

Year 9 BPAS



2719 STAPLES AVENUE

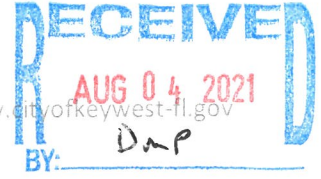
**1 AFFORDABLE-RATE
ACCESORY DWELLING UNIT**



Building Permit Allocation System (BPAS) Application

(Year 7: July 1, 2019 – June 30, 2020)

City of Key West, Florida • Planning Department
 1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$1,100.00 (Market-Rate)
\$500.00 (Affordable-Rate)

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: Craig Cates
 Mailing Address: 2719 Staples Ave.
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: _____ Office: _____
 Email: _____

PROPERTY OWNER:

Name: Craig Cates
 Mailing Address: 2719 Staples Avenue
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 305-587-0587 Office: _____
 Email: catesauto@aol.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2719 Staples Avenue
 Parcel ID/ RE#: 00067790-000000 Alternate Key: 1071722
 Zoning District: SF (0100), single family residence Size of Site: 86.25' w X 105.03' d = 9,059 sf
 Density Allowed: 1.66 du Commercial Floor Area: _____

B. EXISTING DEVELOPMENT:

Please provide a brief description of how the property is currently used:
The property currently has a single family residence on it. The owner has purchased half of the adjoining lot and would like to build a moderate income affordable accessory dwelling unit on the new property adjacent to the existing residence per Section 122-1472.

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

1 Please provide City Licensing Records from the Building Department.
 2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
 3 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land Development Regulations

C. PROPOSED DEVELOPMENT

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

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

Is the property located within the Historic District?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are buildings on the property listed as contributing historic structures?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal for mixed residential and commercial use?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are density bonuses proposed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Advanced affordable allocation request?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Will the allocation require development review? Yes No
 If yes, please specify what type of development review will be required: _____

<input type="checkbox"/> Major Development Plan	<input checked="" 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 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.* (See page 4 of application.)
 - (B) **Minor Renovation Prerequisites.** For 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 EnergyGauge 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.

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

(i) the applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.

(ii) the applicant seeks to create an accessory unit(s) but the impervious surface and/or building coverage ratio maximums for the parcel have been met or exceeded, and the applicant contributes a fee of \$2 per required gallon in mitigation to the City's storm water fund.

Building Permit Allocation System

Date: July 28, 2021
To: Melissa Paul-Leto, Planner
From: Craig Cates, Owner
Subject: ADU at 2019 Staples Ave

Description of Proposed Development and Use

The property currently has an existing single-family residence on it. The owner has purchased an adjacent half lot and combined both parcels in to one. He would like to build a 2 BR/2 Bath moderate income affordable accessory dwelling unit on the new property adjacent to the existing residence on the combined lot per Section 122-1473 Family Size. There are two existing off street parking places and there will be an additional one space for a total of 3 off street parking spaces.

Solution Statement

Key West is severely impacted by the lack of work force housing. The lack of available land, LDR's and building costs are obstacles to overcoming this issue. The applicant seeks to provide a new safe, clean, modern energy efficient and weather resistant family sized rental unit.

The unit will be built 1.5' above flood and have a high voltage conduit for electric car charging, light colored, solar reflective roofing materials and energy-rated appliances, lighting and mechanical systems. This will include tankless water heater, dual flush toilets, LED light fixtures, high SEER HVAC equipment, low-e windows, a pervious driveway and native plantings.





Exhibit B – Site Data Table

Building Permit Allocation System Application

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

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		See next page		
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
Residential Floor Area				N/A
Density				N/A
Commercial Floor Area				N/A
F.A.R (Commercial)				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				N/A
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				N/A
Consumption Area or Number of seats				N/A

Site Data Table for:	New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf			
	Both units combined			
	Code	Existing	Proposed	Variance
	Requirement			Requested
Address	2719 Staples Ave			
RE Number	00067790-000000			
Zoning	SF-Single Family			
Flood Zone	AE 8'		9.5'	No
Building Height	25'+5'=30'		16.5'	No
Front Setback	30' or St avg 20'	20'	40'	No
Side Setback	5'	5'	5'	No
Rear Setback	25'	36.2'	25'	No
Lot Size Combined 86.25'x105.03'	6,000 sf	6,039 sf	9,059 sf	No
Residential Floor Area ADU 960+House 3,556 sf	9059 sf	3,556 sf	4,516 sf	No
Density 1+.55=1.55 du, 8 du/acre=1 per 5,445 sf	9,059/5,445=1.66 du	1 du	1.55 du	No
Building Coverage (960+2,661)/9,059=40%	35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Impervious Surface 960+2,706=.318	50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059	35% Min	2,417 sf - 40%	4,472 sf-49%	No

Year 9 BPAS



SURVEY & ELEVATION CERTIFICATE

DEARING BASE:
ALL DEARINGS ARE BASED
ON 360°/48'40" ASSUMED
ALONG THE CENTERLINE OF
STAPLES AVENUE

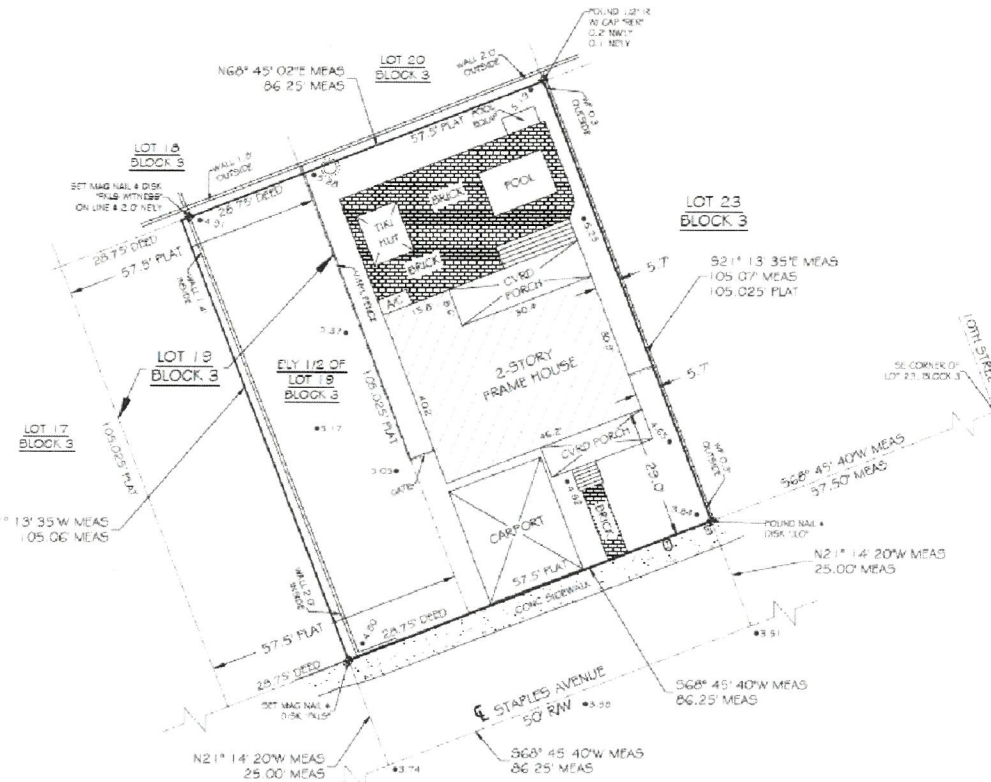
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
2719 STAPLES AVENUE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1517K
MAP DATE: 02-15-08
FLOOD ZONE: AE
BASE ELEVATION: 5

MAP OF BOUNDARY SURVEY



SURVEYOR NOTES

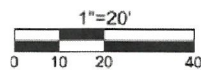
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD - 1929), AND ARE CERTIFIED TO +/- 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: 872 4529 TIDAL 11, T.I.D. AA-004, ELEVATION = 12.13 (NGVD 1929)
- FINISH FLOOR ELEVATION OF THE HOUSE, TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR LEVELS WERE VERIFIED; MAIN LIVING FLOOR = 9.4 (NGVD 1929)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS RELATE TO UNDISTURBED DIMENSIONS UNLESS OTHERWISE INDICATED. THE FOLLOWING IS A LIST OF APPROXIMATIONS THAT MAY BE FOUND ON THIS SURVEY:

1" = 1" (SLOTTED) INDICATES	1" = 1" (SLOTTED) INDICATES	1" = 1" (SLOTTED) INDICATES
1" = 1" (SLOTTED) INDICATES	1" = 1" (SLOTTED) INDICATES	1" = 1" (SLOTTED) INDICATES

LEGEND

- WATER METER
- SEWER NETWORK CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE FORMWORK
- SPOT ELEVATION (TYPICAL)
- DATA



TOTAL AREA = 9,061.87 SQ FT ±

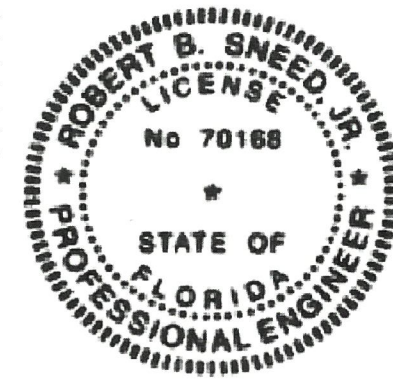
LEGAL DESCRIPTION

ALL OF LOT 5 AND SOUTHEASTERLY 1/2 OF LOT 6, BLOCK 1, SUNRISE SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 164, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.



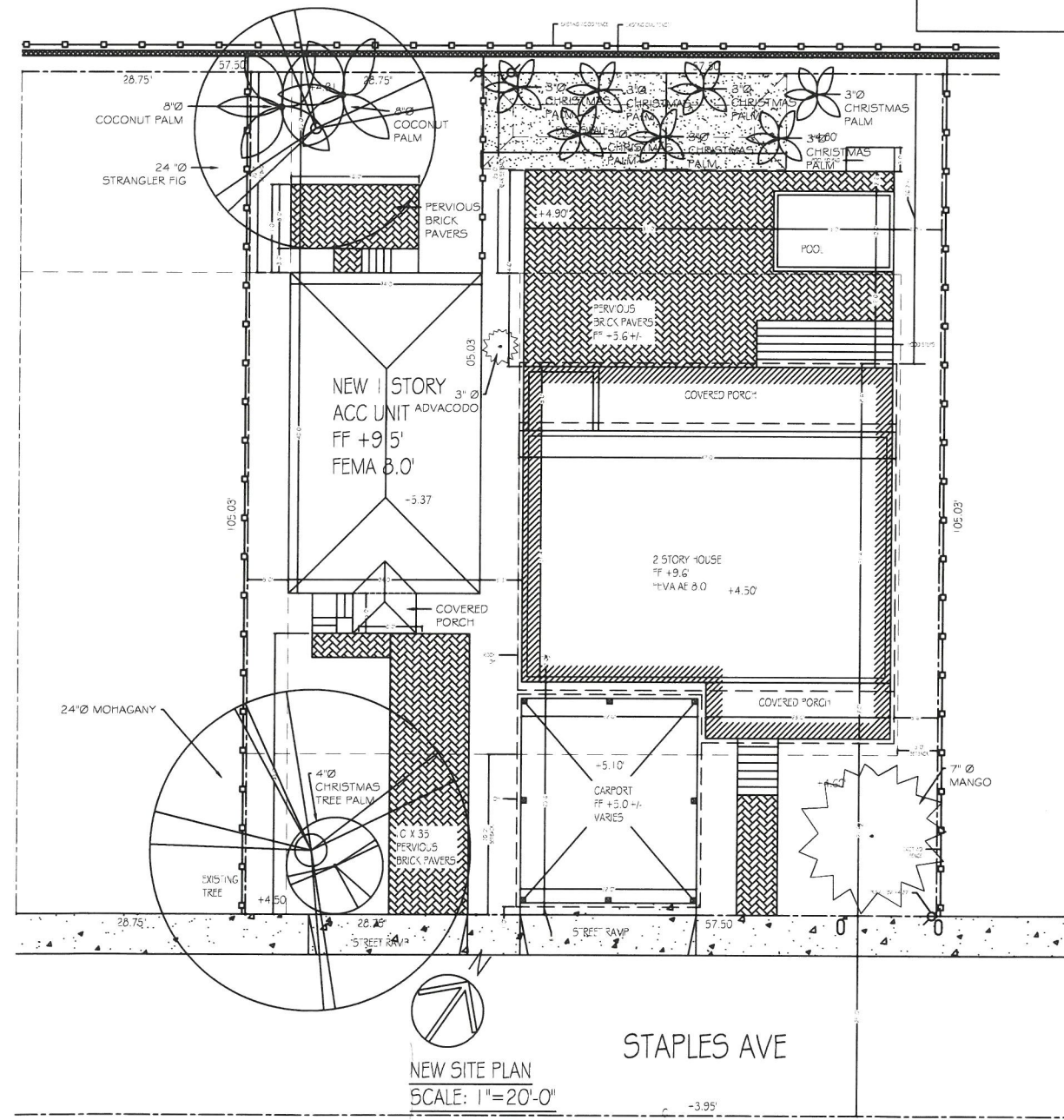
**FLORIDA KEYS
LAND SURVEYING**
10000 UNIVERSITY PARKWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3600
EMAIL: FKL5@aol.com

Site Data Table for:		New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf			
		Both units combined			
		Code	Existing	Proposed	Variance Requested
Address	2719 Staples Ave				
RE Number	00067790-000000				
Zoning	SF-Single Family				
Flood Zone	AE 8'		9.5'		No
Building Height	25'+5'=30'		16.5'		No
Front Setback	30' or St avg 20'		20'	40'	No
Side Setback	5'		5'		No
Rear Setback	25'		36.2'	25'	No
Lot Size Combined	86.25'x105.03'	6,000 sf	6,039 sf	9,059 sf	No
Residential Floor Area ADU 960+House 3,556 sf		9059 sf	3,556 sf	4,516 sf	No
Density 1+ .55=1.55 du, 8 du/acre=1 per 5,445 sf		9,059/5,445=1.66 du	1 du	1.55 du	No
Building Coverage (960+2,661)/9,059=40%		35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Impervious Surface 960+2,706=318		50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces		2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059		35% Min	2,417 sf - 40%	4,472 sf-49%	No



Bush Sneed, PE
Digitally signed by Bush Sneed, PE
DN: cn=Bush Sneed, PE, o, ou, email=bush@charterconstruction.com, c=US
Date: 2021.08.02 07:50:11 -0400

ISSUED FOR CLIENT REVIEW: FEBRUARY 10, 2016



BUSH SNEED, PE
12 DRIWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

ACCESSORY UNIT
2719 STAPLES AVE

SURVEYEXIST SITE PLAN
AND NEW SITE PLAN

DRAWN BY:
RBS
DATE:
REV 7 29 21
SCALE:
AS NOTED
SHEET NUMBER:
C-1

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Craig Cates and Sheryl Cates				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue				Company NAIC Number:	
City City of Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 21, Block 3, Coral Reef Estates, PB 3-36, Parcel I.D. 00067790-000000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>24.5603 N</u> Long. <u>81.7709 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C1516/1517	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: D-121 Vertical Datum: NGVD 1929

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

NGVD 1929 NAVD 1988 Other/Source: _____

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


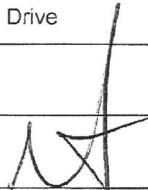
Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 9.67 feet meters
- b) Top of the next higher floor 18.7 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) n/a feet meters
- d) Attached garage (top of slab) n/a feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 9.7 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 5.0 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 5.3 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.1 feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749	Place Seal Here 
Title P.E., P.L.S.		
Company Name Island Surveying, Inc.		
Address 3152 Northside Drive		
City Key West	State Florida	
Signature 	Date 06/29/2017	Telephone (305) 293-0466

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

Comments (including type of equipment and location, per C2(e), if applicable)
A5. Latitude & Longitude obtained using hand held GPS. C2.e) A/C at elevation 9.7'. NOTE: Height of building is 29.22' from the center line of Staples Avenue.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

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

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

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

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

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

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

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

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

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

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

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

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

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

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

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



Photo One

Photo One Caption Front View (6/29/17)



Photo Two

Photo Two Caption Rear View (6/29/17)

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

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

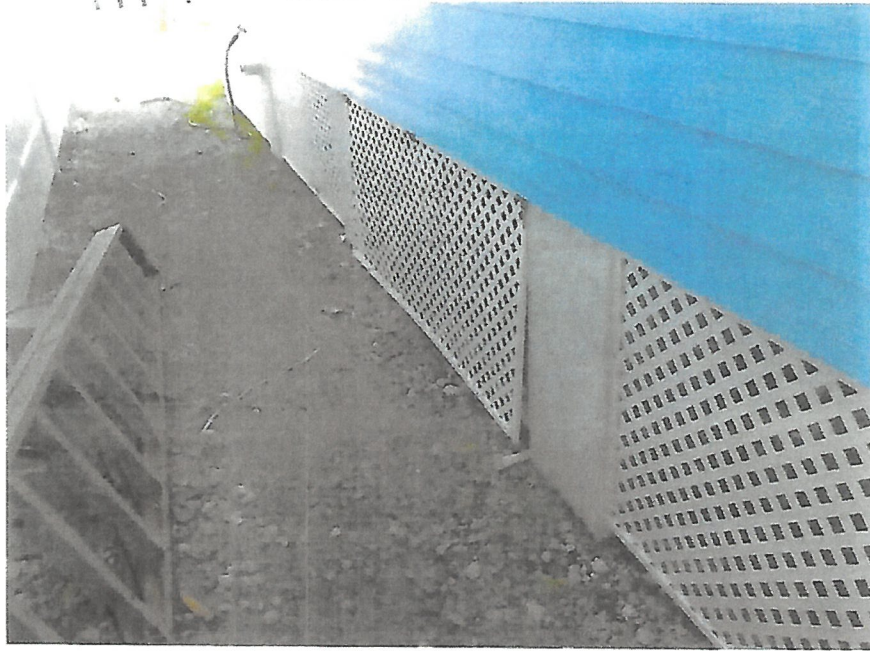


Photo One

Photo One Caption View between house and grade (6/29/17)

Photo Two

Photo Two Caption

Year 9 BPAS



VERIFICATION

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

2719 Staples Ave Key West FLA
Street address of subject property

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

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

[Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this August 3, 2021 by

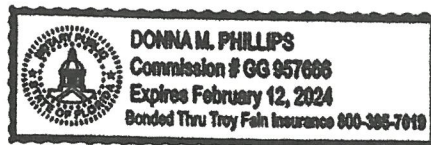
Craig Cates
Name of Owner

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

[Signature]
Notary's Signature and Seal

Donna Phillips
Name of Acknowledger typed, printed or stamped

GG957666
Commission Number, if any



Year 9 BPAS



WARRANTY DEED & PROPERTY CARD

Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 194-21.00232 EC
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of May, 2021 between **Debra A. Gartenmayer**, a single woman whose post office address is **2709 Staples Avenue, Key West, FL 33040**, grantor, and **Craig Cates**, an unmarried widower whose post office address is **2719 Staples Avenue, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

The East 1/2 of Lot 19, in Block 3, of CORAL REEF ESTATES, according to the map or plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00067790-000100

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2021 and subsequent years.

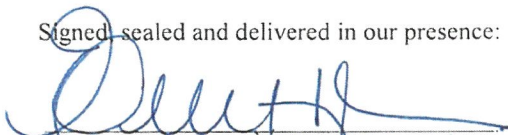
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

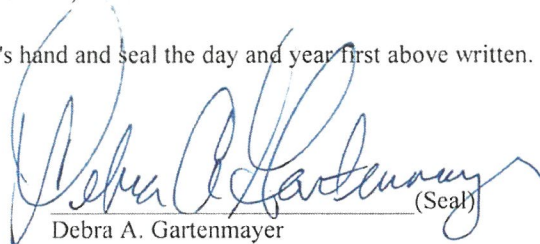
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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:


Witness Name: Erica H. Sterling

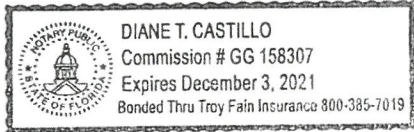

Debra A. Gartenmayer (Seal)

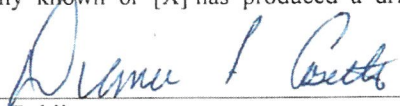

Witness Name: Diane T. Casillo

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2021 by Debra A. Gartenmayer, who is personally known or has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Diane T. Castillo

My Commission Expires: _____

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE15-059
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$2,030.00

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 23rd day of October, 2015, between T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation, whose address is 2908 Harris Avenue, Key West, FL 33040 (hereinafter referred to as 'Grantor'), and CRAIG & CHERYL CATES, husband and wife, whose address is 3405 Eagle Avenue, Key West, FL 33040 (hereinafter collectively referred to as "Grantee").

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TWO HUNDRED NINETY THOUSAND & 00/100^{ths} DOLLARS (\$290,000.00) and other good and valuable consideration 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, bearing the street address of 2717 Staples Avenue, Key West, FL 33040, and more particularly described as:

LOT 21, BLOCK 3, CORAL REEF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

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

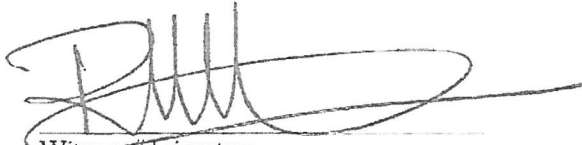
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and

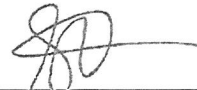
that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those items listed above.

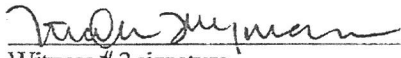
In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Witness # 1 signature
Print name: RICHARD M KLITENICK

T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation

By: 
Steadman D. Jackson, President


Witness # 2 signature
Print name: NICOLE TWYMAN

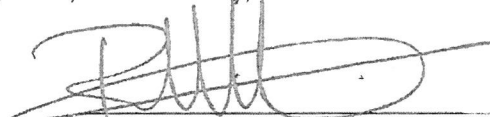
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, STEADMAN D. JACKSON, who is personally known to me; or, who produced N/A, as identification, to be the same person who is the named corporate principal Grantor in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite corporate authority.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 23rd day of October, 2015.

(STAMP/SEAL)




Notary Public-State of FL
Commission Expires: 11-11-2016



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00067790-000000
 Account# 1071722
 Property ID 1071722
 Millage Group 10KW
 Location 2719 STAPLES Ave, KEY WEST
 Address
 Legal BK 3 E 1/2 OF LT 19 & ALL LT 21 CORAL REEF ESTATES PB3-36 OR323-206/07 OR615-532 OR752-1301 OR809-1236 OR1012-1832 OR1016-1689/90 OR1871-1797 OR1978-1736 OR2089-1268 OR2683-1015 OR2724-232/34 OR2766-1285/86 OR3099-140
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6185
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Coral Reef Estates
 Sec/Twp/Rng 04/68/25
 Affordable No
 Housing



Owner

CATES CRAIG
 2719 Staples Ave
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$467,525	\$467,525	\$472,248	\$0
+ Market Misc Value	\$22,394	\$22,885	\$23,377	\$0
+ Market Land Value	\$250,075	\$243,976	\$228,727	\$219,578
= Just Market Value	\$739,994	\$734,386	\$724,352	\$219,578
= Total Assessed Value	\$593,567	\$580,222	\$569,404	\$219,578
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$568,567	\$555,222	\$544,404	\$219,578

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	9,059.00	Square Foot	57.5	105

Buildings

Building ID 62396
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3742
 Finished Sq Ft 3542
 Stories 2 Floor
 Condition GOOD
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 2
 Interior Walls DRYWALL

Exterior Walls HARDIE BD
 Year Built 2017
 EffectiveYearBuilt 2017
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	200	0	66
FLA	FLOOR LIV AREA	3,542	3,542	338
TOTAL		3,742	3,542	404

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2017	2018	1	108 SF	2
RES POOL	2017	2018	1	150 SF	5
TIKI	2017	2018	1	192 SF	3
CARPORT FIN	2017	2018	1	621	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/6/2021	\$155,000	Warranty Deed	2320710	3099	0140	37 - Unqualified	Improved
12/2/2020	\$0	Death Certificate				88 - Unqualified	Improved
10/23/2015	\$290,000	Warranty Deed		2766	1285	02 - Qualified	Vacant
1/9/2015	\$276,300	Warranty Deed		2724	232	12 - Unqualified	Vacant
5/8/2014	\$100	Certificate of Title		2683	1015	12 - Unqualified	Improved
2/22/2005	\$895,000	Warranty Deed		2089	1268	Q - Qualified	Improved
2/20/2004	\$739,000	Warranty Deed		1978	1736	Q - Qualified	Improved
6/1/1987	\$160,000	Warranty Deed		1016	1689	M - Unqualified	Improved

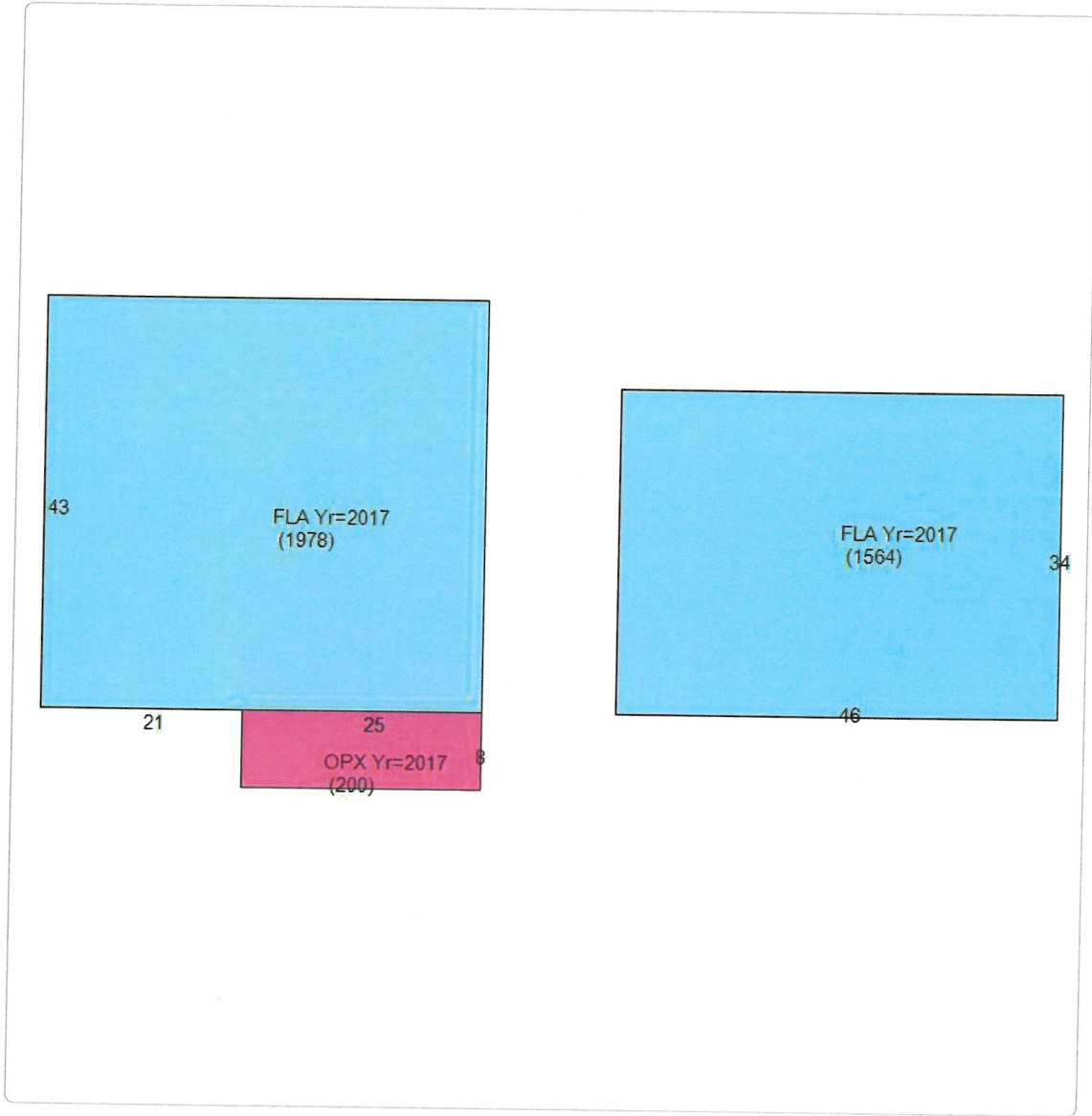
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-0354	1/30/2020	1/31/2020	\$0	Residential	PARTIAL GUTTER INSTALLATION.
18-0543	2/8/2018	2/27/2018	\$0	Residential	INSTALL GRACE ICE & WATERSHEILD PEEL & STICK. INSTALL 5 V CRIMP GALVALUME METAL ROOFING.
17-3849	12/6/2017	2/21/2018	\$33,300	Residential	BUILD NEW 26'6 X 23' CARPORT WOOD STRUCTURE AS PER PLANS.
17-1443	4/10/2017	4/19/2017	\$2,450	Residential	COMPLETE ELECTRICAL INSTALLATION FOR SINGLE FAMILY HOME 200 A ADDITIONAL INSTALLATION ON FRONT PORCH & BACK PORCH & INSTALLATION OF A/C UNITS.
17-1303	3/31/2017	4/27/2017	\$9,850	Residential	ROOFING ON SINGLE FAMILY HOME.
17-1287	3/29/2017	6/22/2017	\$26,716	Residential	PLUMBING FOR SINGLE FAMILY HOME ONLY.
17-1197	3/23/2017	6/27/2017	\$6,000	Residential	MECHANICAL ON SINGLE FAMILY HOME.
17-0436	2/3/2017	7/10/2017	\$30,750	Residential	BUILT 10 X 15 POOL WITH EQUIPMENT.
16-4680	12/6/2016	6/27/2017	\$168,700	Residential	NEW SINGLE FAMILY HOME. REVISION TO PERMIT ON 5/24/17 INSTALL LATTICE AROUND EAST & WEST FOUNDATION AND 1"X6" WOOD PANEL WOOD FRAME NORTH & SOUTH, TOTAL 1983 SF.
16-4421	11/10/2016	3/13/2017	\$35,700	Residential	FOUNDATION OF SINGLE FAMILY HOME.
14-4906	10/27/2014	11/14/2014	\$8,000	Residential	DEMOLISH SINGLE FAMILY RESIDENCE INCLUDING SLABS, GUEST HOUSE, OVERHANG AND ALL SLAB WORK, SLAB PAD, GRADE EARTH UPON COMPLETION HAUL DEMO DEBRIS TO LANDFILL.
14-4909	10/27/2014	11/14/2014	\$650	Residential	CAP OFF ALL ELECTRIC FOR COMPLETE DEMO ONLY.
09-1497	5/21/2009	7/22/2013	\$150	Residential	DEMO 4 X 20 CONCRETE WALL
05-2503	6/22/2005	12/31/2005	\$400	Residential	demo 450sf of patio
05-0660	3/4/2005	12/31/2005	\$600	Residential	REPLACE 4FT OF CBS FENCE
05-0266	1/28/2005	12/31/2005	\$800	Residential	REPLACE SEWER LATERAL
04-2556	8/27/2004	12/31/2005	\$200,000	Residential	NEW SFR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/3/2021, 2:16:20 AM



Version 2.3.137

Year 9 BPAS



SITE PLAN

NEW ACCESSORY UNIT

2719 STAPLES AVE

PROJECT DESCRIPTION:

THE PROJECT INVOLVES CONSTRUCTION OF A NEW RESIDENTIAL AFFORDABLE ACCESSORY DWELLING UNIT.

THE GENERAL SCOPE OF WORK INCLUDES:

- MINOR GRADING OF EXISTING SITE.
- DRILLED PIER FOUNDATION.
- WOOD FRAME SINGLE STORY RESIDENCE WITH METAL ROOF.
- PLUMBING, ELECTRICAL AND HVAC AS SHOWN.
- NEW DRIVE AND PORCH AREA CONSTRUCTED WITH PERVIOUS CONCRETE PAVERS.



LOCATION MAP

NTS



DRAWING INDEX:

- C-0 COVER SHEET
- C-1 EXISTING SURVEY AND NEW SITE PLAN
- A-1 PROPOSED BUILDING FLOOR PLAN
- A-2 FRONT ELEVATION

SITE DATA 6/22/21
 RE NUMBER 00067790-000000
 ACCT NUMBER 1071722
 OWNER CRAG GATES
 LOCATION 2719 STAPLES AVE
 KEY WEST, FL 33040
 LEGAL DESCRIPTION BK 3 E 1/2 OF LT 19 & ALL LT 21 CORAL REEF
 ESTATES PB3-36 OR323-206/07 OR615-532
 OR752-1301 OR809-1236 OR1012-1832
 OR1016-1689/90 OR1871-1797
 OR1978-1736 OR2089-1268 OR2683-1015
 OR2724-232/34 OR2766-1285/86 OR3099-140
 6185
 NEIGHBORHOOD SINGLE FAMILY RESIDENCE (O100)
 PROPERTY SF
 ZONING SF
 SEC/TWP/RNG 04/68/25
 AFFORDABLE NO

NOTES:

- DESIGN IS PER 2020 FBC & ASCE-7-16 FOR 180 MPH WIND, EXP C.
- DESIGN LOADS:

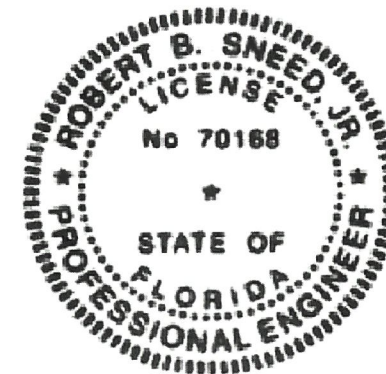
ATTICS 20 PSF
 BEDROOMS 30 PSF
 ALL OTHER ROOMS 40 PSF
 GARAGE 50 PSF
 ROOF 20 PSF
 SOIL LOAD BEARING 2,000 PSF

WIND LOADS A=4'
 ROOFING ZONE 1 +29.5/-89.9 PSF
 ROOFING ZONE 2e +29.5/-89.9 PSF
 ROOFING ZONE 2n +29.5/-131.2 PSF
 ROOFING ZONE 2r +29.5/-131.2 PSF
 ROOFING ZONE 3e +29.5/-131.2 PSF
 ROOFING ZONE 2r +29.5/-155.9 PSF
 ROOFING OVERHANG ZONE 1 +29.5/-103.1 PSF
 ROOFING OVERHANG ZONE 2e +29.5/-103.1 PSF
 ROOFING OVERHANG ZONE 2n +29.5/-144.4 PSF
 ROOFING OVERHANG ZONE 2r +29.5/-144.4 PSF
 ROOFING OVERHANG ZONE 3e +29.5/-169.1 PSF
 ROOFING OVERHANG ZONE 3r +29.5/-198.0 PSF
 STUCCO, DOORS, WINDOWS ZONE 4 +48.7/-52.8 PSF
 STUCCO, DOORS, WINDOWS ZONE 5 +48.7/-63.1 PSF

FLOOD ZONE AE8
 LOWEST FLOOR ELEV 9.5' NGVD

- ALL TRASH AND DEMOLITION MATERIALS SHALL BE REMOVED TO AN APPROVED SITE.
- ALL ELECTRICAL AND PLUMBING WORK SHALL BE PER 2020 FBC.
- ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER THE 2020 FBC.
- ALL WORK MEETS THE REQUIREMENTS OF ASCE 24-05.
- USE FLOOD-RESISTANT MATERIALS AT ALL NEW CONSTRUCTION BELOW THE BASE FLOOD ELEVATION.
- ALL CONCRETE SHALL BE MINIMUM 3,000 PSI.
- REBAR SHALL BE GRADE 60.
- LAP ALL REBAR MINIMUM 48 BAR DIAMETERS.
- MINIMUM CONCRETE COVER ON REBAR - 3" CAST AGAINST EARTH, 2" FOR FORMED CONCRETE.
- TREAT SOIL FOR TERMITES UNDER ALL CONCRETE SLABS ON GRADE.
- ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
- ALL LUMBER SHALL BE PT NO 2 SP OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
- NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.

Site Data Table for:	New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf			
	Both units combined			
	Code	Existing	Proposed	Variance
	Requirement			Requested
Address	2719 Staples Ave			
RE Number	00067790-000000			
Zoning	SF-Single Family			
Flood Zone	AE 8'		9.5'	No
Building Height	25'+5'-30'		16.5'	No
Front Setback	30' or St avg 20'	20'	40'	No
Side Setback	5'	5'	5'	No
Rear Setback	25'	36.2'	25'	No
Lot Size Combined 86.25'x105.03'	6,000 sf	6,039 sf	9,059 sf	No
Residential Floor Area ADU 960+House 3,556 sf	9059 sf	3,556 sf	4,516 sf	No
Density 1+.55=1.55 du, 8 du/acre=1 per 5,445 sf	9,059/5,445=1.66 du	1 du	1.55 du	No
Building Coverage (960+2,661)/9,059=40%	35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Impervious Surface 960+2,706=318	50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059	35% Min	2,417 sf - 40%	4,472 sf-49%	No



Bush
Sneed, PE

Digitally signed by Bush Sneed, PE
 DN: cn=Bush Sneed, PE, o, ou, email=bushs@charterconstruc
 tion.com, c=US
 Date: 2021.08.02 07:49:40
 -04'00'

BUSH SNEED, PE
 12 DRIFTWOOD DRIVE
 KEY WEST, FL 33040
 305-296-0270
 FL PE # 70168

ACCESSORY UNIT
 2719 STAPLES AVE

COVER SHEET

DRAWN BY:

K35

DATE:

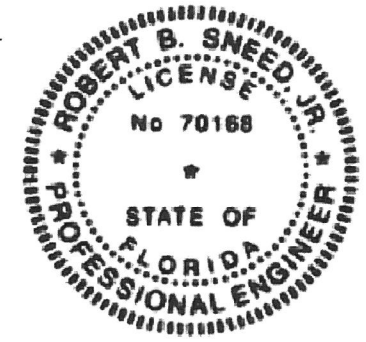
REV 7-29-21

SCALE:

AS NOTED

SHEET NUMBER:

C-0



Bush
Sneed,
PE

Digitally signed by
Bush Sneed, PE
DN: cn=Bush Sneed, PE,
o, ou,
email=bushs@charterc
onstruction.com, c=US
Date: 2021.08.02
07:50:29 -04'00'

