

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

Applicant: Bill Horn and Barbara Mitchell

Site Address: 2700-2706 Flagler Avenue

Number and Type of Unit(s) Requested: 29 Nursing Home-type affordable housing units at a 2.9 ESFU

Prerequisite Development Type: Major Construction/Renovation

Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required Staff comment: Verified; FGBC worksheet indicates Silver level certification proposed.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: Property in AE8 flood zone; first finished floor at 9.75'.
C) Rainwater catchment system required Staff comment: Total roof area = 15,046 SF. Eight 2,000-gal cisterns proposed; total 16,000 gallons.

Point System: Three or more non-transient units

Criteria (Points)	Applicant	Staff
a. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: Property in AE8 flood zone; first finished floor at 9.75'.	5	5
b. Exceeding minimum required percentage of affordable housing (+5) Staff comment: All 21 units are proposed as affordable, which exceeds the city's 30% affordable requirement for multifamily housing.	5	5
c. Achieving Green Building Certification Upgrade 1—Silver (+30) Staff comment: FGBC worksheet indicates Silver level certification proposed.	30	30
d. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment:		
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) Staff comment:		
f. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) Staff comment:		
g. Design by a LEED accredited architect (+10) Staff comment: Architect William P. Horn is LEED AP.	10	10
h. Electrical high-voltage conduit for electric car charging station (+5) Staff comment:		
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment:		
j. Additional on-site open space or on-site recreational facilities (+10) Staff comment: Minimum 35% open space required; 59.4% proposed	10	10
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) Staff comment:		
Total:	60	60

Staff Comment Letter



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720
www.keywestcity.com/planning • planning@cityofkeywest-fl.gov

VIA EMAIL TO wphorn@bellsouth.net; mitchellplanningdesign@gmail.com

October 23, 2014

Bill Horn and/or Barbara Mitchell
925 Eaton St
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
2700-2706 Flagler Avenue (RE # 00065090-000000; AK # 1065617)**

Dear Mr. Horn and/or Ms. Mitchell:

Thank you for your BPAS Application for 29 nursing home-type affordable housing units (with a 2.9 ESFU) on property located at 2700-2706 Flagler Avenue. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's [Code of Ordinances](#), and reviewed for completeness with the application submittal requirements. The following are Planning Department staff comments related to the review of your application.

Completeness

1. A flood elevation certificate is required, but not submitted with the application. Please submit an elevation certificate.

BPAS Prerequisites

2. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cistern on the plans.

BPAS Scoring Criteria

No comments at this time.

Additional Documentation

3. The survey does not indicate grade elevations and no elevation certificate was submitted. Staff is unable to verify how the existing grade indicated on the plans was determined. The City LDRs require building height to be measured from the crown of road to the topmost portion of a building. Please submit an elevation certificate or survey indicating existing grade elevations both on-site and at crown of road, and revise the plans accordingly.
4. Application mentions two beneficial unit BPAS exemptions: one was used for the existing 10-unit housing; the second "shall be applied to the new construction." What does this mean? How will it be applied? Please provide documentation of this approved beneficial use. The description of the proposed use and development states 1.9 affordable BPAS allocations are required (less the claimed beneficial use unit); but the BPAS application lists 29 (or 2.9 ESFU) as the number of requested nursing home units. Please clarify the number of requested units from BPAS.
5. The submitted survey indicates a disturbed wetland area with mangroves where a significant portion of the new housing units would be located. However, the survey of the wetland/mangrove area dates from May 2003 and is out of date. Staff understands that the applicant is working with a biologist and SFWMD to get a new survey with an updated wetland/mangrove boundary line. All development must be located outside of any wetland/mangrove areas and adhere to the wetland buffer/setback requirement.

6. The 15-foot rear wetland setback indicated on the plans is subject to SFWMD approval and, to be accurate, is required by SFWMD to be at least 15 feet wide and an average of 25 feet wide. Thus, the required wetland setback may be greater than that indicated and in a different located, based on the results of the SFWMD review and updated survey.
7. The maximum impervious area indicated on the site data table is incorrect. The maximum impervious surface ratio within the PS Zoning District is 60%.
8. More parking is provided than required. Additional green building certification points may be earned if the excess parking is deleted and only the minimum required amount of parking is provided.
9. The FAR calculation appears to include areas that are not counted as floor area, such as raised porches, stairs and ramps. Please note that City Code Section 86-9 defines "total floor area" and "gross floor area" as "the areas of all floors of a building, including finished basements and all covered areas, including porches, sheds, carports, and garages. If the first finished floor level of an elevated building or structure is elevated to a height greater than seven feet above the finished grade, the area below such first floor shall be included in calculating gross floor areas of the building or structure." Please revise the FAR calculation as needed.
10. The site plan indicates incorrect zoning districts (labeled "land use"). The adjacent properties labeled "SF-2" are within the SF Zoning District. The reference to "MDR-1 future" can be deleted as the existing PS Zoning District will remain.
11. There is a discrepancy regarding building height between the site data table on sheet A-0 and the elevation plans on sheet A-2. The site data table states the proposed height is 23.75 feet, and the elevation plan indicates 21'-9" overall height. Maximum building height in the PS Zoning District is 25 feet. Please verify and correct as needed.

General Information

Draft Rankings: A preliminary draft copy of the Year 1 BPAS application rankings is attached, so that you can get a sense of how your project compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable 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 PM on Monday, November 24, 2014.

For Help: Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss your application in greater detail. More information is available at www.keywestcity.com/bpas.

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.keywestcity.com/planning

Mail: PO Box 1409, Key West, FL 33041-1409

Applicant's Response Letter

Kevin Bond

From: Barbara Mitchell <mitchellplanningdesign@gmail.com>
Sent: Monday, November 24, 2014 2:16 PM
To: Kevin Bond; Carlene Smith
Cc: BILL P. HORN; Deacon Richard Turcotte, Phd
Subject: 2700 Flagler - BPAS Letter Response
Attachments: MPD Ltr 112414.pdf; ATT00001.htm; 140929-8_InformalWetlandDet_20141022.pdf; ATT00002.htm; SURVEY-Elevation.pdf; ATT00003.htm

Dear Kevin,

Attached please find our response to your letter dated October 23, 2014. I have only provided an electronic response since we are not submitted revised plans per the direction given by the Planning Department. If you do need hard copy of the information, please let me know and I will drop a copy in the mail to you.

If you have any questions, please do not hesitate to contact me. We appreciate all of your guidance through this process and look forward to continuing the work on this important project.

All the best, may you have a pleasant Thanksgiving holiday.

Sincerely,
Barbara

Barbara Mitchell, LEED AP

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179

Phone: 352.288.0401
Cell: 305.509.0966
Email: mitchellplanningdesign@gmail.com

Mitchell Planning and Design, Inc.

15450 SE 103rd Place Road

Ocklawaha, Florida 32179

352.288.0401

mitchellplanningdesign@gmail.com

SENT VIA EMAIL

November 21, 2014

Mr. Kevin Bond
Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: 2700-2706 Flagler Avenue BPAS Application

Dear Mr. Bond,

In response to the Staff comments letter dated October 23, 2014 we respectfully submit the information:

1. Flood Elevation Certificate: On August 26, 2014, a pre-submission meeting was held at the Planning Department for this project. At that time, Mr. Scott Fraser, City FEMA coordinator, was consulted and agreed the Elevation Certificate was not required at this time.
2. BPAS Prerequisites Gutters & Downspouts: On October 30, 2014, Phil Frank and I met with Carlene Smith. We discussed the fact that the Site Plan would be changing as a result of the SFWMD wetland determination process. She agreed that since the plans would be changing there was no sense in revising these documents. The new site plan and submission documents will reflect the gutters and downspouts when submitted as part of our development plan application.
3. Additional Documentation Survey: The survey is in the process of being revised per the SFWMD process. A copy of an older survey is attached and demonstrates the adjacent grades.
4. Additional Documentation Beneficial Use: we are requesting 1.9 affordable BPAS allocations. According to the Planning Department letter dated April 17, 2014, the site has two BPAS allocations. One was awarded in 2004 for the ten-unit building and the second is associated with the existing single-family dwelling unit. As part of this project, the existing SFR will be demolished. Since this is a market rate allocation, we are requesting to "bank" this allocation if possible and apply for the 2.9 ESFU for the proposed, deed restricted affordable units. We apologize for any confusion.
5. Additional Documentation SFWMD: attached is a copy of the pre-application letter dated October 22, 2014 from SFWMD. A new wetland line has been identified and flagged in the field. When the verification period has been completed with SFWMD, we shall submit the revised survey and Site Plan and shall comply with the setback requirements.
6. Additional Documentation Wetland Setback: see response to Item 5 above.
7. Additional Documentation Impervious Area: as part of the re-submittal, the Site Data Table shall be changed to reflect the maximum impervious area of 60% (12,904.8 s.f.), the PS Zoning district requirement.
8. Additional Documentation Parking: as part of the site design modifications resulting from the wetland delineation, the development team shall consider a reduction in the proposed parking.
9. Additional Documentation FAR calculation: the following table provides the information for FAR calculations. The proposed FAR is 17.3% based on the calculations in the following Table.

Table 1: In Square Feet

Structure	Structure to Remove	Structures to Remain	Porch/Stairs/Ramps
Ex Building	2,816		
Ex One Story		3,762	
Ex Covered Bldg		1,225	
Ex 10 Unit Bldg (A)		3,723	
Ex Raised Porch etc.			1,654
New Bldg B		2,821	
New Bldg C		3,225	
New Bldg D		2,431	
New Bldg E		3,223	
New Raised Porch			5,207
Total:	2,816	20,410	6,861

10. Additional Documentation Zoning Labels: the new plans shall remove the reference to MDR-1.

11. Additional Documentation Building Height: the proposed height is 23.75'. The plans shall be modified upon submittal of the revised Site Plan package as discussed above.

As discussed with the Planning staff, we anticipate modifications to the site layout as a result of the updated wetland line. This will allow the project to utilize more of the site area. It is anticipated the revised project plans shall be submitted within the first quarter of the New Year. We will not be changing the number of proposed units or requested BPAS allocations.

Please feel free to contact Bill Horn or myself if you have any questions. We appreciate your consideration of this project as well as all of your assistance.

Sincerely,



Barbara Mitchell

Cc: Deacon Richard Turcotte
Bill Horn

Attachments:

South Florida Water Management District Letter dated October 14, 2014
O'Flynn Survey dated 5-6-09



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division
Application No. 140929-8

October 22, 2014

Mr. Richard Turcott
The Archdiocese of Miami
9401 Biscayne Boulevard
Miami, Florida 33138

**RE: Catholic Charities Informal Wetland Determination
Informal Wetland Determination No. 44-00006-IF
Monroe County, S4/T68S/R25E**

Dear Mr. Turcott:

The South Florida Water Management District (District) offers the following in response to your request for an informal determination of wetlands and other surface waters boundaries located at the subject 4.93 acre parcel depicted on the vicinity and location maps included as Exhibits 1.0 and 1.1 (enclosed).

Based upon the site inspection conducted by District staff on October 9, 2014, and a review of aerial photographs and other site information, the subject parcel contains state jurisdictional wetlands and other surface waters, as defined by Chapter 62-340, Florida Administrative Code (FAC). The approximate boundaries of the state jurisdictional wetlands and other surface waters are depicted on Exhibit 2.0 (enclosed).

This correspondence is an informal pre-application wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the District for a wetland declaratory statement pursuant to Rule 62-340, FAC, or by applying for an Environmental Resource Permit.

