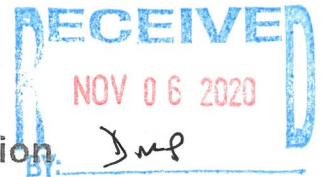


# 610 Duval Street

1 market-rate & 1 affordable-rate



Building Permit Allocation System (BPAS) Application

(Year 8: July 1, 2020-June 30, 2021)

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: 610 Duval Street LLC Frank Strafaci Managing Member

Mailing Address: 1301 SW 57th Ct Suite 560

City: South Miami State: FL Zip: 33143-5334

Home/Mobile Phone: (305) 904-2261 Office: (305) 904-2261

Email: Frank@FStrafaci.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 610 Duval Street Key West FL 33040

Parcel ID RE#: 000126-000000 Alternate Key: # 1012971

Zoning District: HRCC-1 Size of Site: 4440

Density Allowed: 22 du/Acre Commercial Floor Area: 1737

B. EXISTING DEVELOPMENT:

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

Building that was built in the early 1900's. Currently there is a 2 story the downstairs approx 1700 Sq Feet is used Commercially & the upstairs approx 1,700 Sq Feet is a four bedroom & 2 bath apartment

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	1	1	1
Affordable Residential Dwelling Unit(s) <sup>2</sup>			1
Transient Unit(s)			----- N/A -----
Accessory Dwelling Unit(s) <sup>3</sup>			
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 this property located within a Historic Zoning District?

Yes  No

Are buildings on the property listed as contributing historic structures?

Yes  No

Is the proposal for mixed residential and commercial use? *Currently Mixed use*

Yes  No

Are density bonuses proposed?

Yes  No

Advanced affordable allocation request?

Yes  No

Will the allocation require development review?

Yes  No

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

- Major Development Plan
- Variance(s)
- Lawful Unit Determination
- Other

- Minor Development Plan
- Beneficial Use
- Transient Transfer

- Conditional Use
- HARC
- Tree Commission

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.

## Description of Proposed Development and use

610 Duval Street is a property in the center of Duval. The lot is 25' wide fronting Duval street and is 179" deep. The back of the property is accessible from Llang Milian lane off of Southard street. The only building on the lot is a two-story structure built in 1910 and is approximately 20' wide and 85' deep. The total square footage downstairs is approximately 1,700 square feet and is currently occupied by a shoe store. The upstairs is the same square footage and is a four-bedroom, 2-bathroom residence. The downstairs commercial space and upstairs residence are both accessible directly from Duval street, the alleyway between 610 & 612 Duval and from the rear of the property from Llang Milian lane. We are proposing new development on the rear part of the lot to include a new 2 story residential structure that will have 1 Market Rate and 1 Affordable Housing unit. The property is well suited to take advantage of the compact infill development and mixed-use development incentives. We are proposing to utilize density bonuses for the Affordable Housing unit in conjunction with a Market Rate unit allowed under current density.

## Solution Statement

The new development of a market rate and affordable housing unit at the rear of 610 Duval street will add two much needed housing units in the heart of the Historic Corridor. The rear of the property is away from the hustle and bustle of Duval and is in close proximity to other residential dwellings. The new structure will be in compliance with and obtain Baseline Green Building Certification. The property is in an X flood zone and will be elevated to have the first habitable floor 1.5 feet above the required base flood elevation, if necessary. There will be a 1,000 galloon concrete cistern to catch stormwater run off and provide potable water, promoting conservation. The new structure will not impact any historic structures. The building construction, appliances, and design emphasizes energy conservation. The current property has never had formal parking in the rear and has often been used by vagrants and illegal dumping that takes place frequently. These problems will be alleviated when two residents with two car parking spaces and three bicycle spaces are provided.

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name 610 DUVAL LLC  
Location Addr 610 DUVAL ST  
Lic NBR/Class 18530 PROPERTY RENTAL  
Issued Date 8/28/2019 **Expiration Date: September 30, 2020**

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

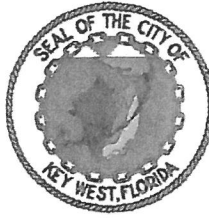
610 DUVAL LLC  
10267 SW 22ND PLACE

This document must be prominently displayed.

DAVIE, FL 33324

610 DUVAL LLC





THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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June 18, 2019

Robert L. Delaune, Architect  
619 Eaton Street Suite 1  
Key West FL 33040

RE: Zoning Verification Letter  
610 Duval Street, Key West, FL 33040  
RE # 00012600-000000, AK # 1012971

Dear Mr. Delaune,

The following letter is in response to a request for zoning verification for the property located at 610 Duval Street. The subject property is located within the Historic Residential Commercial Core Duval Street Gulfside District (HRCC-1) and is regulated by Chapter 122, Article IV, Division 7 of the City of Key West Land Development Regulations (LDRs). The future land use classification is Historic Commercial. The parcel is located within the Key West Historic District and is subject to the Historic Architectural Review Committee (HARC) guidelines.

According to utility records, the City of Key West recognizes one (1) commercial unit and one (1) residential unit at the subject property.

Single-family, two-family, and multiple-family residential dwellings are permitted by right in the HRCC-1 zoning district. The maximum allowable building coverage for the district is 50-percent and the maximum allowable impervious surface is 70-percent. The maximum allowable density in the HRCC-1 zoning district is 22 dwelling units per acre (22 du/acre) and the maximum allowable floor area ratio is 1.0 (see attached HRCC-1 description).

The city recognizes the need to encourage the redevelopment of aging commercial properties located within the city in order to promote housing opportunities in proximity to existing employment centers and alternative transportation routes. Such development is known as compact infill development. Pursuant to section 108-998 of the LDRs, a property with 1,000-square-feet of existing commercial floor area shall be allowed a density bonus of one (1) affordable housing unit. Such unit may be obtained through the building permit allocation system (BPAS), pursuant to chapter 108 article X.

Pursuant to section 108-1181, an accessory structure shall not cover more than 30-percent of the required rear yard (10-feet) and no separate accessory structure shall be erected less than five-feet of any lot line.

The subject property is located within the historic commercial pedestrian-oriented area. However, pursuant to section 108-573, parking requirements shall be applied whenever new residential or transient residential

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

units are constructed. Pursuant to section 108-572, the minimum off-street parking requirement for residential dwelling units in the historic district is one (1) space per unit.

Please do not hesitate to contact me at 305-809-3723 with any questions, concerns, or comments you may have.

Best regards,

*Vanessa Sellers*

Vanessa Sellers  
Planner II

Attachments:

1. Property Record Card
2. City of Key West Zoning Map
3. City of Key West Land Development Regulations Chapter 122, Article IV, Division 7: Historic Residential Commercial Core Duval Street Gulfside District (HRCC-1)
4. 2030 Future Land Use Map
5. Utility Records
6. Section 108-998
7. Chapter 108, Article X
8. Section 122-1181
9. Sections 108-572 and 108-573



City of Key West  
Building Department – Floodplain Management  
City Hall  
Flood Insurance Rate Map Information

Date: Wednesday, September 30, 2020

RE: Flood Insurance Rate Map Information

**TO WHOM IT MAY CONCERN:**

The property located at: 610 Duval Street, also known as parcel ID # 00012600-000000 has been located on the Flood Insurance Rate Map (FIRM) for the city. The following information is provided:

Key West's community number: 120168

The property is located on panel number: 12087C1516, Suffix: K.

The date of the FIRM index: February 18, 2005.

The property is located in FIRM zone: X.

The main building on the property:

         is located in a Special Flood Hazard Area (SFHA). The base flood elevation at the property is: +6-ft NGVD. Federal law requires that a flood zone determination be done as a condition of a federally backed mortgage to determine if the structure is in an SFHA and if so, to require flood insurance. It is up to the lender to determine whether flood insurance is required for a property.

         is not located in a Special Flood Hazard Area. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the NFIP is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

         A decision about the building's exact location cannot be made on the FIRM. A copy of the FIRM is attached for your information.