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

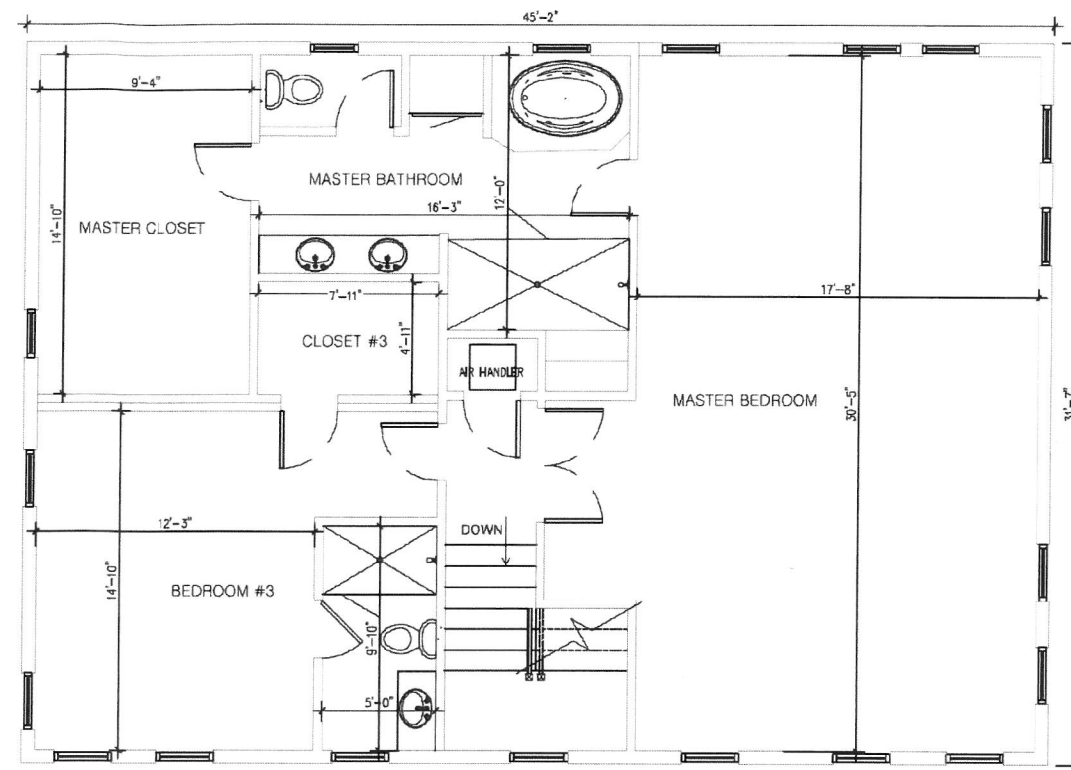
ACCESSORY UNIT
2719 STAPLES AVE

FLOOR PLAN 960 SF

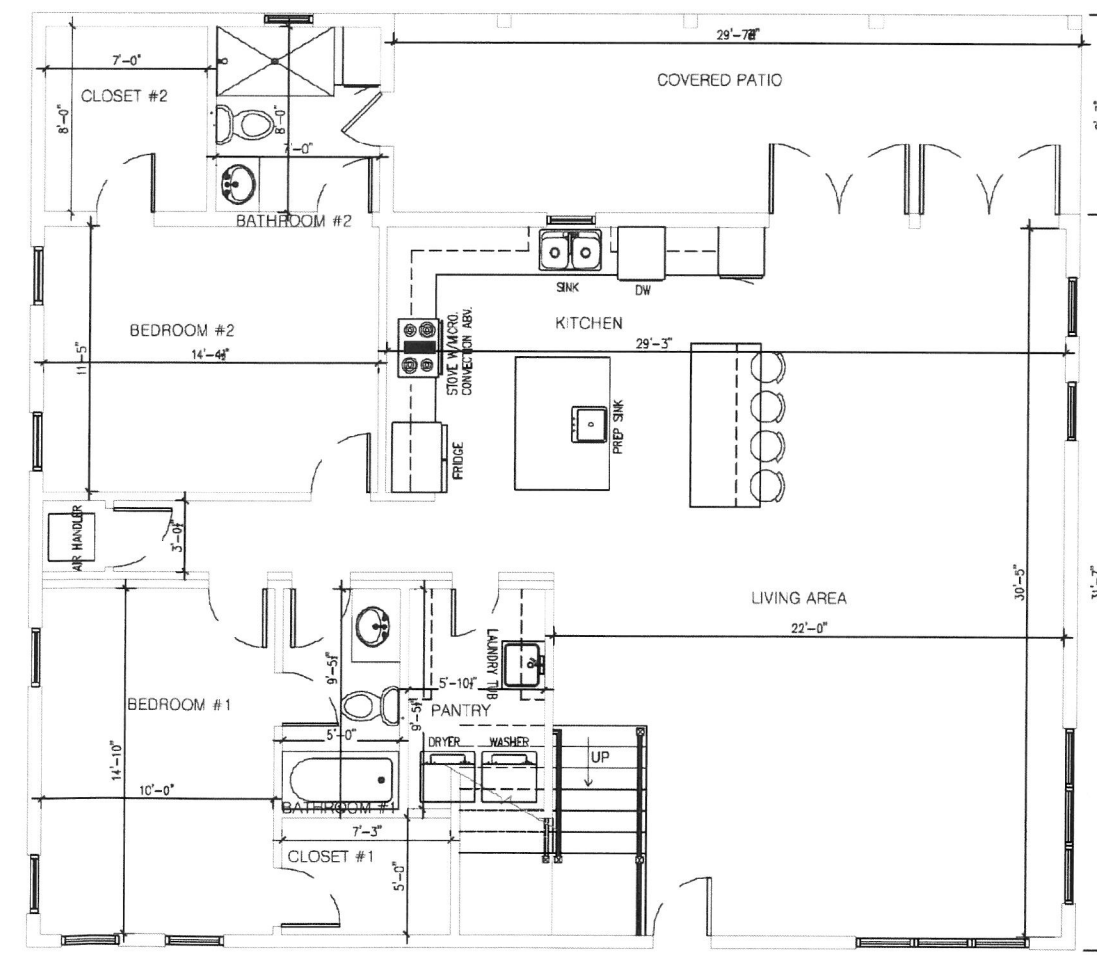
DRAWN BY:
KSS
DATE:
REV 6-23-21
SCALE:
AS NOTED

SHEET NUMBER:

