

Year 9 BPAS



1501 SOUTH STREET
1 MARKET-RATE UNIT



RECEIVED
OCT 06 2021
BY: DMD

Building Permit Allocation System {BPAS} Application

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

City of Key West, Florida • Planning Department

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

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

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

Name: Gregory Oropeza

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252

Email: greg@oropezastonescardenas.com

PROPERTY OWNER:

Name: KWRH, LLC

Mailing Address: 817 Duval Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 843-290-8895 Office: _____

Email: skyfly11@gmail.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1501 South Street, Key West, Florida 33040

Parcel ID RE#: _____ Alternate Key: _____

Zoning District: SF Size of Site: 4,694.8 Sq. Ft.

Density Allowed: 1 DU Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

The property is currently a vacant lot.

CITY OF KEY WEST – BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZE	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0		1
Affordable Residential Dwelling Unit(s) ²	0		0
Transient Unit(s)	0		----- N/A -----
Accessory Dwelling Unit(s) ³	0		0
Single Room Occupancy Unit(s)	0		0
Nursing Home Unit(s)	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 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

C. PROPOSED DEVELOPMENT:

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

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

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

Is this property located within a Historic Zoning District?

Yes

No

Are buildings on the property listed as contributing historic structures?

Yes

No

Is the proposal for mixed residential and commercial use?

Yes

No

Are density bonuses proposed?

Yes

No

Advanced affordable allocation request?

Yes

No

Will the allocation require development review? Yes No

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Major Development Plan | <input type="checkbox"/> Minor Development Plan | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Beneficial Use | <input type="checkbox"/> HARC |
| <input type="checkbox"/> Lawful Unit Determination | <input type="checkbox"/> Transient Transfer | <input type="checkbox"/> Tree Commission |
| <input type="checkbox"/> Other | | |

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

CITY OF KEY WEST – BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

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

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

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



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

October 5, 2021

Katie Halloran, Director of Planning
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Request for Market Rate Building Permit Allocation System Allocations for 1501 South Street, Key West, Florida 33040

Dear Mrs. Halloran:

Please allow this correspondence to serve as an application for one (1) residential Building Permit Allocation System (“BPAS”) unit on behalf of KWRH, LLC (“KWRH” or “Applicant”). KWRH intends to develop the BPAS Unit at the real property located at 1501 South Street, Key West, Florida 33040 (the “Property”). As counsel for KWRH, my firm submits the following application and supporting documents for your consideration:

Title Block:

- a. Name of Owner: KWRH, LLC
- b. Scale: 1/4" = 1'
- c. North Arrow: As identified on the site plan
- d. Preparation/Revision Date: August 4, 2021

Identification of Key Persons:

- a. Owner: KWRH, LLC
- b. Owner’s Authorized Agent: Oropeza, Stones & Cardenas, PLLC
- c. Architect: T.S. Neal Architects, Inc,
- d. Surveyor: J. Lynn O’Flynn, Inc.
- e. Environmental Consultant: Two Trails Sustainable Building Consultants
- f. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: KWRH, LLC is the sole owner of the Property. Edward Flynn is the Manager of KWRH, LLC, a Florida limited liability company.

Project Description: The proposed project is a single-family residence.

Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Single Phase – Completion of one (1) single family residential unit with pool and deck.
- b. Expected Date of Completion – On or before two (2) years from the award of the building permit.

Intergovernmental Coordination:

All intergovernmental coordination shall be completed as required by the City.

Description of Proposed Development and Use:

The proposed development shall consist of one (1) residential single-family unit with a pool and deck. The Property is currently a vacant lot.

Solution Statement:

The proposed market rate unit development shall be designed and constructed utilizing methods and techniques which will allow the Applicant to achieve the Gold Standard for Florida Green Building Code; the Applicant's sustainable building consultant is LEED certified and will coordinate the FGBC certification process, providing the FGBC certification of Gold or greater prior to the issuance of a Certificate of Occupancy. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The storm water plan and the landscape plan for the Property shall meet or exceed the requirements of the Code. A cistern will be installed, in accordance with the BPAS Ordinance, thereby reducing the use of potable water for irrigation and outdoor water needs.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,



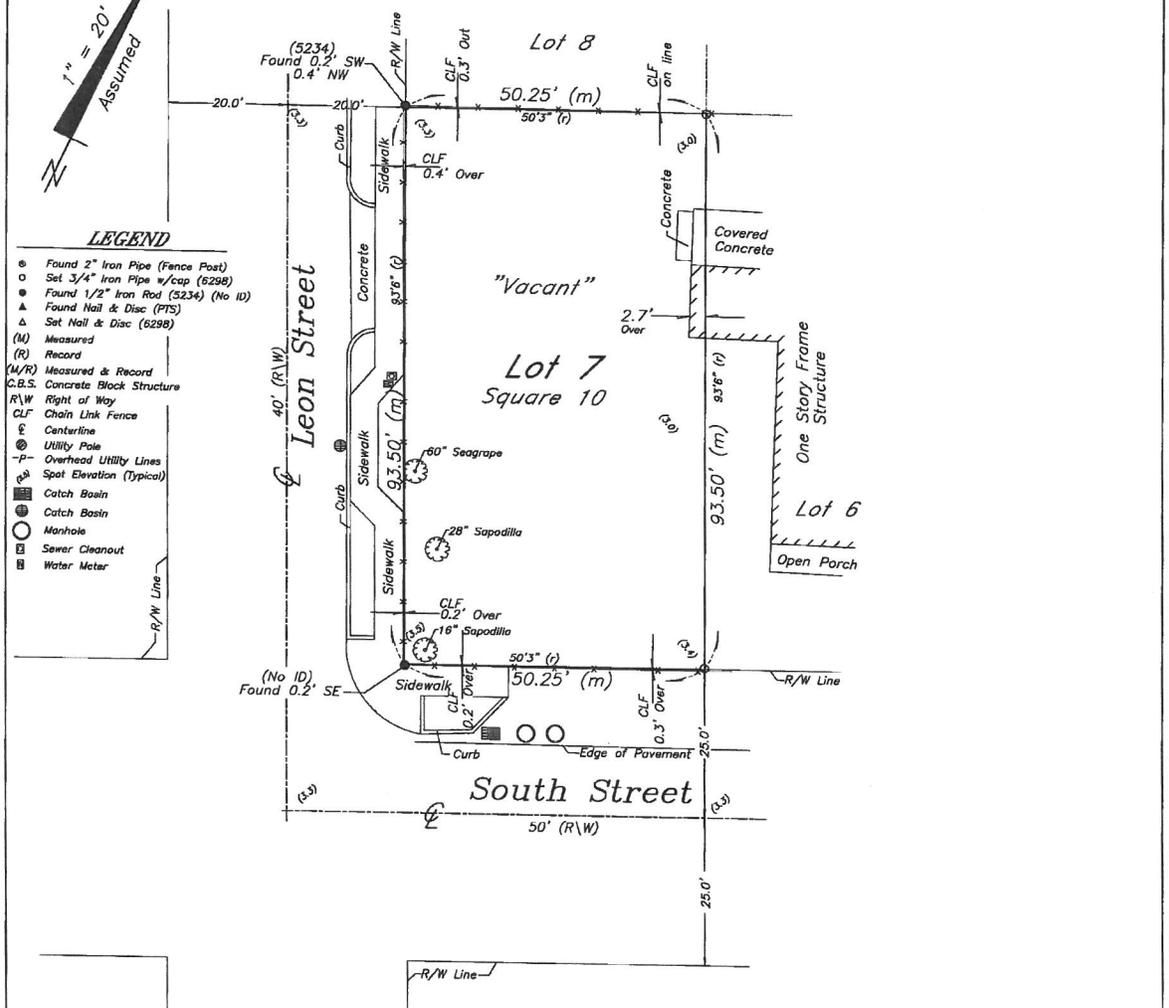
Gregory S. Oropeza, Esq.

