

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

Applicant: Trepanier & Associates Inc.

Site Address: 1315 Whitehead

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

Prerequisite Development Type: Major Construction/Renovation

Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required Staff comment: Verified; worksheet indicates LEED Silver level certification proposed.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: Verified; property in AE 9 flood zone; first habitable floor elevated to 10.5', which is +1.5' feet above BFE.
C) Rainwater catchment system required Staff comment: Verified; the plan indicates 1,000 gallon cistern for the 749 SF of roof area.

Point System: One or two non-transient units.

Criteria (Points)	Applicant	Staff
a. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: The building is	5	0
b. Voluntarily providing affordable housing units (+10) Staff comment:		
c. Achieving Green Building Certification Upgrade 1—Silver (+30) Staff comment: Submitted LEED worksheet indicates Silver level proposed.	30	30
d. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment:		
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) Staff comment:		
f. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) Staff comment: Noted in Solutions Statement	10	10
g. Design by a LEED accredited architect (+10) Staff comment: Architect Will Shepler is LEED AP.	10	10
h. Electrical high-voltage conduit for electric car charging station (+5) Staff comment: Indicated and noted on plans.	5	5
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment: Boral pavers 35 SRI and decking indicated on plans 30 SRI	10	10
j. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) Staff comment: Berridge V-crimp galvalume roof SRI of 32.8	5	5
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) Staff comment:		
Total:	75	70

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 lori@owentrepanier.com

October 23, 2014

Lori Thompson
Trepanier & Associates, Inc.
1421 First Street
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
1315 Whitehead Street (RE # 00036180-000000; AK # 1037044)**

Dear Ms. Thompson:

Thank you for your BPAS Application for one (1) market-rate residential dwelling units on property located at 1315 Whitehead Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's [Code of Ordinances](#), and reviewed for completeness with the application submittal requirements. The following are Planning Department staff comments related to the review of your application.

Completeness

1. Staff understands there is a new design and architect now assigned to the project. Please submit up-to-date plans and amend the application as needed.

BPAS Prerequisites

1. The application does not address the prerequisites in the solution statement. Please do so.
2. The application does not demonstrate that the prerequisite for elevating the structure has been met. No elevation plan was submitted for the BPAS unit.
3. None of the plans provided indicate the required cistern or irrigation system. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cisterns on the plans, as well as the proposed landscape irrigation system or other methods of utilizing the cistern water in accordance with green building methods.

BPAS Scoring Criteria

4. Points for building more than 1.5' higher than base flood elevation (BFE) were claimed. However, according to the elevation plans, the first floor level would be at BFE, which would not meet the LDRs or earn these BPAS points. Additionally, the submitted elevation certificate indicates the top of bottom floor is 9.5 feet, which is not greater than 1.5 feet above BFE.
5. Points for design by LEED accredited architect were claimed, but this person is not identified and no credentials were provided. Please provide the name of the LEED accredited architect and evidence of their credentials, such as a printout from the LEED online directory.

6. Points for an electric car charging station were claimed, but the plans do not indicate this. Please indicate on the site plan the location of the proposed charging station equipment.
7. Points for using high SRI non-roof materials were claimed, but little information is provided and this is not explained in the solution statement. Please provide a description of the materials to be used and indicate which non-roof area would utilize high SRI materials. Please incorporate this into the plans.
8. Points for using high SRI roofing materials were claimed, but little information is provided. Please indicate which roof area would utilize high SRI materials, and describe in greater detail in the solution statement.

Additional Documentation & Comments

9. Please clearly indicate throughout the plans which of the seven dwelling units would be the unit subject to BPAS.
10. Please submit elevation plans measuring building height from crown of road to the topmost portion of the proposed building as required by City Code Section 122-1149.
11. The site data table on the civil plan indicates the proposed building height over 30 feet, which would require a variance. The site data table in exhibit B incorrectly lists the maximum allowed height within the HHDR Zoning District as 35 feet, and indicate the proposed height is 35 feet. Please correct and indicate if a height variance would be requested.
12. All of the accessory structures indicated on the site plan must be detached and no higher than 30 inches to be located within required setbacks. Otherwise, variances would be required.
13. Staff recommends that the applicant consider Green Building Certification of the largest building on the site, rather than the smallest. The energy consumption saved would be greater and give greater value to the structure. Additionally, staff suggests the applicant consider green building certification for the project as a whole, not just one building. Doing so would help reduce building costs and add value to each structure. The applicant should review the LEED Project Checklist with a LEED Certified professional from South Florida.

General Information

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

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

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

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

BPAS Application

Application Analysis

1315 Whitehead Street
 (RE No. 00036180-000000)



Executive Summary/ Project Description:

This BPAS application is for the new construction of one (1) market rate residential dwelling of a proposed major development plan. The total site will be redeveloped into seven single family residences as is a permitted use in the HHDR district. For the purposes of this application, the proposed BPAS unit will hereby be known as Unit #7. Pursuant to Sec. 108-997, Unit #7 will meet the BPAS prerequisites via certification as a LEED Silver building with an estimated score of +75, the first habitable floor of

will be 1.5 feet above the required base flood elevation and this unit will be constructed with a 1,000 gallon rainwater catchment system.

The existing nonconforming vacant commercial building will be demolished, thereby eliminating all existing nonconformities on the site. The site will then be converted to a conforming residential use consisting of seven single family homes each featuring a small pool and decking. All required parking will be provided on-site.

Four of the dwellings will utilize BPAS-exempt units transferred to the site in 2007,¹ two are Beneficial Use units², and the final unit (Unit #7) is the BPAS unit applied for herein.

Title Block & Identification of Key Persons:

Name of Development: 1315 Whitehead Street
 Property Owner: Southwhitehead, LLC
 • Jim Nichols, Registered Agent, MGRM
 Builder: PPKW, LLC
 • Paul Misch, Registered Agent, MGRM
 Authorized Agent: Trepnier & Associates, Inc.
 Architect: Will Shepler, WSA
 Engineer: Perez Engineering & Development, Inc.
 Surveyor: Island Survey, Inc.
 Landscape Architect: Ladd Roberts, Landwise Design

¹ Res. No. 2006-035 (Attachment A)

² Issued on August 30, 2005, extended on July 2006 and reissued on July 29, 2014 (Attachment B)

Description of Proposed Development and Use:

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HHDR	HHDR	No Change	Complies
Project Site Size	4,000 sq. ft.	19,775 sq. ft.	No Change	Complies
Legal Description	KW FILER BOYLE SUB N-476 LOT 6 SQR 3 TR 16			
Building Size	2 story commercial structure as depicted on the attached survey		2-story residential dwelling unit as depicted on the attached site plans	
Commercial F.A.R.	0.00 (0.0 sq. ft.)	32.9% (6,510 sq. ft.)	0.00 (0 sq. ft.)	Complies
Building Coverage	50% (9,887.5 sq. ft.)	17.6% (3,480 sq. ft.)	39.4% (7,067 sq. ft.)	Complies
Open Space	35% (6,921 sq. ft.)		36% (7,062 sq. ft.)	Complies
Impervious Surface	60% (11,865 sq. ft.)	81.3% (16,082 sq. ft.)	57% (11,271 sq. ft.)	Complies
Pervious Surface	40% (7,910 sq. ft.)	8.5% (3,693 sq. ft.)	43% (8,503 sq. ft.)	Complies
Landscape Area	20% (3,955 sq. ft.)	~5% (~988 sq. ft.)	20% (3,960 sq. ft.)	Complies
Parking – Auto	7 sp.	NA	7 sp.	Complies
Delineation of Structures	See attached site plan			
Proposed Development Type	Seven single family residential dwellings proposed as depicted on the attached plans			
Setbacks: Front	10 ft.	10 ft.	10 ft.	Complies
Right Side	10 ft.	10 ft.	10 ft.	Complies
Left Side	10 ft.	10 ft.	10 ft.	Complies
Rear	20 ft.	20 ft.	20 ft.	Complies

Other Project Information (Sec. 108-230):

1. Construction is proposed in a single phase to progress steadily based on Key West LDRs, building codes, funding, and BPAS.
2. The target date for commencement shall follow entitlement approvals as quickly as possible.
3. Expected date of completion is within 1 year of commencement.
4. The proposed development plan is contained herewith.
5. This application proposes to construct seven, two-story residential dwellings as depicted on the plans.
6. Project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located in an environmentally sensitive area.

Residential Developments (Sec. 108-231):

Seven market-rate, owner-occupied units are proposed.

- 7 - 3 bedroom, 3 bath units

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies.

number of vehicles on site. The reduction in trip generation during the weekday coupled with the proposed increase on weekends will create a negligible effect in trip generation.

This proposed revision alters the potential trip generation of the site in the following manner:

Weekday: -10.8 trips/day
Saturday: +55.27 trips/day
Sunday: +55.08 trips/day

Trip Generation	Use		Week Day			Saturday			Sunday		
	Existing	Proposed	Rate	Existing	Prop	Rate	Existing	Prop	Rate	Existing	Prop
Commercial (ITE 710) Trips per 1k sq. ft.	6,510 sq. ft.	0.0 sq. ft.	11.95	77.79	0.0	2.37	15.43	0.0	0.98	6.38	0.0
Residential (ITE 210) Trips per unit	0 units	7 units	9.57	0.0	66.99	10.1	0.00	70.7	8.78	0.00	61.46

BPAS Point Analysis (Sec. 108-997(c)(2)):

Criterion		Compliance (Y/N)	Points
a.	Building more than 1.5' higher than the base flood elevation	Y	5
b.	Voluntarily providing affordable housing units	N	10
c.	Achieving Green Building Certification Upgrade 1	Y	30
d.	Achieving Green Building Certification Upgrade 2	N	40
e.	Achieving Green Building Certification Upgrade 3	N	60
f.	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$5,000.00 or more	Y	10
g.	Design by a LEED accredited architect	Y	10
h.	Providing electrical high voltage sized conduit for future electric car charging station near parking area	Y	5
i.	Using light colored, high reflectivity materials for all non-roof/areas with a solar reflectance index (SRI) of at least 29	Y	10
j.	Using light colored, high reflectivity roofing materials with a solar reflectance index (SRI) of at least 29	Y	5
k.	Designing the buildings with a vegetated roof of at least 50% of the roof area	N	15
		Total Points	75

Application



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

City of Key West, Florida • Planning Department

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

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: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983

Email: lori@owentrepanier.com

PROPERTY OWNER:

Name: Southwhitehead, LLC

Mailing Address: 490 Martell Drive

City: Bloomfield Hills State: MI Zip: 48304

Home/Mobile Phone: _____ Office: _____

Email: _____

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1315 Whitehead Street

Parcel ID/ RE#: 00036180-000000 Alternate Key: 1037044

Zoning District: HHDR Size of Site: 19,775 SF

Density Allowed: 16 u/a (7.6 units) Commercial Floor Area: 6,510 SF

B. EXISTING DEVELOPMENT:

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

Currently existing on the property is a two story commercial structure that has been vacant for approximately the last 8 years. Previous tenants were a social service agency and a local law firm. There is no knowledge of the property being used for residential purposes.

