

Year 9 BPAS



1307 & 1309
WHITEHEAD STREET
1 MARKET-RATE UNIT



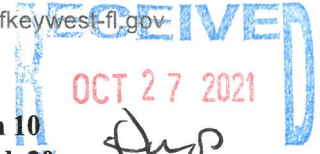
Building Permit Allocation System (BPAS) Application

(Year 9: July 1, 2021-June 30, 2022) – Market Rate

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$1155.00 First Unit
\$1100.00 Each Unit 2 through 10
\$1050.00 Each Unit 11 through 20
\$1000.00 Each Unit 21+



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

Name: Gregory S. Oropeza

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252

Email: greg@oropezastonescardenas.com

PROPERTY OWNER:

Name: MMR Properties of Key West, LLC

Mailing Address: 405 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____

Email: _____

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1307 & 1309 Whitehead Street, Key West, FL 33040

Parcel ID RE#: 00036160-000000 Alternate Key: 1037028

Zoning District: HHDR Size of Site: 18,786.25 Sq. Ft.

Density Allowed: 9 (22 DU/acre) Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

8 dwelling units between two structures.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	8	8	9
Affordable Residential Dwelling Unit(s) ²	0		0
Transient Unit(s)	0		----- N/A -----
Accessory Dwelling Unit(s) ³	0		0
Single Room Occupancy Unit(s)	0		0
Nursing Home Unit(s)	0		0
Total Number of Units Requested			9

- 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 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- 3 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

C. PROPOSED DEVELOPMENT:

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

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

- Is this property located within a Historic Zoning District?
- Are buildings on the property listed as contributing historic structures?
- Is the proposal for mixed residential and commercial use?
- Are density bonuses proposed?
- Advanced affordable allocation request?

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

Will the allocation require development review? Yes No

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Major Development Plan | <input type="checkbox"/> Minor Development Plan | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Beneficial Use | <input type="checkbox"/> HARC |
| <input type="checkbox"/> Lawful Unit Determination | <input type="checkbox"/> Transient Transfer | <input type="checkbox"/> Tree Commission |
| <input type="checkbox"/> Other | | |

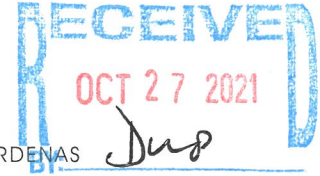
D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing, and proposed buildings and uses, accessory structures and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties proposing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
- a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, historic and archeological resource protection, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
- b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
- (A) Major Construction/Renovation Prerequisites.** The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
- a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
- b. All new buildings shall be constructed to have the **first habitable floor 1.5 feet above the required base flood elevation**, except for properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
- c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
* (See page 4 of application.)
- (B) Minor Renovation Prerequisites.** For development constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing a copy of the Required Energy and Water Baseline Report consisting of 12 months of energy and water use. For Commercial buildings (including multifamily), building data must be input into EPE Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either Energy Gauge or RESNET may be used to establish a baseline. Please provide a description of 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).

- n/a 6. Copy of City licensing records for existing units.
- 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
- 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
- 9. Completed BPAS Estimated Score Sheet and Estimated total Points to be achieved (*Exhibit C*).
- 10. Signed and Notarized BPAS Certification Form (*Exhibit D*).
- 11. Copy of LEED or FGBC Score Sheet (*Exhibit E*) or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.

*An applicant may request to be exempted from the rainwater catchment requirement, if:

- (i) The applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.
- (ii) The applicant seeks to create an accessory unit(s) but the impervious surface and/ or building coverage ratio maximums for parcel have been met or exceeded, and the applicant contributes a fee of \$2 per required gallon in mitigation to the City's storm water fund.



VIA HAND DELIVERY

October 26, 2021

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

RE: Request for Market Rate Building Permit Allocation System Allocations for 1307 & 1309 Whitehead Street, Key West, Florida 33040

Dear Mrs. Halloran:

Please allow this correspondence to serve as an application for one (1) residential Building Permit Allocation System ("BPAS") unit on behalf of MMR Properties of Key West, LLC ("MMR" or "Applicant"). MMR intends to develop the BPAS Unit at the real property located at 1307 and 1309 Whitehead Street, Key West, Florida 33040 (the "Property"). As counsel for MMR, my firm submits the following application and supporting documents for your consideration:

Title Block:

- | | |
|-------------------------------|---------------------------------|
| a. Name of Owner: | MMR Properties of Key West, LLC |
| b. Scale: | 1/4" = 1' |
| c. North Arrow: | As identified on the site plan |
| d. Preparation/Revision Date: | October 4, 2021 |

Identification of Key Persons:

- | | |
|--|--|
| a. Owner: | MMR Properties of Key West, LLC |
| b. Owner's Authorized Agent: | Gregory Oropeza- Oropeza, Stones & Cardenas, PLLC |
| c. Engineer: | Perez Engineering & Development, Inc. |
| d. Surveyor: | J. Lynn O'Flynn, Inc. |
| e. Environmental Consultant: | Two Trails Sustainable Building Consultants |
| f. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: | MMR Properties of Key West, LLC is the sole owner of the Property. Curry Blackwell is the Manager of MMR Properties of Key West, LLC, a Florida limited liability company. |

Project Description: The proposed project is a single-family residence.

Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Single Phase – Completion of one (1) single family residential unit.
- b. Expected Date of Completion – On or before two (2) years from the award of the building permit.

Intergovernmental Coordination:

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

Description of Proposed Development and Use:

The proposed development shall consist of one (1) residential single-family unit. The Property is currently occupied by a single family residence.

Solution Statement:

The proposed market rate unit development shall be designed and constructed utilizing methods and techniques which will allow the Applicant to achieve the Gold Standard for Florida Green Building Code. The Applicant's sustainable building consultant is LEED certified and will coordinate the FGBC certification process, providing the FGBC baseline certification prior to the issuance of a Certificate of Occupancy. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The storm water plan and the landscape plan for the Property shall meet or exceed the requirements of the Code. A cistern will be installed, in accordance with the BPAS Ordinance, thereby reducing the use of potable water for irrigation and outdoor water needs.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff¹ on this project.

Very truly yours,



Gregory S. Oropeza, Esq.

GSO
Enclosures

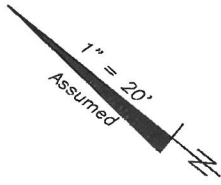
¹ Applicant is demonstrating the ability to achieve Gold but is not claiming points for the upgrade.