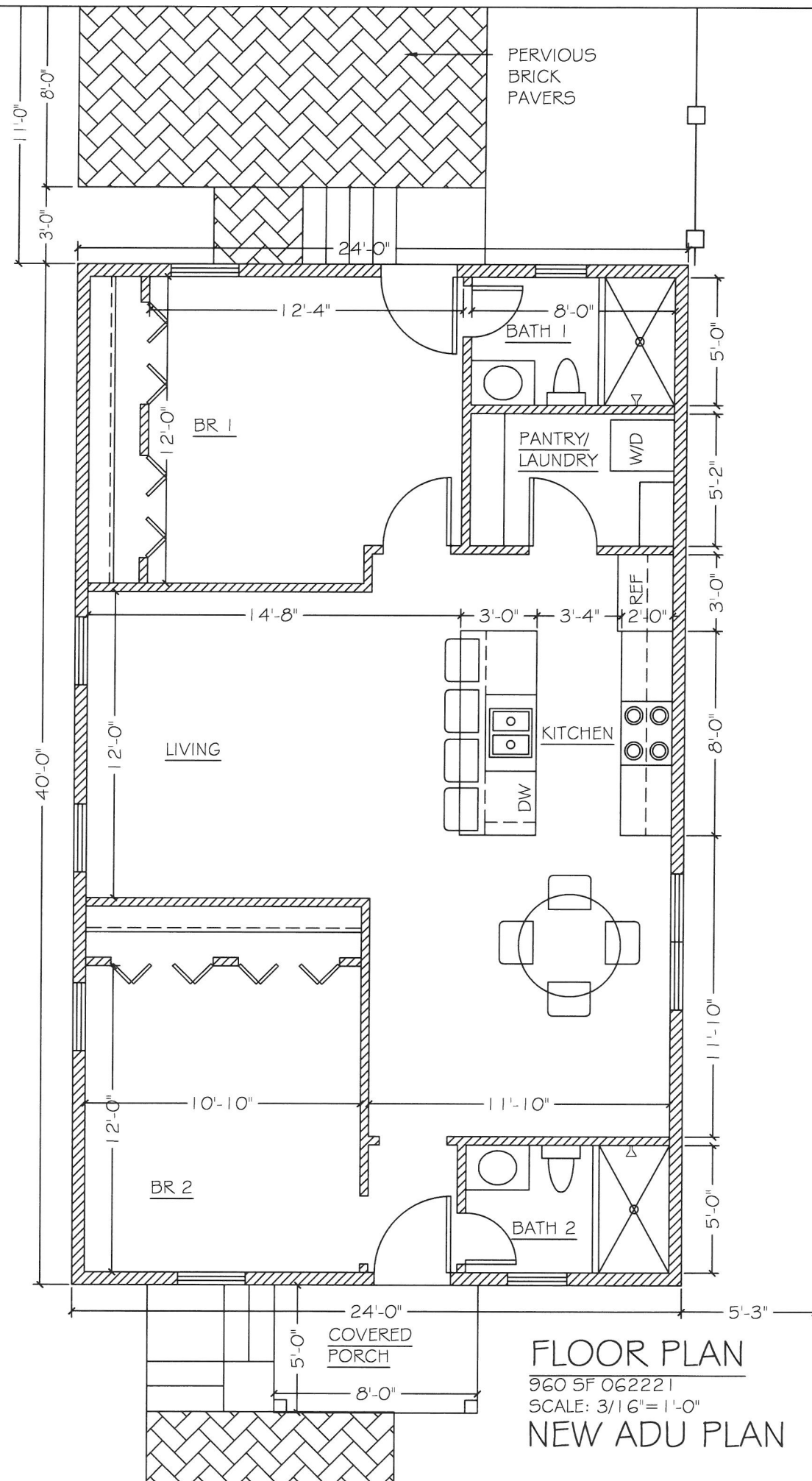
A-1



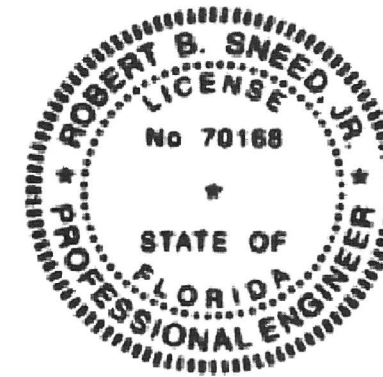
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
EXISTING RESIDENCE FLOOR PLANS



FLOOR PLAN
960 SF 062221
SCALE: 3/16" = 1'-0"
NEW ADU PLAN



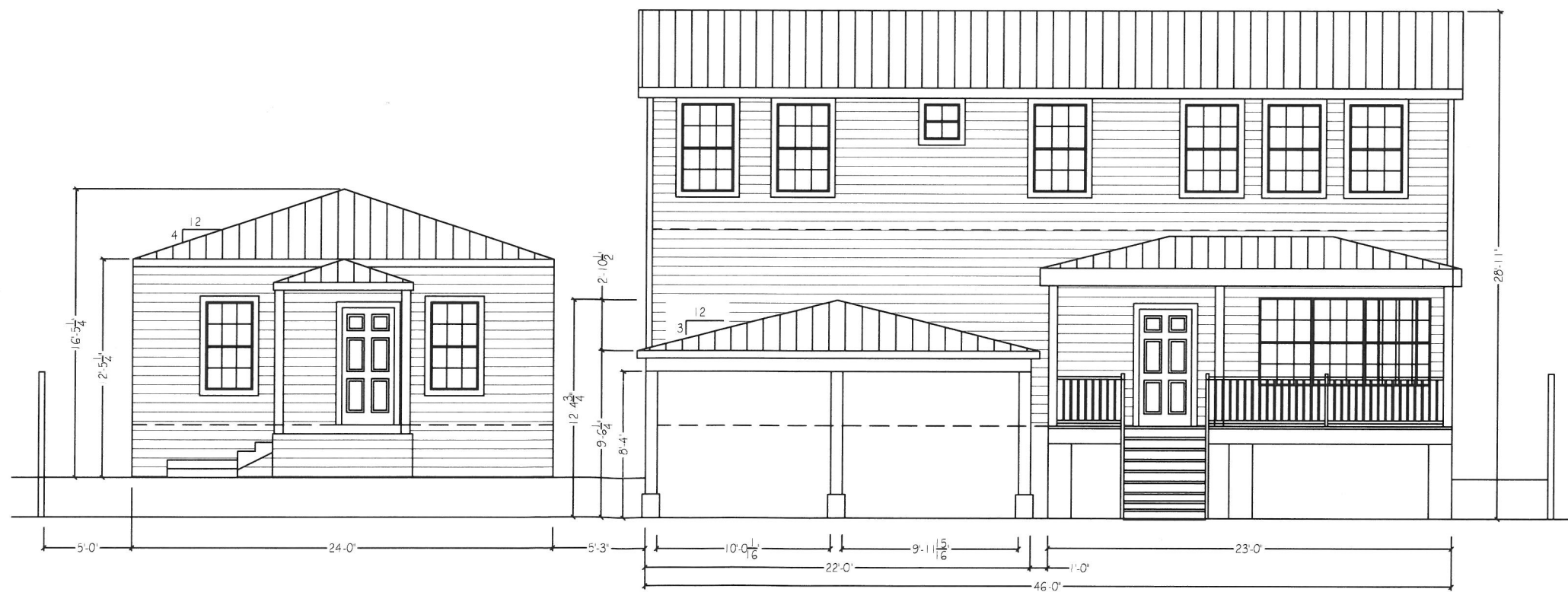
Bush
Sneed, PE

Digitally signed by Bush Sneed, PE
DN: cn=Bush Sneed, PE, o, ou, email=bushs@charterconstruction.com, c=US
Date: 2021.08.02 07:50:43 -0400

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

ACCESSORY UNIT
2719 STAPLES AVE

FRONT ELEVATION



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

DRAWN BY:
RBS

DATE:
REV 7.29.21

SCALE:
AS NOTED

SHEET NUMBER:

A-2

Year 9 BPAS



CERTIFICATION



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

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

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

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

Applicant: Craig Cates **Site Address:** 2719 Staples Ave

Number and type of Units Requested: Market Rate 1 Affordable

Prerequisite Development Type: Major Construction/ Renovation
Minor Renovation 1

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

Initial here

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

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

TOTAL ESTIMATED POINTS 15

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

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

TOTAL ESTIMATED POINTS _____

Year 9 BPAS



ESTIMATED SCORE SHEET



Exhibit D – BPAS Certification Form Building Permit Allocation System Application

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

I certify that my total estimated points are 15. 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 of applicant

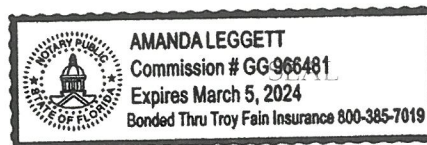
8/2/21
Date

Craig Cates
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 2nd day of August, 2021,
by Craig Cates (name of person signing the application)
as Owner (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal



Amanda Leggett
Name of Acknowledger typed, printed or stamped

GG966481
Commission Number, if any

Year 9 BPAS



FGBC CHECKLIST

FGBC Home Score			Version 12 Rev 1.0
Category	Your Score	Required Min - Max	
Category 1: Energy	24	30 - 75	
Category 2: Water	27	15 - 40	
Category 3: Lot Choice	13	0 - 15	
Category 4: Site	9	5 - 30	
Category 5: Health	16	15 - 35	
Category 6: Materials	13	10 - 35	
Category 7: Disaster Mitigation	16	5 - 30	
Category 8: General	25	0 - 40	
Total:	143		
Total Need:	106		
Certified Home Score	137		
Certification Level:	Silver		

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

Home Address
2719 Staples Ave Key West, FL 33040

Year 9 BPAS



DRAFT RANKING



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

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

December 17, 2021

Craig Cates
2719 Staples Ave
Key West, FL 33040

Re: Staff Comments for Year 9 Building Permit Allocation System (BPAS) Application
2719 Staples Ave (RE # 0006790-000000) Property Owner: Craig Cates

Dear Mr. Cates,

Thank you for your BPAS application for one (1) affordable-rate residential dwelling unit on property located at 2719 Staples Avenue. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

- Complete.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a. – All new units shall be constructed in compliance with and obtain a baseline green building certification.