Please note that the subject parcel may include wetlands of the United States that are jurisdictional under federal rules. Dredging or filling in such areas may require a Department of Army permit from the U.S. Army Corps of Engineers (USACE). Receipt of a state or local government permit does not preclude the need to obtain a USACE permit prior to commencing any work at the subject property. For more information about the USACE Regulatory Program, you may access the USACE website at:

DISTRICT HEADQUARTERS: 3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • (800) 432-2045
Mailing Address: PO BOX 24680 West Palm Beach FL, 33416-4680

LOWER WEST COAST SERVICE CENTER: 2301 McGregor Boulevard, Fort Myers, FL 33901 • (239) 338-2929 • (800) 248-1201
OKEECHOBEE SERVICE CENTER: 3800 N.W. 16th Blvd, Suite A, Okeechobee, FL 34972 • (863) 462-5260 • (800) 250-4200
ORLANDO SERVICE CENTER: 1707 Orlando Central Parkway, Suite 200, Orlando FL 32809 • (407) 858-6100 • (800) 250-4250



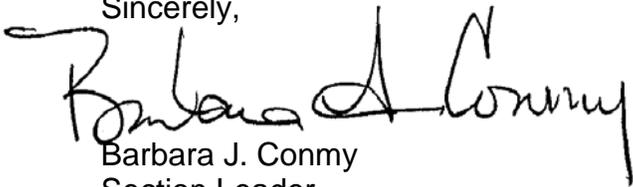
Mr. Richard Turcott
Catholic Charities Informal Wetland Determination
October 22, 2014
Page 2

<http://www.saj.usace.army.mil/permit/index.html>. You may also contact the local USACE regulatory office for additional information at (305) 526-7182.

An informal wetland determination file has been created for this site and is available on the District's ePermitting web site at <http://www.sfwmd.gov/portal/page/portal/xweb%20-%20release%202/environmental%20resource%20permitting>.

If you have any questions please contact Trisha Stone at (561) 682-6954 or tstone@sfwmd.gov.

Sincerely,

A handwritten signature in black ink that reads "Barbara J. Conmy". The signature is written in a cursive style with a large initial "B" and "C".

Barbara J. Conmy
Section Leader
South Florida Water Management District

BC/ts

Enclosures – Exhibits

c: Philip A. Frank, Terramar Environmental Services, Inc.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which does or may affect their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted after October 1, 2014. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the District Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the District Clerk's Office at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency decision.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the SFWMD takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the District Clerk within 30 days of rendering of the final SFWMD action.

140929-8



MONROE COUNTY, FLORIDA

Application No: 140929-8

Permit No: 44-00006-IF

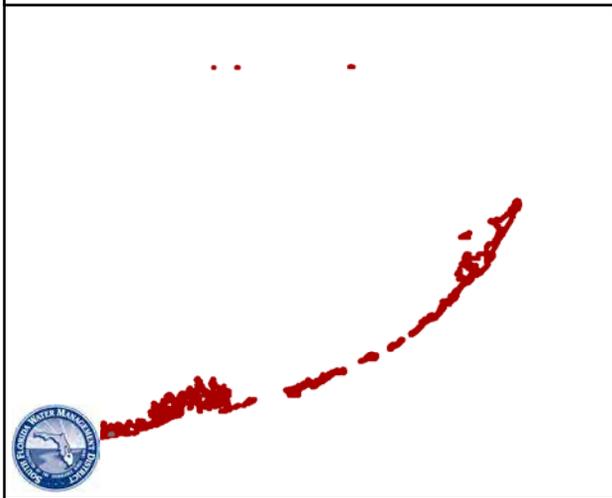
Sec 4 / Twp 68 / Rge 25

Project Name: CATHOLIC CHARITIES
INFORMAL WETLAND DETERMINATION



Map Date: 2014-10-21





MONROE COUNTY, FLORIDA

Legend

 Application

Application No: 140929-8

Sec 4 / Twp 68 / Rge 25

Project Name: CATHOLIC CHARITIES
INFORMAL WETLAND DETERMINATION

0 0.2 0.4
 Miles

N



Map Date: 2014-10-21

Permit No: 44-00006-IF



Catholic Charities

2700 Flagler Avenue, Key West

Approximate Wetland Delineation per 10/09/14 SFWMD Site Visit

All Areas Approximate - Not a Survey

APP NO 140929-8

EXHIBIT 2.0

Page 1 of 1



Disturbed Wetlands

Limit of mangrove wetlands / uplands

Disturbed Wetlands

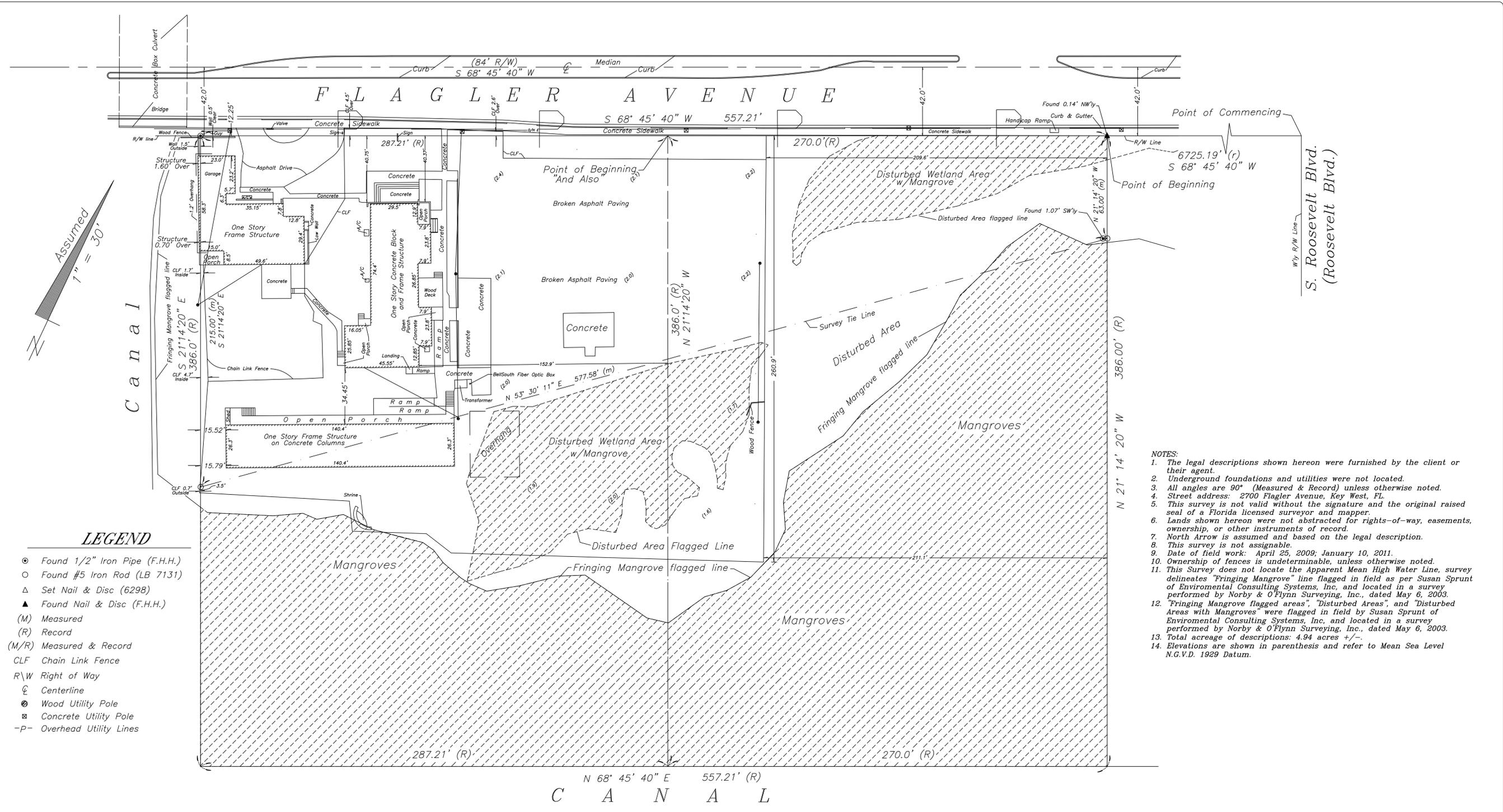
Disturbed Uplands

Disturbed Uplands

Mangrove Wetlands

Mangrove Wetlands

Limit of mangrove wetlands / uplands



- LEGEND**
- Found 1/2" Iron Pipe (F.H.H.)
 - Found #5 Iron Rod (LB 7131)
 - △ Set Nail & Disc (6298)
 - ▲ Found Nail & Disc (F.H.H.)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - CLF Chain Link Fence
 - R\W Right of Way
 - ⊕ Centerline
 - ⊙ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Utility Lines

- NOTES:**
1. The legal descriptions shown hereon were furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 2700 Flagler Avenue, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: April 25, 2009; January 10, 2011.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. This Survey does not locate the Apparent Mean High Water Line, survey delineates "Fringing Mangrove" line flagged in field as per Susan Sprunt of Environmental Consulting Systems, Inc. and located in a survey performed by Norby & O'Flynn Surveying, Inc. dated May 6, 2003.
 12. "Fringing Mangrove flagged areas", "Disturbed Areas", and "Disturbed Areas with Mangroves" were flagged in field by Susan Sprunt of Environmental Consulting Systems, Inc. and located in a survey performed by Norby & O'Flynn Surveying, Inc. dated May 6, 2003.
 13. Total acreage of descriptions: 4.94 acres +/-.
 14. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: Commencing at the intersection of the Southerly right of way line of Flagler Avenue and the Westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear South 68°45'40" West along the Southerly right of way line of Flagler Avenue for a distance of 6725.19 feet to the Point of Beginning of the said real estate hereinafter described; From said Point of Beginning continue bearing South 68°45'40" West along said Southerly right of way line of Flagler Avenue for a distance of 270 feet to a point; thence bear South 21°14'20" East for a distance of 386.0 feet to a point on the Northerly side of a proposed canal; thence bear North 68°45'40" East along the Northerly side of said proposed canal for a distance of 270 feet to a point; thence bear North 21°14'20" West for a distance of 386.0 feet back to the Point of Beginning, said described real estate connecting and being adjacent to the Southwesterly 287.21 feet of that parcel of land known as Parcel 29 as set forth in an unrecorded map of lands of Key West Improvement Co., Inc., prepared by Cranshaw, Bailey and Associates, dated December 2, 1952.