Flood insurance from the NFIP is available for any property in Key West. More information on flood insurance is available at the City's web site [[www.CityofKeyWest-FL.Gov/Flood](http://www.CityofKeyWest-FL.Gov/Flood)]. This office has many copies of FEMA Elevation Certificates for buildings constructed in the SFHA since the late 1990s; most of which are available on the City's web site as well. Questions on this letter and the City's floodplain management program are welcome at this office by calling 305-809-3810.

NOTE: This information is based on the Flood Insurance Rate Map for the City. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map.

A handwritten signature in blue ink that reads "Scott G. Fraser".

Scott G. Fraser, Floodplain Administrator  
305-809-3810 [sfraser@cityofkeywest-fl.gov](mailto:sfraser@cityofkeywest-fl.gov)

# Authorization & Verification



City of Key West  
Planning Department



Verification Form

(Where Owner is the applicant)

I, Frank Stofaci Managing Member 610 Duval Street LLC, 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:

610 Duval Street Key West FL 33040  
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

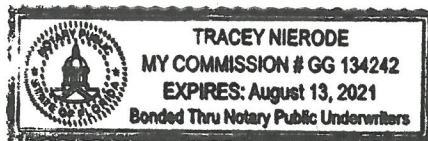
Subscribed and sworn to (or affirmed) before me on this Nov 6, 2020 by Frank Stofaci Managing Member 610 Duval LLC date  
Name of Owner

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

[Signature]  
Notary's Signature and Seal

Tracey Nierode  
Name of Acknowledger typed, printed or stamped

GG 134 242  
Commission Number, if any



# Warranty Deed

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

RCD Jun 05 2002 10:04AM  
DANNY L KOLHAGE, CLERK

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

DEED DOC STAMPS 5285.00  
06/05/2002 PN DEP CLK

Grantee Social Security Number: XXXXXXXXXX

**WARRANTY DEED**

**THIS INDENTURE** made this 30th day of May, 2002, by and between SYBILL NAVAS and ERIC REESE as Trustee(s) of the WILLIAM J. REESE LIVING TRUST DATED AUGUST 23, 1995, whose address is c/o Guttenmacher & Bohatch, P.A., 2600 Douglas Road, Penthouse 8, Coral Gables, FL 33134, as Grantor, and 610 DUVAL STREET, L.L.C., a Florida Limited Liability Company, whose address is 2600 Douglas Road, Penthouse 8, Coral Gables, FL 33134, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Parcel Identification Number: 00012600-000000

SUBJECT TO: Taxes for the year 2002 and subsequent years.

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

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

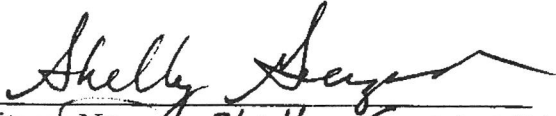
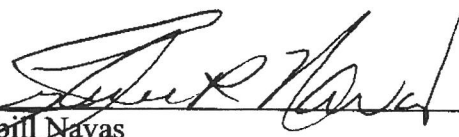
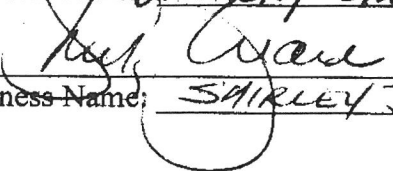
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment

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

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.

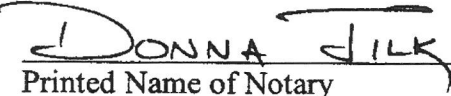
Signed, sealed and delivered in our presence:

  
 Witness Name: Shelly Guzman Sybill Navas  
  
 Trustee  
  
 Witness Name: SHIRLEY J. WARD

State of Colorado  
County of EAGLE

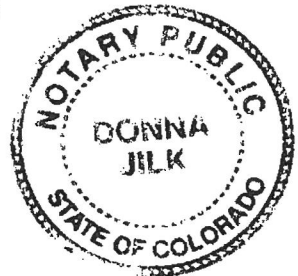
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Sybill Navas, Co-Trustee of the Wiliam J. Reese Living Trust dated August 23, 1995, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced CDL # 92 166 4869 as identification, and acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at FIRST BANK OF VAIL, VAIL, State of Colorado, County of EAGLE, this 28<sup>th</sup> day of May, 2002.

  
Printed Name of Notary

  
NOTARY PUBLIC

My Commission Expires: 12/15/2005



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



Denise M. Dungey  
Witness Name: Denise M. Dungey

Eric Reese  
Eric Reese  
Trustee

Sarah Nord  
Witness Name: Sarah Nord

State of Illinois  
County of Cook

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Eric Reese, Co-Trustee of the Wiliam J. Reese Living Trust dated August 23, 1995, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced \_\_\_\_\_ as identification, and acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Westchester, State of Illinois, County of Cook, this 29th day of May, 2002.

Dorothy H. Karmowski  
Printed Name of Notary

Dorothy H. Karmowski  
NOTARY PUBLIC

My Commission Expires: 6-7-2004

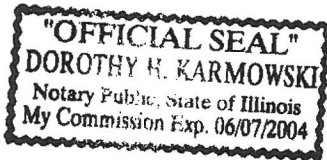


EXHIBIT "A"

FILE #1304491  
BK#1789 PG#2039

PARCEL ONE

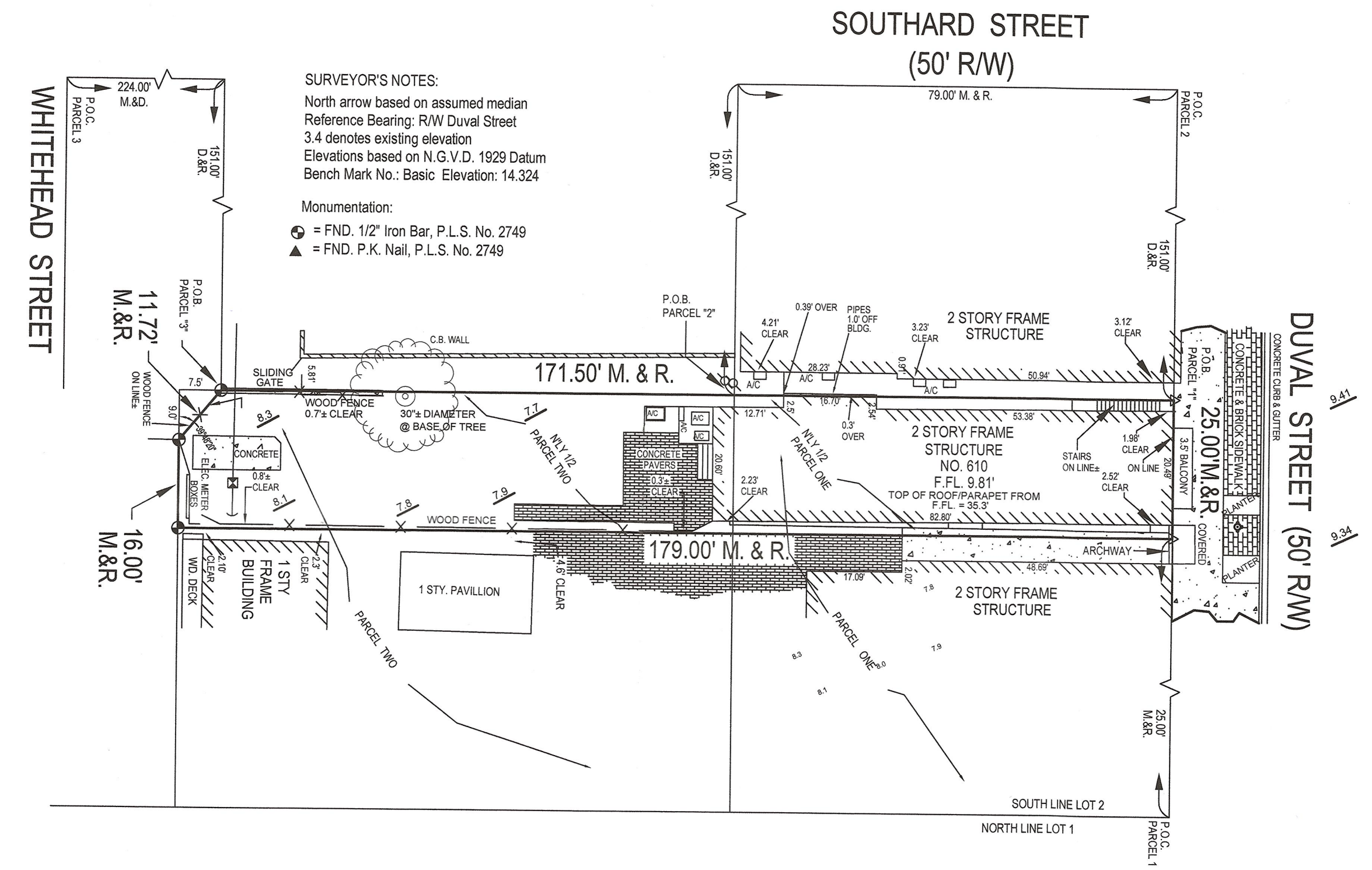
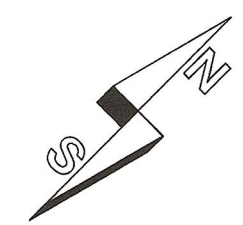
The Northerly  $\frac{1}{2}$  of the following described property, to -wit: A part of lot Two (2) in Square Sixty-two (62), on the Island of Key West, Florida, according to Wm. A. Whitehead's map, delineated in February, A.D. 1829; Commencing at a point on Duval Street, at the Southeast corner of said Lot Two (2) running thence along the line of said Duval Street, in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Southwesterly direction, Seventy-nine (79) feet; thence at right angles in a Southeasterly direction Fifty (50) feet to the South line of said lot Two; thence at right angles in a Northeasterly direction Seventy-nine (79) feet to the place of beginning on Duval Street.