Status: Verified. The submitted FGBC checklist gives this project a score of 137 points resulting in "Silver Certification".

Applicant Action: If applicant revises the Exhibit D BPAS Certification form to swear to adhering FGBC, the applicant may be eligible for 20 additional bonus points.

- ✓ All new buildings shall be constructed with a rainwater catchment system that will hold a minimum 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. If the cistern will be used for drinking water, appropriate precautions must be taken.

Status: Additional details are needed in Solution Statement to qualify, including intent to provide a rainwater catchment system and the storage amount.

Applicant Action: Please update solution statement with required details.

- ✓ Sec. 108-997 (b) (1) 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.

Status: Prerequisite met. The applicant shows the first finished floor at 9.67 feet NGVD, the parcel is in the AE-7 flood zone.

Applicant Action: None.

BPAS Scoring Criteria

Staff has verified a total of 10 points. Applicant is advised that any edits to this may result in additional review. The points claimed in Exhibit C and D have been verified by staff. The applicant is claiming 15 points for the following:

- a. Building more than 1.5 higher than flood base elevation.

Status: Staff Verified, 5 points

Applicant Action: None

- b. Provide electrical high voltage sized conduit for future electric car charging station near parking lot:

Status: Applicant has provided information of intent in the Solution Statement. Staff verified at 5 points.

Applicant Action: None

Additional Documentation & Comments

No additional comments at this time.

General Information

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

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

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

Sincerely,



Katie P. Halloran, Director

Planning Department

City of Key West

1300 White Street

Key West, FL 33040

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)

YEAR 9 PRELIMINARY RANKINGS

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

YEAR 9 MARKET-RATE BPAS APPLICATIONS

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

YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS

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

NOTES:

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

Year 9 BPAS



REVISED APPLICATION



Building Permit Allocation System (BPAS) Application

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

City of Key West, Florida • Planning Department

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

**Application Fee: \$1,155.00 (Market-Rate)
\$525.00 (Affordable-Rate)**

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

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____

Email: _____

PROPERTY OWNER:

Name: Craig Cates

Mailing Address: 2719 Staples Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-587-0587 Office: _____

Email: catesauto@aol.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2719 Staples Avenue

Parcel ID RE#: 00067790-000000 Alternate Key: 1071722

Zoning District: SF (0100), single family residence Size of Site: 86.25'w X 105.03'd = 9,059 sf

Density Allowed: 1.66 du Commercial Floor Area: _____

B. EXISTING DEVELOPMENT:

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

The property currently has a single family residence on it. The owner has purchased half of the adjoining lot and would like to build an affordable accessory dwelling unit on the new property adjacent to the existing residence per Section 122-1472.

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

1 Please provide City Licensing Records from the Building Department.
 2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
 3 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

C. PROPOSED DEVELOPMENT:

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

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

Is this property located within a Historic Zoning District?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are buildings on the property listed as contributing historic structures?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal for mixed residential and commercial use?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are density bonuses proposed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Advanced affordable allocation request?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Will the allocation require development review? Yes No

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

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

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

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

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

Year 9 BPAS



REVISED ESTIMATED SCORE SHEET



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

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

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

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

Applicant: Craig Cates Site Address: 2719 Staples Ave

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

Prerequisite Development Type: Major Construction/ Renovation _____
Minor Renovation 1

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

Initial here

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

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

TOTAL ESTIMATED POINTS 40

Year 9 BPAS



REVISED CERTIFICATION



Exhibit D – BPAS Certification Form Building Permit Allocation System Application

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

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

I certify that my total estimated points are 40. 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 of applicant

Date

Craig Cates

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 11th day of January, 2022,
by Craig Cates (name of person signing the application)
as _____ (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

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

Notary's Signature and Seal

Amanda Leggett

Name of Acknowledger typed, printed or stamped



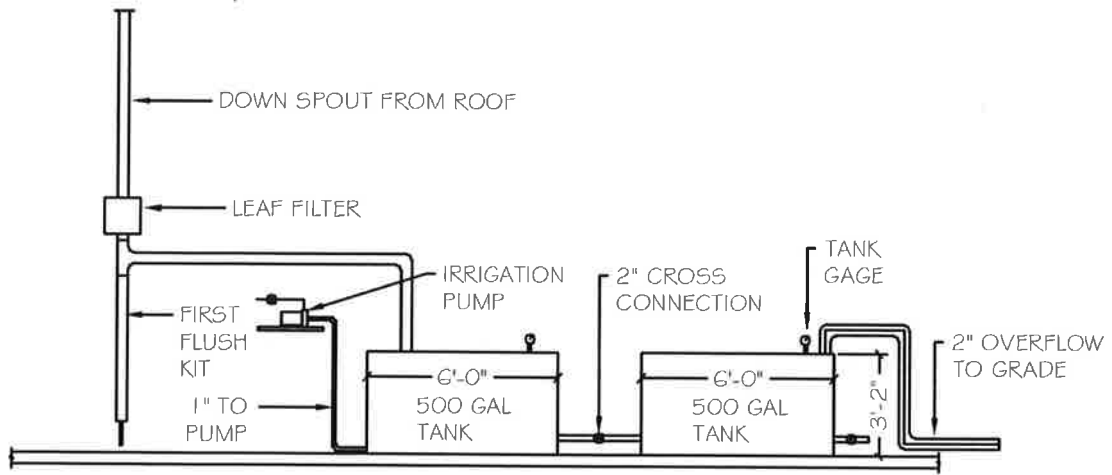
GG966481

Commission Number, if any

Year 9 BPAS



ADDENDUM TO SOLUTION STATEMENT



RAINWATER HARVEST SCHEMATIC

SCALE : NTS

RAINWATER COLLECTION NOTES:

1. CAPACITY SHALL EQUAL 1 GAL PER SF OF HOUSE, HOUSE IS 960 SF, USE ONE OR MORE TANKS TO EQUAL OR EXCEED 1,000 GAL CISTERN.
2. IF TANKS ARE OUTSIDE, USE GREEN OR BLACK TO PREVENT ALGAE.
3. INSTALL TANKS ON 4" CONCRETE OR 4" GRAVEL PAD PER MFG INSTRUCTIONS.
4. PIPING SHALL BE SCH 40 PVC.
5. VALVES 1.5"Ø AND LARGER SHALL BE JANDY VALVES.
6. VALVES SMALLER THAN 1.5"Ø SHALL BE METAL BALL VALVES.
7. INSTALL LEAF SCREEN AND FILTER.
8. INSTALL FIRST FLUSH KIT.
9. PROVIDE WATER DEPTH GAGE ON EACH TANK.
10. INSTALL 2"Ø OVERFLOW TO OUTSIDE GRADE.
11. PROVIDE 1HP 110V IRRIGATION PUMP.
- 12.