AND ALSO:
 Commencing at the intersection of the Southerly right of way line of Flagler Avenue and the Westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear South 68°45'40" West along the Southerly right of way line of Flagler Avenue for a distance of 6995.19 feet to the Point of Beginning of the said real estate hereinafter described; From said Point of Beginning continue bearing South 68°45'40" West along said Southerly right of way line of Flagler Avenue for a distance of 287.21 feet to a point on the Easterly side of a proposed canal; thence bear South 21°14'20" East along the Easterly side of said proposed canal for a distance of 386.0 feet to a point on the Northerly side of the proposed canal; thence bear North 68°45'40" East along the Northerly side of said proposed canal for a distance of 287.21 feet to a point; thence bear North 21°14'20" West for a distance of 386.0 feet back to the Point of Beginning, said described real estate being (the Southwesterly 287.21 feet of) that parcel of land known

BOUNDARY SURVEY FOR: Archdiocese of Miami; Catholic Charities;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 May 6, 2009

Application



Building Permit Allocation System (BPAS) Application (Year 1: July 1, 2014 – June 30, 2015)

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

**PLEASE NOTE: A PRE-APPLICATION MEETING IS REQUIRED.
THIS APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY.**

- 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: Bill Horn and/or Barbara Mitchell

Mailing Address: 925 Eaton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: Bill Horn: 305.296.5146 Office: Bill Horn: 305.296.8302

Email: Bill Horn: wphorn@bellsoth.net Barbara Mitchell: mitchellplanningdesign@gmail.com

Barbara Mitchell Cell: 305.509.0966 Office 352.288.0401

PROPERTY OWNER:

Name: Carroll Coleman FB of the Diocese of Miami: POC Deacon Richard Turcotte

Mailing Address: 9401 Biscayne Blvd

City: Miami State: FL Zip: 33138-2970

Home/Mobile Phone: N/A Office: 305.762.1332

Email: rturcotte@ccadm.org

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2700-2706 Flagler Avenue

Parcel ID/ RE#: 00065090-000000 Alternate Key: 1065617

Zoning District: PS Size of Site: 4.93 AC / 2.71 Upland

Density Allowed: 80% FAR Commercial Floor Area: None

B. EXISTING DEVELOPMENT:

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

St Bede's Village - 10 unit deed restricted housing for the elderly/disabled HUD funded.
St. Francis Housing program for men - 21 room dormitory,
offices and meetings rooms for individuals utilizing these facilities and the Basilica of St. Mary
Star of the Sea operates a soup kitchen with one daily meal.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	0
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s) ³	0	0	0
Accessory Dwelling Unit(s) ⁴	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	10	10	29*
Total Number of Units Requested			29

1 Please provide City Licensing Records from the Building Department.

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

3 New transient units are NOT available until July 2017.

4 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-237 of the Land Development Regulations

* Units are SRO - and applied for a within the Nursing Home Use as directed by the Planning Department.

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 the property located within the Historic District?

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Advanced affordable allocation request?

Y / N
 Y / N
 Y / N
 Y / N
 Y / N

Will the allocation require development review? Y N

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

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

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units 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 prosing 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, 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 so as to have the **first habitable floor 1.5 feet above the required base flood elevation**, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
- c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 1,000 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
- (B) **Minor Renovation Prerequisites.** For redevelopment 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 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 EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGuage or RESNET may be used to establish a baseline. Please provide a description how 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). **See Site Plan & Survey**
6. Copy of City licensing records for existing units. **See Email from Carolyn Walker**
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

City of Key West • Application for Building Permit Allocation System Unit(s)

(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.

Description of Proposed Development and Use

Building Permit Allocation System (BPAS) Application

Section D: Response

D1. Description of Proposed Development and Use:

The Diocese of Miami owns the property located at 2700-2706 Flagler Avenue and is the home to the local Catholic Charities a non-profit service organization that works to support families; reduce poverty; and build communities. Several charitable activities are operated from this location. The services operated by Catholic Charities include St Bede’s Village – a supportive housing program for disabled homeless individuals and St Francis Housing program for Men – a dormitory with twenty-one beds. The Basilica of Saint Mary Star of the Sea operates Saint Mary’s Soup Kitchen providing one hot meal per day, served from 4 to 5 pm. In addition to the existing residential uses, as indicated below, the current buildings contains offices and meeting rooms that are utilized by the participants/residents of these services.

There are currently four building on site. They are described as follows:

Structure	Size (square feet)	Current Use	Proposed Use
One Story Frame	2,816	Office/Meeting Room	Removed
One Story CBS ¹	3,762	St Francis Housing, kitchen, Offices and meeting rooms	Offices, meeting rooms, dormitory removed
One Story Frame Structure elevated	3,723	St. Bede’s Village 10 Unit, Single Room Occupancy, Deed Restricted	Use remains the same
Covered Shade Structure	1,225	St Mary’s Soup Kitchen food consumption area.	To remain. Upon Soup Kitchen relocation this structure will be used for accessory purposes.

The proposed construction shall include the following:

Structure	Size (square feet)	Proposed Location	Proposed Use
One Story Frame Structure elevated	2,821	Building B	7 Unit, Single Room Occupancy (SRO) Deed Restricted, Affordable
One Story Frame Structure elevated	3,225	Building C	8 Unit, SRO, Deed Restricted, Affordable
One Story Frame Structure elevated	2,431	Building D	6 Unit, SRO, Deed Restricted, Affordable
One Story Frame Structure elevated	3,223	Building E	8 Unit, SRO, Deed Restricted, Affordable

¹ CBS: Concrete Block Structure

Solution Statement

Total New Residential Units: 29
Total Existing Residential Units: 10

Existing Entitlements:

Two Beneficial Units BPAS exemptions – of these one is used for the existing 10 unit residential building. The second BPAS exemption shall be applied to the new construction.

Affordable Housing Proposed:

29 new units – SRO

Market Rate Housing Units:

0

BPAS Allocations Required

New Entitlements Required:

This development is comprised of affordable housing and shall be deed restricted as Affordable Housing pursuant BPAS regulations Sections 108-997(f)1 and 108.997(f)2.

Affordable: 29 units x .10 = 2.9 affordable allocations

- 1.0 Beneficial Use allocation

1.9 affordable allocations required

Proposed Parking:

24 standard spaces

2 handicap accessible

8 scooter spaces

16 bicycle spaces (two 8 unit bike racks)

D2. Solutions Statement

a. Community Issues

Catholic Charities seek to expand St Bede’s Village from the existing ten units dedicated to the elderly to add another 29 SRO units available for the broader community. Pursuant to City Land Development Regulations, all of the proposed housing will be Deed Restricted, Affordable Housing. All proposed units are supported community housing. The existing housing is restricted to individuals with extremely low income who are elderly and disabled. The new, 29 units, will be available for individuals who are employed and have been residents of the City of Key West for at least 12 consecutive months. The goal is to provide a therapeutic housing environment to help residents maintain stable residency, reduce homelessness, and develop personal support systems. To achieve these goals, St Bede’s Village is governed by rules and regulations that residents must agree to and abide by.

The proposed development will provide a positive impact on the adjacent neighbors as well as the broader Key West community. Currently the site is developed with structures as noted above. Upon completion of the proposed construction the following beneficial changes shall have occurred:

- Storm Water: The Site will be designed to accommodate storm water runoff as required by City Code. The containment systems shall remove the existing overflow drainage that currently enters the on site mangrove area. It is expected these systems will be a series of vegetated swales.
- Potable Water Conservation: Cisterns will be installed and this water shall be used for irrigation purposes. All kitchen and bathroom fixtures shall be low flow water fixtures.
- Waste Disposal: A community garbage area is shown on the proposed Site Plan to be used by the residents. The location of this facility provides easy access to the City waste disposal contractor. Furthermore, this facility is fenced to provide security and screening from the adjacent roadway.
- Recycling: Bins for recycling are provided in the proposed Garbage Area for use of the residents.
- Energy Conservation: A white roof for all proposed buildings to reduce heat on structures. In addition an energy efficient building envelope as well as energy efficient air conditioning system are proposed. Furthermore, all light fixtures and appliances will be Energy Star.
- Affordable Housing: Currently there are ten deed restricted SRO apartments on the property. The development proposed by this application will add an additional 29 deed restricted SRO apartments.
- Lighting: Site lighting will be provided as shown for security and safety of the residents. This will not impact any adjacent residential communities. We will meet all dark sky requirements with LED lighting.
- Noise: The residency agreement for St Bede's Village will ensure that any noise impact beyond the property boundary is either non-existent or kept to a minimum.
- Traffic: The number of vehicular trips is anticipated to remain the same or exhibit a slight increase. Since the St. Francis dormitory will be removed, these residents will more than likely live in the new apartments. Therefore the net increase will be for 8 new residents (29 -21). The new residents for this community may or may not have vehicles.
- Parking: The existing parking area is ill defined at this time. As shown on the proposed Site Plan, twenty-six parking spaces have been provided in addition to bicycle and scooter parking as outlined above. As part of the development project, two access points to the parking area, providing a circular flow, has been designed. In addition, all other driveway entrances have been removed to further control access to the site.

b. Prerequisites for a Major or Minor construction/renovation project.

This project will require Major Development Plan and Conditional Use approval. As such, Major Construction/Renovation Prerequisites apply.

- a. Baseline Green Building Certification – the project will comply with the requirements for a Baseline Green Building Certification. Furthermore, the project is designed to obtain a Green Building Certification Upgrade 1 by incorporating the components as outlined on the Score Sheet included in Item 11.
- b. First Floor Elevation – each of the proposed new buildings will have a first floor elevation of at least 9.5’. The existing Flood Zone as shown on the submitted survey is AE 8.0.
- c. Rainwater Catchment System – each new building will have a cistern capable of holding the number of gallons that is equal to the square footage of the roof as demonstrated in the following Table.

Building	Roof Square Footage	Size of Cistern (in gallons)
B	3,631	3,631
C	4,108	4,108
D	3,140	3,140
E	4,167	4,167

Deed

BOOK OR-19 PAGE 275DEED OF GIFT

THIS INDENTURE, Made this 7th day of October, A.D. 1954, between VINCENT CONLEY, a bachelor, of the County of Cook, in the State of Illinois, and JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, of the County of St. Johns, in the State of Florida.

WITNESSETH, That the said VINCENT CONLEY has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim, to the said JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, his successors in office and assigns, forever, as a gift, all the right, title, interest, claim and demand which the said VINCENT CONLEY has in and to the following described real estate situate, lying and being on the Island of Key West, in the County of Monroe, State of Florida, to-wit:



Commencing at the intersection of the southerly right of way line of Flagler Avenue and the westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear south 68 deg. 45 min. and 40 sec. west along the southerly right of way line of Flagler Avenue for a distance of 6995.19 feet to the point of beginning of the said real estate hereinafter described: From said point of beginning continue bearing south 68 deg. 45 min. and 40 sec. west along said southerly right of way line of Flagler Avenue for a distance of 287.21 feet to a point on the easterly side of a proposed canal; thence bear south 21 deg. 14 min. and 20 sec. east along the easterly side of said proposed canal for a distance of 386.0 feet to a point on the northerly side of the proposed canal; thence bear north 68 deg. 45 min. and 40 sec. east along the northerly side of said proposed canal for a distance of 287.21 feet to a point; thence bear north 21 deg. 14 min. and 20 sec. west for a distance of 386.0 feet back to the point of beginning, said described real estate being the southwesterly 287.21 feet of that parcel of land known as Parcel 29 as set forth in an unrecorded map of lands of Key West Improvement Co., Inc., prepared by Granshaw, Bailey and Associates, dated December 2, 1952.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatever of

ENCLOSURE 6
PARCEL 3

the said VINCENT CONLEY, either in law or in equity, to the proper use, benefit and behoof of the said JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, his successors in office and assigns, forever.

IN WITNESS WHEREOF, the said VINCENT CONLEY has hereunto set his hand and seal the day and year first above written.

Vincent Conley

Vincent Conley

Signed, Sealed and Delivered
in Presence of:

Sam Fung

Mary Anne McCall

STATE OF FLORIDA }
 } SS
COUNTY OF MONROE }

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, VINCENT CONLEY, to me well known and known to me to be the individual described in and who executed the foregoing deed; and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, and State of Florida, this 7th day of October, A.D. 1954.

M. J. ...

Notary Public

My Commission Expires 7/22/56

STATE OF FLORIDA, COUNTY OF MONROE
This instrument was filed for record on the 18th day of November,
1954 at 3:40 P.M. and the 88874 ...
Book 19 on pages 275/276
RECORDED BY
HARRY R. ADAMS, Clerk Circuit Court
By *...* D.G.