PARCEL TWO

The Northerly  $\frac{1}{2}$  of the following described property, to-wit; A part of said Lot Two (2), according to said Whitehead's map, commencing at a point which is Seventy-nine (79) feet from the corner of Southard and Duval Streets and One Hundred and Fifty-one (151) feet in a Southeasterly direction, back from Southard Street, and running thence from said last named point, in a Southeasterly direction, Fifty (50) feet to the dividing line of Lots One (1) and Two (2); thence along said dividing line in a Southwesterly direction, One Hundred (100) feet; thence at right angles in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Northeasterly direction, One Hundred (100) feet to the place of beginning.

MONROE COUNTY  
OFFICIAL RECORDS

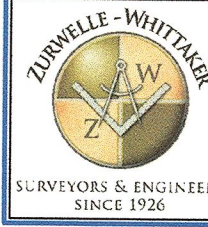
# Survey



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

**Monumentation:**  
 ● = FND. 1/2" Iron Bar, P.L.S. No. 2749  
 ▲ = FND. P.K. Nail, P.L.S. No. 2749

**SURVEYORS NOTE:**  
 THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,  
 LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2  
 SHEET SIZE 11"X17"



**MONROE COUNTY SURVEYING & MAPPING, INC**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)  
 3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236  
 PH: (305) 534-4688 OR (305) 293-0485 FAX: (305) 531-4589 WWW.MCSMCO.COM  
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

**610 DUVAL STREET, LLC**  
**610 DUVAL STREET**  
**KEY WEST, FL 33040**

*Eddie A. Martinez*  
**EDDIE A. MARTINEZ**  
 PROFESSIONAL SURVEYOR AND  
 MAPPER NO. L66795  
 STATE OF FLORIDA

JOB NO.	N/A	DRAWN	DRF
FIELD BOOK	N/A	REVISED	EAM
SCALE:	1"=20'	SHEET NO.	1 OF 1

REVISIONS

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREON.  
 (CAD FILE)  
 (File Path: \\P:\land\Surveying\Del\Del\MCSM\Drawing\Key West\Block 50\610 DUVAL ST 08022018.dwg)



**ABBREVIATIONS:**

A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING.
C & G	= CURB AND GUTTER.
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D	= DEGREE
D'	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE.
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
P	= SECOND OR INCH
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

**FLOOD INFORMATION:**

COMMUNITY NUMBER	: 125129
PANEL NUMBER	: 12087C1516
SUFFIX	: K
DATE OF FIRM	: 02-18-2005
FIRM ZONE	: X
BASE FLOOD ELEVATION	: N/A

**FIELD WORK INFORMATION:**

DATE ORIGINAL FIELD WORK	: 04-11-2002
DATE DRAFTING	: 04-01-2020
DATE SIGNED AND SEALED	: 05-05-2020
REVISED FIELD SURVEY	: 04-27-2020

**SYMBOL LEGEND:**

	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER.



**MONROE COUNTY SURVEYING & MAPPING, INC**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)  
 3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LBB236  
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM  
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

**610 DUVAL STREET, LLC**  
**610 DUVAL STREET**  
**KEY WEST, FL 33040**

*Eddie A. Martinez*  
**EDDIE A. MARTINEZ**  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS6755  
 STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF	REVISIONS
FIELD BOOK:	J.C. CAREAGA	REVISED:	EAM	
SCALE:	1"=20'	SHEET No.	1 OF 1	

**SURVEYOR'S CERTIFICATE:**

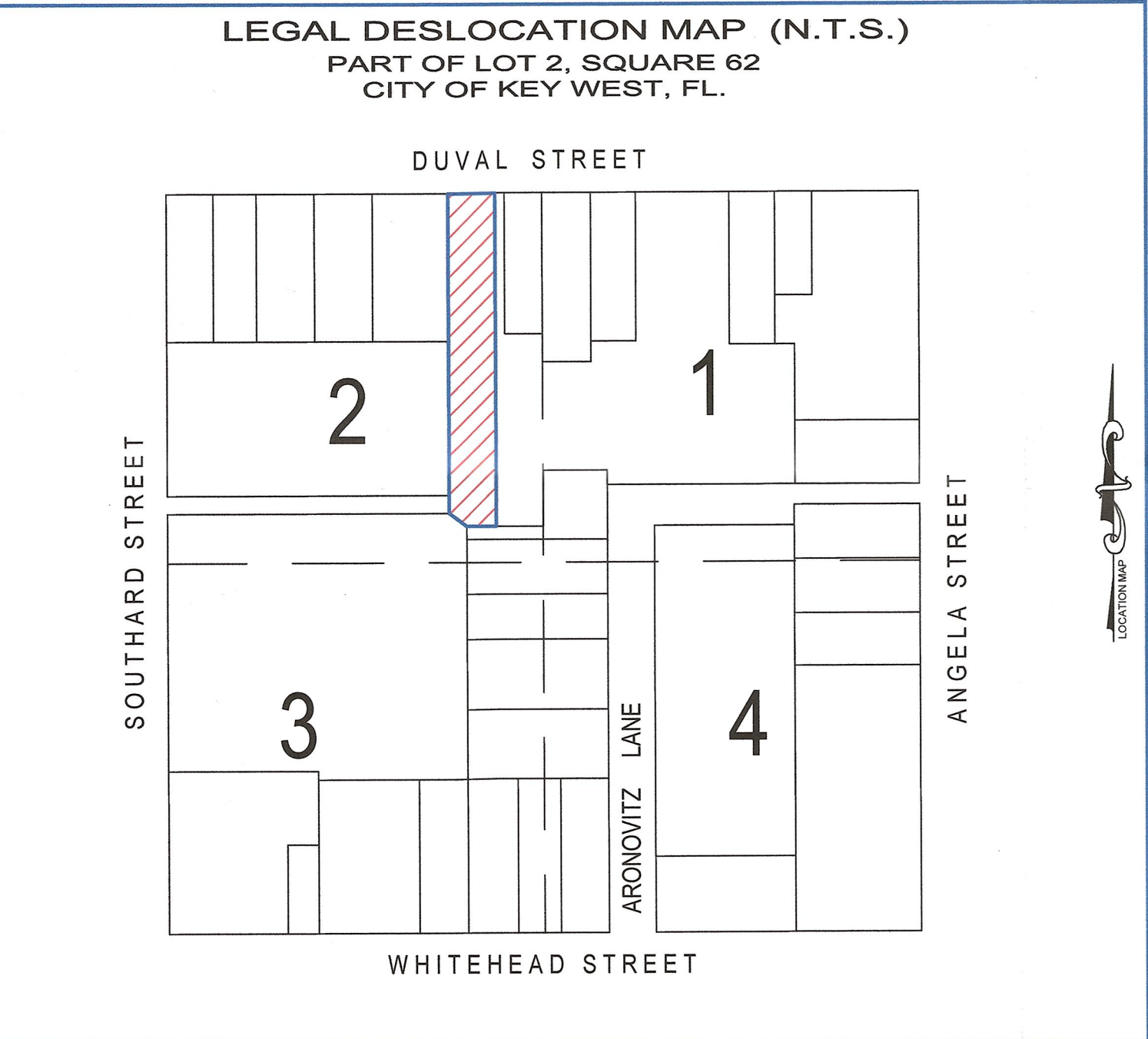
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THAT SHOWN HEREON.

