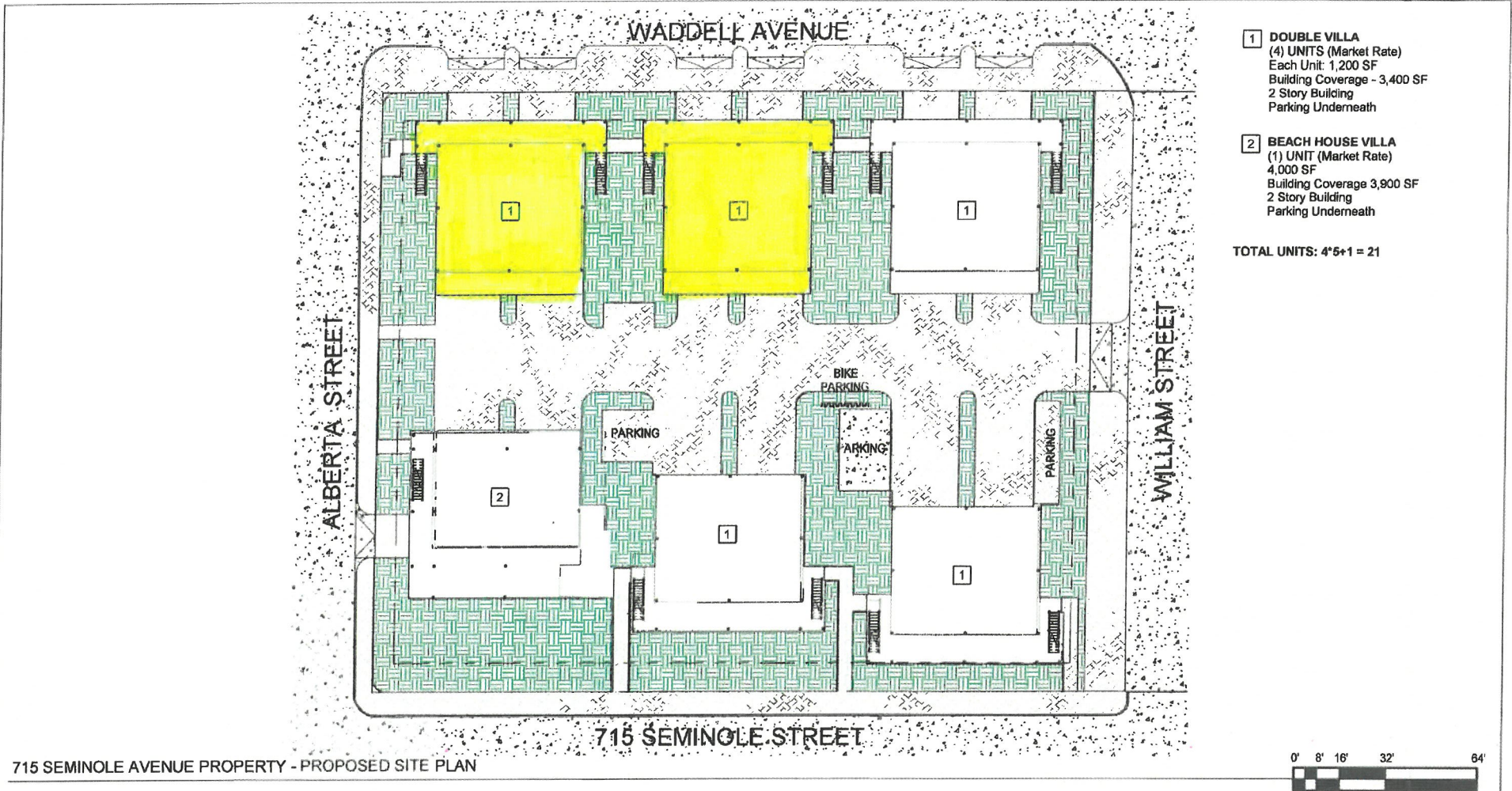
Revised 8-25-16

	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
<b>Small House Credit</b>				
G1.1	20	0 - 25	Conditioned house size (enter <b>no</b> if not claiming any points)	
			1,200 Square feet of conditioned area	
<b>Adaptability</b>				
G2.1		2	Roof trusses designed for addition	
G2.2		1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF	
G2.3		1	Install a minimum of 2 upgraded automation system	
<b>Renewable Power Generation</b>				
G3.1	0	1 - 5	Reduce peak demand or annual load	
			Enter size of PV System in kW (1 point for each 2kW)	
<b>Remodel &amp; Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes</b>				
G4.1		10	Remodeling structure (HERS Index ≤ 80)	
G4.2	3	3	Toilets 1.6 gpf and showers 2.5 gpm or less	
G4.3	2	2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads	
G4.4		2	Existing homes with pools - Upgrade pump to variable speed or dual speed	
G4.5	2	2	Improve roof to wall connections	
<b>Other</b>				
G5.1	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC	
			:Number of members on the team that are members of FGBC	
G5.2	-	2	Homeowner's manual, including information, benefits, operations - per reference guide	
G5.3		2	Minimum 1 hour hands on training provided to homeowner	
G5.4		1	Plan for edible landscape/food garden	
G5.5	-	2	Guaranteed energy bills	
G5.6		1 - 5	<b>INNOVATIVE CREDITS</b>	
			Description of innovation:	
	27	49	Total Possible Points (49 for new homes, 68 for existing homes)	
	27	Total points for Category 8 ( 0 min / 40 max)		