DEED OF GIFT

THIS INDENTURE, Made this 24th day of January, A. D. 1955, between VINCENT CONLEY, a Bachelor, of the County of Cook, in the State of Illinois, and JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, of the County of St. Johns, in the State of Florida.

WITNESSETH, that the said VINCENT CONLEY has remised, sold and forever quitclaimed, and by these presents does remise, release and forever quitclaim, to the said JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, his successors in office and assigns, forever, as a gift, all the right, title, interest, claim and demand which the said VINCENT CONLEY has in and to the following described real estate situate, laid, and being on the Island of Key West, in the County of Monroe, State of Florida, to-wit:

Commencing at the intersection of the southerly right of way line of Flagler Avenue and the westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear south 68 deg. 45 min. and 40 sec. west along the southerly right of way line of Flagler Avenue for a distance of 6725.19 feet to the point of beginning of the said real estate hereinafter described; from said point of beginning continue bearing south 68 deg. 45 min. and 40 sec. west along said southerly right of way line of Flagler Avenue for a distance of 270 feet to a point; thence bear south 21 deg. 14 min. and 22 sec. east for a distance of 386.0 feet to a point on the northerly side of a proposed canal; thence bear north 68 deg. 45 min. and 40 sec. east along the northerly side of said proposed canal for a distance of 270 feet to a point; thence bear north 21 deg. 14 min. and 22 sec. west for a distance of 386.0 feet back to the point of beginning, said described real estate connecting and being adjacent to the southwesterly 257.21 feet of east parcel of land known as Parcel 29 as set forth in an unrecorded map of lands of Key West Improvement Co., Inc., prepared by Cranshaw, Bailey and Associates, dated December 2, 1952.



TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever

ENCLOSURE 5
PARCEL 2

47520

BOOK OR-50 PAGE 119

Filed MAR 21 1956 - 2:30 P.M.

This Indenture,

Made this 8th day of August, A. D. 1955,
Between Vincent Conley, a single man,

of the County of Cook in the State of Illinois,
party of the first part, and Joseph P. Hurley, as Bishop of the Diocese
of St. Augustine of the Roman Catholic Church (whose Post Office ad-
dress is St. Augustine, Florida)
of the County of St. Johns in the State of Florida,
party of the second part.

Witnesseth, that the said party of the first part, for and in consideration
of the sum of Ten Dollars and other valuable considerations Dollars,
to him in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to the
said party of the second part, his heirs and assigns
forever, the following described land, situate, lying and being in the County of
Monroe, State of Florida, to wit:

Commencing at the intersection of the southerly right of way line of
Flagler Avenue and the westerly right of way line (curb line) of
Roosevelt Boulevard; in Key West, Florida, bear south 68 deg. 45 min.
and 40 sec. west along the southerly right of way line of Flagler
Avenue for a distance of 6525.19 feet to the point of beginning of
the said real estate hereinafter described. From said point of be-
ginning continue bearing south 68 deg. 45 min. and 40 sec. west along
said southerly right of way line of Flagler Avenue for a distance of
200.0 feet to a point; thence bear south 21 deg. 14 min. and 20 sec.
east for a distance of 386.0 feet, more or less, to a point on the
northerly side of a proposed canal; thence bear north 68 deg. 45 min.
and 40 sec. east along the northerly side of said proposed canal for
a distance of 200.0 feet to a point; thence bear north 21 deg. 14
min. and 20 sec. west for a distance of 386.0 feet, more or less,
back to the point of beginning, said described real estate being a
portion of that parcel of land known as Parcel 29 as set forth in
an unrecorded map of lands of Key West Improvement Co., Inc., pre-
pared by Crawshaw, Bailey and Associates, dated December 2, 1952.

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

In Witness Whereof, the said party of the first part has hereinto
set his hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]
(Vincent Conley)



State of ~~Florida~~ ILLINOIS, ss.
County of Cook,
I HEREBY CERTIFY, That on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgments,

Vincent Conley, a single man,
to me well known and known to me to be the individual described in and who
executed the foregoing deed, and he acknowledged before me that
he executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal at Chicago,

ENCLOSURE 7
PARCEL 4

47571

BOOK OR-58 PAGE 420

DEED OF GIFT

THIS INDENTURE, made this 23rd day of February, A. D. 1956, between VINCENT CONLEY, a bachelor, of the County of Cook, in the State of Illinois, and JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, of the County of St. Johns, in the State of Florida.

WITNESSETH, That the said VINCENT CONLEY has remise, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim, to the said JOSEPH P. HURLEY, as Bishop of the Diocese of St. Augustine of the Roman Catholic Church, his successors in office and assigns, forever, as a gift, all the right, title, interest, claim and demand which the said VINCENT CONLEY has in and to the following described real estate situate, lying and being on the Island of Key West, in the County of Monroe, State of Florida, to-wit:

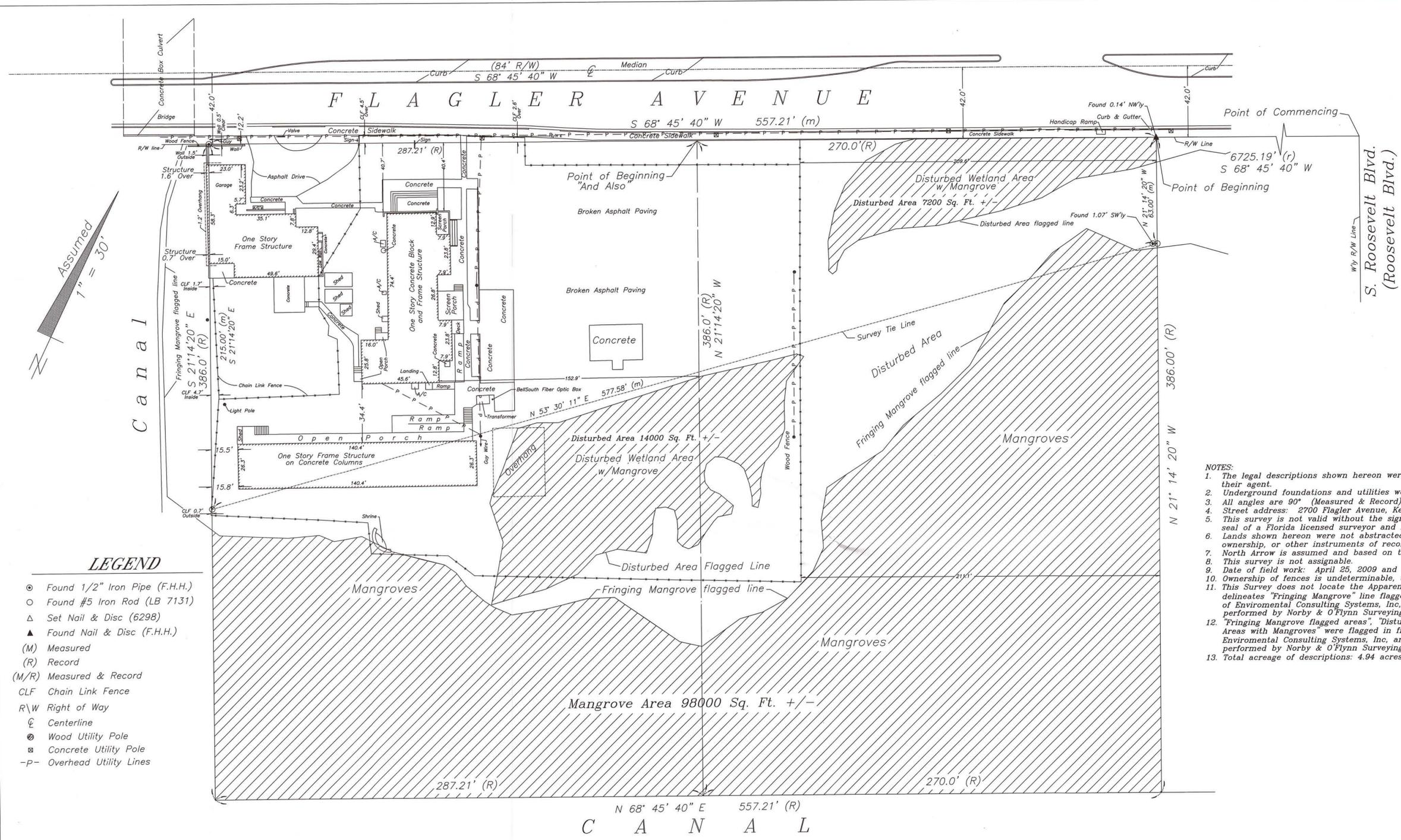


Commencing at the intersection of the southerly right of way line of Flagler Avenue and the westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear south 68 deg. 45 min. and 40 sec. west along the southerly right of way line of Flagler Avenue for a distance of 6245.19 feet to the point of beginning of the said real estate hereinafter described; from said point of beginning continue bearing south 68 deg. 45 min. and 40 sec. west along said southerly right of way line of Flagler Avenue for a distance of 280.0 feet to a point; thence bear south 21 deg. 14 min. and 20 sec. east for a distance of 386.0 feet to a point on the northerly side of a proposed canal; thence bear north 68 deg. 45 min. and 40 sec. east along the northerly side of said proposed canal for a distance of 280.0 feet to a point; thence bear north 21 deg. 14 min. and 20 sec. west for a distance of 386.0 feet back to the point of beginning, said described real estate connecting and being adjacent to the southwesterly 757.21 feet of that parcel of land known as Parcel 29 as set forth in an unrecorded map of lands of Key West Improvement Co., Inc., prepared by Cranshaw, Bailey and Associates, dated December 2, 1952.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim

ENCLOSURE 4
PARCEL (1)

Survey



LEGEND

- ⊙ Found 1/2" Iron Pipe (F.H.H.)
- Found #5 Iron Rod (LB 7131)
- △ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (F.H.H.)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

- NOTES:**
1. The legal descriptions shown hereon were furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 2700 Flagler Avenue, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: April 25, 2009 and June 14, 2014
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. This Survey does not locate the Apparent Mean High Water Line, survey delineates "Fringing Mangrove" line flagged in field as per Susan Sprunt of Environmental Consulting Systems, Inc. and located in a survey performed by Norby & O'Flynn Surveying, Inc., dated May 6, 2003.
 12. "Fringing Mangrove flagged areas", "Disturbed Areas", and "Disturbed Areas with Mangroves" were flagged in field by Susan Sprunt of Environmental Consulting Systems, Inc. and located in a survey performed by Norby & O'Flynn Surveying, Inc., dated May 6, 2003.
 13. Total acreage of descriptions: 4.94 acres +/-.

BOUNDARY SURVEY OF: Commencing at the intersection of the Southerly right of way line of Flagler Avenue and the Westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear South 68°45'40" West along the Southerly right of way line of Flagler Avenue for a distance of 6725.19 feet to the Point of Beginning of the said real estate hereinafter described; From said Point of Beginning continue bearing South 68°45'40" West along said Southerly right of way line of Flagler Avenue for a distance of 270 feet to a point; thence bear South 21°14'20" East for a distance of 386.0 feet to a point on the Northerly side of a proposed canal; thence bear North 68°45'40" East along the Northerly side of said proposed canal for a distance of 270 feet to a point; thence bear North 21°14'20" West for a distance of 386.0 feet back to the Point of Beginning, said described real estate connecting and being adjacent to the Southwesterly 287.21 feet of that parcel of land known as Parcel 29 as set forth in an unrecorded map of lands of Key West Improvement Co., Inc., prepared by Cranshaw, Bailey and Associates, dated December 2, 1952.

