

# **Staff Score Review Sheet**

## BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

**Applicant:** George Halloran

**Site Address:** 700 Amelia Street

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

**Prerequisite Development Type:** Minor Renovation

**Prerequisites: Minor Renovation.**

Demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards.

**Staff comment:** Verified using baseline of 12 months of electric and water bills submitted by applicant. Description of planned energy and water installations to achieve 15% reductions included in Applicant's Solutions Statement.

**Point System: One or two non-transient units.**

<b>Criteria (Points)</b>	<b><i>Applicant</i></b>	<b><i>Staff</i></b>
a. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> Property in X flood zone; existing building 2 feet higher than crown of road.	5	5
b. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b>		
c. Achieving Green Building Certification Upgrade 1—Silver (+30) <b>Staff comment:</b> FGBC Upgrade 1 (Silver) claimed, but no checklist submitted. Unable to verify.	30	0
d. Achieving Green Building Certification Upgrade 2—Gold (+40) <b>Staff comment:</b>		
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) <b>Staff comment:</b>		
f. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b>		
g. Design by a LEED accredited architect (+10) <b>Staff comment:</b>		
h. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> Indicated on plans.	5	5
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> Solution statement states light colored concrete pavers would be maintained 8 inches apart for pathways and brick patio, all with 29+ SRI.	10	10
j. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b> Applicant states roof to be painted white, but paint type and SRI rating were not specified. Plans show new covered deck, but no SRI information provided.	5	5
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b>		
<b>Total:</b>	55	25

# **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 [geohalloran@gmail.com](mailto:geohalloran@gmail.com)

October 23, 2014

George Halloran  
16 Hilton Haven Rd Apt B  
Key West FL 33040-3827

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application  
700 Amelia Street (RE # 00030670-000000; AK # 1031453)**

Dear Mr. Halloran:

Thank you for your BPAS Application for one (1) market-rate residential dwelling unit on property located at 700 Amelia 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**

1. Your application indicates that proposed development falls into the "Minor Renovation" category. The letter you submitted as the required "Solution Statement" needs to more specifically address how the proposed development meets the Minor Renovation Prerequisites. Specifically, how your project will demonstrate water and energy use 15% below the Florida Building Code. Additionally, the Solution Statement should describe how the project would incorporate the optional BPAS claimed on the Estimated Score Sheet (Exhibit C).
2. Existing and proposed site plans are required, but none were submitted. The submitted survey indicates some of the existing site conditions, but does not indicate certain features, such as off-street parking spaces. The site plans should include the site data table listing existing and proposed dimensional criteria. Please submit existing and proposed site plans.
3. Existing and proposed floor plans are required, but none were submitted. In this case, the floor plans should depict how the existing house will be renovated to create the requested dwelling unit while meeting the City's LDRs. Please submit existing and proposed floor plans.
4. A copy of the required energy and water baseline report, as described the Minor Renovation Prerequisites of the BPAS Application, is required, but was not submitted. Please submit a copy of the baseline report.

**BPAS Prerequisites**

5. Points were claimed for elevating the building more than 1.5' higher than the base flood elevation (BFE). The property is located within the X flood zone, which does not have a BFE. For properties in the X flood zone, staff may award the +5 BPAS points if it is demonstrated that the building would have a minimum floor elevation of at least one (1) foot above the crown of the closest street, pursuant to [City Code Section 14-38](#). No site plans or elevation plans were submitted and the survey does not indicate elevations, so staff is unable to verify if this criteria would be met. Please submit the proper documentation that the building would meet the requirements for these points.

**BPAS Scoring Criteria**

6. The submitted Applicant's Estimated Score Sheet (Exhibit C) was filled out incorrectly. Partial points are not possible. Either the criteria are fully met or not. No affordable housing is proposed, so the application cannot qualify for those BPAS points. The application cannot qualify for Green Building Certification Upgrade points unless the development is planned to achieve advanced LEED or FGBC certification. Please submit a revised and corrected [Estimated Score Sheet](#).
7. The submitted BPAS Certification Form is missing the total estimated points from the Estimated Score Sheet (Exhibit C). Please fill in the total estimated points on the [Certification Form](#), which should match Exhibit C.
8. Points were claimed for providing conduit for an electric car charging station, but this is not mentioned in the solution statement and no site plans were submitted. Please add this to the solution statement and indicate this on the proposed site plan.
9. Point were claimed for using high reflectivity (SRI) roofing materials. The applicant has not provided a description of existing or proposed roofing material in the solution statement. Please provide a description and verification of material SRI index as the roof is already existing. Please also indicate that high SRI roofing materials will be used on the proposed site plan.

**Additional Documentation**

None at this time.

**General Information**

**Draft Rankings:** A preliminary draft copy of the Year 1 BPAS application rankings is attached, so that you can get a sense of how your project compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

**Deadline:** Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than 5:00 PM on Monday, November 24, 2014.

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

Sincerely,

**Key West Planning Department**

Office: 305-809-3720

Email: [planning@cityofkeywest-fl.gov](mailto:planning@cityofkeywest-fl.gov)

Web: [www.keywestcity.com/planning](http://www.keywestcity.com/planning)

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

# **Applicant's Response Letter**

City of Key West Planning Department    Attn: Nicole Malo – Planner    11.24.14

Hello Nicole –

Thank you for spending the time to help me understand the BPAS ROGO application process. I think I have finally gotten through it and completed the needed paperwork. In this packet you should find:

1. A Solution Statement in response to the city's Oct. 23, 2014 letter to me.
2. A new Exhibit C showing 50 points as my estimated score.
3. Floor Plan for the existing second floor apartment.
4. Floor Plan for the existing first floor apartment.
5. Proposed floor plan showing proposed side/rear porch (hatched area) and proposed electric car conduit installation area for future charger (SW corner of building).
6. Existing Site Plan. Feel free to call if you or other planners would like to tour the site.
7. Proposed Site Plan, again with proposed side/rear porch and conduit location.
8. Updated version of my 3/3/2014 survey. This version shows the elevation - the first floor is 2 ft. 4 1/2 in. above the crown of the road, more than double the requirement.
9. Last 12 months of water use. Average is 123 gpd over 365 days. Occupancy is two.
10. Last 12 months of electric use. Average is 27.08 kwh per day over 365 days.
11. Rewritten Narrative in Support of my application. The original was flawed.
12. New Exhibit B - Site Data Table. The first edition had some blank spaces.

I believe all other documents were previously submitted and accepted. Please let me know if there is anything I have forgotten. Again, I thank you for your time and explanations. I was confused about a number of items the first time around, the biggest two being the Green Building Upgrade and the relation between the existing apartment and the new residential unit. Your explanations finally cleared the fog.

Sincerely, George Halloran    305 393 0889 cell    305 236 6108 land line



# Application





# Building Permit Allocation System (BPAS) Application

(Year 1: July 1, 2014 – June 30, 2015)

City of Key West, Florida • Planning Department  
 3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.KeyWestFL.com

**RECEIVED**  
 SEP 02 2014  
 CITY OF KEY WEST  
 PLANNING DEPT.

**Application Fee: \$1,150.00**

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

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

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

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY OWNER:**

Name: GEORGE HALLORAN  
 Mailing Address: 16-B HILTON HAVEN DR.  
 City: KEY WEST State: FL Zip: 33040  
 Home/Mobile Phone: 305-296-6108 Office: CELL 305-393-0889  
 Email: GEOHALLORAN@GMAIL.COM

**PROPERTY DESCRIPTION AND ZONING INFORMATION:**

Site Address: 700 AMELIA ST.  
 Parcel ID/ RE#: 00030670-000000 Alternate Key: 1031453  
 Zoning District: HMDR Size of Site: 8,456 SQ. FT.  
 Density Allowed: 16/ACRE Commercial Floor Area: Ø

**B. EXISTING DEVELOPMENT:**

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

1 - FAMILY FRAME BUILDING - UPPER FLOOR USED FOR  
HABITATION, FIRST FLOOR USED MOSTLY AS SHOP + STORAGE  
AREA.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED <sup>1</sup> / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	1	YES	2
Affordable Residential Dwelling Unit(s) <sup>2</sup>	0		
* Transient Unit(s) <sup>3</sup> (STATE DEF.)	1	<del>YES NO</del>	
Accessory Dwelling Unit(s) <sup>4</sup>	0		
Single Room Occupancy Unit(s)	0		
Nursing Home Unit(s)	0		
<b>Total Number of Units Requested</b>			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

\* LIMITED TO MONTHLY RENTAL - NO WEEKLY OR DAILY

C. PROPOSED DEVELOPMENT

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

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

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

Is the property located within the Historic District?

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Advanced affordable allocation request?

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

Will the allocation require development review? Y / N ?

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

Major Development Plan

Minor Development Plan

Conditional Use

Variance(s)

Beneficial Use

HARC ?

Lawful Unit Determination

Transient Transfer

Tree Commission ?

Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties 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. *NO IMPACTS ADDITIONALLY -*

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. *SEE ADDITIONAL SHEET.*

4. Up-to-date Signed and sealed survey (Section 108-240).

*N/A*  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). *INCLUDED IN SURVEY - HOUSE SITING REMAINS UNCHANGED.*

9. Completed BPAS Estimated Score Sheet and Estimated Total Points to be achieved *(SAME FOOTPRINT)*

*Payment App Fee*

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

(Exhibit C).

10. Signed and Notarized BPAS Certification Form (Exhibit D).

11. Copy of LEED or FGBC Score Sheet (Exhibit E) or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.

# **Description of Proposed Development and Use**

Narrative in support of an application by George and Marcia Halloran for one additional ROGO unit to be contained in an existing structure located at 700 Amelia St. Key West, FL.

