

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

Applicant: Smith I Oropeza, P.L.

Site Address: 5555 College Road

Number and Type of Unit(s) Requested: 30 Market-Rate Units

Prerequisite Development Type: Major Construction/Renovation

Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required Staff comment: Submitted worksheet estimates FGBC Gold, but applicant did not claim +40 points.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: Plans indicate VE-13 flood zone; first habitable floor elevated to 14.8', which is +1.8 feet above BFE.
C) Rainwater catchment system required Staff comment: Applicant proposes to connect to the re-use (grey) water line on North Stock Island operated by KW Resort Utilities Corp for landscape irrigation, and car and boat washing.

Point System: Three or more non-transient units

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
a. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: Plans indicate VE-13 flood zone; first habitable floor elevated to 14.8', which is +1.8 feet above BFE.		
b. Exceeding minimum required percentage of affordable housing (+5) Staff comment:		
c. Achieving Green Building Certification Upgrade 1—Silver (+30) Staff comment:		
d. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment: Submitted worksheet estimates FGBC Gold, but applicant did not claim +40 points.		
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) Staff comment:		
f. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) Staff comment:	10	10
g. Design by a LEED accredited architect (+10) Staff comment:		
h. Electrical high-voltage conduit for electric car charging station (+5) Staff comment: Two charging stations indicated on plans.	5	5
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment: Cannot claim points. Parking lot indicated as asphalt pavement.	10	0
j. Additional on-site open space or on-site recreational facilities (+10) Staff comment: Proposed pool, deck and bbq area with water views.	10	10
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) Staff comment:		
Total:	35	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 greg@smithoropeza.com

October 23, 2014

Greg Oropeza
Smith | Oropeza, P.L.
138 Simonton Street
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
5555 College Road (RE # 00072080-001400; AK # 1076007)**

Dear Mr. Oropeza:

Thank you for your BPAS Application for 30 market-rate residential dwelling units on property located at 5555 College Road. 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 submit elevation plans demonstrating that the +1.5' above base flood elevation requirement would be met by the proposed development.
2. Staff is still evaluating whether the cistern prerequisite for major construction can be met by the proposed connection to the re-use water line on North Stock Island. Please supply detailed plans for where and how much KWRU reclaimed water would supplant potable water. Please provide a coordination letter from the reclaimed water provider indicating that there is sufficient supply for your project. Please indicate the proposed re-use water line on the plans.

BPAS Scoring Criteria

3. Points were claimed for providing conduit for an electric car charging station, but this is not noted or indicated on the submitted site plan. Please indicate this on the proposed site plan.
4. Point were claimed for using high reflectivity (SRI) on non-roof areas. The applicant has not provided a description of the proposed high SRI non-roof areas in the solution statement. Please provide a description and verification of non-roof material SRI index. Please also indicate which non-roof areas will utilize high SRI materials on the proposed site plan.
5. Points were claimed for providing additional open space or recreational facilities. The solution statement does not address how this would be achieved and is not indicated on the site plan. Please add this to the solution statement and indicate accordingly on the site plan.

6. Points were claimed for designed buildings with at least 50% vegetated roof area, but this is not addressed in the solution statement and is not indicated on the site plan. Please add this to the solution statement and indicate accordingly on the plans.

Additional Documentation

7. The application lists four (4) existing or licensed/recognized affordable dwelling units, but no licensing records or other documentation was submitted. Please provide licensing records or other official documentation of these units.
8. The application indicates that the project would involve density bonuses, but this is not explained in the written narrative or indicated on any site calculations or on the plans. Please clarify and indicate as necessary in the materials.
9. The site plan indicates the full 54-unit planned project, although the application is only for 30 units and indicates that the project will be phased. Please clarify and indicate on the site plan how the project would be phased. Indicate which units would be implemented in a first phase of up to 30 units, assuming all 30 units are awarded.
10. The mixed use density calculation on sites over ½ acre, pursuant to City Code Section 122-1142 applies to this project. Please provide the calculation of existing and proposed density and floor area ratio.
11. The property is located within multiple flood zones: VE-11 and VE-13. The site plan does not indicate flood zones and only lists VE-11 in the site data table. The submitted elevation certificate is for the existing marina “service building,” which is located within the VE-13 flood zone. The survey does not indicate flood zones. Please revise the site plan to indicate the flood zones. It would also be helpful to provide a survey or site plan indicating existing and proposed grade elevations.
12. Please clarify the development site boundaries. According to the property appraiser records, the parcel this project is located on contains 71.57 acres of environmentally sensitive land and 2.73 acres of upland. The site data table on the site plan indicates 4.43 acres as the site size. It is not clear from the site plan and survey what the project boundaries are, and in turn, if the site calculations are correct, such as density, floor area ratio, etc.
13. Please provide a breakdown of the calculation of required and proposed amount of parking by all uses.
14. There is a discrepancy between the site data table in Exhibit B and the site data table on the site plan regarding the size of site. Please verify and correct. See above comment regarding site boundaries and land area.
15. The proposed multifamily residential project is subject to the City’s work force housing requirement, pursuant to City Code Chapter 122, Article V, Division 10. Staff is still researching the proposed linkage of affordable housing on South Stock Island, and may be incorporated into the related development agreement application.

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.

October 23, 2014

Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
5555 College Road (RE # 00072080-001400; AK # 1076007)

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

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.keywestcity.com/planning

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

Applicant's Response Letter

Barton W. Smith, Esq.
Managing Partner

SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.
Partner

Richard McChesney, Esq.

138-142 Simonton Street
Key West, Florida 33040
Telephone : (305) 296-7227
Facsimile : (305) 296-8448

Nick Batty, Esq.

VIA HAND DELIVERY

RECEIVED

November 24, 2014

Kevin Bond, AICP, LEED, Interim City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

NOV 24 2014
CITY OF KEY WEST
PLANNING DEPT.

RE: REVISIONS to Request for Building Permit Allocation System Allocations for 5555 College Road, Key West, Florida 33040:

Dear Mr. Bond,

In response to your letter dated October 23, 2014, please find the following edits and/or revisions to Sunset Marina, LLC, a Florida limited liability company's ("Sunset Marina") Building Permit Allocation System Application ("BPAS Application"). The following matters track your October 24, 2014 letter in sequential order:

1. Request: Please submit elevation plans demonstrating that the +1.5' above base flood elevation requirement would be met by the proposed development.
 - a. Response: Please find enclosed revised site plans attached hereto and incorporated herein as Exhibit A, specifically sheet two (2) of the plans detailing the building elevations in accordance with the request.

2. Request: Please supply detailed plans from where and how much KWRU reclaimed water would supplant potable water. Please provide a coordination letter from the reclaimed water providing indicating that there is sufficient supply for your project. Please indicate the proposed re-use water line on the plans.
 - a. Response: The re-use water would supplant all potable water demands for exterior water demands, including but not limited water used for all irrigation needs and cleaning requirements. Additionally, the applicant desires to use the re-use water for all fire suppression systems, subject to fire department approval. Fire suppression use is an application a cistern does not have the capability of serving due to the limited amount of water within the cistern and lack of high pressure flow. The re-use line currently enters the subject site from the College Road entrance and is in service currently at the Monroe County Detention Center for all grey water and cooling needs. Currently, the Monroe County Detention Center uses 32,000 gallons per day, which is used to flush all toilets, fire suppression in the fire sprinkler system, and cooling towers. Moreover, the Key West Golf Course uses approximately 300,000 – 500,000 gallons per day. KW Resort Utilities has ample supply to maximize grey water to Sunset Marina. A letter of coordination from KW Resort Utilities is attached hereto and incorporated herein as Exhibit B.

3. Request: Points were claimed for providing conduit for an electric car charging station, but this is not noted or indicated on the submitted site plan. Please indicate this on the proposed site plans.

a. Response: Electric charging locations are indicated on the revised site plans attached as Exhibit A.

4. Request: Points were claimed for using high reflectivity (SRI) on non-roof areas. The applicant has not provided a description of the proposed high SRI non-roof areas in the solution statement. Please provide a description and verification of non-roof materials SRI index. Please also indicate which non-roof areas will utilize high SRI materials on the proposed site plans.

a. Response: The revised site plans attached as Exhibit A indicate the SRI ratings. Pursuant *Solar Reflectance of Concretes for LEED Sustainable Sites Credit: Heat Island Effect* <http://www.concretethinker.com/Content/Upload%5C446.pdf> the SRI rating of standard new concrete is 35. While the entire document can be found at the herein referenced link, an expert as to the standard SRI rating for grey concrete is attached hereto and incorporated herein as Exhibit C.

5. Request: Points were claimed for providing additional open space or recreational facilities. The solution statement does not address how this would be achieved and is not indicated on the site plan. Please add this to the solution statement and indicate accordingly on the site plan.

a. Response: The recreational facilities have been incorporated into the site plan as shown on Exhibit A. The description of the recreational facilities has been incorporated into the revised solution statement below.

6. Request: Points were claimed for designed buildings with at least 50% vegetated roof area, but this is not addressed in the solution statement and is not indicated on the site plan. Please add this to the solution statement and indicate accordingly on the plans.

a. Response: The applicant did not claim points for vegetated roof area.

7. Request: The application lists four (4) existing or licensed/recognized affordable dwelling units, but no licensing records or documentation was submitted. Please provide licensing records or other official documentation of these units.

a. Response: Verification from the City of Key West Licensing Official regarding the four (4) exiting affordable dwelling units is attached hereto and incorporated herein as Exhibit D.

8. Request: The application indicates that the project would involve density bonuses, but this is not explained in the written narrative or indicated on any site calculations or on the plans. Please clarify and indicate as necessary in the materials.

a. Response: The Applicant does not intend to request any density bonuses and therefore the density bonus inclusion is hereby withdrawn.

9. Request: The site plans indicates the full 54-unit planned project, although the application is only for 30 units and indicates that the project will be phased. Please clarify and indicate on the site

plan how the project would be phased. Indicate which units would be implemented in the first phase of up to 30 units, assuming all 30 units are awarded.

- a. Response: The revised site plan in Exhibit A indicates “Phase 1” and “Phase 2”. The application only requests thirty (30) BPAS units which is based on the total allocation for this current BPAS cycle, as it is not possible to obtain the entire fifty-four (54) units currently proposed for the total development. Therefore, the Applicant is proposing to phase the project in a manner that is reasonably obtainable given the BPAS allocation schedule.

10. Request: The mixed use density calculation on sites over ½ acre, pursuant to City Code 122-1142 applies to this project. Please provide the calculation of existing and proposed density and floor area ratio.

- a. Response:

Residential Calculation - Section 122-1142	
Allowable Commercial FAR	155,338 Sq. Ft.
Proposed Commercial FAR	11,275 Sq. Ft.
Unused Commercial FAR	144,063 Sq. Ft.
Percent (%) of Unused Commercial FAR	0.927416%
Allowable Residential Units Per Acre	14.83866
Maximum Residential Units Allowed	66.03204
Commercial Component Permitted	
Allowable Residential Units Per Acre	16
Total Number of Residential Units Per Acre on Site	7.6
Unused Residential Density	8.4
Percent (%) of Unused Residential Density	0.525

Maximum Commercial FAR	0.42
Maximum Commercial Square Footage	81,552.45 Sq. Ft.

11. Request: The Property is located within multiple flood zones: VE 11 and VE 13, the site plan does not indicate flood zones and only lists VE-11 in the site data table. The submitted elevation certificate is for the existing marina “service building,” which is located within the VE-13 flood zone. The survey does not indicate flood zones. Please revise the site plan to indicate flood zones. It would also be helpful to provide a survey or site plan indicating existing and proposed grade elevations.

a. Response: The revised site plans in Exhibit A indicate flood zones. Additionally, the Applicant is providing a topographical survey indicating in detail current elevations, a copy of which is attached hereto and incorporated herein as Exhibit E.

12. Request: Please clarify the development site boundaries. According to the property appraiser records, the parcel this project is located on contains 71.57 acres of environmentally sensitive land and 2.73 acres of upland. The site data table on the site plan indicates 4.43 acres as the site size. It is not clear from the site plan and survey what the project boundaries are, and in turn, if the site calculations are correct such as density, floor area ratio, etc.

a. Response: Attached hereto and incorporated herein as Exhibit F is a depiction of the total upland. The shaded area in Exhibit F indicates verified upland by a Florida Licensed Land Surveyor and the site plan is signed and sealed by a Florida Licensed Engineer.

13. Request: Please provide a breakdown of the calculation of required and proposed amount of parking by all uses.

a. Response: The breakdown of parking is as follows for the existing residential, commercial and requested thirty (30) new residential units. However, the site plans indicate the Applicant’s ability to provide additional parking above and beyond the required to comply with the requested thirty (30) new residential units.

USE	CODE REQUIREMENT Section 108-572	PROPOSED
Multi-Family Residential	2 Motor Vehicle Parking Spaces Per Unit 10% Bicycle	68 Motor Vehicle 7 Bicycle
Commercial Retail and Office Space	1 Parking Space for every 300 Square Feet of Space 25% Bicycle	24 Motor Vehicle 6 Bicycle
Marina	1 Parking Space for every 4 Slips	32 Motor Vehicle

	25% Bicycle	2 Bicycle
TOTAL	Required Accessible Parking Spaces - 4	124 Motor Vehicle 15 Bicycle

14. Request: There is a discrepancy between the site data table in Exhibit B and the site data table on the site plan regarding the size of site. Please verify and correct.

a. Response: The original site data table submitted and the site plans attached as Exhibit A reference the same total site area.