AND ALSO; Commencing at the intersection of the Southerly right of way line of Flagler Avenue and the Westerly right of way line (curb line) of Roosevelt Boulevard, in Key West, Florida, bear South 68°45'40" West along the Southerly right of way line of Flagler Avenue for a distance of 6995.19 feet to the Point of Beginning of the said real estate hereinafter described; From said Point of Beginning continue bearing South 68°45'40" West along said Southerly right of way line of Flagler Avenue for a distance of 287.21 feet to a point on the Easterly side of a proposed canal; thence bear South 21°14'20" East along the Easterly side of said proposed canal for a distance of 386.0 feet to a point on the Northerly side of the proposed canal; thence bear North 68°45'40" East along the Northerly side of said proposed canal for a distance of 287.21 feet to a point; thence bear North 21°14'20" West for a distance of 386.0 feet back to the Point of Beginning, said described real estate being (the Southwesterly 287.21 feet of) that parcel of land known

BOUNDARY SURVEY FOR: Archdiocese of Miami;

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 May 6, 2009

SHEET: 1
 OF: 1

DATE: 9/22/03
 11/16/03
 5/6/09
 6/14/14

REVISIONS:
 1. Rev. Vegetation Line
 2. Rev. Vegetation Line
 3. Update
 4. Update
 5.
 6.

DRAWN BY: MPB
 CHECKED BY: JLO
 DATE: 5-6-03

Boundary Survey of:
 2700 Flagler Avenue
 Key West, FL

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 286-1422

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Licensing Records for Existing Dwelling Units

Subj: **Fwd: Copy of City License Request**
Date: 8/23/2014 10:16:01 P.M. Eastern Daylight Time
From: mitchellplanningdesign@gmail.com
To: WPHORN@aol.com

For the BPAS application.

Begin forwarded message:

From: Carolyn Walker <cwalker@keywestcity.com>
Date: August 21, 2014 9:27:21 AM EDT
To: Barbara Mitchell <mitchellplanningdesign@gmail.com>
Subject: RE: Copy of City License Request

No licensing on record for that range of addresses.

Carolyn Walker

Here is the City utility record, however:

Location ID: 5241 Addr: 2706 FLAGLER AVE
Service . : GB GARBAGE Status . : ACTIVE Cycle/Route . : 02 05

Service start date . . . : 1/01/87
123456789012

Periods to bill : XXXXXXXXXXXXX

Service termination date : 0/00/00

Service type : NONMETERED

Jurisdiction : KW KEY WEST

Inside/Outside : I

Class code : * 01 RESIDENTIAL UNITS

Number of units : * 11.00

Related service :

Charge type : FR FLAT RATE

Flat rate code : RESG RESIDENTIAL GARBAGE

Unique flat rate :

Consumption :

S.I.C. code :

Press Enter to continue.

From: Barbara Mitchell [mailto:mitchellplanningdesign@gmail.com]
Sent: Wednesday, August 20, 2014 1:15 PM
To: CAROLYN WALKER
Subject: Copy of City License Request

Dear Carolyn,

I trust this email finds you well, its been a while since I have corresponded with you. In any event, I am working on a BPAS allocation for a project of mine on Flagler Avenue. The project site is: 2700-2706 Flagler Avenue. It is the location of the Soup Kitchen as well as the 10 unit affordable elderly housing building operated by Catholic Charities, aka St. Bede's Village.

According to the City form, the Planning Department is requiring a copy of the City Licensing records for any existing units. Can you help me with this requirement? While you're at it, I guess a copy of any other licenses would be helpful.

I appreciate you time and please give me a call if you have any questions, my cell is the best number - 305.509.0966.

Thanks again and have a great afternoon!

Barbara

Barbara Mitchell, LEED AP

Mitchell Planning & Design Inc.

Florida:

15450 SE 103rd Place Road

Ocklawaha, Florida 32179

P: 352.288.0401 C: 305.509.0966

Maine:

3 Sinclair Cove

Milbridge, Maine 04658

P: 207.546.3370

mitchellplanningdesign@gmail.com

Florida Keys - Central Florida - Coastal Maine

**Verification and
Authorization Forms
(Exhibit A)**

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, Carroll Coleman and Successors authorize
Please Print Name(s) of Owner(s) as appears on the deed

William Horn AND/OR BARBARA MITCHELL
Please Print Name of Representative

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

[Signature]
Signature of Owner

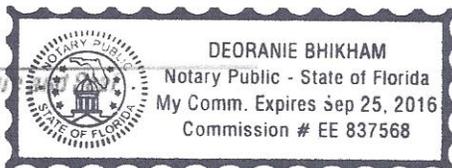
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 23rd day of June 2014
Date

by Deacon Richard Turcolte Ph.D
Name of Owner

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

[Signature]
Notary's Signature



D. Bhikham
Name of Acknowledger typed, printed or stamped

EE 837568
Commission Number, if any

CATHOLIC CHARITIES
Of the Archdiocese of Miami, Inc.

Corporate Members

BE IT RESOLVED that the Corporate Members of Catholic Charities of the Archdiocese of Miami, Inc. officially renews its certification as to the authority vested in Reverend Deacon Richard Turcotte, PH.D, Chief Executive Officer of Catholic Charities of the Archdiocese of Miami, Inc, and vouchsafes his authority to sign any and all applications and/or contracts with organizations on behalf of Catholic Charities. The Corporate Members also continues to vouchsafe his authority as Vice President of the corporation to sign bank documents including, but not limited to, disbursements by check, and authorizes his registration as a signatory on all agency bank accounts.

Adopted this 24 day of August 24th, 2010, by the Corporate Members of Catholic Charities of the Archdiocese of Miami, in Miami, Miami-Dade County, Florida.



Archbishop of Miami



SEAL

City of Key West
Planning Department



Verification Form

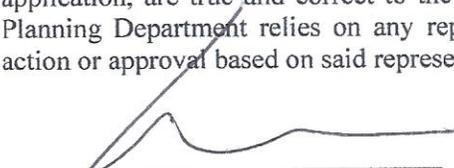
(Where Authorized Representative is an individual)

I, WILLIAM P. HORN, 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:

2700 + 2706 FLAGLER AVENUE.

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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 Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/25/19 by
date

WILLIAM P. HORN
Name of Authorized Representative

He/She is personally known to me or has presented FL Drivers License as identification.


Notary's Signature and Seal

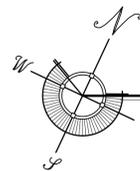
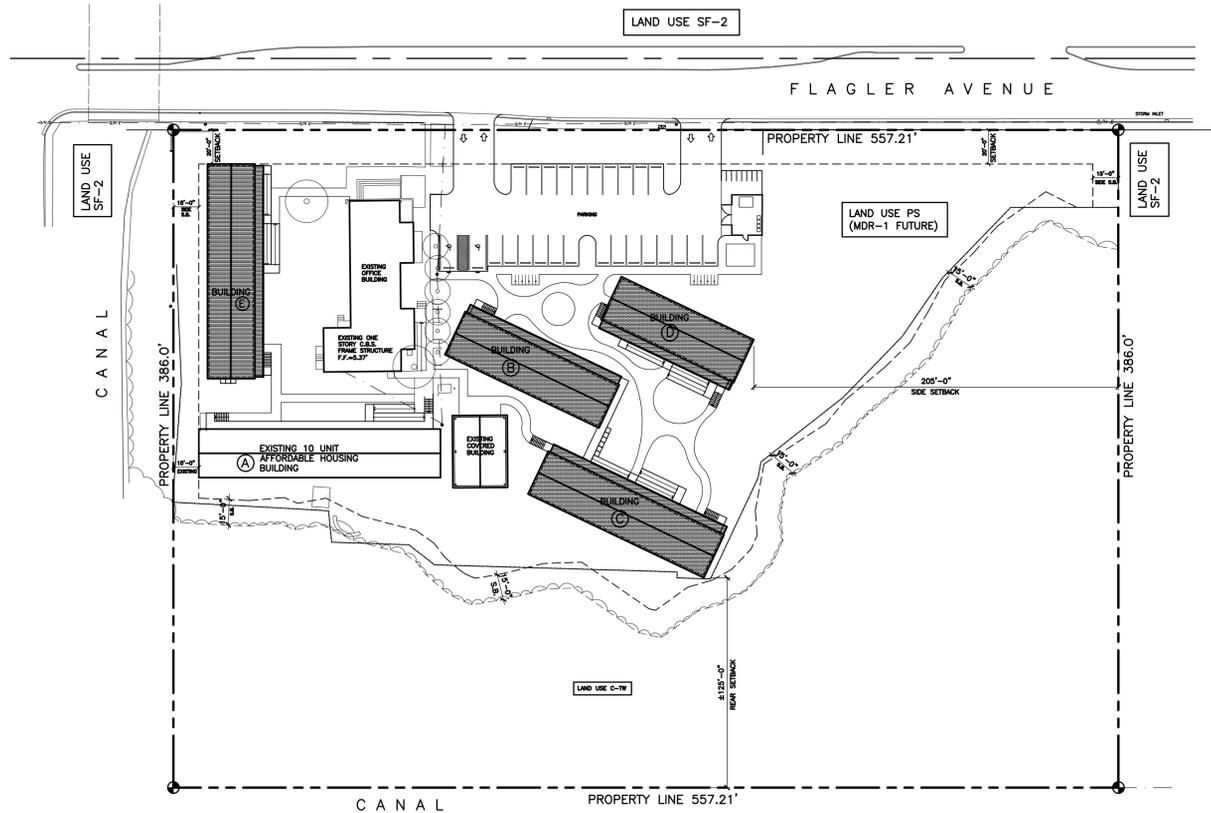
Joshua R. Hollinger
Name of Acknowledger typed, printed or stamped

Commission Number, if any



**Plans and
Site Data Table
(Exhibit B)**

CATHOLIC CHARITIES HOUSING PROJECT



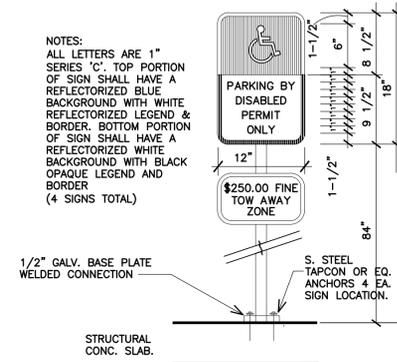
PROPOSED ROOF & SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 06-14-14. SCALE: 1"=50'-0"

SHEET INDEX	
A-0	COVER SHEET
A-1	SITE PLAN
A-2	FLOOR PLAN - ELEVATION
EX-1	EXISTING SITE PLAN
C-1	CIVIL DRAINAGE PLAN
L-1	LANDSCAPE PLAN
SU-1	SURVEY

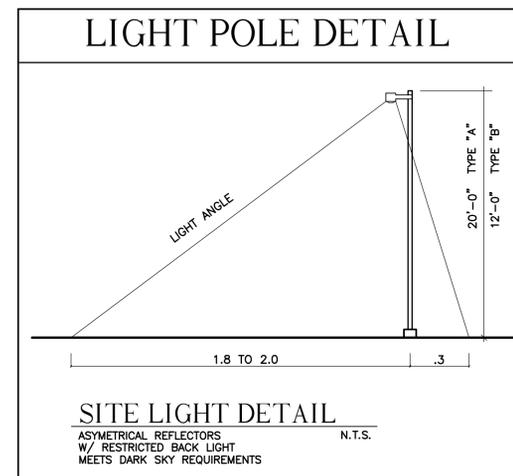
SCOPE OF WORK

WORK INCLUDES ADDING THE NEW PARKING LOT AND ADDING 29 NEW SINGLE OCCUPANCY HOUSING UNITS (BUILDINGS B, C, D AND E) WORK ALSO INCLUDES DEMOLISHING A ONE STORY DETERIORATED BUILDING IN ORDER TO BUILD BUILDING E.



