

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

Applicant: Anthony D. Sarno, K2M Design, Inc.

Site Address: 700 Eaton Street

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

Prerequisite Development Type: Major Construction/Renovation

Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required Staff comment: Verified; worksheet indicates FGBC Silver level certification proposed.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: Verified; property in X flood zone, no BFE requirement. Crown of road is 12.33'; first floor elevation is 15'-9" per plans, which is over 1 foot above COR per City Code Section 14-38.
C) Rainwater catchment system required Staff comment: Verified; solutions statement indicates 1,725 gallon cistern for the 1,725 SF of roof area. Plans indicate cistern, gutters and downspouts.

Point System: One or two non-transient units.

Criteria (Points)	Applicant	Staff
a. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: Property in X flood zone with no BFE requirement. Building would be 3.4 feet higher than crown of road.	5	5
b. Voluntarily providing affordable housing units (+10) Staff comment:		
c. Achieving Green Building Certification Upgrade 1—Silver (+30) Staff comment: Submitted FGBC worksheet indicates Silver level proposed.	30	30
d. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment:		
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) Staff comment:		
f. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) Staff comment: Points claimed on applicant's score sheet and certification form.	10	10
g. Design by a LEED accredited architect (+10) Staff comment: Architect Kristen Argalas is LEED AP.	10	10
h. Electrical high-voltage conduit for electric car charging station (+5) Staff comment: Indicated and noted on plans.	5	5
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment:		
j. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) Staff comment: Metal roofing manufacturer's specs submitted. High SRI can be achieved depending on chosen color and roof pitch.	5	5
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) Staff comment:		
Total:	65	65

Staff Comment Letter



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720
www.keywestcity.com/planning • planning@cityofkeywest-fl.gov

VIA EMAIL TO asarno@K2Mdesign.com

October 23, 2014

Anthony D. Sarno
K2M Design, Inc.
1001 Whitehead St Ste 101
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
700 Eaton Street (RE # 00006120-000000; AK # 1006343)**

Dear Mr. Sarno:

Thank you for your BPAS Application for one (1) market-rate residential dwelling unit on property located at 700 Eaton Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's [Code of Ordinances](#), and reviewed for completeness with the application submittal requirements. The following are Planning Department staff comments related to the review of your application.

Completeness

1. Staff is unable to verify the authorized officers of the property owner, Poinciana Partners, LLC, on SunBiz. It appears to be company registered in California. Need documentation of authorized officers of Poinciana Partners, LLC.
2. The submitted hand-drawn plans are difficult to read, especially some of the text and dimensions. Please submit full CAD-produced plans.

BPAS Prerequisites

3. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cistern on the plans.

BPAS Scoring Criteria

4. Points were claimed for design by a LEED accredited architect. Staff is unable to verify the accreditation via www.usgbc.org/directory. Please provide documentation of the LEED accredited professional who designed the plans.
5. Points were claimed for providing conduit for an electric car charging station, but this is not noted or indicated on the submitted site plan. Please indicate this on the proposed site plan.
6. Point were claimed for using high reflectivity (SRI) roofing materials. The applicant has not provided a description of the proposed high SRI roof materials in the solution statement. Please provide a description and verification of roof material SRI index. Please also indicate the high SRI roof materials on the proposed plans.

Additional Documentation

None at this time.

General Information

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

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

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

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.keywestcity.com/planning

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

Applicant's Response Letter

November 24, 2014

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

Attn: Key West Planning Department – sent via email to planning@cityofkeywest-fl.gov

Re: Building Permit Allocation System (BPAS) Application
700 Eaton Street (RE# 00006120-000000; AK# 1006343)
Review Response

Dear Key West Planning Department,

K2M Design, Inc. provides the following response to the staff comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) application for the 700 Eaton Street project. The comments and our responses are as follows:

Completeness

1. Staff is unable to verify the authorized officers of the property owner, Poinciana Partners, LLC, on SunBiz. It appears to be company registered in California. Need documentation of authorized officers of Poinciana Partners, LLC.

Response: Enclosed please find updated documents that verify the legal owners of the property.

2. The submitted hand-drawn plans are difficult to read, especially some of the text and dimensions. Please submit full CAD-produced plans.

Response: Enclosed please find CAD drafted drawings of the complete application, submitted as 24x26 PDF drawings.

BPAS Prerequisites

3. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cistern on the plans.

Response: Referenced enclosed drawings A1.1.1 Site Plan noting the cistern location and A3.1.1. Exterior Elevations noting the downspouts.

BPAS Scoring Criteria

4. Points were claimed for design by a LEED accredited architect. Staff is unable to verify the accreditation via www.usgbc.org/directory. Please provide documentation of the LEED accredited professional who designed the plans.

Response: The LEED Accredited Professional on this project is Kristen Argalas, an instrumental member of the design team on our Key West office. She is designated on A0.1.1 Cover Sheet and her credentials are attached for reference.

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

Response: Reference enclosed drawing A1.1.1 Site Plan. The electric car charging station is noted between two parking spaces, to provide power to two separate vehicles.

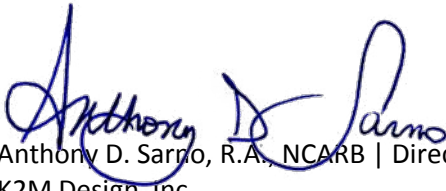
6. Points were claimed for using high reflectivity (SRI) roofing materials. The applicant has not provided a description of the proposed high SRI roof materials in the solution statement. Please provide a description and verification of roof material SRI index. Please also indicate the high SRI roof materials on the proposed plans.

Response: Reference enclosed product data information for the Berridge 5V roofing system. All roofing colors EXCEPT Award Blue complies with the 29 minimum SRI requirement. The exact color will be determined as the design work and HARC approvals develop and will comply with one of these permitted colors to meet the 29 minimum SRI.

With the drafting of the project documents in CAD, we have adjusted the project statistics for the site data table and included the revised and updated data table as part of this review response. We included this attachment as item seven.

We trust that our responses to your items meet with your approval. Should you require any additional information, please do not hesitate to contact me directly.

Regards,



Anthony D. Sarno, R.A., NCARB | Director of Florida Keys Operations
K2M Design, Inc.

Attachments:

- Item 1 – Ownership Verification.pdf
- Item 2 – CAD Drafted Plans.pdf
- Item 3 – LEED AP.pdf
- Item 6 – Roofing SRI.pdf
- Item 7 – Revised Site Data Table.pdf



10709761-AP-BD+C

CREDENTIAL ID

23 MAY 2014

ISSUED

23 MAY 2016

VALID THROUGH

GREEN BUILDING CERTIFICATION INSTITUTE CERTIFIES THAT

Kristen Argalas

HAS ATTAINED THE DESIGNATION OF

LEED ACCREDITED PROFESSIONAL

with a Building Design + Construction Specialty

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® Green Building Rating System™.

Handwritten signature of Gail Vittori in black ink.

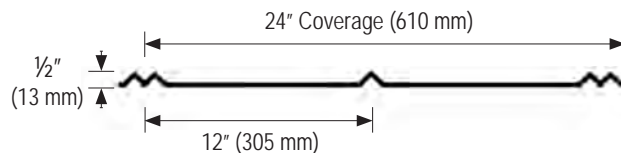
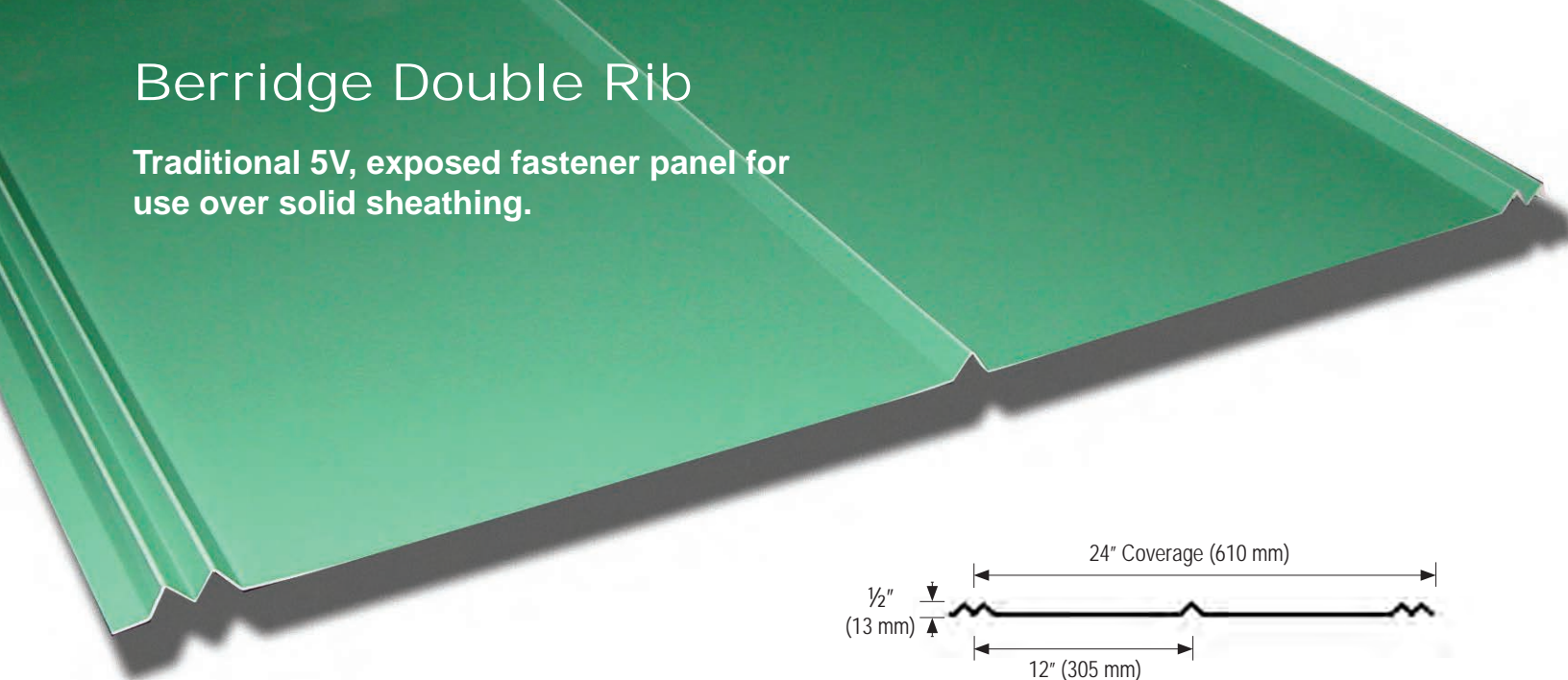
GAIL VITTORI, GBCI CHAIRPERSON

Handwritten signature of Mahesh Ramanujam in black ink.

MAHESH RAMANUJAM, GBCI PRESIDENT

Berridge Double Rib

Traditional 5V, exposed fastener panel for use over solid sheathing.



- Available in 24-gauge steel
- Wide, economical 24" coverage
- Residential or utility
- Traditional appearance
- Florida Product Approval



DOUBLE-RIB PANEL PROPERTIES					
GA.	TKNS/INCH	WT PSF	FY KSI		
24	0.0240	1.08	40		
TOP IN COMPRESSION			BOTTOM IN COMPRESSION		
Ix In ⁴ /ft	Sx In ³ /ft	Ma In-kip/ft	Ix In ⁴ /ft	Sx In ³ /ft	Ma In-kip/ft
0.0021	0.0055	0.13	0.0017	0.0049	0.12

DOUBLE-RIB PANEL LOAD TABLES DEAD + LIVE LOADING (PSF)						
SPAN FT	1-SPAN		2-SPAN		3-SPAN	
	STRESS	DEFL L/240	STRESS	DEFL L/240	STRESS	DEFL L/240
1.0	88	138	77	303	90	237
1.5	38	41	34	90	40	70
2.0	21	17	18	38	22	30

DOUBLE-RIB WIND UPLIFT LOADING (PSF)						
SPAN FT	1-SPAN		2-SPAN		3-SPAN	
	STRESS	DEFL L/240	STRESS	DEFL L/240	STRESS	DEFL L/240
1.0	79	113	90	303	105	237
1.5	36	33	40	90	47	70
2.0	21	14	23	38	27	30

- Notes:
1. The panel weight has been deducted from the allowable stress values.
 2. The properties and load tables are for the panel alone. The panel profile has been assumed to remain constant under loading. The capacity of fasteners is not included.
 3. The panel section properties have been calculated in accordance with the 2001 AISI Specification.



Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com

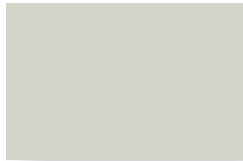


STANDARD COLORS

Due to limitations in the printing process, please request actual color chips for accurate color viewing.



BUCKSKIN



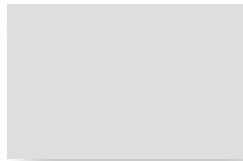
PARCHMENT



ALMOND



AGED BRONZE



SHASTA WHITE



FOREST GREEN



PATINA GREEN



SIERRA TAN



MEDIUM BRONZE



CHARCOAL GREY



HEMLOCK GREEN



BRISTOL BLUE



TERRA-COTTA



DARK BRONZE



ZINC GREY



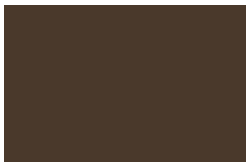
HARTFORD GREEN



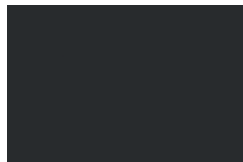
ROYAL BLUE



COLONIAL RED



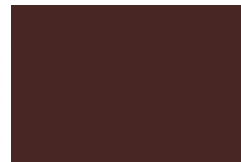
COPPER BROWN



MATTE BLACK



TEAL GREEN



BURGUNDY



DEEP RED

PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



NATURAL WHITE



AWARD BLUE



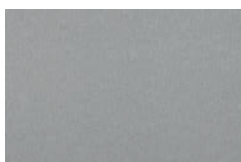
CHAMPAGNE



COPPER-COTE™



ANTIQUÉ
COPPER-COTE



LEAD-COTE™



PREWEATHERED
GALVALUME®

NATURAL METAL FINISH

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.



ACRYLIC-COATED
GALVALUME®



ZINC-COTE™



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12.
 Almond complies with LEED® v3 requirements for low slopes less than or equal to 2:12.
 Natural White complies with LEED® v3 & Energy Star requirements for low slopes less than or equal to 2:12.

**KYNAR 500® HYLAR 5000™ SPECIFICATIONS FOR
GALVANIZED AND GALVALUME® COIL COATING APPLICATIONS:**

TESTED PROPERTY	TESTING METHOD	KYNAR 500® or HYLAR 5000™
Colors Available	---	See color chart on reverse side
Specular Gloss	ASTM D-523-80	Low and medium gloss only
Color Uniformity	ASTM D-2244-79	Color controlled both instrumentally and visually
Dry Film Thickness	ASTM D-1400-81, ASTM D-1005-84, NCCA 11-13, 11-14, 11-15	Primer 0.25 ± 0.05 mil, Topcoat 0.8 ± 0.05 mil
Hardness	ASTM D-3363-89, NCCA 11-12, Eagle Turquoise Pencils	HB Minimum
Adhesion (X-Cut)	ASTM D-3359-90	No adhesion loss
Adhesion (Crosshatch)	ASTM D-3359-90	No adhesion loss
Direct Impact Flexibility	ASTM D-2794-84, Gardner Impact Tester, 1/10" Distortion	Excellent, no removal
Reverse Impact Flexibility	NCCA Spec. 11, ASTM D-2794-84, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness	Excellent, no cracking or loss of adhesion
Formability	ASTM D-4145, 180° T-Bend on 1/8 Mandrel	No cracks or loss of adhesion
Salt Spray Resistance	ASTM B-117-73 (1992)	Passes 1000 hrs on H.D.G. Steel 1000 hrs on Galvalume®
Humidity Resistance	ASTM D-2247 (1987)	Passes 2000 hrs on H.D.G. Steel 2000 hrs on Galvalume®
Acid Resistance	ASTM D-1308-79 (1987), Proc. 3.1.1 10% Sulfuric Acid spot test, 24 hr exposure	Excellent, no effect
Alkali Resistance	ASTM D-1308-79 (1981), Proc. 5.2 10% Sodium Hydroxide	Excellent, no effect
Abrasion Coefficient	ASTM D-968-81	100 liters/mil topcoat
Detergent Resistance	ASTM D-2248, 72 hrs immersion in 3% solution at 100°F	Excellent, no effect
Resistance to Acid Pollutants	ASTM D 1308-87 Proc. 3.1.1 24 hr exposure 10% HNO ³ vapors	Excellent, no effect
Weathering - Color Retention	ASTM D-2244-89, 20 yrs, 45° South Florida	Maximum 5 NBS units color change
Weathering - Chalk Resistance	ASTM D-4214, 20 yrs, 45° South Florida	Rating of 8 minimum
Erosion	20 yrs, 45° South Florida	Maximum 15% loss

Notes:

1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coaters Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International, Inc.

**BMC SAN ANTONIO
CORPORATE HQ**
6515 Fratt Rd
San Antonio, TX 78218
210-650-3050
800-669-0009
Fax 210-650-0379

**BMC SEGUIN
MANUFACTURING**
2201 Rudeloff Rd
Seguin, TX 78155
830-401-5200
Fax 830-303-0530

**BMC HOUSTON
BRANCH FACILITY**
1720 Maury St
Houston, TX 77026
713-223-4971
Fax 713-236-9422

**BMC DALLAS
BRANCH FACILITY**
1940 W Northwest Hwy
Dallas, TX 75220
972-506-8496
Fax 972-506-8478

**BMC DENVER
BRANCH FACILITY**
7505 E 41st Ave
Denver, CO 80216
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Fax 303-322-3810

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W Chicago, IL 60185
630-231-7495
Fax 630-231-7520

**BMC ATLANTA
BRANCH FACILITY**
319 Lee Ind'l Blvd
Austell, GA 30168
770-941-5141
Fax 770-941-7344

**BERRIDGE CALIFORNIA
SALES CORPORATION***
18732 Corby Ave
Artesia, CA 90701
562-402-2081
Fax: 562-865-7878



BERRIDGE MANUFACTURING COMPANY
www.berridge.com

Roofs of Distinction





Solar Reflectance Index (SRI):
 Incorporates both solar reflectance and thermal emissivity in a single value. SRI measures the roof's ability to reject solar heat. Standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100.

- 1 **Solar radiation** heats roof surface.
- 2 **Heat Transfer:** Some heat absorbed by roof is transferred into the building.
- 3 **Solar Reflectance:** Berridge Cool Colors reflect a percentage of solar radiation.
- 4 **Thermal Emissivity:** Relative ability of roof surface to emit/release absorbed heat.
- 5 **Heat Island Effect:** Ambient temperature outside buildings is heated through convection and conduction contributing to the "urban heat island" effect which happens when metropolitan areas are significantly warmer than surrounding rural areas.

BERRIDGE SRI VALUES

WHAT IS SRI?

Solar Reflectance Index (SRI): Incorporates both solar reflectance and thermal emissivity in a single value. SRI measures the roof's ability to reject solar heat. Standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100.

Solar radiation heats up the roof surface. Heat transfer ensues, and some heat absorbed by the roof and transferred into the building. Due to the high Solar Reflectance of Berridge's Kynar 500® & Hylar 5000™ Cool Colors, a percentage of solar radiation is reflected by the roof. Thermal Emissivity is the roof's relative ability to emit or release the absorbed heat. Some materials release heat faster than others.

The Heat Island Effect happens when ambient temperature outside buildings is heated through convection and conduction and contributes to the significant warmer temperatures in metropolitan areas than in surrounding rural areas.

For steep-slope roofs greater than 2:12, all Berridge colors (except Award Blue) meet or exceed LEED® 2009 requirements. For low slope roofs less than or equal to 2:12, Almond and Natural White meet or exceed LEED® 2009 requirements.

The high reflectivity, emissivity and solar reflectance index (SRI) of Berridge metal roofing helps mitigate the heat island effect. Berridge's Kynar 500® & Hylar 5000™ cool metal roof colors are optimal for reducing energy consumption, particularly where cooling loads dominate. For LEED® compliance, reference SRI values for Berridge color finishes below:

Search:

Berridge Colors	Solar Reflectance	Emissivity	SRI
Award Blue	0.17	0.83	12
Antique Copper Cote	0.29	0.85	29
Forest Green	0.29	0.85	29
Teal Green	0.28	0.89	29
Aged Bronze	0.30	0.86	30
Burgundy	0.30	0.85	30
Charcoal Grey	0.30	0.87	30
Copper Brown	0.30	0.87	30
Dark Bronze	0.28	0.91	30
Hartford Green	0.28	0.90	30
Hemlock Green	0.31	0.83	30
Matte Black	0.29	0.91	30
Bristol Blue	0.30	0.86	31
Terra-Cotta	0.32	0.83	31

Medium Bronze	0.31	0.85	32
Preweathered Galvalume	0.34	0.80	32
Royal Blue	0.30	0.90	32
Colonial Red	0.33	0.85	34
Lead-Cote	0.33	0.90	35
Champagne	0.35	0.85	36
Patina Green	0.34	0.86	36
Sierra Tan	0.35	0.84	36
Zinc Grey	0.38	0.84	40
Deep Red	0.39	0.84	41
Buckskin	0.40	0.86	43
Copper-Cote	0.45	0.87	51
Acrylic Coated Galvalume	0.67	0.06	55
Parchment	0.52	0.83	58
Zinc-Cote	0.52	0.87	61
Shasta White	0.60	0.84	70
Almond	0.67	0.90	82
Natural White	0.76	0.84	93

BERRIDGE MANUFACTURING CO.

Corporate & Sales Headquarters
6515 Fratt Road
San Antonio, Texas 78218
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(210) 650-3050 Local Calls
(210) 650-0379 Fax
info@berridge.com

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SUBMIT PHOTOS OF OUTSTANDING BERRIDGE PROJECTS!

Do you have high resolution photos of outstanding applications of Berridge products? Send them to us and we'll submit them to industry publications for free publicity for your company, or feature them in our company literature and on this website! To send multiple files, please zip them into a compressed zipped folder, and upload as one file.



Roofs of Distinction

Application



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

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

Application Fee: \$1,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

**PLEASE NOTE: A PRE-APPLICATION MEETING IS REQUIRED.
THIS APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY.**

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

Name: Anthony D. Sarno, Director, K2M Design, Inc.

Mailing Address: 1001 Whitehead Street, Suite 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305.395.2846 Office: 305.292.7722

Email: asarno@K2MDesign.com

PROPERTY OWNER:

Name: Michael J. Downer, Poinciana Partners LLC

Mailing Address: 601 Amalfi Dr

City: Pacific Palisades State: CA Zip: 90272

Home/Mobile Phone: _____ Office: 213.486.9425

Email: md@capgroup.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 700 Eaton Street

Parcel ID/ RE#: 00006120-000000 Alternate Key: 1006343

Zoning District: HNC-2 Size of Site: 4,557.0 SF (0.105 Acre)

Density Allowed: 1.38 - 1 Residential Unit Commercial Floor Area: 0.18 (817.0 SF)

B. EXISTING DEVELOPMENT:

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

The current property is a vacant lot. The 1926 Sanborn Map indicates the Panama Hotel occupied this site, with
drugstore, grocery store, and residential uses prior, dating back to 1889.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	1
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s) ³	0	0	0
Accessory Dwelling Unit(s) ⁴	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 New transient units are NOT available until July 2017.

4 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-237 of the Land Development Regulations

C. PROPOSED DEVELOPMENT

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

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

Minor renovation - meaning redevelopment constituting less than 50% of the value of the existing building

Is the property located within the Historic District?

Y / N

Are buildings on the property listed as contributing historic structures?

Y / N

Is the proposal for mixed residential and commercial use?

Y / N

Are density bonuses proposed?

Y / N

Advanced affordable allocation request?

Y / N

Will the allocation require development review? Y / N

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

Major Development Plan

Minor Development Plan

Conditional Use

Variance(s)

Beneficial Use

HARC

Lawful Unit Determination

Transient Transfer

Tree Commission

Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties prosing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
 - a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.
 - b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
 - (A) **Major Construction/Renovation Prerequisites.** The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
 - a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
 - b. All new buildings shall be constructed so as to have the **first habitable floor 1.5 feet above the required base flood elevation**, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
 - c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 1,000 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
 - Minor Renovation Prerequisites.** For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGuage or RESNET may be used to establish a baseline. Please provide a description how 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date Signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).
6. Copy of City licensing records for existing units.
7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed site Data Table (*Exhibit B*).
9. Completed BPAS Estimated Score Sheet and Estimated Total Points to be achieved

City of Key West • Application for Building Permit Allocation System Unit(s)

(Exhibit C).

- 10. Signed and Notarized BPAS Certification Form *(Exhibit D)*.
- 11. Copy of LEED or FGBC Score Sheet *(Exhibit E)* or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.

Description of Proposed Development and Use



September 2, 2014

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

Re: 700 Eaton Street
BPAS Application
Exhibit F – Description of Proposed Development and Use

Description of Proposed Development and Use.

The lot is vacant at 700 Eaton Street and comprises slightly more than 4,500 square feet. It is part of the originally platted subdivisions by W.A. Whitehead, square 35 parcel #3.

Evidence of a drugstore (1st level) and residence (2 ½ story) is shown by Sanborn Map of 1889, 1892, 1899, and 1912. The property was converted to hotel use as of the 1926 Sanborn Map and was vacant as of 1948.

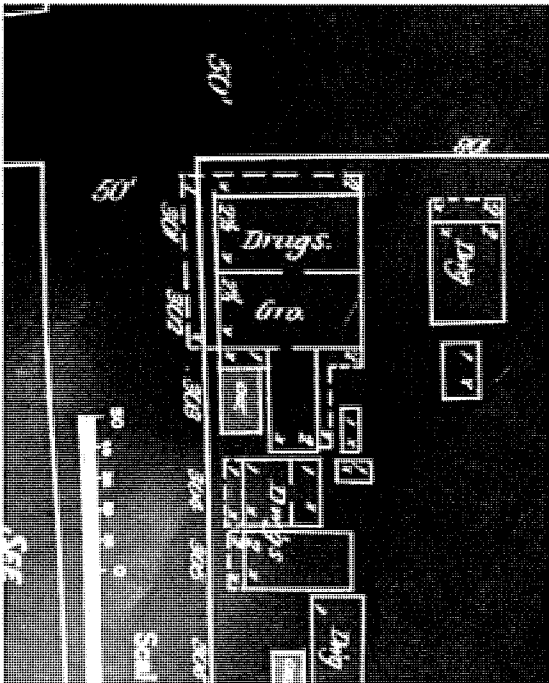
The proposed use is consistent with an allowed mix use HNC-2 Zoning by having retail at the first level and residential use on the second level. Current height limitation will limit any 'attic' space to mechanical use. All floor areas are well within zoning allowances. The only variances required are due to impervious surface being large enough to meet code required parking and landscaping requirements with onsite parking and to accommodate stairs to the porch for this elevated structure while maintaining the building line of the adjacent properties.

Per Section 108-232 coordination will be done with City utilities as there exists sewer and water connections and adequate power from Keys Energy. There are no wetlands or sensitive areas on the property. Tree commission coordination will be required for removal and protection of existing growth. Contact has been made with utilities and verbal acknowledgement of adjacency of utilities has been received on July 31, 2014 as well as willingness to have the project be developed as there is minor impact to existing infrastructure.

Proposed use: Commercial enclosed 817 square feet, Residential 2 bedroom 2 bathroom 1,335 square feet.

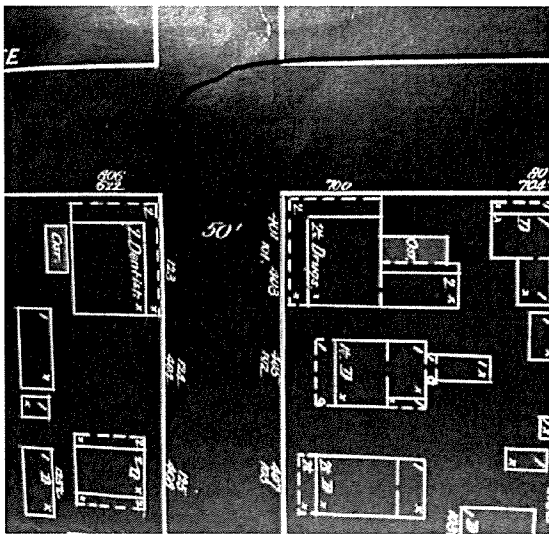
Section 108-998 is not directly applicable due to this project's scale.

700 Eaton Street History
1889-present *based on Sanborn Maps*



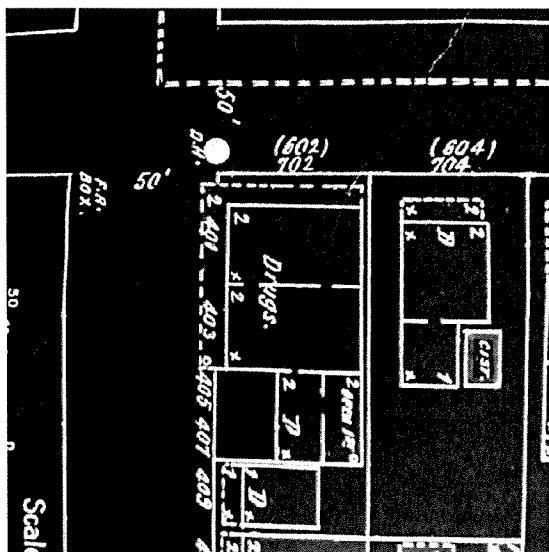
1889 ●

Drugstore/Grocery.
(Residence above).
2 1/2 floors.



1892 ●

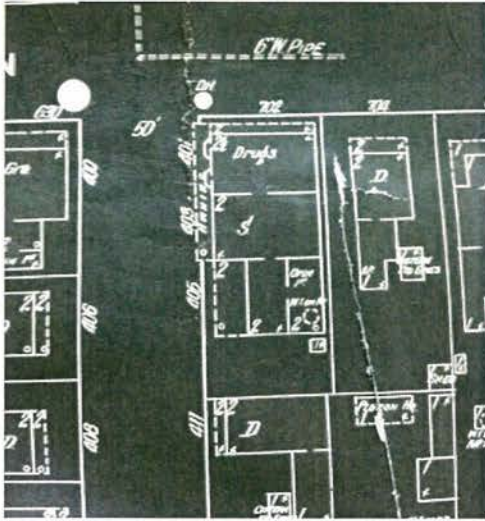
Drugstore.
(Residence above).
2 1/2 floors.



1899 ●

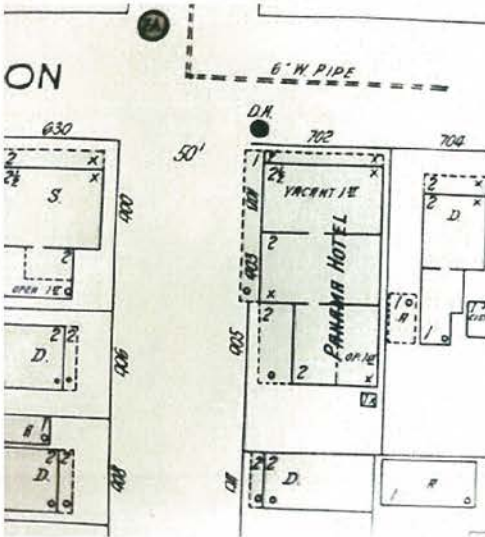
Drugstore.
(Residence above).
2 1/2 floors.

700 Eaton Street History (CONTINUED)
1889-present *based on Sanborn Maps*



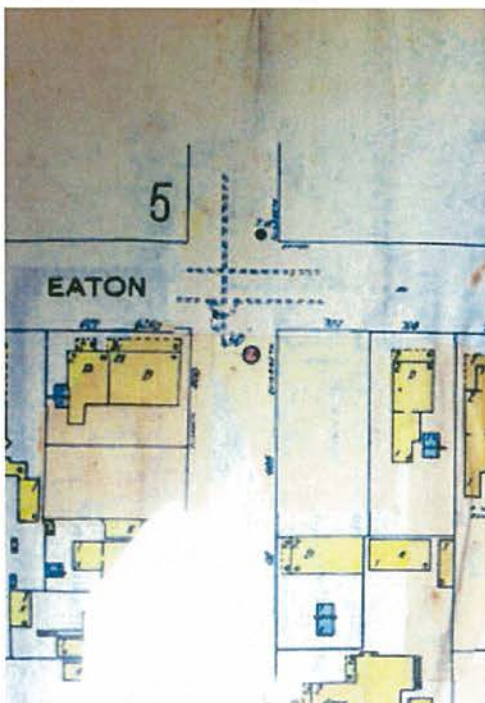
1912 ●

Drugstore/Store.
2 1/2 floors



1926 ●

Panama Hotel.
2 1/2 floors
(vacant 1st)



1948-PRESENT ●

Vacant Lot.

Solution Statement



September 2, 2014

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

Re: 700 Eaton Street
BPAS Application
Exhibit G – Solution Statement

Solution Statement.

Community design is reinforced with the proposed mixed use as allowed (and anticipated) by current zoning, onsite parking, accessibility, size and scale of the building. All on site water will be contained / reused for landscaping areas. Commercial use produces a minimum amount of refuse which is primarily recyclable. The commercial use anticipates a high percent of bicycle traffic and pedestrian traffic with negligible impact on existing on street parking and is consistent with scale and density of the area. Proposed signage and site lighting is consistent with residential scaled property and will meet HARC Guidelines.

Solution Statement – Major Construction / Renovation Prerequisites.

The project offers a unique opportunity to design and construct a new building within the Historic District of Key West, which affords us the opportunity to embrace the newest technologies and building products to create an energy efficient mixed use structure. Through the initial design concepts, we have met the **Baseline Green Building Certification** through the Florida Green Building Coalition Florida Green Home Certification Standard, Version 10, identifying 153 points elevating the design to Silver. The complete Score Sheet is enclosed as part of this project, with some of the key point areas including efficiency in water use and management, the urban lot location, meeting or exceeding code for Hurricane Resistant construction, and keeping the residential unit floor area to a minimum. Further the project approach creates less impact through this mixed use design compared to the alternate single family residence with outdoor pool areas.

With the project located in an X Zone according to the current FEMA Maps and the existing grade at 13'-9", the project will inherently meet the **first habitable floor 1.5 feet above the required based flood elevation** requirement. Understanding the base flood elevations are subject to change in the near term, the proposed design elevates the finish floor 2'-0" above grade, creating a greater barrier against flooding.

Water reuse will be integrated into this project through collection of all roof drainage into an underground cistern. The roof area is 1,725 square feet, which will result in a minimum cistern of 1,725 gallons. This **rainwater catchment system** will store and filter the collected water to minimize the freshwater impact of this project in landscape irrigation, laundry, and by providing the water for toilet flushing.

Deed

Doc# 1964457 01/09/2014 12:37PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 13-327-Premium

01/09/2014 12:37PM
DEED DOC STAMP CL: Krys \$2,345.00

Doc# 1964457
Bk# 2666 Pg# 1561

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of January, 2014 between Premium Mortgage, Inc., a Florida corporation whose post office address is 716 W. Fletcher Avenue, Tampa, FL 33612, grantor, and Polinciana Partners, LLC, a Delaware limited liability company whose post office address is 601 Amalfi Drive, Pacific Palisades, CA 90272, grantee:

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

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

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot Three (3) of Square Thirty-five (35), having a frontage on Eaton Street Fifty (50) feet, and a frontage on Elizabeth Street of Eighty-eight (88) feet; being the same land that was conveyed by Laura Johnson to Samuel B. Lowe, under date of January 24, A.D. 1866.

Parcel Identification Number: 00006120-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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:

Bessie Zeigler
Witness Name: Bessie Zeigler

Debra A. Register
Witness Name: Debra A. Register

Premium Mortgage, Inc., a Florida corporation

By: Theodore J Couch, Jr.
Theodore J Couch, Jr., Vice President

(Corporate Seal)

State of Florida
County of Hillsborough

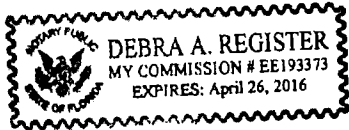
The foregoing instrument was acknowledged before me this 3 day of January, 2014 by Theodore J Couch, Jr., Vice President of Premium Mortgage, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Debra A. Register
Notary Public

Printed Name: Debra A. Register

My Commission Expires: 4/26/14



Delaware

PAGE 1

The First State

Doc# 1964458
Bk# 2666 Pg# 1563

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "POINCIANA PARTNERS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FIFTH DAY OF DECEMBER, A.D. 2013.

MONROE COUNTY
OFFICIAL RECORDS

5189901 8300

131370458

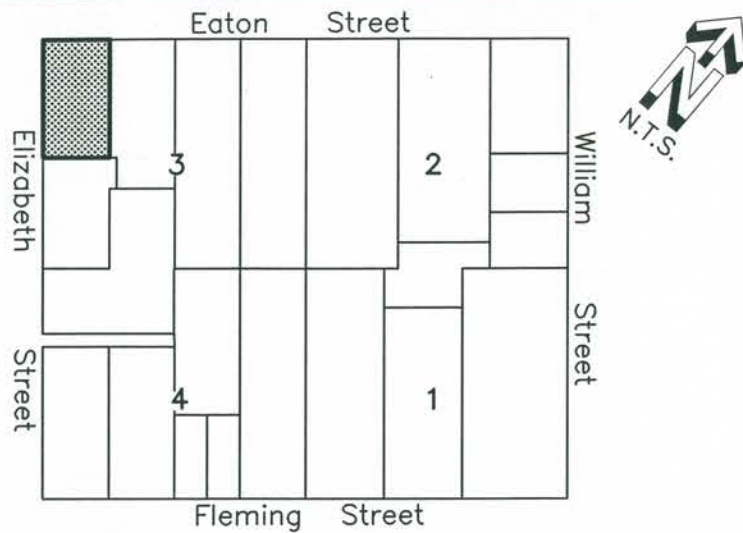
You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 0950183

DATE: 12-05-13

Survey



LOCATION MAP
Square 31, City of Key West

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Title search has not been performed for
said or surrounding properties

MONUMENTATION:

- ⊕ = set 1/2" Iron Bar, P.L.S. No. 2749
- △ = set P.K. Nail, P.L.S. No. 2749
- ▲ = found P.K. nail
- = found 1/2" I.B.

CERTIFICATION MADE TO:

Michael J. Downer and Jessica B. Johnson;
Stones & Cardenas;
Chicago Title Insurance Company

PARCEL A

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February A.D. 1829, as part of Lot Three (3) of Square Thirty-five (35), having a frontage on Eaton Street Fifty (50) feet, and a frontage on Elizabeth Street of Eighty-eight (88) feet: being the same land that was conveyed by Laura Johnson to Samuel B. Lowe, under date of January 24, A.D. 1866.

PARCEL B

A parcel of land in a part of Lot 3, Square 35 in the City of Key West, Florida, according to William A. Whitehead's map of the Island of the City of Key West, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly property line of Eaton Street and the Northeasterly property line of Elizabeth Street, bear Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 88.0 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning, continue bearing Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 2.60 feet to a point; thence with a deflected angle to the left of 88°50'55" and Northeasterly for a distance of 50.26 feet to a point; thence with a deflected angle to the left of 91°09'05" and in a Northwesterly direction for a distance of 3.60 feet to a point; thence at a right angle and in a Southwesterly direction for a distance of 50.25 feet, back the the Point of Beginning.

Abbreviations:

- | | | |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story | B.M. = Bench Mark | I.P. = Iron Pipe |
| R/W = Right-of-Way | P.O.C. = Point of Commence | I.B. = Iron Bar |
| fd. = Found | P.O.B. = Point of Beginning | C.B. = Concrete Block |
| p. = Plat | P.B. = Plat Book | C.B.S. = Concrete Block Stucco |
| m. = Measured | pg. = page | cov'd. = Covered |
| d. = Deed | o/h = Overhead | w.m. = Water Meter |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | Bal. = Balcony |
| N.T.S. = Not to Scale | ☒ = Concrete Utility Pole | Pl. = Planter |
| Ⓢ = Centerline | ⊙ = Wood utility Pole | A/C = Air Conditioner |
| Elev. = Elevation | conc. = concrete | |

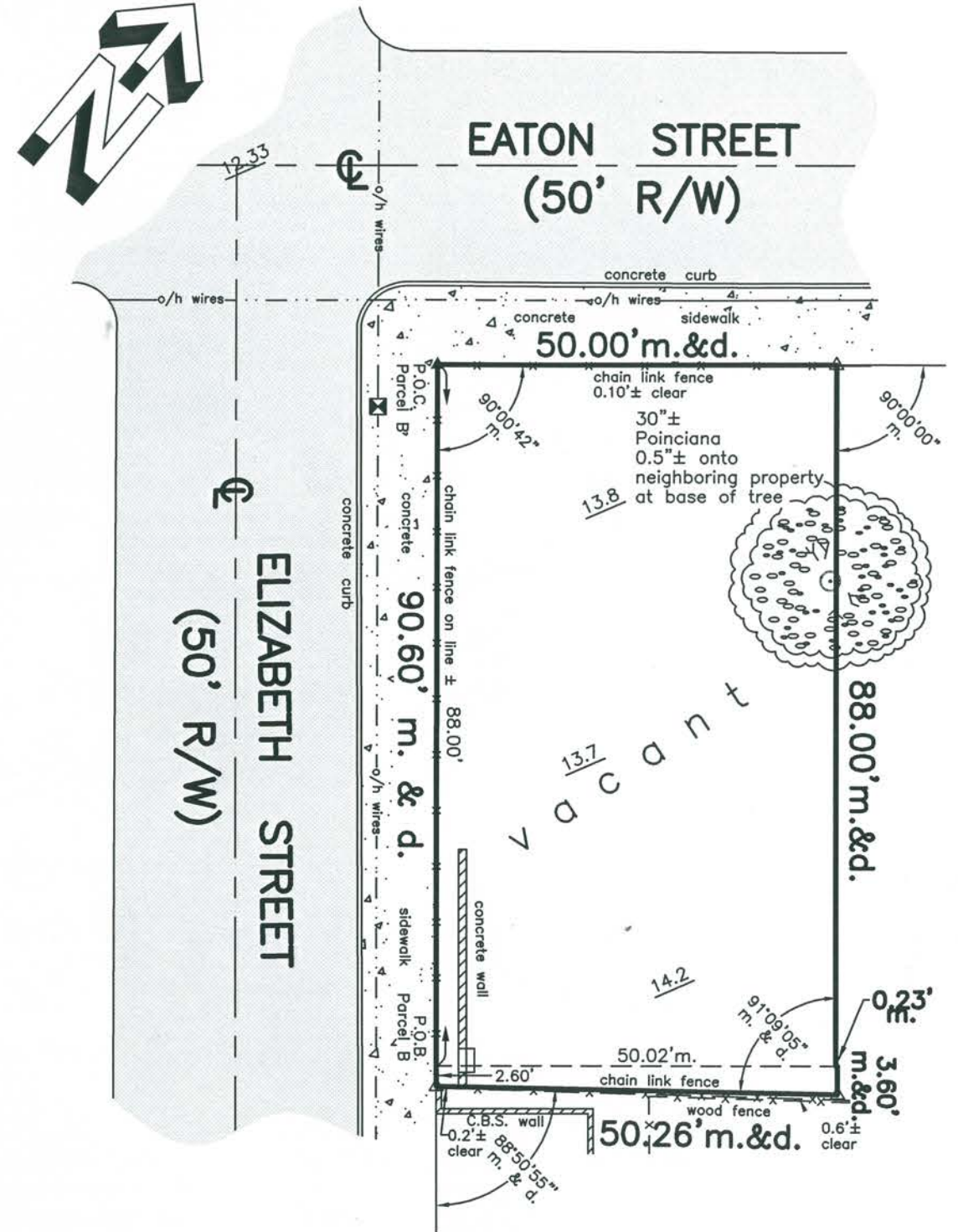
Field Work performed on: 12/10/13

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Michael J. Downer and Jessica B Johnson
700 Eaton Street, Key West, Fl. 33040

BOUNDARY SURVEY

Scale 1" = 20'	Ref. 213-31 File	Flood Panel No. 1516 K	Dwg. No. 13-439
Date: 12/11/13		Flood Zone X	Dwn. By F.H.H.
			Flood Elev. -

REVISIONS AND/OR ADDITIONS			



ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

fred\drawings\keywest\block30\700eaton

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

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Michael J. Downer as
Please Print Name of person with authority to execute documents on behalf of entity

Member of Poinciana Partners, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Anthony D. Sarno of K2M Design, 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.

Michael Downer

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

Subscribed and sworn to (or affirmed) before me on this June 30, 2014
Date

by Michael Downer
Name of person with authority to execute documents on behalf on entity owner

He/~~She~~ is personally known to me or has presented a California drivers license as identification.

M. E. Hurtado

Notary's Signature and Seal



Maria E. Hurtado
Name of Acknowledger typed, printed or stamped

1968122

Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Director
(print name) *(print position; president, managing member)*

of K2M Design, Inc.
(print name of entity serving as Authorized Representative)

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

700 Eaton Street, Key West, Florida 33040
Street Address of subject property

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

Signature of Authorized Representative

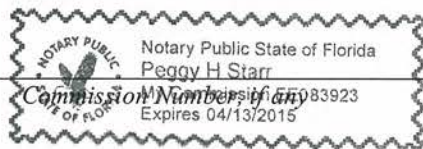
Subscribed and sworn to (or affirmed) before me on this 9-2-14 by
date

Anthony D. Sarno
Name of Authorized Representative

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

Notary's Signature and Seal

Peggy H. Starr
Name of Acknowledger typed, printed or stamped

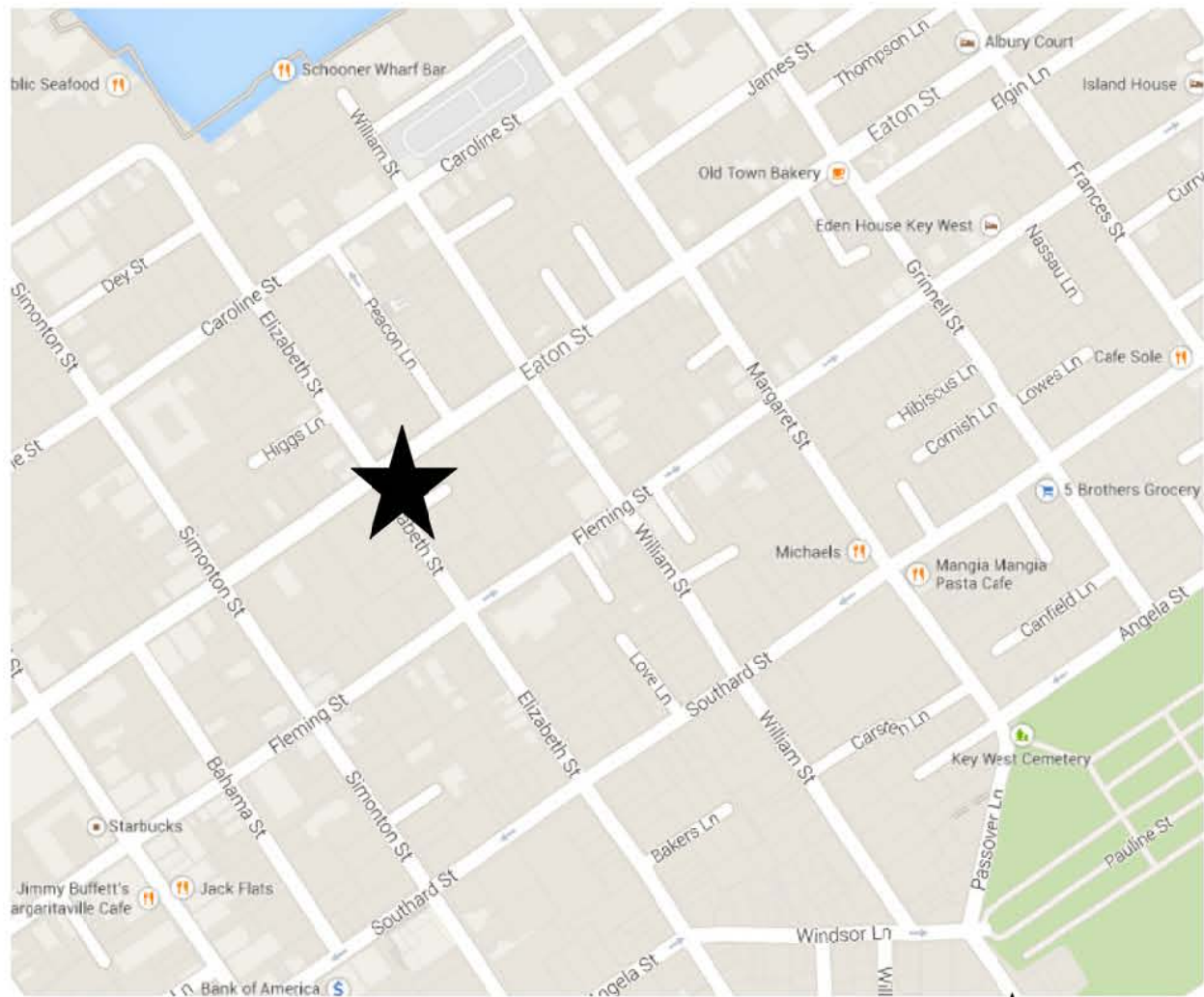


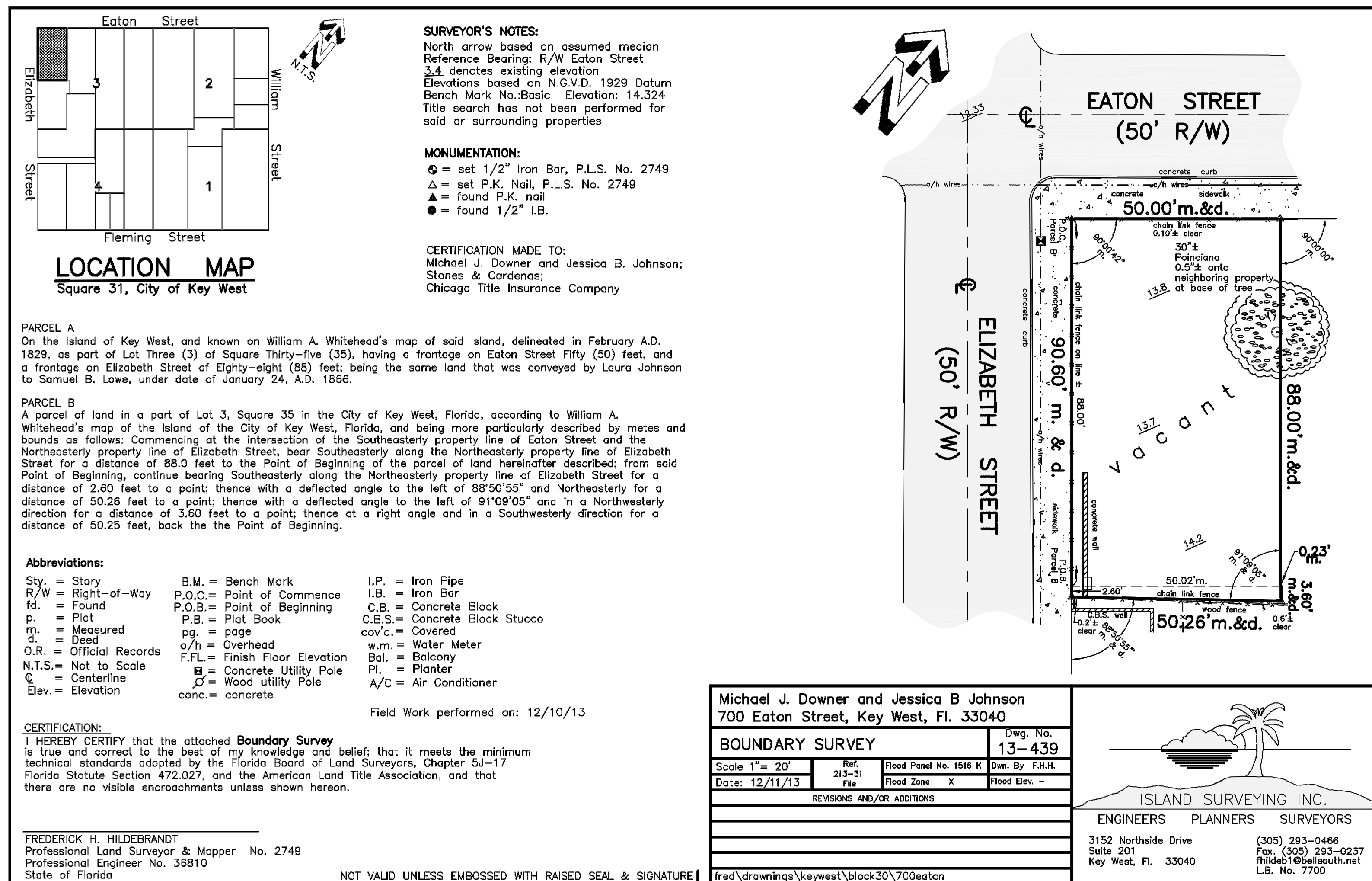
**Plans and
Site Data Table
(Exhibit B)**

COMMERCIAL & RESIDENTIAL MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FLORIDA 33040

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM APPLICATION NOVEMBER 24, 2014

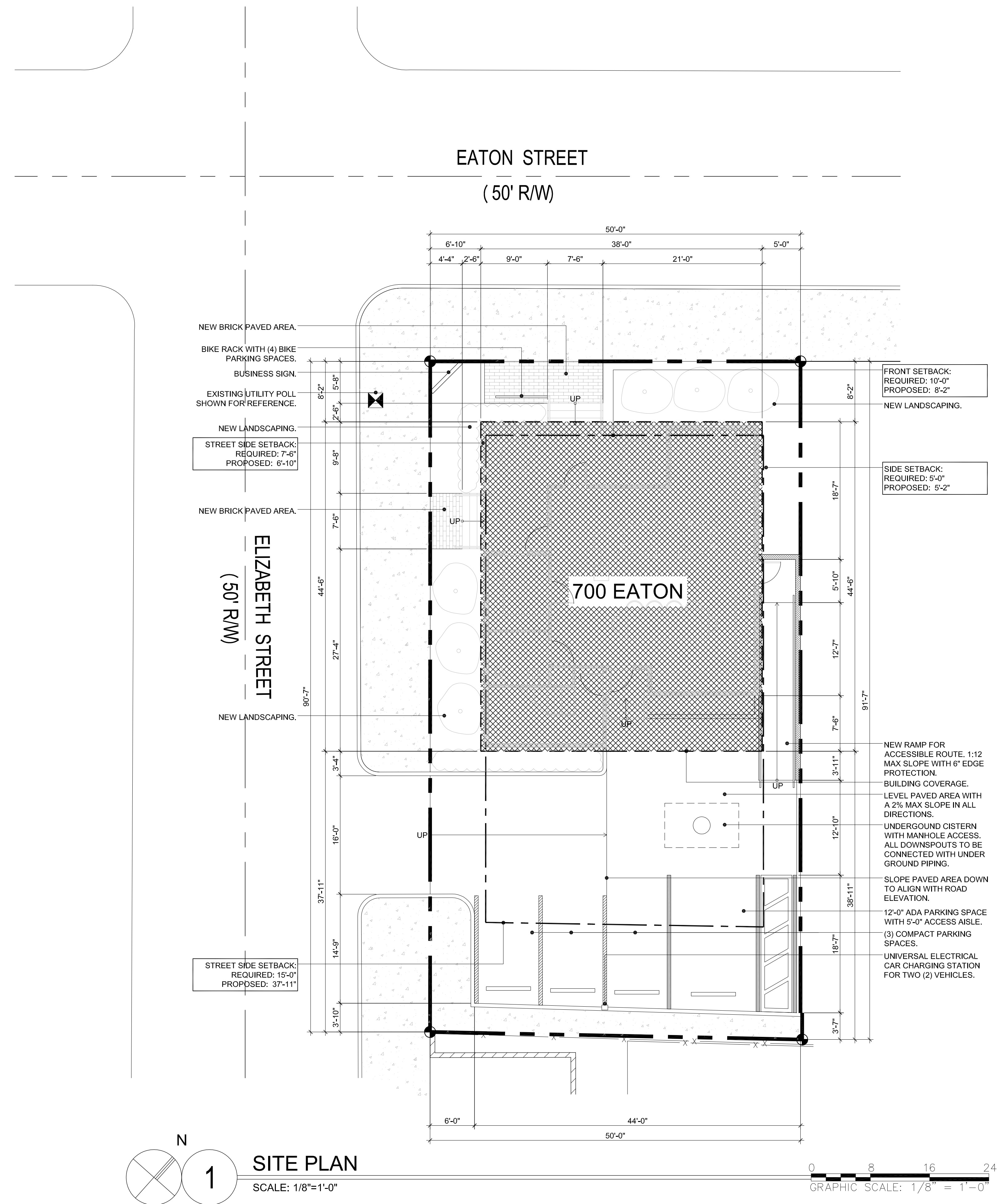
DESIGN TEAM	SCOPE OF WORK	DRAWING INDEX
<p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p> <p>LEED ACCREDITED PROFESSIONAL: k2m Design, Inc. Designer Kristen Argalas, LEED AP BD+C Credential ID #10709761 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>TWO-STORY DEVELOPMENT WITH ON-SITE PARKING AND LANDSCAPING. MIXED USE TO INCLUDE COMMERCIAL SPACE ON FIRST LEVEL WITH RESIDENTIAL ON THE SECOND LEVEL.</p> <p>BUILDING PERMIT ALLOCATION SYSTEM REQUEST IS FOR (1) ONE MARKET RATE RESIDENTIAL UNIT.</p>	<p>GENERAL</p> <p>A0.1.1 COVER SHEET, DRAWING INDEX, LOCATION MAP, & SCOPE OF WORK</p> <p>ARCHITECTURAL</p> <p>AE1.1.1 SURVEY COPY / EXISTING SITE PLAN A1.1.1 PROPOSED SITE PLAN A2.1.1 PROPOSED FLOOR PLANS A3.1.1 PROPOSED EXTERIOR ELEVATIONS</p>
<p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p>		



N
1
AE1.1.1
SCALE: 1"= 20'-0"

SURVEY COPY - EXISTING SITE PLAN

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HNC-2			
Flood Zone	X			
Size of Site	4,557.0 (0.105 Acre)			
Height	30'-0"	N/A	30'-0"	No
Front Setback	10'-0"	N/A	8'-2"	Yes
Side Setback	5'-0"	N/A	5'-2"	No
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	7'-6"	N/A	6'-10"	Yes
Residential Floor Area	15'-0"	N/A	37'-11"	No
Density	N/A	N/A	1,247.5 SF	N/A
Commercial Floor Area	1.38**	N/A	1 R Market	N/A
F.A.R (Commercial)	1.0 (4,557.0)	N/A	0.20 (949.0)	N/A
Building Coverage	1.0	N/A	0.20 (949.0)	No
Impervious Surface	40% (1,822.8)	0% (0.0)	37.1% (1,691)	No
Parking	60% (2,734.2)	0% (0.0)	84.4% (3,850.25)	Yes
Handicap Parking	1 (R) + 3 (C) = 4	N/A	4	No
Bicycle Parking	1	N/A	1	N/A
Open Space/ Landscaping	1	N/A	4	No
Number and type of units	29.3% (1,335.48)	100% (4,557.0)	15.5% (709.5)	Yes
Consumption Area or	Mixed	N/A	1 R Market 1 C	N/A
Number of seats	N/A	N/A	N/A	N/A



MIXED USE DEVELOPMENT

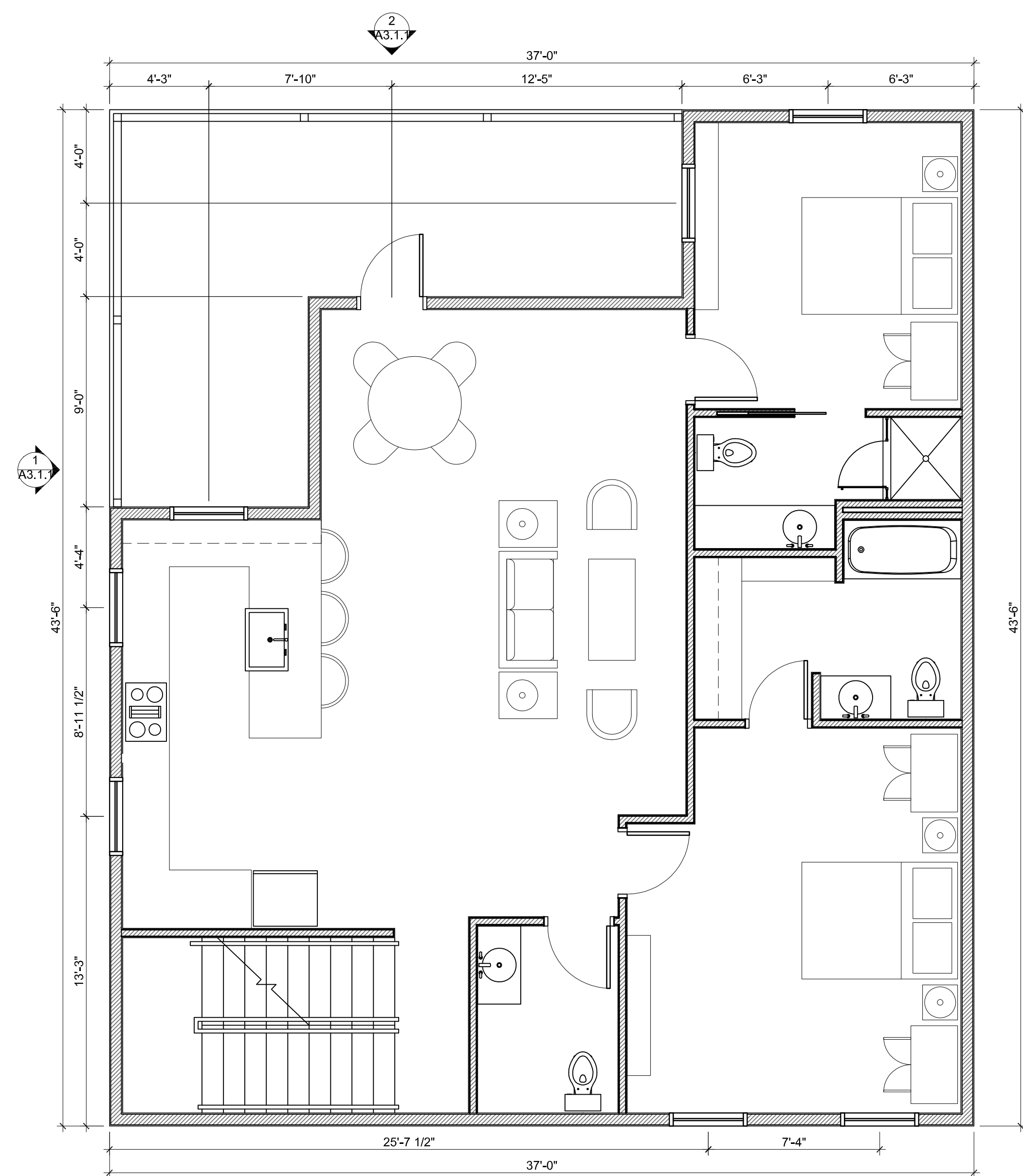
700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

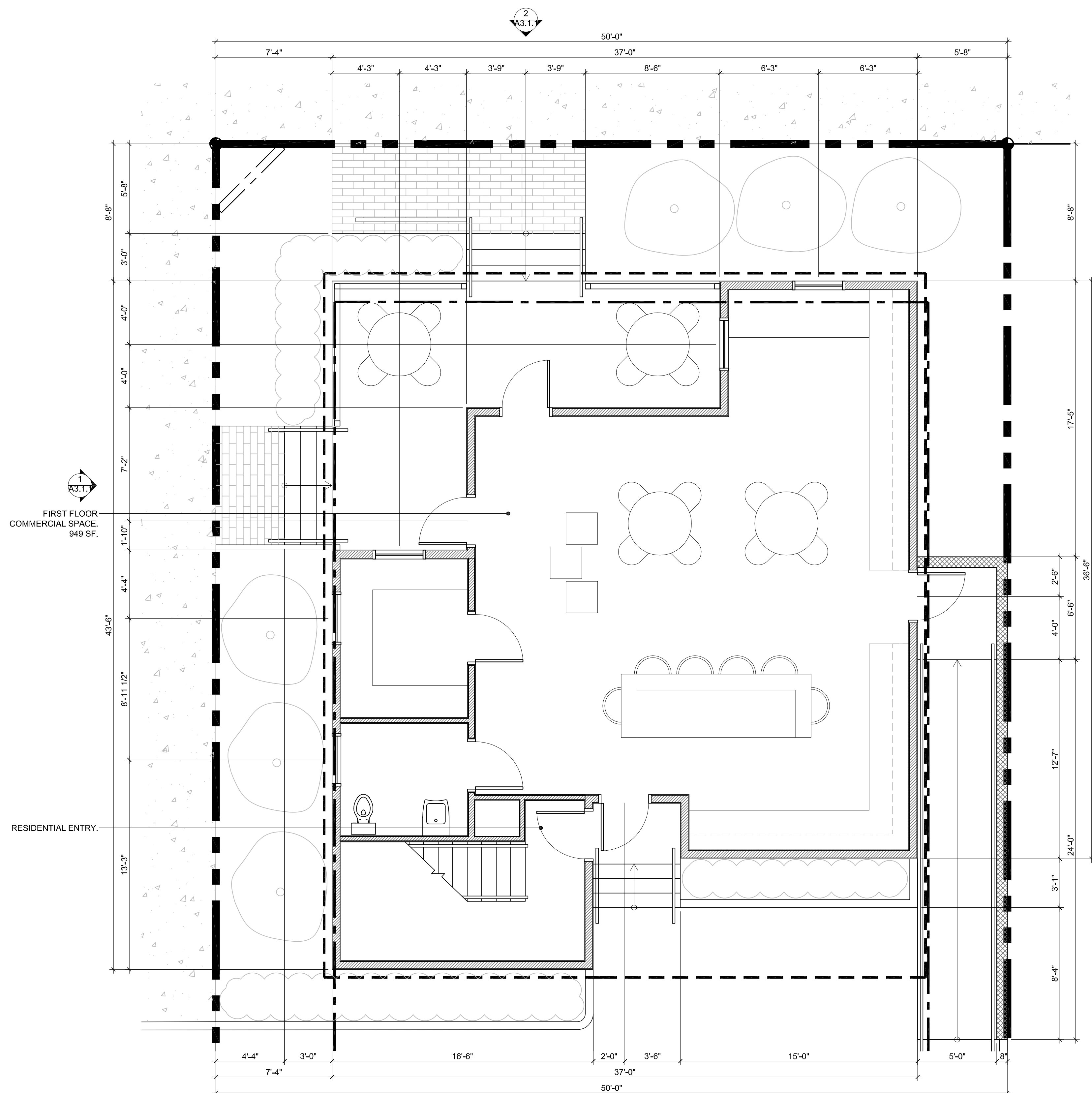
A1.1.1

DATE: NOVEMBER 24, 2014

K2M DESIGN



2 SECOND FLOOR - RESIDENTIAL
A2.1.1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR - COMMERCIAL
A2.1.1 SCALE: 1/4"=1'-0"



MIXED USE DEVELOPMENT

700 EATON STREET, KEY WEST, FL 33040

COMMERCIAL & RESIDENTIAL USE NEW CONSTRUCTION

A2.1.1

DATE: NOVEMBER 24, 2014





2
A3.1.1 EATON STREET ELEVATION

SCALE: 1/4"=1'-0"



1
A3.1.1 ELIZABETH STREET ELEVATION

SCALE: 1/4"=1'-0"





Exhibit B – Site Data Table

2014 Application for BPAS

305-809-3720 • www.keywestcity.com

SITE DATA TABLE

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HNC-2			
Flood Zone	X			
Size of Site	4,557.0 (0.105 Acre)			
Height	30'-0"	N/A	30'-0"	No
Front Setback	10'-0"	N/A	8'-2"	Yes
Side Setback	5'-0"	N/A	5'-2"	No
Side Setback	N/A	N/A	N/A	N/A
Street Side Setback	7'-6"	N/A	6'-10"	Yes
Rear Setback	15'-0"	N/A	37'-11"	No
Residential Floor Area	N/A	N/A	1,247.5 SF	N/A
Density	1.38**	N/A	1 R Market	N/A
Commercial Floor Area	1.0 (4,557.0)	N/A	0.20 (949.0)	N/A
F.A.R (Commercial)	1.0	N/A	0.20 (949.0)	No
Building Coverage	40% (1,822.8)	0% (0.0)	37.1% (1,691)	No
Impervious Surface	60% (2,734.2)	0% (0.0)	84.4% (3,850.25)	Yes
Parking	1 (R) + 3 (C) = 4	N/A	4	No
Handicap Parking	1	N/A	1	N/A
Bicycle Parking	1	N/A	4	No
Open Space/ Landscaping	29.3 % (1,335.48)*	100% (4,557.0)	15.5% (709.5)	Yes
Number and type of units	Mixed	N/A	1 R Market 1 C	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

* Open Space: 35% Residential; 20% Commercial

Residential is 62.04% of Total Floor Area; Commercial is 37.96% of Total Floor Area

989.51 SF Open Space Residential; 345.97 SF Open Space Commercial

** Density: Calculated per 122.1142 (i).

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



Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

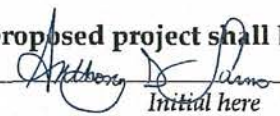
The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout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

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

Applicant: Anthony D. Sarno | K2M Site Address: 700 Eaton Street

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

Prerequisite Development Type: Major Construction/ Renovation YES
Minor Renovation NO

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

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

- | | | |
|----|--|------------------|
| 1 | Building more than 1.5' higher than the base flood elevation (+5) | Points <u>5</u> |
| 2 | Voluntarily providing affordable housing units (+10) | Points <u>0</u> |
| 3 | Achieving Green Building Certification Upgrade 1 (+30) | Points <u>30</u> |
| 4 | Achieving Green Building Certification Upgrade 2 (+40) | Points <u>0</u> |
| 5 | Achieving Green Building Certification Upgrade 3 (+60) | Points <u>0</u> |
| 6 | Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10) | Points <u>10</u> |
| 7 | Design by a LEED accredited architect (+10) | Points <u>10</u> |
| 8 | Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5) | Points <u>5</u> |
| 9 | Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10) | Points <u>0</u> |
| 10 | Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u>5</u> |
| 11 | Designing the buildings with a vegetated roof of at least 50% of the roof area (+15) | Points <u>0</u> |

TOTAL ESTIMATED POINTS 65

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

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

TOTAL ESTIMATED POINTS N/A

**BPAS Certification Form
(Exhibit D)**



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

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

I certify that my total estimated points are 65. 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.

AD

Signature of applicant

September 2, 2014

Date

Anthony D. Sarno

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 2 day of September, 20 14,
by Anthony D. Sarno (name of person signing the application)
as Director of KEM (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Poinciana Partners, LLC (name of entity or party on behalf of whom application was
executed).

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

Peggy H Starr

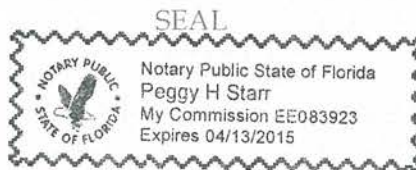
Notary's Signature and Seal

Peggy H. Starr

Name of Acknowledger typed, printed or stamped

EE 083923

Commission Number, if any



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

PREREQUISITES:

Version 10 Revised 1-6-14

Prerequisite 1: Swimming Pool / Spa

- P1.1 N/A Sanitation system that reduces chlorine use
- P1.2 N/A Pool Cover
- P1.3 N/A Solar pool heating system
- P1.4 N/A Dedicated PV's to run pool equipment
- P1.5 N/A Home has no pool or spa

Prerequisite 2: Waterfront Considerations

- P2.1 N/A Use of native aquatic vegetation in shoreline area
- P2.2 N/A No turf adjacent to water (Low maintain plants instead)
- P2.3 N/A Use of terraces, swales, or berms to slow storm water
- P2.4 N/A Home site does not border natural water body

Prerequisite 3: No Invasive Exotic Species

- P3.1 Yes Landscape Considerations
 - New Is the landscape existing or new

CATEGORY 1: ENERGY

Version 10 Revised 1-6-14

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.1 **15** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

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

Design, Finishes, Amenities

E2.1	-	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	-	1	Cross vent and ceiling fans code credit
E2.5	1	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.6	N/A	1	Passive solar space heating system
E2.7	-	1	Passive solar day-lighting
E2.8	-	1	Deciduous trees on south
E2.9	0	1 - 4	House shaded on east and west by trees 12.5 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	-	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)
E2.13	1	1 - 2	Light colored interior walls, ceilings, carpet/floors 0 Enter the Solar Reflective Index (SRI) of Paint 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 No 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	1	Max 100W fixtures in bathrooms
E2.15	N/A	1	Pre-plumb for solar hot water
E2.16	2	2	Install a State Certified rated solar hot water system
E2.17	-	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	-	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	N/A	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.24	N/A	1	Dwelling unit attached, zero lot-line, row house
E2.25	2	2	Recessed, sealed IC fixtures
E2.26	3	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	36	112	Total Points

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

Name of HERS Rater: _____ 0
 Certifying Agent Category 1: _____ 0

CATEGORY 2: WATER

Version 10 Revised 1-6-14

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 Fixtures

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

W2 Greywater Reuse

W2.1	-	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.1	3	1 - 3	Rainwater Harvesting System installed
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W4 Reclaimed Water Reuse

W4.1	2	2	Water for irrigation
W4.2	-	2	Meter on reclaimed irrigation system
W4.3	-	2	Volume-based pricing arrangement
W4.4	-	2	For toilet flushing

W5 Installed Landscape

W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	1	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list 60% :Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with local environment / microclimate
W5.4	3	3	Turf less then 50% of landscape
W5.5	2	2	Evenly shaped turf areas, no turf on berms
W5.6	2	2	Plants with similar maintenance requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.8	-	1	Non-Cypress mulch used
W5.9	2	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.1	N/A	10	No permanent installed irrigation system
W6.2	2	2	Innovative irrigation technology
W6.3	3	3	Irrigated land according to FGBC standard Yes Separate zones for turf and landscape beds - multi program controller Yes High-volume irrigation does not exceed 60% of landscape area Yes Head to head coverage for rotor/spray heads Yes Correctly installed Micro-irrigation in landscape beds and narrow areas Yes Minimize overspray on impermeable surfaces
W6.4	1	1	OR Yes Pressure compensating spray heads installed in spray zones Yes Pressure regulating valves are installed for spray zones
W6.5	1	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	1	2	High volume irrigated areas have matched precipitation rates
W6.7	1	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.1	-	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	-	2	Florida Friendly Landscape™ Program New Construction Certification
	36	57	Total Points

36 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

Version 10 Revised 1-6-14

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			No <input type="text" value="0"/> Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	-	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/4 Mile away from basic community resources
			Yes Arts and entertainment center
			Yes Bank
			0 Community or civic center
			Yes Convenience store
			0 Daycare center
			Yes Fire station
			0 Fitness center or gym
			Yes Laundry or dry cleaner
			Yes Library
			Yes Medical or dental office
			0 Pharmacy
			0 Police station
			Yes Post office
			Yes Place of worship
			0 Restaurant
			0 School
			- Supermarket
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	-	2	Site located in small lot cluster development
LC1.9	-	2	Brownfield site
	9	21	Total Points

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

Certifying Agent Category 3:

#VALUE!

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

S1.1	2	2	Maximize tree survivability
S1.2	0	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for N/A
S1.3	2	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	-	2	Mill clear trees
S2.2	0	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: N/A

Erosion Control / Topsoil Preservation

S3.1	N/A	2	Develop an erosion control site plan
S3.2	-	1	Stabilize disturbed soil
S3.3	-	2	Stage disturbance
S3.4	-	1	Control sediment runoff during construction
S3.5	1	1	Save and reuse any removed topsoil

Drainage / Retention

S4.1	2	2	Onsite designated retention area		
S4.2	-	2	Direct filtered rooftop runoff to planted area(s)		
S4.3	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious		
	0		% Pervious Material	1	Total Lot Area (sq. ft.)
	0		Coverage Area (sq. ft.)	0	100% Pervious sq. ft.
	0		Equivalent Pervious Area -->	0	Equivalent Pervious Area (semi-pervious)
	0		Total points for pervious area		
	7	34	Total Points		

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

Certifying Agent Category 4: **0**

CATEGORY 5: HEALTH

Version 10 Revised 1-6-14

Category Minimum 15 / Category Maximum 35

Combustion

H1.1	N/A	3	Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage
H1.2	N/A	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.3	N/A	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.4	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

N/A	Electric
N/A	Sealed combustion equipment
N/A	Sealed combustion closet

Water Heating

N/A	Electric
N/A	Sealed combustion equipment
N/A	Sealed combustion closet
N/A	Outside of conditioned space

Moisture Control

H2.1	N/A	1	Drainage tile on and around top of footing
H2.2	N/A	1	Drainage board for below grade walls
H2.3	N/A	1	Gravel bed beneath slab on grade floors
H2.4	N/A	1	Seal slab penetration
H2.5	N/A	1	Capillary break between foundation and framing
H2.6	N/A	3	Central dehumidification system
H2.7	1	1	No vapor barrier on inside of assemblies
H2.8	1	1	Moisture control for tub/shower and shower surrounds

Source Control

H3.1	-	1	No exposed urea-formaldehyde wood products
H3.2	-	2	Zero VOC paints, stains, and finishes
H3.3	1	1	Low VOC paints, stains, and finishes
H3.4	1	1	Low VOC sealants and adhesives
H3.5	1	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.6	-	1	Healthy flooring
H3.7	1	1	Healthy insulation
H3.8	-	1 - 2	Protect ducts, range hood, and bath exhaust fans during construction
H3.9	-	3	Integrated pest management plan

Cleanability

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

Universal Design

H5.1	-	1-3	Universally designed living area
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Ventilation

H6.1	4	2 - 4	Controlled mechanical ventilation
H6.2	-	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	1	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	-	3	Whole house positive filtration
H6.8	1	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	-	1	Install screens on all windows and doors
H6.11	-	1	Manual D duct design
	16	52	Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 10 Revised 1-6-14

Category Minimum 10 / Category Maximum 35

Components

M1.1	-	1	Recycled content roof material
M1.2	0	2 - 3	Certified sustainable lumber No homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified No home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	1	1	Engineered / alternative material for outdoor living
M1.4	-	1	Concrete with fly ash or blast furnace slag
M1.5	-	1	Recycled content siding or soffit material
M1.6	N/A	1	Eco-friendly insulation
M1.7	-	1	Recycled content drywall
M1.8	N/A	1	Recycled content paint
M1.9	-	1	Steel interior studs
M1.10	1	1	Eco-friendly flooring material
M1.11	-	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials No minimum 80% of all new windows & doors are from local manufacturers & are operable No 50% of all doors are reused doors or 50% of all windows are reused windows No 80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

M2.1	-	3	Resource efficient wall system with integral insulation
M2.2	2	2	Develop a construction and demolition waste management plan
M2.3	3	2 - 4	Implement job site waste management 5 # of items implemented a,e,h,k,l List items (i.e.: a, b, c, etc.)
M2.4	-	1	Compost bin/built in collection of recyclables
M2.5	2	1 - 2	Engineered roof and floor components Yes 80% of floor (or code allowance) Yes 80% of roof (or code allowance)
M2.6	-	1	Finger jointed or laminated products
M2.7	-	1	Eco-friendly trim
M2.8	1	1	Perimeter based on 2 foot dimensions
M2.9	1	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	-	1	Stack framing
M2.11	-	1	2-stud corners with drywall clips
M2.12	-	1	T-wall with drywall clips

Durability

M3.1	1	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.2	-	1	Large overhangs (eave and gable)
M3.3	-	1	Air admittance vents
M3.4	-	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	1	1	Siding and exterior trim primed all sides
M3.6	-	1	Plants/turf minimum of 2ft. from foundation
M3.7	-	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	-	2	Automatic in home water sensor/shut off system installed
M3.10	-	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	15	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 10 Revised 1-6-14

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

DM1.1	-	2	Safe room
DM1.2	2	2	Unvented attic or No attic
DM1.3	2	2	Window, door, and skylight protection or impact resistant type
DM1.4	1	1	Attached garage and exterior door protection
DM1.5	1	1	Exterior structures and equipment properly anchored
DM1.6	2	2	Secondary water protection installed on roof
DM1.7	2	2	Adhesive applied to roof sheathing
DM1.8	-	5	Comply with Fortified For Safer Living Standards

Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

DM3.1	3	3	Yes	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			Yes	Fire resistant soffit and vent material
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home

Lightning & Electronics Protection

DM4	1	1 - 2	Installed Surge Suppression or Lightning Protection System
-----	---	-------	--

Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

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

DM 5.1	0	10	DM 5.1: Chemical Soil Treatment Used
			- Exterior cladding installed to prohibit intrusion
			- Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			- Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			- Irrigation/sprinkler water does not hit building
			- Damage replacement warranty issued and available for annual renewal
			OR
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided
			- Chemical soil treatment avoided
			- Alternative Florida Building Code approved method of foundation protection employed
			OR
DM 5.3		12	DM 5.3: Treated wood products
			- All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated
	17	38	Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 10 Revised 1-6-14

Category Minimum 0 / Category Maximum 40

Small House Credit

G1.1 **15** 0 - 25 Conditioned house size (enter **no** if not claiming any points)
1,335 :square feet of conditioned area

Adaptability

G2.1 **-** 2 Roof trusses designed for addition
 G2.2 **-** 1 - 2 Unfinished rooms
 G2.3 **-** 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

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

Remodel

G4.1 **N/A** 10 Remodeling structure (HERS Index < 80)
 G4.2 **N/A** 3 Toilets 1.6 gpf and showers 2.5 gpm or less
 G4.3 **N/A** 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
 G4.4 **N/A** 2 Existing homes with pools - upgrade pump to variable speed or dual speed
 G4.5 **N/A** 2 Roof to wall connection upgrades

Other

G5.1 **0** 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
0 :Number of members on the team that are members of FGBC
 G5.2 **-** 2 Homeowner's manual, including information, benefits, operations - per reference guide
 G5.3 **2** 2 Minimum 1 hour Hands on training provided to homeowner
 G5.4 **-** 1 Plan for edible landscape/food garden
 G5.5 **-** 2 Guaranteed energy bills
 G5.6 **-** 1 - 5 **INNOVATIVE CREDITS**

Description of innovation:

0

17 49 Total Points

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

Certifying Agent Category 8:

0

FGBC Home Score

Category	Your Score	Required Min - Max
Category 1: Energy	36	30 - 75
Category 2: Water	36	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	7	5 - 30
Category 5: Health	16	15 - 35
Category 6: Materials	15	10 - 35
Category 7: Disaster Mitigation	17	5 - 30
Category 8: General	17	0 - 40

Total: **153**

Total Need: **100**

Certified Home Score **153**

Certification Level: **Silver**

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

Home Address
0
0

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
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ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

January 3, 2014

Poinciana Partners, LLC
601 Amalfi Drive
Pacific Palisades, California 90272

RE: Purchase of: 700 Eaton Street
Key West, FL 33040

Dear Poinciana Partners:

Congratulations on your purchase of the above-referenced property. Please find enclosed the following signed documents from your above-referenced closing:

1. Closing statement and addendum;
2. Three copies of the Quit Claim Deed;
3. Three copies of the Warranty Deed;
4. Copy of Seller Affidavit; and
5. Copy of the Title Commitment.

Please keep these documents for your record of this transaction. Thank you for giving our office the opportunity to assist you with this closing. If you should have any questions or need any further documents, please do not hesitate to contact our office.

Kindest Regards,



Tania Ortiz
Real Estate Closing Assistant

/to
Enclosures as stated

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 13-327-Premium

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of January, 2014 between **Premium Mortgage, Inc., a Florida corporation** whose post office address is **716 W. Fletcher Avenue, Tampa, FL 33612**, grantor, and **Poinciana Partners, LLC, a Delaware limited liability company** whose post office address is **601 Amalfi Drive, Pacific Palisades, CA 90272**, grantee:

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

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

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot Three (3) of Square Thirty-five (35), having a frontage on Eaton Street Fifty (50) feet, and a frontage on Elizabeth Street of Eighty-eight (88) feet; being the same land that was conveyed by Laura Johnson to Samuel B. Lowe, under date of January 24, A.D. 1866.

Parcel Identification Number: 00006120-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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:

Bessie Zeigler
Witness Name: Bessie Zeigler

Debra A Register
Witness Name: Debra A Register

Premium Mortgage, Inc., a Florida corporation

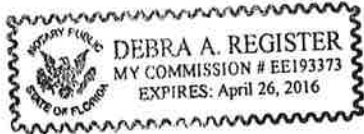
By: Theodore J Couch, Jr.
Theodore J Couch, Jr., Vice President

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 3 day of January, 2014 by Theodore J Couch, Jr., Vice President of Premium Mortgage, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Debra A Register
Notary Public

Printed Name: Debra A Register

My Commission Expires: 4/26/14

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

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

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 3rd day of January, 2014 by and between Premium Mortgage, Inc., a Florida corporation, whose address is 716 W. Fletcher Avenue, Tampa, FL 33612, party of the first part, and Poinciana Partners, LLC, a Delaware limited liability company, whose address is 601 Amalfi Drive, Pacific Palisades, CA 90272, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

A parcel of land in a part of Lot 3, Square 35 in the City of Key West, Florida, according to William A. Whitehead's map of the Island of the City of Key West, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly property line of Eaton Street and the Northeasterly property line of Elizabeth Street, bear Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 88.0 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning, continue bearing Southeasterly along the Northeasterly property line of Elizabeth Street for a distance of 2.60 feet to a point; thence with a deflected angle to the left of 88°50'55" and Northeasterly for a distance of 50.26 feet to a point; thence with a deflected angle to the left of 91°09'05" and in a Northwesterly direction for a distance of 3.60 feet to a point; thence at right angles and in a Southwesterly direction for a distance of 50.25 feet, back to the Point of Beginning.

SUBJECT TO: Taxes for the year 2014 and subsequent years.

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

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances

thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

PREMIUM MORTGAGE, INC., a
Florida corporation

Bessie Zeigler
Signature of Witness
Bessie Zeigler
Printed Name of Witness

By: Theodore J. Couch, Jr.
Theodore J. Couch, Jr., Vice-President

Debra A. Register
Signature of Witness
Debra A. Register
Printed Name of Witness

STATE OF FLORIDA:
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PREMIUM MORTGAGE, INC., a Florida corporation, by and through its Vice-President, THEODORE J. COUCH, JR., who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced _____ as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Hillsborough 716 W. Fichtelner Ave Tampa, FL County of Hillsborough, State of Florida, this 3rd day of January, 2014.

Debra A. Register
Printed Name of Notary

Debra A. Register
NOTARY PUBLIC

My Commission Expires: 4/26/16