CAD FILE:  
 \\Fred\Island Surveying Data\Data MCSM\Drawings\Key West\Block 55\610 DUVAL ST 08052019.dwg

**SURVEYOR'S NOTES:**

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC DATUM, (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED
- BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

COMMERCIAL/HIGH RISK      LINEAR: 1 FOOT IN 10,000 FEET  
 SUBURBAN                              LINEAR: 1 FOOT IN 7,500 FEET  
 RURAL                                        LINEAR: 1 FOOT IN 5,000 FEET



**BENCHMARK INFORMATION:**

AA0007 TIDAL BM	- This is a Tidal Bench Mark.
AA0007 DESIGNATION	- 872 4580 TIDAL 30
AA0007 PID	- AA0007
AA0007 STATE/COUNTY	- FLUMONROE
AA0007 COUNTRY	- US
AA0007 USGS QUAD	- KEY WEST (1971)
AA0007* NAD 83(1986) POSITION	- 24 33 16.89 (N) 081 48 13.95 (W) HD_HELD1
AA0007* NAVD 88 ORTHO HEIGHT	- 4.592 (meters) 15.07 (feet) ADJUSTED
AA0007	
AA0007 GEOID HEIGHT	- -21.739 (meters) GEOID12B
AA0007 DYNAMIC HEIGHT	- 4.584 (meters) 15.04 (feet) COMP
AA0007 MODELED GRAVITY	- 978.953.8 (mgal) NAVD 88
AA0007 NGVD 29 (??/??/92)	5.000 (m) 16.40 (f) SUPERSEDED 12
AA0007 NGVD 29 (09/01/92)	5.000 (m) 16.40 (f) ADJUSTED 12

**SURVEYORS NOTE:**  
 THIS IS SHEET 1 OF 2, FOR THE GRAPHIC MAP  
 PLEASE SEE SHEETS 2 OF 1  
 SHEET SIZE 13"x19"

**LEGAL DESCRIPTION**

**PARCEL ONE**

**BOUNDARY SURVEY OF:** The Northerly 1/2 of the following described property, to-wit: A part of Lot Two (2) in Square Sixty-two (62), on the Island of Key West, Florida, according to WM. A. Whitehead's map, delineated in February, A.D. 1829; Commencing at a point on Duval Street, at the Southeast corner of said Lot Two (2) running thence along the line of said Duval Street, in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Southwesterly direction, Seventy-nine (79) feet; thence at right angles in a Southeasterly direction Fifty (50) feet to the South line of said lot Two; thence at right angles in a Northeasterly direction Seventy-nine (79) feet to the place of beginning on Duval Street.

**PARCEL TWO**

The Northerly 1/2 of the following described property, to-wit: A part of said Lot Two (2), according to said Whitehead's map, commencing at a point which is Seventy-nine (79) feet from the corner of Southard and Duval Streets and one Hundred and Fifty-one (151) feet in a Southeasterly direction, back from Southard Street, and running thence from said last named point, in a Southeasterly direction, Fifty (50) feet to the dividing line of Lots One (1) and Two (2); thence along said dividing line in a Southwesterly direction, one Hundred (100) feet; thence at right angles in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Northeasterly direction, One Hundred (100) feet to the place of beginning.

**PARCEL THREE:**

**LESS AND EXCEPT;**  
 A portion of Lot 2, Square 62, according to William a. Whitehead's Map of the City of Key West and being more particularly described as follows: COMMENCE at the intersection of the Northeasterly right of way line of Whitehead Street and the Southeasterly right of way line of Southard Street; thence in a Northeasterly direction along the said Southeasterly right of way line of Southard Street for 224.00 feet; thence at a right angle and in a Southeasterly direction 151 feet; to the Point of Beginning; thence at a right angle and in a Southwesterly direction for 7.50 feet; thence at an angle and in a Southeasterly direction for 9.00 feet; thence at an angle to the right of 39 48' 20" and in a northerly direction for 11.72 feet to the Point of Beginning.



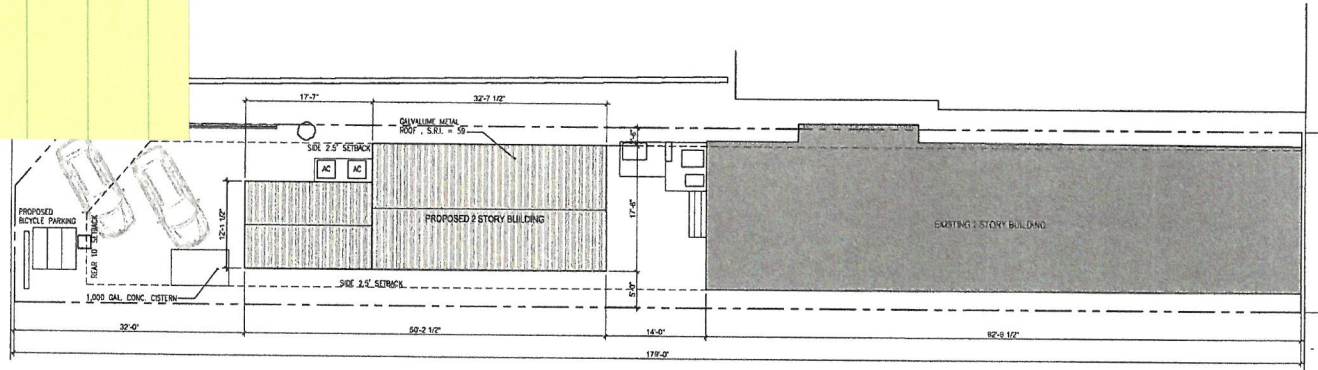
# Site Plans

Existing & Proposed  
 site plan  
 with Site Data  
 table

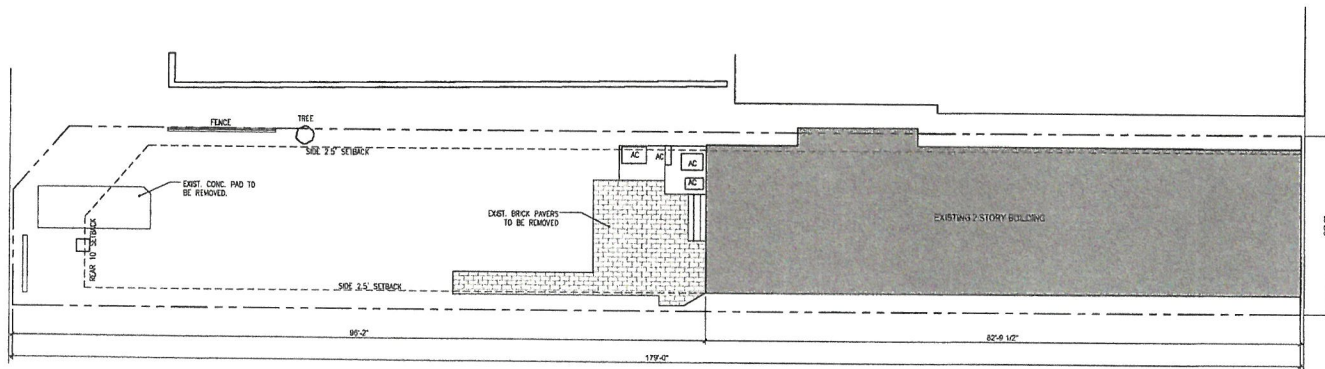
ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	35.0'	35.0'	N/A
BUILDING COVERAGE	50%	1,737 s.f. (39%)	2,497 s.f. (56%)	No
IMPERVIOUS SURFACE RATIO	20%	2,320 s.f. (50%)	2,565 s.f. (57.7%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,440 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	35'	N/A	N/A
LOT DEPTH	Min. 100'	175'	N/A	N/A
FRONT SETBACK	Min. 0'	0'	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 2.5'	2.5'	2.5'	Yes
SIDE SETBACK (NORTH)	Min. 2.5'	0"	2.5'	No
REAR SETBACK	Min. 10'	95.2'	32'	Yes
OPEN SPACE	Min. 35%	2,203 s.f. (48%)	1,875 s.f. (42.2%)	Yes