Year 9 BPAS



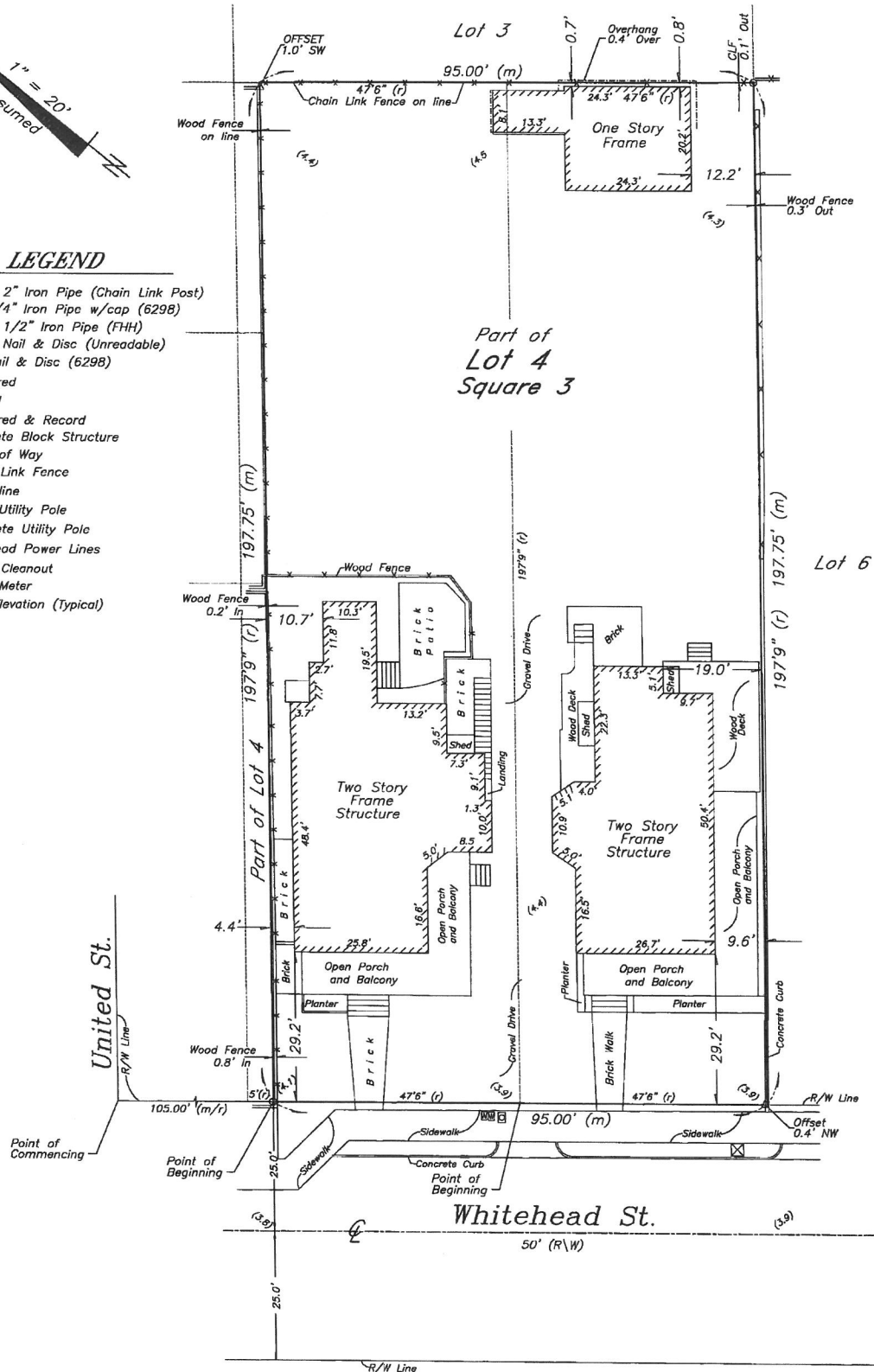
SURVEY & ELEVATION CERTIFICATE

Boundary Survey Map of Part of Lot 4, Square 3 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Chain Link Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Pipe (FHH)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Power Lines
- S- Sewer Cleanout
- ⊕ Water Meter
- (5.0) Spot Elevation (Typical)



NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

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

Boundary Survey Report of Part of Lot 4, Square 3
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was 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: 1307-1309 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: June 10, 2021
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.
12. Elevation are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Benchmark utilized: U 267

BOUNDARY SURVEY OF: On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, 1829, as a part of Tract 16, but now better known as part of Lot 4, in Square 3, in said Tract 16, according to a diagram or subdivision of said Tract 16 made between Frederick Filer and John Boyle recorded in Book "N", Page 476, Monroe County, Florida, Records and according to a diagram or sub-division of the portion allowed to said Frederick Filer, under an agreement between the heirs of law of said Frederick Filer and said John Boyle, recorded in Book "N", Page 715, Monroe County, Florida Records, which said division or sub-division was confirmed by decree of the Circuit Court on the 16th day of December, 1885:

Commencing at a point on Whitehead Street One Hundred Five (105) feet Southeasterly from the intersection of Whitehead Street and United Street and running thence in a Northeasterly direction and parallel with United Street One Hundred Ninety-seven (197) feet, nine (9) inches; thence at right angles in a Southeasterly direction and parallel with Whitehead Street Forty-seven (47) feet, six (6) inches; thence at right angles in a Southwesterly direction and parallel with United Street One Hundred Ninety-seven (197) feet, nine (9) inches to Whitehead Street; thence at right angles along the line of Whitehead Street in a Northwesterly direction Forty-seven (47) feet, six (6) inches to the Point of Beginning.

AND ALSO

BOUNDARY SURVEY OF: On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, 1829, as a part of Tract 16, but now better known as part of Lot 4, Square 3, in said Tract 16, according to a diagram or subdivision of said Tract 16 made between Frederick Filer and John Boyle recorded in Book "N", Page 476, Monroe County, Florida, Records and according to a diagram or sub-division of the portion allowed to said Frederick Filer, under an agreement between the heirs of law of said Frederick Filer and said John Boyle, recorded in Book "N", Page 715, Monroe County, Florida Records, which said division or sub-division was confirmed by decree of the Circuit Court on the 16th day of December, 1885:

Commencing at a point on Whitehead Street One Hundred and Fifty-two (152), feet six (6) inches, from the corner of Whitehead and United Streets and running thence in a Northeasterly direction One Hundred Ninety-seven (197) feet, nine (9) inches; thence at right angles in a Southeasterly direction Forty-seven (47) feet, six (6) inches; thence at right angles in a Southwesterly direction One Hundred Ninety-seven (197) feet, nine (9) inches; thence at right angles along the line of Whitehead Street in a Northwesterly direction Forty-seven (47) feet, six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: MMR PROPERTIES OF KEY WEST LLC;

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

J. LYNN O'FLYNN, INC.

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

October 21, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name MMR PROPERTIES OF KEY WEST LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1307 WHITEHEAD STREET (rear)				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00036160-000000) (KW FILER BOYLE SUB N-476 PT LOT 4 SQR 3 TR 16)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>24.5474 N</u> Long. <u>-81.7976 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 06-05-2015	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1307 WHITEHEAD STREET (rear)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

Benchmark Utilized: U 267 Vertical Datum: 1929

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

NGVD 1929 NAVD 1988 Other/Source: _____

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

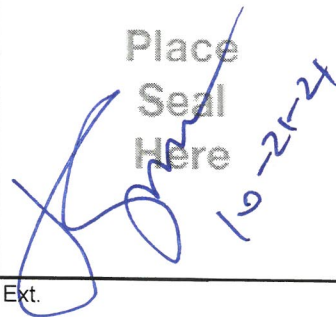
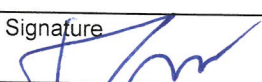
Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>10.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>21.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>10.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>4.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>4.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>4.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name J. LYNN O'FLYNN	License Number 6298	Place Seal Here 	
Title P.S.M.			
Company Name J. LYNN O'FLYNN, INC.			
Address 3430 DUCK AVENUE			
City KEY WEST	State Florida		ZIP Code 33040
Signature 	Date 10-21-2021	Telephone (305) 296-7422	Ext.

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

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

C2. e) - AIR CONDITIONER UNIT

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1307 WHITEHEAD STREET (rear)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1307 WHITEHEAD STREET (rear)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

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

Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1307 WHITEHEAD STREET (rear)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1307 WHITEHEAD STREET (rear)			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

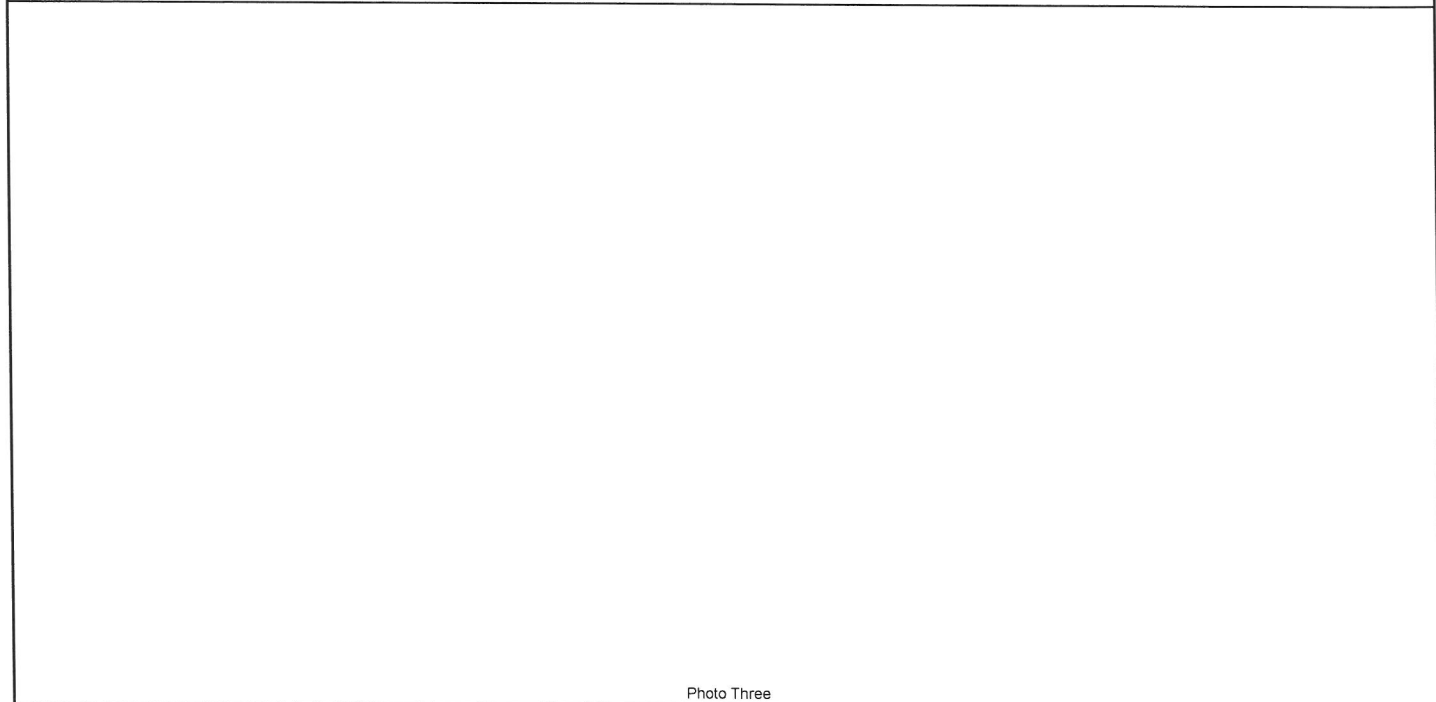


Photo Three

Photo Three Caption

Clear Photo Three

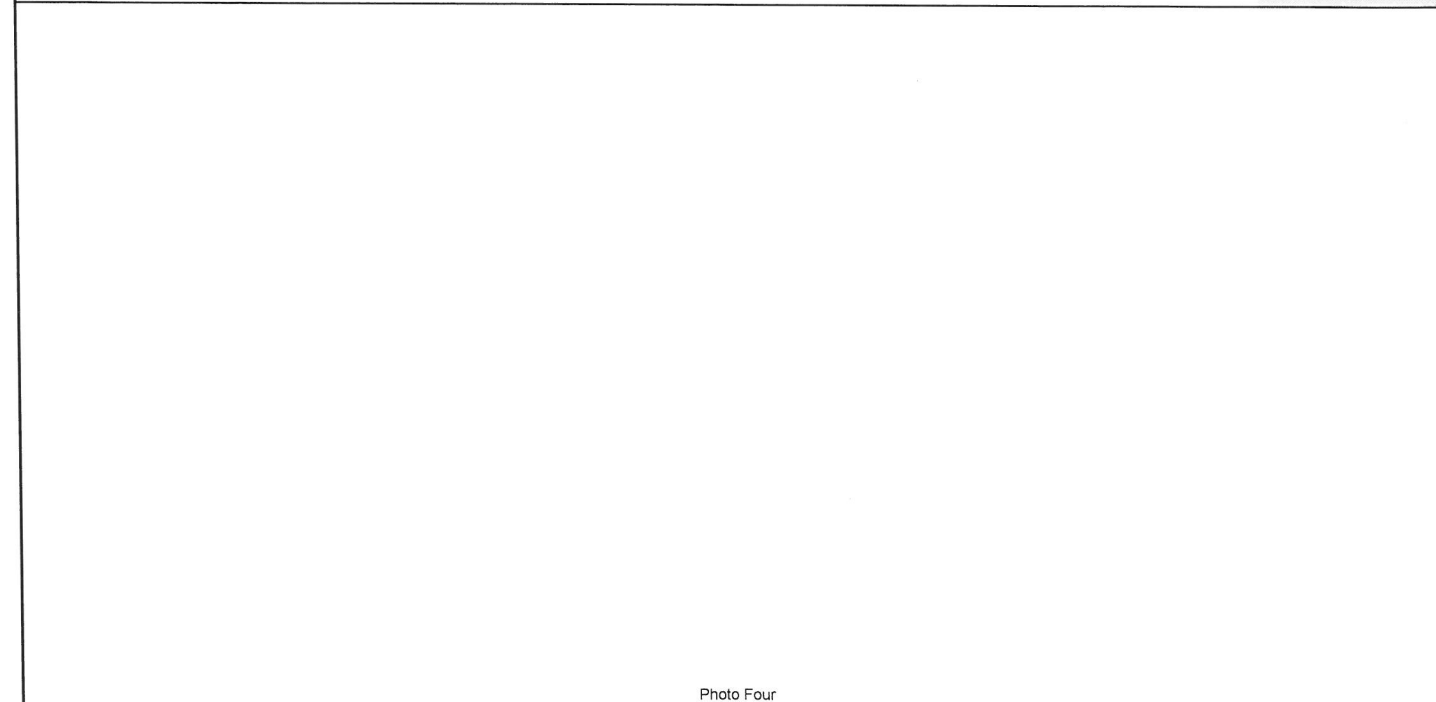


Photo Four

Photo Four Caption

Clear Photo Four

Year 9 BPAS

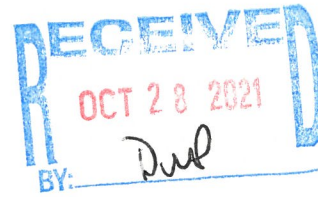


AUTHORIZATION & VERIFICATION



City of Key West
Planning Department
Verification Form

(Where Authorized Representative is an individual)



I, Gregory S. Oropeza, 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:

1307 & 1309 Whitehead Street, Key West, FL

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/28/21 by _____
date

Gregory S. Oropeza
Name of Authorized Representative

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

Notary's Signature and Seal

Ken Murphy

Name of Acknowledger typed, printed or stamped

Commission Number, if any





City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, Curry R. Blackwell as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of MMR Properties of Key West, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory Oropeza
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 person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this October 8, 2021
Date

by Curry R. Blackwell
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Devon Sarver
Name of Acknowledger typed, printed or stamped

HH 161836
Commission Number, if any



Year 9 BPAS



WARRANTY DEED

This instrument prepared by:
Karleen A. Grant, Esq.
1033 Flagler Avenue
Key West, Florida 33040

Parcel I.D. No: See Ex. A

Doc# 1872290 02/29/2012 11:26AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/29/2012 11:26AM
DEED DOC STAMP CL: DS

\$0.70

Doc# 1872290
Bk# 2557 Pg# 1714

(Space reserved for recording)

QUIT CLAIM DEED

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 30 day of December, 2011

BETWEEN, CURRY R. BLACKWELL, JR., a married man, DENISE B. SANTIAGO, a married woman, and KEVIN M. CROCKETT, a single man, whose addresses are, respectively, 27 Seaside South Court, 1301 United Street and 910 17th Street, Key West, Monroe County, Florida 33040, party of the first part, and **MMR PROPERTIES OF KEY WEST, LLC,** a Wyoming Limited Liability Company which has an address of P.O. BOX 4125, Key West, Monroe County, Florida 33041, party of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of ten dollars and other good and valuable consideration, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lots, pieces or parcels of land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The purpose of this deed is to vest the entire ownership in the above-referenced properties to the Grantee.

This property is not the Homestead of Grantors, nor does it abut their constitutional homesteads which are located at the addresses shown above.