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	6	7
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s) ³	0	0	0
Accessory Dwelling Unit(s) ⁴	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

- 1 Please provide City Licensing Records from the Building Department.
- 2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- 3 New transient units are NOT available until July 2017.
- 4 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-237 of the Land Development Regulations

C. PROPOSED DEVELOPMENT

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

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

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

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

Will the allocation require development review? Y / N
 If yes, please specify what type of development review will be required:

- Major Development Plan Minor Development Plan Conditional Use
- Variance(s) Beneficial Use HARC
- Lawful Unit Determination Transient Transfer Tree Commission
- Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties 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

BPAS Application

Application Analysis

1315 Whitehead Street
 (RE No. 00036180-000000)



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will be 1.5 feet above the required base flood elevation and this unit will be constructed with a 1,000 gallon rainwater catchment system.

The existing nonconforming vacant commercial building will be demolished, thereby eliminating all existing nonconformities on the site. The site will then be converted to a conforming residential use consisting of seven single family homes each featuring a small pool and decking. All required parking will be provided on-site.

Four of the dwellings will utilize BPAS-exempt units transferred to the site in 2007,¹ two are Beneficial Use units², and the final unit (Unit #7) is the BPAS unit applied for herein.

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 • Paul Misch, Registered Agent, MGRM
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: Will Shepler, WSA
 Engineer: Perez Engineering & Development, Inc.
 Surveyor: Island Survey, Inc.
 Landscape Architect: Ladd Roberts, Landwise Design

¹ Res. No. 2006-035 (Attachment A)

² Issued on August 30, 2005, extended on July 2006 and reissued on July 29, 2014 (Attachment B)

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Delineation of Structures	See attached site plan			
Proposed Development Type	Seven single family residential dwellings proposed as depicted on the attached plans			
Setbacks: Front	10 ft.	10 ft.	10 ft.	Complies
Right Side	10 ft.	10 ft.	10 ft.	Complies
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Other Project Information (Sec. 108-230):

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2. The target date for commencement shall follow entitlement approvals as quickly as possible.
3. Expected date of completion is within 1 year of commencement.
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6. Project is not a planned unit development.
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	Existing	Proposed	Rate	Existing	Prop	Rate	Existing	Prop	Rate	Existing	Prop
Commercial (ITE 710) Trips per 1k sq. ft.	6,510 sq. ft.	0.0 sq. ft.	11.95	77.79	0.0	2.37	15.43	0.0	0.98	6.38	0.0
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i.	Using light colored, high reflectivity materials for all non-roof/areas with a solar reflectance index (SRI) of at least 29	Y	10
j.	Using light colored, high reflectivity roofing materials with a solar reflectance index (SRI) of at least 29	Y	5
k.	Designing the buildings with a vegetated roof of at least 50% of the roof area	N	15
		Total Points	75

Solution Statement

Solution Statement:

This BPAS application is for the new construction of one (1) market rate residential dwelling of a proposed major development plan. The total site will be redeveloped into seven single family residences as is a permitted use in the HHDR district. For the purposes of this application, the proposed BPAS unit will hereby be known as Unit #7. Pursuant to Sec. 108-997, Unit #7 will meet the BPAS prerequisites via certification as a LEED Silver building. The first habitable floor of this unit will be 1.5 feet above the required base flood elevation³ and will be constructed with a 1,000 gallon rainwater catchment system.

Although green building standards may be applied to the other six units, this application will focus on the application of green building standards as applied to Unit #7 only. The following are aspects of design and construction which will meet green building standards:

- The first habitable floor of unit #7 is proposed at 10.5' elevation. This height is 1.5 feet above the FEMA based flood level.⁴
- Provide a 1,000 gallon rainwater catchment system located underground of unit #7 and will feed a water efficient irrigation system.⁵
- Building shall receive LEED certification: LEED Silver v4 BD&C for Homes, minimum 50 points; see checklist (Exhibit E)
- A voluntary contribution to the Arts in Public Places Fund or the Tree Fund in the amount of \$1,000
- Building design by William Shepler, a LEED accredited architect⁶
- Installation of an electric vehicle charging station (dedicated 30amp, 240v circuit) located adjacent to the parking space for this unit.
- The use of light colored, high reflectivity materials for all non-roof/areas with a solar Reflectance Index (SRI) of at least 29.
 - Red brick pavers – SRI = 35⁷
 - Decking – SRI = 30
 - Landscaping/groundcover
 - Shade trees
- The use of Berridge V-crimp galvalume roof with a SRI of 32.⁸

In Addition to the list above, the following attributes are proposed to contribute to green living:

- Lighting - All proposed exterior lighting shall be dark sky-styled arranged to eliminate glare on roadways, streets and water, and shall direct light away from adjacent properties. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

³ Pursuant to a HARC determination that such a height will not interfere with the essential form and integrity of properties in the neighborhood by issuing a certificate of appropriateness.

⁴ Attachment C, Elevation Certificate

⁵ Attachment D, cistern specifications

⁶ Attachment E, LEED certification

⁷ Attachment F, Boral Pavers SRI information sheet

⁸ Attachment G, Berridge SRI information sheet

Project will use motion and daylight sensors whenever possible to reduce energy use. Project will also take into account the different types of lights (LED, halogen, fluorescent, metal halide, sodium) and consider where to best use them for a variety of purposes (ambient, task, spot and security lighting).

- Natural Ventilation - In order take advantage of prevailing breezes and natural ventilation, windows are designed and placed for good cross ventilation. Ceiling fans will also be used to enhance the circulation of air.
- HVAC System - A high-efficiency system of an appropriate size and design will be used for each residential unit. Duct runs will be as short and straight as possible and sealed airtight with mastic.
- Indoor Air Quality - Hard surface flooring such as wood or tile will be installed as much as possible. The use of low or no-VOC interior paints and finishes will be provided whenever possible.
- Appliances - Appliances installed will be Energy Star certified.
- Reduce, Reuse, and Recycle - Building materials high in recycled content will be used whenever possible. Rainwater catchment system will be constructed and used in irrigation. Recycle containers will be provided for each residential unit.
- Storm water and Surface Water Management - Proposed changes to the existing storm water management system are shown on attached plans. The attached stormwater management plan was prepared by a state-registered engineer and demonstrates compliance with the city's surface water management performance criteria in article VIII of Chapter 108.

The proposed site utilizes two best management practices (BMP's) for urban stormwater management; dry retention and exfiltration trenches. Dry retention basins are depressed areas where incoming urban runoff is temporarily stored until it gradually filtrates into the surrounding soil. These should gradually drain down to maintain aerobic conditions that favor bacteria which aid in pollutant removal and to ensure the basin is ready to receive the next storm.

Exfiltration trenches are perforated pipes buried in trenches that have been backfilled with stone or sand/aggregate. Runoff diverted into the pipe gradually infiltrates from the pipe into the trench and into the subsoil, eventually reaching the ground water. A filter cloth surrounding the rock trench is used to minimize clogging.

In addition, the plans for land excavation or fill demonstrate that the proposed site alterations include mitigation techniques designed to comply with performance criteria addressing the following:

All native trees and vegetation will be protected whenever possible. Planting and stabilizing banks of drainage ways with vegetation which is tolerant to anticipated changes in water levels, including hydric conditions will be utilized where possible. Sedimentation and soil erosion control will be provided.

Storm water pollution prevention will be provided during construction by the use of soil erosion control fencing where applicable.

- Drainage - Gutters and downspouts will direct rainwater to a 1,000 gallon rainwater catchment system constructed beneath Unit #7. Contained rainwater will be used for on-site irrigation associated with BPAS unit. The BPAS landscape area is approximately 1,100 sf and shall be planted with drought tolerant plants requiring minimal watering once established. The captured water shall be the primary water source for the BPAS landscape area and will be delivered via an automatic irrigation system (controller / energy efficient pump / drip lines / bubblers for trees). During periods of intense heat or prolonged drought the cistern water supply may be supplemented with city supplied water via an autofill device to maintain a minimal amount of water available for irrigation demand.
- Landscaping - Landscape buffers will be provided for privacy and noise reduction. Open space for this project is proposed to be 36% as depicted on the plan for purposes of adequate light and air, appropriate separation between buildings and uses, enhancement of privacy, sufficient area for recreation and leisure pursuits in residential areas, and to facilitate surface water drainage.

The natural landscape of the site is proposed for purposes of enhancing the appearance of the site as well as to prevent excessive stormwater runoff, erosion, siltation and dust. All nuisance and invasive exotic vegetation from the site will be removed. Plant selection incorporates appropriately sized plants with location to allow for a landscape that thrives and requires less water and chemicals. The total landscape area for the BPAS unit is approximately 1,100 sf, 400 sf or less of which shall be turf. The remaining 700 sf shall be planted with 70% or greater native species and 100% drought tolerant species. Canopy trees shall be strategically located to provide shade to reduce heat gain within the bldgs and associated with hardscape areas (i.e.-parking areas). Understory trees shall be provided to promote diversity within the planting matrix to better emulate a native plant ecology. All planting areas shall contain a 3" minimum layer of mulch to help retain moisture at the base of plants.

- Water - Unit will be outfitted with Energy Star water-conserving appliances (dishwasher, clothes washer, on-demand water heater) and plumbing fixtures (low flow showerheads, toilets with max. flow rate of 1.6 gallons/flush, faucets, recirculation systems, etc). The use of rainwater harvesting will be implemented for a water efficient irrigation system to reduce demand upon potable water resources. The use of native and drought tolerant planting materials will also reduce irrigation water demand.
- Parking/ Trip Generation. The BPAS unit will be equipped with one electric car charging station and the proposed development will feature ample bicycle parking to encourage the use of "green" transportation. The proposed development (as a whole) will significantly reduce required parking, limiting the

number of vehicles on site. The reduction in trip generation during the weekday coupled with the proposed increase on weekends will create a negligible effect in trip generation.

This proposed revision alters the potential trip generation of the site in the following manner:

Weekday: -10.8 trips/day
Saturday: +55.27 trips/day
Sunday: +55.08 trips/day

Trip Generation	Use		Week Day			Saturday			Sunday		
	Existing	Proposed	Rate	Existing	Prop	Rate	Existing	Prop	Rate	Existing	Prop
Commercial (ITE 710) Trips per 1k sq. ft.	6,510 sq. ft.	0.0 sq. ft.	11.95	77.79	0.0	2.37	15.43	0.0	0.98	6.38	0.0
Residential (ITE 210) Trips per unit	0 units	7 units	9.57	0.0	66.99	10.1	0.00	70.7	8.78	0.00	61.46

BPAS Point Analysis (Sec. 108-997(c)(2)):

Criterion		Compliance (Y/N)	Points
a.	Building more than 1.5' higher than the base flood elevation	Y	5
b.	Voluntarily providing affordable housing units	N	10
c.	Achieving Green Building Certification Upgrade 1	Y	30
d.	Achieving Green Building Certification Upgrade 2	N	40
e.	Achieving Green Building Certification Upgrade 3	N	60
f.	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$5,000.00 or more	Y	10
g.	Design by a LEED accredited architect	Y	10
h.	Providing electrical high voltage sized conduit for future electric car charging station near parking area	Y	5
i.	Using light colored, high reflectivity materials for all non-roof/areas with a solar reflectance index (SRI) of at least 29	Y	10
j.	Using light colored, high reflectivity roofing materials with a solar reflectance index (SRI) of at least 29	Y	5
k.	Designing the buildings with a vegetated roof of at least 50% of the roof area	N	15
		Total Points	75

Deed

Doc# 1533697 08/08/2005 12:01PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

08/08/2005 12:01PM
DEED DOC STAMP CL: SG \$20,300.00

Doc# 1533697
Bk# 2140 Pg# 982

This Instrument Prepared By:
STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

WARRANTY DEED

THIS INDENTURE made this 15th day of July, 2005, by and between Southernmost, LTD, a Florida Limited Partnership, whose address is 566 Sylvan Drive, Winter Park, FL 32789, as Grantor, and SouthWhitehead, LC, a Florida limited liability company, whose address is 1315 Whitehead Street, Key West, FL 33040, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

Lot 6, of Square 3, according to the diagram of Division of Tract 16 on the Island of Key West made between Frederick Filer and John Boyle, recorded in Book N, page 476, of Monroe County, Florida Records.

