



510 Southard Street

5 MARKET-RATE UNITS

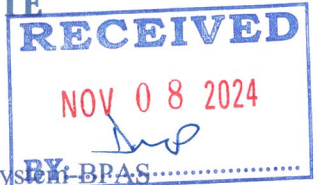


BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION
(YEAR 12: JULY 1, 2024 – JUNE 30, 2025) – MARKET RATE
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: <https://www.cityofkeywest-fl.gov/336/Building-Permit-Allocation-System-BPAS>



Application Fee Schedule

Small project – (1-4 units)	\$ 1,273.39
Mid-size project – (5-10 units)	\$ 2,546.78
Large projects – (greater than or equal to 11 Units)	\$ 3,820.16

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

Name: Owen Trepanier

Mailing Address: 1421 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-293-8983

Email: owen@owentrepanier.com

PROPERTY OWNER:

Name: Conch Republic PR, LLC

Mailing Address: c/o 1421 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: c/o 305-293-8983

Email: c/o owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 510 Southard Street

Parcel ID RE#: 00012280-000000

Alternate Key: 1012611

Zoning District: HRCC-1

Parcel Size: 9,882 sq. ft. (0.23 ac.)

Permitted Density: 5.0 (22 du/ac)

Commercial Floor Area: existing: 5,821 sq ft
Permitted FAR: 9,882 sq. ft. (1.0 FAR)

B. EXISTING DEVELOPMENT:

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

Renovate existing commercial building into five (5) market-rate dwelling units.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)*	0	0	5
Affordable Residential Dwelling Unit(s)	0	0	0
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			5

**Pursuant to Ordinance 23-03 and 23-04, 75% of units allocated following Year 10 shall be deed-restricted affordable, including any units recovered by the City due to failure to obtain building permits within two years of a BPAS award or otherwise voluntarily released to the City. Deed-restricted affordable allocations shall not have a maximum annual allocation limit.*

- 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).
- Accessory dwelling units in the SF zoning district are subject to Sections 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 X	No
----------	----

Are buildings on the property listed as contributing historic structures?

Yes	No X
-----	---------

Is the proposal for mixed residential and commercial use?

Yes X	No
----------	----

Are density bonuses proposed?

Yes	No X
-----	---------

Advanced affordable allocation request?

Yes	No X
-----	---------

Will the allocation require development review?

☒ Yes ☐ No

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

Per Sec. 108-91 A.(2)(a), major development plan is required for
addition of 5+ units within the historic district.

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

BPAS Application
510 Southard Street, Key West, FL
(RE# 00012280-000000)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 5 non-transient market rate BPAS allocation to renovate an existing commercial building into an apartment building at 510 Southard.

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE:
(Sec. 108-226-108-232)

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:..... 510 Southard Street
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 510 Southard Street
Owner:..... Conch Republic PR, LLC
Managed by: Capital Partners Management, LLC
Managing Agent: Juan Carlos Pernas
Architect/ Engineer:..... Pope-Scarborough-Architects

Project Description (Sec. 108-229):

This proposed project site consists of an existing commercial building with seven (7) onsite parking spaces at 510 Southard Street. This site has a code permitted density of 5.0 dwelling units. The proposed project consists of renovating the building into 5 non-transient, market-rate units. This project will require major development approval since it is located in the historic district.

All required parking will be provided onsite.

SITE DATA:

Site Data	Permitted / Required	Existing	Proposed
Zoning	HRCC-1	HRCC-1	No Change
FLUM	HC	HC	No Change
FEMA	X-zone	X-zone	No Change
Site Size	9,882 sq ft	9,882 sq ft	No Change
Height	40 ft	22 ft	No Change
Building Coverage	50% (4,941 sq ft)	50% (4,941 sq. ft.)	No Change
Impervious Surface	70% (6,917 sq ft)	0%	49% (1,241 sq ft)
Open Space	Existing: 20% (1,976 sq ft) Proposed: 35% (3,459 sq ft)	12.1% (1,192 sq ft)	No Change
Landscaping	20% (1,976 sq ft)	12.1% (1,192 sq ft)	No Change
Density	22 du/acre (5.0 du)	0 du	5 du
FAR	1.0 (9,882 sq ft)	0.6 FAR (5,821 sq ft)	0 (0 sq ft)
Front Setback	0.0 ft	0.0	No Change
Side Setback	2.5 ft	2.5 ft	No Change
Side Setback	2.5 ft	2.5 ft	No Change
Rear Setback	10.0 ft	10.0 ft	No Change
Auto Parking	Existing: 19.4 spaces Proposed: 5 spaces	7 spaces	≥5 spaces
Bicycle-Scooter Parking	Existing: 4.9 spaces Proposed: 0.5 spaces	0 spaces	≥1 space

FLOOD ZONE:

The property is located within the X-zone.

FUTURE LAND USE MAP DESIGNATION ("FLUM"):

The property's FLUM designation is Historic Commercial ("HC").

ZONING ("HRCC-1"):

The Historic Residential Commercial Core-Duval Street Gulf Side (HRCC-1) incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.

Residential Developments (Sec. 108-231):

The proposed project consists of renovating an existing commercial building into 5 non-transient, market-rate units.

Intergovernmental Coordination (Sec. 108-232):

All intergovernmental coordination, as applicable, will occur through the permit review process.

SOLUTION STATEMENT:

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market. This application seeks to create a mixed-use commercial-residential structure. This BPAS application requests five market rate residential dwelling unit allocation be assigned to 510 Southard Street, within the HRCC-1 zoning district.

Per Sec. 108-997 (b) Prerequisites

- a. All new units are to be constructed in compliance with and obtain green building certification as per attached point sheet.
- b. No new building is proposed. The proposed five dwelling units will be located within the existing onsite building.
- c. No new building is proposed. The proposed five dwelling units will be located within the existing onsite building.

As well as:

- Achieving Baseline Green Building Certification;
- Minimizing waste disposal and maximizing recycling;
- Improving onsite parking situation.

Density

HRCC-1 zoning allows for 22 dwelling units per acre. Sites less than a half-acre in size may develop 100% of permitted density and 100% of permitted floor area. With a site size of 0.23 ac (9,882 sq. ft.), the permitted number of residential units is 5.0 dwelling units. This property currently has 0 residential units on site and proposes to renovate the existing commercial building into 5 apartment units.

Open space and Landscaping

Code requires 20% (1,976 sq ft) landscaping and with the proposed project, code requires 35% (3,459 sq ft) open space. The existing developed property is 12.1% (1,192 sq. ft.) landscaping and open space.

Storm water and Surface Water Management (Article VIII):

Stormwater management will be improved as well as appropriate landscape design.

Parking

The property has an existing noncomplying parking situation, with 7 auto spaces (5 standard + 2 ADA) and 0 bicycle-scooter spaces. The current use(s) require 19.4 auto parking spaces and 4.9 bicycle-scooter spaces. The proposed project will improve and bring parking into compliance, requiring 5 auto spaces and 0.5 bicycle-scooter spaces.

BPAS Application

510 Southard Street, Key West, FL

(RE# 00012280-000000)



This application is a request for 5 non-transient market rate BPAS allocation to renovate an existing commercial building into an apartment building at 510 Southard.

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market. This application seeks to create a mixed-use commercial-residential structure. This BPAS application requests five market rate residential dwelling unit allocation be assigned to 510 Southard Street, within the HRCC-1 zoning district.

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As well as:

- Achieving Baseline Green Building Certification;
- Minimizing waste disposal and maximizing recycling;
- Improving onsite parking situation.
- Improving stormwater management.

Community Impact:

- The project is not expected to impact Recreation LOS.
- The project is not expected to impact noise or noxious odors.
- All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets.



ESTIMATED SCORE SHEET



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

EXHIBIT C – APPLICANT’S ESTIMATED SCORE SHEET

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: 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 if certain point system criteria, for which the application is ranked, need to be substituted.