This structure was for the most part physically constructed over a three year period by the owners and family members. We hired others to drill pier foundation holes in the caprock, install the main electric panel, make the sewer connection and install most of the plumbing, and install the air conditioning unit. It was completed and received proper inspections and a Certificate of Occupancy from the City of Key West, in 2005.

The lot, when purchased in 1989, was graced with a number of mature trees: a 60-inch circumference Gumbo Limbo, two large Sappodillas, four Royal Poincianas, an African Tulip, a Mastic and two large Hog Plum growths. All of the trees remain on the property today. The house was sited where it would do the least damage to these trees, at the extreme NW corner.

During construction, with Tree Commission approval, we trimmed the Gumbo Limbo minimally, removed a large branch from one of the Sappodillas, and the house now sits nestled between their healthy trunks. Our design largely protected these trees, and gave us a wonderful canopy to view from the second story, plus nearly full shade in the yard. About 30 percent of the first floor is built on a raised concrete foundation, and we elevated the corner closest to the Gumbo Limbo above its roots, rather than cut them away.

The house footprint is less than 15% of the lot area. Most of that space remains untouched except for storage of some building materials. The lot has a natural mulch of heavy leaf litter 10 to 12 inches deep in most areas, which helps to keep tree roots moist and continues to create new soil. Nearly 85% of the lot is pervious, and allows rain recharge to the important fresh water lens below the surface. There is a small patio made of loose laid brick without mortar, and several pathways of various pavers, also laid loosely, all of which allow recharge.

A large portion of the wood used to build the house was salvaged from buildings we helped. For example, all the first floor windows and two of the bedroom windows on the second floor came from one of the Navy buildings on Truman Annex. The hardwood floor on the first level and all four walls of a small bedroom were removed from a bar being remodeled by my son. The granite countertops were saved from a home where the owner wanted something different, and we recut them by hand to suit our purposes.

The exterior doors downstairs are all recycled, including the two large (4' by 7.5') wooden doors that were the original front entrance to the historic Seafoam railroad hotel we remodeled in the mid 1980s. Six by six support columns and many of

the support beams are recycled lumber from other jobs including the first wooden hotel built on Miami Beach about 1920. Pavers used for a portion of the downstairs floor came from a driveway being resurfaced at a Miami mansion.

Plumbing includes a low-flow shower head (no tub) and two low volume toilets. The kitchen sink is a porcelain-on-cast iron, two-bowl "farm sink" with a porcelain dish drain, which we found abandoned in a corner of the property and recycled. The bathroom has a recycled marble sink that had been set out by the road, which we rescued and fitted with a new basin. The collection system for the 800 gallon above-ground cistern which we use for irrigation. City sewer rates assume a percentage of water use reported by FKAA for each unit is used for irrigation. It follows that our unit (s) will achieve "water reduction" by at least that percentage. (FYI, I have two similar cisterns at my own home on Hilton Haven, which we use there for irrigation and other outdoor needs. I mention this to demonstrate that green living comes naturally to my wife and I, and we are not "going green" just for a ROGO.)

A number of the electric fixtures including porch lights are recycled. The central air conditioning system is a high efficiency unit, and all windows are operable so that residents can (and do) cool or heat the house with cross ventilation at will. Large windows and two 10-light doors leading to the second floor porch, and a set of small windows 14 feet above the second floor provide good lighting throughout the day so that interior electric lighting is seldom needed. A ceiling hatch on the upper windows can also be opened for ventilation.

The portion of the building now used for occupancy is well-insulated to keep exterior heat at a minimum. Seventy percent of the house is built on typical Key West style concrete piers, allowing air to flow underneath for ventilation.

We currently rent out the living quarters on the second floor. Our residents have included: a couple working in the food service industry; a newly- arrived boat captain, his wife and infant son who were looking for a house to purchase and needed a place while they searched; a single woman newly arrived who worked as a bartender; and most recently an elderly gentleman who had owned a house previously in Key West and is now retired. I mention this to show we are helping to ease, in a limited manner, the on-going affordable housing problem in Key West.

We are applying for a ROGO unit to convert the first floor from a home workshop and storage area to a one-bedroom residential apartment. With the exception of a new covered porch in the rear of the building we do not plan to expand the footprint of the structure at this time. We feel the house and lot are certainly sufficient for additional residency. There are currently two off-street parking areas that will remain and the yard is fully fenced.

For interior walls, the new unit will utilize recycled Dade County pine lumber

removed from the Miami Beach hotel mentioned above and from several Key West job sites. The wood was de-nailed and is already stored on the property. Porch columns will be recycled 6 x 6s, and portions of the porch will be constructed with other recycled lumber, also on the property. More of the recycled granite will make up the kitchen countertop. No fuel will be needed to transport these building materials to the building site. And since we will be utilizing existing an existing storage area for new living space, the overall unit cost in carbon will be far less than than for a new structure.

A high-efficiency mini-split AC/Heat unit will be installed for heating and cooling the new apartment. Additional insulation will be installed in the walls, and sound-deadening material will be added over the fiberglass insulation already applied to the ceiling. This apartment will enjoy shade for much of the day and has no overhead exposure to the outdoor elements, so will consume less energy to heat and cool than a new one-story structure with a roof.

Concerning the deeds for this property: the area contained within the warranty deed is 6717 sqft. A quitclaim deed describes another 1739 sqft. for a total of 8456 sqft. This is the original property boundary, and was fully enclosed with heavy cyclone fencing, embedded at the bottom in a concrete curb, when we purchased it in 1989. We have removed much of that fence and replaced it with wood pickets.

We purchased the property, which ran from Amelia St. to Catherine St., jointly with other family members (Ann and Eric Dadd) and split it into two lots in 2001. The entire fenced area has been occupied continuously by a chain of property owners for many decades, and our lot has no claims against it by other property owners. We respectfully request that you consider it a properly deeded single parcel as the surveyors have mapped it periodically dating back before we purchased it, and concluding with the most recent survey updated in November of this year to include an elevation for the first floor.

George and Marcia Halloran



# **Solution Statement**

1.

700 Amelia St. BPAS Application Solution Statement November 19, 2014

- This project qualifies as a Minor Renovation because far less than 50% of the value of the building will be expended in construction and purchase of appliances and plumbing fixtures. The proposed first floor residential unit was substantially finished in 2005 and since then has been in use as a tool and furniture storage area and home workshop. The floor is complete, walls and ceiling are framed and need only insulation and surface materials. Most plumbing and wiring is already roughed in, although the new unit will require more. All exterior doors and windows are installed. The new unit will need very little additional work, compared to a new structure, and second floor will need minimum remodeling. All told, the gaining of a complete new housing unit for a Key West resident can be accomplished relatively quickly and with relatively little expense and waste of materials as compared to any new project.
- Water use will be reduced at least 15% below code requirements by using low flow (1 gpm or less) faucets and shower head; using a single shower head; replacing existing toilets with double-flush, high performance 1.28 gal rated bowls; utilizing a cistern for most irrigation and outside washing (car, boat) needs; installing low-flow capacity on outside hose bibs; maintaining the existing drought tolerant native trees and plants on the site thus reducing the need for irrigation water, and continuing to maintain a deep natural leaf mulch on 75 percent of the site, again reducing irrigation.
- Flood protection will be achieved by harvesting rain from the roof in the existing cistern; keeping impervious surfaces to a minimum (under 20%) to allow percolation of rain water falling on open spaces; maintaining light colored concrete pavers spaced 8 inches apart for pathways and a brick patio, all with a Solar Reflective Index above 29; and maintenance of natural leaf litter mulch to keep open space highly pervious. The first floor of the house is 2 feet 4 1/2 inches above the crown of Amelia St. as shown on a survey updated 11/19/14. This property does not flood during rain events, instead it accepts water from Amelia St. and nearby commercial property, allowing this water to recharge the fresh water aquifer below.
- Electric use will be reduced by 15% below code requirements by installing a high efficiency, ductless mini-split AC/Heat unit, to be sited in shade on the north side; installing an efficient on-demand water heater; installing only high-efficiency household appliances in the new unit and replacing those in the existing unit as needed; building the new kitchen without a garbage disposal to save water and electricity (occupants will be encouraged to use an existing on-site composting system); removing the garbage disposal from the second floor unit; insulating all hot water pipes properly; keeping the washer/dryer unit

2.

outside the conditioned area; using a "sensor style" clothes dryers rather than timed settings to reduce dryer use; venting the cooking stove and bathroom outside the conditioned area to reduce heat and moisture; installing plumbing for a solar hot water heater which may be able to serve both units; with HARC permission the metal 5-v crimp galvalume roof will be painted white with a solar reflective rating well above 29, thus increasing the efficiency of the existing high-seer rated AC upstairs (new two years ago). Upstairs, light from three existing skylights (bedroom and bath) and a "clerestory type" window bank high in the kitchen/living area will reduce electric light needs during daylight hours. Energy saving bulbs will be installed in all lighting fixtures in both units.

- The site has three offstreet parking spaces which will be maintained. This property was selected by the owners due to its mature vegetation, its relatively high elevation (8-9 feet above MSL), and its open space. The existing building was consciously built between existing mature trees with a minimum of trimming. This insured shade for the structure from the East and West, and the preservation of a maximum of open space - literally a mini-park inside city limits.
- The site is close to urban amenities: one block from the county health department, city bus stop, bank, child care, a dentist, two restaurants. It is also easy walking distance from a drugstore, several other restaurants, shops, bicycle repair, a mailing facility, the attractions of Upper Duval St., an ice cream parlor and a public beach. Residents can easily walk or use a bicycle (existing bike rack on the site) for most of their needs, thus reducing their carbon footprint by leaving their car at home.
- A conduit providing direct access to the nearby existing first floor electric panel will be installed so that an electric vehicle charging unit can be set up easily if needed in the future. Location will be at the SW corner of the building, next to one of the parking spaces.
- Plumbing lines (all of them insulated) will be run from the first floor to the roof to facilitate installation of a solar water heater, which may be able to supply hot water to both units. My current residence at 16 Hilton Haven Rd in Key West is equipped with a large solar heating system that serves my unit and another apartment and I have installed solar heating for 10 other living units and 2 ✨ stores on properties previously owned here in Key West.
- After consulting with the Florida Green Building Coalition, I have worked through their green building checklist. My initial score qualifies the building and indicates it will achieve at a minimum one Green Certification Upgrade. The level of certification cannot be determined until a professional examines my property and verifies my statements. We will be aiming for the next higher category but at this time have claimed credit for only one.

# WATER USE - 700 AMELIA ST.

System Date: 11/17/2014 3:43:41 PM  
Florida Keys Aqueduct Authorit  
1

Page: 0

User Date 11/17/2014  
Document History by Location

User: dmendez

Location: 002511  
33040

Address: 700 AMELIA ST KEY WEST FL

Customer: 538130

GEORGE R HALLORAN

Including: Work, Open, History, Voided

Last Bill Date 11/10/2014  
Balance \$61.87  
Last Payment Date 10/28/2014  
Balance \$61.87

Last Bill

Current

Date	Document	Type	Connection
Consumption	Amount	Running	Balance
11/7/2014	READ00005610058	History METER	1 W RES
X 100 (27) = 2700 g.			
10/7/2014	READ00005555690	History METER	1 W RES
X 100 (29) = 2900 g.			
9/8/2014	READ00005504516	History METER	1 W RES
X 100 (22) = 2200 g.			
8/8/2014	READ00005454216	History METER	1 W RES
31 ETC.			
7/8/2014	READ00005401808	History METER	1 W RES
25			
6/6/2014	READ00005346668	History METER	1 W RES
26			
5/7/2014	READ00005291981	History METER	1 W RES
26			
4/8/2014	READ00005242442	History METER	1 W RES
45			
3/7/2014	READ00005187209	History METER	1 W RES
52			
2/7/2014	READ00005135968	History METER	1 W RES
50			
1/8/2014	READ00005081196	History METER	1 W RES
78			
12/6/2013	READ00005029225	History METER	1 W RES
38			

12 - MONTH HISTORY  
EXISTING 1 BEDROOM APT.



Meter Number	Read Dates		Billing Days	Meter Readings			Multiplier	Usage	Units	Power Factor
	Present	Previous		Code	Present	Previous				
ELECTRIC: E000064465	11-07-14	10-08-14	30	MR	59045	58266	1	779	kWh	

BILLING SUMMARY	
Previous Balance as of 10-14-14	\$142.20
Payments & Adjustments	-142.20
Balance Forward as of 11-13-14	0.00
Current Charges as of 11-13-14	107.21
<b>Total Amount Due</b>	<b>\$107.21</b>

PREVIOUS BALANCE \$142.20  
 PAYMENT 11-09-2014 -142.20  
**BALANCE FORWARD 0.00**

	RATE	USAGE	CHARGES
CUSTOMER CHARGE			15.03
ENERGY CHARGE	\$0.122600	779	95.51
POWER COST ADJUSTMENT	\$-0.007710	779	-6.01
GROSS RECEIPTS TAX			2.68

CONSUMPTION HISTORY			
Read Date	Days	Electric Use (kWh)	Avg. (kWh) Usage per Day
11-07-14	30	779	25.97
10-08-14	30	1076	35.87
09-08-14	31	1254	40.45
08-08-14	30	1203	40.10
07-09-14	30	1073	35.77
06-09-14	32	1006	31.44
05-08-14	30	671	22.37
04-08-14	29	498	17.17
03-10-14	32	632	19.75
02-06-14	31	528	17.03
01-06-14	31	541	17.45
12-06-13	31	625	20.16
11-05-13	32	823	25.72

CURRENT CHARGES 107.21  
**TOTAL AMOUNT DUE \$107.21**

*12 MONTH ELEC. USE HISTORY EXISTING APT.*

If you have any questions, please call Keys Energy Services at (305) 295-1000, or visit our website: www.KeysEnergy.com

Bill Type	Account Type	Bill Date	Due Date	Total Amount Due	Payment Type
REGULAR	RESIDENTIAL	11-13-2014	12-09-2014	\$107.21	BANK DEBIT- DO NOT PAY

**MESSAGE:** KEYS is once again offering rebates for qualified energy-efficient products, ranging from \$10 to \$450! Log on to KeysEnergy.com for more information!

Please write your account number on your check, detach here, and return bottom portion with your payment.



PO BOX 6100  
 KEY WEST, FL 33041-6100  
 (305) 295-1000  
 www.KeysEnergy.com

Service Address	700 AMELIA ST	Due Date	12-09-2014
Account Number	3223301-02	Payment Type	BANK DEBIT- DO NOT PAY
Total Amount Due	\$107.21	Amount Enclosed	

A five-percent penalty will be assessed on current amounts not paid by the Due Date. Any unpaid previous balance on your bill may cause immediate disconnection of service.

KES1113C AUTO SCH 5-DIGIT 33040  
 7000000610 00.0002.0204 581/1

MAKE CHECK PAYABLE TO:



GEORGE R HALLORAN  
 16 B HILTON HAVEN DR  
 KEY WEST FL 33040-3827

KEYS ENERGY SERVICES  
 PO BOX 6048  
 KEY WEST, FL 33041-6048



**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1216916  
BK#1672 PG#1598

RCD Jan 25 2001 10:12AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 291.20  
01/25/2001 LP DEP CLK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dadd and Nelson P.C.  
11 Exchange Street  
P.O. Box 238  
Attica, NY 14011

1-A

**THIS WARRANTY DEED**, made this 17<sup>th</sup> day of January, 2001, by **ERIC T. DADD and ANN M. DADD**, whose post office address is 2735 Clinton Street, Attica, New York 14011, herein called the grantors, to **GEORGE HALLORAN and MARCIA HALLORAN**, as joint tenants with rights of survivorship and not as tenants in common, whose post office address is 16 Hilton Haven, #B, Key West, Florida 33040, hereinafter called the grantees. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** That the grantors, for an in consideration of the sum of One and more (\$1.00 and more) Dollars, and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee all that certain land situate in Monroe County, State of Florida, viz:

On the Island of Key West, Monroe County, Florida and being part of Tract 12, according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described as follows:

Beginning at the point of the intersection of the easterly line of Calais Street (Lane) and the southerly right-of-way line of Amelia Street; thence northeasterly along the said line of Amelia Street for a distance of 94.75 feet; thence southeasterly at right angles parallel to the easterly line of Calais Street (Lane) a distance of 69.8 feet; thence southwesterly at right angles parallel to the southerly right-of-way line of Amelia Street 49.75 feet; thence southeasterly and parallel to the easterly line of Calais Street (Lane) a distance of 6.5 feet; thence southwesterly at right angles parallel to the southerly right-of-way line of Amelia Street a distance of 45.0 feet to a point on the easterly line of Calais Street (Lane); thence northwesterly along said easterly line of Calais Street (Lane) 75.36 feet to the point of beginning.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Rae Catherine Allen  
Witness #1 Signature

Rae Catherine Allen  
Witness #1 Printed Name

Lora M. Zymowski  
Witness #2 Signature

Lora M. Zymowski  
Witness #2 Printed Name

Eric T. Dadd  
Eric T. Dadd

Ann M. Dadd  
Ann M. Dadd

State of New York )  
                                  ) ss.:  
County of Wyoming)

On this 17<sup>th</sup> day of January, 2001 before me, the undersigned, personally appeared ERIC T. DADD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Linda M. Beck  
Notary Public

State of New York )  
                                  ) ss.:  
County of Wyoming)

LINDA M. BECK  
Notary Public, State of New York  
Qualified in Wyoming County  
My Commission Expires August 7, 2001

On this 17<sup>th</sup> day of January, 2001 before me, the undersigned, personally appeared ANN M. DADD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Linda M. Beck  
Notary Public

LINDA M. BECK  
Notary Public, State of New York  
Qualified in Wyoming County  
My Commission Expires August 7, 2001



STATE OF FLORIDA  
COUNTY OF MONROE  
This Copy is a True Copy of the  
Original on File in this Office. Witness  
my hand and Official Seal.  
The 2nd day of December  
A.D., 2013

AMY HEAVILIN  
Clerk Circuit Court  
Coley Goller



RCD Jan 25 2001 10:12AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70  
01/25/2001 RP DEP CLK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dadd and Nelson P.C.  
11 Exchange Street  
P.O. Box 238  
Antica, NY 14011

**THIS QUITCLAIM DEED**, made this 17<sup>th</sup> day of January, 2001, by **ERIC T. DADD** and **ANN M. DADD**, whose post office address is 2735 Clinton Street, Attica, New York 14011, herein called the grantors, to **GEORGE HALLORAN** and **MARCIA HALLORAN**, as joint tenants with rights of survivorship and not as tenants in common, whose post office address is 16 Hilton Haven, #B, Key West, Florida 33040, herein-after called the grantees.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** That the grantors, for an in consideration of the sum of One and no more (\$1.00 and no more) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in Monroe County, State of Florida, to wit:

On the Island of Key West, Monroe County, Florida and being part of Tract 12, according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described as follows:

Commencing at the point on the southerly side of Amelia Street 94.75 feet from the easterly edge of Calais Street (Lane); thence at right angles southeasterly a distance of 7.1 feet to a point of beginning; thence parallel to the southerly line of Amelia Street a distance of 12.7 feet; thence at right angles in a southeasterly direction parallel to the easterly edge of Calais Street (Lane) a distance of 75.8 feet; thence southwesterly at right angles parallel to the southerly side of Amelia Street a distance of 49.75 feet; thence northwesterly at a deflection angle of 60.52° to the right 8.9 feet; thence southwesterly at a deflection angle of 60.52° to the left and parallel to the southerly side of Amelia Street a distance of 6.8 feet; thence northwesterly at right angles parallel to the east line of Calais Street (Lane) a distance of 6.5 feet; thence northeasterly at right angles parallel to the southerly line of Amelia Street a distance of 49.75 feet; thence northwesterly at right angles and parallel to the east line of Calais Street (Lane) a distance of 62.7 feet to the point of beginning.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Rae Catherine Allen  
Witness #1 Signature

Rae Catherine Allen  
Witness #1 Printed Name

Lora M. Zymowski  
Witness #2 Signature

Lora M. Zymowski  
Witness #2 Printed Name

Eric T. Dadd  
Eric T. Dadd

Ann M. Dadd  
Ann M. Dadd

State of New York )  
                              ) ss.:  
County of Wyoming)

On this 17<sup>th</sup> day of January, 2001 before me, the undersigned, personally appeared ERIC T. DADD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Linda M. Beck  
Notary Public

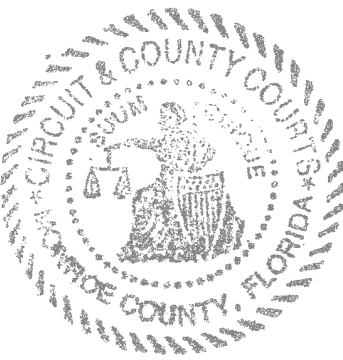
State of New York )  
                              ) ss.:  
County of Wyoming)

LINDA M. BECK  
Notary Public, State of New York  
Qualified in Wyoming County  
My Commission Expires August 7, 2001

On this 17<sup>th</sup> day of January, 2001 before me, the undersigned, personally appeared ANN M. DADD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Linda M. Beck  
Notary Public

LINDA M. BECK  
Notary Public, State of New York  
Qualified in Wyoming County  
My Commission Expires August 7, 2001



MONROE COUNTY  
OFFICIAL RECORDS  
COUNTY OF MONROE

This Copy is a True Copy of the  
Original on File in this Office. Witness  
my hand and Official Seal.

This 2<sup>nd</sup> day of December  
A.D., 2013

AMY HEAVILIN  
Clerk Circuit Court  
Cecely Goelmon  
D.C.

# Survey

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N51°18'07"E ASSUMED  
ALONG THE CENTERLINE OF  
AMELIA STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

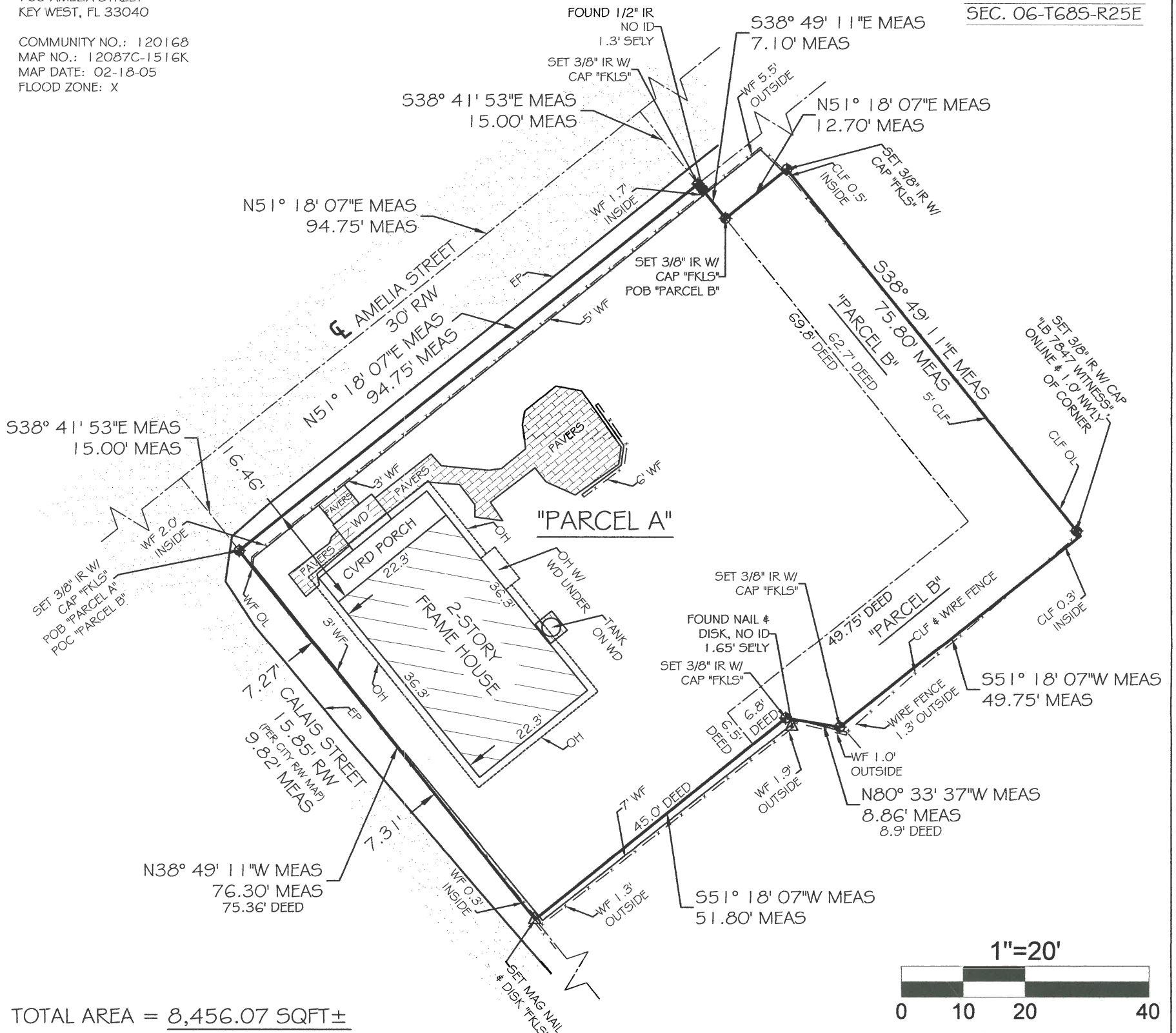
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
700 AMELIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X

## LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 8,456.07 SQFT±

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE  
AND VALID WITHOUT THE ATTACHED SURVEY REPORT  
(SHEET 2 OF 2)

CERTIFIED TO -

George & Marcia Halloran;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

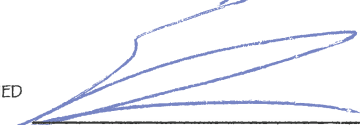
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RW = RIGHT OF WAY LINE               |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MFW = METAL FENCE                              | TBM = TEMPORARY BENCHMARK            |
| CPF = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOB = TOP OF BANK                    |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                   |
| DELA = CENTRAL ANGLE              | NTS = NOT TO SCALE                             | TYP = TYPICAL                        |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | U/R = UNREADABLE                     |
| EL = ELEVATION                    | OHW = OVERHEAD WIRES                           | U/E = UTILITY EASEMENT               |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | WD = WOOD DECK                       |
| EP = EDGE OF PAVEMENT             | PM = PARKING METER                             | WF = WOOD FENCE                      |
| FF = FINISHED FLOOR ELEVATION     | PCC = POINT OF COMPOUND CURVE                  | WL = WOOD LANDING                    |
| FH = FIRE HYDRANT                 | PCP = PERMANENT CONTROL POINT                  | WM = WATER METER                     |
| FI = FENCE INSIDE                 | PK = PARKER KALON NAIL                         | WPP = WOOD POWER POLE                |
| FND = FOUND                       | POB = POINT OF BEGINNING                       | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE                | PI = POINT OF INTERSECTION                     | WV = WATER VALVE                     |
| FOL = FENCE ON LINE               |  |                                      |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	03/03/2014
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED   
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

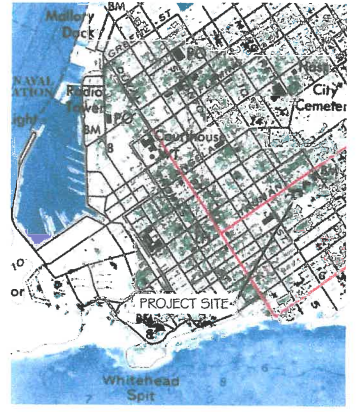
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



## FLORIDA KEYS LAND SURVEYING

1996 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E

## LEGAL DESCRIPTION -

### "PARCEL A"

On the Island of Key West, Monroe County, Florida and being part of Tract 12, according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described as follows:

Beginning at the point of the intersection of the easterly line of Calais Street (Lane) and the southerly right of way line of Amelia Street; thence northeasterly along the said line of Amelia Street for a distance of 94.75 feet; thence southeasterly at right angles parallel to the easterly line of Calais Street (Lane) a distance of 69.8 feet; thence southwesterly at right angles parallel to the southerly right of way line of Amelia Street 49.75 feet; thence southeasterly and parallel to the easterly line of Calais Street (Lane) a distance of 6.5 feet; thence southwesterly at right angles parallel to the southerly right of way line of Amelia Street a distance of 45.0 feet to a point on the easterly line of Calais Street (Lane); thence northwesterly along said easterly line of Calais Street (Lane) 75.36 feet to the Point of Beginning.

### "PARCEL B"

On the Island of Key West, Monroe County, Florida and being part of Tract 12, according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described as follows:

Commencing at the point on the southerly side of Amelia Street 94.75 feet from the easterly edge of Calais Street (Lane); thence at right angles southeasterly a distance of 7.1 feet to a point of beginning; thence parallel to the southerly line of Amelia Street a distance of 12.7 feet; thence at right angles in a southeasterly direction parallel to the easterly edge of Calais Street (Lane) a distance of 75.8 feet; thence southwesterly at right angles parallel to the southerly side of Amelia Street a distance of 49.75 feet; thence northwesterly at a deflection angle of 60.52° to the right 8.9 feet; thence southwesterly at a deflection angle of 60.52° to the left and parallel to the southerly side of Amelia Street a distance of 6.8 feet; thence northwesterly at right angles parallel to the east line of Calais Street (Lane) a distance of 6.5 feet; thence northeasterly at right angles parallel to the southerly line of Amelia Street a distance of 49.75 feet; thence northwesterly at right angles and parallel to the east line of Calais Street (Lane) a distance of 62.7 feet to the point of beginning.

THE SURVEY REPORT (SHEET 2 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

## CERTIFIED TO -

George & Marcia Halloran;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IF = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOE = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHW = OVERHEAD WIRES	U/R = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	U/E = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FH = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WFP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE	03/03/2014
REVISION DATE	XX/XX/XXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



## FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# **Licensing Records for Existing Dwelling Units**

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name HALLORAN, GEORGE AND MARCIA Act1Nbr:0016248  
Location Addr 700 AMELIA ST  
Lic NBR/Class 13-00020007 RENTAL-NON-TRANSIENT RESIDENTIAL  
Issue Date: August 21, 2012 Expiration Date: September 30, 2013  
License Fee \$19.95  
Add. Charges \$19.95  
Penalty \$0.00  
Total \$19.95  
Comments: ONE NONTRANSIENT RENTAL UNIT

This document must be prominently displayed.

HALLORAN, GEORGE

HALLORAN, GEORGE AND MARCIA  
16-B HILTON HAVEN DR

KEY WEST FL 33040

Oper: CWALKER Type: OC Drawer: 1  
Date: 8/21/12 53 Receipt no: 102220  
2013 20007  
OR LIC OCCUPATIO 1 \$19.95  
Trans number: 2814675  
VM VISA/MASTERC \$79.80  
Trans date: 8/21/12 Time: 10:48:21



# KEY WEST BUSINESS TAX RENEWAL NOTICE

City of Key West Licensing Division  
P.O. Box 1409 (3140 Flagler Ave.)  
Key West, FL 33040

Phone (305) 809-3955  
Fax (305) 809-3978

- 3957  
Carolyn

**LICENSE PERIOD** October 1, 2012 **THROUGH** September 30, 2013

Control Number	Due if paid by September 30 <sup>th</sup>	Due if paid by October, 2012	Due if paid by November, 2012	Due if paid by December, 2012	Due if paid by January, 2013
# 616	\$ 59.85	\$ 65.83	\$ 68.82	\$ 71.82	\$ 74.81

Waste Mgmt. Acct. # \_\_\_\_\_

**HALLORAN, GEORGE**  
16B HILTON HAVEN  
KEY WEST FL 33040

If no longer in business, please  
initial here \_\_\_\_\_ and return.

Please detach at perforation and return this portion with your payment. Make check payable to "City of Key West."

### Business Information

Business Name: **HALLORAN, GEORGE**  
Location: **16 HILTON HAVEN A**  
**KEY WEST, FL 33040**

Type License: **RENTAL-NON-TRANSIENT RESIDENTIAL**

### Owner Information

**HALLORAN, GEORGE**  
**16B HILTON HAVEN**  
**KEY WEST FL 33040**

*paid - Credit Card - 16 H/H + 700  
Amelia*

(If any of this information has changed please contact the Licensing office)

### Required information for renewal:

**PROOF OF COMMERCIAL GARBAGE SERVICE.** All businesses must provide proof of commercial garbage account with Waste Management (phone (305) 296-2794) with license payment.

1. Exceptions: This does not apply to residential rental units, cosmetologists or massage therapists working in a licensed salon, charter boats operating from a licensed marina, mobile services, home occupations, or businesses with a business location outside of the Key West city limits.
2. If your business has a commercial garbage account in your business name, please enclose a copy of your most recent bill.
3. If your business has commercial garbage provided by the property owner or another business, please write the account name/number on the portion of the renewal form which is being returned with payment.

**STATE LICENSE** If your business is regulated by the State of Florida, enclose a copy of your current state license.

**CONTRACTORS** Please attach liability and workers compensation insurance certificate(s).

**CITY SEWER AND GARBAGE ACCOUNTS** All City sewer and garbage accounts for property must be current.

(For your records) Amount paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_ Check #: \_\_\_\_\_



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

**City of Key West  
Planning Department**



**Verification Form**  
*(Where Owner is the applicant)*

I, GEORGE HALLORAN, 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:

700 AMELIA ST.  
*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.

George Halloran  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 8/26/14 by  
*date*

GEORGE HALLORAN.  
*Name of Owner*

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

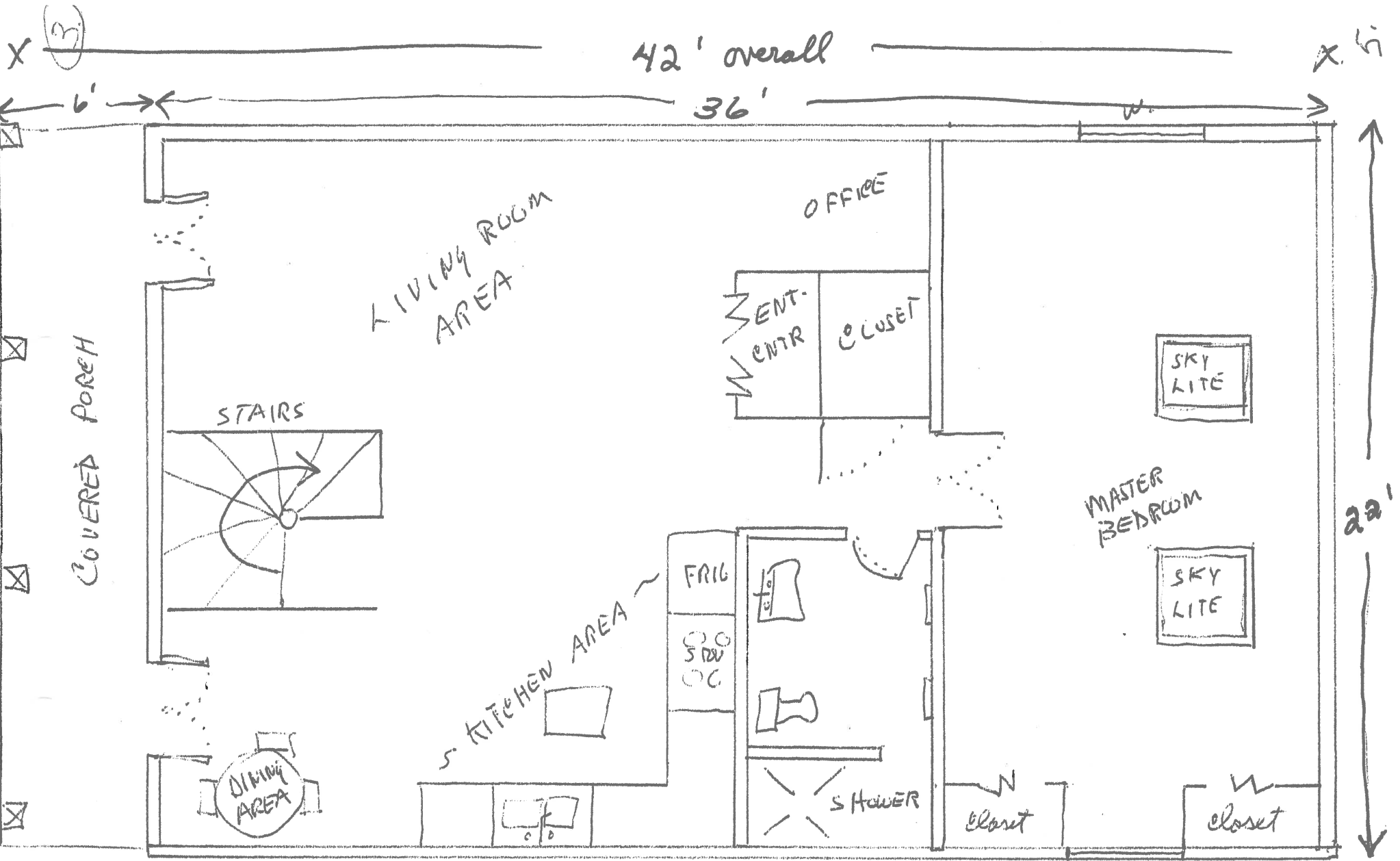
Georgia K Burkhardt  
*Notary's Signature and Seal*