Said lot commencing at a point on Whitehead Street 200 feet from the corner of United Street and the same distance from the corner of South Street and running thence along Whitehead Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 197 feet and 9 inches; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 197 feet and 9 inches back to the place of beginning on Whitehead Street.

Parcel Identification Number: 00036180-000000

SUBJECT TO: Taxes for the year 2005 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right,

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

title, interest and estate, reversion, remainder and easement thereunto 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 the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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:

Southernmost, LTD, a Florida Limited Partnership

By: WBL Key West, Inc., a Florida Corporation
as General Partner

Eva R. Schrum
Witness Name: EVA R. SCHRUM

By: Greg Walker
Greg Walker, President

Sharon J. Fetherhuff
Witness Name: Sharon J. Fetherhuff

(Corporate Seal)

State of Maryland
County of Anne Arundel

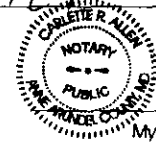
The foregoing instrument was acknowledged before me this 12th day of July, 2005 by Greg Walker, President of WBL Key West, Inc., a Florida corporation as General Partner of Southernmost, LTD, a Florida Limited Partnership on behalf of the corporation and the partnership. He/she [] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]

Carlette R. Allen
Notary Public

Printed Name: Carlette R. Allen

My Commission Expires:

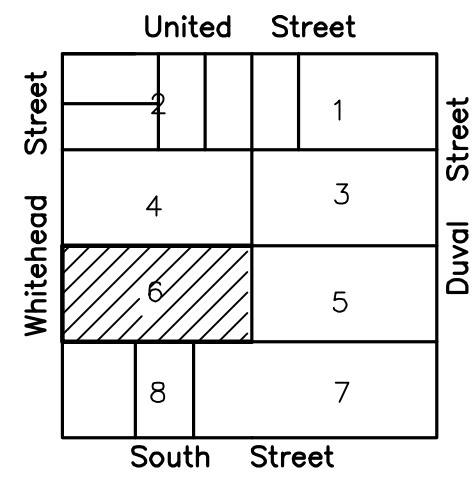
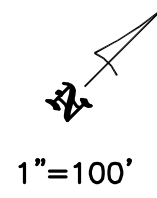


CARLETTE R. ALLEN
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND

My Commission Expires Apr. 29, 2006

MONROE COUNTY
OFFICIAL RECORDS

Survey



LOCATION MAP
Sq. 3, Tr. 16, City of Key West

Legal Description:
Lot 6 of Square 3, according to the diagram of Division of Tract 16 on the Island of Key West made between Frederick Filer and John Boyle, recorded in Book N, page 476 of Monroe County, Florida Records.

Said Lot commencing at a point on Whitehead Street 200 feet from the corner of United Street and the same distance from the corner of South Street and running thence along Whitehead Street in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 197 feet and 9 inches; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Southwesterly direction 197 feet and 9 inches back to the place of beginning on Whitehead Street.

SURVEYOR'S NOTES:
North arrow based on plat assumed median Reference Bearing: R/W Whitehead Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bench Mark No.: Basic Elevation: 14.324

- Abbreviations:**
- Sty. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - m. = Measured
 - d. = Deed
 - M.H.W. = Mean High Water
 - O.R. = Official Records
 - Sec. = Section
 - Twp. = Township
 - Rge. = Range
 - N.T.S. = Not to Scale
 - C. = Centerline
 - Elev. = Elevation
 - B.M. = Bench Mark
 - R = Radius
 - A = Arc (Length)
 - D = Delta, (Central angle)
 - w.m. = Water Meter
 - Bal. = Balcony
 - Pl. = Planter
 - Hyd. = Fire Hydrant
 - F.W. = Fire Well
 - A/C = Air Conditioner
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - L.B. = Low Beam
 - Rad. = Radial
 - Irr. = Irregular
 - conc. = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - ⊕ = Baseline
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Stucco
 - cov.d. = Covered
 - P.I. = Point of Intersection
 - wd. = Wood
 - * = Light
 - ⊙ = sign
 - ⊙E. = Electric Manhole
 - ⊙E. = Electric Utility Vault
 - ⊙ M.H. = Man Hole
 - San. = Sanitary

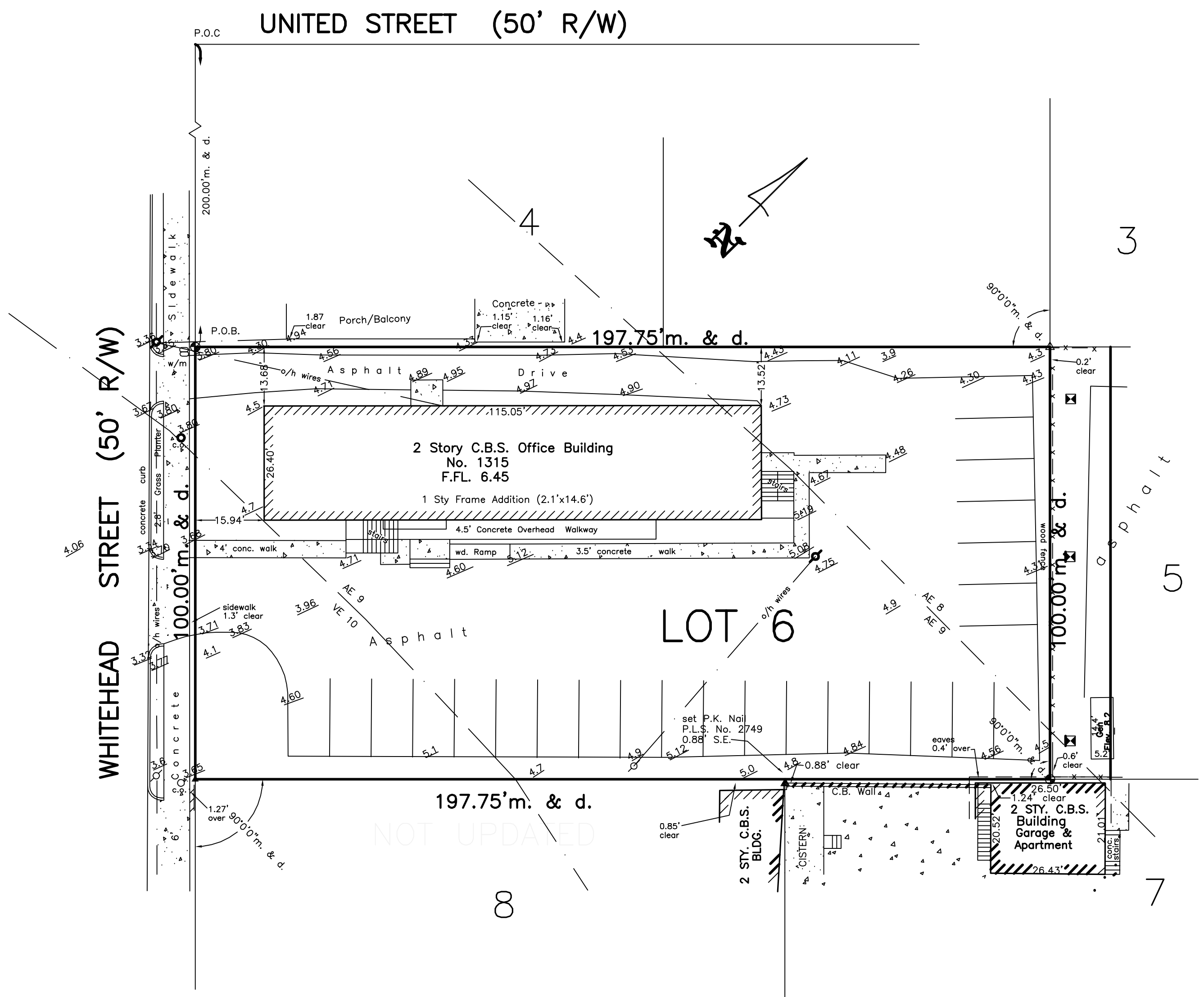
- Monumentation:**
- ⊙ = Set. 1/2" Iron Pipe, P.L.S. No. 2749
 - ▲ = Set P.K. Nail, P.L.S. NO. 2749
 - △ = Found P.K. Nail,
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg. = page
 - Elec. = Electric
 - Tel. = Telephone
 - Ench. = Encroachment
 - O.L. = On Line
 - C.L.F. = Chain Link Fence
 - ⊕ = Concrete Utility Pole
 - ⊙ = Wood utility Pole
 - ⊕ = Wood Utility Pole with Guy wire
 - ⊕ F.W. = Fire Well
 - ⊕ M.W. = Monitoring Well
 - ⊕ = Water Meter
 - ⊕ = Water Valve
 - ⊕ C.B. = Storm Water Catch Basin
 - Inv. = Invert
 - B.P.Z. = Backflow Prevention Valve
 - P.V.C. = Polyvinyl Pipe
 - R.C.P. = Reinforced Concrete pipe
 - ⊕ = Fire Hydrant

Field Work performed on: 7/11/14

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visable encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Trepavir & Associates 1315 Whitehead Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-332	
Scale: 1"=20'	Ref. 182-55 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 6/23/05		Flood Zone: AE-VE	Flood Elev. 9'-10'
REVISIONS AND/OR ADDITIONS			
5/16/06: Elevations			
6/19/14: Copy, not updated			
7/31/14: Updated, centerline elevation			
f:/datafred/dwg/keywest/block150/1315whitehead			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Flood Elevation Certificate

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name PPKW, LLC

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 1315 Whitehead (Unit No. 7)

Company NAIC Number:

City Key West

State FI

ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Lot 6, Sq. 3 "Boyle's Sub", Deed Book N, Pg. 476, Parcel No. 00036180-000000

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

A5. Latitude/Longitude: Lat. 24 32'50.3"N Long. 81 47'50.7"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):

A9. For a building with an attached garage:

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

- a) Square footage of attached garage n/a sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a
- c) Total net area of flood openings in A9.b n/a 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 120168

B2. County Name
 Monroe

B3. State
 Florida

B4. Map/Panel Number
 12087C1516

B5. Suffix
 K

B6. FIRM Index Date
 2/18/05

B7. FIRM Panel Effective/Revised Date
 2/18/05

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

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. In Puerto Rico only, enter meters.