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

Applicant: Owen Trepanier Site Address: 510 Southard Street

Number and type of Units Requested: Market Rate 5 Affordable

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

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

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> </u> |
| b. Exceeding the minimum required percentage of affordable housing (+30) | Points <u> </u> |
| c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points <u> </u> |
| d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60) | Points <u> </u> |
| e. Achieving Green Building Certification Upgrade 1 (+20) | Points <u> </u> |
| f. Achieving Green Building Certification Upgrade 2 (+27) | Points <u> </u> |
| g. Achieving Green Building Certification Upgrade 3 (+40) | Points <u> </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> </u> |
| i. Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points <u> </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> </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> </u> |

TOTAL ESTIMATED POINTS 0



FGBC CHECKLIST

A	B	C
1	Florida Green Home Standard	
2	Version 11 Rev 0.0	
3	Instructions	
4	Effective January 1, 2018 (Required January 1, 2019)	
5	Revised 3-27-18	
6		
7	Please read the "Standard & Policies" document for complete compliance requirements and operating principles.	
8	FOR NEW HOMES	
9	Each home must comply with the three prerequisites in order to be eligible for certification. Select items to obtain the minimum number of points listed for each category (category minimums). (The sum of the minimums totals 80 points.) Accumulate at least an additional 20 points of your choice to obtain the required 100 TOTAL* to qualify for the program.	
10	* If any category minimums cannot be achieved, point deficiencies may be added to the total minimum required score of 100, creating an "adjusted project minimum required points" (the points YOUR project must achieve for certification). (Example: Applicant elects to achieve only 10 points from a category with a minimum of 15. Project may still qualify if: total points equal or exceed 100 + [15-10] = 105.) Note that category maximums cannot be exceeded at any time. Some items require submittals that are colored red. Suggested submittals for other items are colored black.	
11	FOR EXISTING HOMES (REMODELS)	
12	Existing homes are exempt from the three prerequisites and the category minimums that are required for new construction. Please refer to the "Standards & Policies" document Section 2 for the Standards definition of an existing home. <u>Use Tabs 15 (Existing Home Application)</u> . Homes meeting the following requirements will receive a Green Remodel Designation . <ul style="list-style-type: none"> - Existing homes must accumulate a total of 100 points to achieve certification - Each existing home/remodel MUST achieve the required 13 REMODEL points (found in the General category) - The remaining 87 points required for certification may be earned using any combination of credits. - Category maximums can not be exceeded at any time. - The minimum HERS Index to qualify for the FGBC Green Remodel Designation is 80. Some items require submittals that are colored red. Suggested submittals for other items are colored in black.	
13	FOR MULTI-FAMILY PROJECTS	
14	For Multi-family projects. Use this checklist and the application form found on Tab 18. Green Home Certification is awarded to each individual unit that accumulates the appropriate number of points toward certification. Each unit is treated as a "home." <ul style="list-style-type: none"> - Please refer to the Reference Guide for additional details regarding how to score common spaces for multi-family projects - Please refer to the Standards & Policies document, Section 2-k. for additional information on streamlined submittal options. 	
15	IMPORTANT GUIDELINES:	
16	1. The FGBC Home Standard Version in effect when the home is permitted is the checklist that must be used to certify the home. However, you may opt to use a newer version if available and applicable. Any application submitted using a previous version of the standard must provide a copy of the building permit.	
17	2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (CA).	
18	3. If this Excel file is altered in any way, the application will not be accepted. Altered files will be returned unprocessed to the submitter.	
19	4. During the review process, the project evaluator may request additional information and/or copies of "suggested submittals" indicated in the Reference Guide to verify that the project has achieved the credit point.	
20	FGBC CERTIFICATION LEVELS	
21	The FGBC Green Home Certification program uses a tiered rating system. Certification is awarded at different levels according to points achieved over the minimum point threshold.	
22	Bronze	0-30 points over the project's required minimum
23	Silver	31-60 points over the project's required minimum
24	Gold	61-90 points over the project's required minimum
25	Platinum	91 + points over the project's required minimum
26	FEES	
27	Single Family New and Existing Home Fees	
28	Fee	Builder or Homeowner Must Be Member
29	\$75	Member of FGBC and FHBA
30	\$100	Member of FGBC or FHBA
31	\$125	Non Member
32	Multi-Family Fees	
33	Members	\$100 application fee + \$100 per building + \$25 per unit
34	Non Members	\$100 application fee + \$100 per building + \$35 per unit
35	Additional Options	
36	\$50	Pre-Application (next tab) use to receive your "application pending" yard sign, fee is deducted from your final application cost
37	\$38	FGBC Certified Home Bronze Plaque
38	Instructions for Submission:	
39	Electronic Submissions (Required)	
40	Complete the credit card authorization above.	
41	(Note: Payment by check is acceptable - see mailing instructions below)	
42	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file .	
43	https://spaces.hightail.com/uplink/certifications	
44	Mailing Instructions	
45	Make check payable to "FGBC" based on fee schedule OR submit credit card payment information	
46	Mail fees and a printed copy of the completed application with an electronic version of the Checklist and supporting documents to:	
47	Florida Green Building Coalition (FGBC)	
48	25 E. Central Blvd.	
49	Orlando, FL 32801	

For Additional Information:
Contact your Certifying Agent
or
Contact FGBC: www.FloridaGreenBuilding.org
PH: 407-777-4914
Email: info@FloridaGreenBuilding.org



Florida Green Home Standard

Version 11 Rev 0.0

Pre-Application & Request for Yard Sign

(Use this form to order an "Application Pending Yard Sign for site use during construction)

Builder Information

FGBC # _____ FHBA #: _____
Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____

Home Information

Address: 510 Southard _____
City/ST: Key West, FL _____
Zip Code: 33040 _____

Certifying Agent Information

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____

Amount Due: \$75 (Will be Applied to Final Application Fee)

Payment Information

Credit Card Payment: _____ Visa _____ Mcard _____ Amex _____ Discover
Card Number: _____
Expiration Date: _____ Billing Zip Code: _____
Name on Card: _____
Cardholder Signature: _____

Send To:
FGBC, 25 E. Central Blvd.,
Orlando, FL 32801
PH: 407-777-4914
Fax: 407-777-4915

Email: info@floridagreenbuilding.org

FGBC Green Home Standard

Version 11 Rev 0.0

Application

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

Revised 3-27-18

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: To Be Determined
 Company: _____
 Address: _____
 City/ST/Zip: _____
 Phone: _____
 E-mail: _____
 DBPR License #: _____
 FGBC Member #: _____
 FHBA Member #: _____
 Signature: _____

Certifying Agent Information

Name: To Be Determined
 Company: _____
 Address: _____
 City / Zip: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 CA Registration #: _____

Signature: _____

PAYMENT

	Do You Want A Yard Sign? (Free)
	Home Fees
	Bronze Plaques
	Florida Water Star Certification
\$0.00	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: 510 Southard St
 City/ST/Zip: Key West FL 33040
 County: Monroe
 Development: 510 Southard

Please answer the following questions:

Existing	Is the home New or Existing?
Multi	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
\$1,164	Total Square Footage of home/unit
1,164	Conditioned Square Footage of home/unit
TBD	Sales Price

Optional Information

Owner: Conch Republic PR, LLC
 Company: Conch Republic PR, LLC
 Address: 510 Southard St
 City/ST/Zip: Key West FL 33040

Phone: c/o 305-293-8983

E-mail: Owen@owentrepanier.com

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.

Date: 11/07/2024

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)

100

Points Toward Qualification (points over category maximums excluded)

135

Total Points Achieved

139

Please refer to Standards Documents and Green Home Reference Guide for additional information.

Category	Your Score	Required Min - Max
Category 1: Energy	75	30 - 75
Category 2: Water	15	15 - 40
Category 3: Lot Choice	10	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	15	15 - 35
Category 6: Materials	10	10 - 35
Category 7: Disaster Mitigation	5	5 - 30
Category 8: General	0	0 - 40
Total:	135	
Total Needed:	100	
Certified Home Score	135	
Certification Level	Silver	

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

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 | Yes | Home has no pool or spa |

Prerequisite 2: Waterfront Considerations

- | | | |
|-------|-----|---|
| P2.01 | N/A | Use of native aquatic vegetation in shoreline area |
| P2.02 | Yes | No turf adjacent to water (Low maintain plants instead) |
| P2.03 | Yes | 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 |
| | Existing | Is the landscape existing or new |

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy RatingE1.01 75 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

Yes :Does the Home have a confirmed HERS Index
 0 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	-	1	Ductwork joints sealed with mastic
E2.03	-	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	-	1	Cross vent and ceiling fans code credit
E2.05	0	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 0 % 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	0	1	Floor joist perimeter insulated and sealed
E2.12	-	1	Light colored exterior walls (80% minimum) 79 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	-	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	0	1	Energy-efficient clothes dryers
E2.19	0	1	Energy-efficient ovens/ranges
E2.20	0	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 5821 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	-	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	79	112	Total Points

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

Name of HERS Rater: To be determined

Certifying Agent Category 1:

0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

W1.01	N/A	3	Water saving clothes washer
W1.02	N/A	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	N/A	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	N/A	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	0	1	Compact Hot Water Distribution

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
-------	---	-------	----------------------------

W3 Rainwater Harvesting

W3.01	0	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

W4.01	0	2	Water for irrigation
W4.02	0	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	N/A	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 0% :Percentage of drought tolerant plant
W5.03	N/A	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less than 50% of landscape
W5.05	N/A	2	No turf in densely shaded areas
W5.06	N/A	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	0	1	Non-Cypress mulch used
W5.09	0	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 0 Separate zones for turf and landscape beds - multi program controller 0 High-volume irrigation does not exceed 60% of landscape area 0 Head to head coverage for rotor/spray heads 0 Micro-irrigation only in landscape beds and narrow areas 0 Provide owner & FGBC with plan and instructions
W6.04	0	1	Pressure compensating spray heads installed in spray zones
	OR	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	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	15	56	Total Points

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

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

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
			0 % 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	0	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	2	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
			0 Bank
			0 Community or civic center
			0 Convenience store
			Yes Daycare center
			0 Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			0 Medical or dental office
			Yes Pharmacy
			Yes Police station
			0 Post office
			Yes Place of worship
			Yes Restaurant
			0 School
			0 Supermarket
			- Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	10	21	Total Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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.

Native Tree and Plan Preservation

S1.01	0	2	Maximize tree survivability
S1.02	0	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for ?
S1.03	0	2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter 0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

S3.1	0	2	Develop and Implement an Erosion Control Site Plan
S3.2	0	1	Stabilize disturbed soil
S3.3	0	2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	0	1	Save and reuse any removed topsoil

Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	0	2	Direct filtered rooftop runoff to planted area(s)
S4.3	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious 60 % Pervious Material 0 Coverage Area (sq. ft.) 0 Equivalent Pervious Area --> 2 Total points for pervious area
			5136 Total Lot Area (sq. ft.) 2900 100% Pervious sq. ft. 2900 Equivalent Pervious Area (semi-pervious)

5 34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 15 / Category Maximum 35

Combustion

H1.01	3	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

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

Moisture Control

H2.01	0	1	Drainage tile on and around top of footing
H2.02	0	1	Drainage board for below grade walls
H2.03	0	1	Gravel bed beneath slab on grade floors
H2.04	1	1	Seal slab penetration
H2.05	0	1	Capillary break between foundation and framing
H2.06	0	3	Central dehumidification system
H2.07	0	1	No vapor barrier on inside of assemblies
H2.08	0	1	Moisture control for tub/shower and shower surrounds
H2.09	0	1	Seal Entire Slab

Source Control

H3.01	0	1	No exposed urea-formaldehyde wood products
H3.02	0	1 - 2	Low or Zero VOC paints, stains, and finishes
H3.03	1	1	Low VOC sealants and adhesives
H3.04	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.05	0	1	Healthy flooring
H3.06	0	1	Healthy insulation
H3.07	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.08	0	3	Integrated pest management plan

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	0	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	0	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

15 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
	0		homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
	0		home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	0	1	Concrete with fly ash or blast furnace slag
M1.05	0	1	Recycled content siding or soffit material
M1.06	1	1	Eco-friendly insulation
M1.07	0	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	-	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials
	0		minimum 80% of all new windows & doors are from local manufacturers & are operable
	0		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	0	3	Resource efficient wall system with integral insulation
M2.02	2	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
	0		# of items implemented
M2.04	1	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	-	1	Eco-friendly trim
M2.08	-	1	Perimeter based on 2 foot dimensions
M2.09	0	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 $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	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	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	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	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed
	10	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

DM1.01	0	2	Safe room
DM1.02	-	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	-	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	-	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	2	2	Raised Slab or Pier Foundation
DM1.10	0	5	Comply with Fortified For Safer Living Standards

DM2 Flood (must incorporate all three)

DM2	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			-	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			-	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

Fire (must incorporate all three for 3.1)

DM3.01	0	3	0	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			0	Fire resistant soffit and vent material
DM3.02	0	3	-	Fire Sprinkler System

Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

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	0	10	DM 5.01: Chemical Soil Treatment Used
		0	Exterior cladding installed to prohibit intrusion
		-	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
		0	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
		0	Irrigation/sprinkler water does not hit building
		0	Damage replacement warranty issued and available for annual renewal

OR

DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
		0	Chemical soil treatment avoided
		0	Alternative Florida Building Code approved method of foundation protection employed

OR

DM 5.03		12	DM 5.03: Treated wood products
		0	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated

DM6.01	0	2	Mold Prevention - ASTM D3273
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47 Total Points

5 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 0 - 25 Conditioned house size (enter **no** if not claiming any points)
 :square feet of conditioned area

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

 56 Total Points Total points for Category 8 (0 min / 40 max)

Certifying Agent Category 8:

FGBC Home Score

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

Total: **135**

Total Need: **100**

Certified Home Score 135

Certification Level:

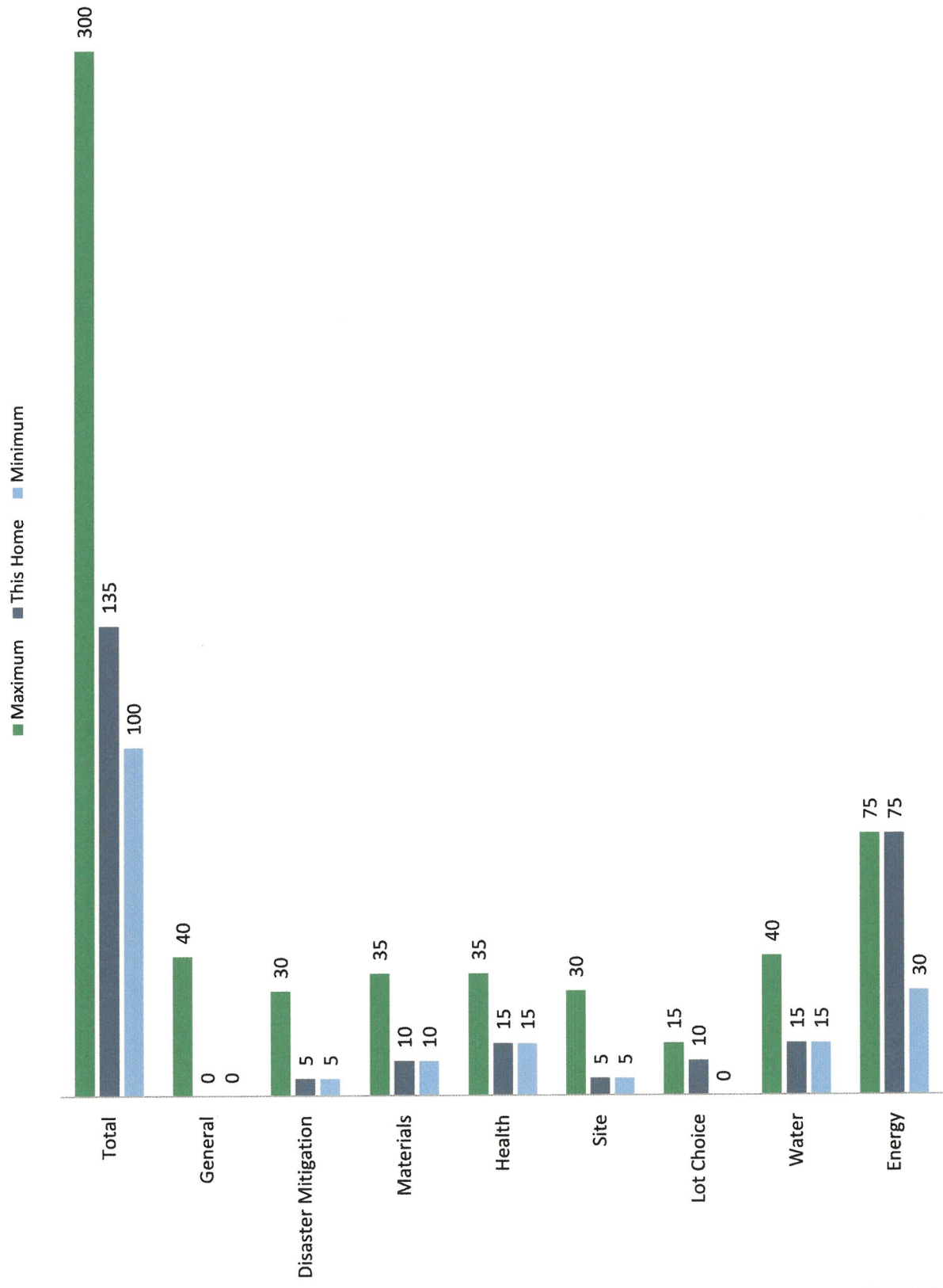
Silver

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

Home Address

510 Southard St
Key West FL 33040

FGBC Green Home Certification Summary Chart



	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Existing Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
8	• Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://dropbox.hightail.com/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	Florida Green Building Coalition (FGBC)					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Single Family New and Existing Home Fees					
21	Fee	Builder or Homeowner Must Be Member				
22	\$75	Member of FGBC and FHBA				
23	\$100	Member of FGBC or FHBA				
24	\$125	Non Member				
25	Multi-Family Fees					
26	Multi-family applications: Use TAB 18					
27						
28	Additional Options					
29	\$38	FGBC Certified Home Bronze Plaque				
30	\$40	Florida Water Star Certification				
31	Free	FGBC Certified Home Yard Sign (Electronic Version)				
32	Builder Information					
33	Name:					
34	Company:					
35	Address:					
36	City/ST/Zip:					
37	Phone:					
38	E-mail:					
39	DBPR License #:					
40	FGBC Member #:					
41	FHBA Member #:					
42	Signature					
43						
44	Certifying Agent Information					
45	Name:					
46	Company:					
47	Address:					
48	City / Zip:					
49	Phone:					
50	Fax:					
51	E-mail:					
52	CA Registration #:					
53	Signature:					
54	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.					
55	Date: _____					
56	Project Point Summary					
57	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.
58	Points Toward Qualification (points over category maximums excluded)	135				
59	Total Points Achieved	139				
60						
61	Category	Your Score			Required Min - Max	
62	Category 1: Energy	75			30 - 75	
63	Category 2: Water	15			15 - 40	
64	Category 3: Lot Choice	10			0 - 15	
65	Category 4: Site	5			5 - 30	
66	Category 5: Health	15			15 - 35	
67	Category 6: Materials	10			10 - 35	
68	Category 7: Disaster Mitigation	5			5 - 30	
69	Category 8: General	0			0 - 40	
70	Total:	135				
71	Total Needed:	100				
72	Certified Home Score	135				
73	Certification Level	Silver				
74						
75						

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Multi-Family Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
8	• Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://dropbox.hightail.com/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	Florida Green Building Coalition (FGBC)					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Multi-Family Fees					
21	Members	\$100 applicaion fee + \$100 per building + \$25 per unit				
22	Non Members	\$100 application fee + \$100 per building + \$35 per unit				
23						
24	Enter your project information below:					
25		Number of Buildings				
26		Number of Units				
27						
28	\$100	MEMBER Fee				
29	\$100	NON MEMBER Fee				
30						
31						
32	Builder Information					
33	Name:	To Be Determined				
34	Company:					
35	Address:					
36	City/ST/Zip:					
37	Phone:					
38	E-mail:					
39	DBPR License #:					
40	FGBC Member #:					
41	FHBA Member #:					
42	Signature					
43						
44	Certifying Agent Information					
45	Name:	To Be Determined				
46	Company:					
47	Address:					
48	City / Zip:					
49	Phone:					
50	Fax:					
51	E-mail:					
52	CA Registration #:					
53	Signature:					
54	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.					
55						
56	Project Point Summary					
57	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.		
58	Points Toward Qualification (points over category maximums excluded)		135			
59	Total Points Achieved		139			
60						
61	Category	Your Score		Required Min - Max		
62	Category 1: Energy	75		30 - 75		
63	Category 2: Water	15		15 - 40		
64	Category 3: Lot Choice	10		0 - 15		
65	Category 4: Site	5		5 - 30		
66	Category 5: Health	15		15 - 35		
67	Category 6: Materials	10		10 - 35		
68	Category 7: Disaster Mitigation	5		5 - 30		
69	Category 8: General	0		0 - 40		
70	Total:		135			
71	Total Needed:		100			
72	Certified Home Score		135			
73	Certification Level		Silver			
74						
75						

PAYMENT

Do You Want A Yard Sign? (Free) _____
 Home Fees _____
 Bronze Plaques _____
 Florida Water Star Certification _____
\$0.00 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: 510 Southard Street
 City/ST/Zip: Key West FL 33040
 County: Monroe
 Development: 510 Southard

Please answer the following questions:

New Is the home New or Existing?
 Multi Is this Single Family or Multi-Family?
 No Is this home Affordable? List Funding Source

1,164 Square Footage of home/unit
 TBD Sales Price

Optional Information

Owner: Conch Republic PR, LLC
 Company: Conch Republic PR, LLC
 Address: 510 Southard Street
 City/ST/Zip: Key West FL 33040
 Phone: c/o 305-293-8983

E-mail: Owen@owentrepanier.com

Date: 11/07/2024



AUTHORIZATION & VERIFICATION FORMS



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Juan Carlos Pernas as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Agent of Capital Partners Management, LLC, manager of:
Conch Republic PR, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen 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.

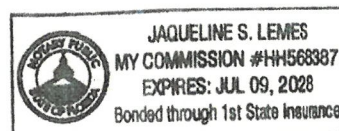
[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this November 7, 2024
Date

by Juan Carlos Pernas
Name of person with authority to execute documents on behalf of entity owner

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

Jaqueline S. Lemes
Notary's Signature and Seal



Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped

HH568387
Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)
of Trepanier & Associates Inc
(print name of entity)

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:

510 Southard 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 I am the Authorized Representative of the property involved in this application; 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.

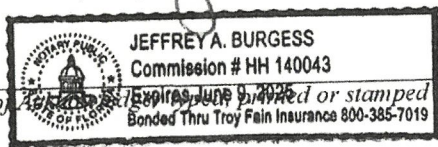
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this JUNE 20, 2024 by
date

Owen Trepanier
Name of Applicant

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

Notary's Signature and Seal

Name of Applicant Jeffrey A. Burgess or stamped

Commission Number, if any



SITE PLANS

3 || SCHEDULE "B" ITEMS

11 SURVEYOR'S NOTES

[illegible]

5 FLOOD INFORMATION

By zoning and graphic zoning only, the subject property lies within Cont'd "X" of the Insurance Company's Flood Hazard Study, Florida Department of Insurance, File No. 12077C/1318K, dated 12/15/83, effective date of 2/18/88. No field survey was performed to determine the Zone of Flood Hazard for the subject property. The Flood Hazard Study and an Evacuation Certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Flood hazard zones are defined on said map as follows:

ZONE "X" = Areas determined to be outside the 0.2% annual chance flood.

8 ZONING INFORMATION

ACCORDING TO THE ZONING INFORMATION REPORT PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES, JOB NO. 17-09-0109, DATED 10/17/2017 (PHONE: 608-322-7371), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:

ZONE: **TRC-1*** (Historical Residential Commercial Cline 1)
MIN. FRONT SETBACK: = None
MIN. SIDE SETBACK: = 2.5 ft.
MIN. SIDE SETBACK (Street Side): = None
MIN. REAR SETBACK: = 10 ft.
MAX. HEIGHT: = 35 ft. plus an additional 5 ft. if the structure has a pitched roof, the design of which is approved by the historical architectural review commission

APPL. LOT WIDTH = 40 ft.
MIN. LOT DEPTH = 100 ft.
MAX. FLOOR AREA RATIO = 1.0
MAX. COVERAGE = 50% building coverage
MAX. DENSITY = 70% impervious surface coverage
22 Dwelling units per acre.
Minimum street crossing = 100 ft. 6' x 6'

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE SUBJECT FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF MIAMI, FLORIDA BEFORE USE.

4 SURVEYOR CERTIFICATION

To: Bank of America, National Association and First American Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALA/MSPS Land Title Surveys, jointly established and adopted by ALTA and MSPS, and includes items 1, 2, 3, 4, 6(1), 6(2), 6(3), 6(4), 7(1), 7(2), 8, 13, 14, 15, 20 and 21(c) (collectively referred to as the "Survey Requirements") of the Survey Requirements as published in the surveyor's part of the survey report and declared in Record Documents provided to the surveyor as part of the Survey Requirements. The Survey Requirements are included in the Surveyor's part of the Schedule "A" of Table A thereof. The file/ret was completed on 10/16/2017.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

Ellis R. Davis, Jr.
Professional Surveyor and Mapper #5099
Certificate of Authorization No. LB 7781
FA Commercial Due Diligence Services Co.
3530 W. Robinson Street, 3rd Floor
Norman, OK 73072

*The surveying company
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided herein.*

CDS

**COMMERCIAL
DUE DILIGENCE SERVICES**
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Copyright © Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

Sheet 1 of 2

KEY TO ALTA-SIPVEN

8 **Boundary Survey**
ALT/ANSPS Land Title Survey

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73017
Main Office Phone No.: 405-525-2444

Drawn By:	ELT	Date: 4/19/2018
Surveyor		Revision: comments
Est. No: 17-09-0432		Date: 4/23/2018
Approved By:	BRD	Revision: comments
Field Date:	10/16/2017	Date: 5/22/2018
Scale:	1" = 20'	Revision: revised title
		Date:
		Revision:

Prepared For: Bank of America, National Association	Project Name: BOA FL7-495 Southard St (Duval)
CDS Project Number: 17-09-0160-001	BOA No.: FL7-495

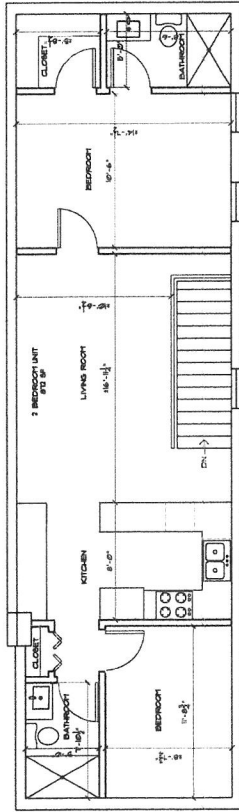
[illegible]

ACCORDING TO THE ZONING INFORMATION REPORT PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES, JOB NO. 17-09-0109, DATED 10/17/2017 (PHONE: 608-322-7371), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:

ZONE: **TRC-1*** (Historical Residential Commercial Cline 1)
MIN. FRONT SETBACK: = None
MIN. SIDE SETBACK: = 2.5 ft.
MIN. SIDE SETBACK (Street Side): = None
MIN. REAR SETBACK: = 10 ft.
MAX. HEIGHT: = 35 ft. plus an additional 5 ft. if the structure has a pitched roof, the design of which is approved by the historical architectural review commission

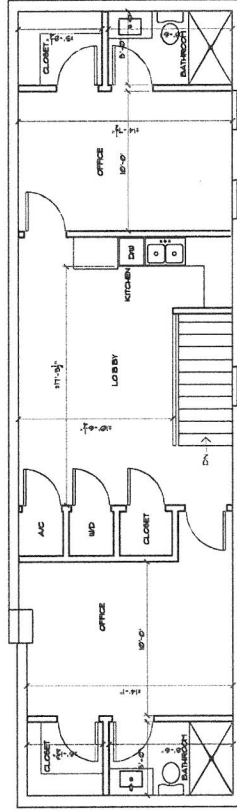
APPL. LOT WIDTH = 40 ft.
MIN. LOT DEPTH = 100 ft.
MAX. FLOOR AREA RATIO = 1.0
MAX. COVERAGE = 50% building coverage
MAX. DENSITY = 70% impervious surface coverage
22 Dwelling units per acre.
Minimum street crossing = 100 ft. 6' x 6'

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE SUBJECT FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF MIAMI, FLORIDA BEFORE USE.



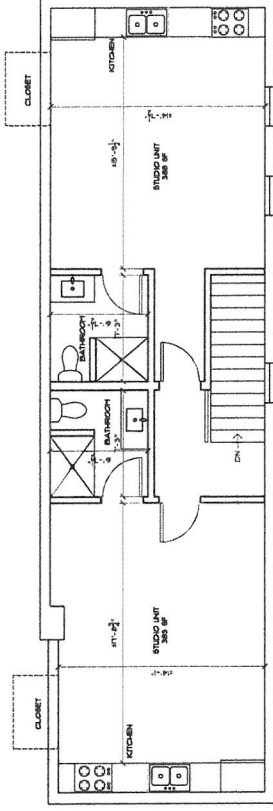
Two Bedroom Option 1
Floor Plan

14'0" x 17'0" - 0"



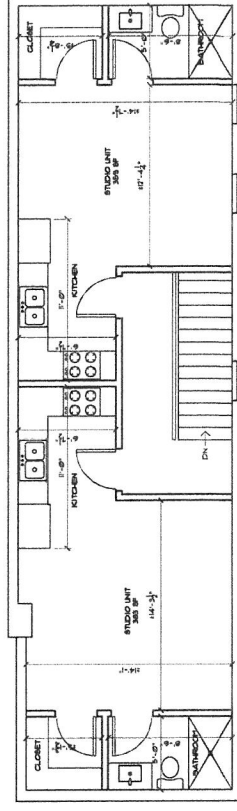
Existing
Floor Plan

14'0" x 17'0" - 0"



Two Unit Option 1
Floor Plan

14'0" x 17'0" - 0"



Two Unit Option 2
Floor Plan

14'0" x 17'0" - 0"



510 Southard St
Key West, FL
510 Southard St

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St., Key West FL
(305) 296 3611

date:
07/23/24
revision:

sheet:
A1.1

Year 12 BPAS



Property Card

Monroe County, FL

****PROPERTY RECORD CARD****

Disclaimer

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

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

Summary

Parcel ID 00012280-000000
Account# 1012611
Property ID 1012611
Millage Group 10KW
Location 510 SOUTHARD St, KEY WEST
Address
Legal KW PT LT 3 SQR 61 SOUTHARD ST 61 FT X 162FT OR233-164
Description OR237-252 OR1186-69 OR1415-2246 OR3132-0325 OR3136-1693 OR3286-0037
(Note: Not to be used on legal documents.)
Neighborhood 32040
Property Class RETAIL-SINGLE TENANT (1100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

CONCH REPUBLIC PR LLC
 30 N Gould St
 Ste R
 Sheridan WY 82801

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$344,498	\$850,519	\$850,519	\$1,007,252	\$1,007,252	\$1,048,087
+ Market Misc Value	\$10,004	\$10,004	\$10,004	\$10,004	\$10,004	\$10,004
+ Market Land Value	\$1,561,909	\$2,645,906	\$2,178,981	\$1,712,057	\$1,369,645	\$1,182,875
= Just Market Value	\$1,916,411	\$3,506,429	\$3,039,504	\$2,729,313	\$2,386,901	\$2,240,966
= Total Assessed Value	\$1,916,411	\$3,343,454	\$3,039,504	\$2,625,591	\$2,386,901	\$2,240,966
- School Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,916,411	\$3,506,429	\$3,039,504	\$2,729,313	\$2,386,901	\$2,240,966

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,561,909	\$344,498	\$10,004	\$1,916,411	\$1,916,411	\$0	\$1,916,411	\$0
2023	\$2,645,906	\$850,519	\$10,004	\$3,506,429	\$3,343,454	\$0	\$3,506,429	\$0
2022	\$2,178,981	\$850,519	\$10,004	\$3,039,504	\$3,039,504	\$0	\$3,039,504	\$0
2021	\$1,712,057	\$1,007,252	\$10,004	\$2,729,313	\$2,625,591	\$0	\$2,729,313	\$0
2020	\$1,369,645	\$1,007,252	\$10,004	\$2,386,901	\$2,386,901	\$0	\$2,386,901	\$0
2019	\$1,182,875	\$1,048,087	\$10,004	\$2,240,966	\$2,240,966	\$0	\$2,240,966	\$0
2018	\$1,164,100	\$938,374	\$6,110	\$2,108,584	\$2,108,584	\$0	\$2,108,584	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	9,882.00	Square Foot	61	162

Buildings

Building ID	39536	Exterior Walls	C.B.S.
Style	2 STORY ON GRADE	Year Built	1963
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	6565	Roof Type	FLAT OR SHED
Finished Sq Ft	5821	Roof Coverage	TAR & GRAVEL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	480	Bedrooms	0
Functional Obs	30	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	350
Interior Walls	DRYWALL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPA	ENCL PORCH WD	524	0	0
OPX	EXC OPEN PORCH	220	0	0
FLA	FLOOR LIV AREA	5,821	5,821	0
TOTAL		6,565	5,821	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1973	1974	8 x 64	1	512 SF	5
ASPHALT PAVING	1979	1980	0 x 0	1	3477 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/22/2024	\$2,200,000	Warranty Deed	2469414	3286	0037	36 - Unqualified	Improved		
10/15/2021	\$1,757,000	Warranty Deed	2344410	3132	0325	37 - Unqualified	Improved		
9/1/1991	\$700,000	Warranty Deed		1186	69	Q - Qualified	Improved		

Permits

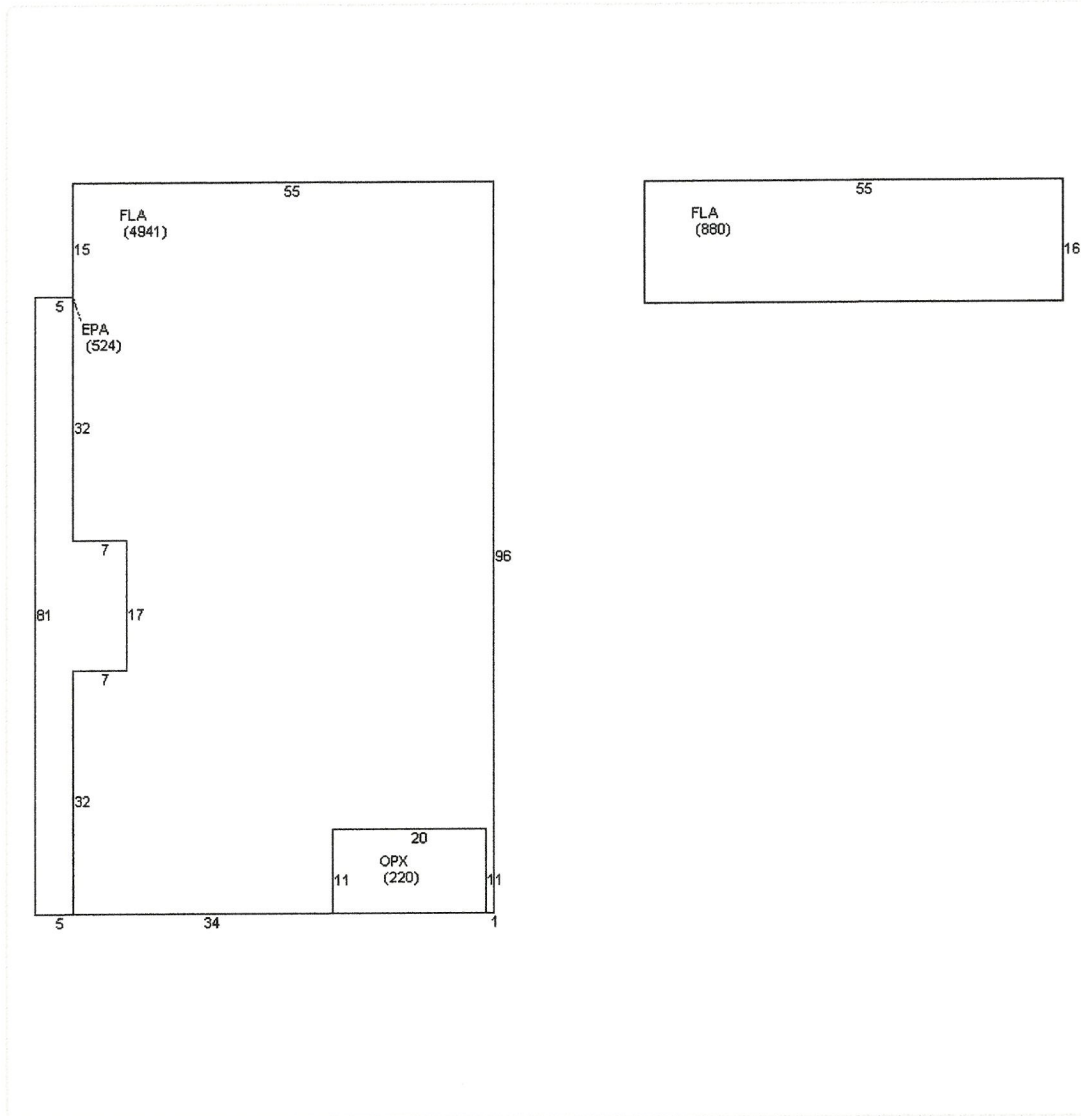
Number	Date Issued	Status	Amount	Permit Type	Notes
14-3798	08/07/2014	Completed	\$20,000	Commercial	Demo existing non-ADA compliant sidewalk within BOA property and adjacent sidewalk. Construct new ADA compliant landing, ramp and sidewalk. dwn
14-3737	08/05/2014	Completed	\$24,350	Commercial	RELOCATE EXISTING FIXTURES: ONE (1) LAV ONE (1) BI-LEVEL, ONE (1) KITCHEN SINK, ONE (1) SERV SINK. (CAP EXISTING ROUGH INS NO LONGER BEING USED (NOC under GC
14-3702	07/31/2014	Completed	\$2,500	Commercial	INSTALL TWELVE (12) LIGHTS & THREE (3) SWITCHES AS PER PLANS. (NOC EXEMPT)
14-2482	06/24/2014	Completed	\$175,000	Commercial	INTERIOR/EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS MC For entry doors, parking & ramp
07-0789	02/21/2007	Completed	\$24,177	Commercial	REPLACE 15 TON A/C-AFTER THE FACT
03-3526	10/06/2003	Completed	\$800	Commercial	REMOVED ROLL DOWN GATE

Number	Date Issued	Status	Amount	Permit Type	Notes
00-2845	09/25/2000	Completed	\$1,200	Commercial	REPAIRS TO FACIA
00-1927	07/11/2000	Completed	\$1	Commercial	CHANGEOUT AC
00-1672	07/10/2000	Completed	\$8,500	Commercial	ELECTRICAL
00-0659	04/11/2000	Completed	\$1	Commercial	INSTALL 2 ATM'S
99-4152	01/06/2000	Completed	\$3,000	Commercial	REPLACE SIGN
98-2732	11/13/1998	Completed	\$1,500	Commercial	REPLACE SIGN
98-1889	06/18/1998	Completed	\$1,500	Commercial	ROOF TOP A/C
98-1124	05/08/1998	Completed	\$30,000	Commercial	RE-ROOFING
96-0558	01/01/1996	Completed	\$12,000	Commercial	ELECTRICAL
E95-4364	12/01/1995	Completed	\$1,500	Commercial	ELECTRICAL
E95-3768	11/01/1995	Completed	\$600	Commercial	FEE/INSPECTION
M95-3992	11/01/1995	Completed	\$2,100	Commercial	INST. 4 DROPS
E95-3381	10/01/1995	Completed	\$5,000	Commercial	FIRE ALARM
E95-3414	10/01/1995	Completed	\$6,000	Commercial	ELECTRICCAL
P95-3621	10/01/1995	Completed	\$7,200	Commercial	PLUMBING
B95-2618	08/01/1995	Completed	\$200,000	Commercial	RENOVATIONS
B94-0699	03/01/1994	Completed	\$1,605	Commercial	REPLACE MISSING CORAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 11/7/2024, 5:30:59 AM



CERTIFICATION FORM



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION EXHIBIT D - BPAS CERTIFICATION FORM

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: 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 0. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

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


Signature of applicant

11/07/2024

Date

Owen Trepanier

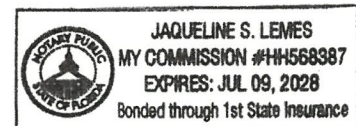
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 7 day of November, 2024,
by Owen Trepanier (name of person signing the application)
as Agent (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Conch Republic PR, LLC (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal

SEAL



Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped

HH568387
Commission Number, if any

Year 12 BPAS



SunBiz



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CONCH REPUBLIC PR LLC

Filing Information

Document Number	L24000299846
FEI/EIN Number	NONE
Date Filed	07/03/2024
Effective Date	07/03/2024
State	FL
Status	ACTIVE

Principal Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title AR

CAPITAL PARTNERS MANAGEMENT
30 N GOULD ST. STE R
SHERIDAN, WY 82801

Annual Reports

No Annual Reports Filed

Document Images

[07/03/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

STATE OF WYOMING * SECRETARY OF STATE
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020
Phone: 307-777-7311 · Website: <https://sos.wyo.gov> · Email: business@wyo.gov

Filing Information



Please note that this form CANNOT be submitted in place of your Annual Report.

Name	Capital Partners Management, LLC		
Filing ID	2017-000767509		
Type	Limited Liability Company	Status	Active

General Information

Old Name	Sub Status	Current
Fictitious Name	Standing - Tax	Good
	Standing - RA	Good
Sub Type	Standing - Other	Good
Formed in Wyoming	Filing Date	09/04/2017 8:38 AM
Term of Duration Perpetual	Delayed Effective Date	
	Inactive Date	

Principal Address

30 N Gould St. STE R
Sheridan, WY 82801

Mailing Address

30 N Gould St STE R
Sheridan, WY 82801

Registered Agent Address

Registered Agents Inc
30 N Gould St Ste R
Sheridan, WY 82801

Parties

Type	Name / Organization / Address
Organizer	Registered Agents Inc. 412 N Main St Ste 100 Buffalo, WY 82834

Notes

Date	Recorded By	Note
------	-------------	------

Filing Information



Please note that this form CANNOT be submitted in place of your Annual Report.

Name	Capital Partners Management, LLC		
Filing ID	2017-000767509		
Type	Limited Liability Company	Status	Active

Most Recent Annual Report Information

Type	Original	AR Year	2024
License Tax	\$60.00	AR Exempt	N
AR Date	8/27/2024 8:25 AM		
Web Filed	Y		
AR ID	10340184		

Officers / Directors

Type	Name / Organization / Address
------	-------------------------------

Principal Address

30 N Gould St. STE R
Sheridan, WY 82801

Mailing Address

30 N Gould St STE R
Sheridan, WY 82801

Annual Report History

Num	Status	Date	Year	Tax
03779687	Original	08/22/2018	2018	\$50.00
04911028	Original	08/16/2019	2019	\$50.00
05880793	Original	08/04/2020	2020	\$50.00
06654018	Original	08/30/2021	2021	\$60.00
07750822	Original	10/17/2022	2022	\$60.00
09040141	Original	08/28/2023	2023	\$60.00
10340184	Original	08/27/2024	2024	\$60.00

Amendment History

ID	Description	Date
2024-004843123	RA Information Change	06/10/2024
2022-003816416	Delinquency Notice - Tax	09/02/2022
2018-002440676	RA Address Change	12/11/2018
2017-002181832	RA Address Change	11/16/2017
See Filing ID	Initial Filing	09/04/2017

Year 12 BPAS



WARRANTY DEED

CAPITAL PARTNERS MANAGEMENT, LLC

30 N Gould St SteR Sheridan WY 82801

CORPORATE RESOLUTION

August 12, 2024

Purpose of Resolution: **Designation of Authorized Agent, Juan Carlos Pernas**

We, the undersigned, being all the directors of this corporation consent and agree that the following corporate resolution was made on:

Date: **July 3, 2024**

We do hereby consent to the adoption of the following as if it was adopted at a regularly called meeting of the board of directors of this corporation. In accordance with State law and the bylaws of this corporation, by unanimous consent, the board of directors decided that the Authorized Agent for Conch Republic PR, LLC shall be:

Juan Carlos Pernas

Juan Carlos Pernas, whose address is 534 Margaret St, Key West, FL 33040, is the Authorized Agent for Conch Republic PR, LLC of Florida, LLC incorporated July 3, 2024, shall. Juan Carlos Pernas is authorized to execute any and all documents necessary in connection with the ongoing affairs of Conch Republic PR, LLC. This authority is not limited in any scope and extends to all operations, including but not limited to property management, taxation, employment, design, permitting and construction, leasing, sub-leasing, banking, and any and all aspects necessary at the sole discretion of Juan Carlos Pernas.

Therefore, it is resolved, that the corporation shall:

Adopt Juan Carlos Pernas as the Authorized Agent for Conch Republic PR, LLC.

Walter Lista

Director/ Member
Signature

Walter Lista

Printed Name

08-13-2024

Date

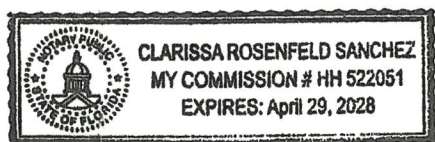
STATE OF FLORIDA, COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, by means of ☒ physical presence or ☐ online notarization an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Walter Lista, of Capital Partners Management, LLC, a Wyoming limited liability company, who is well known to me and who did take an oath and acknowledged executing the same freely and voluntarily under authority duly vested in him.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of August, 2024.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission expires:



Clarissa Rosenfeld Sanchez
(Print Name)

Doc # 2469414 Bk# 3286 Pg# 37 Electronically Recorded 7/24/2024 at 2:15 PM Pages 5
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$44.00 Deed Doc Stamp \$15,400.00

THIS INSTRUMENT PREPARED BY:
RMS Properties III, L.L.C.
1111 N. Plaza Drive, Suite 200
Schaumburg, Illinois 60173

WHEN RECORDED RETURN TO:
William M. Karney
Attorney at Law
Moraitis, Karney, Moraitis & Quailey
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed this 22nd day of July, 2024, by RMS Properties III, L.L.C., an Illinois limited liability company ("Grantor"), whose mailing address is 1111 North Plaza Drive, Suite 200, Schaumburg, Illinois 60173, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, in favor of CONCH REPUBLIC PR LLC, a Florida Limited Liability Company ("Grantee"), whose address is 30 N. Gould Street, Suite R, Sheridan, WY 82801.

Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, as more particularly described in **Exhibit A**, which is attached hereto, together with all improvements thereon.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters affecting the Property as set forth in **Exhibit B** attached hereto and incorporated herein by reference; (b) Rights or claims of parties in possession not shown by the public records; (c) Easements or claims of easements, not shown by the public records; (d) Zoning, restrictions, and other regulatory laws and ordinances, prohibitions and other requirements imposed by governmental authority ; (e) All matters of survey; and (f) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

[Remainder of this page intentionally left blank; signature page to follow]

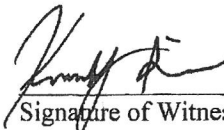
Doc. # 2469414 Page Number: 2 of 5

[Signature Page to Special Warranty Deed]

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

Signed, sealed and delivered as to all Grantors
in the presence of:

RMS PROPERTIES III, L.L.C.
an Illinois limited liability company
By: RMS Holding Group Inc.,
an Illinois corporation
Its: Manager



Signature of Witness 1

By: 


ROSHAN SHOFFET, President

Kimberly Sisson

Name of Witness 1

32801 US 441 N Okeechobee, FL

Address of Witness 1



Signature of Witness 2

Kathryn Robinson

Name of Witness 2

42 Wescott Lane, South Barrington, IL 60010

Address of Witness 2

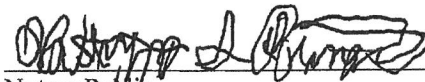
State of Illinois

County of Cook

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 19 day of July, 2024 by ROSHAN SHOFFET, President of RMS HOLDING GROUP INC., an Illinois corporation, which corporation is the Manager of RMS PROPERTIES III, L.L.C., an Illinois limited liability company, on behalf of the company, who is ~~personally known~~ to me or who has produced driver's license as identification.

(SEAL)





Notary Public
My Commission Expires: 1/7/25

EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

ON THE ISLAND OF KEY WEST AND IS PART OF LOT 3, SQUARE 61, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN 1829 AND IS MORE PARTICULARLY DESCRIBE AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SIMONTON STREET AND THE SOUTHEASTERLY LINE OF SOUTHARD STREET GO SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 268.95 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING AND IS FURTHER IDENTIFIED AS POINT A; THENCE CONTINUE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 43.10 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET TO A POINT; THENCE NORTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 43.10 FEET TO A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SIMONTON STREET AND THE SOUTHEASTERLY LINE OF SOUTHARD STREET GO SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 268.95 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING AND IS FURTHER IDENTIFIED AS POINT A; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 17.90 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET TO A POINT; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 17.90 FEET A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET BACK TO POINT OF BEGINNING.

Address: 510 Southard St., Key West, FL 33040

Monroe County Tax Property ID: 1012611

EXHIBIT B TO SPECIAL WARRANTY DEED**EXCEPTIONS**

1. Rights of parties in possession, if any.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters (a) not known to the Grantor or not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; (b) resulting in no loss or damage to the Grantee; or (c) attaching or created subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Zoning and building regulations, restrictions and ordinances now or hereafter adopted or imposed by any governmental body having jurisdiction over the Property or any part thereof.
6. Taxes and assessments for the year of closing and subsequent years, which are not yet due or payable.
7. Utility declarations, easements and other agreements of record and rights of utility companies to use and maintain pipes, drains, mains, wires, cables, terminal boxes, lines, service connections and facilities, located in, on, over and/or under the Property.
8. Any state of facts which an accurate survey or inspection of the Property would show or reveal, including inland/tidal wetlands designation if applicable.
9. All notes or notices of violations of law, regulations, or municipal ordinances, orders or requirements heretofore or hereafter noted in or issued by any governmental or quasigovernmental departments and/or agencies against or affecting the Property or any portion thereof.
10. Encroachments of stoops, areas, cellar steps, trims and cornices, if any, upon any street or highway or adjoining premises; variations between record line and fences, hedges and retaining walls; encroachments of adjoining premises upon the Property.
11. Variations between description of Property herein and tax map description.
12. Covenants, restrictions, licenses, easements, rights, agreements, and rights-of-way of record, if any.
13. Any and all unrecorded leases, if any, and rights of parties therein.

14. All judgments, liens (excluding construction liens), assessments, code enforcement liens, encumbrances, declarations, mineral reservations, covenants, restrictions, reservations, easements, agreements and any other matters as shown on the public records.
15. Any liens for municipal betterments assessed after the date of the within Special Warranty Deed and/or orders for which assessments may be made after the date of the within Special Warranty Deed
16. The leases, licenses or occupancy agreements relating to the Property, and any memoranda thereof, and rights of parties therein.
17. The existence of Uniform Commercial Code financing statements which were filed or last extended on a day more than five years prior to the Closing.
18. Without limiting the foregoing, all covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Monroe County, Florida with respect to the real property conveyed hereby.
19. Any adverse ownership claims by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
20. Any loss due to lack of direct access to a public road.



PRELIMINARY DRAFT RANKING



PRELIMINARY RANKING RESPONSE



THE CITY OF KEY WEST

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

January 16, 2025

VIA ELECTRONIC MAIL

Owen Trepanier
1421 First Street
Key West, Florida 33040

**Re: Preliminary Ranking for Year 12 (2024-2025) Building Permit Allocation System (BPAS) Application
510 Southard Street, Key West, Florida (RE #00012280-000000)**

Dear Mr. Trepanier,

The following letter is in response to a request for five (5) market rate residential dwelling BPAS units received by the Planning Department on November 8th, for property located at 510 Southard Street, Key West, Florida, more specifically RE #00012280-000000. 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 / BPAS Prerequisites

- Please provide information on how project will comply with current affordable housing requirements for projects under 10 units pursuant to section 122-1467.

BPAS Scoring Criteria

- The applicant claimed 0 points in Exhibit C "*Applicant's Estimated Score Sheet*" and Exhibit D "*BPAS Certification Form*".
- **Applicant Action:** Optional submittal of updated Exhibits C and D to certify additional points.

Additional Documentation & Comments

- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.
- The project will require a Major Development Plan process within the historic district pursuant to Section 108-91

General Information



THE CITY OF KEY WEST

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

Draft Rankings: A preliminary draft copy of the Year 12 BPAS application rankings are attached, to provide a snapshot of your project ranking relative to other proposals. All BPAS applications are scored and ranked with the highest scoring projects awarded first. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that improve the Estimated BPAS Score Sheet at this time. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

Deadline: All applicants shall be provided one (1) month to submit revisions to their applications. The deadline date is February 17th, 2025. Please submit one (1) paper copy or an electronic copy of your response and the requested revisions to the Planning Department no later than 5:00 p.m. on Tuesday, February 17th, 2025. Final allocations will be announced and awarded at the May 15th Planning Board meeting consistent with Sec. 108-997 of City code.

Assistance: Please contact us with any questions or clarifications. Planning staff are available to meet with you to discuss your application in greater detail. More information is available at www.cityofkeywest-fl.gov/bpas.

Note: Pursuant to Section 108-995 "*After year ten (10), 75 percent of units shall be deed restricted affordable,*" At this time given the City has received only three (3) affordable unit applications, staff may only be able to allocate one (1) market rate unit during the Year 12 BPAS cycle to maintain a ratio of 75% affordable to 25% market rate units.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Gagnon".

Ben Gagnon
Planning Department
City of Key West
1300 White Street
Key West, FL 33040



FINAL RANKING