EXHIBIT B- 715 Seminole Market Rate (highlighted for clarity)



- 1 DOUBLE VILLA**  
(4) UNITS (Market Rate)  
Each Unit: 1,200 SF  
Building Coverage - 3,400 SF  
2 Story Building  
Parking Underneath
- 2 BEACH HOUSE VILLA**  
(1) UNIT (Market Rate)  
4,000 SF  
Building Coverage 3,900 SF  
2 Story Building  
Parking Underneath

TOTAL UNITS: 4\*5+1 = 21

715 SEMINOLE AVENUE PROPERTY - PROPOSED SITE PLAN

**K2M**  
DESIGN

CASA MARINA LOT DEVELOPMENT

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS  
Key Largo, Florida | Key West, Florida | Marathon, Florida

715/811 SEMINOLE STREET, KEY WEST, FL 33040

Submissions		
1	SPAS Submittal	2023.04.26



EXHIBIT C  
PROPOSED UNITY OF TITLE

PREPARED BY AND RETURN TO:  
GREGORY S. OROPEZA, ESQ.  
ATTORNEY AT LAW  
OROPEZA, STONES & CARDENAS, PLLC  
221 SIMONTON STREET  
KEY WEST, FL 33040  
305-294-0252

### **UNITY OF TITLE**

WHEREAS, **CASA MARINA OWNER, LLC, a Delaware limited liability company** is the owner of the property located in Key West, Monroe County, Florida, and described as:

**SEE EXHIBIT "A" ATTACHED HERETO**

**Parcel ID No. 00037160-000100**

Also known as: 811 Seminole Street, Key West, Florida 33040

and,

WHEREAS, **BRE/FLDEVELOPMENT PARCELS, L.L.C, a Delaware limited liability company** is the owner of the property located in Key West, Monroe County, Florida, and described as:

**SEE EXHIBIT "B" ATTACHED HERETO**

**Parcel ID No. 0037230-000100**

Also known as: 715 Seminole Street, Key West, Florida 33040

WHEREAS, the undersigned recognize and acknowledge that the herein described properties shall be considered as one parcel of land; and

WHEREAS, the undersigned hereby execute this written document to effect the above stated purpose.

NOW, THEREFORE, in consideration of other goods and valuable considerations, the undersigned hereby agrees to restrict the use of the above-described real properties in the following manner:

1. That the two parcels of property referred to herein above shall be considered as one plot and parcel of land for transfer purposes, and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land unless a termination of this Unity of Title is filed in the Monroe County, Florida public records.

2. The undersigned further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and shall be binding upon the undersigned, their heirs, and assigns until a termination of this Unity of Title is filed in the Monroe County, Florida public records.

3. The undersigned further agree that this Unity of Title shall be recorded in the Public Records of Monroe County.

SIGNED, SEALED, EXECUTED and acknowledged on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witnesses:

**BRE/FLDEVELOPMENT PARCELS, L.L.C, a  
Delaware limited liability company**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
**Thomas J. Baltimore, President**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA   )  
  )  
COUNTY OF                                )

Subscribed and acknowledged before me on this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, by **Thomas J. Baltimore, as President of BRE/FLDEVELOPMENT PARCELS, L.L.C, a Delaware limited liability company**, who are personally known to me or who have produced drivers licenses as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
My Commission Number is:



Witnesses:

**CASA MARINA OWNER, LLC, a Delaware  
limited liability company,**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
**Thomas J. Baltimore, President**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA   )  
  )  
COUNTY OF                        )

Subscribed and acknowledged before me on this \_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, by **Thomas J. Baltimore, as  
President of CASA MARINA OWNER, LLC, a Delaware limited liability company,** who are  
personally known to me or who have produced drivers licenses as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
My Commission Number is:

# **EXHBIT A**

**On the Island of Key West, Florida being Lots 1 through 16, inclusive, all being In Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.**

## **EXHIBIT B**

On the Island of Key West, Florida, being Lots 1 thru 10 inclusive, all being in Block 8 as shown on the Plat of the Key West Investment Company's Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida.