

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 2 APPLICATIONS

Applicant: Tom Pope

Site Address: 515 Angela

Number and Type of Unit(s) Requested: 1 Market-Rate Unit

Prerequisite Development Type: Major Construction

Prerequisites: Major Construction

A) Baseline green building certification required Staff comment: VERIFIED. Stated level: Gold.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: VERIFIED: X Zone.
C) Rainwater catchment system required Staff comment: NOT VERIFIED. Need to know roof size in order to know minimum cistern size needed. If total floor area is 3,884, then roof is likely to be at least 1,942, triggering a 1,942 gallon cistern. 1,000 gallon cisterns are the maximum cistern size needed if roof is less than 1,000 sf. Also show gutters and downspouts in site plan. Also note irrigation needs and planned use(s) of cistern water in Solutions Statement.

Point System: One or two non-transient units.

Criteria (Points)	Applicant	Staff
1. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: NOT VERIFIED. Need to show 1' above crown of road elevation in order to get these points in X zone. Solutions Statement says building will be 1.5 over base flood, not more...	5	0
4. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment: NOT VERIFIED. Need consistency in application. FGBC score sheet says Gold, but Solutions Statement says Silver.	40	40
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) Staff comment: VERIFIED.	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) Staff comment: VERIFIED. Shown on plans.	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment: VERIFIED, assuming that the carport pavers are the only non-roof hardscape on site. If not, please call out these other hardscapes with	10	10
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) Staff comment: NOT-VERIFIED: Show SRI of roof on the site plan and note in Solutions Statement.	5	0
Total:	75	65

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 tepoepa@aol.com

April 15, 2015

Thomas E. Pope
610 White Street
Key West, Florida 33040

**Re: Staff Comments on Year 2 (2014-15) Building Permit Allocation System (BPAS) Application
515 Angela Street (RE # 00012370-000000; AK # 1012718)**

Dear Mr. Pope:

Thank you for your BPAS Application for one (1) market-rate residential dwelling unit on property located at 515 Angela 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 Planning Department staff comments related to the review of your application.

Completeness

No comments at this time.

BPAS Prerequisites

1. Please indicate the roof size. This number is required to in order to confirm the minimum cistern size. If a roof is less than 1,000 sq. ft. than the minimum cistern size required is 1,000 gallons. Any roof greater than 1,000 sq. ft. should have a cistern that matches the roof square footage in gallons.

BPAS Scoring Criteria

2. Staff has decided to award the +5 points for building more than 1.5' higher than the base flood elevation (BFE) for property located in the X flood zone, which does not have a BFE, if certain requirements are met. Pursuant to [City Code Section 14-38](#), new buildings must have a minimum floor elevation of at least one (1) foot above the crown of the closest street. Please submit proper documentation (such as a survey with grade elevations and elevation plans) demonstrating that the proposed development would meet the requirements for these points.

Additional Documentation & Comments

3. As mentioned above on sheet A-2 please show the building height from the crown of the nearest road.

General Information

Draft Rankings: A preliminary draft copy of the Year 2 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 Friday April 15, 2015.

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.cityofkeywest-fl.gov/bpas.

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.cityofkeywest-fl.gov/planning

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

Application



Building Permit Allocation System (BPAS) Application
 (Year 2: 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.cityofkeywest-fl.gov

RECEIVED

MAR 11 2015

Application Fee: \$1,150.00

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

**CITY OF KEY WEST
 PLANNING DEPT.**

**PLEASE NOTE: A SUBMITTAL 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: Thomas F. Pope
 Mailing Address: 610 White street
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 305-296-3611 Office: 305-296-3611
 Email: tepepepa@aol.com

PROPERTY OWNER:

Name: Cory Hanson
 Mailing Address: 511 Angela
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 304-9917 Office: _____
 Email: crhanson@nboat.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 515 Angela street
 Parcel ID/ RE#: 00012370-000000 Alternate Key: 1012718
 Zoning District: HRCU1 Size of Site: 4642 SF (0.1 AC)
 Density Allowed: N/A Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

vacant lot

X

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	1
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)	0	0	0
Total Number of Units Requested			1

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

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?

N/A

Y N

Y N

Is the proposal for mixed residential and commercial use?

Y N

Are density bonuses proposed?

Y N

Advanced affordable allocation request?

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

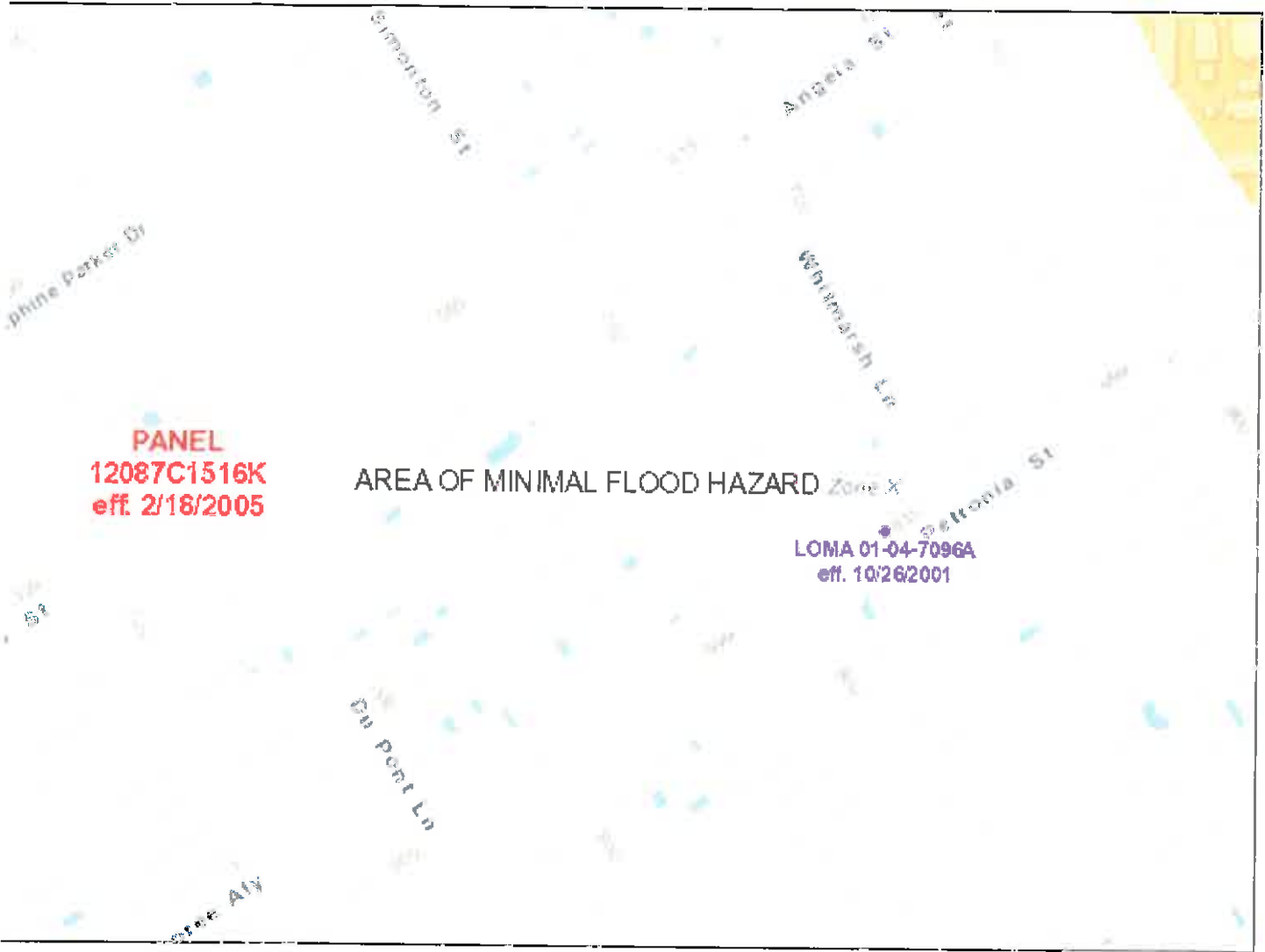
Other

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 proising 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).
- 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.

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try <http://bit.ly/1bPpUjq> (Unofficial) if this map is down



Esri, HERE, DeLorme, iPC

**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, Cory Hanson authorize
Please Print Name(s) of Owner(s) as appears on the deed

Thomas E. Pope
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 1/20/2015
Date

by Cory Hanson
Name of Owner

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

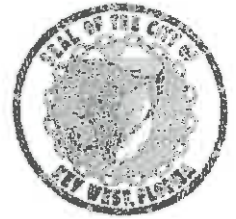
M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped

FF070470
Commission Number, if any



**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

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

515 Angela Street

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.

A handwritten signature in blue ink, appearing to read "Cory Hanson".

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 1-20-2015 by

date

Cory Hanson

Name of Owner

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

M. Holly Booton

Notary's Signature and Seal

M. Holly Booton

Name of Acknowledger typed, printed or stamped



FF070470

Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Thomas E. Pope, 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:

515 Angela Street

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 1/20/2015 by
date

Thomas E. Pope
Name of Authorized Representative

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

M. Holly Booton

Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

FF070470

Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

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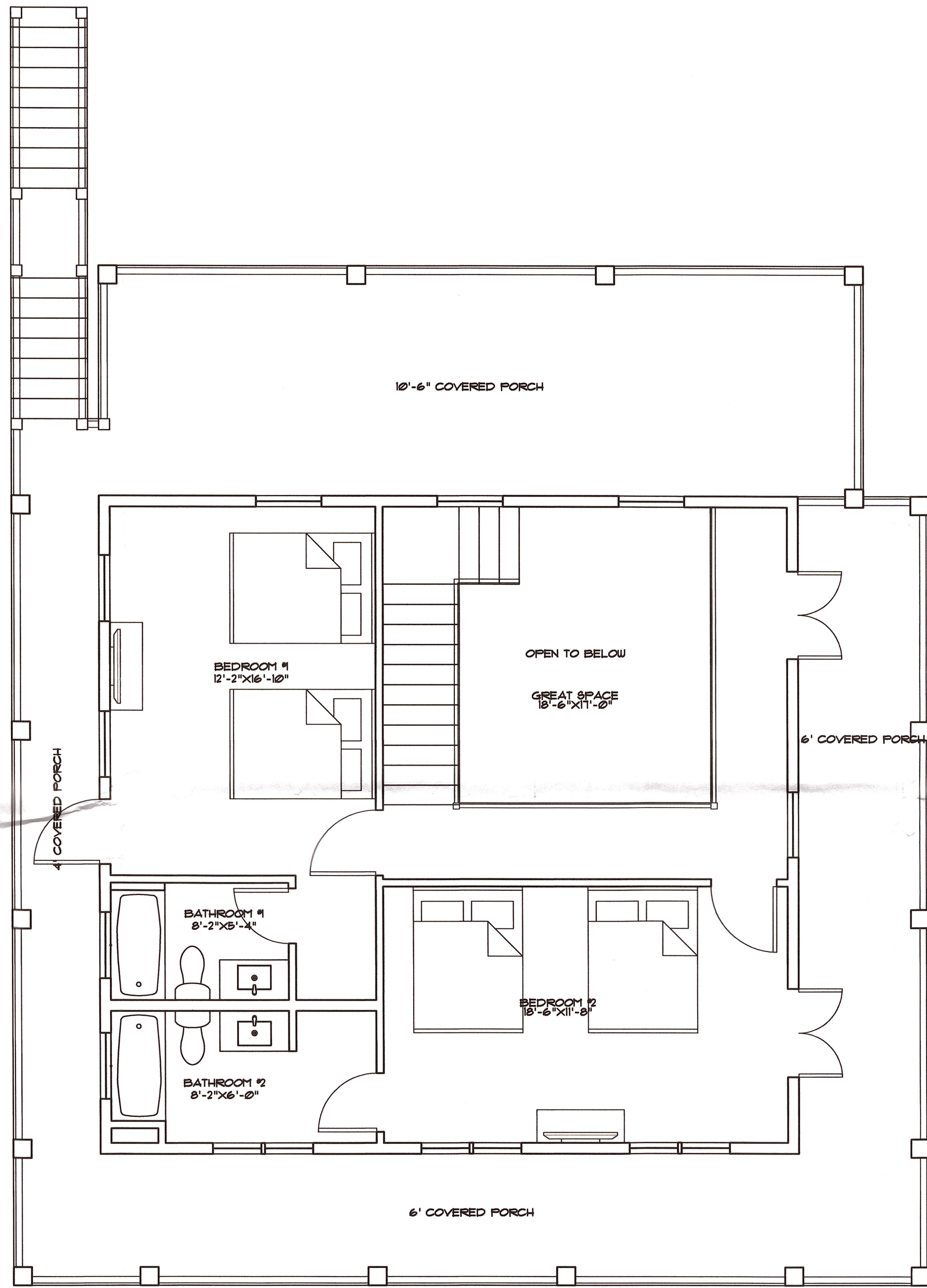
SITE DATA TABLE

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	HRCC-1			
Flood Zone	X			
Size of Site	4642 SF	(0.1 AC)		
Height	35'		30'5"	
Front Setback	NONE		6'	
Side Setback	2.5		2.5'	
Side Setback	N/A	N/A	N/A	
Street Side Setback	NONE		2'	
Rear Setback	10'		35'7"	
Residential Floor Area	N/A		3884	N/A
Density	N/A	-	-	N/A
Commercial Floor Area	N/A	-	-	N/A
F.A.R (Commercial)	N/A	-	-	-
Building Coverage	50% 2321		1963 42%	
Impervious Surface	70% 3249		2042 44%	
Parking	1 space			
Handicap Parking	N/A			N/A
Bicycle Parking				
Open Space/Landscaping				
Number and type of units	SINGLE FAMILY			N/A
Consumption Area or Number of seats				N/A

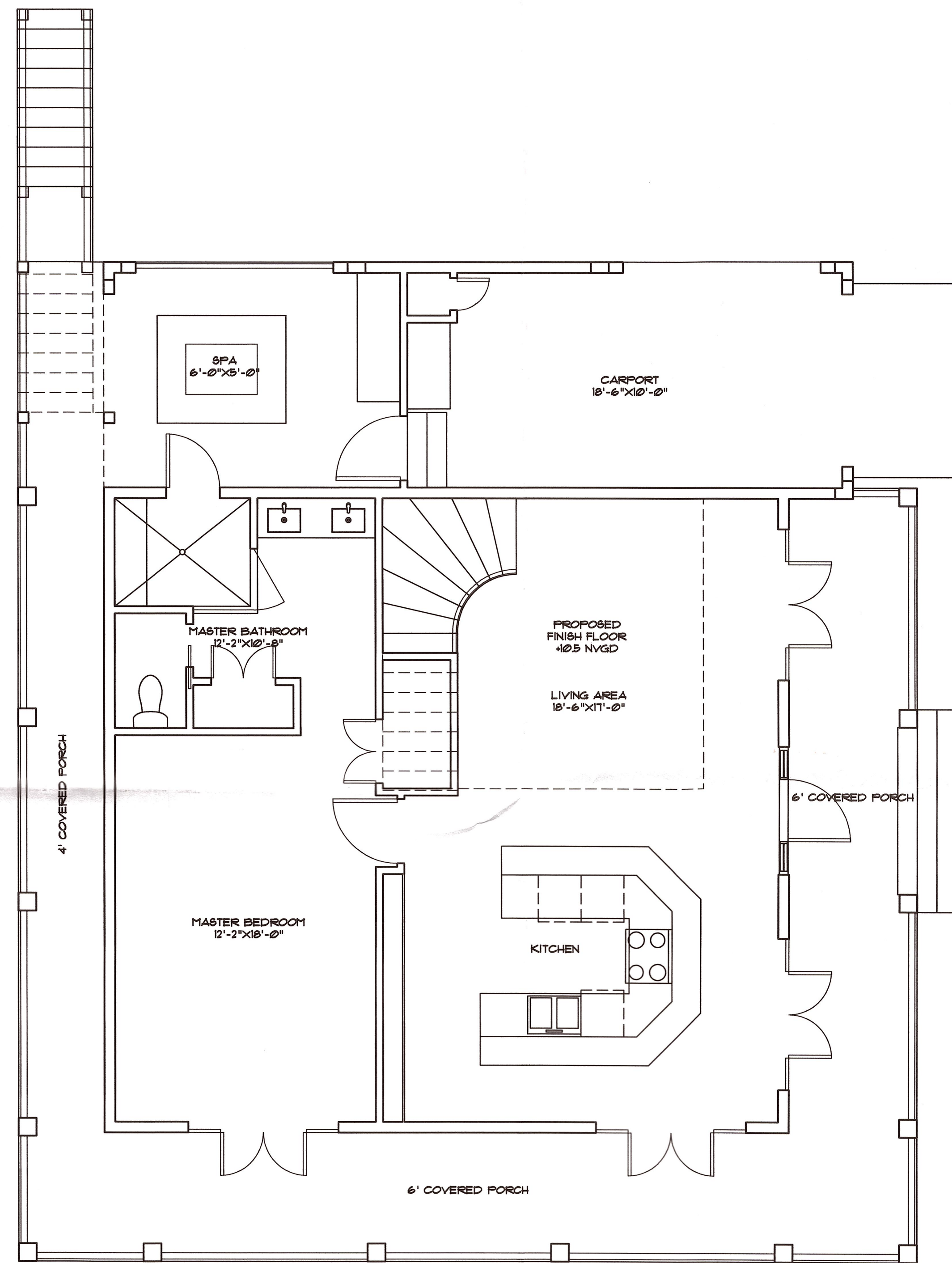
SITE ANALYSIS

ZONING	HRCC-1
SITE AREA	4642# (0.1 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	50% (2321 SF)
EXISTING LOT COVERAGE	0% (0 SF)
PROPOSED LOT COVERAGE	42% (1963 SF)
MAX FAR	10 (0 SF)
PROPOSED FAR	0.84 (3884 SF)
MAX HEIGHT	35'
SETBACKS	
FRONT	0'
REAR	10'
SIDE	2.5'
STREET SIDE	0'
MAX IMPERVIOUS SURFACE	70% (3249 SF)
EXISTING IMPERVIOUS SURFACE	0% (0 SF)
PROPOSED IMPERVIOUS SURFACE	44% (2042 SF)



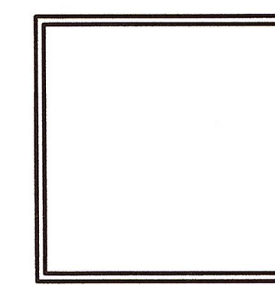
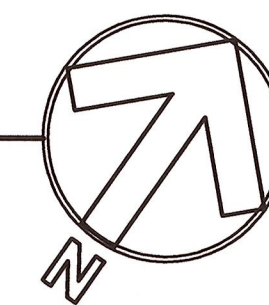
Second Floor Plan

1/4" = 1' - 0"



First Floor Plan

1/4" = 1' - 0"



Hanson Residence
515 Angela Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
3/10/15
revision:

sheet:
A1



GALVALUM V-CRIMP ROOFING, MADE W/ RECYCLED CONTENT

POWDER COATED ALUM SINGLE HUNG WINDOWS W/ LOW-E, IMPACT RATED GLASS

COLUMNS WRAPPED IN HARDIETRIM

ALL HARDIETRIM PRIMED ON ALL SIDES

HARDIEPLANK LAP SIDING, PRIMED ON ALL SIDES

POWDER COATED ALUM DOORS W/ LOW-E, IMPACT RATED GLASS

WOOD RAILINGS

WOOD DECKING

Lane Side Elevation

1/4" = 1' - 0"



GALVALUM V-CRIMP ROOFING, MADE W/ RECYCLED CONTENT

POWDER COATED ALUM SINGLE HUNG WINDOWS W/ LOW-E, IMPACT RATED GLASS

COLUMNS WRAPPED IN HARDIETRIM

ALL HARDIETRIM PRIMED ON ALL SIDES

HARDIEPLANK LAP SIDING, PRIMED ON ALL SIDES

POWDER COATED ALUM DOORS W/ LOW-E, IMPACT RATED GLASS

WOOD RAILINGS

FIN FLOOR +0.5 NVGD

GRADE +7.185 NVGD

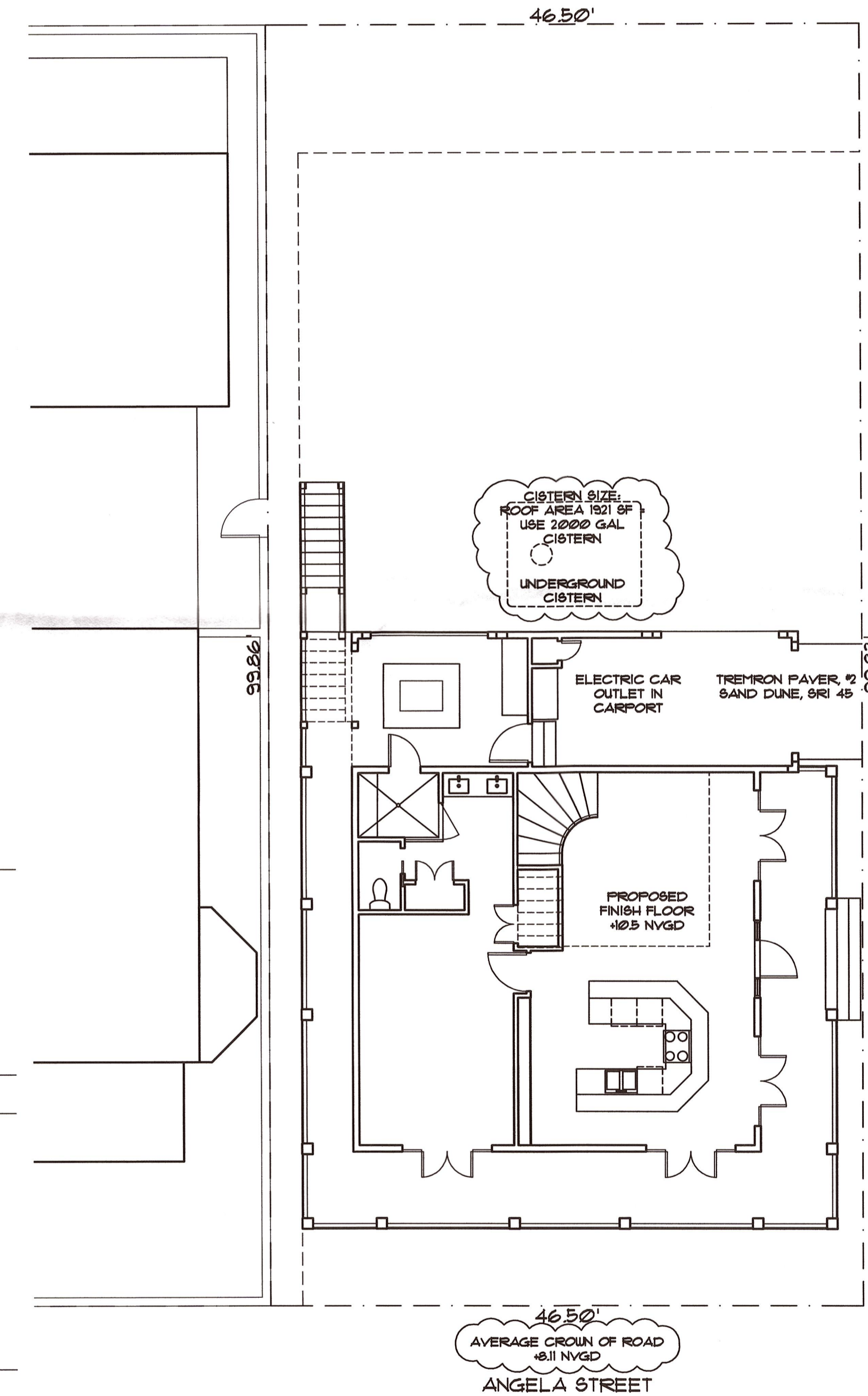
AVERAGE CROWN OF ROAD +8.1 NVGD

Angela St Elevation

1/4" = 1' - 0"

SITE ANALYSIS

ZONING	HRCC-1
SITE AREA	4642± (0.1 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	50% (2321 SF)
EXISTING LOT COVERAGE	0% (0 SF)
PROPOSED LOT COVERAGE	42% (1963 SF)
MAX HEIGHT	35'
SETBACKS	
FRONT	0'
REAR	10'
SIDE	2.5'
STREET SIDE	0'
MAX IMPERVIOUS SURFACE	10% (3249 SF)
EXISTING IMPERVIOUS SURFACE	0% (0 SF)
PROPOSED IMPERVIOUS SURFACE	44% (2042 SF)



Site Plan

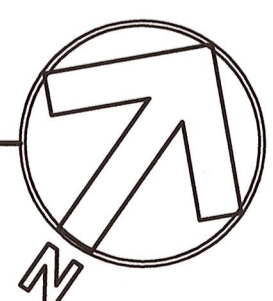
1/8" = 1' - 0"

NOTES

ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 100 MPH WIND LOAD

BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE, RESIDENTIAL

BUILDING DESIGNED AND TO BE BUILT IN COMPLIANCE WITH FLORIDA GREEN BUILDING COALITION, GREEN HOME STANDARDS CERTIFICATION LEVEL - GOLD



THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
3/10/15
revision:
5/1/15

sheet:

A2

Hanson Residence
515 Angela Street
Key West, FL



SIMONTON STREET

CITY OF KEY WEST

99.83' m. & d.

7' utility easement (O.R. 2692-1886)
concrete curb from 12/7/10

46.50' m.&d.

515 Angela Street
improvements on lot
not located and/or updated

C.B.S. Wall

99.86' m. (100' d.)

Crown of road elevations
done on 5/8/15

ANGELA STREET

(30' R/W)

250.00' m.&d.

1.86

1.81

m.h. sanitary
rim 8.01'

8.23

8.49

8.70'

cup

90°00'00" m.

46.50' m.&d.

7.85

90°00'00" m.

concrete sidewalk

90°2'38" m.

89°57'22" m.

C.B.S. Wall



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

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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: Thomas Pope Site Address: 515 Angela St.

Number and type of Units Requested: Market Rate 1 Affordable

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: _____

TP
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	<u>+5</u>
2	Voluntarily providing affordable housing units (+10)	Points	<u>0</u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	<u>0</u>
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	<u>+40</u>
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	<u>0</u>
6	Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10)	Points	<u>+10</u>
7	Design by a LEED accredited architect (+10)	Points	<u>0</u>
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u>+5</u>
9	Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10)	Points	<u>+10</u>
10	Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	<u>+5</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	<u>0</u>

TOTAL ESTIMATED POINTS +75

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>N/A</u>
2	Exceeding the minimum required percentage of affordable housing (+5)	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 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	_____
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	_____
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	_____
TOTAL ESTIMATED POINTS			_____



Exhibit D – BPAS Certification Form Building Permit Allocation System Application

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

I certify that my total estimated points are 85. 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

2/16/2015
Date

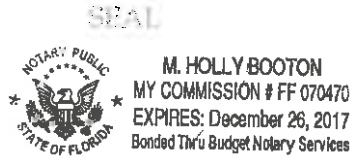
Thomas E. Pope
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 16 day of February, 2015,
by Thomas E. Pope (name of person signing the application)
as authorized representative (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Cory Hanson (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

M. Holly Booton
Name of Acknowledger typed, printed or stamped



FF 070470
Commission Number, if any

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

- P2.1 N/A Use of native aquatic vegetation in shoreline area
- P2.2 N/A No turf adjacent to water (Low maintain plants instead)
- P2.3 N/A 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 **24** 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

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

Design, Finishes, Amenities

E2.1	0	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	1	1	Cross vent and ceiling fans code credit
E2.5	1	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.6	0	1	Passive solar space heating system
E2.7	1	1	Passive solar day-lighting
E2.8	-	1	Deciduous trees on south
E2.9	0	1 - 4	House shaded on east and west by trees 0 % 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) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	1	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	0	1	Efficient well pumping
E2.23	1	1	Efficient envelope volume 2232 Total Gross Wall Area 1920 Conditional Square Footage 2 Number of Stories
E2.24	0	1	Dwelling unit attached, zero lot-line, row house
E2.25	1	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
	45	112	Total Points

45 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 2 - 3 Water saving clothes washer
 : Water factor (WF) of clothes washer
- W1.2 1 Low-flow shower heads (must be ≤ 2.0 gpm)
- W1.3 1 All showers equipped with only 1 showerhead per shower
- W1.4 1 - 2 all lavatory sink faucets have flow rates of ≤ 2.0 gpm (all ≤ 1.5 gpm = 2 pts)
- W1.5 2 High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
- W1.6 1 Toilet with UNAR Map Rating of 600 gpf or greater

W2 Greywater Reuse

- W2.1 1 - 3

W3 Rainwater Harvesting

- W3.1 1 - 3 Rainwater Harvesting System installed

W4 Reclaimed Water Reuse

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

W5 Installed Landscape

- W5.1 2 Drought-tolerant turf, no turf in densely shaded areas
- W5.2 1 - 3 60%, 80%, 100%, of plants/trees from drought-tolerant list
 Percentage of drought tolerant plant
- W5.3 2 All plants/trees selected to be compatible with local environment / microclimate
- W5.4 3 Turf less than 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 Mulch applied 3 - 4 inches deep around plants / no volcano mulch
- W5.8 1 Non-Cypress mulch used
- W5.9 2 Soil tested and amended where necessary

W6 Installed Irrigation

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

- W6.4 1
OR 0 Pressure compensating spray heads installed in spray zones
 0 Pressure regulating valves are installed for spray zones
- 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 5 Meet or exceed Florida Water Star™ or WaterSense standards:
- W7.2 2 Florida Friendly Landscape™ Program New Construction Certification

57 Total Points

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	N/A	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
			1/4 Mile away from basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			Yes Daycare center
			Yes Fire station
			Yes Fitness center or gym
			Yes Laundry or dry cleaner
			Yes Library
			Yes Medical or dental office
			Yes Pharmacy
			Yes Police station
			Yes Post office
			Yes Place of worship
			Yes Restaurant
			Yes School
			Yes 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

1 **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 **N/A** 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 **N/A** 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 **N/A** 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 **N/A** 1 Stabilize disturbed soil
- S3.3 **N/A** 2 Stage disturbance
- S3.4 **1** 1 Control sediment runoff during construction
- S3.5 **1** 1 Save and reuse any removed topsoil

Drainage / Retention

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

40	% Pervious Material	4642	Total Lot Area (sq. ft.)
2785	Coverage Area (sq. ft.)	1857	100% Pervious sq. ft.
1114	Equivalent Pervious Area -->	2971	Equivalent Pervious Area (semi-pervious)
3	Total points for pervious area		

11 34 Total Points

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

Certifying Agent Category 4:

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

H1.1	3	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	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric																
			<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Space Heating <table border="0"> <tr> <td>Yes</td> <td>Electric</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion equipment</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion closet</td> </tr> </table> </td> <td style="width: 50%; vertical-align: top;"> Water Heating <table border="0"> <tr> <td>N/A</td> <td>Electric</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion equipment</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion closet</td> </tr> <tr> <td>Yes</td> <td>Outside of conditioned space</td> </tr> </table> </td> </tr> </table>	Space Heating <table border="0"> <tr> <td>Yes</td> <td>Electric</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion equipment</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion closet</td> </tr> </table>	Yes	Electric	N/A	Sealed combustion equipment	N/A	Sealed combustion closet	Water Heating <table border="0"> <tr> <td>N/A</td> <td>Electric</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion equipment</td> </tr> <tr> <td>N/A</td> <td>Sealed combustion closet</td> </tr> <tr> <td>Yes</td> <td>Outside of conditioned space</td> </tr> </table>	N/A	Electric	N/A	Sealed combustion equipment	N/A	Sealed combustion closet	Yes	Outside of conditioned space
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N/A	Sealed combustion equipment																		
N/A	Sealed combustion closet																		
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N/A	Sealed combustion closet																		
Yes	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	1	1	Gravel bed beneath slab on grade floors
H2.4	1	1	Seal slab penetration
H2.5	1	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	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	1	1	Low VOC paints, stains, and finishes
H3.4	N/A	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	1	Healthy flooring
H3.7	1	1	Healthy insulation
H3.8	N/A	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								
			<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <table border="0"> <tr> <td>N/A</td> <td>System roughed in</td> </tr> </table> </td> <td style="width: 50%; vertical-align: top;"> <table border="0"> <tr> <td>N/A</td> <td>Installed with exhaust outdoor</td> </tr> <tr> <td>N/A</td> <td>Installed with exhaust indoor thru HEPA filter</td> </tr> </table> </td> </tr> </table>	<table border="0"> <tr> <td>N/A</td> <td>System roughed in</td> </tr> </table>	N/A	System roughed in	<table border="0"> <tr> <td>N/A</td> <td>Installed with exhaust outdoor</td> </tr> <tr> <td>N/A</td> <td>Installed with exhaust indoor thru HEPA filter</td> </tr> </table>	N/A	Installed with exhaust outdoor	N/A	Installed with exhaust indoor thru HEPA filter
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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	0	1 - 3	Universally designed living area
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Ventilation

H6.1	2	2 - 4	Controlled mechanical ventilation
H6.2	0	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	1	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	N/A	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	N/A	3	Whole house positive filtration
H6.8	1	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	0	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design
	24	52	Total Points

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

Certifying Agent Category 5:

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.1	1	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	0	1	Recycled content siding or soffit material
M1.6	N/A	1	Eco-friendly insulation
M1.7	1	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 <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"/> 30% 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 <input type="checkbox"/> # of items implemented G, K, N List items (i.e.: a, b, c, etc.)
M2.4	1	1	Compost bin/built in collection of recyclables
M2.5	2	1 - 2	Engineered roof and floor components <input checked="" type="checkbox"/> 80% of floor (or code allowance) <input checked="" type="checkbox"/> 80% of roof (or code allowance)
M2.6	0	1	Finger jointed or laminated products
M2.7	1	1	Eco-friendly trim
M2.8	1	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	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips

Durability

M3.1	1	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.2	N/A	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	0	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	1	1	Laundry room below living floor or drain installed
	13	47	Total Points

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

Certifying Agent Category 6:

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

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

Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

DM3.1	<input checked="" type="checkbox"/>	3	<input checked="" type="checkbox"/> Yes	Fire resistant exterior wall cladding
			<input checked="" type="checkbox"/> Yes	Fire resistant roof covering or sub-roof
			<input checked="" type="checkbox"/> Yes	Fire resistant soffit and vent material
DM3.2	<input type="checkbox"/>	3	<input type="checkbox"/>	Fire Sprinklers installed to cover 100% of living area of home

Lightning & Electronics Protection

DM4	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	10	DM 5.1: Chemical Soil Treatment Used
			<input type="checkbox"/> Exterior cladding installed to prohibit intrusion
			<input type="checkbox"/> Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			<input type="checkbox"/> Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			<input type="checkbox"/> Irrigation/sprinkler water does not hit building
			<input type="checkbox"/> Damage replacement warranty issued and available for annual renewal

OR

DM 5.2	<input type="checkbox"/>	10	DM 5.2: Chemical Soil Treatment Avoided
			<input type="checkbox"/> Chemical soil treatment avoided
			<input type="checkbox"/> Alternative Florida Building Code approved method of foundation protection employed

OR

DM 5.3	<input type="checkbox"/>	12	DM 5.3: Treated wood products
			<input checked="" type="checkbox"/> Yes All wood products serving structural or exterior finish purposes are borate or ACQ treated

DM5.4	<input type="checkbox"/>	1	80% of Cellulose insulation used is Borate treated
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38 Total Points

25 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	45	30 - 75
Category 2: Water	34	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	11	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	13	10 - 35
Category 7: Disaster Mitigation	25	5 - 30
Category 8: General	0	0 - 40

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

Total:	161
Total Need:	100
Certified Home Score	161
Certification Level:	Gold

Home Address	<input type="text" value="0"/>
	<input type="text" value="0"/>

**RE: 515 Angela
BPAS Application
Description of Proposed Development and Use**

Description of Proposed Development and Use.

515 Angela is a vacant lot that comprises slightly more than 4,642 square feet. It is currently zoned HRCC1 which allows single family residences. The proposed construction will be a single family residence consistent with all zoning requirements and will not require any variances.

A review of the Sanborn maps shows structures on the site. 1889 map (one story house), 1892 map (laundry), 1899 map (one story house), 1812 map (one story house) and 1826 map (one story house). The 1962 and 1948 maps show the lot as being vacant.

There is existing adequate sewer, water and electrical utilities located at the site.

Tree commission approval will not be required as there are no existing trees on the site.

Proposed Use: Single Family Residential

Key West, Monroe County, Florida, 1889

RELATED MAPS

DESCRIPTION

THUMBNAILS

MAP IMAGES

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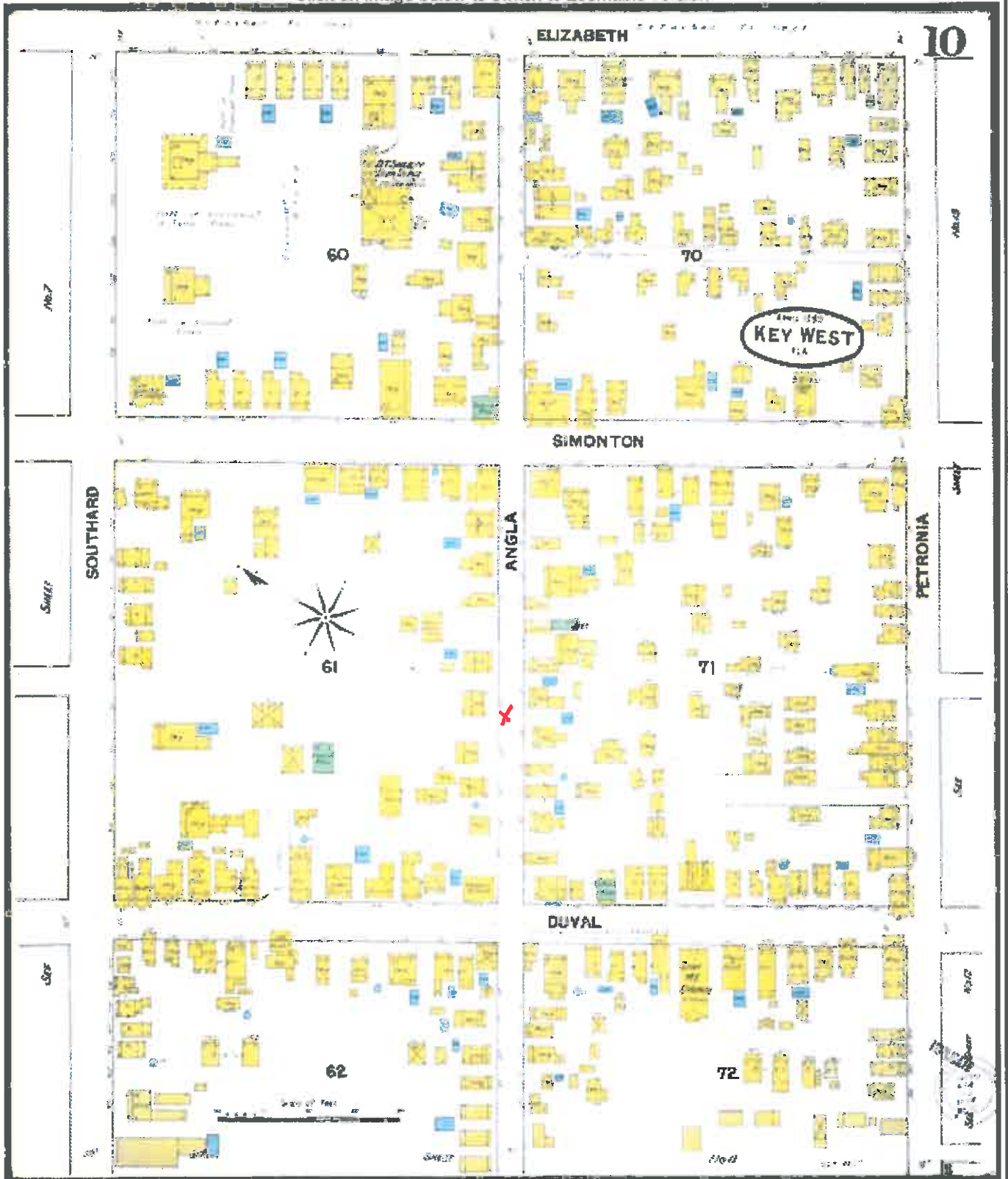
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1899

RELATED MAPS

DESCRIPTION

THUMBNAILS

MAP IMAGES

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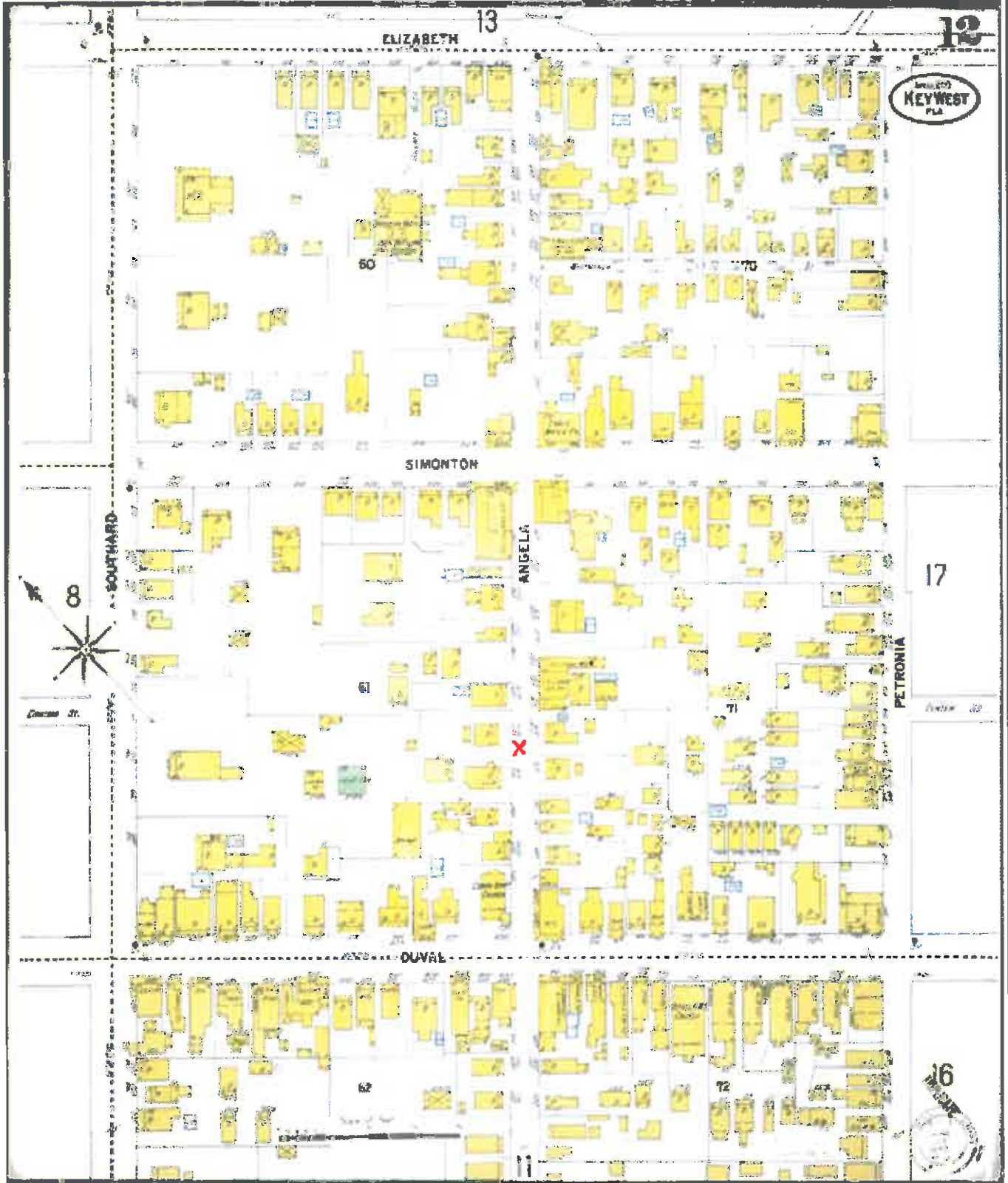
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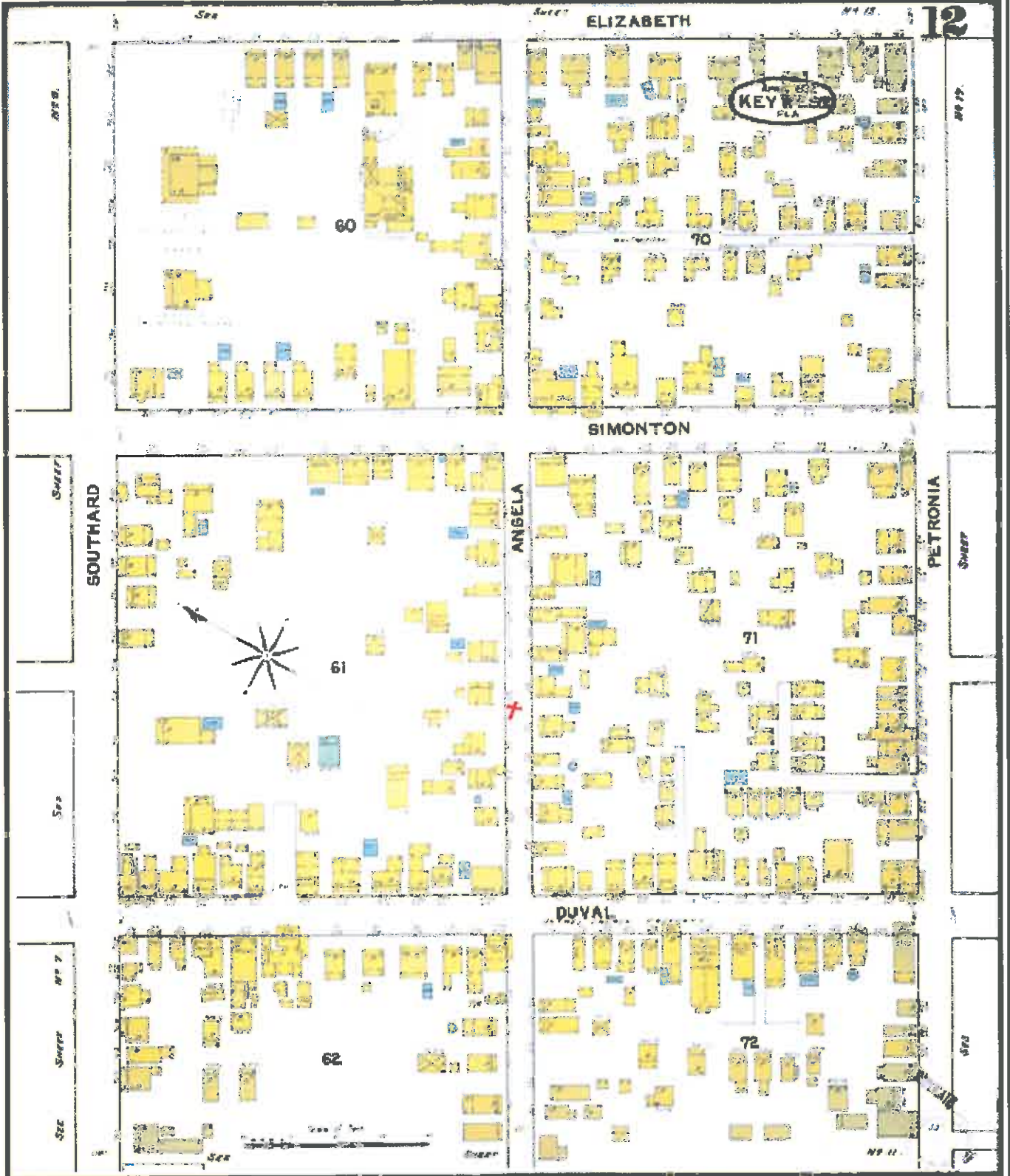
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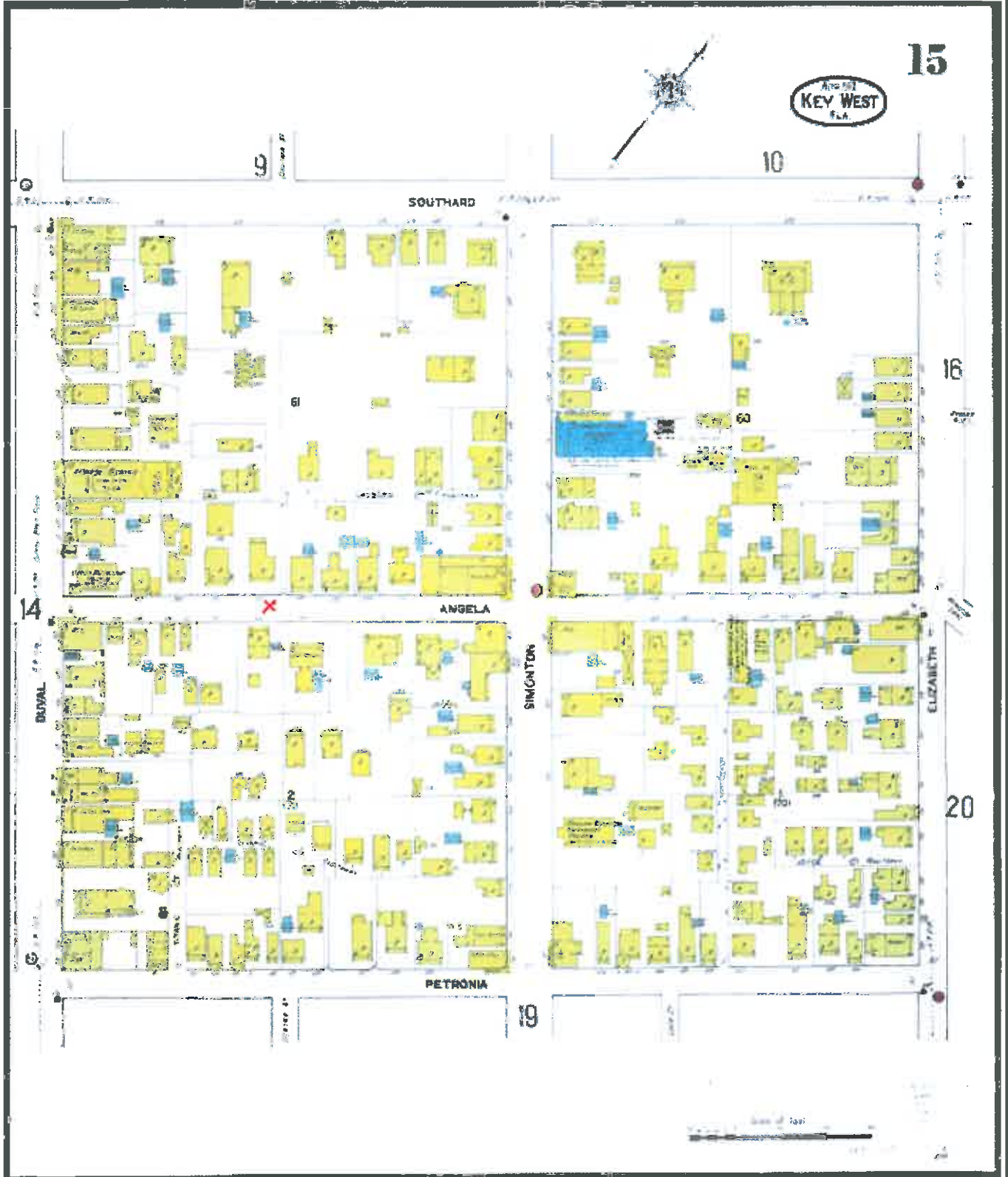
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**RE: 515 Angela
BPAS Application
Solution Statement**