HANDICAPE SIGN DETAIL

SCALE: 1"=1'-0"



SITE LIGHT DETAIL

N.T.S.

SITE DATA

LAND USE	: PS (PUBLIC SERVICE)
SITE AREA	: 215,083 SF. (4.93 ACRES)
UPLAND AREA	: 117,948 SF.
WETLAND AREA	: 97,855 SF.
FLOOD ZONE	: AE +8.0'
SETBACKS :	
FRONT:	ALLOWABLE: 20' PROPOSED: 20'
WEST SIDE:	ALLOWABLE: 15' PROPOSED: 15' (EXIST'G BLDG.), 20' (NEW BLDG.)
EAST SIDE:	ALLOWABLE: 15' PROPOSED: 205'
REAR:	ALLOWABLE: 20' PROPOSED: ±125'
REAR WETLAND:	ALLOWABLE: 15' PROPOSED: 15'

LOT COVERAGE :	ALLOWABLE = 40% = 47,179 SF. EXISTING = 11.1% = 13,191 SF. PROPOSED = 24% = 28,022 SF.
IMPERVIOUS AREA :	ALLOWABLE = 50% MAX. (58,974 SF.) EXISTING = 32.4% = 38,309 S.F. PROPOSED = 40.6% = 47,917 S.F.

* CALCULATED BROKEN ASPHALT PAVING AS 50% IMPERVIOUS FOR EXISTING IMPERVIOUS

OPEN SPACE :	ALLOWABLE = 35% = 41,282 S.F. EXISTING = 50% = 58,974 S.F. PROPOSED = 59.4% = 70,031 S.F.
--------------	---

LANDSCAPE AREA :	ALLOWABLE = 20% MIN. (23,590 S.F.) EXISTING = 50% = 58,974 S.F. PROPOSED = 59.4% = 70,031 S.F.
------------------	--

MAX. HEIGHT :	ALLOWABLE = 25' PROPOSED = 23.75'
F.A.R. :	ALLOWABLE = 80% = 94,358 S.F. PROPOSED = 23% = 27,271 S.F.

PARKING:

REQUIRED: **EXISTING UNITS:** 1 SPACE PER 4 UNITS
10 UNITS/4=2.5 SPACES

PROPOSED SRO UNITS:
1 SPACE PER 2 UNITS (BEDS)
29/2= 15.5 SPACES

TOTAL SPACES REQUIRED: 18.0
TOTAL SPACES PROVIDED: 26 (INCLUDING 8 SPACES FOR ACCESSORY USES)

BIKE PARKING:

REQUIRED: **EXISTING UNITS:** 10% OF THE 2.5 PARKING SPACES = 0.25

PROPOSED UNITS:
35% OF THE 15.5 PARKING SPACES=10.15

TOTAL REQUIRED: 10.4 OR 10 SPACES
TOTAL PROVIDED: 16 SPACES
(+8 SCOOTER SPACES)

BUILDING DATA

EXISTING BUILDINGS :

EXISTING BUILDING (TO BE REMOVED) :	2,816 SF.
EXISTING ONE STORY BLDG. :	3,762 SF.
EXISTING COVERED BUILDING :	1,225 SF.
EXISTING 10 UNIT BUILDING (A) :	3,723 SF.
RAISED PORCH/STAIRS/RAMPS :	1,654 SF.
TOTAL :	13,180 SF.

PROPOSED BUILDINGS :

ENCLOSED BUILDING (B) :	2,821 SF.
ENCLOSED BUILDING (C) :	3,225 SF.
ENCLOSED BUILDING (D) :	2,431 SF.
ENCLOSED BUILDING (E) :	3,223 SF.
RAISED PORCH/STAIRS/RAMPS/O.H. :	5,207 SF.
TOTAL :	16,907 S.F.
EXISTING TO REMAIN, FROM ABOVE :	10,364 SF.
TOTAL PROPOSED :	27,271 SF.

KEY PERSONNEL

ARCHITECT:

WILLIAM P. HORN ARCHITECT, P.A.
WILLIAM P. HORN, RA, LEED AP
915 EATON ST.
KEY WEST, FL 33040
TEL. (305) 296-8302

PLANNER & LANDSCAPE DESIGN:

MITCHELL PLANNING & DESIGN
BARBARA MITCHELL, LEED AP
15450 SE 103rd PLACE RD.
OKLAWAHA, FL 32197
(305) 509-0966

ENVIRONMENTAL CONSULTANT:

TERRAMOR ENVIRONMENTAL SERVICES, INC.
PHILIP A. FRANK,
SENIOR ENVIRONMENTAL SCIENTIST
1241 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA 33042
(305) 393-4200

CIVIL ENGINEERING:

PEREZ ENGINEERING AND DEVELOPMENT INC.
ALLEN E. PEREZ, PE
1010 EAST KENNEDY DRIVE
SUITE 400
KEY WEST, FL 33040
TEL. (305) 293-9440

MEP ENGINEERING:

INNOVATIVE ENGINEERING GROUP INC.
SUDHIR GUPTA, PE, LEED AP
5532 N.W. 72ND AV.
MIAMI FL 33186
TEL. (305) 888-9626

SURVEYOR:

J. LYNN O'FLYNN, INC.
J. LYNN O'FLYNN, PROFESSIONAL SURVEYOR & MAPPER
3430 DUCK AVE.
KEY WEST, FL 33040 TEL.
(305) 296-7422

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

CATHOLIC CHARITIES
HOUSING PROJECT

2700 FLAGLER AVENUE
KEY WEST, FL.

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE

08-15-14 BPAS
08-29-14 BPAS REV.

REVISIONS

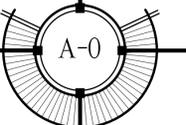
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EMA

PROJECT NUMBER

1323

CATHOLIC CHARITIES
HOUSING PROJECT
2700 FLAGLER AVENUE
KEY WEST, FLORIDA



LAND USE SF-2

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

CATHOLIC CHARITIES
HOUSING PROJECT

2700 FLAGLER AVENUE
KEY WEST, FL.

SEAL

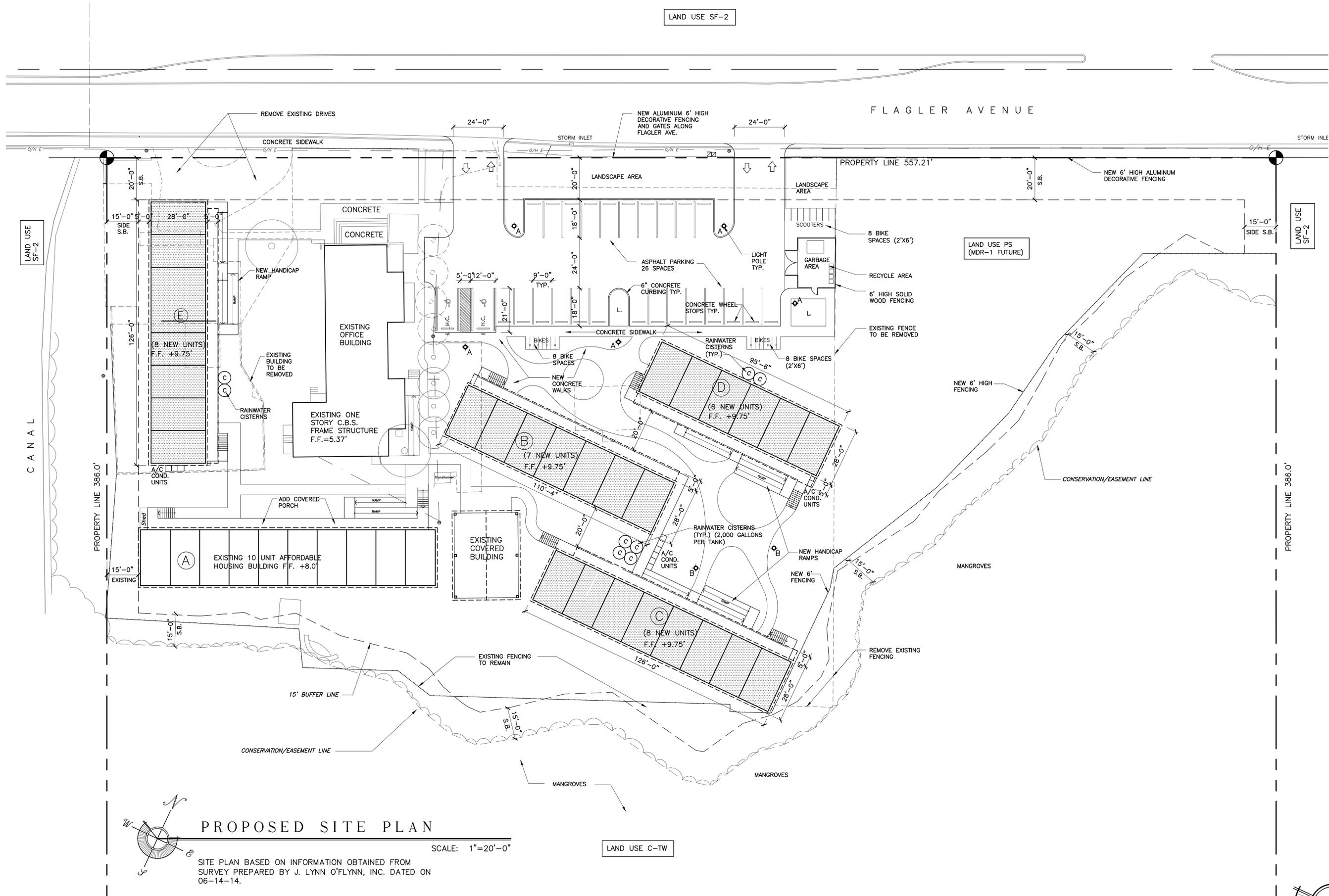
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WILLIAM P. HORN

DATE
08-15-14 BPAS
08-29-14 BPAS REV.