Year 9 BPAS



SURVEY & ELEVATION CERTIFICATE

Boundary Survey Map of Lot 7, Square 10, Tract 20, Key West Monroe Investment Company Subdivision



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (No ID)
- ▲ Found Nail & Disc (PTS)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Utility Pole
- P- Overhead Utility Lines
- ⊕ Spot Elevation (Typical)
- ⊕ Catch Basin
- ⊕ Catch Basin
- Manhole
- ⊕ Sewer Cleanout
- ⊕ Water Meter

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1503 South Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Flood Insurance Rate Map Zone: AE (EL 6); Community Panel No. 120168; 1516K; dated 2/18/05.
 9. Date of field work: April 8, 2021.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. Bench mark utilized: 872 4557 TIDAL 4

BOUNDARY SURVEY OF: Lot 7, Square 10, Tract 20 of the Key West Monroe Investment Company's Subdivision, Plat Book 1, Page 41, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: KWRHLLC;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

April 10, 2021
Revised name April 14, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #8288

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name KWRH LLC		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 SOUTH STREET		Company NAIC Number:
City KEY WEST	State Florida	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00043380-000000) (KW MONROE INVESTMENT CO SUB PB1-41 LOT 7 SQR 10 TR 20)		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>24.5543 N</u> Long. <u>-81.7851 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>		
c) Total net area of flood openings in A8.b <u>N/A</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
A9. For a building with an attached garage:		
a) Square footage of attached garage <u>N/A</u> sq ft		
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>		
c) Total net area of flood openings in A9.b <u>N/A</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168		B2. County Name MONROE		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
 FIS Profile FIRM Community Determined Other/Source: _____

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

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 SOUTH STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: D 121 Vertical Datum: 1929

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

NGVD 1929 NAVD 1988 Other/Source: _____

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

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>7.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>17.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>7.0</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>3.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>3.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>3.3</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name J. LYNN O'FLYNN		License Number 6298		<div style="border: 1px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;"> Place Seal Here </div>
Title P.S.M.				
Company Name J. LYNN O'FLYNN, INC.				
Address 3430 DUCK AVENUE				
City KEY WEST	State Florida	ZIP Code 33040		
Signature 	Date 09-02-2021	Telephone (305) 296-7422	Ext.	

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

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

C2. e) - AIR CONDITIONER UNIT

LONGITUDE & LATITUDE WERE DETERMINED BY USING GOOGLE EARTH

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 SOUTH STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

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

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

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

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

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 SOUTH STREET			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

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

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

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

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 SOUTH STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 SOUTH STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four

Year 9 BPAS



AUTHORIZATION & VERIFICATION



**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, Edward Flynn as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of KWRH, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory Oropeza
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this 6/9/21
Date

by Edward Flynn
Name of person with authority to execute documents on behalf of entity owner

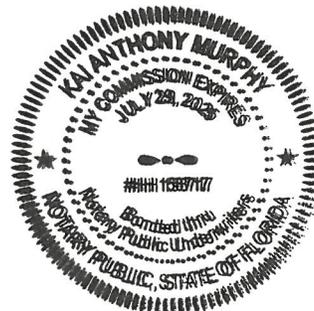
He/She is personally known to me or has presented FL License as identification.

Notary's Signature and Seal

Kai Anthony Murphy

Name of Acknowledger typed, printed or stamped

Commission Number, if any





**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Gregory Oropeza, 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:

1501 South Street, Key West, Florida 33040

Street address of subject property

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

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/8/2021 by _____
date

Gregory Oropeza
Name of Authorized Representative

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

Notary's Signature and Seal

Kai Murphy

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Year 9 BPAS



WARRANTY DEED & PROPERTY CARD

Prepared by and return to:

Erica Hughes Sterling
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 537-21.00103 EC
Consideration: \$1,100,000.00

Parcel Identification No. 00043380-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of April, 2021 between Alan E. Roberts and Kathy A. Roberts, husband and wife whose post office address is 2619 Harris Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and KWRH LLC, a Florida limited liability company whose post office address is 817 Duval Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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, 1829, as part of Tract Twenty (20), but now better known as Lots Seven (7) and Six (6) in Square Ten (10) according to a diagram of said Tract Twenty (20) made by W.A. Gwynn and recorded in Plat Book One (1), Page 41, Monroe County, Florida Records.

Commencing at the corner of South and Leon Streets and running thence along South Street in a Northeasterly direction 100 feet and 6 inches; thence at right angles in a Northwesterly direction 93 feet and 6 inches; thence at right angles in a Southwesterly direction 100 feet and 6 inches; thence at right angles in a Southeasterly direction along Leon Street 93 feet and 6 inches back to the Point of Beginning. Reference being had to Deed Records Book B-2, Page 42 and B-2, Page 137, Monroe County Public Records. Said property being the same property conveyed to Clara Black by Edward Joseph Gosselin by Warranty Deed dated May 23, 1942 and recorded in the Deed Records of Monroe County, Florida in Book H-2, Page 2.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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:
WITNESSES AS TO BOTH:

[Signature]
Witness Name: Eric H. Sterling

[Signature] (Seal)
Alan E. Roberts

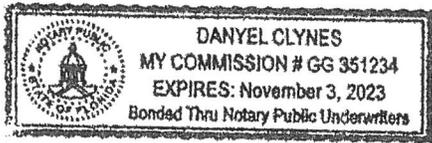
[Signature]
Witness Name: Danyel Clynes

[Signature] (Seal)
Kathy A. Roberts

State of Florida
County of monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2021 by Alan E. Roberts and Kathy A. Roberts, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Danyel Clynes

My Commission Expires: 11/3/2023

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 00043380-000100
Account# 9104776
Property ID 9104776
Millage Group 10KW
Location Address VACANT SOUTH St, KEY WEST
Legal Description LT 7 SQR 1O TR 20 KW MONROE INVESTMENT CO SUB PB1-41 G70-58-59-60-61 OR2466-1698/1700 OR3094-2353
(Note: Not to be used on legal documents.)
Neighborhood 6157
Property Class VACANT RES (0000)
Subdivision Monroe Investment Co
Sec/Twp/Rng 05/68/25
Affordable Housing No

[KWRH LLC](#)
 817 Duval St
 Key West FL 33040

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT RES (0000)	4,698.50	Square Foot	100.5	93.5

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1942	1943	1	75 SF	2
CH LINK FENCE	1964	1965	1	1548 SF	1

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-0654	3/3/2011	6/22/2011	\$300	Residential	BUILD CONCRETE PAD FOR AC CONDENSER UNIT 3' X 3' X 16' W/STEEL #4 AT 12' AT RIGHT SIDE OF PROPERTY PER HARC.
10-3446	10/22/2010	6/22/2011	\$2,000	Residential	ROUGH AND SET 2 BATHROOM; 1 KITCHEN SINK; 1 W/H; TIE TO EXISTING SEWER; 2 TOILET; 2 LAV; 1 SHOWER; 1 TUB; 1 WASHER
10-3450	10/21/2010	6/22/2011	\$500	Residential	COMPLETE ELECTRICAL INSTALLATION OF TV/TEL 5X EXTENTION LOW VOLTAGE
10-0449	9/30/2010	6/22/2011	\$4,800	Residential	INSTALL A 3.5 TON WITH 12 DROPS 2 EXHAUST FANS AND 1 DRYER VENT.
10-2991	9/9/2010	6/22/2011	\$6,000	Residential	COMPLETE NEW ELECTRICAL INSTALLATION, UPGRADING OF EXISTING SERVICE FROM 150A/240V TO 200A/240V.
10-2800	8/19/2010	6/22/2011	\$22,450	Residential	RENOVATE THE HOUSE AFTER HURRICANE WILMA. RECREATE FRONT PORCH 7 SETS WINDOWS, DRYWALL, TILE, PETITIONS, INTERIOR FINISHES.
06-3831	6/27/2006		\$3,000	Residential	UPGRADE ELECTRICAL.
06-3832	6/27/2006		\$12,000	Residential	INSTALL FLOORING, WINDOWS, INTERIOR DOORS, CABINETS, WALL COVERING.
0000576	3/6/2000	8/7/2000	\$2,365	Residential	ELECTRICAL

View Tax Info

[View Taxes for this Parcel](#)

No data available for the following modules: Valuation, Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, Sketches (click to enlarge), Photos, TRIM Notice.

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



Year 9 BPAS



SITE PLAN

SITE DATA 1501 SOUTH ST.

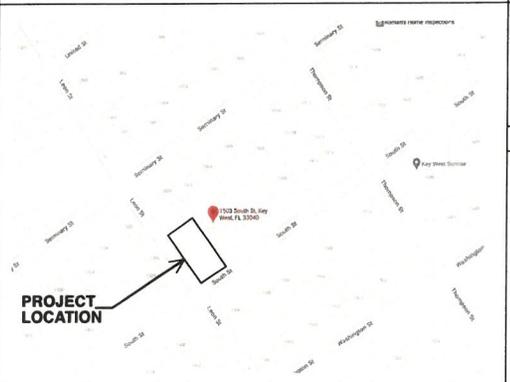
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SF	SF	SF	NO CHANGE
SITE AREA	4,884.8 SQ FT	7,000 SQ FT MIN.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	70' X 100' (MIN)	EXISTING	NO CHANGE
INTERVIEWS	(0%) 0' SQ. FT.	(50% MAX) 3,247 SQ FT	(30%) 1,708 SQ FT	CONFORMS
OPEN SPACE	(100%) 4,884.8 SQ. FT.	(35% MIN) 1,643 SQ FT	(35.9%) 2,487 SQ FT	CONFORMS
BUILDING COV.	(0%) 0' SQ. FT.	(35% MAX) 1,643 SQ FT	(37.5% MAX) 1,392 SQ FT	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	(0%) 0' SQ. FT.	(30% MAX COV.) 376.8 SQ. FT. REAR YARD AREA	EXISTING	NO CHANGE
FRONT YARD GREEN SPACE	(0%) 0' SQ. FT.	(30% MIN.) 376.8 SQ. FT. FRONT YARD GREEN SPACE	(78%) 789 SQ. FT.	CONFORMS
SETBACKS				
FRONT SETBACK	NA	5' IN AVE. OF ADJ. NEIGHBORS, NO LESS THAN 30'-0"	30'-1"	CONFORMS
REAR SETBACK	NA	5'	25'-0"	CONFORMS
(EAST) SIDE YARD SETBACK	NA	5'	6'-4"	CONFORMS
(WEST) SIDE STREET SETBACK	NA	10'	15'-1 1/2" & EQUIP 17'-6 1/2" & ROWLINE (SEE SURVEY, SEE CITY PLANS)	CONFORMS
BUILDING HEIGHT	NA	25'-0" & 3'-0"	± 28'-3"	CONFORMS

FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



PROJECT LOCATION

SITE LOCATION MAP



PROJECT LOCATION

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2020 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-14 REGULATIONS PER FBC 07/ANCE 07-10 EXPOSURE "C"
 CONSTRUCTION TYPE VB
 LIVE LOAD - 40 PSF
 WIND LOAD - 180 M.P.H.
 SEE STRUCTURAL DRAWINGS

CERTIFICATE OF COMPLIANCE:

THIS IS TO CERTIFY THAT I AM A DULY QUALIFIED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF FLORIDA. IT IS FURTHER CERTIFIED THAT I HAVE REVIEWED THE DESIGN, SPECIFICATIONS AND PLANS FOR THE RESIDENTIAL STRUCTURE PROPOSED FOR CONSTRUCTION AT 1501 SOUTH STREET AND IS IN COMPLIANCE WITH THE ORDINANCE ADOPTED BY THE CITY OF KEY WEST NO. 87-17 REGARDING COASTAL CONSTRUCTION REQUIREMENTS IN THE MONROE COUNTY. IN THAT THE STRUCTURE IS DESIGNED ON ADEQUATELY ANCHORED PILINGS OR COLUMNS AND IS SECURELY ANCHORED TO SAME IN ORDER TO WITHSTAND VELOCITY WATERS AND HURRICANE WAVE WASH ASSOCIATED WITH THE BASE FLOOD FLOW.
 LOWEST FINISHED FLOOD ELEVATION: 7'-5" N.A.V.D. 1929

SEAL

DATE 08-04-2021

SIGNATURE *Timothy S. Neal*

**A NEW RESIDENCE AT
 1501 SOUTH STREET
 KEY WEST, FL 33040**

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERRECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 SURVEY & PROPOSED SITE PLAN
- A1.1 PROPOSED FLOOR & ROOF PLANS
- A3.1 PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- B.O. = BOTTOM OF ...
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- CL. = CENTERLINE
- CONC. = CONCRETE
- COOR. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D = DIMENSION
- DN. = DOWN
- DW = DISHWASHER
- DWG = DRAWING
- ELECT. = ELECTRICAL
- ELEV. = ELEVATOR
- E.P. = ELECTRICAL PANEL
- EQ. = EQUAL
- EX. = EXISTING
- E.J. = EXPANSION JOINT
- F.F.E. = FINISH FLOOR ELEVATION
- FIN. = FINISH
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORIZ. = HORIZONTAL
- HR. = HOUR
- MAX. = MAXIMUM
- MECH. = MECHANICAL
- MIC. = MICROWAVE OVEN
- MIN. = MINIMUM
- M.R. = MOISTURE RESISTANT
- N.A. = NOT APPLICABLE
- N.I.C. = NOT IN CONTRACT
- O.H. = OPPOSITE HAND
- PT. = PAINTED
- P.T. = PRESSURE TREATED
- R.A. = RETURN AIR
- REF. = REFERENCE
- REFR. = REFRIGERATOR
- REQ. = REQUIRED
- SCHED. = SCHEDULE
- S.F. = SQUARE FOOT
- SIM. = SIMILAR
- STOR. = STORAGE
- STRUCT. = STRUCTURAL
- SQ. = SQUARE
- TL. = TILE
- T.O. = TOP OF ...
- TYP. = TYPICAL
- U.C. = UNDER COUNTER
- U.N.O. = UNLESS NOTED OTHERWISE
- VERT. = VERTICAL
- V.I.F. = VERT. IN FIELD
- W. = WASHER
- W. = WITH
- WD. = WOOD
- W.H. = WATER HEATER

SCOPE OF WORK:

NEW RESIDENCE WITH POOL & DECK AT THE REAR YARD OF 1501 SOUTH STREET.

**T.S. NEAL
 ARCHITECTS INC.**
 23874 OVERSEAS HWY
 CUDDOGE KEY, FL
 33042
 305-340-8857
 251-422-9547

**A NEW RESIDENCE AT
 1501 SOUTH ST.
 KEY WEST, FL 33040**

**DRAWING TITLE:
 TITLE & PROJECT
 INFORMATION**

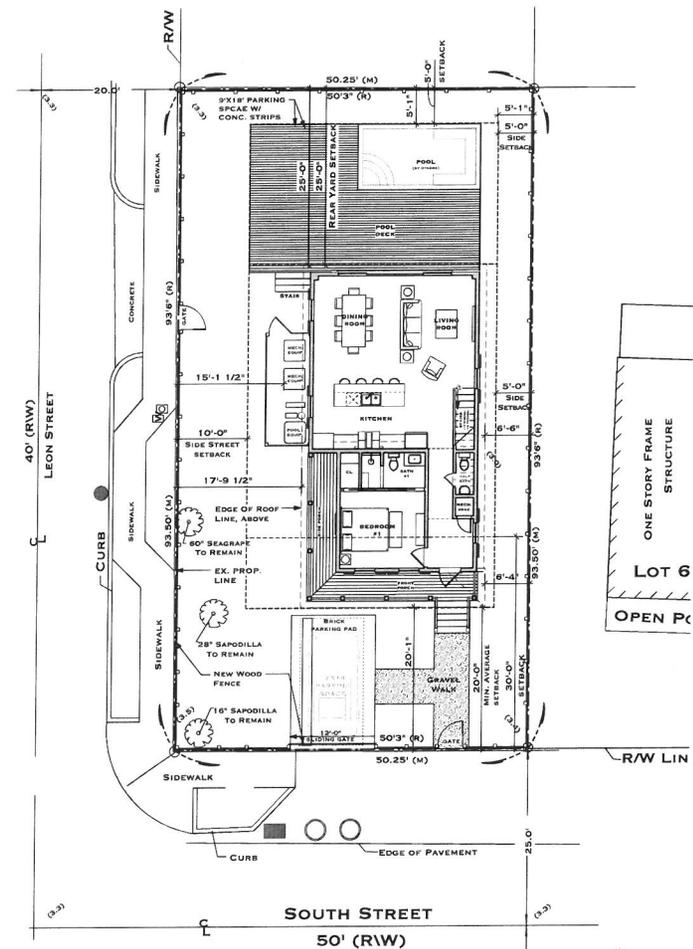
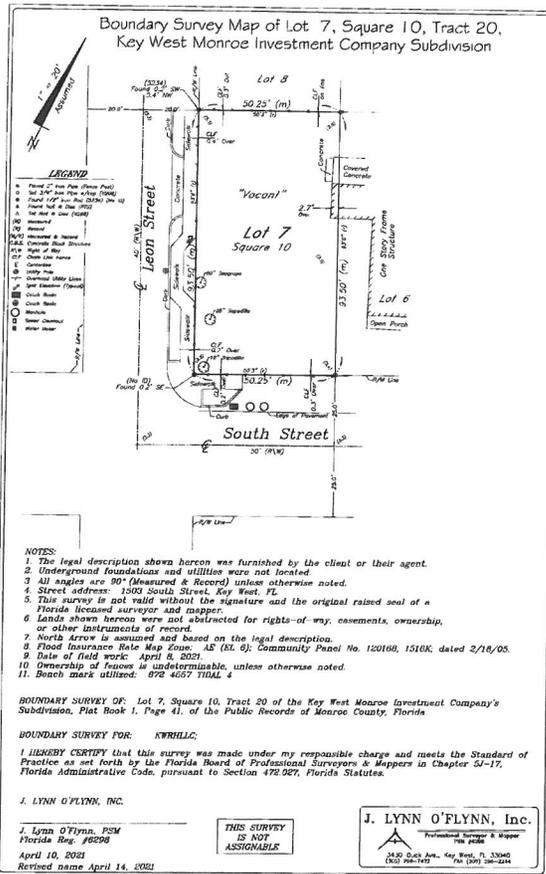
DRAWN: TSN
 CHECKED:
 DATE: 08-30-2021

REVISION # DATE

T1.1
 SHEET #

TSN
 T.S. NEAL ARCHITECTS, INC.