\* Existing Non-Conforming Condition  
 \*\* Accessory Structure



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



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

Submissions / Revisions

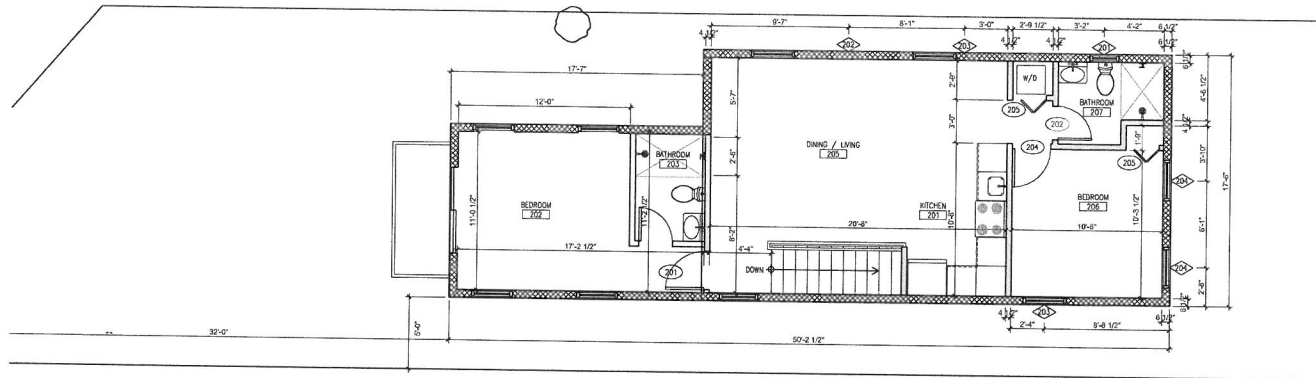
NO.	DATE	DESCRIPTION
1		ASAP SUBMISSION 11/1/20

610 DUVAL STREET  
 KEY WEST, FL  
 NEW ACCESSORY STRUCTURE

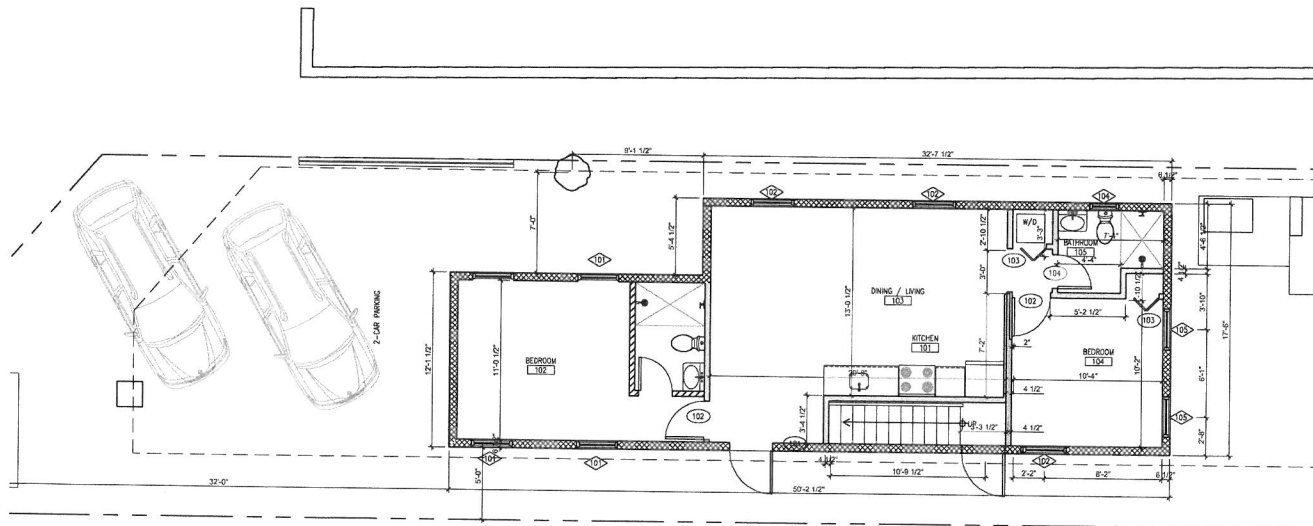
Drawing Size: 24x36 | Project #: 20011

SITE PLANS

Sheet Number:  
**A-1.1**



2 SECOND FLOOR PLAN  
 A2.1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN - SITE PLAN  
 A2.1 SCALE: 1/4"=1'-0"

**wsa**  
 William Shepler & Associates  
 architecture

201 Main Street, Suite 203  
 Key West, FL 33040  
 Tel: 305-735-2131  
 Email: info@wsmgr.com

Consultants:

Submissions / Revisions:  
 RPA SUBMISSION 11.8.20

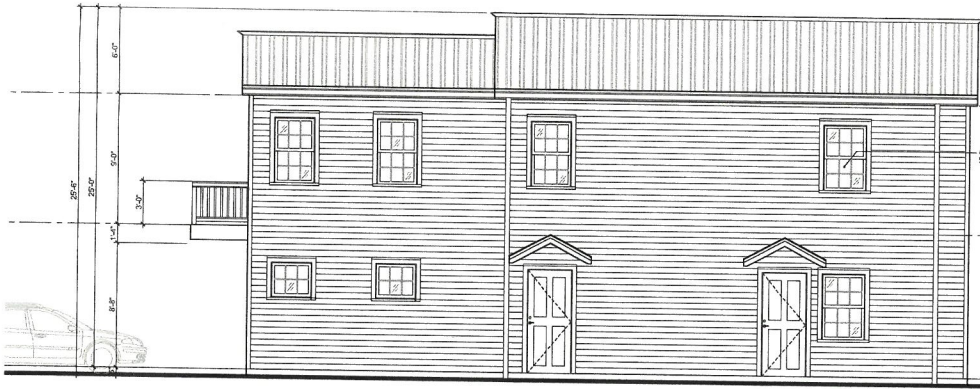
**610 DUVAL STREET**  
 KEY WEST, FL  
**RESIDENTIAL REMODELING**

Drawing Size: 24x36 | Project #: 20011  
 Title: FIRST & SECOND FLOOR PLANS  
 Sheet Number: **A-2.1**

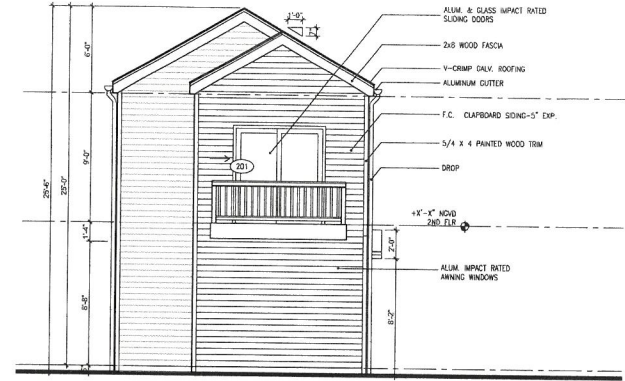
Date: APRIL 16, 2020  
 © 2019 by WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