This document was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his agent.

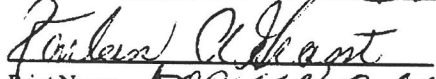
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part.

In Witness Whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

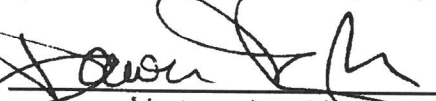
WITNESSES:


Print Name: DAWN THORNBURGH

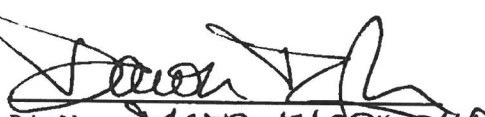

CURRY R. BLACKWELL, JR.


Print Name: KARLEEN A GRANT

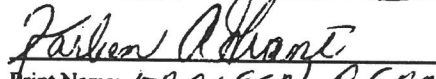

DENISE B. SANTIAGO


Print Name: DAWN THORNBURGH


Print Name: KARLEEN A GRANT


Print Name: DAWN THORNBURGH


KEVIN M. CROCKETT


Print Name: KARLEEN A GRANT

Doc# 1872290
Bk# 2557 Pg# 1715


STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing Quit Claim Deed was acknowledged before me this 30 day of December, 2011, by CURRY R. BLACKWELL, JR., who is personally known to me or produced _____ as identification.

My Commission Expires:



KARLEEN A. GRANT
MY COMMISSION # DD 978810
EXPIRES: April 29, 2014
Bonded thru Budget Notary Services


NOTARY PUBLIC - State of Florida
KARLEEN A GRANT
Print Name

STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing Quit Claim Deed was acknowledged before me this 30 day of December, 2011 by

DENISE B. SANTIAGO, who is personally known to me or produced _____
_____ as identification.

My Commission Expires:

Karleen A Grant
NOTARY PUBLIC - State of Florida



KARLEEN A. GRANT
MY COMMISSION # DD 978810
EXPIRES: April 29, 2014
Bonded Thru Budget Notary Services

KARLEEN A GRANT
Print Name

STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing Quit Claim Deed was acknowledged before me this 30 day of December, 2011 by
KEVIN M. CROCKETT, who is personally known to me or produced _____
_____ as identification.

My Commission Expires:

Karleen A Grant
NOTARY PUBLIC - State of Florida



KARLEEN A. GRANT
MY COMMISSION # DD 978810
EXPIRES: April 29, 2014
Bonded Thru Budget Notary Services

KARLEEN A GRANT
Print Name

Doc# 1872290
Bk# 2557 Pg# 1716

EXHIBIT "A"

On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, 1829, as a part of Tract 16, but now better known as a part of Lot 4, in Square 3, in said Tract 16, according to a diagram or subdivision of said Tract 16 made between Frederick Filer and John Boyle recorded in Book "N", Page 476, Monroe County, Florida, Records and according to a diagram or sub-division of the portion allowed to said Frederick Filer, under an agreement between the heirs at law of said Frederick Filer and said John Boyle, recorded in Book "N", Page 715, Monroe County, Florida, Records, which said division or sub-division was confirmed by decree of the Circuit Court on the 16th day of December, 1885:

Commencing at a point on Whitehead Street One Hundred Five (105) feet Southeasterly from the intersection of Whitehead Street and United Street and running thence in a Northeasterly direction and parallel with United Street One Hundred Ninety-seven (197) feet, nine (9) inches; thence at right angles in a Southeasterly direction and parallel with Whitehead Street Forty-seven (47) feet, six (6) inches; thence at right angles in a Southwesterly direction and parallel with United Street One Hundred Ninety-seven (197) feet, nine (9) inches to Whitehead Street; thence at right angles along the line of Whitehead Street in a Northwesterly direction Forty-seven (47) feet, six (6) inches to the Point of Beginning.