TIMOTHY BETH NEAL FLA. REGISTRATION # AR97505




T.S. NEAL
ARCHITECTS INC.
22974 OVERSEAS HWY
CUDDIE KEY, FL
33043
305-340-8857
251-422-9547

**A NEW RESIDENCE AT
1501 SOUTH ST.
KEY WEST, FL 33040**

DRAWING TITLE:
SURVEY & ARCHITECTURAL
SITE PLAN

DRAWN: TSN
CHECKED:
DATE: 08-30-2021

REVISION #	DATE

C1.1
SHEET #


TSN
T.S. NEAL ARCHITECTS INC.

0 5 10 15 FT
TIMOTHY SETH NEAL FLA. REGISTRATION # AR57505



T.S. NEAL ARCHITECTS INC.
 22974 OVERSEAS HWY
 CUDDOE KEY, FL 33042
 305-340-8857
 251-422-9547

**A NEW RESIDENCE AT
 1501 SOUTH ST.
 KEY WEST, FL 33040**

**DRAWING TITLE:
 PROPOSED ELEVATIONS**

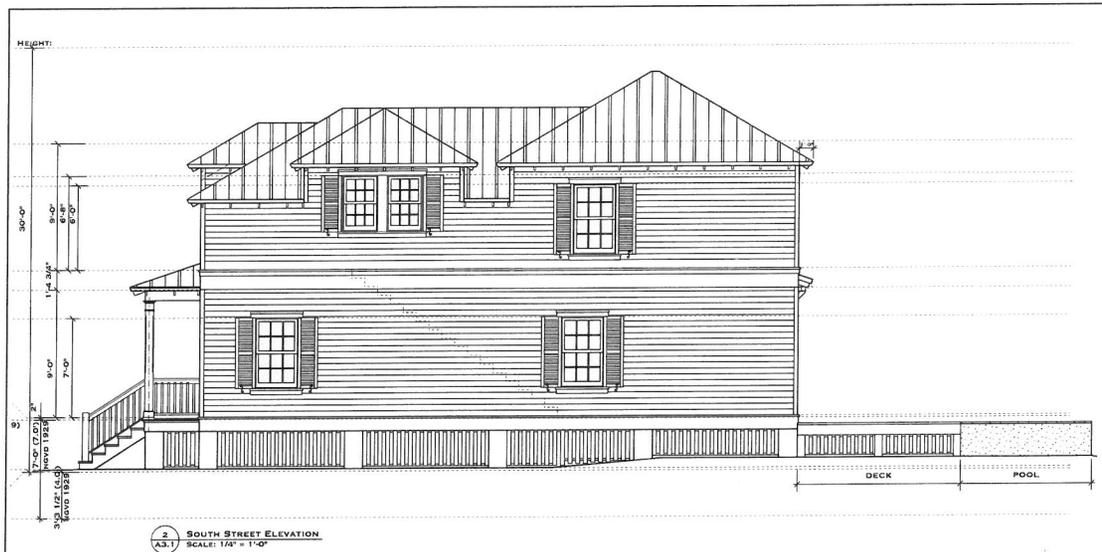
**DRAWN: TSN
 CHECKED:
 DATE: 08-30-2021**

REVISION #	DATE

A3.1
 SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97903



- MAX. ALLOWABLE BUILDING HEIGHT: 30'-0"
- 2ND FLOOR CEILING
- DOOR & WINDOW HEAD
- 2ND FLOOR ROOF BEARING
- 2ND FLOOR LEVEL
- 1ST FLOOR HEIGHT
- DOOR & WINDOW HEAD
- 1ST FLOOR HEIGHT: 7.166' (NGVD 1929)
- FLOOD ZONE (AE 6): 6.0'+1.0' - 7.0' (NGVD 1929)
- AVE. GRADE (4'-3.5' V.I.F.): 3.3' (NGVD 1929)
- C.O.R.: 3.3' (NGVD 1929)
- ELEVATION: 0'-0" (NGVD 1929)



- MAX. ALLOWABLE BUILDING HEIGHT: 30'-0"
- 2ND FLOOR CEILING
- DOOR & WINDOW HEAD
- 2ND FLOOR ROOF BEARING
- 2ND FLOOR LEVEL
- 1ST FLOOR HEIGHT
- DOOR & WINDOW HEAD
- 1ST FLOOR HEIGHT
- FLOOD ZONE (AE 6): 6.0'+1.0' - 7.0' (NGVD 1929)
- AVE. GRADE (4'-3.5' V.I.F.): 3.3' (NGVD 1929)
- C.O.R.: 3.3' (NGVD 1929)
- ELEVATION: 0'-0" (NGVD 1929)

Year 9 BPAS



ESTIMATED SCORE SHEET



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

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

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

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

Applicant: Gregory Oropeza Site Address: 1501 South Street, Key West, FL

Number and type of Units Requested: Market Rate 1 Affordable

Prerequisite Development Type: Major Construction/ Renovation Minor Renovation

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

Initial here

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

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

TOTAL ESTIMATED POINTS 25

Year 9 BPAS



CERTIFICATION



Exhibit D – BPAS Certification Form

Building Permit Allocation System Application

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

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

I certify that my total estimated points are 25. 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

10/6/21

Date

Gregory Oropeza

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 5th day of October, 20 21,
 by Gregory Oropeza (name of person signing the application)
 as Attorney (type of authority...e.g. officer, manager/member, trustee,
 attorney)
 for KWRH, LLC (name of entity or party on behalf of whom application was
 executed).

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

Notary's Signature and Seal

Kai Anthony Murphy

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Year 9 BPAS



FGBC CHECKLIST

FGBC Green Home Standard

Version 12 Rev 1.0

Application

Effective January 1, 2021 (Required January 1, 2022)

Revised 11-18-2020

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
 PO Box 2406
 Orlando, FL 32802

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: Edward Flynn
 Company: KWRH, Inc.
 Address: 1817 Duval St
 City/ST/Zip: Key West, FL 33040
 Phone: 843-290-8895
 E-mail: skyfly11@gmail.com
 DBPR License #: _____
 FGBC Member #: _____
 FHBA Member #: _____
 Signature: _____

Certifying Agent Information

Name: Drew Smith
 Company: Two Trails, Inc.
 Address: 8955 US Hwy 301N #386
 City / Zip: Parrish, FL 34219
 Phone: 941-776-8680
 Fax: 941-238-6382
 E-mail: drew@twotrails.com, cert@twotrails.com

CA Registration #: 1036

Signature: _____

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

PAYMENT

_____	Do You Want A Yard Sign? (Free)
_____	Home Fees
_____	Bronze Plaques
_____	Florida Water Star Certification
<u>\$0.00</u>	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: _____
 City/ST/Zip: _____
 County: _____
 Development: _____

Please answer the following questions:

New	Is the home New or Existing?
Single	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
1,680	Total Square Footage of home/unit
1,680	Conditioned Square Footage of home/unit
	Sales Price

Optional Information

Owner: _____
 Company: _____
 Address: _____
 City/ST/Zip: _____
 Phone: _____

E-mail: _____

Date: _____

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	163	
Total Points Achieved	170	

Category	Your Score	Required Min - Max
Category 1: Energy	75	30 - 75
Category 2: Water	18	15 - 40
Category 3: Lot Choice	12	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	21	15 - 35
Category 6: Materials	13	10 - 35
Category 7: Disaster Mitigation	9	5 - 30
Category 8: General	10	0 - 40

Total: **163**
 Total Needed: **100**

Certified Home Score 163
Certification Level Gold

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.01 **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
47 :Confirmed HERS Index

OR, For Multi-Family Prescriptive Energy Option

E1.01.b **0** 1 - 57 **See E1.01b Tab for Multi-Family Energy Options, score will automatically be transferred to this page**

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	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	0	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors N/A all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint N/A 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 52W fixtures in bathrooms
E2.15	0	1	Credit Relocated to Category 8: General
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	Credit Removed
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	0	1	Credit Removed
E2.21	0	1, 3, 4	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	2	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	0	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
	82	112	Total Points

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

Name of HERS Rater: _____
 Certifying Agent Category 1: **Drew Smith** _____

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

W1.01	0	3	Water saving clothes washer
W1.02	0	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	0	2 - 3	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.06	1	1	Water Closet with UNAR MaP Rating of 600 gi
W1.07	0	1	Compact Hot Water Distribution

W2 Greywater Reuse

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

W3.01	0	1, 2, 3, 5	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	?	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 :Percentage of drought tolerant plant
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less then 50% of landscape
W5.05	2	2	No turf in densly shaded areas
W5.06	2	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	1	1	Non-Cypress mulch used
W5.09	0	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	?	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03a	3	3	Landscape irrigated to FGBC standard
W6.03b	0	5	100% micro-irrigation - Landscape irrigated to FGBC standard
W6.04	0	1	Pressure compensating spray heads installed in 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	1	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

18 56 Total Points

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

Certifying Agent Category 2: Drew Smith
 Landscape Auditor: Debbie Smith
 Credentials of Auditor: Florida Water Star Certifier

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development 0 Name of FGBC Green Development
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	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 Yes Bank 0 Community or civic center 0 Convenience store 0 Daycare center 0 Fire station 0 Fitness center or gym 0 Laundry or dry cleaner 0 Library 0 Medical or dental office Yes Pharmacy 0 Police station 0 Post office 0 Place of worship Yes Restaurant 0 School 0 Senior Care Facility 0 Supermarket Yes Theater Yes Other Neighborhood-serving retail Yes Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Possible Points

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

Certifying Agent Category 3: Drew Smith

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

- S1.01 0 2 Maximize tree survivability
- S1.02 2 1 - 2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for area of future driveway
- 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 2 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 0 2 Onsite designated retention area
- S4.2 0 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 0.1 Total Lot Area (sq. ft.)
 0 Coverage Area (sq. ft.) 0.001 100% Pervious sq. ft.
 0 Equivalent Pervious Area --> 0.001 Equivalent Pervious Area (semi-pervious)
 0 Total points for pervious area

5 34 Total Points

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

Certifying Agent Category 4: Drew Smith

CATEGORY 5: HEALTH

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

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
0	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	0	1	Seal slab penetration
H2.05	0	1	Capillary break between foundation and framing
H2.06	0	3	Central dehumidification system
H2.07	1	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	1	1	No exposed urea-formaldehyde wood products
H3.02	0	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	1	1 - 2	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	3	3	Integrated Pest Management

Cleanability

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

Universal Design

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

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Credit moved to Category 7: Disaster Mitigation
H6.03	0	1	Floor drain sealed
H6.04	0	1	Energy Star® bath fans with timer or humidistat
H6.05	0	1	Kitchen range hood vented to exterior
H6.06	1	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	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

21 53 Total Points

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

Certifying Agent Category 5: Drew Smith

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	1	1	Concrete with fly ash or blast furnace slag
M1.05	1	1	Recycled content siding or soffit material
M1.06	0	1	Eco-friendly insulation
M1.07	1	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	0	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	2	1 - 3	Locally produced materials Yes 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 Yes 80% of all structural components are from local sources - includes panelized & modular systems
M1.13	0	2	Reduce Heat Island Effect - Roof

Waste Reduction

M2.01	0	3	Resource efficient wall system with integral insulation
M2.02	0	2	Develop a construction and demolition waste management plan
M2.03	2	2 - 4	Implement job site waste management 2 # of items implemented h,k
M2.04	0	1	Compost bin/built in collection of recyclables
M2.05	2	1 - 2	Engineered roof and floor components Yes 80% of floor (or code allowance) Yes 80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	1	1	Eco-friendly trim
M2.08	0	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	1	Siding and exterior trim primed all sides
M3.06	0	1	Plants/turf minimum of 2ft. from foundation
M3.07	0	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	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	13	47	Total Points

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

Certifying Agent Category 6: Drew Smith

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	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	1	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	0	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	0	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	0	Finished floor level at least 12" above 100 yr flood plain
			0	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			0	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	3	3	Yes	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			Yes	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
			0 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
DM6.02	0	1-3	Water Leak Detection and Shut Off System
DM6.03	0	2	Gas Leak Detection and Shut Off System
DM7.01	0	1	Radon/Soil Gass Vent System

9 47 Total Points

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

Certifying Agent Category 7: Drew Smith

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
 G2.04 1 Pre-Plumb for Solar Hot Water
 G2.05 3 Zero Energy Ready Home
 G2.06 2 Provide Future Connection to Public or Private Utility
 G2.07 1-3 Electric Vehicle Charging

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	18	15 - 40
Category 3: Lot Choice	12	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	21	15 - 35
Category 6: Materials	13	10 - 35
Category 7: Disaster Mitigation	9	5 - 30
Category 8: General	10	0 - 40
Total:	163	
Total Need:	100	
Certified Home Score	163	
Certification Level:	Gold	

Home Address	
	0
	0

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

Year 9 BPAS



DRAFT RANKING



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

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

December 17, 2021

Gregory Oropeza
221 Simonton Street
Key West, FL 33040

Re: Staff Comments for Year 9 Building Permit Allocation System (BPAS) Application
1501 South Street (RE # N/A Vacant Lot) Property Owner: KWHR LLC

Dear Mr. Oropeza,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit on property located at 1501 South Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

Documents Completed

BPAS Prerequisites

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

Status: Verified. The submitted FGBC checklist gives this project a score of 163 points resulting in "Gold Certification".
Applicant Action: None.
- All new buildings shall be constructed with a rainwater catchment system that will hold a minimum 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. If the cistern will be used for drinking water, appropriate precautions must be taken.

Status: Verified. Applicant indicates a cistern will be added; however, additional details are needed.
Applicant Action: Final site plans must include total roof size and corresponding required minimum capacity of cistern.
- Sec. 108-997 (b) (1) b. - All new buildings shall be constructed so as to have the first habitable floor 1.5 feet above the required base flood elevation, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the

essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.

Status: Site Plan A2.1 (page 31/34) shows the 1st level finished floor at 7', which is 1' above the BFE. The parcel is in the AE-6 flood zone. Unverified.

Applicant Action: To qualify, the first habitable floor must be 1.5' above the BFE. Please update plans and resubmit.

BPAS Scoring Criteria

The points claimed in Exhibit C and D have been verified by staff. The applicant is claiming 25 points for the following:

- a. Building more than 1.5' higher than the base flood elevation: 5 points

Status: Site Plan A2.1 (page 31/34) shows the 1st level finished floor at 7', which is 1' above the BFE.

Unverified: no points awarded.

Applicant Action: To qualify for the points, please provide revised plans that meet the requirement.

- b. Achieving Green Building Certification Upgrade 2: 27 points.

Status: Partially verified as qualifying for 27 points. The FGBC checklist submitted gives this project a Gold Certification.

Applicant Action: Applicant is advised that the FGBC Gold Certification qualifies for 27 points as Green Building Certification Upgrade 2. If the applicant wishes to claim these points, please update and resubmit Exhibit C and Exhibit D- currently applicant is claiming only 20.

Additional Documentation & Comments

No additional comments at this time.

General Information

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Katie P. Halloran', with a long horizontal flourish extending to the right.

Katie P. Halloran, Director
Planning Department
City of Key West
1300 White Street
Key West, FL 33040

Year 9 BPAS

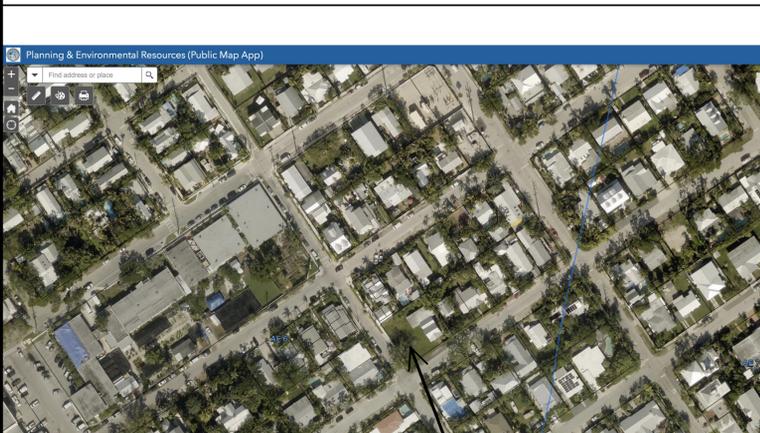


REVISED PLANS

SITE DATA 1501 SOUTH ST.