Solution Statement [REVISED 11-24-2014]:

The proposed development shall be designed and constructed utilizing methods and techniques which will allow Sunset Marina to achieve a baseline certification standard for Florida Green Building Code. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The design and development phases shall take into account the proximity to the artificial shoreline in a manner which addresses any potential storm water runoff. The storm water plan for the Property shall meet or exceed the requirements of the Code. A re-use water line currently runs only feet away from the Property, as the neighboring Monroe County Detention Center currently utilizes the re-use pipe for various aspects of operation. Sunset Marina proposes to connect to the re-use line for purposes of supplying all non-potable water uses, in an effort to drastically reduce the onsite demands for potable water. The connection to the re-use line conforms to the intent of the BPAS ordinance and provides a more environmentally sensitive solution to the construction of a 54,000 gallon cistern space. All new structures shall be constructed a minimum of one and one half foot (1.5 feet) above the applicable flood zone elevation requirements.

Adequately buffered receptacle locations will be constructed on the Property to accommodate the disposal of all waste and recyclable items. The Developer will maintain bulk recycling pick up in an effort to promote recycling, allowing residents to dispose of recyclables in one convenient, centrally located container. Lighting facing any neighboring residential location will be designed utilizing dark sky methods. Traffic will be routed through the portion of the property that fronts the Monroe County Jail. No existing residential structure will be impacted by traffic patterns resulting from ingress and egress to the Property. All required parking for the commercial and residential uses, as well as parking accommodating the one hundred twenty eight (128) privately-owned slips, will be provided on the Property. The design of all proposed buildings will complement the residential condominiums currently known as Sunset Marina Residences in scale, shape and color. Additionally, the proposed plans provide an open water view recreational facility inclusive of a pool, lounging area and grilling facilities.

Pursuant to the linkage provision contained in Section 122-1467 of the Code, Sunset Marina will provide the requisite number of affordable dwelling units on a parcel of land on South Stock Island. An affiliate of Sunset Marina owns residential units on South Stock Island. Sunset Marina will deed restrict each of those units as affordable, preserving the affordability of those units for a fifty (50) year term with a fifty (50) year option to renew exercisable by the City and meeting the inclusionary housing standards necessary for approval of the development of the requested market rate units.

EXHIBIT B



KW Resort Utilities Corp

6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

VIA ELECTRONIC MAIL

Barton W. Smith, Managing Member
Sunset Marina, LLC
5555 College Road
Key West, Florida 33040

RE: Letter of Coordination for Re-Use Water Line on College Road:

Dear Mr. Smith,

Pursuant to the request by Sunset Marina, LLC, please allow this letter to serve as a letter of coordination for the re-use water line operated by KW Resort Utilities Corp., a Florida Corporation ("KWRU"). I have reviewed the proposal to develop fifty-four (54) residential units at the property located at 5555 College Road, Key West, Florida 33040 ("Property"). The re-use line operated by KWRU has more than sufficient capacity to supply re-use water to all of the proposed fifty-four (54) units, plus provide re-use water for exterior irrigation, car washing, boat washing and other exterior applications provided the development designs and installs a proper on site re-use distribution system.

Connecting to the re-use line would be a minimal effort as the neighboring county owned property, on which the Monroe County Detention Center resides, currently uses re-use water for several applications.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Christopher A. Johnson
President

EXHIBIT C

Table 1: Solar Reflectance Index (SRI) for Standard Paving Materials

Material	Emissivity	Reflectance	SRI
Typical New Gray Concrete	0.9	0.35	35
Typical Weathered* Gray Concrete	0.9	0.20	19
Typical New White Concrete	0.9	0.7	86
Typical Weathered* White Concrete	0.9	0.4	45
New Asphalt	0.9	.05	0
Weathered Asphalt	0.9	.10	6

Reflectance of surfaces can be maintained with cleaning. Typical pressure washing of cementitious materials can restore reflectance close to original value. Weathered values are based on no cleaning.

SS	WE	EA	MR	EQ	ID
Credit 7.1					

Equation 1

$$Q = (O + R + S)$$

The arithmetic mean of these three values will be used as the effective shaded area. Calculate the effective shaded area (S).

- Sum the open space paving, high reflectance paving and shaded areas to get the qualifying area (Q) (See **Equation 1**.)

(Note that each surface should be counted only once. For example, a 10 square foot area that is 55% pervious, has an SRI of 30 and is shaded by a tree contributes only 10 square feet to the total.)

- The total qualifying area must be greater than or equal to 50% of the total hardscape area (T), as in **Equation 2**.

Option 2

- Calculate the total number of parking spaces for the project.
- Calculate the number of parking spaces that are under cover (including underground, under the building, and under shade structures. This number must equal at least 50% of the total number of parking spaces.

Exemplary Performance

Projects may be awarded an innovation point for exemplary performance by

Equation 2

$$Q > T/2$$

constructed with high-albedo materials and/or open grid paving and/or will be shaded within five years; OR 2) 100% of the on-site parking spaces have been located under cover.

Submittal Documentation

This credit is submitted as part of the **Construction Submittal**.

The following project data and calculation information is required to document credit compliance using the v2.2 Submittal Templates:

- Provide project site drawings, highlighting the location of specific paving materials, landscape shading, and/or underground or covered parking.

AND

Option 1

Provide the following data in the submittal template:

- The measured reflectance and emittance of each paving material installed on-site (to calculate the SRI—OR—the actual SRI for each paving material installed on-site—OR—the default SRI value for typical materials from **Table 1**.

- Total area of site hardscape

Application



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

RECEIVED

City of Key West, Florida • Planning Department

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

AUG 27 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: Smith | Oropeza, P.L.

Mailing Address: 138 Simonton Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-7227

Email: Greg@SmithOropeza.com

PROPERTY OWNER:

Name: Sunset Marina, LLC c/o Smith | Oropeza, P.L.

Mailing Address: 138 Simonton Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-7227

Email: Bart@SmithOropeza.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 5555 College Road, Key West, FL 33040

Parcel ID/ RE#: 00072080-001400 Alternate Key: 1076007

Zoning District: CG Size of Site: 194,172.5 SQFT

Density Allowed: 16 DU/Acre Commercial Floor Area: 12,360 SQFT

B. EXISTING DEVELOPMENT:

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

The property is currently a mixture of commercial and residential uses. The developer currently maintains 32 wet boat slips, four affordable dwelling units and 6,970.95 SQFT of commercial space comprised of office space, storage and a marina ship store.

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	30
Affordable Residential Dwelling Unit(s) ²	4	4	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			30

- 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?

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:

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

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties prosing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
- a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.
- b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
- (A) **Major Construction/Renovation Prerequisites.** The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
- a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
- b. All new buildings shall be constructed so as to have the **first habitable floor 1.5 feet above the required base flood elevation**, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
- c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 1,000 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
- (B) **Minor Renovation Prerequisites.** For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGuage or RESNET may be used to establish a baseline. Please provide a description how 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date Signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).
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.

Description of Proposed Development and Use

Solution Statement

Barton W. Smith, Esq.
Managing Partner

SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.
Partner

Richard McChesney, Esq.

138-142 Simonton Street
Key West, Florida 33040
Telephone : (305) 296-7227
Facsimile : (305) 296-8448

Nick Batty, Esq.

VIA HAND DELIVERY

August 27, 2014

Donald L. Craig, AICP, City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Request for Building Permit Allocation System Allocations for 5555 College Road, Key West, Florida 33040:

Dear Mr. Craig,

Please allow this correspondence to serve as an application for thirty (30) market rate residential Building Permit Allocation System ("BPAS") units (the "BPAS Units") on behalf of Sunset Marina, LLC, a Florida limited liability company ("Sunset Marina" or "Applicant"). Sunset Marina intends to develop the BPAS Units at the real property located at 5555 College Road, Key West, Florida 33040 ("Property"). As counsel for Sunset Marina, my firm submits the following application and supporting documents for your consideration:

Title Block:

- | | |
|-------------------------------|---|
| a. Name of Development: | Sunset Marina |
| b. Name of Owner/Developer: | Sunset Marina, LLC, a Florida limited liability company |
| c. Scale: | 1" = 30' |
| d. North Arrow: | As identified on the site plan |
| e. Preparation/Revision Date: | August 22, 2014 |

Identification of Key Persons:

- | | |
|---|---|
| a. Owner: | Sunset Marina, LLC, a Florida limited liability company |
| b. Owners Authorized Agent: | Smith Oropeza, P.L. |
| c. Engineer: | Weiler Engineering Corporation |
| d. Architect: | To Be Determined |
| e. Surveyor: | Morgan & Eklund, Inc. |
| f. Landscape Architect: | Liz Newland Landscape Architecture, LLC |
| g. The undersigned certifies that all individuals with a legal and equitable interest in the Property are as follows: | |
| i. Barton W. Smith | |
| ii. Gwenn H. Smith | |
| iii. Alex Smith | |
| iv. Leslie Johnson | |

- v. Todd M. Oropeza
- vi. Gregory S. Oropeza

Project Description: Identified on the Site Plan attached hereto.

Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Phase I – Completion of thirty (30) market rate units within two years from the date of allocation of such units.
 - ii. Phase II – Completion of an additional twenty-four (24) market rate units within two years from completion of Phase I.
- b. Expected Date of Completion – On or before December 31, 2018.
- c. The Applicant is submitting a request to enter into a Development Agreement with the City of Key West, a Major Development Plan Application and a Variance Application.

Intergovernmental Coordination:

All intergovernmental coordination shall be completed with the processing of the Applicant's Major Development Plan Application.

Description of Proposed Development and Use:

The proposed development shall consist of a mixture of market rate multi-family residential units, affordable residential units, boat slips and commercial uses. Currently all of the commercial uses are contained within two structures. A marina ship store and general office space are located in one structure, and medical office space is in the process of being implemented on the second floor of the second structure, with storage on the ground floor. In addition to the commercial space, Sunset Marina owns thirty two (32) boat slips in the adjacent boat basin.

Four (4) deed-restricted affordable residential units are already in existence on the Property, and Sunset Marina proposes to provide an additional seventeen (17) affordable residential units on South Stock Island pursuant the linking provisions contained in Section 122-1467 of the City of Key West Land Development Regulations (the "Code). The remaining area of the Property is proposed for development of fifty four (54) market rate residential units within four (4) buildings, in a phased development, as set forth more particularly in the Site Plan. The units shall be comprised of a mixture of thirty (30) 1,260 square foot, two bedroom multi-family units and twenty four (24) 1,575 square foot, two bedroom multi-family units. The requisite number of parking spaces as required by the Code shall be provided at the Property. No offsite parking is necessary and the Applicant does not request a parking variance.

Solution Statement:

The proposed development shall be designed and constructed utilizing methods and techniques which will allow Sunset Marina to achieve a baseline certification standard for Florida Green Building Code. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The design and development phases shall take into account the proximity to the artificial shoreline in a manner which addresses any potential storm water runoff. The storm water plan for the Property shall meet or exceed the requirements of the Code. A re-use

water line currently runs only feet away from the Property, as the neighboring Monroe County Detention Center currently utilizes the re-use pipe for various aspects of operation. Sunset Marina proposes to connect to the re-use line for purposes of supplying all non-potable water uses, in an effort to drastically reduce the onsite demands for potable water. The connection to the re-use line conforms to the intent of the BPAS ordinance and provides a more environmentally sensitive solution to the construction of a 54,000 gallon cistern space. All new structures shall be constructed a minimum of one and one half foot (1.5 feet) above the applicable flood zone elevation requirements.

Adequately buffered receptacle locations will be constructed on the Property to accommodate the disposal of all waste and recyclable items. The Developer will maintain bulk recycling pick up in an effort to promote recycling, allowing residents to dispose of recyclables in one convenient, centrally located container. Lighting facing any neighboring residential location will be designed utilizing dark sky methods. Traffic will be routed through the portion of the property that fronts the Monroe County Jail. No existing residential structure will be impacted by traffic patterns resulting from ingress and egress to the Property. All required parking for the commercial and residential uses, as well as parking accommodating the one hundred twenty eight (128) privately-owned slips, will be provided on the Property. The design of all proposed buildings will complement the residential condominiums currently known as Sunset Marina Residences in scale, shape and color.

Pursuant to the linkage provision contained in Section 122-1467 of the Code, Sunset Marina will provide the requisite number of affordable dwelling units on a parcel of land on South Stock Island. As of the date of this application, an affiliate of Sunset Marina is under contract to purchase seventeen residential units on South Stock Island. Sunset Marina will deed restrict each of those units as affordable, preserving the affordability of those units for a ninety nine (99) year term and meeting the inclusionary housing standards necessary for approval of the development of the requested market rate units.

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

Very Truly Yours,



Gregory S. Oropeza, Esq.

Enc.

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-82
Will Call No.:

Doc# 1977130
Bk# 2680 Pg# 321

Parcel Identification No.

[Space Above This Line For Recording Date]

Corrective Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Corrective Warranty Deed is being recorded to correct an error in the legal description set forth in that certain Warranty Deed recorded in Official Records Book 2630, Page 1724 Public Records Monroe County, Florida.

This Indenture made this 16th day of APRIL, 2014 between Sunset Ventures of Key West, Inc., a Florida corporation whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Sunset Marina, LLC, a Florida limited liability company whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60 West, 1584 feet; thence at right angles to the last named courses North 30 East, 1100 feet; thence at right angles to the last named course South 60 East, 1584 feet; thence at right angles to the last named course South 30 West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet; thence at right angles to the last named course North 30 East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60 West, 1548 feet; thence North 76 East, 900 feet; thence South 34 East, 1040 feet; thence South 30 West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70' & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Line of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.84 feet to Point #32

(N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

PARCEL F:

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded

The Condominium Parcel known as Boat Slip Unit No. 1 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Fuel Dock Slip (Commercial Unit), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Edward J. Bickrest
[Signature]
Witness Name: MICHELLE WILSON

Sunset Ventures of Key West, Inc.
By: [Signature]
Marlyn G. Erickson, President

(Corporate Seal)

Doc# 1977130
BK# 2680 P## 326

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 16th day of APRIL 2014 by Marlyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Michelle Wilson
COMMISSION # EE078975
EXPIRES: MAR. 29, 2015
WWW.AARONNOTARY.COM

[Signature]
Notary Public

Printed Name: MICHELLE WILSON

My Commission Expires: MARCH 29, 2015

MONROE COUNTY
OFFICIAL RECORDS

Survey

MONROE COUNTY

PARCEL C, P.B. 7, PG. 43
TO BE VACATED IN FAVOR
OF THE CITY OF KEY WEST

R/W PER F.D.O.T. RIGHT OF WAY MAP
SECTION 90550-2612, DATED 1/26/73

PARCEL A, P.B. 7, PG. 43
TO BE ACQUIRED BY PRESCRIPTIVE
RIGHTS BY MONROE COUNTY

PARCEL IV
PARCELS 1 & 2, ACCESS/UTILITY
EASEMENT FOR THE CITY OF KEY
WEST O.R.B. 1559, PG. 123-133
AS AMENDED IN O.R.B. 1619, PG. 1887
MONROE COUNTY REC.

PARCEL V
PARCELS 3 & 4, ACCESS/UTILITY
EASEMENT FOR THE CITY OF KEY
WEST O.R.B. 1559, PG. 134-144
AS AMENDED IN O.R.B. 1619, PG. 1872
MONROE COUNTY REC.

PARCEL A
T.I.I.F. DEED No. 19725

PARCEL E
MONROE COUNTY
DETENTION CENTER
(LESS & EXCEPT
PARCEL A)

T.I.I.F. DEED No. 19725

PARCEL A

P.O.B. PARCEL B

FOUND CONCRETE MONUMENT
16.05' EAST, 1.46' NORTH

FOUND CONCRETE MONUMENT
6.04' WEST, 0.87' SOUTH
S13°18'48"W
22.30'

FOUND IRON PIPE & CAP
PETSOPIC & ASSOC.

FOUND 5" IRON ROD & CAP
(MEASURABLE)
0.22' EAST, 0.06' SOUTH

MEAN HIGH WATER LINE (10/22/97)
ELEV. 0.87' N.G.V.D.

MEAN HIGH TIDE LINE PER
DESCRIPTION AS SHOWN ON
PHILLIPS & TRICE SURVEY
DATED 5/22/90

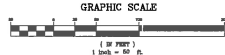
FOUND IRON ROD & CAP
LB #4298

RADIUS=984.84'
ARC=66.04'
DELTA=03°50'31"

MEAN HIGH WATER LINE (10/22/97)
ELEV. 0.87' N.G.V.D.

R/W PER F.D.O.T. RIGHT OF WAY MAP
SECTION 90550-2612, DATED 1/26/73

SEE SHEET ONE FOR NOTES

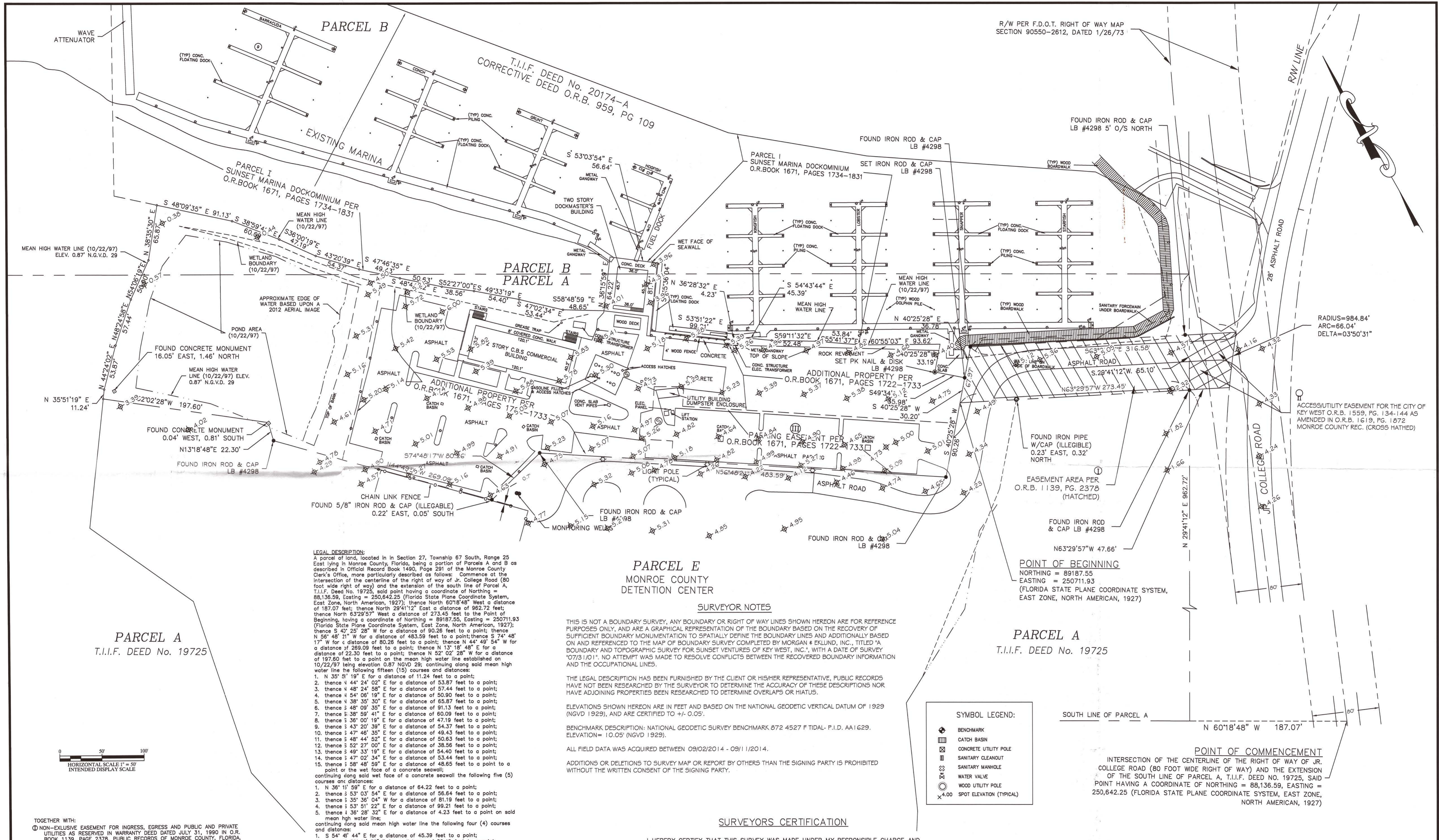


MORGAN & EKUND, INC.
PROFESSIONAL SURVEY CONSULTANTS
1745 US HIGHWAY #1
WADSWORTH, FL 32955
PHONE: (407) 388-0364
FAX: (407) 388-3165

1000 SE 3RD COURT
SUITE 203
DUNEDIN BEACH, FL 33441
PHONE: (305) 421-6882
FAX: (305) 421-0451

A BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
SUNSET VENTURES OF KEY WEST, INC.

MONROE COUNTY	2246.11
SCALE	1"=50'
DATE	04/06/06
SHEET	2 OF 3



R/W PER F.D.O.T. RIGHT OF WAY MAP SECTION 90550-2612, DATED 1/26/73

T.I.I.F. DEED No. 20174-A
CORRECTIVE DEED O.R.B. 959, PG 109

PARCEL I
SUNSET MARINA DOCKMINIUM PER
O.R. BOOK 1671, PAGES 1734-1831

PARCEL I
SUNSET MARINA DOCKMINIUM
O.R. BOOK 1671, PAGES 1734-1831

PARCEL B
PARCEL A

PARCEL E
MONROE COUNTY
DETENTION CENTER

PARCEL A
T.I.I.F. DEED No. 19725

PARCEL A
T.I.I.F. DEED No. 19725

LEGAL DESCRIPTION:
A parcel of land, located in Section 27, Township 67 South, Range 25 East lying in Monroe County, Florida, being a portion of Parcels A and B as described in Official Record Book 1490, Page 291 of the Monroe County Clerk's Office, more particularly described as follows: Commence at the intersection of the centerline of the right of way of Jr. College Road (80 foot wide right of way) and the extension of the south line of Parcel A, T.I.I.F. Deed No. 19725, said point having a coordinate of Northing = 88,136.59, Easting = 250,642.25 (Florida State Plane Coordinate System, East Zone, North American, 1927); thence North 60°18'48" West a distance of 187.07 feet; thence North 29°41'12" East a distance of 662.72 feet; thence North 63°29'57" West a distance of 273.45 feet to the Point of Beginning, having a coordinate of Northing = 89187.55, Easting = 250711.93 (Florida State Plane Coordinate System, East Zone, North American, 1927); thence S 42°25'28" W for a distance of 90.28 feet to a point; thence N 56°48'21" W for a distance of 483.59 feet to a point; thence S 74°48'17" W for a distance of 80.26 feet to a point; thence N 44°48'54" W for a distance of 269.09 feet to a point; thence N 13°18'48" E for a distance of 22.30 feet to a point; thence N 52°02'28" W for a distance of 197.60 feet to a point on the mean high water line established on 10/22/97 being elevation 0.87 NGVD 29; continuing along said mean high water line the following fifteen (15) courses and distances:
1. N 35°51'19" E for a distance of 11.24 feet to a point;
2. thence N 44°24'02" E for a distance of 53.87 feet to a point;
3. thence N 48°24'58" E for a distance of 57.44 feet to a point;
4. thence N 54°06'19" E for a distance of 50.90 feet to a point;
5. thence N 38°35'30" E for a distance of 65.87 feet to a point;
6. thence S 48°09'35" E for a distance of 91.13 feet to a point;
7. thence S 38°59'41" E for a distance of 60.09 feet to a point;
8. thence S 36°00'19" E for a distance of 47.19 feet to a point;
9. thence S 43°20'39" E for a distance of 54.37 feet to a point;
10. thence S 47°46'35" E for a distance of 49.43 feet to a point;
11. thence S 48°44'52" E for a distance of 50.63 feet to a point;
12. thence S 52°27'00" E for a distance of 38.56 feet to a point;
13. thence S 49°33'19" E for a distance of 54.40 feet to a point;
14. thence S 47°02'34" E for a distance of 53.44 feet to a point;
15. thence S 58°48'59" E for a distance of 48.65 feet to a point to a point on the wet face of a concrete seawall;
continuing along said wet face of a concrete seawall the following five (5) courses and distances:
1. N 36°11'59" E for a distance of 64.22 feet to a point;
2. thence S 53°03'54" E for a distance of 56.64 feet to a point;
3. thence S 35°36'04" W for a distance of 81.19 feet to a point;
4. thence S 53°51'22" E for a distance of 99.21 feet to a point;
5. thence S 36°28'32" E for a distance of 4.23 feet to a point on said mean high water line;
continuing along said mean high water line the following four (4) courses and distances:
1. S 54°48'44" E for a distance of 45.39 feet to a point;
2. thence S 59°11'32" E for a distance of 52.48 feet to a point;
3. thence S 55°41'37" E for a distance of 53.84 feet to a point;
4. thence S 44°25'28" W for a distance of 33.19 feet to a point; thence S 49°34'32" E for a distance of 35.98 feet to a point; thence S 40°25'28" W for a distance of 30.20 feet to the POINT OF BEGINNING
Containing 4.35 acres of land, subject to any and all Easements and Rights of Way of record.

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AND ADDITIONALLY BASED ON AND REFERENCED TO THE MAP OF BOUNDARY SURVEY COMPLETED BY MORGAN & EKUND, INC., TITLED "A BOUNDARY AND TOPOGRAPHIC SURVEY FOR SUNSET VENTURES OF KEY WEST, INC.", WITH A DATE OF SURVEY "07/31/01". NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPANCY LINES.

THE LEGAL DESCRIPTION HAS 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.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.05'.


BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 672 4527 F TIDAL-P.I.D. AA1629. ELEVATION = 10.05' (NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 09/02/2014 - 09/11/2014.









ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

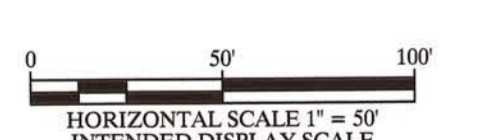
SIGNED: 
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

- SYMBOL LEGEND:**
-  BENCHMARK
 -  CATCH BASIN
 -  CONCRETE UTILITY POLE
 -  SANITARY CLEANOUT
 -  SANITARY MANHOLE
 -  WATER VALVE
 -  WOOD UTILITY POLE
 -  SPOT ELEVATION (TYPICAL)

POINT OF BEGINNING
NORTHING = 89187.55
EASTING = 250711.93
(FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN, 1927)

POINT OF COMMENCEMENT
INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF JR. COLLEGE ROAD (80 FOOT WIDE RIGHT OF WAY) AND THE EXTENSION OF THE SOUTH LINE OF PARCEL A, T.I.I.F. DEED NO. 19725, SAID POINT HAVING A COORDINATE OF NORTHING = 88,136.59, EASTING = 250,642.25 (FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN, 1927)



- TOGETHER WITH:
- NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITIES AS RESERVED IN WARRANTY DEED DATED JULY 31, 1990 IN O.R. BOOK 1139, PAGE 2378, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 - NON-EXCLUSIVE EASEMENT FOR THE ENCROACHMENT OF PUBLIC AND PRIVATE UTILITIES ON THE PUBLIC RIGHT OF WAY AS DESCRIBED IN EASEMENT AGREEMENT DATED FEBRUARY 2, 1999, RECORDED FEBRUARY 3, 1999, IN O.R. BOOK 1559, PAGE 134; AS AFFECTED BY: INDENTURE RECORDED IN O.R. BOOK 1519, PAGE 1872, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
 - NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT AS DESCRIBED IN EASEMENT AGREEMENT DATED NOVEMBER 7, 2000, RECORDED JANUARY 14, 2001 IN O.R. BOOK 1671, PAGE 1722, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

REVISION 1:	ADDITIONAL ELEVATIONS
REVISION 2:	

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

TOPOGRAPHIC SURVEY
- EXISTING SITE ELEVATIONS OF SUNSET MARINA -
5555 COLLEGE ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA
CERTIFIED TO: SUNSET MARINA, LLC

DATE: 09/22/2014	SURVEY BY: EAI	PROJECT: SUNSET TOPO
REVISION: 10/01/2014	DRAWN BY: MPB	H. SCALE: 1"=50'
BOOK:	CHECKED BY:	SHEET 1 OF 1

Flood Elevation Certificate

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Sunset Marina "Service Building"

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
5555 College Road
 City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 (Tax Parcel #: 00072080-001400)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 24.5781 N Long. 81.7512 W Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) 4792 +/- sq ft
 b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
 c) Total net area of flood openings in A8.b 0 sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage NA sq ft
 b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
 c) Total net area of flood openings in A9.b NA sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 City of Key West 120166

B2. County Name
 Monroe

B3. State
 FL

B4. Map/Panel Number 12087C1509	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 13
------------------------------------	-----------------	--------------------------------	--	-------------------------	---

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. Use the same datum as the BFE.
 Benchmark Utilized R-397 Vertical Datum 1929
 Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>5.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>20.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>17.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>5.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>5.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>5.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>5.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
 Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name J. Lynn O'Flynn License Number 6298

Title Professional Surveyor & Mapper Company Name J. Lynn O'Flynn, Inc.

Address 3430 Duck Ave. City Key West State FL ZIP Code 33040

Signature [Signature] Date 5/7/13 Telephone (305) 296-7422



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

5555 College Road

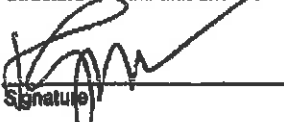
City Key West State FL ZIP Code 33040

Insurance Company
Policy Number
Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2. a) - Elevator Structure is multi-unit and a combination of commercial and residential units.


Signature

Date 5/7/13

Check here if attachments

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

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

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

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

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

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8 and G9.

- 1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- 2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- 3. The following information (items G4-G9) is provided for community floodplain management purposes.

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

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

Local Official's Name Title

Community Name Telephone

Signature Date

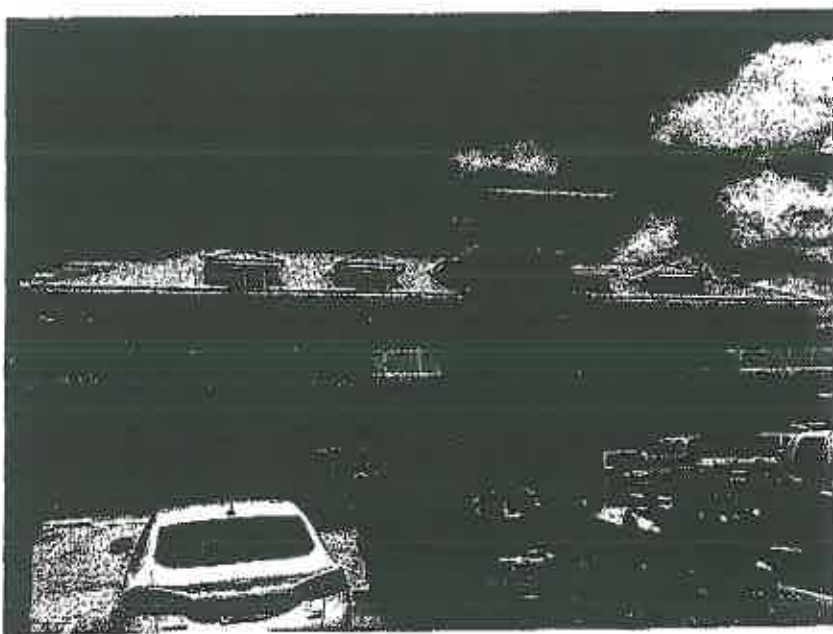
Comments

Check here if attachments

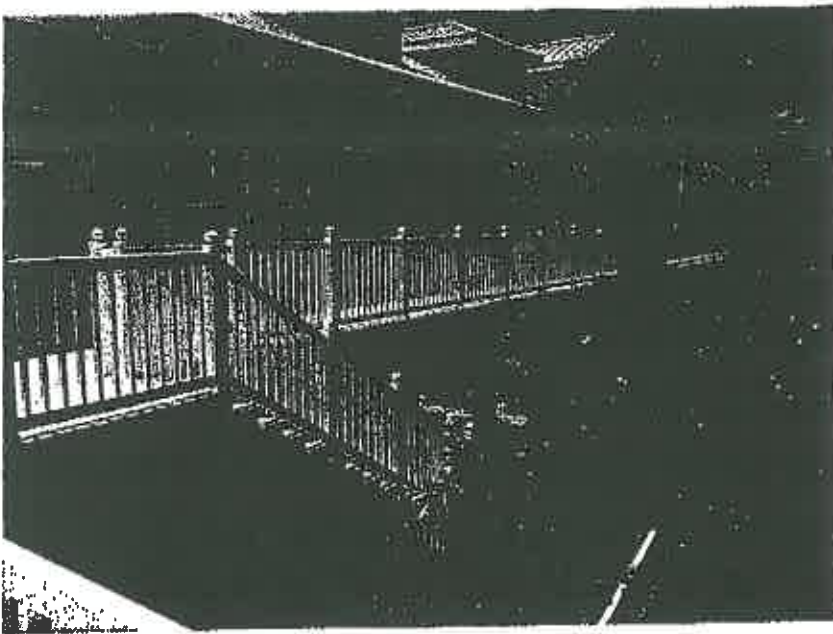
Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5555 College Road	For Insurance Company Use: Policy Number:
City Key West State FL ZIP Code 33040	Company NAIC Number:
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



Front View 5/7/13



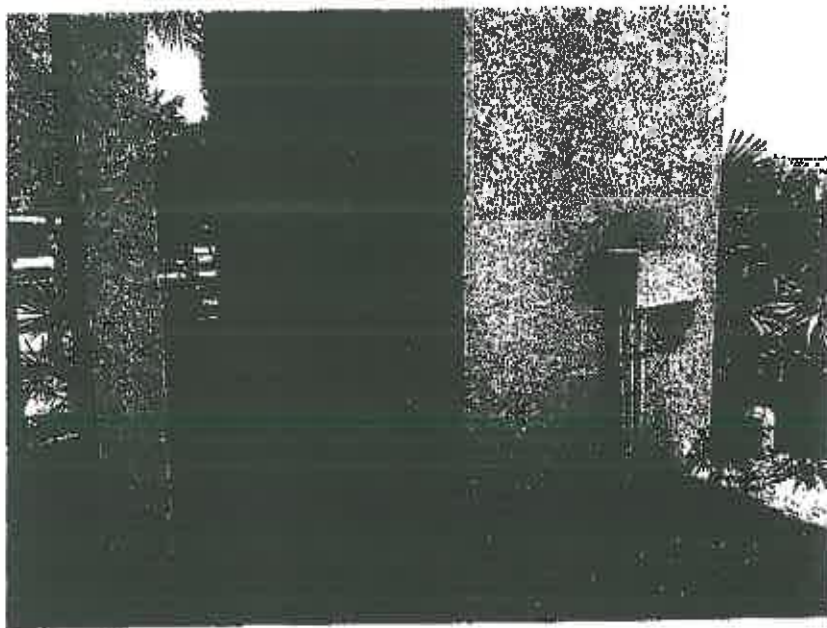
Rear View 5/7/13

Building Photographs

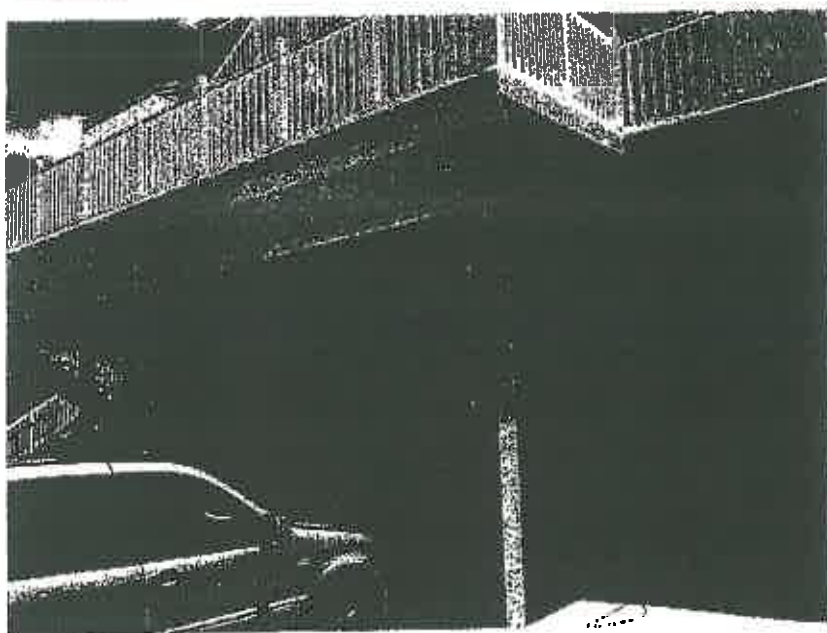
Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5555 College Road	For Insurance Company Use: Policy Number
	Company NAIC Number
City Key West State FL ZIP Code 33040	

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



Equipment (Elevator) 5/7/13



Side View 5/7/13

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 SUNSET MARINA, LLC CtlNbr:0020452
Location Addr 5555 COLLEGE RD
Lic NBR/Class 14-00028731 SERVICE - PROFESSIONAL
Issue Date: November 21, 2013 Expiration Date:September 30, 2014
License Fee \$356.21
Add. Charges \$0.00
Penalty \$46.46
Total \$356.21

Comments: MANAGEMENT COMPANY FOR SUNSET MARINA

Oper: CWALKER Type: OC Drawer: 1
Date: 11/21/13 51 Receipt no: 18-33
28731

This document must be prominently displayed. 1.03 \$356.21

SUNSET MARINA, LLC 2985272
Ct. SHECK 1672 \$361.21

SUNSET MARINA, LLC
5555 COLLEGE RD

Trans date: 11/21/13 Time: 13:35:03

KEY WEST FL 33040

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 SUNSET MARINA, LLC CtlNbr:0009140
Location Addr 5555 COLLEGE RD
Lic NBR/Class 14-00028285 RETAIL/MAILORDER/WHSALE 0-500 SF
Issue Date: July 16, 2013 Expiration Date:September 30, 2014
License Fee \$136.50
Add. Charges \$0.00
Penalty \$0.00
Total \$136.50

Comments: RETAIL FUEL SALES AT MARINA

This document must be prominently displayed.

SUNSET MARINA, LLC

SUNSET MARINA, LLC
5555 COLLEGE RD

KEY WEST FL 33040

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 SUNSET MARINA ,LLC CtlNbr:0020451
Location Addr 5555 COLLEGE RD 1
Lic NBR/Class 14-00028284 SERVICE - GENERAL
Issue Date: July 16, 2013 Expiration Date:September 30, 2014
License Fee \$98.70
Add. Charges \$0.00
Penalty \$0.00
Total \$98.70

Comments: STORAGE UNIT RENTAL (NO BOATS)

This document must be prominently displayed.

SUNSET MARINA, LLC

SUNSET MARINA ,LLC
5555 COLLEGE RD

KEY WEST FL 33040

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 SUNSET MARINA, LLC CtlNbr:0004310
Location Addr 5555 COLLEGE RD
Lic NBR/Class 14-00028286 RETAIL/MAILORDER/WHSALE 0-500 SF
Issue Date: July 16, 2013 Expiration Date:September 30, 2014
License Fee \$136.50
Add. Charges \$0.00
Penalty \$0.00
Total \$136.50

Comments: BAIT DEALER, MARINE SUPPLIES

This document must be prominently displayed.

SUNSET MARINA, LLC

SUNSET MARINA, LLC
5555 COLLEGE ROAD

KEY WEST FL 33040

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 SUNSET MARINA LLC CtlNbr:0004308
Location Addr 5555 COLLEGE RD
Lic NBR/Class 14-00028283 RENTAL-MARINA COMBO
Issue Date: July 16, 2013 Expiration Date: September 30, 2014
License Fee \$609.42
Add. Charges \$609.42
Penalty \$0.00
Total \$609.42
Comments: 42 DRY SLIPS, 30 WET SLIPS

This document must be prominently displayed.

SUNSET MARINA, LLC

SUNSET MARINA LLC
5555 COLLEGE ROAD

KEY WEST FL 33040

greg@smithoropeza.com

From: Carolyn Walker <cwalker@cityofkeywest-fl.gov>
Sent: Wednesday, November 05, 2014 12:10 PM
To: greg@smithoropeza.com
Subject: RE: 5555 College Road

Here is the CO language.

Carolyn

Application, structure . . : 02 00000587 * ALL *
Property address : 5555 COLLEGE RD
Type information, press Enter.
Certificate options . . . Y Y=Reprint certificate

Permanent CO issue date 112702

Type options, press Enter.

1=Add new text 2=Change text 4=Delete text

Opt	Seq#	CO Condition Description	Date
	1.00	New mixed use building: sales/service building 2nd floor plus 4 one-bedroom affordable residential units on 3rd fl. CO includes permit 99-38. Includes electrical, plumbing, mechanical, and roofing.	112702
	2.00		

From: greg@smithoropeza.com [mailto:greg@smithoropeza.com]
Sent: Tuesday, November 04, 2014 6:20 PM
To: Carolyn Walker (cwalker@keywestcity.com)
Subject: 5555 College Road

Hi Carolyn,

We are working on a BPAS application for 5555 College Road. As part of the staff comments, staff has requested documentation of the four residential units which are deed restricted affordable. Could you please forward proof of these four units existing at 5555 College Road so that we may provide to planning?

Thanks, Greg

Gregory S. Oropeza, Esq.

SMITH | OROPEZA, P.L.
138-142 Simonton Street
Key West, FL 33040
Office: 305-296-7227

Fax: 305-296-8448

Greg@smithoropeza.com

www.smithoropeza.com

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2014.0.4765 / Virus Database: 4040/8462 - Release Date: 10/27/14

Internal Virus Database is out of date.

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

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

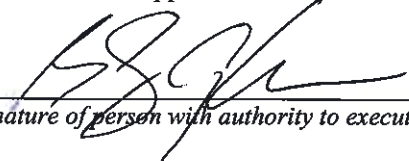
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Barry Gibson as
Please Print Name of person with authority to execute documents on behalf of entity

General Manager of Sunset Marina, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza of Smith | Oropeza, P.L.
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 8/27/14
Date

by Barry Gibson
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

Tiffany Garcia
Name of Acknowledger typed, printed or stamped



Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

SUNSET MARINA, LLC

Filing Information

Document Number	L13000058920
FEI/EIN Number	46-2603416
Date Filed	04/23/2013
State	FL
Status	ACTIVE
Effective Date	04/22/2013
Last Event	LC ARTICLE OF CORRECTION
Event Date Filed	05/30/2013
Event Effective Date	NONE

Principal Address

5555 COLLEGE ROAD
KEY WEST, FL 33040

Mailing Address

5555 COLLEGE ROAD
KEY WEST, FL 33040

Registered Agent Name & Address

SMITH, BARTON W
138 - 142 SIMONTON ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGRM

SMITH, BARTON W
5555 COLLEGE ROAD
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2014	03/18/2014

Document Images

[03/18/2014 -- ANNUAL REPORT](#)

View image in PDF format

[04/23/2013 -- Florida Limited Liability](#)

View image in PDF format

[Frs | whkwE #lqg#Subydf | #Srdflhv](#)

[V wdw#r :#F arulgd/#G hsdump hqwh# i# wdw](#)

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Gregory S. Oropeza, in my capacity as Member
(print name) *(print position; president, managing member)*

of Smith | Oropeza, P.L.
(print name of entity serving as Authorized Representative)

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:

5555 College Road, Key West, Florida 33040

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.

Gregory S. Oropeza
Signature of Authorized Representative

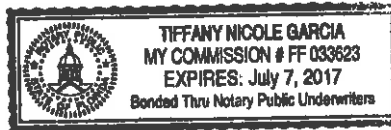
Subscribed and sworn to (or affirmed) before me on this 8/27/14 by
date

Gregory Oropeza
Name of Authorized Representative

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

Tiffany D. Garcia
Notary's Signature and Seal

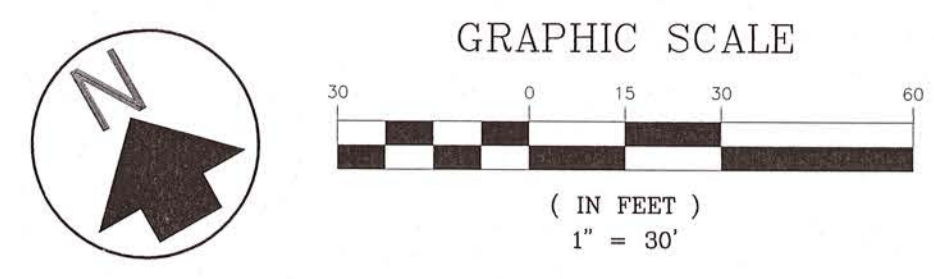
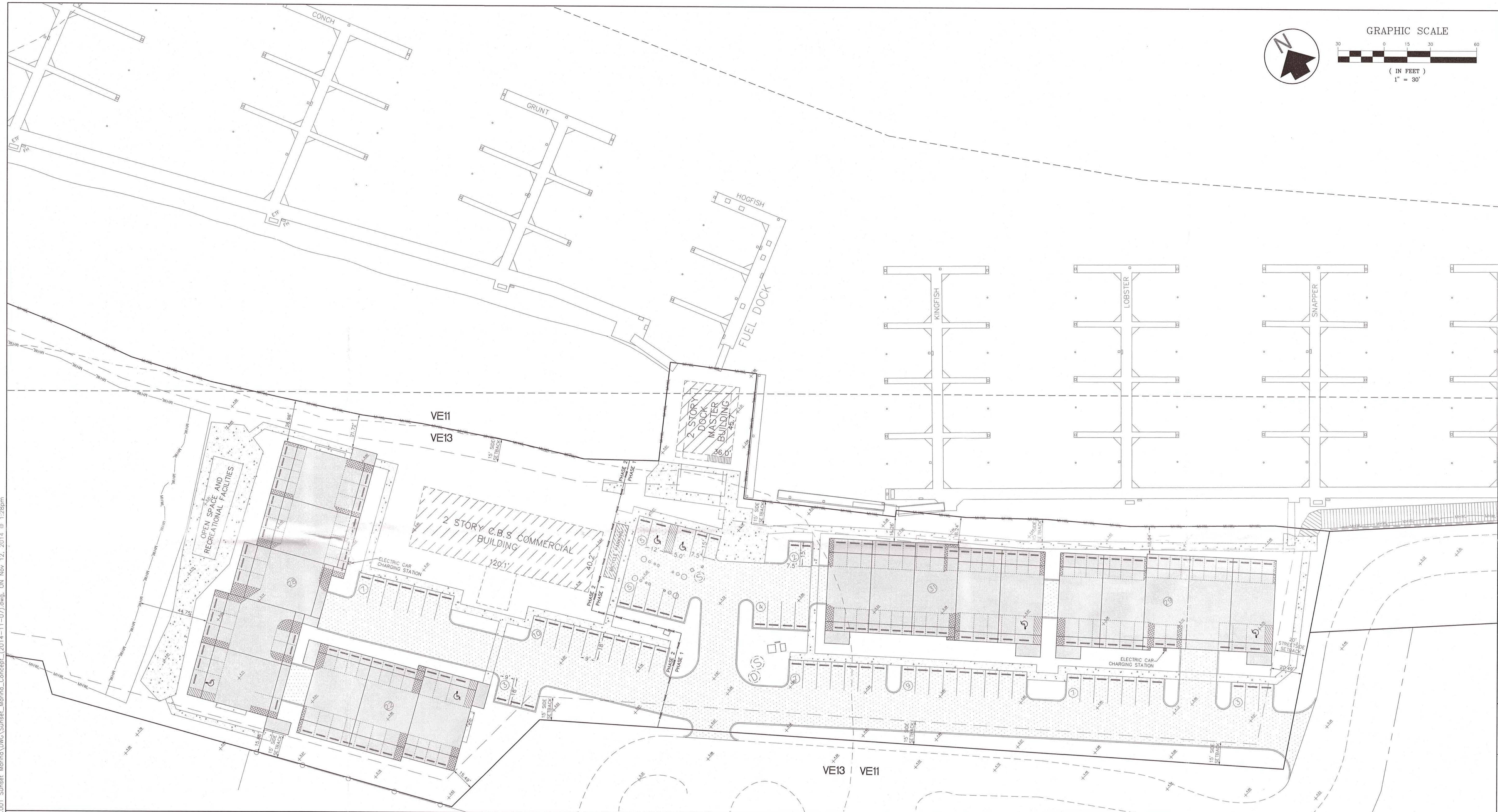
Tiffany Garcia
Name of Acknowledger typed, printed or stamped



Commission Number, if any

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

USER: nbaltimore PLOTTED THE SHEET LAYOUTS OF W:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_2014-11-07.dwg, ON Nov 12, 2014 @ 1:28pm



Design:	MJC
Drawn:	JNE
Checked:	JNE
Approved By:	MJC
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	11/12/2014

WEC
WELER ENGINEERING CORPORATION
eXcellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447
EB #6656

**OVERALL SITE PLAN
FOR
SUNSET MARINA**

Revisions	Description

LEGEND:

- PROJECT BOUNDARY
- SETBACK LIMITS
- PROPOSED PHASE BOUNDARY
- MEAN HIGH WATER LINE
- FLOOD ZONE BOUNDARY
- EXISTING PAVEMENT
- EXISTING BUILDING
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- EXISTING SPOT ELEVATION

SITE DATE TABLE

	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING	CG			
FLOOD ZONE	VE 11	VE 11 & VE 13		
SIZE OF SITE	194,172.50 SF			
HEIGHT	40.0'	40.0'	40.0'	N
FRONT SETBACK	25.0'	50.0'	20.0'	Y
SIDE SETBACK	20.0'	20.0'	15.0'	Y
STREET SIDE SETBACK	20.0'	20.0'	20.0'	N
REAR SETBACK	30.0'	30.0'	45.0'	N
RESIDENTIAL FLOOR AREA	N/A	2,771.0 SF	78,371.0'	N/A
DENSITY	16 DU/AC	4	58	N/A
COMMERCIAL FLOOR AREA	N/A	12,360.0 SF	12,360.0 SF	N/A
F.A.R. (COMMERCIAL)	0.8	.064	.064	N
BUILDING COVERAGE	40.0%	4.8%	22.0%	N
IMPERVIOUS AREA	60.0%	1.29%	47.03%	N
PARKING	172	135	172	
HANDICAP PARKING	5	4	6	N/A
BICYCLE PARKING	22.0	24.0	24.0	N
OPEN SPACE / LANDSCAPING	20.0%	60.0%	48.0%	N
NUMBER AND TYPE OF UNITS	N/A	4	58	N/A
CONSUMPTION AREA OR # OF SEATS	N/A	N/A	N/A	N/A

LOT COVERAGE SUMMARY

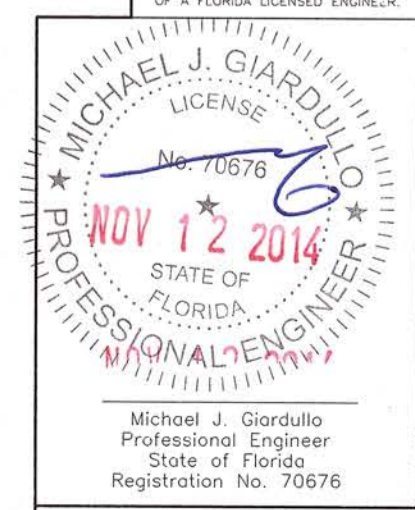
EXISTING BUILDINGS TO REMAIN	6,970.95 SF	0.16 AC
EXISTING CONCRETE TO REMAIN	2,013.27 SF	0.05 AC
PROPOSED BUILDINGS	34,767.03 SF	0.80 AC
PROPOSED CONCRETE SIDEWALK	13,458.40 SF	0.31 AC
PROPOSED CURBING	941.40 SF	0.02 AC
PROPOSED POOL	1,135.80 SF	0.03 AC
PROPOSED PAVEMENT	32,028.08 SF	0.74 AC
TOTAL IMPERVIOUS AREA	91,314.93 SF	2.10 AC 47.03%
TOTAL PERVIOUS AREA	102,857.57 SF	2.36 AC 52.97%
TOTAL SITE AREA	194,172.50 SF	4.46 AC 100.00%

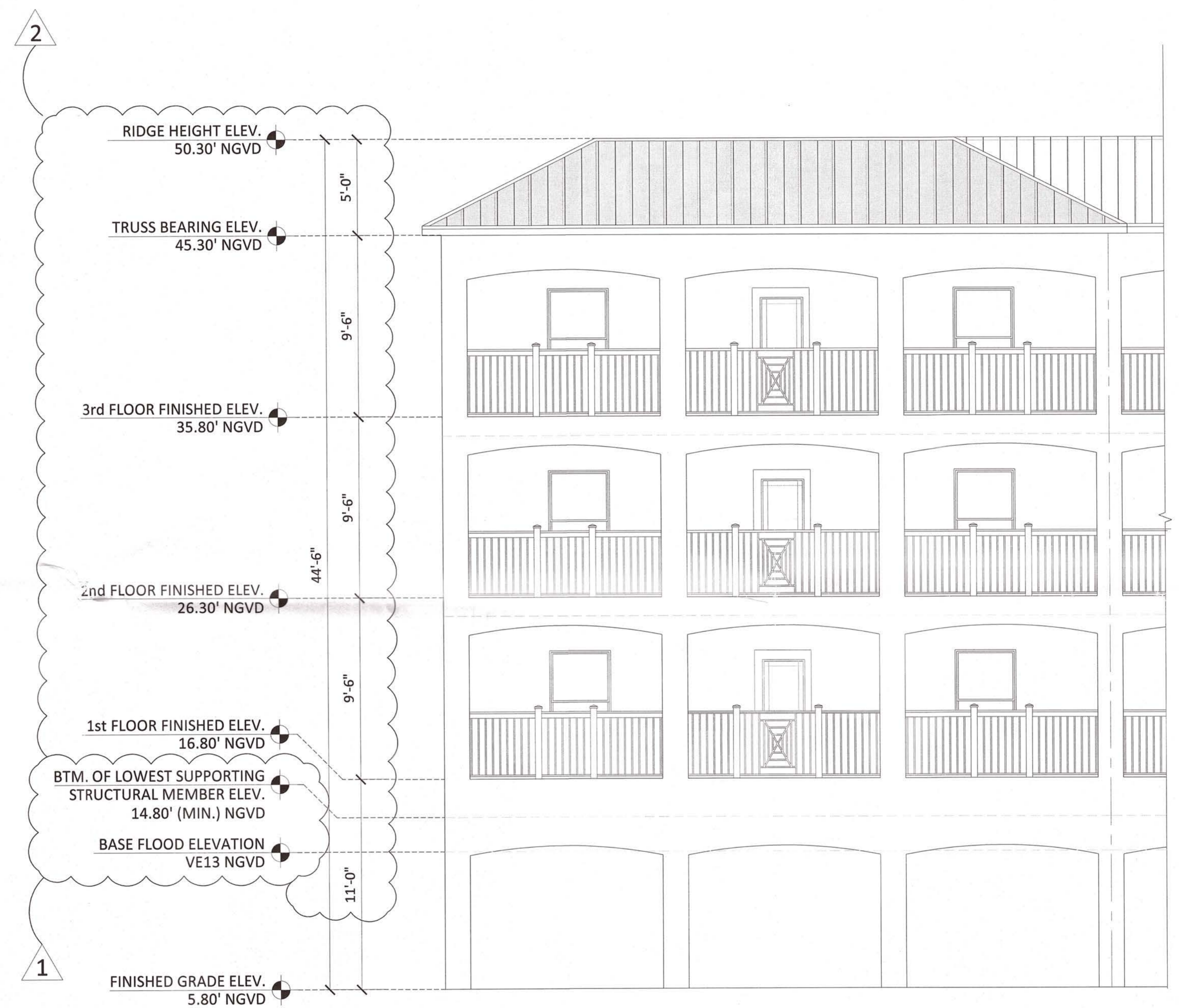
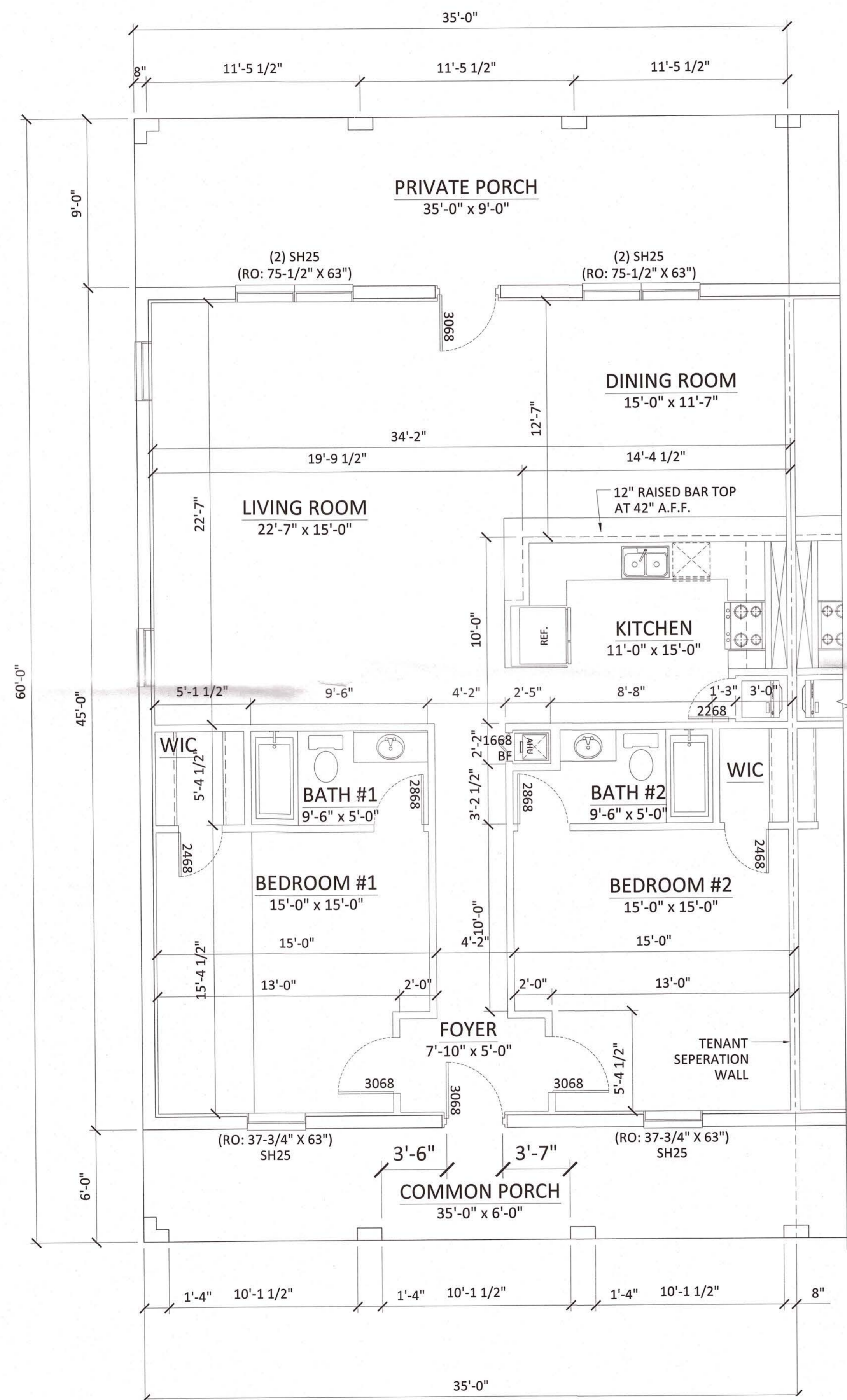
PARKING SUMMARY:

OPEN PARKING	
STANDARD SPACES	57
ACCESSIBLE SPACES	2
COMPACT SPACES	3
COVERED PARKING	
STANDARD SPACES	41
ACCESSIBLE SPACES	4
COMPACT SPACES	65
TOTAL PARKING SPACES PROVIDED	172

SITE DEVELOPMENT NOTES:

- ALL NEW BUILDINGS AND CONCRETE SURFACES SHALL BE CONSTRUCTED WITH AN SRI RATING GREATER THAN 29.



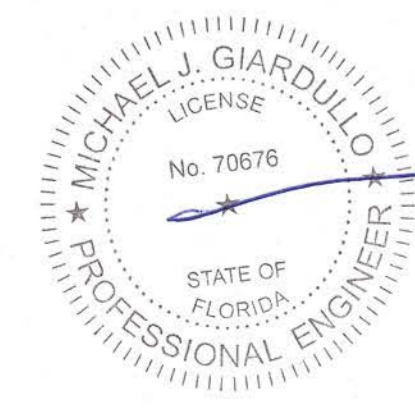


CONCEPTUAL FRONT ELEVATION
SCALE 1/8"=1'-0"

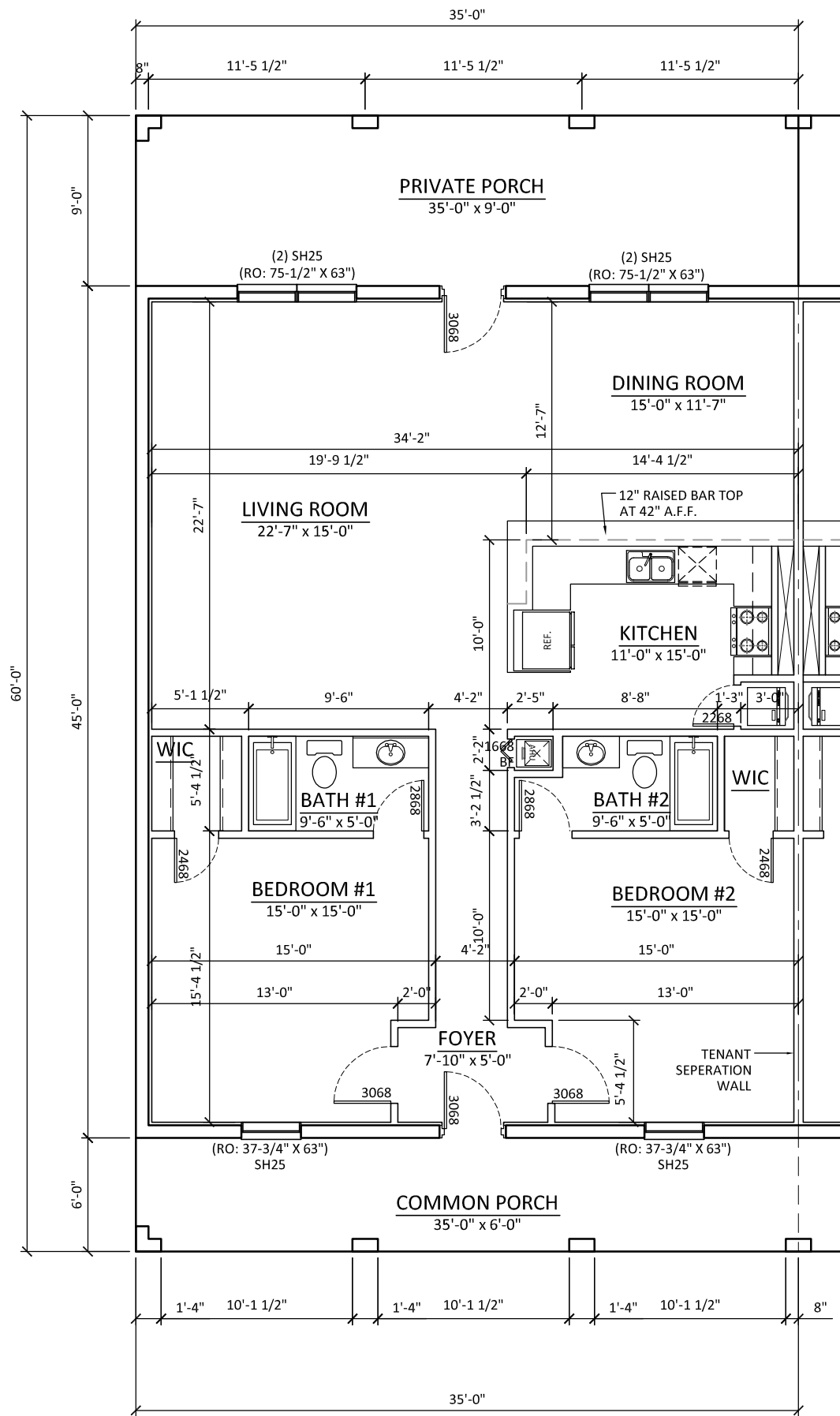
THE WEILER ENGINEERING CORPORATION
These plans are in compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficient: +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including, but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.



STL	Design:	MIG	Approved By:	MIG	AS NOTED
STL	Drawn:	AS NOTED	Scale:	14010.001	11-11-2014
MIG	Checked:	14010.001	Job No:	11-11-2014	
			Date Issued:		
SUNSET MARINA NEW CONDO CONCEPTUAL 5555 COLLEGE ROAD, KEY WEST, FL 33040					
WELER ENGINEERING CORPORATION WELER ENGINEERING CORPORATION WELER ENGINEERING CORPORATION 201 WEST MARION AVENUE SUITE 1306 PUNTA GORDA, FLORIDA 33950 (941) 505-1700 EB #6656					
Revisions					
11-09-2014	STL				
11-11-2014	JMB				
Description Added BFE & Lowest Supporting Structural Member Elev. 14.80' (MIN.) NGVD Revised Floor Heights & Elevations					
This sheet is not valid without the signature and official seal of a Florida Licensed Engineer.					
NOV 12 2014 Michael J. Giardullo Professional Engineer State of Florida Registration No. 70676					
Sheet No. S1.0					



**8-11-2014 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION**

CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
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Internal Pressure Coefficient +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/etc al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MUG	Design:	STL
Scale:	AS NOTED	Drawn:	STL
Job No:	14010.001	Checked:	MUG
Date Issued:	08-11-2014		

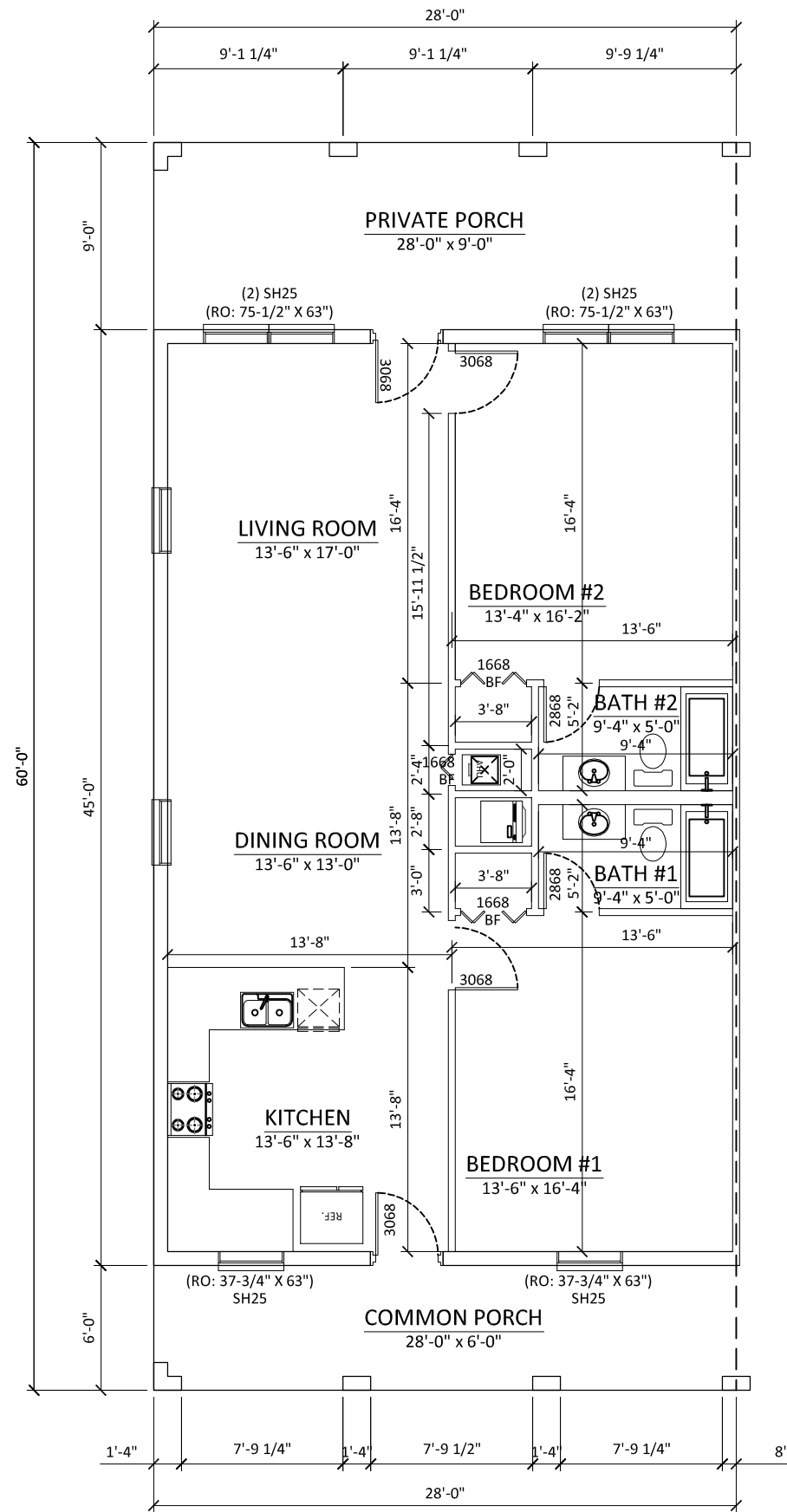
WEC
WELER ENGINEERING CORPORATION
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

**SUNSET MARINA
PROPOSED CONDO CONCEPTUAL**
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions		
Description		

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PROFESSIONAL SEAL OF A FLORIDA LICENSED ENGINEER.

PRELIMINARY NOT FOR CONSTRUCTION
Professional Engineer
State of Florida
Registration No. 78675



CONCEPTUAL FLOOR PLAN
 SCALE 1/8"=1'-0"

8-28-2014 CONCEPTUAL REVIEW
 NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
 Method of Design: ASCE 7-10
 Basic Wind Speed (Vult): 180 MPH
 Nominal Design Wind Speed (Vasd): 139 MPH
 Building Risk Category: II / Flood Design Data: VE11 & VE13
 Wind Importance Factor: 1.0 / Wind Exposure: D
 Soil Design Load-Bearing Value: 2,000 psf
 Internal Pressure Coefficient: +.18 and -.18 (Enclosed)
 Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/etc al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MIG	JNB
Scale:	AS NOTED	JNB
Job No:	14010.001	MIG
Date Issued:	08-28-2014	

WEC
 WELER ENGINEERING CORPORATION
WELER ENGINEERING CORPORATION
 201 WEST MARION AVENUE
 SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 (941) 505-1700
 EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
 5555 COLLEGE ROAD, KEY WEST, FL 33040

Description	Revisions



Exhibit B – Site Data Table 2014 Application for BPAS

305-809-3720 • www.keywestcity.com

SITE DATA TABLE

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	CG			
Flood Zone	VE11			
Size of Site	194,172.50			
Height	40	40	40	N
Front Setback	25	50	20	Y
Side Setback	20	20	20	N
Side Setback	15	15	15	N
Street Side Setback	20	20	20	N
Rear Setback	30	30	20	Y
Residential Floor Area	N/A	2,771	78,371	N/A
Density	16 DU/ACRE	4	58	N/A
Commercial Floor Area	N/A	12,360	12,360	N/A
F.A.R (Commercial)	.8	.064	.064	N
Building Coverage	40%	4.8%	22%	N
Impervious Surface	60%	1.29	47.03%	N
Parking	172	135	172	N
Handicap Parking	5	4	6	N/A
Bicycle Parking	10%	24	24	N
Open Space/ Landscaping	20%	60%	48%	N
Number and type of units	N/A	4	58	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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



Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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

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

Applicant: Sunset Marina, LLC Site Address: 5555 College Road, Key West

Number and type of Units Requested: Market Rate 30 Affordable _____

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

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

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

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

TOTAL ESTIMATED POINTS _____

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>0</u>
2	Exceeding the minimum required percentage of affordable housing (+5)	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>0</u>
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	<u>0</u>
6	Voluntary contribution to the Arts In Public Places Fund or Tree Fund in the amount of \$5,000 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	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u>10</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	<u>0</u>
TOTAL ESTIMATED POINTS			<u>35</u>

**BPAS Certification Form
(Exhibit D)**



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

305-809-3720 • www.keywestcity.com

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

I certify that my total estimated points are 35. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

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

[Signature]
Signature of applicant

8-26-14
Date

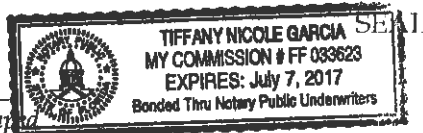
Gregory S. Oropeza, of Smith | Oropeza, P.L.
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 27 day of August, 20 14,
by Gregory Oropeza (name of person signing the application)
as Attorney (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Sunset Marina, LLC (name of entity or party on behalf of whom application was
executed).

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

[Signature]
Notary's Signature and Seal

Tiffany Garcia
Name of Acknowledger typed, printed or stamped



Commission Number, if any

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

PREREQUISITES:

Version 10 Revised 1-6-14

Prerequisite 1: Swimming Pool / Spa *Need to meet 1 of the following:

- P1.1 Yes Sanitation system that reduces chlorine use *Saltwater Pool
- P1.2 Yes Pool Cover *Easiest
- P1.3 Yes Solar pool heating system *Medium
- P1.4 No Dedicated PV's to run pool equipment *Probably Not
- P1.5 No Home has no pool or spa

Prerequisite 2: Waterfront Considerations *Need to meet 1 of the following

- P2.1 Yes Use of native aquatic vegetation in shoreline area
- P2.2 Yes No turf adjacent to water (Low maintain plants instead)
- P2.3 Yes Use of terraces, swales, or berms to slow storm water
- P2.4 No 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 15 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80 *Home Energy Rating System (3 points per point <80)
 Yes : Does the Home have a confirmed HERS Index
 75 : Confirmed HERS Index

Design, Finishes, Amenities

- E2.1 1 1 Thermal Bypass inspection
- E2.2 1 1 Ductwork joints sealed with mastic
- E2.3 1 1 Ductwork smoke tested allowing leaks to be sealed prior to drywall
- E2.4 1 1 Cross vent and ceiling fans code credit *Need 2 windows in each room
- E2.5 1 1 Roofed porch, Min 100ft^2 AND 3 sides open
- E2.6 1 1 Passive solar space heating system
- E2.7 1 1 Passive solar day-lighting *Could apply to 3rd story \$\$
- E2.8 1 1 Deciduous trees on south *Maybe need to look at spacing & layout
- E2.9 0 1 - 4 House shaded on east and west by trees *Could apply to 2nd story units, may be challenging for 3rd story units
 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 1 1 Floor joist perimeter insulated and sealed *Can apply to wood frame, unsure about hollow core
- E2.12 1 1 Light colored exterior walls (80% minimum)
 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%
 Enter the Light Reflectance Value (LRV) of Paint
 Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored
 Enter the Light Reflectance Value (LRV) of Paint
- E2.14 1 1 Max 100W fixtures in bathrooms
- E2.15 1 1 Pre-plumb for solar hot water *Maybe \$\$
- E2.16 2 2 Install a State Certified rated solar hot water system *Maybe \$\$
- E2.17 1 1 Compact hot water distribution *Not sure, units do not have individual hot water heater
- 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 1 1 Efficient well pumping
- E2.23 0 1 Efficient envelope volume *Maybe
 Total Gross Wall Area
 Conditional Square Footage
 Number of Stories
- E2.24 1 1 Dwelling unit attached, zero lot-line, row house
- E2.25 2 2 Recessed, sealed IC fixtures *Could do \$\$
- E2.26 3 3 Energy Star® Advanced Lighting Package *Initial Cost \$\$
- E2.27 2 2 Outdoor lights are energy efficient.
- E2.28 1 1 Install motion sensors on a minimum of 60% of the hard wired lighting fixtures *May not be desirable by residents
- E2.29 1 1 Energy Efficient Sheathing *Could do \$\$

34 112 Total Points

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

Name of HERS Rater: [REDACTED]
 Certifying Agent Category 1: [REDACTED]

*Items in
 RED = REQUIRED SUBMITTALS
 BLACK = SUGGESTED SUBMITTALS (multiple ways to demonstrate)

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Is the landscape existing or new

W1 Fixtures

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

W2 Greywater Reuse

- W2.1 1-3 Greywater System Installed *Costly since city has no greywater system

W3 Rainwater Harvesting

- W3.1 1-3 Rainwater Harvesting System installed *Maybe \$\$, space consuming

W4 Reclaimed Water Reuse

- W4.1 2 Water for irrigation
- W4.2 2 Meter on reclaimed irrigation system *Could do if supplied by KWRU
- W4.3 2 Volume-based pricing arrangement
- W4.4 2 For toilet flushing *Additional Plumbing \$\$

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 *Can increase points here
60% :Percentage of drought tolerant plant
- W5.3 2 All plants/trees selected to be compatible with local environment / microclimate
- W5.4 3 Turf less then 50% of landscape
- W5.5 2 Evenly shaped turf areas, no turf on berms *Could do, requires additional mulch/rocks/schrub
- W5.6 2 Plants with similar maintenance requirements grouped together
- W5.7 1 Mulch applied 3 - 4 inches deep around plants / no volcano mulch *Need to coordinate w/ Landscape Architect
- W5.8 1 Non-Cypress mulch used
- W5.9 2 Soil tested and amended where necessary *Testing may be difficult in highly permeable soils

W6 Installed Irrigation

- W6.1 10 No permanent installed irrigation system
- W6.2 2 Innovative irrigation technology *More \$\$, often had trouble in Keys (Often a SFWMD Regulation)
- W6.3 3 Irrigated land according to FGBC standard
 - Yes Separate zones for turf and landscape beds - multi program controller
 - Yes High-volume irrigation does not exceed 60% of landscape area
 - Yes Head to head coverage for rotor/spray heads
 - Yes Correctly installed Micro-irrigation in landscape beds and narrow areas *More \$\$, often had trouble in Keys (Often a SFWMD Regulation)
 - Yes Minimize overspray on impermeable surfaces
- W6.4 0 1
 - OR
 - Pressure compensating spray heads installed in spray zones
 - Pressure regulating valves are installed for spray zones
- W6.5 1 In poor drainage (low) areas, heads are installed with check valves *Maybe
- 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: *Need to coordinate w/
- W7.2 2 Florida Friendly Landscape™ Program New Construction Certification Landscape Architect

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

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

*Items in:
RED = REQUIRED SUBMITTALS
BLACK = SUGGESTED SUBMITTALS (multiple ways to demonstrate)

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			<input type="checkbox"/> Name of FGBC Green Development
			<input type="checkbox"/> % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	0	2	Built on an infill site *Maybe, surrounding homes 10+ yrs old?
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit *Near bus stop, requires a safe route
LC1.6	0	2	Site within 1/2 mile of public open/green space *KW Botanical Gardens may qualify
LC1.7	0	2	Site within 1/4 mile of existing basic community resources
			<input type="checkbox"/> away from basic community resources
			<input type="checkbox"/> Arts and entertainment center *FKCC approx. 0.5 mi
			<input type="checkbox"/> Bank
			<input type="checkbox"/> Community or civic center
			<input type="checkbox"/> Convenience store
			<input type="checkbox"/> Daycare center
			<input type="checkbox"/> Fire station
			<input type="checkbox"/> Fitness center or gym
			<input type="checkbox"/> Laundry or dry cleaner
			<input type="checkbox"/> Library
			<input type="checkbox"/> Medical or dental office *Approx. 0.5 mi
			<input type="checkbox"/> Pharmacy
			<input type="checkbox"/> Police station *Jail
			<input type="checkbox"/> Post office
			<input type="checkbox"/> Place of worship
			<input type="checkbox"/> Restaurant *Golf Course Club House
			<input checked="" type="checkbox"/> School *Gerald Adams Elementary
			<input type="checkbox"/> Supermarket
			<input type="checkbox"/> Other Neighborhood-serving retail
			<input checked="" type="checkbox"/> Other office building or major employment center *Jail, FKCC, Hospital
LC1.8	0	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	3	21	Total Points
	3		Total points for Category 3 (0 min / 15 max)

****Need 4 in 1/4 mile
OR
Need 6 in 1/2 mile

Certifying Agent Category 3:

#VALUE!

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CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

- S1.1 **2** 2 Maximize tree survivability *Protect fringes/mangroves/palms in landscape beds (Only a few per acre)
- S1.2 **0** 1-2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for **N/A** *Difficult need to restrict construction equipment travel area
- S1.3 **-** 2 Replant or donate removed vegetation *Probably not \$\$\$
- S1.4 **0** 1-9 **Preserve** or create wildlife habitat / shelter *Would need to Donate 10% of site area for Permanent Conservation (1 point)
0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

- S2.1 **2** 2 Mill clear trees *Would need to make lumber
- 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 *BMP Plan Required
- S3.2 **1** 1 Stabilize disturbed soil *Possible but challenging during construction, seeding does not hold well in the Keys
- S3.3 **-** 2 Stage disturbance *No more than 60% of site can be disturbed at one time
- S3.4 **1** 1 Control sediment runoff during construction
- S3.5 **-** 1 Save and reuse any removed topsoil *Maybe, not much top soil located onsite

Drainage / Retention

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

0 % Pervious Material	1 Total Lot Area (sq. ft.) *May qualify for points
0 Coverage Area (sq. ft.)	0 100% Pervious sq. ft.
0 Equivalent Pervious Area -->	0 Equivalent Pervious Area (semi-pervious)
0 Total points for pervious area	

0 34 Total Points

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

Certifying Agent Category 4: **0**

*Items in
RED = REQUIRED SUBMITTALS
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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 1 1 Garage (attached or detached)- exhaust fan on motion sensor and timer
- H1.3 1 1 Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
- H1.4 2 1-2 No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

- Yes Electric
- No Sealed combustion equipment
- No Sealed combustion closet

Water Heating

- Yes Electric
- No Sealed combustion equipment
- No Sealed combustion closet
- No Outside of conditioned space

Moisture Control

- H2.1 N/A 1 Drainage tile on and around top of footing
- H2.2 N/A 1 Drainage board for below grade walls
- H2.3 N/A 1 Gravel bed beneath slab on grade floors
- H2.4 - 1 Seal slab penetration*May apply to raised slabs, but could do
- H2.5 1 1 Capillary break between foundation and framing*Should do anyways w/ wood frame, not applicable w/ CMU
- H2.6 3 3 Central dehumidification system *Could do as part of HVAC
- H2.7 1 1 No vapor barrier on inside of assemblies *Should do anyways
- H2.8 1 1 Moisture control for tub/shower and shower surrounds*Should do anyways

Source Control

- H3.1 1 1 No exposed urea-formaldehyde wood products
- H3.2 2 2 Zero VOC paints, stains, and finishes
- H3.3 1 1 Low VOC paints, stains, and finishes *Extra Cost \$
- H3.4 1 1 Low VOC sealants and adhesives
- H3.5 1 1-2 Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts) *Can do if ok w/ you? Tile the Kitchen, Dining, Living, & Foyer
- H3.6 - 1 Healthy flooring *Claimed these points under the materials section
- H3.7 - 1 Healthy insulation
- H3.8 1 1-2 Protect ducts, range hood, and bath exhaust fans during construction*Should do anyways
- H3.9 3 3 Integrated pest management plan *Can do, minor additional cost. Need to involve a skilled pest control professional on design team, could be challenging in the Keys

Cleanability

- H4.1 0 1-2 Central vacuum system
 - No System roughed in
 - No Installed with exhaust outdoor
 - No Installed with exhaust indoor thru HEPA filter
- H4.2 - 1 Useable entry area *W/ Foyer dimensions may be tight, would require furniture or closet

Universal Design

- H5.1 - 1-3 Universally designed living area *Requires an ADA Compliant bathroom in each unit

Ventilation

- H6.1 4 2-4 Controlled mechanical ventilation
- H6.2 N/A 1 Radon/Soil gas vent system installed*Not Slab-On-Grade
- H6.3 - 1 Floor drain sealed*Would do anyways
- H6.4 1 1 Energy Star bath fans with timer or humidistat *Extra Cost \$
- H6.5 1 1 Kitchen range hood vented to exterior *Extra Cost \$. Ventless would be less
- H6.6 - 1 Laundry rooms inside conditioned space must have a make-up air source. Shared air w/ unit
- H6.7 - 3 Whole house positive filtration*Can do \$\$
- H6.8 1 1-2 Efficient HVAC filter*Can get 2, but air handler may need to be upsized
- H6.9 1 1 HVAC filter easily accessible
- H6.10 - 1 Install screens on all windows and doors *Can do but not often done on doors
- H6.11 1 1 Manual D duct design

52 Total Points

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

Certifying Agent Category 5:

*Items in
 RED = REQUIRED SUBMITTALS
 BLACK = SUGGESTED SUBMITTALS (multiple ways to demonstrate)

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.1	1	Recycled content roof material *Can do Additional cost \$\$
M1.2	2 - 3	Certified sustainable lumber*Could do, may be problematic in the Keys could be more expensive, easier if block building homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	1	Engineered / alternative material for outdoor living*Could do, if you wanted to buy patio furniture for all units
M1.4	1	Concrete with fly ash or blast furnace slag
M1.5	1	Recycled content siding or soffit material*Extra Cost \$\$
M1.6	1	Eco-friendly insulation*Extra Cost \$\$
M1.7	1	Recycled content drywall*Extra Cost \$
M1.8	1	Recycled content paint*Claimed under Health Section
M1.9	1	Steel interior studs *Should do anyways, non-combustible, may be cheaper than lumber
M1.10	1	Eco-friendly flooring material
M1.11	1	Eco-friendly ceiling materials *Extra Cost \$
M1.12	1 - 3	Locally produced materials Yes minimum 80% of all new windows & doors are from local manufacturers & are operable No 50% of all doors are reused doors or 50% of all windows are reused windows Yes 80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

M2.1	3	Resource efficient wall system with integral insulation*Not feasible
M2.2	2	Develop a construction and demolition waste management plan*Can do if contractor manages
M2.3	2 - 4	Implement job site waste management # of items implemented * Should be able to find 2 out of 15 at Low Cost List items (i.e.: a, b, c, etc.)
M2.4	1	Compost bin/built in collection of recyclables
M2.5	1 - 2	Engineered roof and floor components Yes 80% of floor (or code allowance) Yes 80% of roof (or code allowance)
M2.6	1	Finger jointed or laminated products *Not for Structural Lumber
M2.7	1	Eco-friendly trim
M2.8	1	Perimeter based on 2 foot dimensions *Change building dimensions
M2.9	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	1	Stack framing
M2.11	1	2-stud corners with drywall clips *Probably not due to Miami-Dade Wind Load Regulations
M2.12	1	T-wall with drywall clips

Durability

M3.1	1	Roof slope $\geq 3:12$ but $\leq 6:12$ *Currently 7:12, can adjust to 6:12
M3.2	1	Large overhangs (eave and gable)*Costly & Wind Load Regulation Issues
M3.3	1	Air admittance vents *Expensive \$\$\$
M3.4	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen*Maybe, need to propose options to FGBC
M3.5	1	Siding and exterior trim primed all sides *Would do if siding used
M3.6	1	Plants/turf minimum of 2ft. from foundation~Measured from root ball
M3.7	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	2	Automatic in home water sensor/shut off system installed *Expensive
M3.10	1	Access panel to non-accessible plumbing fixture installed*Maybe
M3.11	1	Laundry room below living floor or drain installed
	47	Total Points

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

Certifying Agent Category 6:

*Items in
RED = REQUIRED SUBMITTALS
BLACK = SUGGESTED SUBMITTALS (multiple ways to

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

DM1.1	2	2	Safe room
DM1.2	2	2	Unvented attic or No attic
DM1.3	2	2	Window, door, and skylight protection or impact resistant type *Should do anyways. shutters are costly for 3rd floor
DM1.4	1	1	Attached garage and exterior door protection
DM1.5	1	1	Exterior structures and equipment properly anchored
DM1.6	2	2	Secondary water protection installed on roof *Could be completed
DM1.7	2	2	Adhesive applied to roof sheathing
DM1.8	5	5	Comply with Fortified For Safer Living Standards

Flood (must incorporate all three)

DM2	3	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. This 1 may be difficult, if not all 3 then 0 points awarded, typical for Single Family Home
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Fire (must incorporate all three for 3.1)

DM3.1	3	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"/> No Fire resistant soffit and vent material *Can do, more expensive
DM3.2	3	3	<input checked="" type="checkbox"/> Fire Sprinklers installed to cover 100% of living area of home

Lightning & Electronics Protection

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

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

DM 5.1	10	10	DM 5.1: Chemical Soil Treatment Used <input checked="" type="checkbox"/> Yes Exterior cladding installed to prohibit intrusion <input checked="" type="checkbox"/> Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2') <input checked="" type="checkbox"/> Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent <input checked="" type="checkbox"/> Yes Irrigation/sprinkler water does not hit building <input checked="" type="checkbox"/> Yes Damage replacement warranty issued and available for annual renewal *Should be able to do DM5 1 or DM5 2
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OR

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

DM 5.3	12	12	DM 5.3: Treated wood products <input checked="" type="checkbox"/> All wood products serving structural or exterior finish purposes are borate or ACQ treated
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DM5.4	1	1	80% of Cellulose insulation used is Borate treated
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24 38 Total Points

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

Certifying Agent Category 7:

*Items in:
 RED = REQUIRED SUBMITTALS
 BLACK = SUGGESTED SUBMITTALS (multiple ways to demonstrate)

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)*20 Points for Smaller Units
 :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*Expensive \$\$

Renewable Power Generation

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

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

*N/A for New Construction

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*Extra Cost, requires organization & effort
 G5.3 2 Minimum 1 hour Hands on training provided to homeowner *Could do
 G5.4 1 Plan for edible landscape/food garden *Not unless you want to designate 50 SF per unit
 G5.5 2 Guaranteed energy bills *You pay difference if it goes over
 G5.6 1 - 5 INNOVATIVE CREDITS
 Description of innovation: *May be able to get points here once we get going

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	34	30 - 75
Category 2: Water	30	15 - 40
Category 3: Lot Choice	3	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	32	15 - 35
Category 6: Materials	22	10 - 35
Category 7: Disaster Mitigation	24	5 - 30
Category 8: General	19	0 - 40

100-130	Bronze
131-160	Silver
161-190	Gold
191+	Platinum

*Totals in Gold Category but this will be expensive. Bronze should be fairly easy & low cost silver, very possible just more cost.

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

Total:	173
Total Need:	100
Certified Home Score	173
Certification Level:	Gold

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

*Items in:
 RED = REQUIRED SUBMITTALS
 BLACK = SUGGESTED SUBMITTALS (multiple ways to demonstrate)