AND

On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, 1829, as a part of Tract 16, but now better known as a part of Lot 4, in Square 3, in said Tract 16, according to a diagram or subdivision of said Tract 16 made between Frederick Filer and John Boyle recorded in Book "N", Page 476, Monroe County, Florida, Records and according to a diagram or sub-division of the portion allowed to said Frederick Filer, under an agreement between the heirs at law of said Frederick Filer and said John Boyle, recorded in Book "N", Page 715, Monroe County, Florida, Records, which said division or sub-division was confirmed by decree of the Circuit Court on the 16th day of December, 1885:

Commencing at a point on Whitehead Street One Hundred and Fifty-two (152) feet Six (6) inches from the corner of Whitehead and United Streets and running thence in a Northeasterly direction One Hundred Ninety-seven (197) feet, nine (9) inches; thence at right angles in a Southeasterly direction Forty-seven (47) feet, six (6) inches; thence at right angles in a Southwesterly direction One Hundred Ninety-seven (197) feet, nine (9) inches; thence at right angles along the line of Whitehead Street in a Northwesterly direction Forty-seven (47) feet, six (6) inches to the Point of Beginning.

Commonly known as 1307 Whitehead Street and 1309 Whitehead Street
Alt. Key 1037028

AND ALSO

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of said Island, delineated in February, A.D., 1829 as a part of Lot Four in square Thirty-Six. Commencing on Fleming Street distant Forty-three feet from the corner of Simonton and Fleming Streets thence Thirty-Six feet and 21 inches in a Northeast direction, thence in a Northwesterly direction Forty-Five feet, thence in a Southwesterly direction Thirty-Six Feet and 21 inches, thence along a common wall Southeast Forty-Five feet to the Point of Beginning.

Commonly known as 605 Fleming Street, Key West, Fl.

Alt. Key 8729766

AND ALSO

In the City of Key West and is part of Lot Three (3) in Square Fifty-Nine (59), according to Whitehead's Map of 1829, and commences at the corner of Southard and Elizabeth Streets and runs on Elizabeth Street Southeasterly Thirty-four (34) feet; thence at right angles Northeasterly One Hundred (100) feet six (6) inches; thence at right angles Northwesterly Thirty-four (34) feet to Southard Street; thence along Southard Street; thence along Southard Street Southwesterly One Hundred (100) feet Six (6) inches to the point of beginning.

Commonly Known as 601 Elizabeth Street
Alt. Key 1012157

Doc# 1872290
Bk# 2557 Pg# 1718

Year 9 BPAS



SITE PLAN

SITE DATA

ZONING DISTRICT: HHDR
 FLOOD ZONE: AE3
 F.L.R.M. - COMMUNITY #120168, PANEL #1516, SUFFIX "K", DATED: 02-18-2005
 LEGAL DESCRIPTION: NW/4 FILER BOYLE SUB N-476 PT LOT 4 SQ# 3 TR 18

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 7TH EDITION (2020) - RESIDENTIAL BUILDING CODE ASCE 7-16, ASCE 24-14

OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 FUTURE PROPOSED FLOOD ELEVATION: AE3 NAVD = 9.34 NGVD29
 DESIGN FLOOD ELEVATION (D.F.E.): 9.4 + 1.0 = 10.4 NGVD29
 WIND LOAD: 180 MPH (ASCE 7-10) 3 SECOND GUST, EXPOSURE D, RISK CATEGORY II
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

T-1 - PROPOSED SITE PLAN / PROPOSED ELEVATION
 A-1 - PROPOSED FLOOR PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSURE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSURE CONDITIONS, ANY MODIFICATIONS OR CHANGES MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING APPROPRIATE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (E.G. AND ABOVE UTILITY EASEMENTS, ETC).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 7TH EDITION (2020), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 7TH EDITION (2020), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL, OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

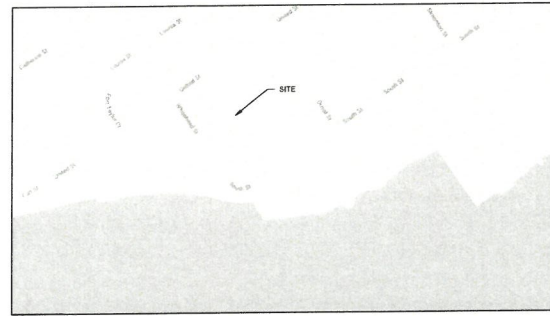
SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HHDR	N/A	HHDR	
LOT SIZE	18,786	N/A	18,786	
BUILDING AREA	5,391	9,393	6,859	
BUILDING COVERAGE	31.5%	50.0%	36.5%	
IMPERVIOUS COVERAGE	6,525	11,272	7,478	
IMPERVIOUS COVERAGE (%)	34.7%	60.0%	39.8%	
OPEN SPACE	12,261	6,575	11,308	
OPEN SPACE (%)	65.3%	35.0%	60.2%	
DWELLING UNIT (22 du/acre)	8	9.49	9	
BUILDING HEIGHT	135'-0"	30'-0"	135'-0"	ABOVE CROWN OF ROAD
FRONT YARD SETBACK	19'-5"	10'-0"	19'-5"	32'-5" PROPOSED STRUCTURE
SIDE YARD SETBACK	0'-0"	9'-6"	0'-0"	9'-6" PROPOSED STRUCTURE
REAR YARD SETBACK	0'-0"	20'-0"	0'-0"	EXISTING ACCESSORY STRUCTURE

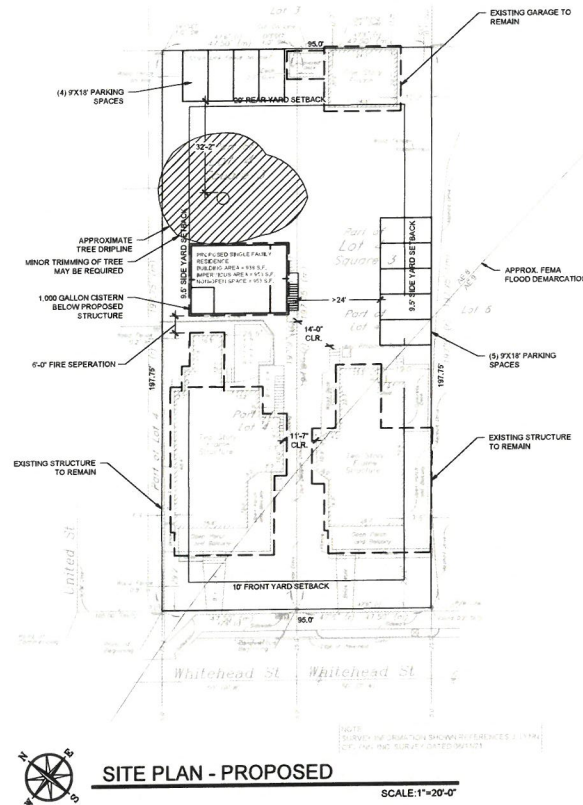
*BUILDING HEIGHT MAY BE INCREASED FOR CONSTRUCTION ABOVE GRADE EXCEEDING FLOOD DEMARCATION ELEVATION (D.F.E.) OF 9'-0" OR THE HEIGHT OF THE BUILDING TO A MINIMUM OF 15 FEET.

NEW DWELLING UNIT

1307 & 1309 WHITEHEAD STREET KEY WEST, FLORIDA



Digitally signed by
 Justin D Henika:
 Date: 2021.10.05
 09:03:55 -0400



SITE PLAN - PROPOSED

SCALE: 1/4"=20'-0"

MAX. BUILDING HEIGHT = 35.3' NGVD
 (32' = 2'-0" ABOVE CROWN OF ROAD)

PROPOSED BUILDING HEIGHT = 35.3' NGVD

D.F.E. = 10.4' NGVD (RECOMMENDED FINISH FLOOR)

FUTURE B.F.E. = 13.34' NGVD

FEMA B.F.E. = 8.0' NGVD

HIGHEST ADJACENT GRADE = 4.5' NGVD

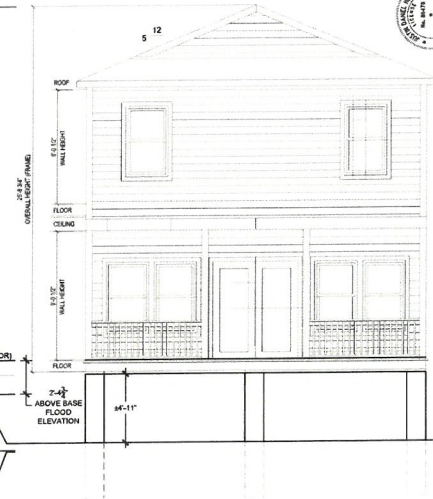
LOWEST ADJACENT GRADE = 4.0' NGVD

CROWN OF ROAD = 3.3' NGVD

ABOVE BASE FLOOD ELEVATION

7'-4" ABOVE BASE FLOOD ELEVATION

14'-11"



FRONT ELEVATION

ELEVATION - PROPOSED

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



CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 1910 East Kennedy Avenue, Suite 202
 Ft. Lauderdale, FL 33305
 Phone: (954) 579-1100
 Fax: (954) 579-1100

JUSTIN D. HENIKA
 Professional Engineer
 No. 120168
 State of Florida
 October 4, 2021

REVISIONS:

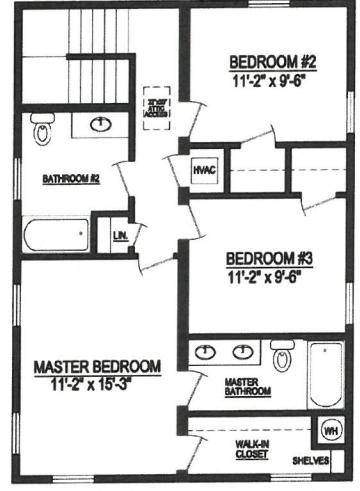
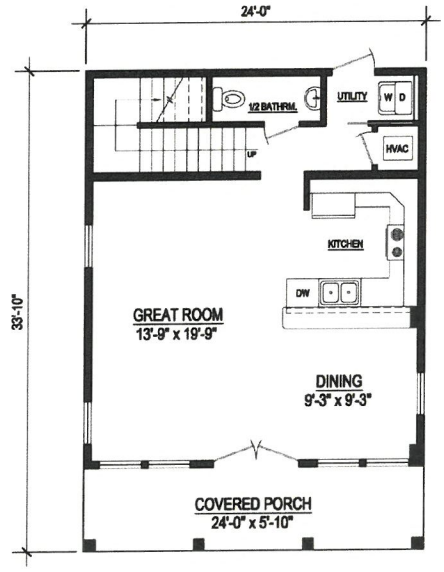
NO.	DATE	DESCRIPTION
1	09/28/2021	ORIGINAL - SETTING
2		
3		
4		
5		
6		

NEW DWELLING UNIT
 1307 & 1309 WHITEHEAD ST
 KEY WEST, FL 33040

PO BOX 4128
 KEY WEST, FL 33040

JOB NO. 211023
 DRAWN AJH
 DESIGNED JDH
 CHECKED JDH

SHEET T-1



FLOOR PLAN - PROPOSED

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

10/6/2021 4:11:26 PM

BPAS APPLICATION
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO. 211025
 DRAWN A.J.H.
 DESIGNED J.O.H.
 CHECKED J.O.H.

MINOR PROPERTIES OF KEY WEST
 PO BOX 4126
 KEY WEST, FL 33040

NEW DWELLING UNIT
 1307 & 1309 WHITEHEAD ST
 KEY WEST, FL 33040

REVIEWS:
 1
 2
 3
 4
 5
 6

ORIGINAL: SEPTEMBER 2021

JUSTIN D. HEINKA
 PROFESSIONAL ENGINEER
 License No. 10475
 Expires 8/2021

PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
 CERTIFICATE OF AUTHORIZATION No. 8574

8550 Midway Drive
 Suite 100
 Fort Myers, Florida 33907-5200
 Tel: 352.333.5446

Year 9 BPAS



ESTIMATED SCORE SHEET



Exhibit C – Applicant’s Estimated Score Sheet Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout the lifecycle of the project. Because the total amount of points is not linked to one specific criterion, the applicant has flexibility in the construction phase in the event that certain point system criteria, for which the application is ranked, need to be substituted.

In the event that the Prerequisites and/or the total points are not achieved, a Certificate of Occupancy will not be issued for the project.

Applicant: Gregory S. Oropeza Site Address: 1307 & 1309 Whitehead Street, Key West, FL

Number and type of Units Requested: Market Rate 1 Affordable _____

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation _____

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

Initial here

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

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

TOTAL ESTIMATED POINTS 10

Year 9 BPAS



CERTIFICATION



Exhibit D – BPAS Certification Form Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I certify that all information required has been provided.

I certify that my total estimated points are 10. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

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

[Signature]

Signature of applicant

10.27.2021

Date

Gregory S. Oropeza

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 27 day of October, 20 21,
by Gregory S. Oropeza (name of person signing the application)
as Attorney (type of authority...e.g. officer, manager/member, trustee,
attorney)
for MMR Properties of Key West, LLC (name of entity or party on behalf of whom application was
executed).