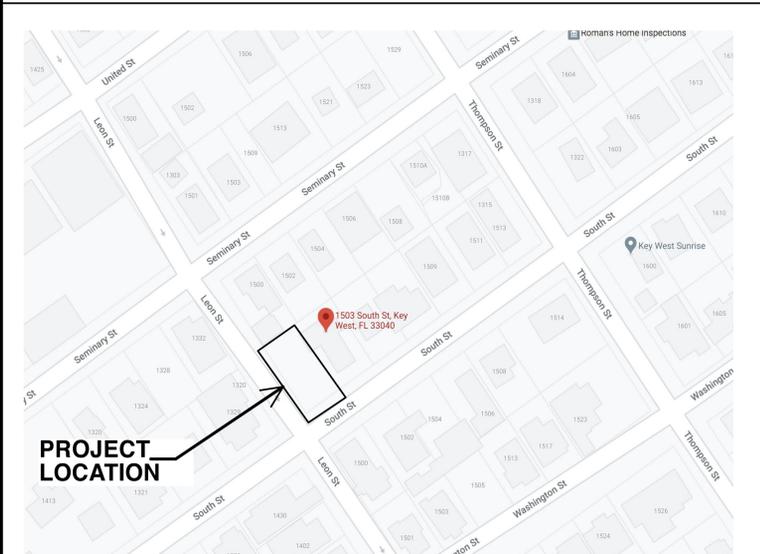
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SF	SF	SF	NO CHANGE
SITE AREA	4,694.8 SQ FT	7,000 SQ FT MIN.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	70' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	(0%) 0' SQ. FT.	(50% MAX) 2,347 SQ FT	(35.5%) 1,671 SQ FT	CONFORMS
OPEN SPACE	(100%) 4,694.8 SQ. FT.	(35% MIN) 1,642 SQ FT	(52.5%) 2,475 SQ FT	CONFORMS
BUILDING COV.	(0%) 0' SQ. FT.	(35% MAX) 1,642 SQ FT	(27.3%) 1,280 SQ FT	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	(0%) 0' SQ. FT.	(30% MAX COV.) 376.8 SQ. FT. REAR YARD AREA	EXISTING	NO CHANGE
FRONT YARD GREEN SPACE	(0%) 0' SQ. FT.	(50% MIN.) 502.5 SQ. FT. FRONT YARD GREEN SPACE	(77.8%) 782 SQ. FT.	CONFORMS
SETBACKS				
FRONT SETBACK	NA	30' OR AVE. OF ADJ. NEIGHBORS, NO LESS THAN 20'-0"	20'-1"	CONFORMS
REAR SETBACK	NA	25'	25'-0"	CONFORMS
(EAST) SIDE YARD SETBACK	NA	5'	6'-0" @ EQUIP +/- 8'-3" @ ROOFLINE	CONFORMS (SEE SURVEY, SEE SITE PLAN)
(WEST) SIDE STREET SETBACK	NA	10'	16'-0"	CONFORMS
BUILDING HEIGHT	NA	25'-0" + 5'-0"	+/- 28'-2"	CONFORMS

FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



PROJECT LOCATION

SITE LOCATION MAP



PROJECT LOCATION

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2020 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-14 REGULATIONS
 PER FBC 07/ASCE 07-10
 EXPOSURE "C"
 CONSTRUCTION TYPE VB
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.
 SEE STRUCTURAL DRAWINGS

CERTIFICATE OF COMPLIANCE:

THIS IS TO CERTIFY THAT I AM A DULY QUALIFIED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF FLORIDA. IT IS FURTHER CERTIFIED THAT I HAVE REVIEWED THE DESIGN, SPECIFICATIONS AND PLANS FOR THE RESIDENTIAL STRUCTURE PROPOSED FOR CONSTRUCTION AT 1501 SOUTH STREET AND IS IN COMPLIANCE WITH THE ORDINANCE ADOPTED BY THE CITY OF KEY WEST NO. 87-17 REGARDING COASTAL CONSTRUCTION REQUIREMENTS IN THE MONROE COUNTY. IN THAT THE STRUCTURE IS DESIGNED ON ADEQUATELY ANCHORED PILING OR COLUMNS AND IS SECURELY ANCHORED TO SAME IN ORDER TO WITHSTAND VELOCITY WATERS AND HURRICANE WAVE WASH ASSOCIATED WITH THE BASE FLOOD FLOW.
 LOWEST FINISHED FLOOD ELEVATION- 7'-2" N.A.V.D. 1929

SEAL

DATE 08-04-2021

SIGNATURE *Timothy S. Neal*

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY & PROPOSED SITE PLAN
A1.1	PROPOSED FLOOR & ROOF PLANS
A3.1	PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
B.O.	= BOTTOM OF...
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
C.	= CENTERLINE
CONC.	= CONCRETE
COORD.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUC.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
T.O.	= TOP OF...
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

SCOPE OF WORK:

NEW RESIDENCE WITH POOL & DECK AT THE REAR YARD OF 1501 SOUTH STREET.



A NEW RESIDENCE AT
1501 SOUTH ST.
 KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT INFORMATION

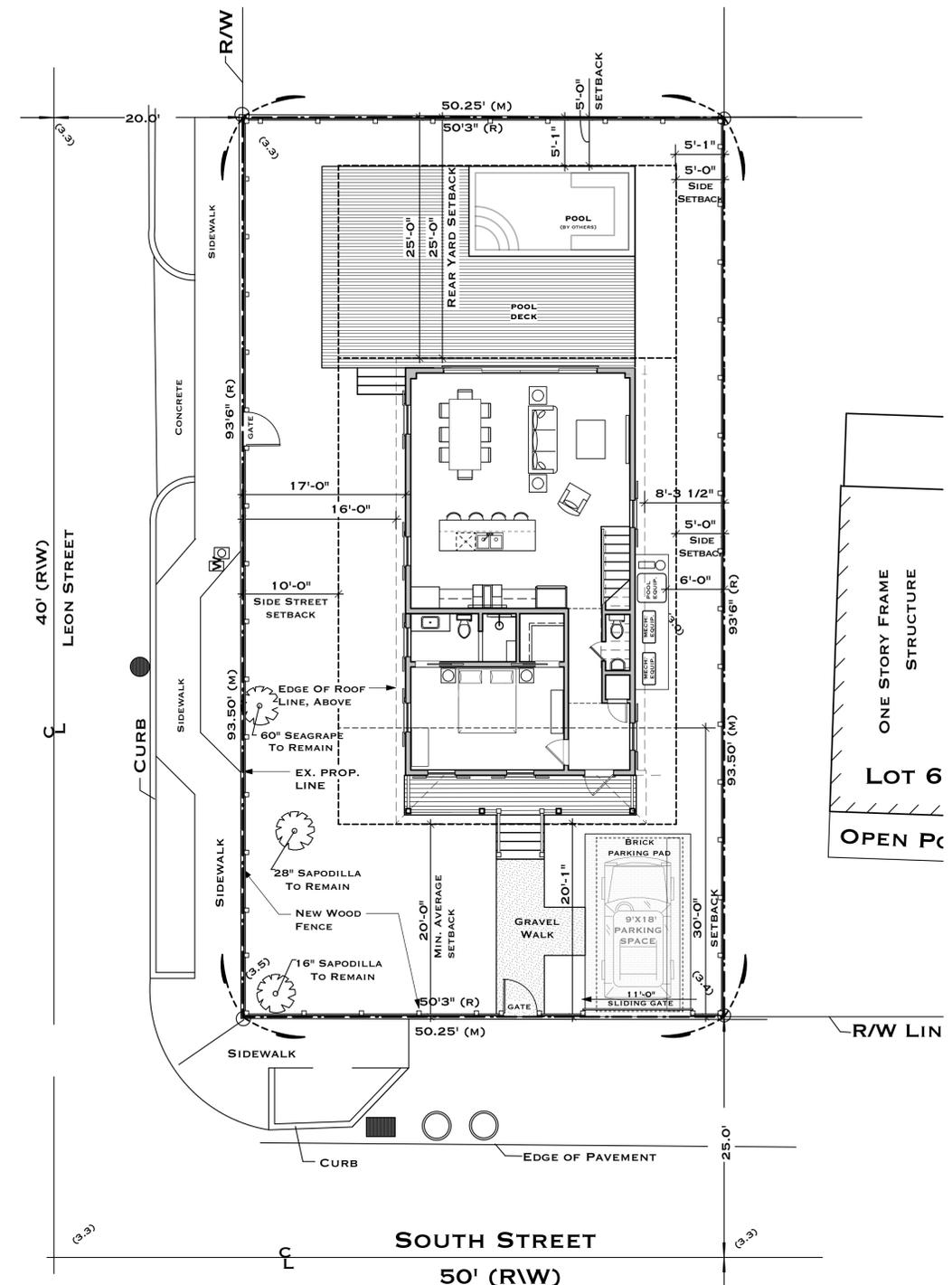
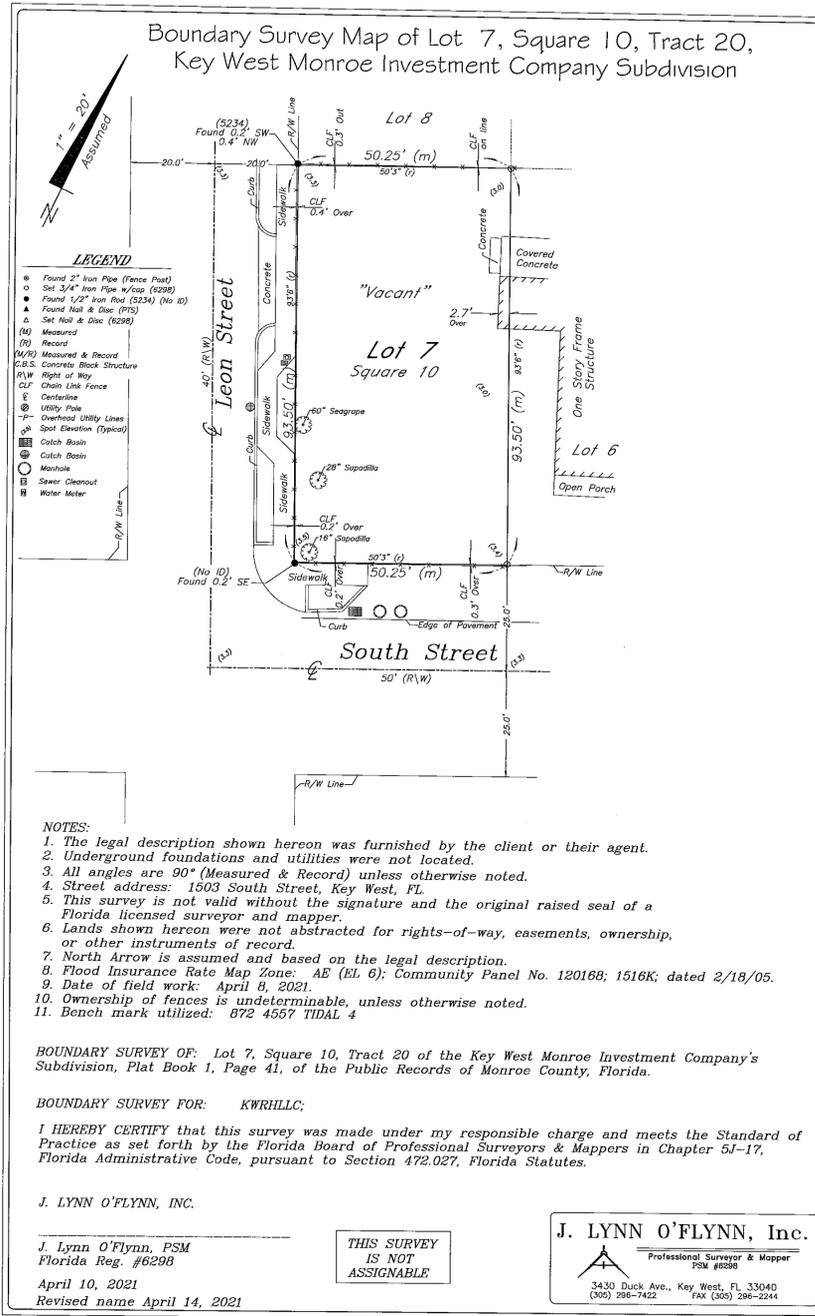
DRAWN: TSN
 CHECKED:
 DATE: 10-11-2021