Benchmark Utilized: Basic

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) 9.5 feet meters
- b) Top of the next higher floor 18.5 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) n/a feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 3.3 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 3.6 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.3 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.

- 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
- Check here if attachments.

Certifier's Name Fred H. Hildebrandt

License Number PLSM 2749

Title P.E., P.L.S.

Company Name Island Surveying, Inc.

Address 3152 Northside Drive

City Key West

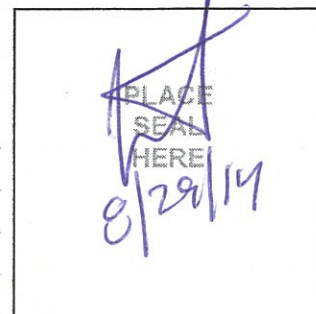
State FI

ZIP Code 33040

Signature

Date 8/28/14

Telephone 305-293-0466



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.
1315 Whitehead (Unit No. 7)

Policy Number:

City Key West

State FI

ZIP Code 33040

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 A5. Lat. and Long. obtained using hand held G.P.S.

Signature

Date 8/28/14

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 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–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 ImprovementG8. 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

 Check here if attachments.

Licensing Records for Existing Dwelling Units

Lori Thompson

From: Carolyn Walker [cwalker@keywestcity.com]
Sent: Thursday, August 21, 2014 9:33 AM
To: Lori Thompson
Subject: RE: 1315 Whitehead St.

This is all we have.

Business control 6443 Updated: 01/22/14 by KEYWKGP
Business name & address Mailing address
ISLAND NEWS POB 470
1315 WHITEHEAD ST DN KEY WEST FL 33041
KEY WEST FL 33040
License number : 00 00006988
Appl, issue, expir . . . 21600 21600 93000
License status (F4) . . IN INACTIVE
Classification (F4) . . 09B PUBLICATION - PERIODICAL
Exemption (F4)
License comments WEEKLY PAPER
License restrictions . .

From: Lori Thompson [mailto:lori@owentrepanier.com]
Sent: Wednesday, August 20, 2014 2:22 PM
To: Carolyn Walker (CWalker@keywestcity.com)
Subject: 1315 Whitehead St.

A copy of City licensing records for existing units is a requirement for the BPAS application. May I have that information for the property at 1315 Whitehead Street please?
Thank you in advance.

Lori Thompson

Trepanier & Associates

lori@owentrepanier.com

1421 First Street, Key West Florida 33040
Phone: 305.293.8983 / FAX: 305.293.8748

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

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Jim Nichols, Southwhitehead, LC authorize
Please Print Name(s) of Owner(s) as appears on the deed

Trepanier & Associates, INC
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 Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this July 8, 2014
Date

by Jim Nichols MANAGING MEMBER, SOUTHWHITE HEAD LC
Name of Owner

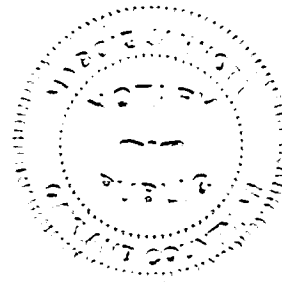
He/She is personally known to me or has presented Drivers License as identification.


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

MAGGIE JANNOTT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 4-24-2019
Acting in the County of OAKland



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

aw
I, JAMES
Jim Nichols, in my capacity as MANAGING MEMBER
aw
(print name) (print position; president, managing member)
of Southwhitehead, LC
(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:

1315 Whitehead Street, Key West, Florida

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

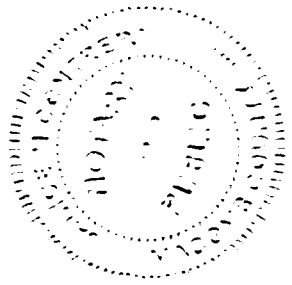
Subscribed and sworn to (or affirmed) before me on this 7-7-14 by
date

James Nichols
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

JANICE M. CONTRERA
Name of Acknowledger typed, printed or stamped



JANICE M CONTRERA
NOTARY PUBLIC - STATE OF MICHIGAN
Commission Expires 10-29-2018
Acting In the County of OAKLAND

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



Exhibit B – Site Data Table

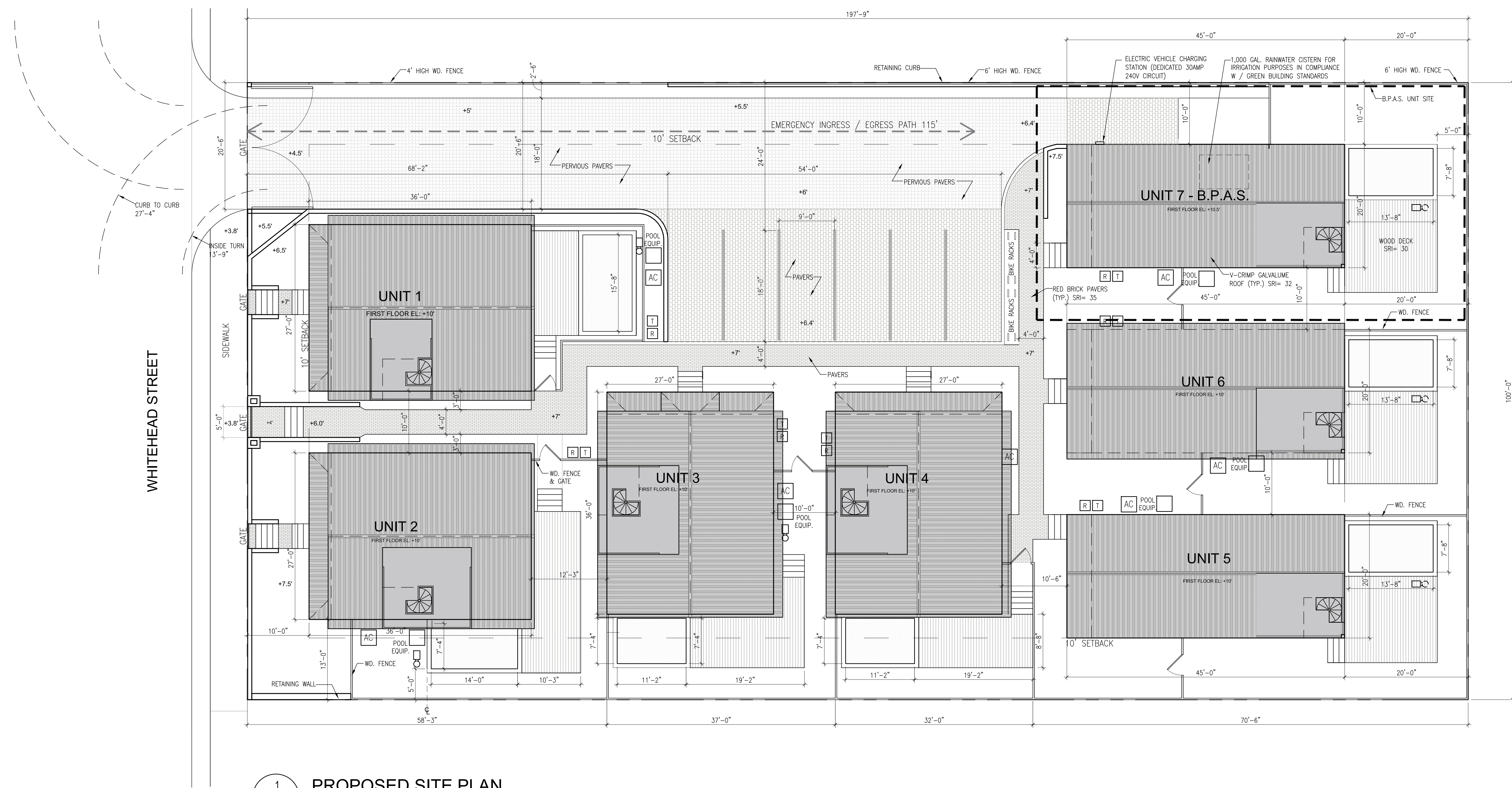
2014 Application for BPAS

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SITE DATA TABLE

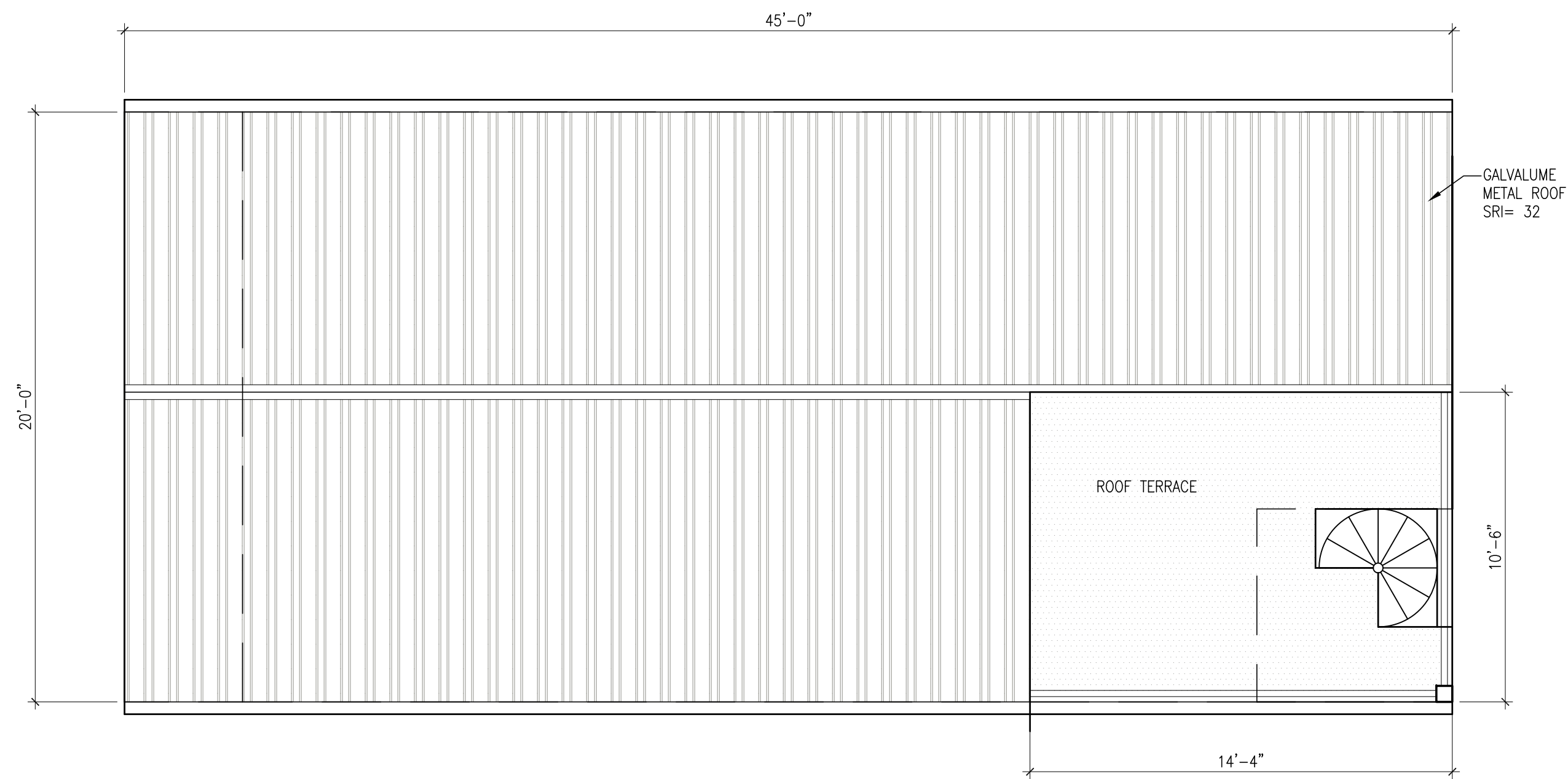
Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HHDR			
Flood Zone	VE10/AE9/AE8			
Size of Site	19,775 sf			
Height	30 ft		30 ft	
Front Setback	10 ft	10 ft	10 ft	N
Side Setback	10 ft	10 ft	10 ft	N
Side Setback	10 ft	10 ft	10 ft	N
Street Side Setback	NA	NA	NA	
Rear Setback	20 ft	20 ft	20 ft	N
Residential Floor Area		0	13,692 sf	N/A
Density	22 u/a(9.98 units)	0	7 units	N/A
Commercial Floor Area	N/A	6,010 sf	0 sf	N/A
F.A.R (Commercial)	0.00(0.0 sf)	32.9% (6,510 sf)	0.00(0.0 sf)	N
Building Coverage	50%(9,887.5 sf)	17.6%(3,480 sf)	39.4%(7,067 sf)	N
Impervious Surface	60%(11,865 sf)	81.3%(16,082 sf)	57%(11,271 sf)	N
Parking	7 spaces	NA	7 spaces	
Handicap Parking	N/A	0	0	N/A
Bicycle Parking	N/A	0	8	N
Open Space/ Landscaping	35% (6,921 sf)	~ 5%(988 sf)	36% (7,062 sf)	N
Number and type of units	9.9 residential	comm/office	7 residential	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