REVISIONS

DRAWN BY
EMA

PROJECT
NUMBER
1323



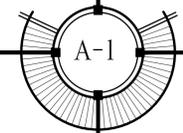
PROPOSED SITE PLAN

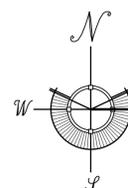
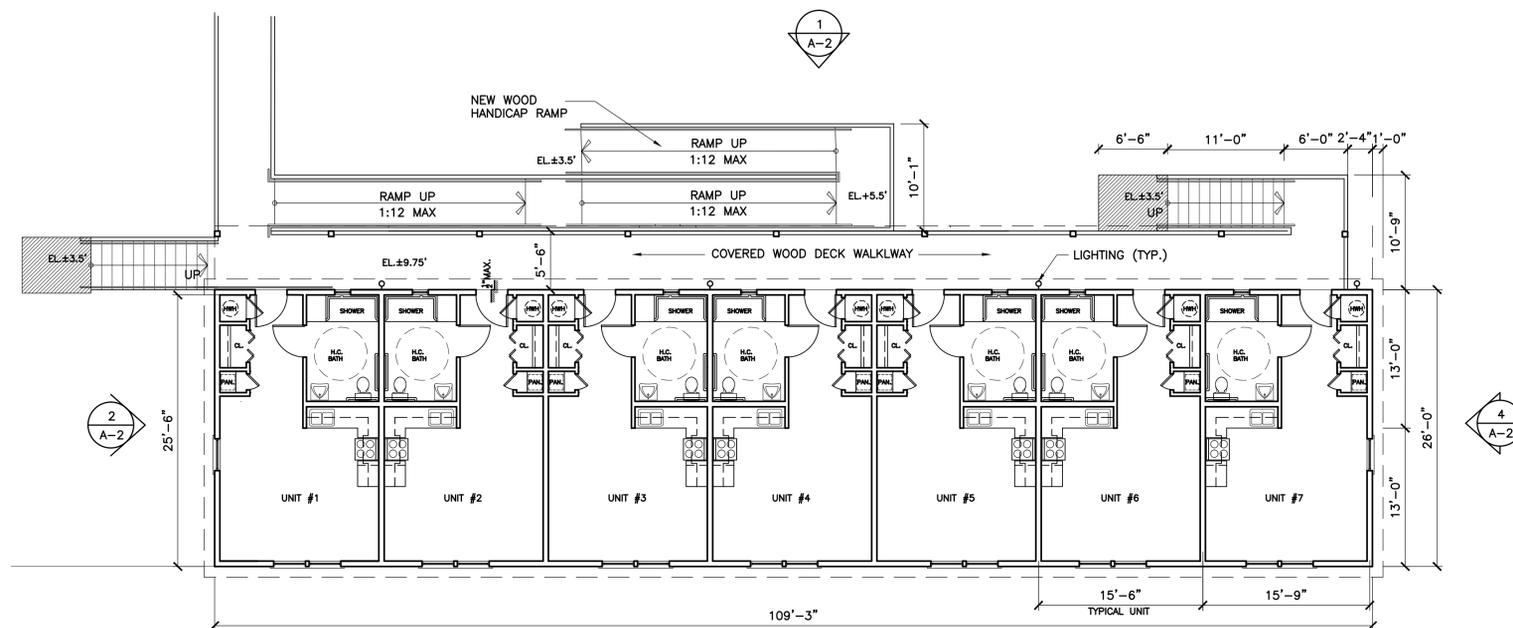
SCALE: 1"=20'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON
06-14-14.

LAND USE C-TW

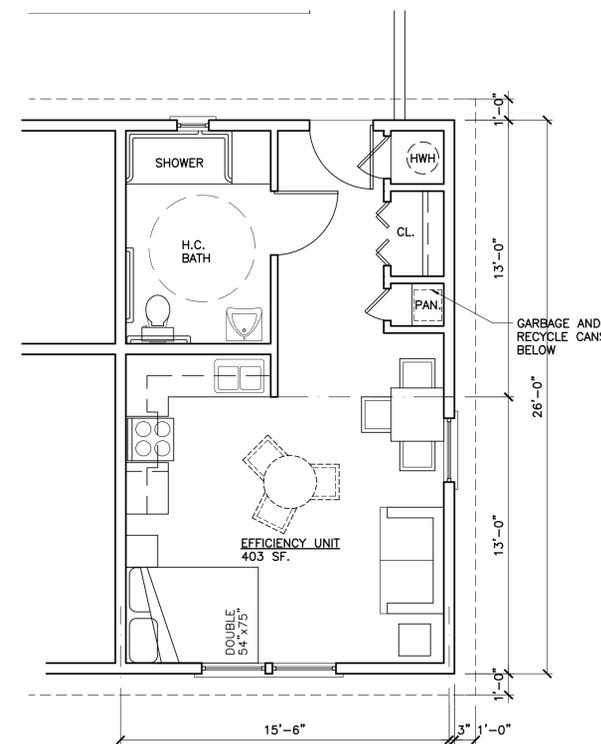
CATHOLIC CHARITIES
HOUSING PROJECT
2700 FLAGLER AVENUE
KEY WEST, FLORIDA





PROPOSED PLAN
TYPICAL BUILDING LAYOUT

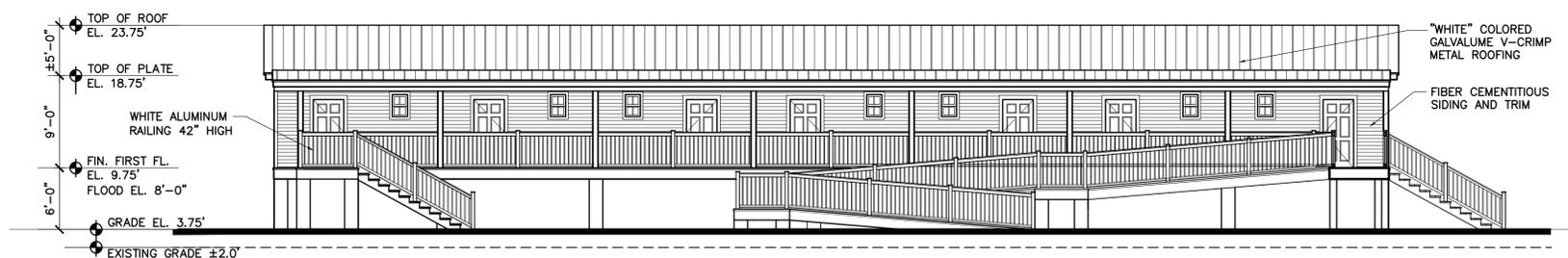
SCALE: 1/8"=1'-0"



TYPICAL PRE-FABRICATED UNIT PLAN

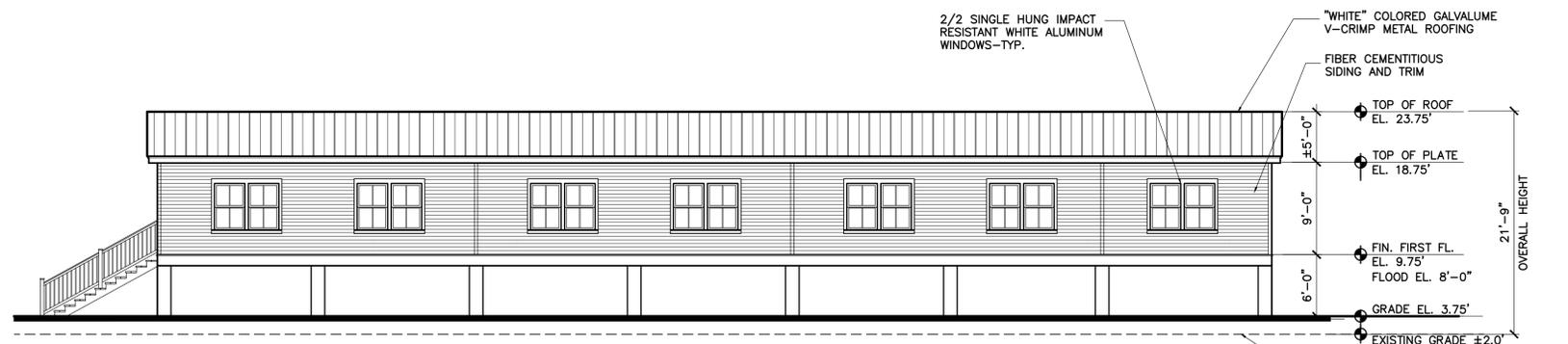
403 SF. (TYPICAL)

SCALE: 1/4"=1'-0"



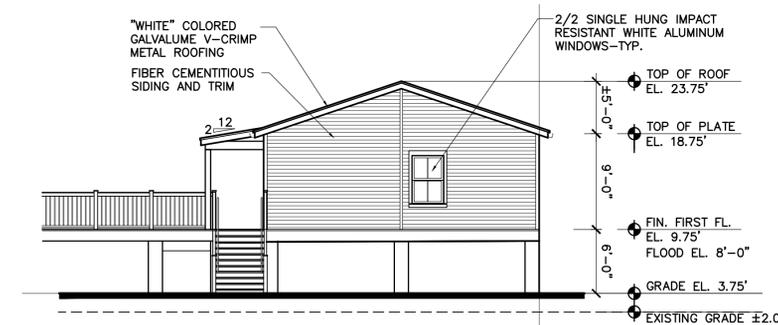
FRONT ELEVATION

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



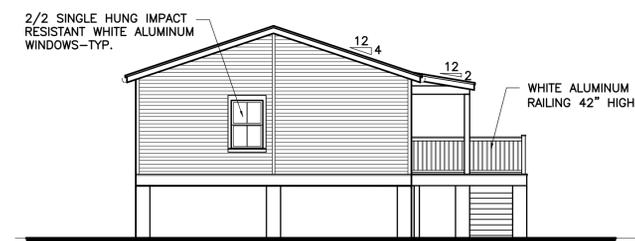
BACK ELEVATION

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



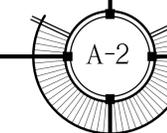
SIDE ELEVATION

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



SIDE ELEVATION

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



SEAL

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WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
08-15-14 BPAS

REVISIONS

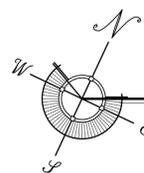
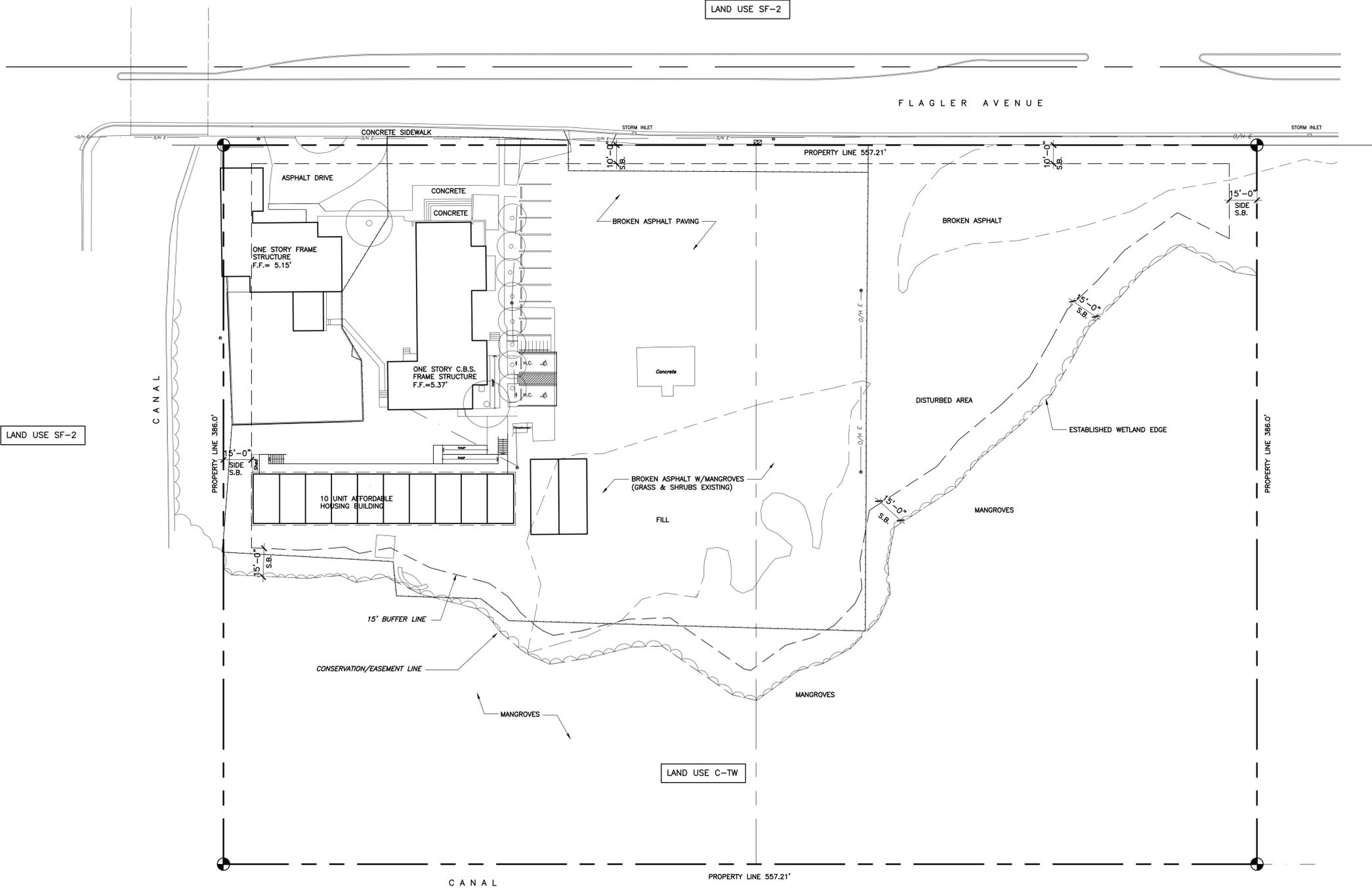
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EMA