REV.#1	01-13-2022

REVISION #	DATE

T1.1
 SHEET #





T.S. NEAL ARCHITECTS INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547



**A NEW RESIDENCE AT
 1501 SOUTH ST.
 KEY WEST, FL 33040**

**DRAWING TITLE:
 SURVEY & ARCHITECTURAL
 SITE PLAN**

DRAWN: TSN
CHECKED:
DATE: 10-11-2021

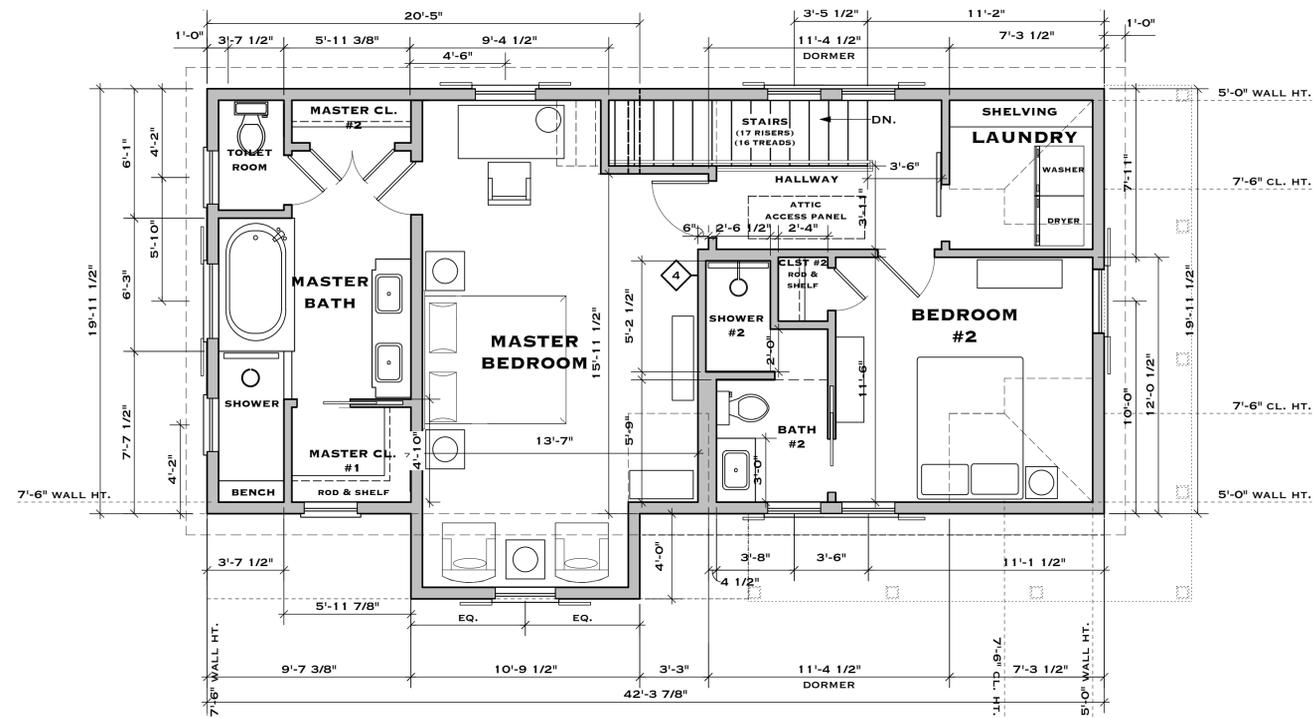
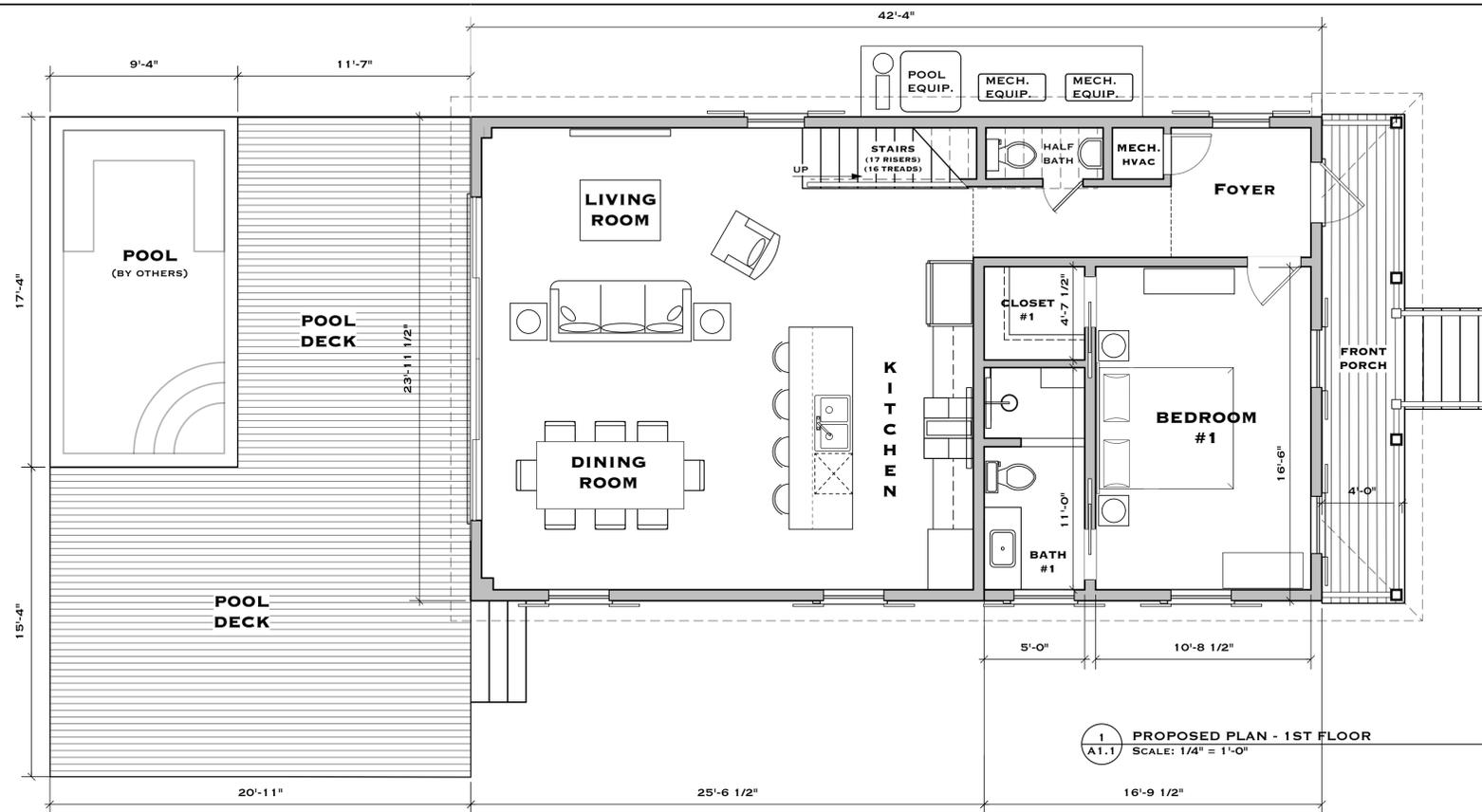
REV.#1	01-13-2022
REVISION #	DATE