Proposed Floor Plans  
& elevations

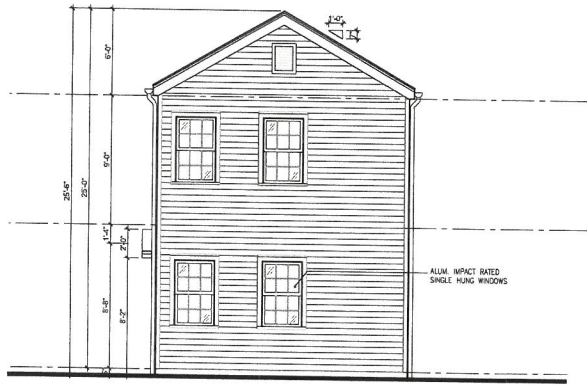
**610 DUVAL STREET**  
KEY WEST, FL  
**NEW ACCESSORY STRUCTURE**



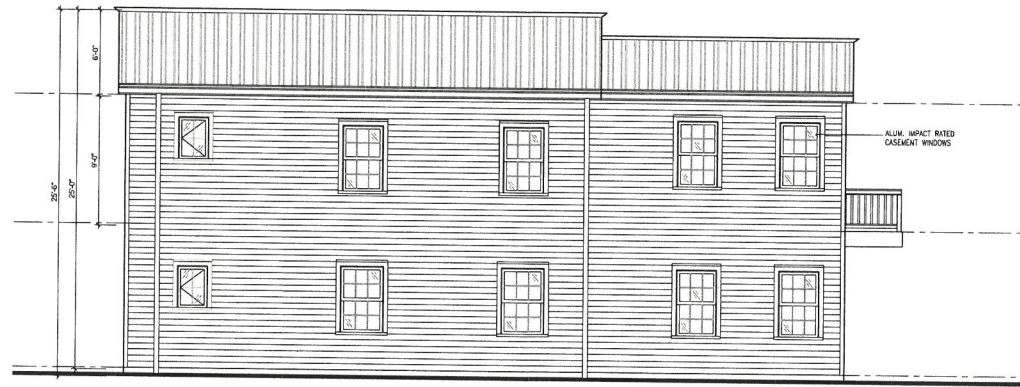
**3 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**2 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**4 EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

# Zoning Calculations

11/5/20

Property Address: 610 DUVAL

Zoning District: HRCC-1

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	↓ 35'	24.5' <del>No Change</del>	N/A
BUILDING COVERAGE	50%	1,737 s.f. (39%)	2,497 s.f. (56%)	No
IMPERVIOUS SURFACE RATIO	70%	2,238 s.f. (50%)	2,565 s.f. (57.7%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,440 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	25'	N/A	N/A
LOT DEPTH	Min. 100'	179'	N/A	N/A
FRONT SETBACK	Min. 0'	0'	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 2.5'	2.5'	5.0' <del>No Change</del> **	Yes
SIDE SETBACK (NORTH)	Min. 2.5'	0'*	2.5' **	No
REAR SETBACK	Min. 10'	96'-2"	32' **	Yes
OPEN SPACE	Min. 35%	2,202 s.f. (43%)	1,875 s.f. (42.2%)	Yes

\*Existing Non-Conforming Condition

\*\*Accessory Structure





# 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	HRCC-1			
Flood Zone	X			
Size of Site	4440			
Height	35'	↓ 35'	26.5	n
Front Setback	0	0	N/A	n
Side Setback North	2.5	0	2.5	y
Side Setback South	2.5	2.5	5.0	n
Street Side Setback	0	N/A	N/A	N/A
Rear Setback	10'	962'	32	no
Residential Floor Area	—	—	—	N/A
Density	22 per acre	+	2	N/A
Commercial Floor Area	—	—	—	N/A
F.A.R (Commercial)	1.0	1737 (39%)	1737 (39%)	n
Building Coverage	50%	1737 (39%)	2497 (56%)	y
Impervious Surface	70%	2232 (50.4%)	2565 (57.7%)	y
Parking	1 Per DU	0	2	n
Handicap Parking	—	—	—	N/A
Bicycle Parking	—	—	3	n
Open Space/ Landscaping	35%	2202 (43%)	1875 (42.2%)	n
Number and type of units				N/A
Consumption Area or Number of seats				N/A

# Certification Form



# 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 60-80. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

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

[Signature]  
Signature of applicant

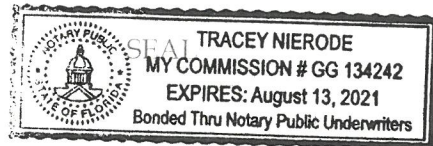
Nov 6, 2020  
Date

Frank Strofaci Management 610 Duval LLC  
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 6 day of November, 2020,  
by Frank Strofaci (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 known to me as identification.

[Signature]  
Notary's Signature and Seal  
Tracey Nierode  
Name of Acknowledger typed, printed or stamped



GG 134242  
Commission Number, if any

# 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.**

*Frank Strafaci Managing Member*

Applicant: 610 Duval Street LLC Site Address: 610 Duval Street Key West

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

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 non-transient units as follows:

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

*See attached score sheet reflecting Gold Cert level*

TOTAL ESTIMATED POINTS 80

# FGBC Checklist



## FGBC Green Home Standard

Version 11 Rev 0.0

### Application

Effective January 1, 2018 (Required January 1, 2019)

Revised 10-8-2018

**Instructions for Submission:**

**Electronic Submissions (Required)**

Complete the credit card authorization below or pay online

(Note: Payment by check is acceptable - see mailing instructions below)

Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.

<https://spaces.hightail.com/uplink/certifications>

**Mailing Instructions**

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:

FGBC  
25 E. Central Blvd.  
Orlando, FL 32801

**FEES**

Single Family New and Existing Home Fees	
Fee	Builder or Homeowner Must Be Member
\$75	Member of FGBC and FHBA
\$100	Member of FGBC or FHBA
\$125	Non Member

**Multi-Family Fees**

Multi-family applications: Use TAB 18

**Additional Options**

\$38	FGBC Certified Home Bronze Plaque
\$40	Florida Water Star Certification
Free	FGBC Certified Home Yard Sign (Electronic Version)

**Builder Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/ST/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 DBPR License #: \_\_\_\_\_  
 FGBC Member #: \_\_\_\_\_  
 FHBA Member #: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**Certifying Agent Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City / Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 CA Registration #: \_\_\_\_\_

Signature: \_\_\_\_\_

Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.

**PAYMENT**

_____	Do You Want A Yard Sign? (Free)
_____	Home Fees
_____	Bronze Plaques
_____	Florida Water Star Certification
<b>\$0.00</b>	Total Amount Authorized

[Pay Online](#) or **Authorize Credit Card Here: (Visa/MC/AX)**

CC#: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Name on Card: \_\_\_\_\_  
 Billing Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_  
**Home Information**  
 Address: 610 Duval Street - Rear  
 City/ST/Zip: Key West  
 County: Monroe  
 Development: \_\_\_\_\_

**Please answer the following questions:**

New	Is the home New or Existing?
Single	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
1,518	Total Square Footage of home/unit
1,518	Conditioned Square Footage of home/unit
	Sales Price

**Optional Information**

Owner: Frank Stafaci  
 Company: \_\_\_\_\_  
 Address: 610 Duval Street  
 City/ST/Zip: Key West / FL / 33040  
 Phone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**Project Point Summary**

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	186	
Total Points Achieved	188	

Category	Your Score	Required Min - Max
Category 1: Energy	34	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	7	5 - 30
Category 5: Health	22	15 - 35
Category 6: Materials	13	10 - 35
Category 7: Disaster Mitigation	29	5 - 30
Category 8: General	27	0 - 40

Total: **186**

Total Needed: **100**

**Certified Home Score 186**

**Certification Level Gold**

**PREREQUISITES:**

Version 11 Rev 0.0

Revised 10-8-2018

**Prerequisite 1: Swimming Pool / Spa**

- P1.01 N/A Sanitation system that reduces chlorine use
- P1.02 N/A Pool Cover
- P1.03 N/A Solar pool heating system
- P1.04 N/A Dedicated PV's to run pool equipment
- P1.05 N/A Home has no pool or spa

**Prerequisite 2: Waterfront Considerations**

- P2.01 N/A Use of native aquatic vegetation in shoreline area
- P2.02 N/A No turf adjacent to water (Low maintain plants instead)
- P2.03 N/A Use of terraces, swales, or berms to slow storm water
- P2.04 Yes Home site does not border natural water body

**Prerequisite 3: No Invasive Exotic Species**

- P3.01 Yes Landscape Considerations
- New Is the landscape existing or new

**CATEGORY 1: ENERGY**

Category Minimum 30 / Category Maximum 75

**HERS Index - Energy Rating**

E1.01 **15** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

**Yes** :Does the Home have a confirmed HERS Index  
**75** :Confirmed HERS Index

**Design, Finishes, Amenities**

E2.01		1	<b>Thermal Bypass Inspection</b>
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	1	1	<b>Ductwork smoke tested allowing leaks to be sealed prior to drywall</b>
E2.04	1	1	Cross vent and ceiling fans code credit
E2.05	1	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 20 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) <b>70</b> Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors <b>Yes</b> all major living spaces wall and ceiling surfaces have a reflectance of at least 50% <b>70</b> Enter the Light Reflectance Value (LRV) of Paint <b>Yes</b> bedrooms and all major living spaces have floors, walls, & ceilings are light-colored <b>50</b> Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	N/A	1	Pre-plumb for solar hot water
E2.16	0	2	<b>Install a State Certified rated solar hot water system</b>
E2.17	1	1	<b>Insulate all hot water pipes</b>
E2.18	1	1	Energy-efficient clothes dryers
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	1	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume <b>2746</b> Total Gross Wall Area <b>1520</b> Conditional Square Footage <b>2</b> Number of Stories
E2.23	N/A	1	Dwelling unit attached, zero lot-line, row house
E2.24	2	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	N/A	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	<b>34</b>	112	Total Points
	<b>34</b>	Total points for Category 1 ( 30 min / 75 max)	
Name of HERS Rater:		0	
Certifying Agent Category 1:		0	



**CATEGORY 2: WATER**

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

**W1 FIXTURES AND APPLIANCES**

W1.01	3	3	Water saving clothes washer
W1.02	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	2	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	3	2 - 3	High Efficiency Dual-flush or Single Flush Toilets ( all toilets ≤ 1.28 gpf)
W1.06		1	Water Closet with UNAR MaP Rating of 600 g
W1.07	1	1	Compact Hot Water Distribution

**W2 Greywater Reuse**

W2.01	0	1 - 3	Greywater System Installed
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**W3 Rainwater Harvesting**

W3.01	3	1 - 3	Rainwater Harvesting System installed with dedicated use
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**W4 Reclaimed Water Reuse**

W4.01	2	2	Water for irrigation
W4.02	N/A	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

**W5 Installed Landscape**

W5.01	3	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	2	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 80% :Percentage of drought tolerant plant
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less then 50% of landscape
W5.05	2	2	No turf in densely shaded areas
W5.06	2	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	1	1	Non-Cypress mulch used
W5.09	N/A	2	Soil tested and amended where necessary

**W6 Installed Irrigation**

W6.01	10	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03	0	3	Landscape irrigated to FGBC standard - Separate zones for turf and landscape beds - multi program controller - High-volume irrigation does not exceed 60% of landscape area - Head to head coverage for rotor/spray heads - Micro-irrigation only in landscape beds and narrow areas - Provide owner & FGBC with plan and instructions
W6.04	0	1	OR 0 Pressure compensating spray heads installed in spray zones 0 Pressure regulating valves are installed for spray zones
W6.05	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	0	2	High volume irrigated areas have matched precipitation rates
W6.07	0	1	Pop-up sprinkler heads significantly rise above turf grass height

**W7 Additional Water Certification Requirements**

W7.01	N/A	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification

42 56 Total Points

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

Certifying Agent Category 2:	0
Landscape Auditor:	0
Credentials of Auditor:	0

**CATEGORY 3: LOT CHOICE**

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			100 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			0 Convenience store
			0 Daycare center
			Yes Fire station
			Yes Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			Yes Medical or dental office
			Yes Pharmacy
			0 Police station
			Yes Post office
			Yes Place of worship
			Yes Restaurant
			0 School
			0 Senior Care Facility
			0 Supermarket
			Yes Theater
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	14	21	Total Possible Points

**14** Total points for Category 3 ( 0 min / 15 max)

Certifying Agent Category 3:

0

CATEGORY 4: SITE			Version 11 Rev 0.0
Category Minimum 5 / Category Maximum 30			Revised 10-8-2018
I	N/A	That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.	
<b>Native Tree and Plan Preservation</b>			
S1.01	2	2	Maximize tree survivability
S1.02	1	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for area of <25% of site.
S1.03	0	2	Replant or donate removed vegetation
S1.4	1	1 - 9	Preserve or create wildlife habitat / shelter 10 % of property that was created or preserved as a wildlife habitat or shelter
<b>On Site Use of Cleared Materials</b>			
S2.1	0	2	Mill clear trees
S2.2	0	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: 0
<b>Erosion Control / Topsoil Preservation</b>			
S3.1	N/A	2	Develop and Implement an Erosion Control Site Plan
S3.2	0	1	Stabilize disturbed soil
S3.3	-	2	Stage disturbance
S3.4	N/A	1	Control sediment runoff during construction
S3.5	N/A	1	Save and reuse any removed topsoil
<b>Drainage / Retention</b>			
S4.1	2	2	Onsite designated retention area
S4.2	N/A	2	Direct filtered rooftop runoff to planted area(s)
S4.3	1	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious
	0		% Pervious Material 4400 Total Lot Area (sq. ft.)
	0		Coverage Area (sq. ft.) 1622 100% Pervious sq. ft.
	0		Equivalent Pervious Area --> 1622 Equivalent Pervious Area (semi-pervious)
	1		Total points for pervious area
	7	34	Total Points
	7	Total points for Category 4 ( 5 min / 30 max)	
Certifying Agent Category 4:			0



**CATEGORY 5: HEALTH**

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 10-8-2018

**Combustion**

H1.01	0	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.03	1	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

**Space Heating**

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

**Water Heating**

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
0	Outside of conditioned space

**Moisture Control**

H2.01	N/A	1	Drainage tile on and around top of footing
H2.02	N/A	1	Drainage board for below grade walls
H2.03	N/A	1	Gravel bed beneath slab on grade floors
H2.04	1	1	Seal slab penetration
H2.05	1	1	Capillary break between foundation and framing
H2.06	N/A	3	Central dehumidification system
H2.07	1	1	No vapor barrier on inside of assemblies
H2.08	1	1	Moisture control for tub/shower and shower surrounds
H2.09	N/A	1	Seal Entire Slab

**Source Control**

H3.01	1	1	No exposed urea-formaldehyde wood products
H3.02	2	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	1	1	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	N/A	3	Integrated Pest Management

**Cleanability**

H4.01	0	1 - 2	Central vacuum system
	0		System roughed in
	0		Installed with exhaust outdoor
	0		Installed with exhaust indoor thru HEPA filter
H4.02	0	1	Useable entry area

**Universal Design**

H5.01	0	1 - 3	Universally designed living area
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**Ventilation**

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Radon/Soil gas vent system installed
H6.03	1	1	Floor drain sealed
H6.04	1	1	Energy Star <sup>®</sup> bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	N/A	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	N/A	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

22 53 Total Points

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

Certifying Agent Category 5:

0

**CATEGORY 6: MATERIALS**

Version 11 Rev 0.0

Category Minimum 10 / Category Maximum 35

Revised 10-8-2018

**Components**

M1.01	1	1	Recycled content roof material
M1.02	3	2 - 3	Certified sustainable lumber Yes homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified N/A home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	N/A	1	Engineered / alternative material for outdoor living
M1.04	N/A	1	Concrete with fly ash or blast furnace slag
M1.05	N/A	1	Recycled content siding or soffit material
M1.06	N/A	1	Eco-friendly insulation
M1.07	N/A	1	Recycled content drywall
M1.08	N/A	1	Recycled content paint
M1.09	N/A	1	Steel interior studs
M1.10	N/A	1	Eco-friendly flooring material
M1.11	N/A	1	Eco-friendly ceiling materials
M1.12	1	1 - 3	Locally produced materials 0 minimum 80% of all new windows & doors are from local manufacturers & are operable Yes 50% of all doors are reused doors or 50% of all windows are reused windows 0 80% of all structural components are from local sources - includes panelized & modular systems