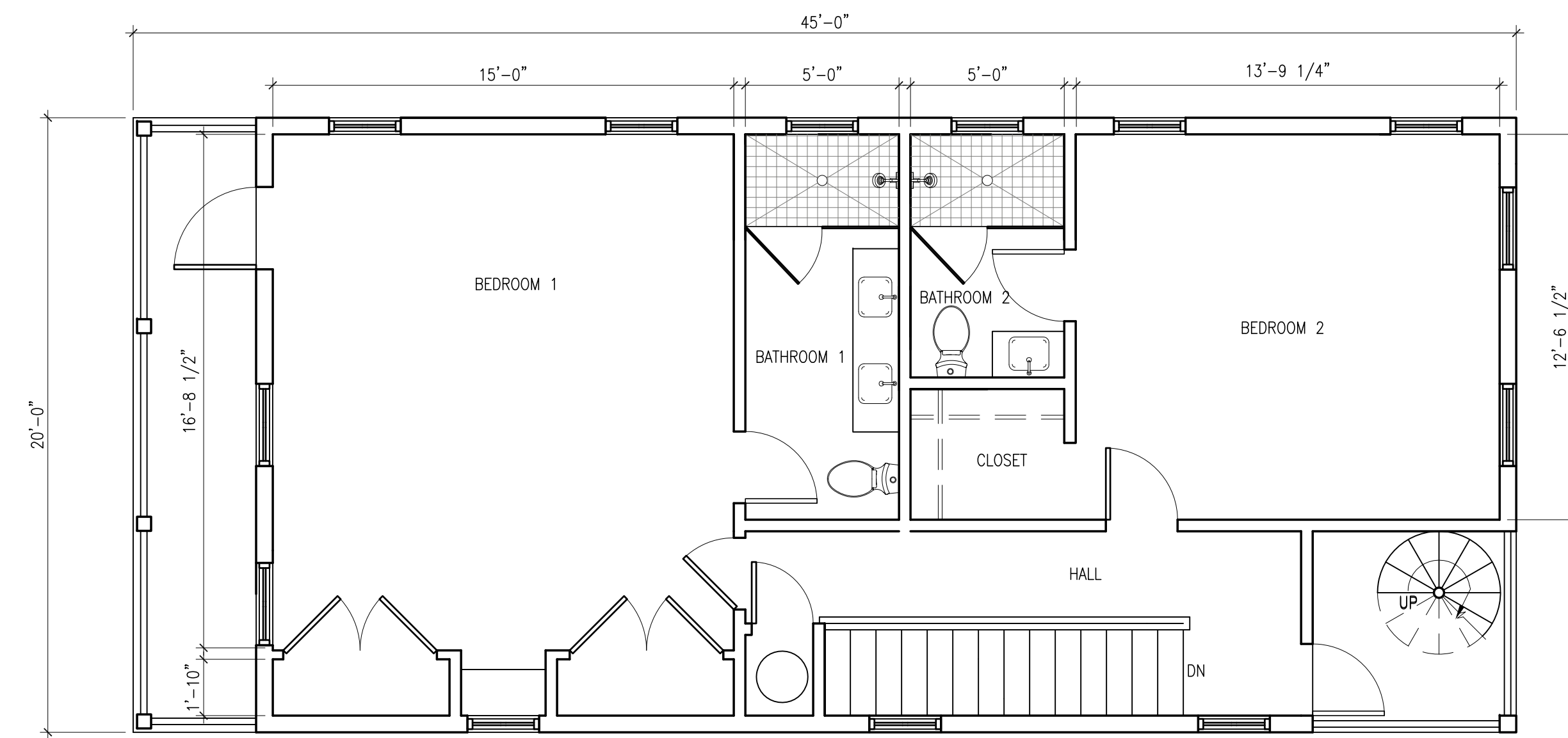


1
A1
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

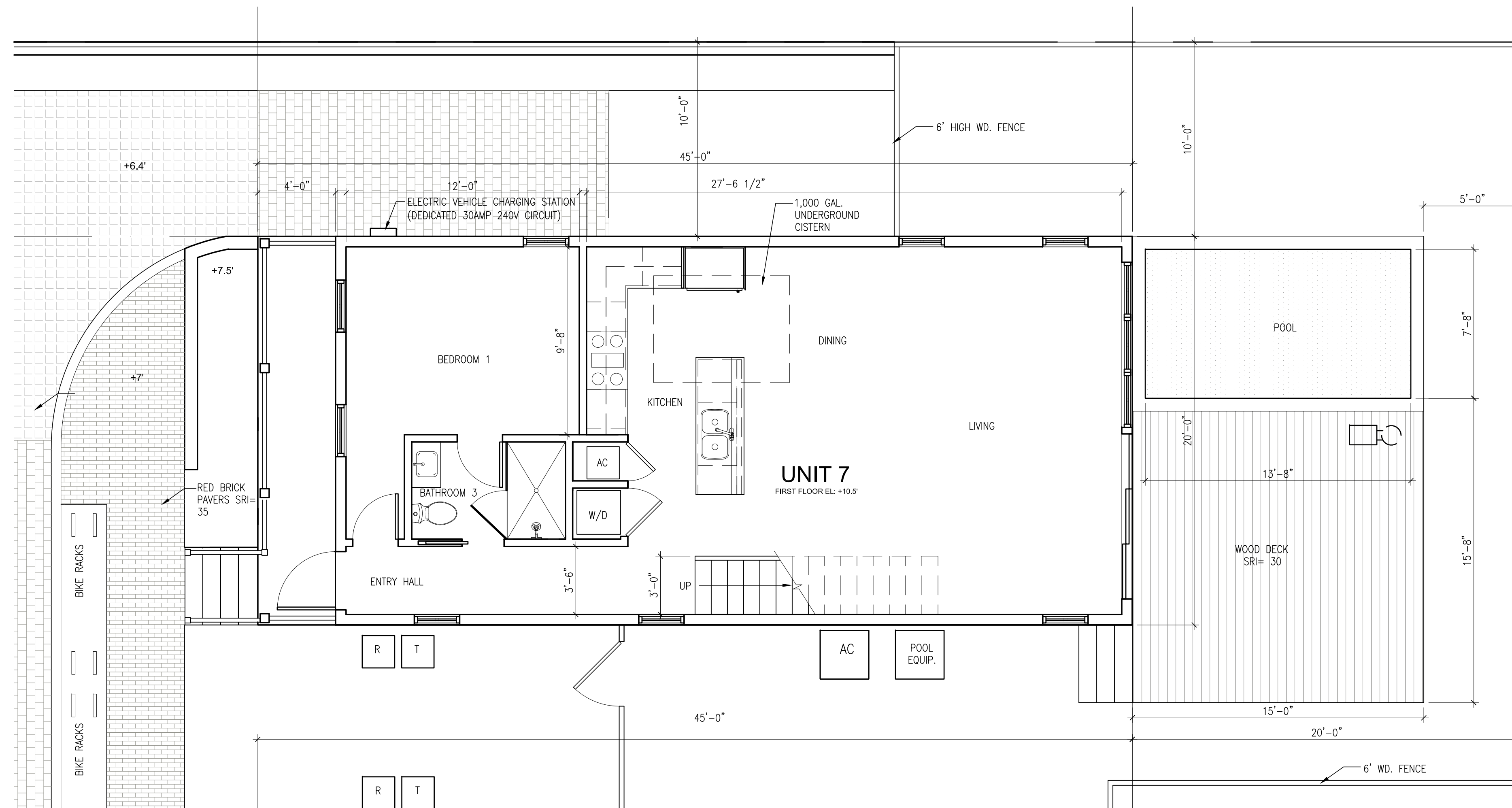
Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HHDR	HHDR	No Change	Complies
Min Lot Size	4,000 sq. ft.	18,775 sq. ft.	No Change	Complies
Legal Description	KW FILER BOYLE SUB N-478 LOT 6 SCR 3 TR 18		2-story residential dwellings as depicted on the attached site plans	
Building Size	2 story commercial structure as depicted on the attached survey		2-story residential dwellings as depicted on the attached site plans	
Commercial F.A.R.	0.00 (0.0 sq. ft.)	32.9% (6,510 sq. ft.)	0.00 (0 sq. ft.)	Complies
Density (u/a)	16 u/a (7.6 units)	23 units	No Change	Complies
Height	30'	Unk.	30 ft.	Complies
Open Space	35% (9,921 sq. ft.)	5% (988.75 sq. ft.)	36% (7,062 sq. ft.)	Complies
Building Coverage	50% (9,887.5 sq. ft.)	17.6% (3,480 sq. ft.)	33% (6,492 sq. ft.)	Complies
Impervious Surface	80% (11,885 sq. ft.)	81% (16,082 sq. ft.)	57% (11,350 sq. ft.)	Complies
Pervious Surface		3,893 sq. ft.	7,621 sq. ft.	N/A
Landscape Area	20% (3,955 sq. ft.)	~5% (~988 sq. ft.)	20% (3,960 sq. ft.)	Complies
Landscape Buffers Front	10ft R.O.W. Buffer Sec. 108-413	None	10ft R.O.W. Buffer Sec. 108-413	Complies
Right Side	No Buffer, Sec. 108-347	None	No Buffer, Sec. 108-347	Complies
Left Side	Buffer B, Sec. 108-347	None	Buffer B, Sec. 108-347	Complies
Rear	Buffer C, Sec. 108-347	None	Buffer C, Sec. 108-347	Complies
Setbacks: Front	10 ft.	10 ft.	10 ft.	Complies
Right Side	10 ft.	10 ft.	10 ft.	Complies
Left Side	10 ft.	10 ft.	10 ft.	Complies
Rear	20 ft.	20 ft.	20 ft.	Complies
Parking - Auto	7 sp.	NA	7 sp.	Complies



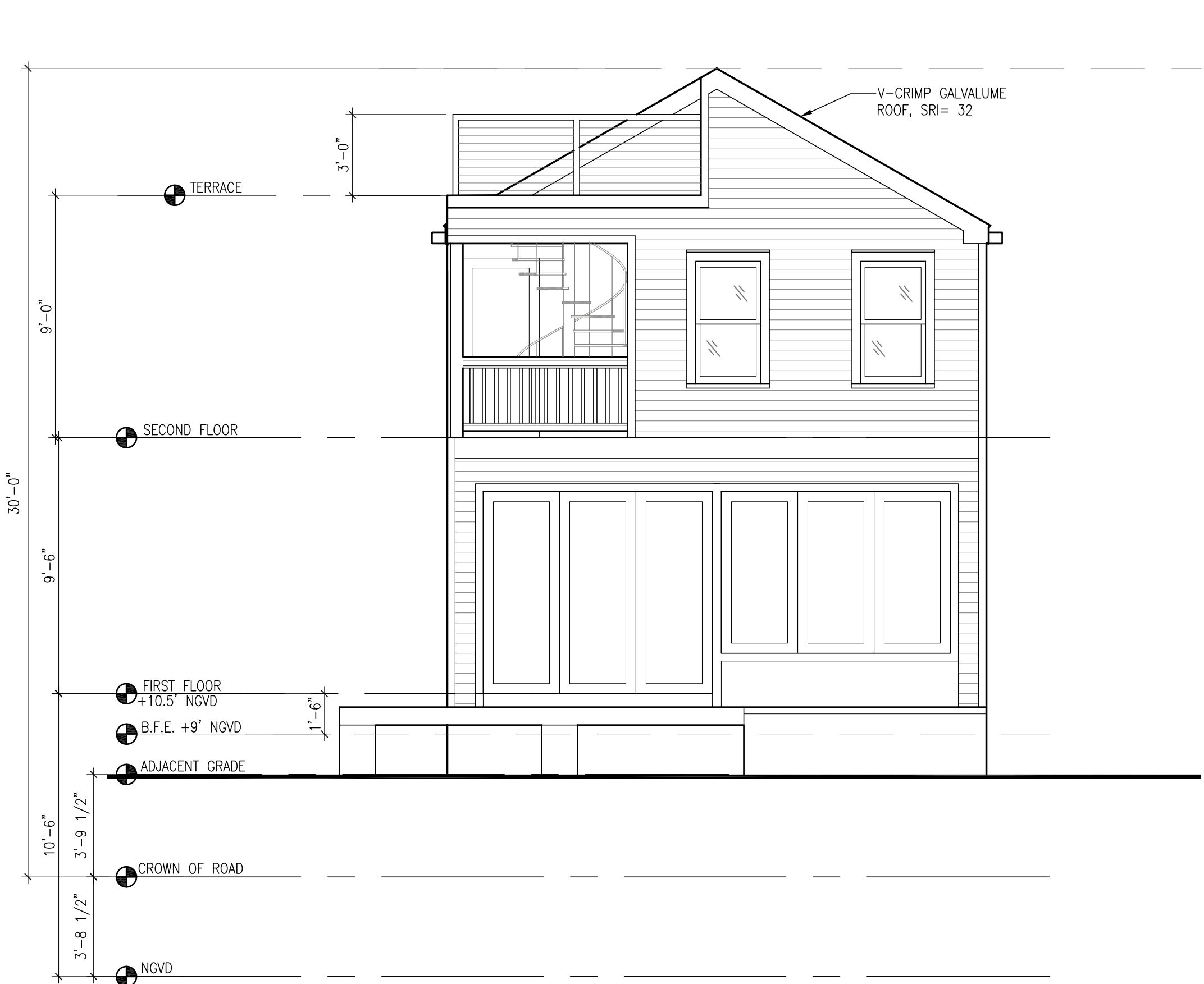
3
ROOF PLAN
SCALE: 1/4"=1'-0"



2
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



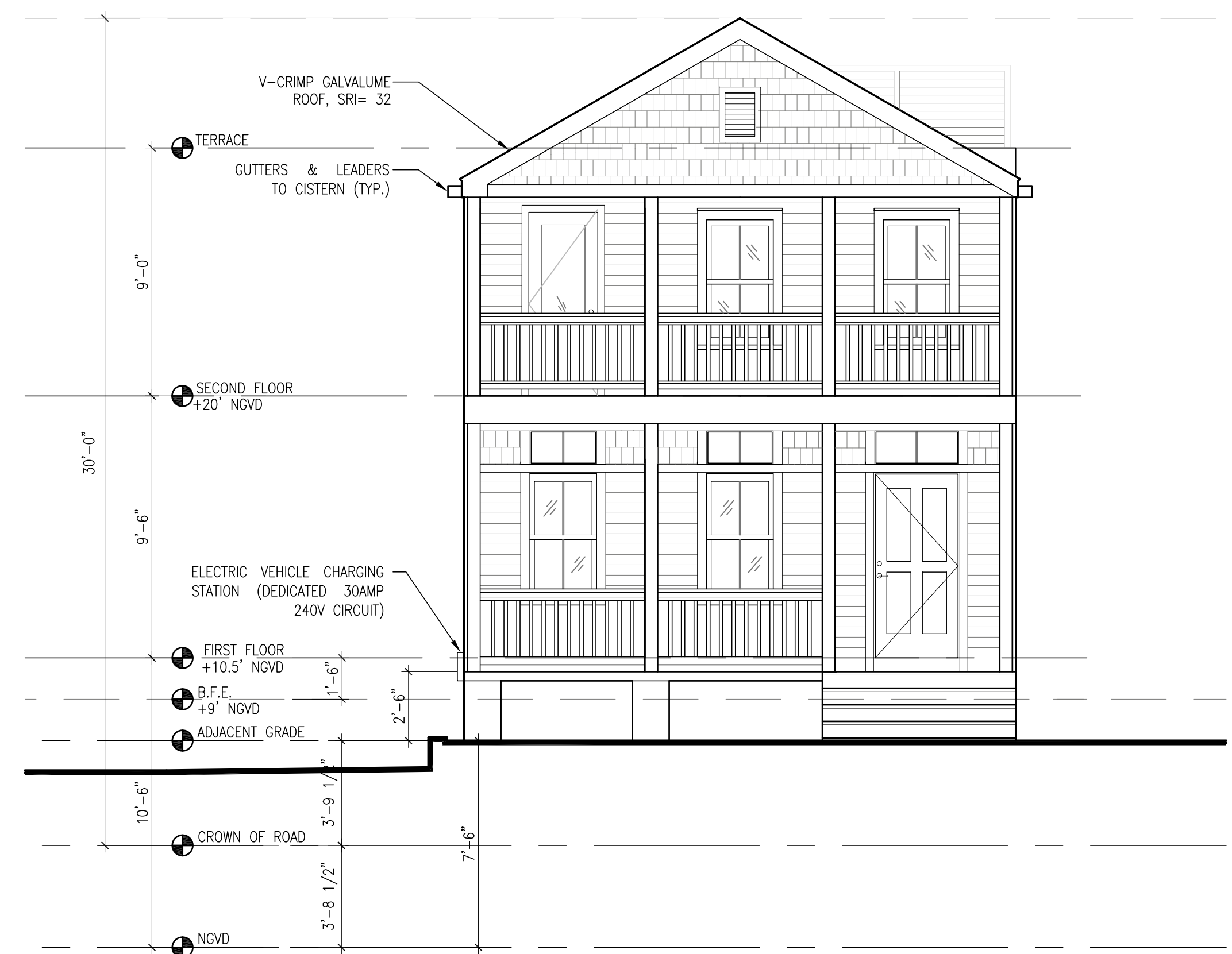
4 EAST ELEVATION
A31.7 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
A31.7 SCALE: 1/4"=1'-0"



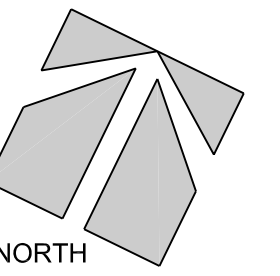
2 NORTH ELEVATION
A31.7 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A31.7 SCALE: 1/4"=1'-0"

1315 WHITEHEAD ST

1315 WHITEHEAD STREET
KEY WEST, FL 33040



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



LANDSCAPE PLAN

DATE 10.17.14

REVISIONS:

No.	Date	Notes
1.	11.14.14	CISTERN - B.P.A.S. UNIT
2.	11.18.14	Coord. w/Arch Plans
3.		
4.		
5.		
6.		
7.		