C1.1
SHEET #

T S N
 T. S. NEAL ARCHITECTS, INC.



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
251-422-9547



A NEW RESIDENCE AT
1501 SOUTH ST.
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FLOOR PLANS

DRAWN: TSN
CHECKED:
DATE: 10-11-2021

REV.#1	01-13-2022

REVISION #	DATE

A1.1
SHEET #





A NEW RESIDENCE AT
1501 SOUTH ST.
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: TSN
 CHECKED:
 DATE: 10-11-2021

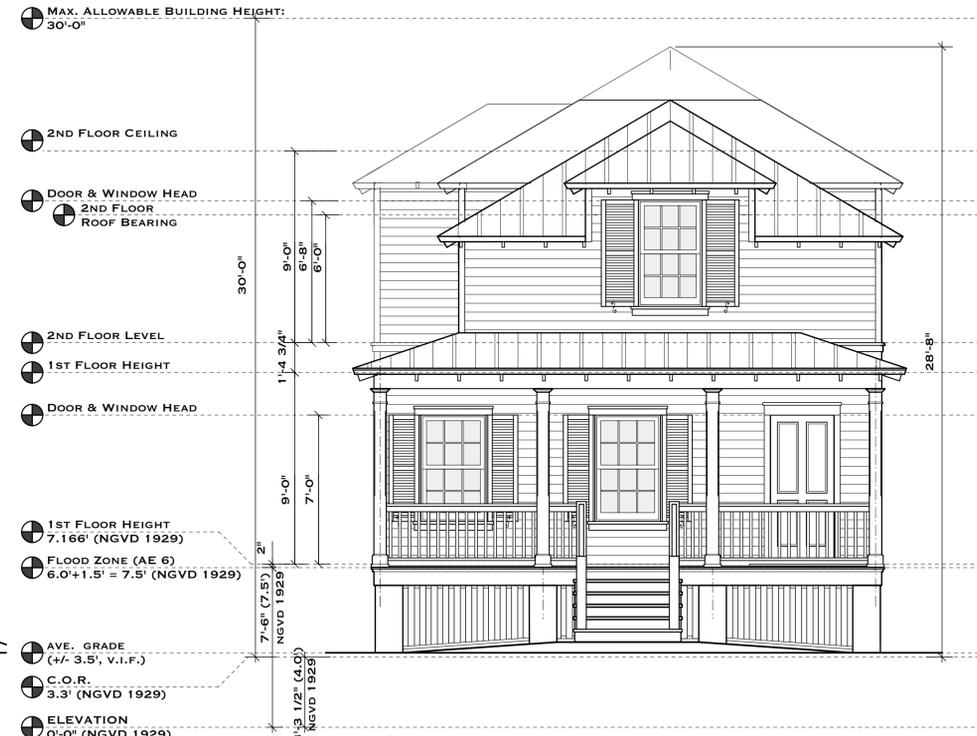
REV.#1	01-13-2022
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REVISION #	DATE
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A3.1
 SHEET #

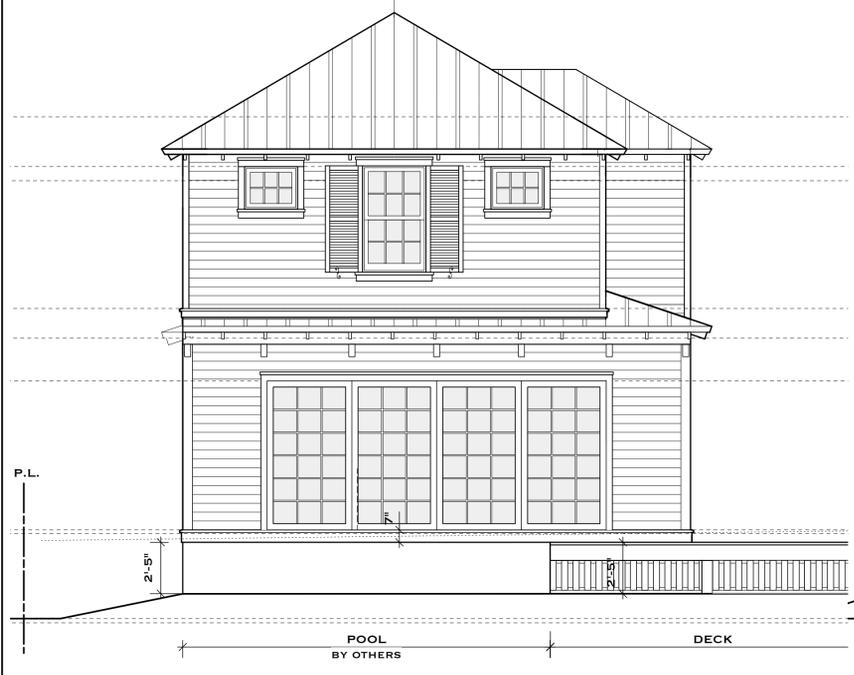


2 SOUTH STREET ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



1 SOUTH STREET ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"

- MAX. ALLOWABLE BUILDING HEIGHT: 30'-0"
- 2ND FLOOR CEILING
- DOOR & WINDOW HEAD
- 2ND FLOOR ROOF BEARING
- 2ND FLOOR LEVEL
- 1ST FLOOR HEIGHT
- DOOR & WINDOW HEAD
- 1ST FLOOR HEIGHT 7.166' (NGVD 1929)
- FLOOD ZONE (AE 6) 6.0+1.5' = 7.5' (NGVD 1929)
- AVE. GRADE (+/- 3.5', V.I.F.)
- C.O.R. 3.3' (NGVD 1929)
- ELEVATION 0'-0" (NGVD 1929)



4 REAR ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



3 LEON STREET ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"

- MAX. ALLOWABLE BUILDING HEIGHT: 30'-0"
- 2ND FLOOR CEILING
- DOOR & WINDOW HEAD
- 2ND FLOOR ROOF BEARING
- 2ND FLOOR LEVEL
- 1ST FLOOR HEIGHT
- DOOR & WINDOW HEAD
- 1ST FLOOR HEIGHT
- FLOOD ZONE (AE 6) 6.0+1.5' = 7.5' (NGVD 1929)
- AVE. GRADE (+/- 3.5', V.I.F.)
- C.O.R. 3.3' (NGVD 1929)
- ELEVATION 0'-0" (NGVD 1929)