**Waste Reduction**

M2.01	N/A	3	Resource efficient wall system with integral insulation
M2.02	N/A	2	Develop a construction and demolition waste management plan
M2.03	3	2 - 4	Implement job site waste management 4 # of items implemented 0
M2.04	N/A	1	Compost bin/built in collection of recyclables
M2.05	0	1 - 2	Engineered roof and floor components 0 80% of floor (or code allowance)      0 80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	N/A	1	Eco-friendly trim
M2.08	0	1	Perimeter based on 2 foot dimensions
M2.09	N/A	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips and/or ladder type exterior tee framing

**Durability**

M3.01	1	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.02	0	1	Large overhangs (eave and gable)
M3.03	N/A	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	1	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	N/A	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	N/A	2	Automatic in home water sensor/shut off system installed
M3.10	1	1	Access panel to non-accessible plumbing fixture installed
M3.11	N/A	1	Laundry room below living floor or drain installed
	13	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION			Version 11 Rev 0.0
Category Minimum 5 / Category Maximum 30			Revised 10-8-2018
<b>DM1 Hurricane (wind, rain, storm surge)</b>			
DM1.01	0	2	Safe room
DM1.02	N/A	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	0	1	Attached garage and exterior door protection
DM1.05	N/A	1	Exterior structures and equipment properly anchored
DM1.06	2	2	Secondary water protection installed on roof
DM1.07	2	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	0	2	Raised Slab or Pier Foundation
DM1.10	5	5	Comply with Fortified For Safer Living Standards
<b>DM2 Flood (must incorporate all three)</b>			
DM2	3	3	<input checked="" type="checkbox"/> Yes Finished floor level at least 12" above 100 yr flood plain <input checked="" type="checkbox"/> Yes Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage <input checked="" type="checkbox"/> Yes Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor
<b>Fire (must incorporate all three for 3.1)</b>			
DM3.01	0	3	<input checked="" type="checkbox"/> Yes Fire resistant exterior wall cladding <input checked="" type="checkbox"/> Yes Fire resistant roof covering or sub-roof <input type="checkbox"/> 0 Fire resistant soffit and vent material
DM3.02	0	3	<input type="checkbox"/> - Fire Sprinkler System
<b>Lightning &amp; Electronics Protection</b>			
DM4	2	1 - 2	Installed Surge Suppression or Lightning Protection System
<b>Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)</b>			
	10		Seal slab penetrations (Health: H2.4)
	required		Vegetation > 2 ft. from foundation (Materials: M3.6)
	required		Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)
DM 5.01	10	10	<b>DM 5.01: Chemical Soil Treatment Used</b> <input checked="" type="checkbox"/> Yes Exterior cladding installed to prohibit intrusion <input checked="" type="checkbox"/> Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) <b>OR</b> meet large overhangs (≥2') <input checked="" type="checkbox"/> Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent <input checked="" type="checkbox"/> Yes Irrigation/sprinkler water does not hit building <input checked="" type="checkbox"/> Yes Damage replacement warranty issued and available for annual renewal
			<b>OR</b>
DM 5.02		10	<b>DM 5.02: Chemical Soil Treatment Avoided</b> <input type="checkbox"/> N/A Chemical soil treatment avoided <input type="checkbox"/> N/A Alternative Florida Building Code approved method of foundation protection employed
			<b>OR</b>
DM 5.03		12	<b>DM 5.03: Treated wood products</b> <input type="checkbox"/> N/A All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	1	1	80% of Cellulose insulation used is Borate treated
DM6.01	2	2	Mold Prevention - ASTM D3273
	29	47	Total Points
	29		Total points for Category 7 ( 5 min / 30 max)
Certifying Agent Category 7:			0



**CATEGORY 8: GENERAL**

Category Minimum 0 / Category Maximum 40

**Small House Credit**

G1.01 **15** 0 - 25 Conditioned house size (*enter **no** if not claiming any points*)  
**1,518** :square feet of conditioned area

**Adaptability**

G2.01 **0** 2 Roof trusses designed for addition  
G2.02 **N/A** 1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF  
G2.03 **N/A** 1 Install a minimum of 2 upgraded automation system

**Renewable Power Generation**

G3.01 **0** 1 - 5 **Reduce peak demand or annual load**  
**0** 1 point for each 2kW system size

**Remodel**

G4.01 **N/A** 10 **Remodeling structure (HERS Index < 80)**  
G4.02 **N/A** 3 Water Closets 1.6 gpf and showers 2.5 gpm or less  
G4.03 **0** 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads  
G4.04 **N/A** 2 Existing homes with pools - upgrade pump to variable speed or dual speed  
G4.05 **N/A** 2 Roof to wall connection upgrades

**Other**

G5.01 **0** 1 - 2 Home builder/designer/architect/landscape architect member of FGBC  
**0** :Number of members on the team that are members of FGBC  
G5.02 **2** 2 **Homeowner's manual, including information, benefits, operations - per reference guide**  
G5.03 **2** 2 **FGBC Green Homeowner Checklist**  
G5.04 **1** 1 **Plan for edible landscape/food garden**  
G5.05 **N/A** 2 **Guaranteed energy bills**  
G5.06 **2** 2 **FGBC Certified Professional**  
G5.07 **5** 5 **Energy Star Qualified Home**  
G5.08 **N/A** 1 - 5 **INNOVATIVE CREDITS**  
Description of innovation:

**0**

**27** 56 Total Points

**27** Total points for Category 8 ( 0 min / 40 max)

Certifying Agent Category 8: **0**

FGBC Home Score			Version 11 Rev 0.0		
Category	Your Score	Required Min - Max			
Category 1: Energy	34	30 - 75			
Category 2: Water	40	15 - 40			
Category 3: Lot Choice	14	0 - 15			
Category 4: Site	7	5 - 30			
Category 5: Health	22	15 - 35			
Category 6: Materials	13	10 - 35			
Category 7: Disaster Mitigation	29	5 - 30			
Category 8: General	27	0 - 40			
Total:	<b>186</b>				
Total Need:	<b>100</b>				
<b>Certified Home Score</b>	<b>186</b>				
Certification Level:	<b>Gold</b>				
		The Total Need number will automatically adjust as points are earned for each criteria in the checklist.			
		<table border="1"> <thead> <tr> <th>Home Address</th> </tr> </thead> <tbody> <tr> <td>610 Duval Street - Rear Key West</td> </tr> </tbody> </table>		Home Address	610 Duval Street - Rear Key West
Home Address					
610 Duval Street - Rear Key West					

# Draft Ranking





# CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

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December 28, 2020

610 Duval Street, LLC.  
Attn: Frank Strafaci  
7301 SW 57<sup>th</sup> Court Suite #560  
Key West FL 33040

Re: Staff Comments for Year 8 (2020-2021) Building Permit Allocation System (BPAS) Application  
610 Duval Street (RE # 00012600-000000)

Dear Mr. Strafaci,

Thank you for your BPAS application for one (1) market-rate residential dwelling units and one (1) affordable-rate residential dwelling unit on property located at 610 Duval 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 the planning department staff comments related to the review of the application.

### **Completeness**

- ✓ The application included all of the documentation required.

### **BPAS Scoring Criteria**

The points claimed in exhibit C and D have been verified by staff.

### **Additional Documentation & Comments**

The proposed design will require variances to the maximum building coverage, minimum open space, and minimum side yard setback requirements. Also, the design will require HARC review.

**General Information**

**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 8, 2021.**

**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. More information is available at [www.cityofkeywest-fl.gov/bpas](http://www.cityofkeywest-fl.gov/bpas).

Sincerely,

A handwritten signature in blue ink that reads "Ms. Paul-Leto".

Melissa Paul-Leto

Planner I

P: 305.809.3724 ■ E: [mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)