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

[Signature]

Notary's Signature and Seal

Kai Anthony Murphy

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Year 9 BPAS



FGBC CHECKLIST

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

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

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

Design, Finishes, Amenities

E2.1	<input type="text" value="0"/>	1	Thermal Bypass Inspection
E2.2	<input type="text" value="1"/>	1	Ductwork joints sealed with mastic
E2.3	<input type="text" value="1"/>	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	<input type="text" value="0"/>	1	Cross vent and ceiling fans code credit
E2.5	<input type="text" value="0"/>	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.6	<input type="text" value="0"/>	1	Passive solar space heating system
E2.7	<input type="text" value="0"/>	1	Passive solar day-lighting
E2.8	<input type="text" value="0"/>	1	Deciduous trees on south
E2.9	<input type="text" value="0"/>	1 - 4	House shaded on east and west by trees <input type="text" value="0"/> % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	<input type="text" value="0"/>	1	Washer and dryer outside of conditioned space
E2.11	<input type="text" value="0"/>	1	Floor joist perimeter insulated and sealed
E2.12	<input type="text" value="1"/>	1	Light colored exterior walls (80% minimum) <input type="text" value="0"/> Enter the Solar Reflective Index (SRI) of Paint
E2.13	<input type="text" value="1"/>	1 - 2	Light colored interior walls, ceilings, carpet/floors <input type="text" value="Yes"/> all major living spaces wall and ceiling surfaces have a reflectance of at least 50% <input type="text" value="0"/> Enter the Light Reflectance Value (LRV) of Paint <input type="text" value="0"/> bedrooms and all major living spaces have floors, walls, & ceilings are light-colored <input type="text" value="0"/> Enter the Light Reflectance Value (LRV) of Paint
E2.14	<input type="text" value="1"/>	1	Max 100W fixtures in bathrooms
E2.15	<input type="text" value="0"/>	1	Pre-plumb for solar hot water
E2.16	<input type="text" value="0"/>	2	Install a State Certified rated solar hot water system
E2.17	<input type="text" value="0"/>	1	Compact hot water distribution
E2.18	<input type="text" value="0"/>	1	Insulate all hot water pipes
E2.19	<input type="text" value="1"/>	1	Energy-efficient clothes dryers
E2.20	<input type="text" value="1"/>	1	Energy-efficient ovens/ranges
E2.21	<input type="text" value="1"/>	1	Energy Star® clothes washers
E2.22	<input type="text" value="0"/>	1	Efficient well pumping
E2.23	<input type="text" value="0"/>	1	Efficient envelope volume <input type="text" value="0"/> Total Gross Wall Area <input type="text" value="1"/> Conditional Square Footage <input type="text" value="1"/> Number of Stories
E2.24	<input type="text" value="0"/>	1	Dwelling unit attached, zero lot-line, row house
E2.25	<input type="text" value="N/A"/>	2	Recessed, sealed IC fixtures
E2.26	<input type="text" value="0"/>	3	Energy Star® Advanced Lighting Package
E2.27	<input type="text" value="2"/>	2	Outdoor lights are energy efficient.
E2.28	<input type="text" value="1"/>	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	<input type="text" value="-"/>	1	Energy Efficient Sheathing
	<input type="text" value="86"/>	112	Total Points

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

Name of HERS Rater: 0
Certifying Agent Category 1: 0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

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

W2 Greywater Reuse

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

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

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.1	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	0	2	Florida Friendly Landscape™ Program New Construction Certification
	20	57	Total Points

20 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	0	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			No Bank
			Yes Community or civic center
			0 Convenience store
			0 Daycare center
			0 Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			0 Medical or dental office
			0 Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 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
	7	21	Total Points

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

Certifying Agent Category 3: 0

CATEGORY 4: SITE

Version 10

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

- S3.1 **0** 2 **Develop an erosion control site plan**
- S3.2 **1** 1 Stabilize disturbed soil
- S3.3 **0** 2 Stage disturbance
- S3.4 **0** 1 Control sediment runoff during construction
- S3.5 **1** 1 Save and reuse any removed topsoil

Drainage / Retention

- S4.1 **2** 2 Onsite designated retention area
- S4.2 **0** 2 Direct filtered rooftop runoff to planted area(s)
- S4.3 **1** 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
 Partial Pervious

63.5 % Pervious Material	18786 Total Lot Area (sq. ft.)
6856.89 Coverage Area (sq. ft.)	0 100% Pervious sq. ft.
4354.13 Equivalent Pervious Area -->	4354.13 Equivalent Pervious Area (semi-pervious)
1 Total points for pervious area	
- 8** 34 Total Points

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

Certifying Agent Category 4: **0**

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

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

Water Heating

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

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

- H5.1 1 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 1 1 Floor drain sealed
- H6.4 0 1 Energy Star® bath fans with timer or humidistat
- H6.5 1 1 Kitchen range hood vented to exterior
- H6.6 0 1 Laundry rooms inside conditioned space must have a make-up air source
- H6.7 0 3 Whole house positive filtration
- H6.8 2 1 - 2 Efficient HVAC filter
- H6.9 1 1 HVAC filter easily accessible
- H6.10 1 1 Install screens on all windows and doors
- H6.11 0 1 **Manual D duct design**
- 13 52 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.1	0	1	Recycled content roof material
M1.2	0	2 - 3	Certified sustainable lumber 0 homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified 0 home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	0	1	Engineered / alternative material for outdoor living
M1.4	0	1	Concrete with fly ash or blast furnace slag
M1.5	0	1	Recycled content siding or soffit material
M1.6	0	1	Eco-friendly insulation
M1.7	0	1	Recycled content drywall
M1.8	0	1	Recycled content paint
M1.9	0	1	Steel interior studs
M1.10	0	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials 0 minimum 80% of all new windows & doors are from local manufacturers & are operable 0 50% of all doors are reused doors or 50% of all windows are reused windows 0 80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

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

Durability

M3.1	0	1	Roof slope \geq 3:12 but \leq 6:12
M3.2	1	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	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	0	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	7	47	Total Points

7 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	Secondary water protection installed on roof
DM1.7	N/A	2	Adhesive applied to roof sheathing
DM1.8	-	5	Comply with Fortified For Safer Living Standards

Flood (must incorporate all three)

DM2	3	3	Yes Yes Yes	Finished floor level at least 12" above 100 yr flood plain Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor
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Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

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

DM 5.1	0	10	DM 5.1: Chemical Soil Treatment Used	<ul style="list-style-type: none"> - Exterior cladding installed to prohibit intrusion - Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2') - Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent - Irrigation/sprinkler water does not hit building - Damage replacement warranty issued and available for annual renewal
			OR	
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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
	9	38		Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 10

Category Minimum 0 / Category Maximum 40

Revised 8-25-16

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

0

28 49 Total Points

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

Certifying Agent Category 8: **0**

FGBC Home Score

Version 10

Category	Your Score	Required Min - Max
Category 1: Energy	75	30 - 75
Category 2: Water	20	15 - 40
Category 3: Lot Choice	7	0 - 15
Category 4: Site	8	5 - 30
Category 5: Health	13	15 - 35
Category 6: Materials	7	10 - 35
Category 7: Disaster Mitigation	9	5 - 30
Category 8: General	28	0 - 40

Total: **167**

Total Need: **105**

Certified Home Score 162

Certification Level:

Gold

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

Home Address

0

0

Year 9 BPAS



DRAFT RANKING



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3764

December 17, 2021

Gregory S. Oropeza
221 Simonton Street
Key West, FL 33040

Re: Staff Comments for Year 9 Building Permit Allocation System (BPAS) Application
1307 & 1309 Whitehead Street (RE # 00036160-000000) Property Owner: MMR Properties of Key West, LLC

Dear Mr. Oropeza,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit on property located at 1307 and 1309 Whitehead Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

The application is complete.

BPAS Prerequisites

(1) Prerequisite major construction/renovation means 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 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 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. If the cistern will be used for drinking water, appropriate precautions must be taken.

Status: Verified

Applicant Action: None

BPAS Scoring Criteria

Sec. 108-997 (C) (1) The submitted FGBC checklist gives this home a score of 162, resulting in a “Gold” certification level.

If Applicant would like to claim the 27 points for FGBC Gold, updated documentation (Exhibit C and D) must be provided.

The points claimed in Exhibit C and D can not be verified by staff. Applicant is claiming the following points:
a. Building more than 1.5 feet higher than the base flood elevation: 5 points.

Status: Verified
Applicant Action: None

h. Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500.00 or more: 5 points.

Status: Verified/Pending
Applicant Action: Applicant must provide credit card authorization or have submitted a check through the City of Key West Planning Department in the event a unit is approved for allocation in order to receive final allocation award letter.

Additional Documentation & Comments

No additional comments at this time.

General Information

Draft Rankings: A preliminary draft copy of the Year 9 BPAS application rankings is attached, so that you can get a sense of how your projects compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

Deadline: Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than **5:00 p.m. on Friday, January 21, 2022.**

Assistance: Please contact us with any questions or need for clarification. Planning staff is available to meet with you to discuss your application in greater detail.

Sincerely,



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

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)

YEAR 9 PRELIMINARY RANKINGS

Units Requested
 Equivalent Single-Family Unit (ESFU) Factor
 Total ESFUs
 Major/Minor Renovation
 Building more than 1.5' higher than the BFE (+5)
 Voluntarily providing affordable housing which exceeds the requirements of sec
 Voluntarily providing affordable housing which exceeds the requirements of sec
 GBC Upgrade 1 (+20)
 GBC Upgrade 2 (+27)
 GBC Upgrade 3 (+40)
 Voluntary contribution to the ALPP or Tree Fund in the amount of \$2500 or more
 Providing electrical high voltage sized conduit for future EC charging station near
 Using light colored, high reflectivity materials for all non-roof/areas with a SR1 or
 providing on-site recreational amenities or exceeding the open space requireme
TOTAL BPAS POINTS: CLAIMED
TOTAL BPAS POINTS: VERIFIED

YEAR 9 MARKET-RATE BPAS APPLICATIONS

MARKET-RATE PROJECTS																	
1501 South Street	1	1.00	1	Major	0	0	0	0	20	0	0	0	0	0	0	25	20
913 White Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	10	20	10
1307 1309 Whitehead Street	1	1.00	1	Major	5	0	0	0	0	0	0	5	0	0	0	10	10
317 Whitehead Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
608 Duval Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	32	0
630 Mickens Lane	2	1.00	2	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
700 Front Street	2	1.00	2	Minor	0	0	0	0	0	0	0	0	0	0	0	15	0
1905 Staples Avenue	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
704 Russell Lane	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
1110 Truman Avenue	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0
705 Georgia Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REQUESTED:																	

Withdrawn

YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS

AFFORDABLE-RATE PROJECTS																	
3800 N Roosevelt Boulevard	76	1.00	76	Major	0	0	0	0	0	0	0	0	0	0	0	135	0
1618 N Roosevelt Boulevard	2	1.00	2	Major	0	0	0	0	0	0	0	5	5	0	0	95	10
250 Trumbo Road	24	1.00	24	Major	0	0	0	0	0	0	0	0	0	0	0	30	0
1020 Margaret Street	1	1.00	1	Major	0	0	0	0	20	0	0	0	0	0	0	20	20
2719 Staples Ave	1	0.78	0.78	Major	5	0	0	0	0	0	0	0	0	0	5	0	15
TOTAL REQUESTED:																	

NOTES:

- YEAR 9 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
- YEAR 9 AFFORDABLE-RATE UNITS AVAILABLE: 45 MINIMUM
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.
- All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO.
- All new units shall be constructed in compliance with and obtain a baseline green building certification.
- The Year 9 document, "Exhibit C- Applicant's Estimated Score Sheet BPAS Application" erroneously included an allocation of +5 points for "Using light-colored, high-reflectivity materials...". This feature is not reflected in City of Key West Code, therefore no bonus points can be allocated.
- All final BPAS applications are pending final density/zoning review.

Year 9 BPAS



REVISED APPLICATION

From: Donna Phillips
Sent: Friday, January 7, 2022 11:21 AM
To: Greg Oropeza <greg@oropezastonescardenas.com>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] BPAS

The contribution would need to be made if approved for allocation in order to receive the award letter.

From: Greg Oropeza <greg@oropezastonescardenas.com>
Sent: Friday, January 7, 2022 11:16 AM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] BPAS

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

Do we need to do that now or is that done after the award?

Gregory S. Oropeza, Esq.



221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
Fax: 305.402.2802
Oropezastonescardenas.com

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From: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Sent: Friday, January 7, 2022 11:06 AM
To: Greg Oropeza <greg@oropezastonescardenas.com>

Subject: RE: [EXTERNAL] BPAS

Importance: High

Hi Greg –

We do not have an authorization form. This information is simply taken over the phone. Note that there is a 2.25% administrative fee for credit card usage.

All the best,

Donna Phillips

Planning Project Coordinator

City of Key West

Josephine Parker City Hall

1300 White Street

(305) 809-3724 | donna.phillips@cityofkeywest-fl.gov

 **Please consider the environment before printing this email.**

From: Greg Oropeza <greg@oropezastonescardenas.com>

Sent: Friday, January 7, 2022 10:06 AM

To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

Subject: [EXTERNAL] BPAS

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

Hi Donna,

Do you have a form for the credit card authorization for the \$2,500 contribution. This would be for 1307 Whitehead.

Thanks, Greg

Gregory S. Oropeza, Esq.



221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
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