PROJECT
NUMBER
1323

LAND USE SF-2

LAND USE SF-2

LAND USE C-TW



EXISTING SITE PLAN

SCALE: 1"=30'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON
01-13-11

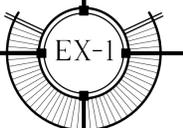




Exhibit B – Site Data Table 2014 Application for BPAS

305-809-3720 • www.keywestcity.com

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	PS			
Flood Zone	AE 8			
Size of Site	4.93 Acres - 2.71	ac upland		
Height	35'	23.75'	23.75'	
Front Setback	20'	12'	20	
Side Setback WEST	15'	15'	15'	
Side Setback EAST	15'	360'	205'	
Street Side Setback	N/A			
Rear Setback	20'	125'	125'	
Residential Floor Area	N/A			N/A
Density				N/A
Commercial Floor Area	N/A			N/A
F.A.R (Commercial)	80% - 94,358 sf	9.6% - 11,261	23% 27,271 sf	
Building Coverage	40%	11.1%	24%	
Impervious Surface	60%	32.4%	40.6%	
Parking	18	6	26	
Handicap Parking	1	1	2	N/A
Bicycle Parking	10	6	16 + 8 Scooter	
Open Space/ Landscaping	20% - 23,590 sf	50% - 58,974 sf	59.4% - 70,031 sf	
Number and type of units	100 SRO	10 SRO	29 SRO	N/A
Consumption Area or Number of seats	N/A			N/A

**Applicant's Estimated
BPAS Score Sheet
(Exhibit C)**



Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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: WILLIAM HORN / BARBARA MITCHELL Site Address: 2700-2706 FLAGLER AVE.

Number and type of Units Requested: Market Rate _____ Affordable 29

Prerequisite Development Type: Major Construction/ Renovation Minor Renovation _____

Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided: _____
(Signature)
 Initial here

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

- 1 Building more than 1.5' higher than the base flood elevation (+5) Points _____
- 2 Voluntarily providing affordable housing units (+10) Points _____
- 3 Achieving Green Building Certification Upgrade 1 (+30) Points _____
- 4 Achieving Green Building Certification Upgrade 2 (+40) Points _____
- 5 Achieving Green Building Certification Upgrade 3 (+60) Points _____
- 6 Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10) Points _____
- 7 Design by a LEED accredited architect (+10) Points _____
- 8 Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5) Points _____
- 9 Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10) Points _____
- 10 Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) Points _____
- 11 Designing the buildings with a vegetated roof of at least 50% of the roof area (+15) Points _____

TOTAL ESTIMATED POINTS _____

City of Key West • Exhibit C – Estimated Score Sheet
Application for Building Permit Allocation System Unit(s)

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

1	Building more than 1.5' higher than the base flood elevation (+5)	Points	<u>5</u>
2	Exceeding the minimum required percentage of affordable housing (+5)	Points	<u>5</u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	<u>30</u>
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	_____
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	_____
6	Voluntary contribution to the Arts In Public Places Fund or Tree Fund in the amount of \$5,000 or more (+10)	Points	_____
7	Design by a LEED accredited architect (+10)	Points	<u>10</u>
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points	_____
9	Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10)	Points	_____
10	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u>10</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	_____
TOTAL ESTIMATED POINTS			<u>60</u>

**BPAS Certification Form
(Exhibit D)**



Exhibit D – BPAS Certification Form 2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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 60. 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.

[Handwritten Signature]
Signature of applicant

9/2/14
Date

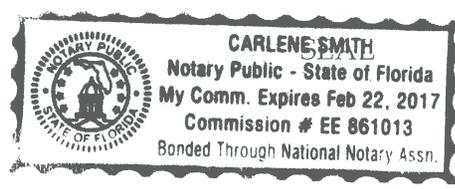
William R. Horn
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 2nd day of September, 2014,
by William Horn (name of person signing the application)
as Architect / Representative (type of authority...e.g. officer, manager/member, trustee,
attorney) Arch Bureau of Miami
for 2700 Flagler Ave. (name of entity or party on behalf of whom application was
executed).

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

[Handwritten Signature]
Notary's Signature and Seal

Carlene Smith
Name of Acknowledger typed, printed or stamped



EE 861013
Commission Number, if any

**LEED or FGBC Score Sheet
(Exhibit E)**

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

- 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 N/A Home has no pool or spa

Prerequisite 2: Waterfront Considerations

- P2.1 Yes Use of native aquatic vegetation in shoreline area
- P2.2 Yes 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 **9** 3 - 75

Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

Yes :Does the Home have a confirmed HERS Index

77 :Confirmed HERS Index

Design, Finishes, Amenities

E2.1	1	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	1	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 ² 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	2	1 - 4	House shaded on east and west by trees 50 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	1	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)
E2.13	2	1 - 2	0 Enter the Solar Reflective Index (SRI) of Paint
			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
			Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored
E2.14	1	1	0 Enter the Light Reflectance Value (LRV) of Paint
			Max 100W fixtures in bathrooms
			Pre-plumb for solar hot water
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	0	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	0	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
E2.24	1	1	1 Number of Stories
			Dwelling unit attached, zero lot-line, row house
E2.25	2	2	Recessed, sealed IC fixtures
E2.26	3	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing

30 112 Total Points

30 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	2	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	0	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	Drought-tolerant turf, no turf in densely shaded areas
W5.2	2	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list 80% :Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with local environment / microclimate
W5.4	0	3	Turf less then 50% of landscape
W5.5	?	2	Evenly shaped turf areas, no turf on berms
W5.6	?	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	0	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	Pressure compensating spray heads installed in spray zones Pressure regulating valves are installed for spray zones
	OR	?	
W6.5	?	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	?	2	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

W7.1	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	0	2	Florida Friendly Landscape™ Program New Construction Certification
	18	57	Total Points

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

Certifying Agent Category 2:		0
Landscape Auditor:		0
Credentials of Auditor:		0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	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 0 Arts and entertainment center Yes Bank Yes Community or civic center 0 Convenience store 0 Daycare center Yes Fire station 0 Fitness center or gym 0 Laundry or dry cleaner 0 Library Yes Medical or dental office 0 Pharmacy 0 Police station 0 Post office Yes Place of worship Yes Restaurant Yes School 0 Supermarket Yes 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:

#VALUE!

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

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

Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	2	2	Direct filtered rooftop runoff to planted area(s)
S4.3	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious
	59.4	% Pervious Material	117948 Total Lot Area (sq. ft.)
	0	Coverage Area (sq. ft.)	70031 100% Pervious sq. ft.
	0	Equivalent Pervious Area -->	70031 Equivalent Pervious Area (semi-pervious)
	2	Total points for pervious area	
	11	34	Total Points

11 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 1 1 Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
- H1.4 2 1-2 No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

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

Water Heating

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

Moisture Control

- H2.1 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 1 1 Seal slab penetration
- H2.5 0 1 Capillary break between foundation and framing
- H2.6 0 3 Central dehumidification system
- H2.7 1 1 No vapor barrier on inside of assemblies
- H2.8 ? 1 **Moisture control for tub/shower and shower surrounds**

Source Control

- H3.1 1 1 No exposed urea-formaldehyde wood products
- H3.2 ? 2 Zero VOC paints, stains, and finishes
- H3.3 1 1 Low VOC paints, stains, and finishes
- H3.4 1 1 Low VOC sealants and adhesives
- H3.5 2 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 1-2 Protect ducts, range hood, and bath exhaust fans during construction
- H3.9 ? 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 3 1-3 Universally designed living area

Ventilation

- H6.1 - 2-4 **Controlled mechanical ventilation**
- H6.2 0 1 Radon/Soil gas vent system installed
- H6.3 0 1 Floor drain sealed
- H6.4 ? 1 Energy Star® bath fans with timer or humidistat
- H6.5 0 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 0 1 HVAC filter easily accessible
- H6.10 1 1 Install screens on all windows and doors
- H6.11 0 1 **Manual D duct design**
- 16 52 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.1	0	1	Recycled content roof material
M1.2	0	2 - 3	Certified sustainable lumber <input type="checkbox"/> homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified <input type="checkbox"/> 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	?	1	Recycled content siding or soffit material
M1.6	?	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	?	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials <input type="checkbox"/> minimum 80% of all new windows & doors are from local manufacturers & are operable <input type="checkbox"/> 50% of all doors are reused doors or 50% of all windows are reused windows <input type="checkbox"/> 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	2	2	Develop a construction and demolition waste management plan
M2.3	4	2 - 4	Implement job site waste management <input type="checkbox"/> > 6 # of items implemented <input type="checkbox"/> a,b,e,f,g,h,i,n List items (i.e.: a, b, c, etc.)
M2.4	0	1	Compost bin/built in collection of recyclables
M2.5	2	1 - 2	Engineered roof and floor components <input type="checkbox"/> Yes 80% of floor (or code allowance) <input type="checkbox"/> Yes 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	?	1	Stack framing
M2.11	?	1	2-stud corners with drywall clips
M2.12	?	1	T-wall with drywall clips

Durability

M3.1	1	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.2	0	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	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	1	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
	12	47	Total Points

12 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	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			Yes	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			?	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	10	10	DM 5.1: Chemical Soil Treatment Used	
			Yes	Exterior cladding installed to prohibit intrusion
			Yes	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			Yes	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			Yes	Irrigation/sprinkler water does not hit building
			Yes	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	
	18	38	Total Points	

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

Certifying Agent Category 7: 0

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

G4.1 10 Remodeling structure (HERS Index < 80)
 G4.2 3 Toilets 1.6 gpf and showers 2.5 gpm or less
 G4.3 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 Roof to wall connection upgrades

Other

G5.1 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 **INNOVATIVE CREDITS**

Description of innovation:

49 Total Points

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

Certifying Agent Category 8:

FGBC Home Score

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	18	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	11	5 - 30
Category 5: Health	16	15 - 35
Category 6: Materials	12	10 - 35
Category 7: Disaster Mitigation	18	5 - 30
Category 8: General	25	0 - 40

Total:

Total Need:

Certified Home Score

Certification Level:

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

Home Address