GEORGIA K BURKHARDT  
*Name of Acknowledger typed, printed or stamped*

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

**GEORGIA K. BURKHARDT**  
Notary Public, State of New York  
Warren Co. #01BU6170536  
Commission Expires July 9, 2015

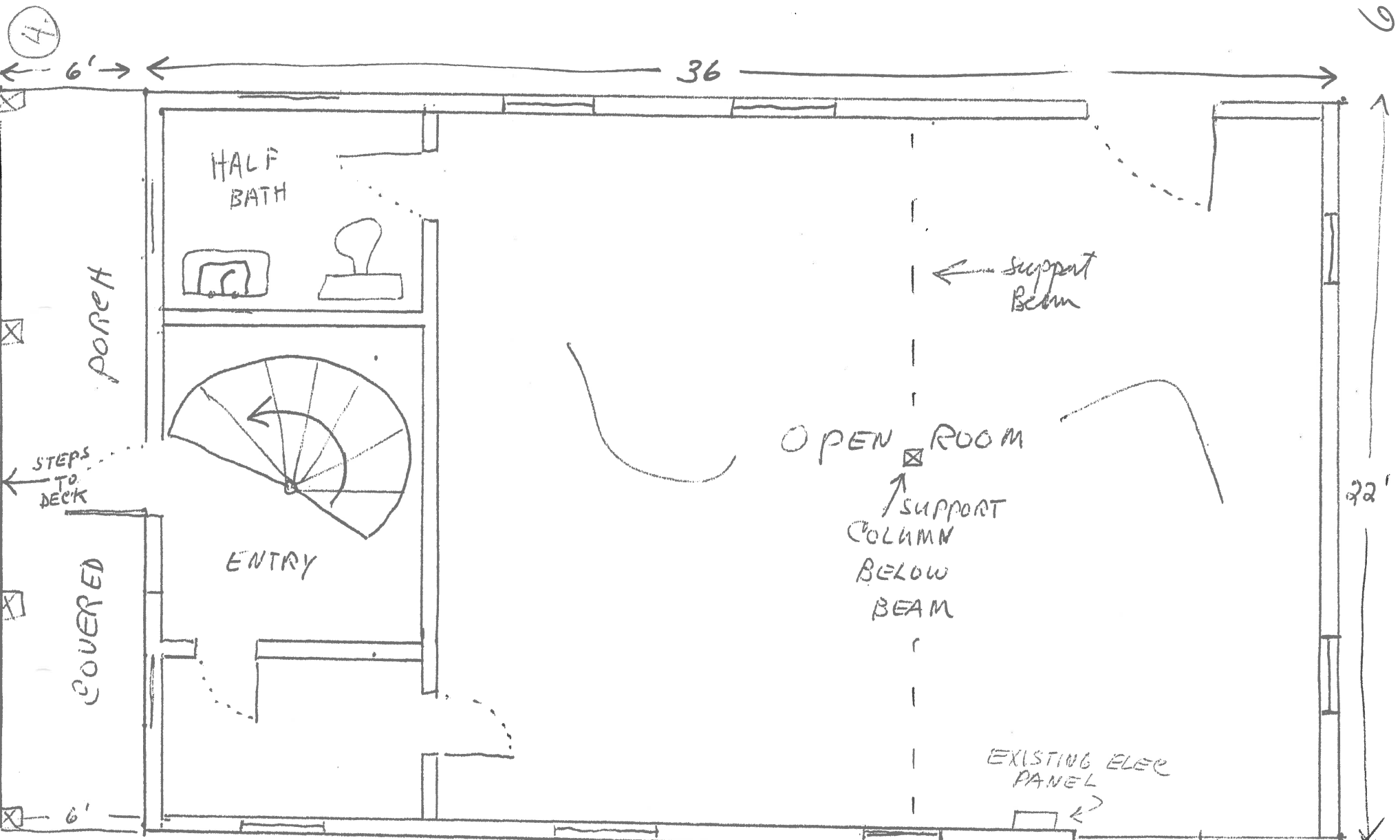
**Plans and  
Site Data Table  
(Exhibit B)**



APPROX SCALE:  $\frac{1}{4}'' = 1'$

EXIST. 2nd floor plan  
 700 Amelia ST.  
 HALL ORAN

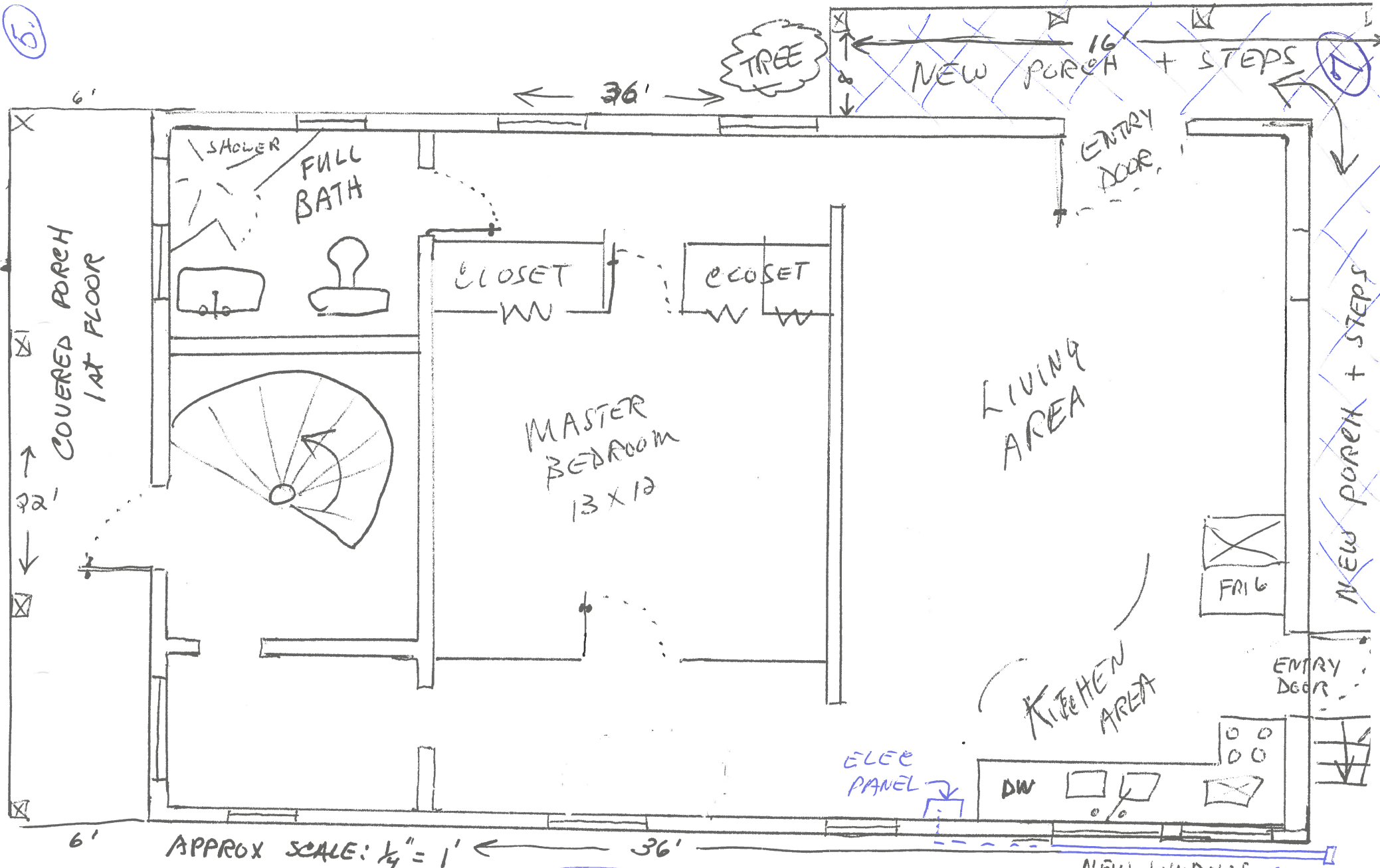
792 sqft A.C.  
 plus covered porch



EXISTING  
1st floor plan  
200 AMELIA ST  
HALLORAN

792 sq ft A.C.  
plus covered porch

5.



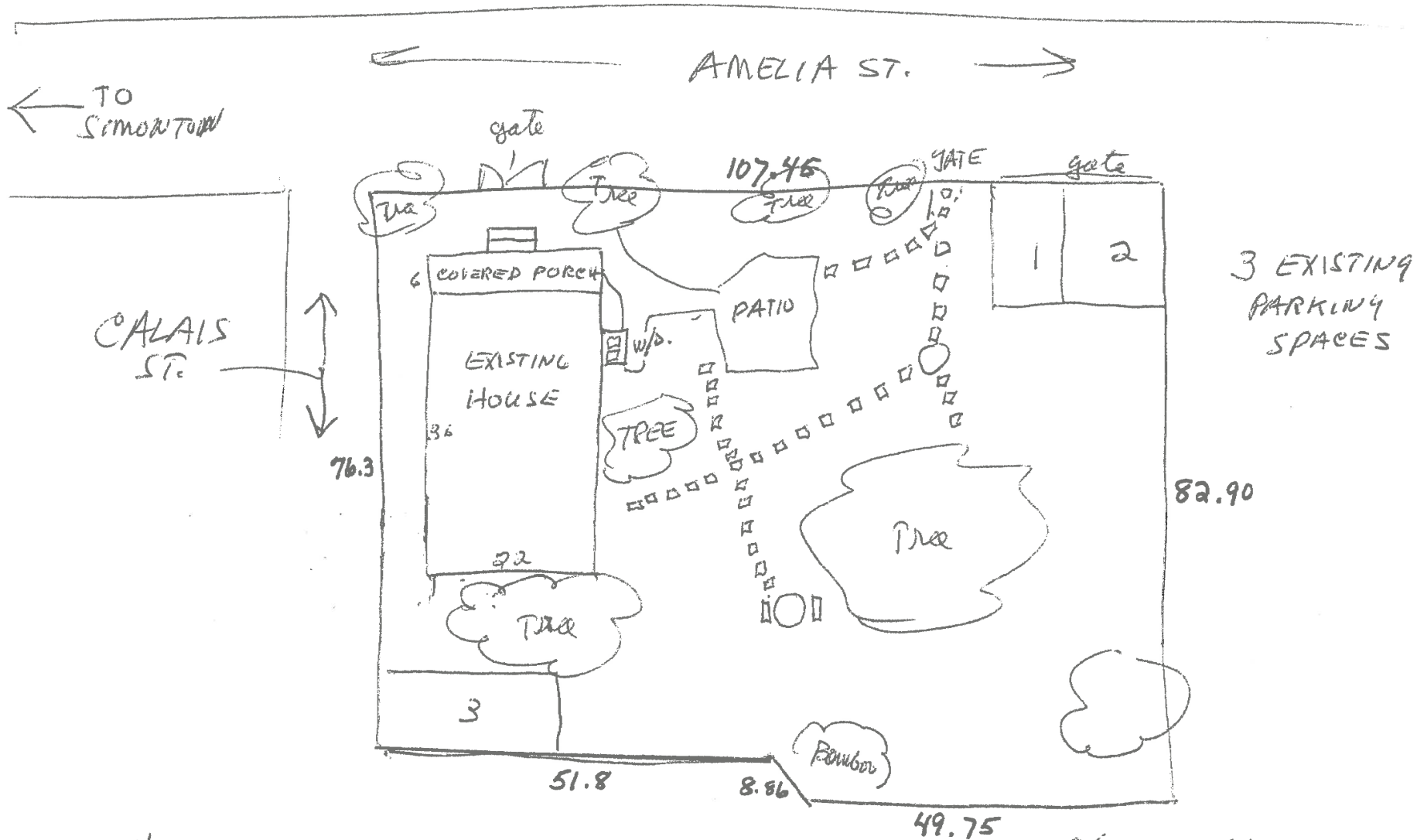
APPROX SCALE: 1/4" = 1'

**PROPOSED** 1ST FLOOR PLAN  
 792 left  
 plus 2 covered porches  
 HALLORAN

NEW WINDOWS  
 792 left  
 plus 2 covered porches  
 PROPPOSED CHARGE CONDUIT

6.

20



HALLORAN LOT  
 700 AMELIA ST  
 8456 sqft.

EXISTING SITE PLAN

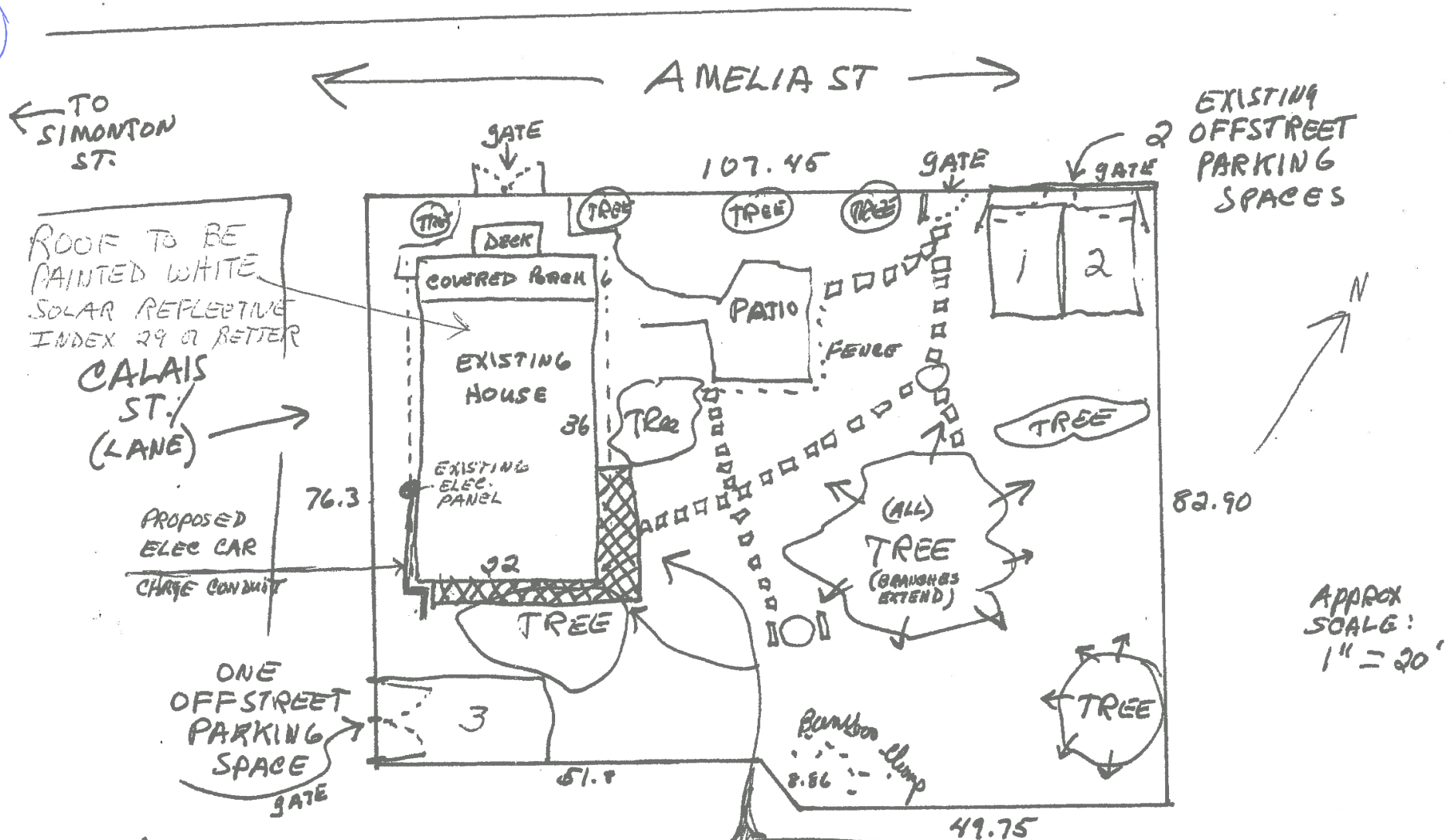
□□□□□ = CONCRETE PAVER PATHS

80% OPEN  
 AND PERVIOUS  
 SPACE

CANOPY NOT SHOWN TO  
 FULL EXTENT

7

9



ROOF TO BE PAINTED WHITE  
SOLAR REFLECTIVE INDEX 29 OR BETTER

CALAIS ST. (LANE)

PROPOSED ELEC CAR CHARGE CONDUIT

ONE OFFSTREET PARKING SPACE

HALLORAN LOT  
700 AMELIA ST  
8456 sqft.  
SITE PLAN - PROPOSED

□ □ □ □ = CONCRETE PAVER WALKWAYS



# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED ON N51°18'07"E ASSUMED ALONG THE CENTERLINE OF AMELIA STREET.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:  
700 AMELIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X

### LEGEND

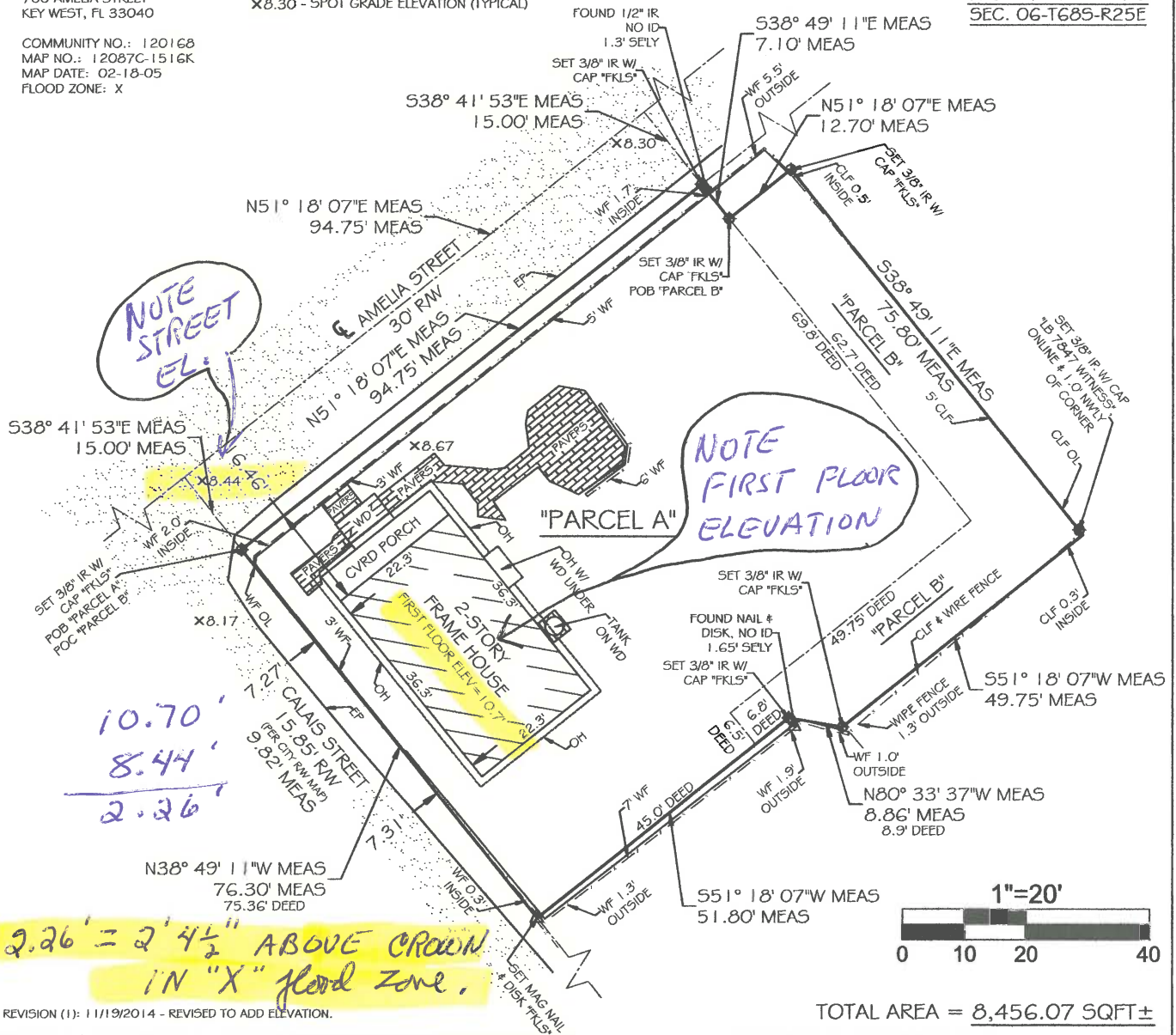
- ⊙ - WATER METER
- ⊠ - SANITARY SEWER CLEAN OUT
- Ⓜ - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- x8.30 - SPOT GRADE ELEVATION (TYPICAL)

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION:  
NATIONAL GEODETIC SURVEY  
BENCHMARK '872 4580 TIDAL BASIC' (P.I.D. AA0008),  
ELEVATION=14.32' (NGVD 1929).



LOCATION MAP - NTS  
SEC. 06-T685-R25E



REVISION (1): 11/19/2014 - REVISED TO ADD ELEVATION.

THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

CERTIFIED TO -

George & Marcia Halloran;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>BFY - BACK FLOW PREVENTER</li> <li>BO - BLOW OUT</li> <li>C &amp; G - 2" CONCRETE CURB &amp; GUTTER</li> <li>CB - CONCRETE BLOCK</li> <li>CBW - CONCRETE BLOCK WALL</li> <li>CL - CENTERLINE</li> <li>CLF - CHAINLINK FENCE</li> <li>CM - CONCRETE MONUMENT</li> <li>COMC - CONCRETE</li> <li>CPP - CONCRETE POWER POLE</li> <li>COV - COVERED</li> <li>DELTA - CENTRAL ANGLE</li> <li>DEPSE - DRAINAGE EASEMENT</li> <li>FE - ELEVATION</li> <li>ENCL - ENCLOSURE</li> <li>EP - FLOOR OF PAVEMENT</li> <li>FF - FINISHED FLOOR ELEVATION</li> <li>FI - FENCE INSIDE</li> </ul> | <ul style="list-style-type: none"> <li>GUY - GUY WIRE</li> <li>HB - HOSE BIB</li> <li>IP - IRON PIPE</li> <li>IR - IRON ROD</li> <li>L - ARC LENGTH</li> <li>LS - LANDSCAPING</li> <li>MB - MAILBOX</li> <li>MEAS - MEASURED</li> <li>MF - METAL FENCE</li> <li>MHWL - MEAN HIGH WATER LINE</li> <li>NGVD - NATIONAL GEODETIC VERTICAL DATUM (1929)</li> <li>NTS - NOT TO SCALE</li> <li>OIL - ROCK OVERLAP</li> <li>ONW - OVERHEAD WIRE'S</li> <li>PC - POINT OF CURVE</li> <li>PM - PARKING METER</li> <li>PCC - POINT OF COMPOUND CURVE</li> <li>PCP - PERMANENT CONTROL POINT</li> </ul> | <ul style="list-style-type: none"> <li>POC - POINT OF COMMENCEMENT MONUMENT</li> <li>PT - POINT OF TANGENT</li> <li>R - RADIUS</li> <li>RAW - RIGHT OF WAY LINE</li> <li>SSCO - SANITARY SEWER CLEAN-OUT</li> <li>SW - SIDE WALK</li> <li>TBM - TEMPORARY BENCHMARK</li> <li>TOD - TOP OF BANK</li> <li>TOS - 10% OF SLOPE</li> <li>TS - TRAFFIC SIGN</li> <li>TPP - TYPICAL</li> <li>UNR - UNKNOWN ADJUST</li> <li>UE - UTILITY EASEMENT</li> <li>WD - WOOD DECK</li> <li>WF - WOOD FENCE</li> <li>WL - WOOD LANDING</li> </ul> |
|--|--|--|

10

# REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E

## LEGAL DESCRIPTION -

### "PARCEL A"

On the Island of Key West, Monroe County, Florida and being part of Tract 12, according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described as follows:

Beginning at the point of the intersection of the easterly line of Calais Street (Lane) and the southerly right of way line of Amelia Street; thence northeasterly along the said line of Amelia Street for a distance of 94.75 feet; thence southeasterly at right angles parallel to the easterly line of Calais Street (Lane) a distance of 69.8 feet; thence southwesterly at right angles parallel to the southerly right of way line of Amelia Street 49.75 feet; thence southeasterly and parallel to the easterly line of Calais Street (Lane) a distance of 6.5 feet; thence southwesterly at right angles parallel to the southerly right of way line of Amelia Street a distance of 45.0 feet to a point on the easterly line of Calais Street (Lane); thence northwesterly along said easterly line of Calais Street (Lane) 75.36 feet to the Point of Beginning.

### "PARCEL B"

On the Island of Key West, Monroe County, Florida and being part of Tract 12, according to William A. Whitehead's map of said Island delineated in February, A.D. 1829, more particularly described as follows:

Commencing at the point on the southerly side of Amelia Street 94.75 feet from the easterly edge of Calais Street (Lane); thence at right angles southeasterly a distance of 7.1 feet to a point of beginning; thence parallel to the southerly line of Amelia Street a distance of 12.7 feet; thence at right angles in a southeasterly direction parallel to the easterly edge of Calais Street (Lane) a distance of 75.8 feet; thence southwesterly at right angles parallel to the southerly side of Amelia Street a distance of 49.75 feet; thence northwesterly at a deflection angle of 60.52° to the right 8.9 feet; thence southwesterly at a deflection angle of 60.52° to the left and parallel to the southerly side of Amelia Street a distance of 6.8 feet; thence northwesterly at right angles parallel to the east line of Calais Street (Lane) a distance of 6.5 feet; thence northeasterly at right angles parallel to the southerly line of Amelia Street a distance of 49.75 feet; thence northwesterly at right angles and parallel to the east line of Calais Street (Lane) a distance of 62.7 feet to the point of beginning.

REVISION (1): 11/19/2014 - REVISED TO ADD ELEVATION.

THE SURVEY REPORT (SHEET 2 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

George & Marcia Halloran;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                    |
|-----------------------------------|--|------------------------------------|
| BFF = BACK-FLOW PREVENTER         | GLY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT        |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE       |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | T = TANGENT                        |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | T1 = POINT OF TANGENT              |
| CL = CENTER LINE                  | LS = LANDSCAPING                               | R = RADIUS                         |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | RAW = RIGHT OF WAY LINE            |
| CM = CONCRETE MONUMENT            | MCS = MEASURED                                 | SSCO = SANITARY SEWER CLEAN-OUT    |
| CONC = CONCRETE                   | MF = METAL FENCE                               | SW = SIDE WALK                     |
| CPT = CONCRETE POWER HOLE         | MHWL = MEAN HIGH WATER LINE                    | TBM = TEMPORARY BENCHMARK          |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK                  |
| DELTA = CENTRAL ANGLE             | NTS = NOT TO SCALE                             | TOS = TOP OF SLOPE                 |
| DEASE = DRAINAGE EASEMENT         | ON = OVI'SHIAU WIRE'S                          | TS = TRAFFIC SIGN                  |
| EI = ELEVATION                    | PC = POINT OF CURVE                            | TP = TYPICAL                       |
| ENCL = ENCLOSURE                  | PM = PARKING METER                             | UW = UNUSUALLY                     |
| EP = EDGE OF PAVEMENT             | PCC = POINT OF COMPOUND CURVE                  | UE = UTILITY EASEMENT              |
| FF = FINISHED FLOOR ELEVATION     | PCP = PERMANENT CONTROL POINT                  | WD = WOOD DECK                     |
| FI = FIRE HYDRANT                 |  | WF = WOOD FENCE                    |
| FI = FENCE INSIDE                 |  | WL = WOOD LANDING                  |

11



700 PEARL ST. HALLORAN

12

# Exhibit B – Site Data Table 2014 Application for BPAS

305-809-3720 • www.keywestcity.com

## SITE DATA TABLE

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

*Historic Medicines  
Density Residential*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HMDR			
Flood Zone	X			
Size of Site	8,456 #			
Height	30'	30'	30'	NO
Front Setback	10'	10'	10'	NO
Side Setback	7.5	7.5	7.5	NO
Side Setback	7.5	7.5	7.5	NO
Street Side Setback	7.5	7.5	7.5	NO
Rear Setback	15'	15'	15'	NO
Residential Floor Area		1584	1584	N/A
Density <i>in. per acre</i>	(3) 16-ACRE	1	2	N/A
Commercial Floor Area				N/A
F.A.R.	> 1.0	.135	.16	NO
• Building Coverage	MAX 40%	1144 # 13.5%	1360 # 16%	NO
• Impervious Surface	MAX 60%	1144 # 13.5%	1400 # 16.6%	NO
Parking		3 off street	Same	NO
Handicap Parking				N/A
Bicycle Parking		YES	YES	N
• Open Space/ Landscaping		7312 # 86%	7036 # 83%	NO
Number and type of units	3 ALLOWED	1 RES.	2 RES.	N/A
Consumption Area or Number of seats				N/A

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



# Exhibit C - Applicants Estimated Score Sheet

## 2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

2

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: GEORGE HALLORAN Site Address: 700 AMELIA ST.

Number and type of Units Requested: Market Rate  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: \_\_\_\_\_

gh  
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>—</u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	<u>30</u>
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	<u>—</u>
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	<u>—</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>—</u>
7	Design by a LEED accredited architect (+10)	Points	<u>—</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>5</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>—</u>
		TOTAL ESTIMATED POINTS	<u>50</u>

4

**BPAS Certification Form  
(Exhibit D)**



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

305-809-3720 • www.keywestcity.com

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

I certify that my total estimated points are 50. 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.

George Halloran  
Signature of applicant

8/26/14  
Date

GEORGE HALLORAN  
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 25<sup>th</sup> day of AUGUST, 20 14,  
by GEORGE HALLORAN (name of person signing the application)  
as A VP (type of authority...e.g. officer, manager/member, trustee,  
attorney)  
for NOTARY PUBLIC (name of entity or party on behalf of whom application was  
executed).

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

Georgia K Burkhardt  
Notary's Signature and Seal

GEORGIA K BURKHARDT  
Name of Acknowledger typed, printed or stamped

SEAL

GEORGIA K. BURKHARDT  
Notary Public, State of New York  
Warren Co. #01BU6170536  
Commission Expires July 9, 2015

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