Landscape Plans

SHEET NUMBER:
L-2

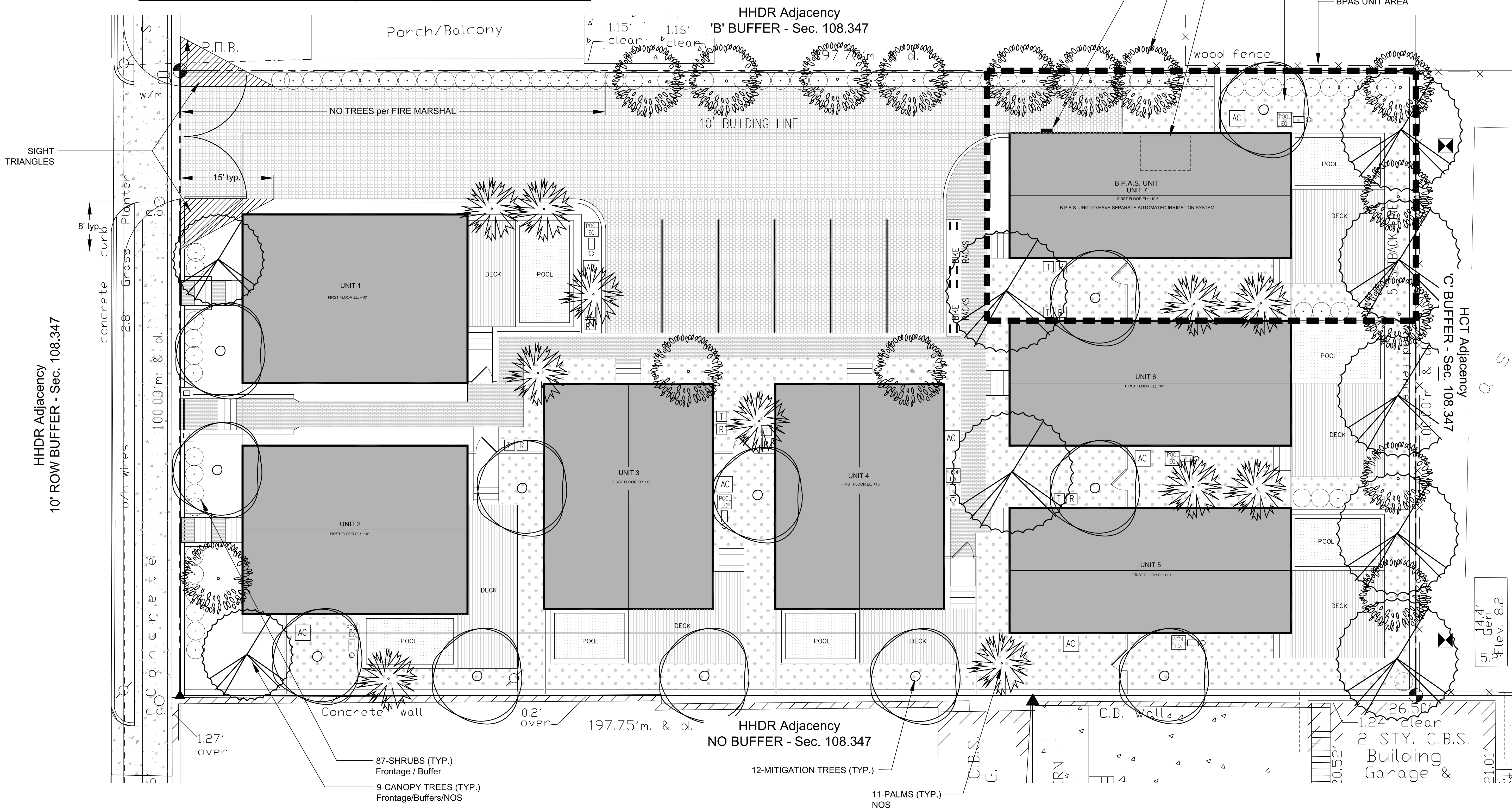
JOB #: 14007 DRAWN BY: LBR
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LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (19,775)	35% / 6,921 SF	36% / 7,062 SF	
108.347 REQUIRED SCREENING			
NORTH ADJACENCY - MULTI-FAMILY 3' "B" Buffer @ 45 PU's per 100'			
198 LF Requires 89 PU's (1.98 x 45 = 89.1)			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	0	10	0
Understory Trees	9	3	27
Shrubs	64	1	64
TOTAL PU'S PROVIDED			91
SOUTH ADJACENCY - SINGLE-FAMILY NO BUFFER REQUIRED			
198 LF Requires 0 PU's (1.98 x 0 = 0)			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	0	10	0
Understory Trees	0	3	0
Shrubs	0	1	0
TOTAL PU'S PROVIDED			0
EAST ADJACENCY - LOW IMPACT 5' "C" Buffer @ 72 PU's per 100'			
100 LF Requires 72 PU's (1.00 x 72 = 72)			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	5	10	50
Understory Trees	5	3	15
Shrubs	7	1	7
TOTAL PU'S PROVIDED			72
WEST ADJACENCY - SEE STREET FRONTAGE Section 108.413			

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 3,955 SF	20% / 3,960 SF	
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%			
NATIVE PLANTS (70% Minimum)	100	75%	
EXOTIC PLANTS (30% Maximum)	34	25%	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
(LESS THAN .5 ACRES = 10' WIDTH / 40 PLANT UNITS PER 100 LF)			
82 LF Street Frontage / 100 LF = .82 x 40 PU's = 32.8 PU's REQUIRED			
	PLANT PROVIDED	x PLANT UNITS	PU'S PROVIDED
Canopy Trees	2	10	20
Understory Trees	1	3	3
Shrubs	16	1	16
TOTAL PU'S PROVIDED			39
108.414 INTERIOR LANDSCAPE REQUIREMENT			
NOT APPLICABLE			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
NOT APPLICABLE			
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED	
3,960 SF / 20% NOS REQUIRES 4 Trees / 2,000 SF of NOS	7.9	15	
(3,960 SF / 2,000 = 1.98 x 4 Trees = 7.9 Trees Required)		(4-Trees / 11- Palms)	

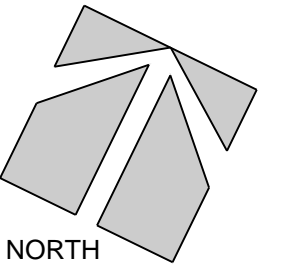
GENERAL INFORMATION & TREE MITIGATION	
ZONING	HHDR
GROSS SITE AREA	.45 ACRES OR 19,775 SF
BUILDING COVERAGE	33.0% OR 6,492 SF
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	
TREES IMPACTED	DSH INCHES REMOVED
PROTECTED TREES IMPACTED	70"
MITIGATION REQUIRED (66%) (70" x .66 = 21.6")	46"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	12 Trees / 48"



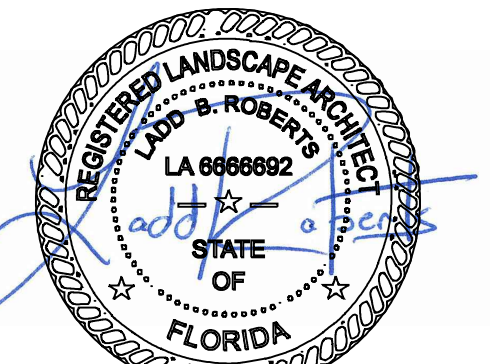
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1315 WHITEHEAD ST

1315 WHITEHEAD STREET
KEY WEST, FL 33040



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



10.17.14

PLANT SCHEDULE & DETAILS

DATE 10.17.14

REVISIONS:

No.	Date	Notes
1.		
2.		
3.		
4.		
5.		
6.		
7.		

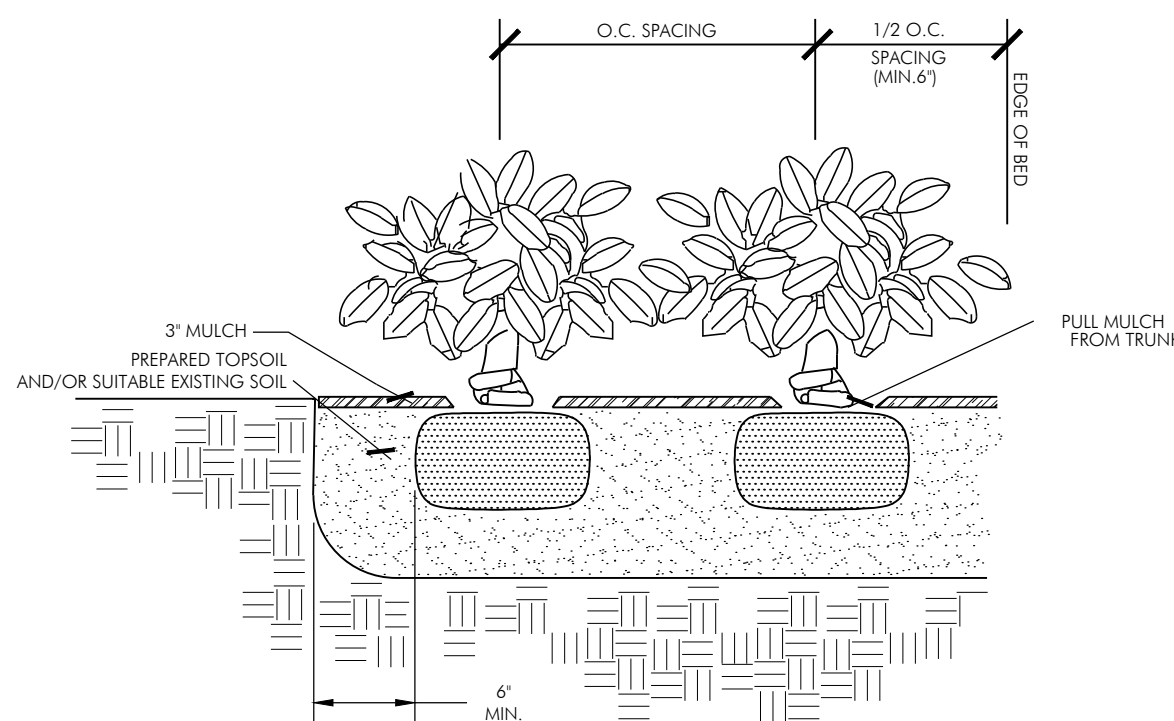
Landscape Plans

SHEET NUMBER:

L-3

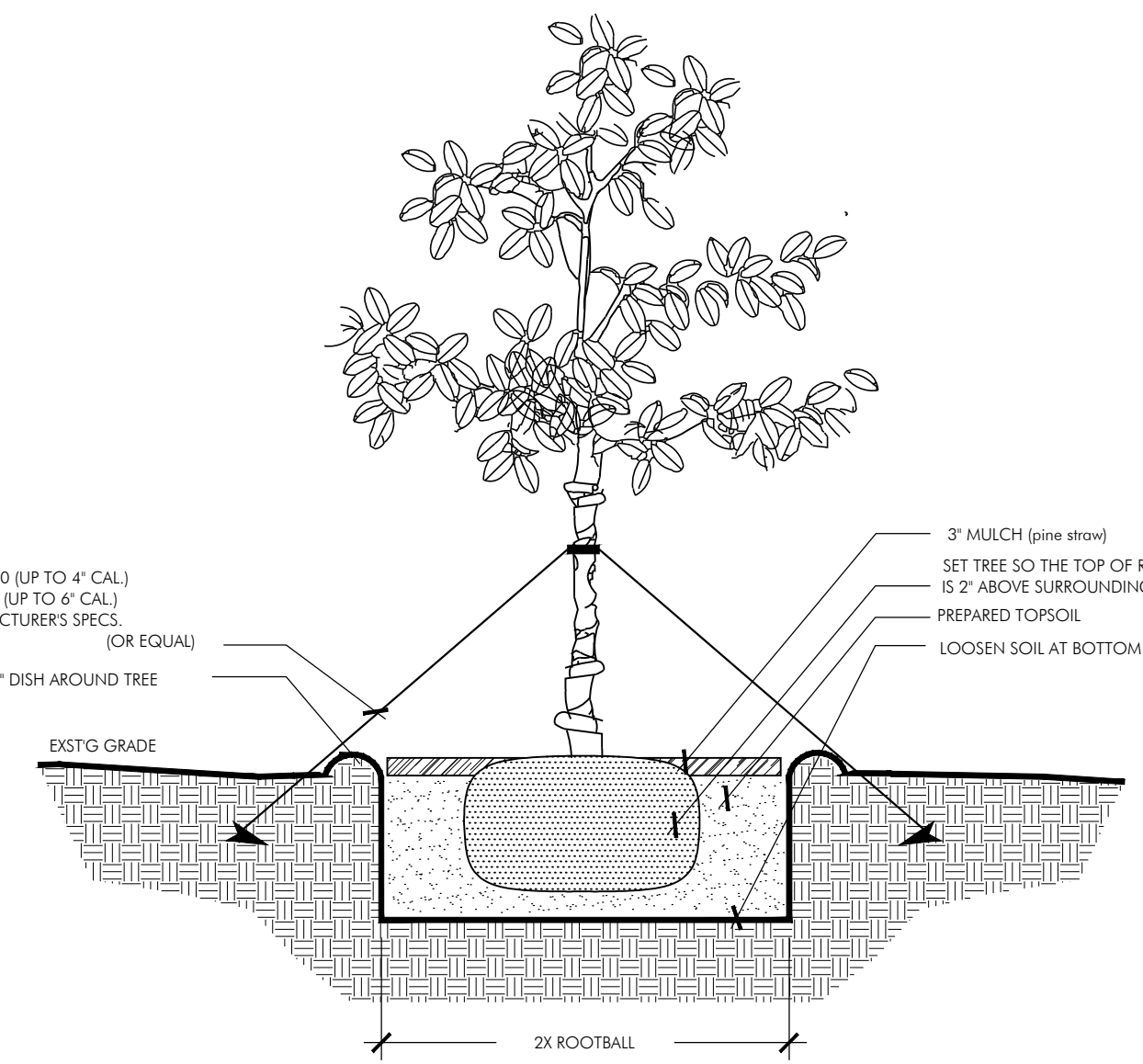
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SHRUB PLANTING DETAIL

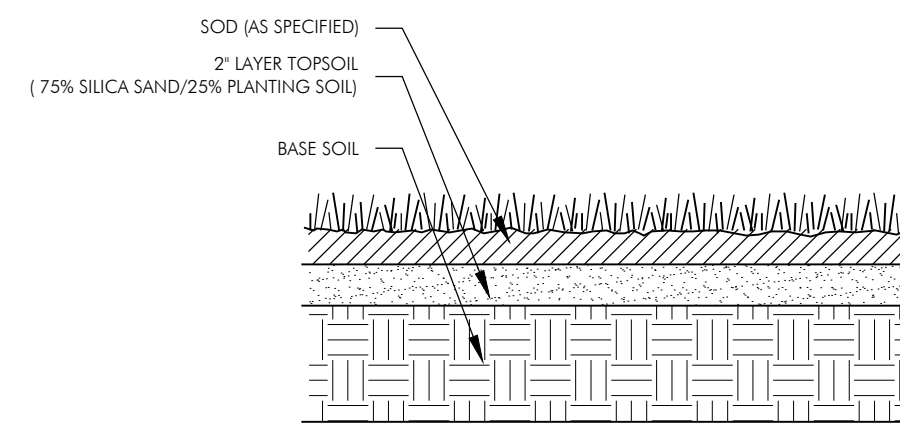
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

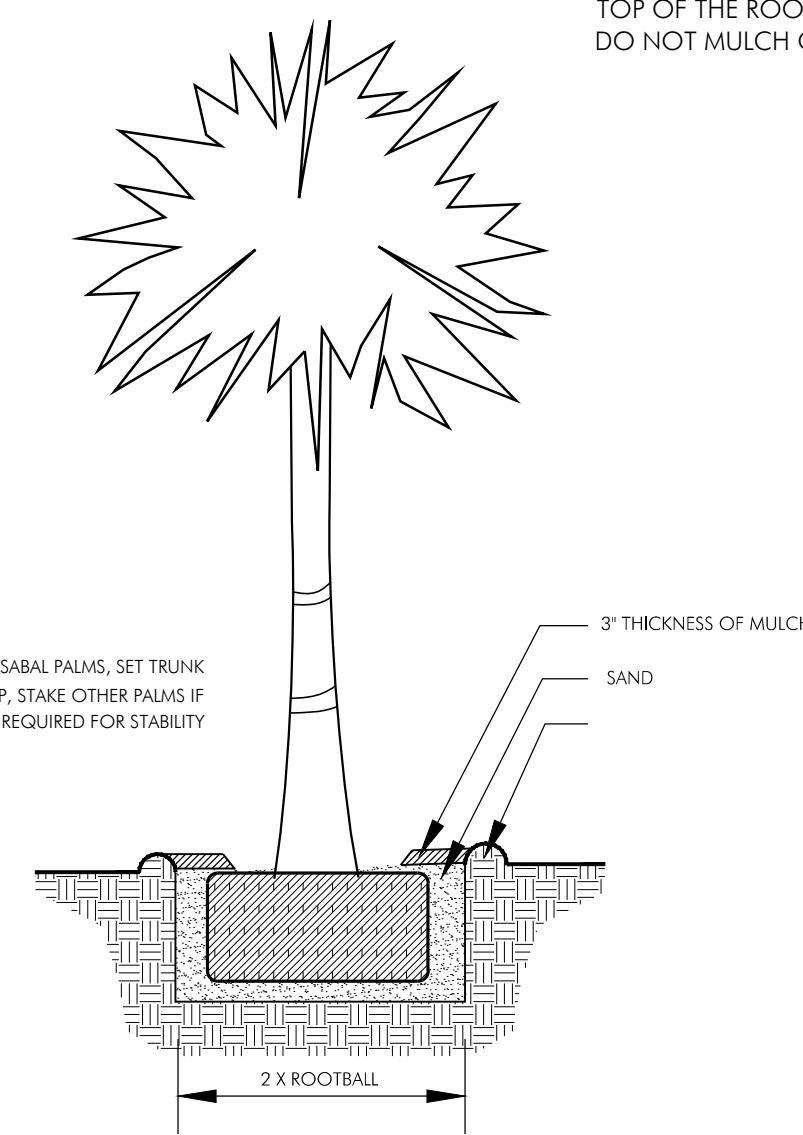
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.



PALM PLANTING DETAIL

GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12: 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

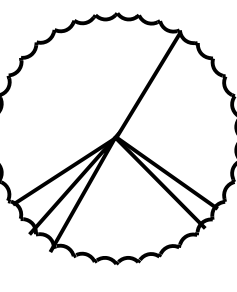
ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.

Conceptual Planting Palette

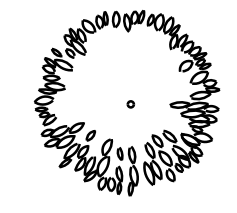
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS (11 palms)						SHRUBS (87 shrubs)					
	SABAL PALM	Sabal palmetto	12'-18' cir. trnk.				SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal., 14"-18" sprd/hgt.	FL #1	NATIVE
	SAW PALMETTO	Serenoa repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE		LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8 to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
TREES						GROUNDCOVER (3,900 SF)					
	CANOPY (9 canopy trees / 12 mitigation trees)										
	MAHOGANY	Sweetenia mahogany	4" cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE		MUHLI GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latifolium	4" cal., 12-14' o.h.,	FL #1	NATIVE		WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	PIDGON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h	FL #1	NATIVE		GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4" cal., 14-16' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis elliptoi	1 gal., full	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	SILVER BUTTONWOOD	Silver buttonwood	2" cal. 10'-12' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE
	PARADISE TREE	Simaruba glauca	3" cal., 12-14' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	CINNAMON BARK	Canella Winterana	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	UNDERSTORY (15 understory trees)										
	LIGNUM VITAE	Guaiaacum sanctum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5" cal. 6'-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1" cal. 5-6 o.h.	FL #1	NATIVE						



MITIGATION TREES 4" DSH MIN.



CANOPY TREES 4" DSH MIN.



NOTE: CANOPY TREES PLANTED ALONG WHITEHEAD STREET SHALL BE SMALLER IN NATURE AND SETBACK FROM SIDEWALK.

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



Exhibit C - Applicants Estimated Score Sheet 2014 Application for BPAS Unit(s)

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

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

Applicant: Trepanier & Associates, Inc. **Site Address:** 1315 Whitehead Street

Number and type of Units Requested: Market Rate 1 Affordable 0

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

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

Initial here

The following criteria and point system shall be utilized in the ranking of applications for development of 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 _____
3	Achieving Green Building Certification Upgrade 1 (+30)	Points <u>+30</u>
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 <u>+10</u>
7	Design by a LEED accredited architect (+10)	Points <u>+10</u>
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points <u>+5</u>
9	Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10)	Points <u>+10</u>
10	Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points <u>+5</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points _____
TOTAL ESTIMATED POINTS		<u>+75</u>

**BPAS Certification Form
(Exhibit D)**



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

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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 75. 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.

Lori L. Thompson
Signature of applicant
Lori L. THOMPSON
Print name of Applicant

9/2/14
Date

Subscribed and sworn to (or affirmed) before me on this 2nd day of September, 2014
by Lori Thompson (name of person signing the application)
as Owner Representative (type of authority...e.g. officer, manager/member, trustee,
attorney)
for South ~~west~~ ^{whitehead} 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.

Carlene Smith
Notary's Signature and Seal



Carlene Smith
Name of Acknowledger typed, printed or stamped

EE 861013
Commission Number, if any

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



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: 1315 Whitehead

Date: 09/02/14

Y ? N

Y	?	N	Credit	Integrative Process	2
7 7 0 Location and Transportation 15					
Y			Prereq	Floodplain Avoidance	Required
PERFORMANCE PATH					
			Credit	LEED for Neighborhood Development Location	15
PRESCRIPTIVE PATH					
0			Credit	Site Selection	8
3	3		Credit	Compact Development	3
2	2		Credit	Community Resources	2
2	2		Credit	Access to Transit	2
6 6 0 Sustainable Sites 7					
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
2	2		Credit	Heat Island Reduction	2
2	2		Credit	Rainwater Management	3
2	2		Credit	Non-Toxic Pest Control	2
7 10 0 Water Efficiency 12					
Y			Prereq	Water Metering	Required
PERFORMANCE PATH					
			Credit	Total Water Use	12
PRESCRIPTIVE PATH					
4	6		Credit	Indoor Water Use	6
3	4		Credit	Outdoor Water Use	4
19 24 0 Energy and Atmosphere 38					
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
PERFORMANCE PATH					
15	20		Credit	Annual Energy Use	29
BOTH PATHS					
3	3		Credit	Efficient Hot Water Distribution System	5
			Credit	Advanced Utility Tracking	2
1	1		Credit	Active Solar Ready Design	1
			Credit	HVAC Start-Up Credentialing	1
PRESCRIPTIVE PATH					
Y			Prereq	Home Size	Required
			Credit	Building Orientation for Passive Solar	3
			Credit	Air Infiltration	2
			Credit	Envelope Insulation	2
			Credit	Windows	3
			Credit	Space Heating & Cooling Equipment	4

EA PRESCRIPTIVE PATH (continued)					
			Credit	Heating & Cooling Distribution Systems	3
			Credit	Efficient Domestic Hot Water Equipment	3
			Credit	Lighting	2
			Credit	High Efficiency Appliances	2
			Credit	Renewable Energy	4

2 3 0 Materials and Resources 10					
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
			Credit	Durability Management Verification	1
			Credit	Environmentally Preferable Products	4
2	3		Credit	Construction Waste Management	3
			Credit	Material Efficient Framing	2

3 3 0 Indoor Environmental Quality 16					
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
3	3		Credit	Enhanced Ventilation	3
			Credit	Contaminant Control	2
			Credit	Balancing of Heating and Cooling Distribution Systems	3
			Credit	Enhanced Compartmentalization	1
			Credit	Enhanced Combustion Venting	2
			Credit	Enhanced Garage Pollutant Protection	2
			Credit	Low Emitting Products	3

0 0 0 Innovation 6					
Y			Prereq	Preliminary Rating	Required
			Credit	Innovation	5
			Credit	LEED AP Homes	1

6 6 0 Regional Priority 4					
2	2		Credit	Compact Development	1
4	4		Credit	Outdoor Water Use	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

50	59	0	TOTALS		Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110