Solution Statement

Currently 515 Angela is a vacant lot with no vegetation. The proposed use will be a single family house that will have minimal impact on the surrounding neighborhood. Site drainage will be designed to meet City requirements. Water conservation, waste disposal, recycling and energy conservation will be inherent in the design to meet the Green Building Certification criteria. The preliminary certified home score of the Florida Green Home Standard Checklist is 148 Points, which is certification level Silver. There will be minimal impacts on neighbors since the proposed development is a single family house.

Attached is the Florida Green Home Standard Checklist which specifically notates the areas that will comply Green Building Certification criteria. The building will be 1.5' above required base flood elevation. The irrigation system will be serviced with a 1,000 gallon cistern.

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 550,000.00

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Doc# 1988874 07/03/2014 2:05PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

07/03/2014 2:05PM
DEED DOC STAMP CL: Krys \$3,850.00

Doc# 1988874
Bk# 2692 Pg# 1883

Parcel ID Number: 00012370-000000

Warranty Deed

This Indenture, Made this 30 day of June, 2014 A.D., Between
623 Duval Street, LLC, a Michigan limited liability company

of the County of GRAND TRAVERSE, State of Michigan, grantor, and
Cary R. Hanson, a single man

whose address is: 511 Angela Street, Key West, FL 33040

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

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS

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

SEE EXHIBIT "A" ATTACHED HERETO

*Subject to current taxes, easements and restrictions of record.

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

Warranty Deed - Page 2

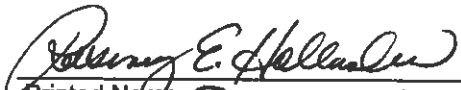
Doc# 1988874
Bk# 2692 Pg# 1884


Parcel ID Number: 00012370-000000


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

Signed, sealed and delivered in our presence:

623 Duval Street, LLC, a Michigan
limited liability company


Printed Name: ROSEMARY E. HOWANDER
Witness

By:  (Seal)
Daniel J. Dingeman, Manager
P.O. Address: 100 N. Park Street, TRAVERSE CITY, MI 49684


Printed Name: MARSHA TOUSIGNANT
Witness

STATE OF Michigan
COUNTY OF GRAND TRAVERSE

The foregoing instrument was acknowledged before me this 30 day of June, 2014 by
Daniel J. Dingeman, Manager of 623 Duval Street, LLC, a Michigan
limited liability company
who is personally known to me or who has produced his
as identification.

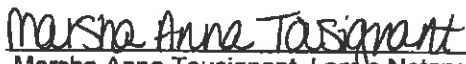

Marsha Anna Tousignant, I am a Notary Public in the
State of Michigan, Acting in Grand Traverse County
My Commission Expires: 09/19/18

EXHIBIT "A"

A portion of land lying in the City of Key West, Monroe County, Florida, and being a part of Lot 4, Square 61, William A. Whitehead's Map of the City of Key West, delineated in February 1829, and being more particularly described as follows:

Commence at the intersection of the Northeasterly Right-of-Way Line of Duval Street and the Northwesterly Right-of-Way Line of Angela Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Angela Street for 186.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Angela Street for 46.50 feet; thence at a right angle and in a Northwesterly direction for 99.83 feet; thence at an angle of 90° 02' 38" to the right and in a Southwesterly direction for 46.50 feet; thence at an angle of 89° 57' 22" to the right and in a Southeasterly direction for 99.86 feet to the said Northwesterly Right-of-Way Line of Angela Street and the Point of Beginning.

LEGAL DESCRIPTION Parcel "A":

A portion of land lying in the City of Key West, Monroe County, Florida and being a part of Lot 4, Square 61, William A. Whitehead's Map of the City of Key West, delineated in February 1829, and being more particularly described as follows: Commence at the intersection of the Northwesterly Right-of-Way Line of Duval Street and the Southwesterly Right-of-Way Line of Angela Street; thence in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Angela Street for 186.00 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Angela Street for 46.50 feet; thence at a right angle and in a Southwesterly direction for 99.83 feet; thence at an angle of 90°02'38" to the right and in a Southeasterly direction for 46.50 feet; thence at an angle of 89°57'22" to the right and in a Northeasterly direction for 99.83 feet to the said Southwesterly Right-of-Way Line of Angela Street and the Point of Beginning. Containing 4,642.71 square feet, more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE