

# **Staff Score Review Sheet**

## BPAS STAFF REVIEW: YEAR 2 APPLICATIONS

**Applicant:** Anthony Sarno

**Site Address:** Oceanwalk

**Number and Type of Unit(s) Requested:** 40 Market-Rate Unit(s)

**Prerequisite Development Type:** Major Construction

**General Planning Comments**

Not minor renovation. Not Minor Devt plan.  
What is required height in area.

**Prerequisites: Major Construction/Renovation.**

A) Baseline green building certification required <b>Staff comment:</b> VERIFIED: FGBC Score Card = Silver
B) First habitable floor 1.5 feet above required base flood elevation <b>Staff comment:</b> NOT VERIFIED. Indicate BFE on elevation site plan to verify = 1.5' in AE8 zone.
C) Rainwater catchment system required <b>Staff comment:</b> NOT VERIFIED: Indicate cistern on site plans. Indicate roof area and cistern gallonage in Solutions Statement.

**Point System: Three or more non-transient units**

<b><u>Criteria (Points)</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> NOT VERIFIED. Need to show BFE on elevation site plan to verify >1.5' in AE8 zone.	5	0
3. Achieving Green Building Certification Upgrade 1—Silver (+30) <b>Staff comment:</b> VERIFIED: FGBC Score Card = 136 pts = Silver	30	30
6. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) <b>Staff comment:</b> VERIFIED	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> VERIFIED: Certificat for Kristin Argalas	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> VERIFIED: 4 ev chargers shown.	5	5
10. Additional on-site open space or on-site recreational facilities (+10) <b>Staff comment:</b> Verified: Open Space – 54%	10	10
11. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b> NOT VERIFIED: Indicate vegetated roof area on Site Plans. Indicate total roof area versus flat roof area versus vegetated roof area in Solutions Statement.	15	0
<b>Total:</b>	<b>85</b>	<b>65</b>

# **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](mailto:asarno@k2mdesign.com)

April 15, 2015

Anthony D. Sarno  
K2M Design Inc.  
1001 Whitehead Street  
Key West, Florida 33040

**Re: Staff Comments on Year 2 (2014-15) Building Permit Allocation System (BPAS) Application  
3900 South Roosevelt Boulevard (RE # 00066180-000200; AK # 8749996)**

Dear Mr. Sarno:

Thank you for your BPAS Application for forty (40) residential dwelling units on property located at 3900 South Roosevelt Boulevard. 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. Please revise the application to indicate major construction/renovation. The application checks the project as minor renovation, but the score sheet uses major construction/renovation. The Minor Development Plan box is also checked. This project will constitute a Major Development Plan per Section 108-91 (B)(2) of the City Code.

**BPAS Prerequisites**

2. Please indicate base flood elevation (BFE) on the site plan to verify that the building is greater than 1.5' above BFE.
3. Please indicate the roof area and total cistern gallons in the solutions statement. Please indicate the cistern on the site plan.

**BPAS Scoring Criteria**

4. Please indicate the total roof area versus the flat roof area versus the vegetated roof area in the solutions statement to verify that the vegetated roof is at least 50% of the roof area.

**Additional Documentation & Comments**

5. It may be beneficial to the applicant if they considered entering into a Development Agreement with the City. A phased project of this scale that will require an extended timeline due to pending BPAS allocations would be best served by considering this approach.
6. Please be aware that there are only 36 market rate units available for year 2 BPAS. You have requested 40 market rate units.
7. There is no mention of how the development plans to accommodate the 30% affordable housing requirement.

8. The parking spaces shown on A2.1.1 show a number of substandard spaces that are not in compliance with Section 108-641 of City Code.
9. The elevation plans must measure building height from crown of road as required by City Code Section 122-1149. No elevation points for the property or roads are indicated on the survey or plans. Please revise accordingly. The current elevation shows what appears to be the top of habitable space at 41' 11", this would not be permitted without a referendum. Any building height over 40' will still require a height variance.

**General Information**

**Draft Rankings:** A preliminary draft copy of the Year 2 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 Friday, May 15, 2015.

**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.cityofkeywest-fl.gov/bpas](http://www.cityofkeywest-fl.gov/bpas).

Sincerely,

**Key West Planning Department**

Office: 305-809-3720

Email: [planning@cityofkeywest-fl.gov](mailto:planning@cityofkeywest-fl.gov)

Web: [www.cityofkeywest-fl.gov/planning](http://www.cityofkeywest-fl.gov/planning)

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

# **Applicant's Response Letter**

May 21, 2015

The City of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040  
Attn: Patrick Wright, Planner II - pwright@cityofkeywest-fl.gov

**RE: Year 2 (2014-15) Building Permit Allocation System (BPAS) Application  
3900 South Roosevelt Boulevard (RE # 00066180-000200; AK # 8749996)  
Response to Staff Comments**

Dear Patrick,

K2M Design, Inc. provides the following response to the staff comments received on Year 2 (2014-15) Building Permit Allocation System (BPAS) Application for the 3900 South Roosevelt Boulevard (Ocean Walk) project. The comments and our responses are as follows:

**Completeness**

1. Please revise the application to indicate major construction/renovation. The application checks the project as minor renovation, but the score sheet uses major construction/renovation. The Minor Development Plan box is also checked. This project will constitute a Major Development Plan per Section 108-91 (B)(2) of the City Code.  
*RESPONSE: The application has been revised to reflect the Major Development criteria. Reference the enclosed 'Item 1 – Application – Revised.pdf.'*

**BPAS Prerequisites**

2. Please indicate base flood elevation (BFE) on the site plan to verify that the building is greater than 1.5' above BFE.  
*RESPONSE: The first finished floor will be elevated above parking, 8'-4" above the existing grade at 2'-0" and thereby in compliance with 1.5' above the FEMA flood elevation of 8'-0" for this AE 8 zone. Reference the revised drawings, attached as 'Item 2 – Elevations – Revised.pdf.'*
3. Please indicate the roof area and total cistern gallons in the solutions statement. Please indicate the cistern on the site plan.  
*RESPONSE: The roof area totals 12,096 square feet, resulting in a cistern able to hold a minimum of 12,096 gallons. The Ground Floor Plan A2.1.1 drawing has been updated to denote this cistern, which will be located under building and constructed as part of the building's foundation system. Reference the revised drawings, attached as 'Item 3 – Ground Floor Plan – Revised.pdf.'*

**BPAS Scoring Criteria**

4. Please indicate the total roof area versus the flat roof area versus the vegetated roof area in the solutions statement to verify that the vegetated roof is at least 50% of the roof area.

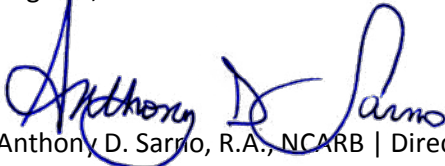
*RESPONSE: The revised solution statement is included as part of this review response package, attached as 'Item 4 – Solution Statement - Revised.pdf.'*

**Additional Documentation & Comments**

5. It may be beneficial to the applicant if they considered entering into a Development Agreement with the City. A phased project of this scale that will require an extended timeline due to pending BPAS allocations would be best served by considering this approach.  
*RESPONSE: Our Client is reviewing the process and procedures to enter into a Development Agreement concurrent with this BPAS application process and will notify the City under separate cover prior to any additional work beyond this Year 2 BPAS Application and Allocation period.*
6. Please be aware that there are only 36 market rate units available for year 2 BPAS. You have requested 40 market rate units.  
*RESPONSE: Our application has been revised to only request 28 market rate residential dwelling units. Reference the revised application, attached as 'Item 1 – Application – Revised.pdf.'*
7. There is no mention of how the development plans to accommodate the 30% affordable housing requirement.  
*RESPONSE: To meet the 30% affordable requirement, we have amended our application to request 12 affordable residential dwelling units and 28 market rate residential dwelling units. Reference the revised application, attached as 'Item 1 – Application – Revised.pdf.'*
8. The parking spaces shown on A2.1.1 show a number of substandard spaces that are not in compliance with Section 108-641 of City Code.  
*RESPONSE: The parking plan under the building has been revised to reflect all standard stall dimensions, 9'-0" wide by 18'-0" deep. Reference the revised drawings, attached as 'Item 3 – Ground Floor Plan – Revised.pdf.'*
9. The elevation plans must measure building height from crown of road as required by City Code Section 122-1149. No elevation points for the property or roads are indicated on the survey or plans. Please revise accordingly. The current elevation shows what appears to be the top of habitable space at 41' 11", this would not be permitted without a referendum. Any building height over 40' will still require a height variance.  
*RESPONSE: The habitable building height will be 40'-0" from the crown of road at 3'-0". Reference the revised drawings, attached as 'Item 2 – Elevations – Revised.pdf' and updated survey, attached as 'Item 9 – Survey – Revised.pdf.'*

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 – Application – Revised.pdf  
Item 2 – Elevations – Revised.pdf  
Item 3 – Ground Floor Plan – Revised.pdf  
Item 4 – Solution Statement - Revised.pdf  
Item 9 – Survey – Revised.pdf

# **Application**



# Building Permit Allocation System (BPAS) Application (Year 2: 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.cityofkeywest-fl.gov

**Application Fee: \$1,150.00**

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

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

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**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 | K2M Design, Inc.

Mailing Address: 1001 Whitehead Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305.395.2846 Office: 305.292.7722

Email: asarno@K2MDesign.com

**PROPERTY OWNER:**

Name: Camilo Miguel, Jr. | Ocean Walk Key West Owner, L.L.C.

Mailing Address: 119 Washington Ave, Suite 505

City: Miami Beach State: Florida Zip: 33139

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY DESCRIPTION AND ZONING INFORMATION:**

Site Address: 3900 S. Roosevelt Blvd., Key West, Florida 33040

Parcel ID/ RE#: 00066180-000200 Alternate Key: 8749996

Zoning District: HDR Size of Site: 17.11 Acres

Density Allowed: 22 Units per Acre Commercial Floor Area: 2,906 SQ FT

**B. EXISTING DEVELOPMENT:**

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

The existing Ocean Walk property consists of three primary buildings - a two-story leasing office, a four story four wing elevated apartment building, and a two story four wing elevated apartment building. Additional site amenities include tennis courts, in ground swimming pool, and accessory site buildings along with parking and landscaped areas. The current project is not developed to the full potential of the Code's density of 22 units per acre.

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EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED <sup>1</sup> / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	296		28
Affordable Residential Dwelling Unit(s) <sup>2</sup>	0	0	12
Transient Unit(s) <sup>3</sup>	0	0	0
Accessory Dwelling Unit(s) <sup>4</sup>	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
<b>Total Number of Units Requested</b>			<b>40</b>

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.

(B) **Minor Renovation Prerequisites.** For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGauge 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). *Will be provided during appropriate construction phases as required by Building Department.*


 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.



**2** PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



**1** PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



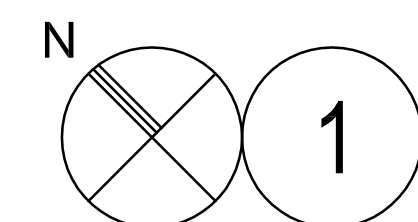
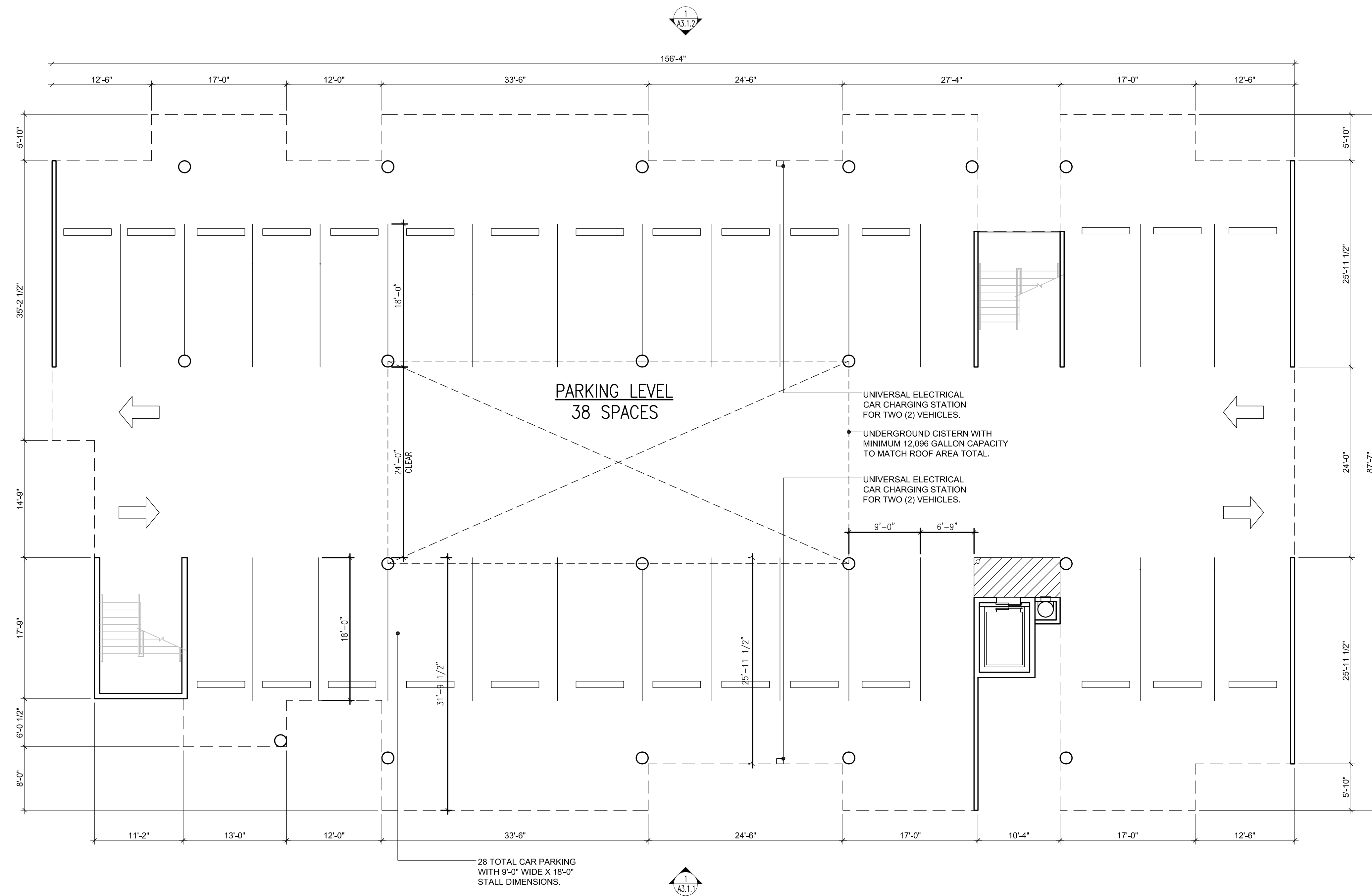


**2** PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"



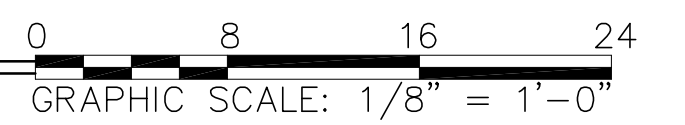
**1** PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"





**GROUND FLOOR PLAN - PARKING LEVEL**

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







March 12, 2015 – REVISED MAY 21, 2015

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

**Re:** Ocean Walk  
BPAS Application  
Exhibit G – Solution Statement

### **Solution Statement.**

Community design will be support with this expansion of the existing Ocean Walk development, as allowed by current zoning, with a building design that aligns with the existing use and being located outside of existing mangrove areas in a multi-floor structure to minimize the impact to existing open space. Collection of roof water drainage in a below grade under building cistern will be used to irrigate the landscape and provide non-potable uses, which may include laundry and car washing for tenants. A green roof will cover a minimum of 50% of the flat roof area, creating an outdoor gather space for residents with unobstructed views of the water and nearby salt ponds. This green roof will be a minimum of 6,048 square feet, which is 50% of the total roof area of 12,096 square feet.

### **Solution Statement – Major Construction / Renovation Prerequisites.**

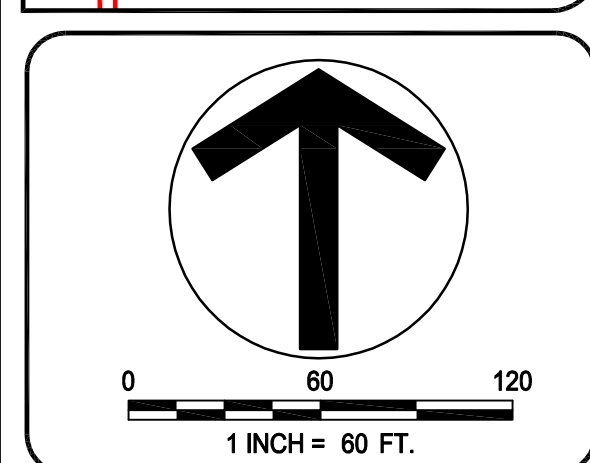
This project will align in layout and exterior aesthetic to the existing residential buildings on site, with improvements made to embrace new technology to produce a low impact, efficient and sustainable structure. Through the initial design concepts, we have met the **Silver Green Building Certification** through the Florida Green Building Coalition Florida Green Home Certification Standard, Version 10, identifying 136 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, meeting or exceeding code for Hurricane Resistant construction, and minimizing the buildings impact to the existing project open space and site features.

With the project located in an AE 8 Zone according to the current FEMA, the project will exceed the **first habitable floor 1.5 feet above the required based flood elevation** requirement with an elevated building creating covered parking below the entire structure.

Water reuse will be integrated into this project through collection of all roof drainage into an underground cistern, located below the parking area. This **rainwater catchment system** will store and filter the collected water to minimize the water impact of this project in landscape irrigation and allow for laundry and car washing with this reclaimed water.



17 NORTH ARROW/SCALE



Match Line - See Sheet 1

19 SURVEY DRAWING

10 BASIS OF BEARINGS

The meridian for all bearings shown hereon is based on the Eastern line of the subject property, known as being a bearing of S10°15'20"E, as shown in Plat Book 4, Page 69 of Monroe County Public Records.

12 PARKING INFORMATION

166	Covered Regular Parking Spaces (Under Building)
151	Regular Parking Spaces
8	Handicap Parking Spaces
325	Total Parking Spaces

13 LAND AREA

745,399 sq. ft. ±  
17.1120 acres

9 LEGEND

(D) Deed	⊙ Sewer Cleanout
(P) Plat	⊙ Light Pole
(M) Measured	⊙ Utility Vault
(C) Calculated	⊙ Sign
○ Found Monument (as Noted)	⊙ Irrigation Valve
● Set Monument (as Noted)	● Bollard
⊙ Manhole (Unknown)	⊙ Pressure Relief Valve
⊙ Sewer Manhole	⊙ Catch Basin
⊙ Drainage Manhole	⊙ Curb Inlet
⊙ Telephone Manhole	⊙ Traffic Pole
⊙ Electric Manhole	⊙ Utility Pole
⊙ Telephone Pedestal	⊙ Concrete Utility Pole
⊙ Cable Pedestal	⊙ Air Conditioner
⊙ Electric Pedestal	⊙ Traffic Signal Vault
⊙ Electric Transformer	⊙ Underground Utility Marker
⊙ Electric Meter	⊙ Regular Spaces
⊙ Gas Meter	⊙ Handicap Spaces
⊙ Gas Valve	⊙ Schedule B, Section II Items
⊙ Water Meter	⊙ Possible Apparent Use
⊙ Water Valve	⊙ Official Records
⊙ Water Vault	⊙ Landscape Area
⊙ Back-flow Preventor	⊙ LSA
⊙ Fire Hydrant	⊙ O.H.U.
⊙ Monitor Well	⊙ Handicap Space
⊙ Adjoiner Property	⊙ Easement Line
⊙ Spot Elevation	

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION ONE EXCEPTIONS:

- Boundaries of the City of Key West Area of Critical Concern filed in Official Records Book 906, page 200, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions and covenants as set forth in that certain Supplemental Access Easement among Lawrence M. Marks, Eugene Marks, Stanley Marks, Paul Marks and Herman Marks, to Robert A. Butler and Rosemary T. Butler, dated July 2, 1986, filed July 3, 1986, in Official Records Book 980, page 659, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- Terms, conditions and covenants as set forth in that certain Access Easement Agreement from Islands in the Sun Condominiums of Key West Florida, Inc., to Robert A. Butler and Rosemary T. Butler, dated July 2, 1986, and filed July 3, 1986, in Official Records Book 980, page 647 and filed July 11, 1986, in Official Records Book 980, page 2432, both Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- Facilities Easement Agreement from Robert A. Butler and Rosemary T. Butler, dated July 2, 1986, filed July 11, 1986, in Official Records Book 980, page 673, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
- Access to Roosevelt Boulevard is insured only through Easements as set forth in Schedule A hereof, and across that portion of the state road right of way located between the north and south boundaries of Parcel 3 of Schedule A, as extended along their existing courses to Parcel 2 of Schedule A. NOT SURVEY RELATED ITEM
- Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 271, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- Easement in favor of the Utility Board of the City of Key West, Florida, filed September 16, 1981, in Official Records Book 1183, page 1508, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
- Egress and Ingress Easement made by and between Ocean Walk Phase I, Limited Partnership to Los Salinas Condominium Association, Inc., filed December 18, 1989, in Official Records Book 1115, page 434, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
- Access Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 273, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 262, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- Memorandum of Agreement for Easement and License by and between Equity Residential Properties Management Corp. and TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1858, Page 522. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
- Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20719 recorded May 23, 1955 in Official Records Book 33, Page 422. NOT A SURVEY RELATED ITEM
- Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20941 recorded July 15, 1955 in Official Records Book 38, Page 292. NOT A SURVEY RELATED ITEM

18 Boundary and ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Toll Free: 888.457.7878

Prepared For:

**Ocean Walk Apartments**

Client Ref: 401400775CT  
Commitment No: 4887118

20 PROJECT ADDRESS

3900 South Roosevelt Boulevard,  
Key West, Florida

Project Name:  
Ocean Walk Survey Update

CDS Project Number:  
15-05-00707

14 BUILDING AREA

Building #	Building Type	Building Area
1	2-Story Concrete Building	2,906 sq. ft.
2	3-Story Concrete Building	37,922 sq. ft.
3	2-Story Concrete Building	306 sq. ft.
4	1-Story Concrete Building	548 sq. ft.
5	5-Story Concrete Building	43,961 sq. ft.
6	2-Story Concrete Building	306 sq. ft.

Note: Buildings 2 & 5 (Apartment Buildings) have 1st Floor Parking Areas located at ground level, parking spaces shown were as of the date of this survey.

15 BUILDING HEIGHT

Building #	Building Height
1	16.7 ft.
2	26.6 ft.
3	22.5 ft.
4	12.5 ft.
5	43.5 ft.
6	22.5 ft.

7 POSSIBLE APPARENT USE

⚠ Easterly adjoiner fence lies over and upon the subject property a maximum distance of 21.1'

Line Table

Line #	Direction	Length
L1 (D & M)	N61°15'57"W	40.14'
L2 (D & M)	S66°14'20"E	82.14'
L3 (D & M)	N24°18'46"E	123.74'

Curve Table

Curve #	Delta	Radius	Length	Chord	Chord Bearing
C1 (D & M)	2°13'57"	2339.93'	91.17'	91.17'	N11°22'18"W
C2 (D)	8°53'03"	2339.93'	362.83'	362.46'	S16°55'48"E
C3 (D)	11°07'00"	2339.93'	454.00'	453.28'	S15°48'50"E

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

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
No. 10132900  
Toll Free: 888.457.7878

# BPAS APPLICATION

## Ocean Walk



# Building Permit Allocation System (BPAS) Application (Year 2: 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.cityofkeywest-fl.gov

**Application Fee: \$1,150.00**

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

---

**PLEASE NOTE: A SUBMITTAL 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 | K2M Design, Inc.

Mailing Address: 1001 Whitehead Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305.395.2846 Office: 305.292.7722

Email: asarno@K2MDesign.com

**PROPERTY OWNER:**

Name: Camilo Miguel, Jr. | Ocean Walk Key West Owner, L.L.C.

Mailing Address: 119 Washington Ave, Suite 505

City: Miami Beach State: Florida Zip: 33139

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY DESCRIPTION AND ZONING INFORMATION:**

Site Address: 3900 S. Roosevelt Blvd., Key West, Florida 33040

Parcel ID/ RE#: 00066180-000200 Alternate Key: 8749996

Zoning District: HDR Size of Site: 17.11 Acres

Density Allowed: 22 Units per Acre Commercial Floor Area: 2,906 SQ FT

**B. EXISTING DEVELOPMENT:**

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

The existing Ocean Walk property consists of three primary buildings - a two-story leasing office, a four story four wing elevated apartment building, and a two story four wing elevated apartment building. Additional site amenities include tennis courts, in ground swimming pool, and accessory site buildings along with parking and landscaped areas. The current project is not developed to the full potential of the Code's density of 22 units per acre.

---

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED <sup>1</sup> / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	296		40
Affordable Residential Dwelling Unit(s) <sup>2</sup>	0	0	0
Transient Unit(s) <sup>3</sup>	0	0	0
Accessory Dwelling Unit(s) <sup>4</sup>	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
<b>Total Number of Units Requested</b>			<b>40</b>

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 / <input checked="" type="checkbox"/> N
Are buildings on the property listed as contributing historic structures?	Y / <input checked="" type="checkbox"/> N
Is the proposal for mixed residential and commercial use?	Y / <input checked="" type="checkbox"/> N
Are density bonuses proposed?	Y / <input checked="" type="checkbox"/> N
Advanced affordable allocation request?	Y / <input checked="" type="checkbox"/> N

Will the allocation require development review?  Y / N

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

<input type="checkbox"/> Major Development Plan	<input checked="" type="checkbox"/> Minor Development Plan	<input type="checkbox"/> Conditional Use
<input checked="" 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 checked="" 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 units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties prosing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
-  2. **Solution Statement.**
  - a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.
  - b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
    - (A) **Major Construction/Renovation Prerequisites.** The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
      - a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
      - b. All new buildings shall be constructed so as to have the **first habitable floor 1.5 feet above the required base flood elevation**, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
      - c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 1,000 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
    - (B) **Minor Renovation Prerequisites.** For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGauge 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). *Will be provided during appropriate construction phases as required by Building Department.*
-  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.

# EXHIBIT A

## Authorization and Verification Forms



City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Camilo Miguel, Jr. as  
*Please Print Name of person with authority to execute documents on behalf of entity*  
CEO of MC Manager, LLC, Manager of M-3900 S Roosevelt  
Associates, LLC, Operating Member of Ocean Walk  
Key West, LLC, the sole Member of Ocean Walk Key West Owner, L.L.C.  
*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.

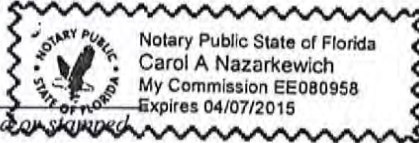
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this March 16, 2015  
*Date*

by Camilo Miguel, Jr.  
*Name of person with authority to execute documents on behalf on entity owner*

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

*Notary's Signature and Seal*



Name of Acknowledger typed, printed or stamped

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 of Florida Keys Operations  
*(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:

3900 S. Roosevelt Blvd., 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.

*Aof*  
*Signature of Authorized Representative*

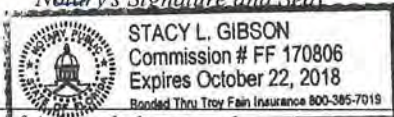
Subscribed and sworn to (or affirmed) before me on this March 12, 2015 by  
*date*

Anthony D. Sarno  
*Name of Authorized Representative*

He/She is personally known to me or has presented Florida Driver's License as identification.

*Stacy L. Gibson*

*Notary's Signature and Seal*



*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*

# EXHIBIT B

## Site Data Table

## SITE DATA TABLE

Ocean Walk - 3900 S. Roosevelt Blvd.

	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	High Density Residential District (HDR)			
FLOOD ZONE	AE EL 8			
SIZE OF SITE	43,560.00 SF (1.00 ACRE)	745,312.00 SF (17.11 ACRES)	745,312.00 SF (17.11 ACRES)	NONE
MINIMUM LOT WIDTH	80'-0"	634'-8"	634'-8"	NONE
MINIMUM LOT DEPTH	100'-0"	691'-0"	691'-0"	NONE
HEIGHT	40'-0"	43'-6"	43'-6"	EXISTING
SETBACK 1: FRONT	30'-0"	166'-5"	166'-5"	NONE
SETBACK 2: SIDE 01	25'-0"	93'-0"	93'-0"	NONE
SETBACK 3: SIDE 02	25'-0"	30'-6"	30'-6"	NONE
SETBACK 4: SIDE 03	25'-0"	27'-5"	27'-5"	NONE
SETBACK 5: SIDE 04	25'-0"	100'-4"	100'-4"	NONE
SETBACK 6: REAR	25'-0"	29'-1"	29'-1"	NONE
SETBACK 7: SIDE 05	25'-0"	69'-5"	69'-5"	NONE
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
BUILDING COVERAGE	40% MAX	11.5% (85,967 SQ FT)	13.2% (98,064 SQ FT)	NONE
IMPERVIOUS SURFACE	60% MAX	44% (327,682 SQ FT)	46% (346,295 SQ FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN	56% (417,630 SQ FT)	54% (399,017 SQ FT)	NONE
DENSITY	22 DU per ACRE (*D)	296 Units (17.30 per ACRE)	336 Units (19.64 per ACRE)	BPAS APPLICATION
<b>PARKING</b>				
CAR (STANDARD)	589 (8 commercial / 581 residential)	317 (15 commercial / 302 residential)	393 (15 commercial / 378 residential)	
CAR (COMPACT)	0	0	0	
CAR (ADA)	12	8	12	
CAR (ELECTRIC)	0	0	0 (*B)	
CAR TOTAL (*A)	601	325	405	196 for EXISTING
BICYCLE	61 (2 commercial / 59 residential) (*C)	0 (3 commercial / 30 residential)	8	
SCOOTER	0	0	0	

# EXHIBIT C

## Estimated Score Sheet



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

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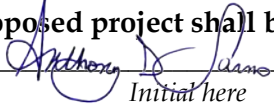
The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout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

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

**Applicant:** Anthony D. Sarno | K2M Design, Inc.      **Site Address:** 3900 S. Roosevelt Blvd., Key West

**Number and type of Units Requested:**      Market Rate 40      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>N/A</u> |
| 2  | Voluntarily providing affordable housing units (+10)   | 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 contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 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 | Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI)of at least 29 (+5)                   | 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

City of Key West • Exhibit C – Estimated Score Sheet  
Building Permit Allocation System (BPAS) Application

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>5</u>
2	Exceeding the minimum required percentage of affordable housing (+5)	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 contribution to the Arts In Public Places Fund or Tree Fund in the amount of \$5,000 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	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u>10</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	<u>15</u>
<b>TOTAL ESTIMATED POINTS</b>			<b><u>85</u></b>

# EXHIBIT D

## Certification Form





# Exhibit D – BPAS Certification Form

## Building Permit Allocation System Application

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

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

I certify that my total estimated points are 85. 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.

*[Handwritten Signature]*

Signature of applicant

March 12, 2015

Date

Anthony D. Sarno

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 12 day of March, 20 15,  
 by Anthony D. Sarno (name of person signing the application)  
 as Director of Florida Keys Operations (type of authority...e.g. officer, manager/member, trustee,  
 attorney)  
 for Ocean Walk Key West Owner, LLC (name of entity or party on behalf of whom application was  
 executed).

He/She is personally known to me or has presented Florida Driver's License as identification.

*[Handwritten Signature]*

Notary's Signature and Seal

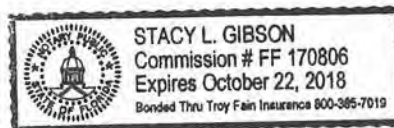
SEAL

*[Handwritten Name]*

Name of Acknowledger typed, printed or stamped

*[Handwritten Commission Number]*

Commission Number, if any



# EXHIBIT E

## FGBC Score Card

## Florida Green High-Rise Residential Building Standard

Version 2: Revised 10/21/14

### Final Application Form

#### Project Information

Project Name:	Ocean Walk		
Address:	3900 S. Roosevelt Blvd.		
City & Zip:	Key West 33040		New or Existing:
County:	Monroe		Number of Floors:
Size (SF):			Number of Units:
Project Description:	Multi-Family Residential Apartment		Website:

#### Building Owner Contact Information

Name:	Camilo Miguel, Jr.		
Company:	Ocean Walk Key West Owner, LLC.		
Address:	119 Washinton Ave, Suite 505		
City / Zip:	Miami Beach 33033		
Phone:			
Fax:			
E-mail:			

#### Designated Professional Contact Information

Name:	Anthony D. Sarno		
Company:	K2M Design, Inc.		
Address:	1001 Whitehead Street		
City / Zip:	Key West 33040		
Phone:	305.292.7722		
Fax:	305.292.2162		
E-mail:	asarno@k2mDesign.com		

Total Fee Due:     \$5,000     Refer to "Instructions" tab for Application Fees  
 Deposit Paid:                       
 Amount Due:     \$5,000     Balance Due Must Be Submitted with Final Application.

#### Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed) Currently this project needs	100	Please refer to Standards Documents and Green Commercial Reference Guide for additional information.
<b>Category</b>	<b>Your Score</b>	<b>Required Min</b>
Category 1: Project Management	6	5 Points
Category 2: Energy	42	15 Points (75 point max)
Category 3: Water	27	10 Points
Category 4: Site	20	5 Points
Category 5: Health	26	10 Points
Category 6: Materials	8	5 Points
Category 7: Disaster Mitigation	7	2 Points
Total:	<b>136</b>	
Total Needed:	<b>100</b>	
<b>Certification Level</b>	<b>Silver</b>	

#### To Qualify your project must

Bronze	0 - 30	points over the project's adjusted required minimum
Silver	31 - 60	points over the project's adjusted required minimum
Gold	61 - 90	points over the project's adjusted required minimum
Platinum	91 >	points over the project's adjusted required minimum

PROJECT NAME: Ocean Walk

#### CURRENT PROJECT SCORE

Total Standard Credits	<b>382</b>	Total AWARDED Credits	<b>136</b>	Additional Credits Possible	<b>141</b>	Total NA
			<b>100</b>	<b>TOTAL NEEDED FOR CERTIFICATION</b>		

#### PROJECT MANAGEMENT (Required Category Minimum 5)

CREDITS	TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA	Points Below Category Minimum	CREDIT	REQUIREMENTS	SUBMITTAL	PROJECT EVALUATOR COMMENTS
	37		6	6						
<b>PREREQUISITES</b>										
PM P1	Required						Green Project Meeting/Charrette	Owner and project team decision makers must participate in a 4-hour green design charrette where an FGBC Designated Professional details each line item and requirements of the FGBC High Rise Residential Building Standard Checklist. The training must be project specific; general green education courses do not comply.	Provide copy of the meeting agenda, outline of notes, dated sign in sheet, and a copy of the FGBC Checklist that resulted from the Charrette	
PM P2	Required						Green Designated Professional	The project team includes a certified FGBC Green Designated Professional.	Copy of FGBC Green Designated Professional Certificate.	
<b>CREDITS</b>										
<b>PM 1 Education</b>										
PM 1.1	2		2	2			Comprehensive Design Charrette/Design Team Training	Owner and design team decision makers must participate in an 8-hour green project training no later than the design development phase of the project. Attendees must include a participant from all disciplines currently under contract for the project.	Provide copy of the training outline and dated sign-in sheet	
PM 1.2	2		2	2			Construction Team Training	Owner, design team representatives, general contractor, and subs currently under contract for the project participate in a minimum of 2-hours of green project training is administered prior to work on the jobsite. A minimum of the subcontractors associated with the following activities must be trained prior to commencing work on the site: General Contractor, MEP, HVAC, Irrigation, and interior finishes.	Provide copy of the training outline and dated sign in sheet	

PM 1.3	1		1	1		Staff Training	Operational staff, including facility manager, leasing agent, sales staff, or any individual that works over 20 hours a week in a capacity managing or maintaining the building must attend a 2-hour green training. Training must include an explanation of the certification, criteria pursued/achieved, and information regarding green operation and maintenance of the building.	Provide copy of the training outline and dated sign in sheet	
PM 1.4	1		NA	NA		Homeowner Training	Provide homeowners with "green maintenance" training lasting at least 1 hour. Builder must have an established procedure and the training completed by a knowledgeable jobsite superintendent, sales representative, customer service individual, or other appropriate individual. The training may be any combination of office instructions or home walk-through with hands-on training.	Provide a copy of the training outline and bio of the approved trainers.	
PM 1.5	1		1	1		Green Website	Provide information on the project website regarding the FGBC green certification of the project, a link to the project score sheet, information on green operation and maintenance for homeowners, and helpful links for homeowners regarding FGBC, energy efficiency, water efficiency, and healthy homes.	Provide the web address and copies of the content.	
PM 2	5					Building Information Modeling 1 point for Architect 3 points for Architect, Structural and MEP 5 points for Architect, MEP, Contractor, Mechanical, Electrical, Plumbing, and Fire Subs	Design team and construction teams use BIM process to optimize the efficiencies related to design, estimating, materials ordering, and construction.	Renderings and report summaries from BIM software	
PM 3	5					Cost-Benefit Analysis	FGBC project team member shall document the cost impact of each energy and water credit the project is pursuing for certification. Analysis shall include a minimum of two building alternatives considered to achieve the credit, the cost associated with each alternative and calculated annual kWh, gallons of water, and cost savings.	The project must submit a copy of the FGBC Checklist from: 1. The team kickoff meeting 2. 100% Construction Document Phase 3. Final FGBC Submittal Include assumptions regarding interest rates, life of materials, and any other assumptions made for the analysis. A short narrative must accompany each credit explaining the options reviewed, environmental benefits, and reasoning for final selection for inclusion in the project.	
PM 4	20					Small Unit Credit 10 Points for weighted average < 1500 SF 15 Points for weighted average < 1200 SF 20 Points for weighted average < 900 SF	Design and construct small units. Points are awarded based on the weighted average unit size for the project.	Architectural drawings showing floorplans and units, a list of the types of units, square footage of the units, and a weighted average calculation.	

**ENERGY (Required Category Minimum 15, Allowed Category Maximum 75)**

CREDITS	TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA	
	120		42	42		Points Below Category Minimum

**ENERGY CREDIT REQUIREMENTS SUBMITTAL DESIGNATED PROFESSIONAL COMMENTS**

PREREQUISITES						CREDIT	REQUIREMENTS	SUBMITTAL	DESIGNATED PROFESSIONAL COMMENTS
E P1	Required		Reviewing			OPR	Owner designated representative must develop a list of owner project requirements related to each of the categories of the high-rise standard. The OPR should indicate minimum goals for each category and any specific credits the Owner wishes to target.	Submit a narrative explaining the OPR for the project.	
E P2	Required		Reviewing			BOD	Design team representatives develop and document how the design will achieve the Owner Project Requirements. The Basis of Design should include specifically how the performance desires of the Owner will be achieved by the proposed design.	The design team must submit a narrative that explains how their design decisions support the Owner project requirements.	
E P3	Required		Reviewing			Testing and Balancing	Mechanical Electrical Plumbing (MEP) Engineering Firm works with the Architect or design team leader to verify field installed equipment meet OPR, BOD and is installed and operating correctly. Testing and verification must include all commercial and common areas, amenity areas, and a minimum of one of each distinctive residential unit type. The Testing and verification shall include, at a minimum, Heating, Ventilation, Air Conditioning and Refrigeration (HVAC&R) systems & controls, lighting systems and controls, renewable energy systems, hot water system, and flow rate verification.	Copy of the testing and balancing report	
E P4	Required		Reviewing			CFC Reduction in HVAC Equipment	Requires that all building HVAC&R systems be free of CFC's and Halons	Mechanical engineer will submit a signed letter declaring that the building's new HVAC&R systems do not use CFC-based refrigerants and a mechanical schedule showing HVAC equipment	

**CREDITS E 1 Performance Improvement**

E 1.1	60		20	20		Energy Performance improvement 2 point for each percent lower than code	The designed building will receive credit for energy performance that is more efficient than the current Florida Energy Code. Refer to the Florida Energy Code Calculations and their provided summary comparing the baseline and design buildings.	A copy of the Florida Energy Code calculations and input summary	
E 1.2	1		1	1		Pump Motors	All three phase pump motors 1 horsepower or larger shall meet or exceed efficiency standards for NEMA Premium™ 3 motors. Note: Motors that are packaged as an integral component of mechanical equipment, fire pump motors, and booster pump motors are exempt from this requirement	Plumbing plans highlighting location of pumps, cut sheets and photos of complying pumps	
E 1.3						Lighting Power Density 0.8W/sf For Individual Units	Design the installed lighting in each unit such that the total Watt per square foot does not exceed 0.8.	Electrical plans showing fixture location and type, summary of the units, total Watts and square feet	
E 1.3.1	2		2	2		For Entire Building	Design the installed lighting for the conditioned spaces of the building, to include conditioned spaces (common areas and private residences) such that the total Watt per square foot does not exceed 0.8	Florida Building Commission approved Energy Code printout, signed by lighting designer or MEP with lighting power densities.	
E 1.3.2	3		3	3					

**E 2 Prescriptive Energy Features**

E 2.1	1		1	1		Energy Star Refrigerator	Install Energy Star qualified Refrigerators in each unit	Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	
E 2.2	1		1	1		Energy Star Dishwasher	Install Energy Star qualifying dishwashers in each unit	Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	
E 2.3	1		NA	NA		Energy Star Clothes Washer	Install Energy Star qualifying clothes washers in each unit	Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	
E 2.4	1		1	1		Energy Star Ceiling Fans	Install Energy Star qualified ceiling fans located in the main living area and each bedroom of each unit	Copy of the electrical plan showing fan locations and type, appliance package approved submittal, cut sheet	
E 2.5	1		1	1		Energy Star Common Area Appliances	Install all Energy Star appliances in common areas to include: refrigerator, dishwasher, clothes washer, and vending machines.	Copy of the approved submittal, cut sheet identifying model number and photo of installed appliance	
E 2.6	2		2	2		Automated Lighting Controls	All non-apartment spaces, except those intended for 24-hour operation or where automatic shutoff would endanger the safety of occupants, must have occupancy sensors or automatic bi-level lighting controls.	Copy of the approved submittal, cut sheet identifying model number and photo of installed appliance	
E 2.7	1		1	1		Exterior Lighting	Fixtures must include automatic switching on timers, photocells, or motion sensor controls, OR provide > 95 lumens/watt, OR be solar powered - except fixtures intended for 24-hour operation, required for security, or located on apartment balconies.	Copy of the approved submittal, cut sheet identifying model number and photo of installed appliance	
E 2.8	1		1	1		Insulate hot water pipes	Piping carrying liquid with temperatures greater than 105°F must have a minimum of 1" of insulation. Pipes over 1.5" in diameter must have a minimum of 1.5" of insulation. Extent and location to be determined by ASHRAE 90.1-2007 Section 7.4.3 or local code. All pipes over 3/4" in diameter conveying hot water must be insulated.	Photos of insulated hot water pipes, plan detail, or approved submittal of selected insulation signed by architect.	
E 2.9	2		2	2		Ductwork sealed with mastic	Seal all duct connections with mastic. This includes rigid and flex duct connections to air handlers and junction boxes	Construction detail and photos	
<b>E 3 Performance Verification/Testing</b>									
<b>E 3.1 Commissioning</b>									
E 3.1.1	4		4	4		Basic Commissioning	Fundamental Building Systems Commissioning: Implement or have a contract in place to implement all of the following fundamental best practice commissioning procedures Commissioning includes verifying installation, functional performance testing, training and documentation for EACH of the commissioned system or components as compared to the design intent, training of owner designated O&M professional and completion of the operation and maintenance manuals.	Copy of signed contract explaining scope of work (contract amount may be excluded) and a letter from the CxA or the building owner stating all CxA duties were completed. Submit a copy of the OPR, BOD, Commissioning Plan and Commissioning Report. The commissioning Plan should include an overview of the commissioning process, a list of systems and features, the commissioning participants and their roles, a communication and management plan, an outline of the scope of commissioning tasks, and schedule. Where possible, include copies of the start up checklists. The commissioning report should contain the analysis of whether each commissioned system or component meets the design intent, specifications, was properly installed, passed the functional performance tests, was properly documented in the O&M manuals, and was covered in the operator training.	
E 3.1.2	5		?	?		Advanced Commissioning	Advanced Building Systems Commissioning: In addition to fundamental commissioning, retain a CxA prior to completing the design phase of the project.	Submit all documentation for Basic Commissioning and a copy of the signed commissioning contract and dated plans to verify CxA was contracted prior to Construction Documents. Submit a copy of the Design Document review, architect and owner responses.	
<b>E 3.2 Midpoint Inspections</b>									
E 3.2.1	2		?	?		Thermal Bypass Inspections	Conduct a thermal bypass inspection of the structure to ensure the integrity of the air and thermal barriers of the building	A thermal bypass checklist along with an summary of deficiencies, photos, corrective actions and corrected photos	
E 3.2.2	2		?	?		Smoke Test Ducts if in Unconditioned Space	AC Contractor or Smoke Testing personnel administer smoke test, identify leaks, and verify leaks are sealed. Verify leaks are sealed by visual inspection. Smoke identifies leaks visually. Leaks are sealed when there is no more smoke coming from leaks. AC contractor must be present to seal leaks. Smoke testing protocol as follows: 1. All boots are temporarily sealed by either the AC Contractor or Smoke Testing personnel. 2. Potable smoker or duct tester/fogger is connected to the supply and return sections of the duct work. All dampers, if installed, to be verified open by AC Representative. 3. AC Representative is present during Smoke Testing to seal observed leakages with approved materials. 4. Smoke Testing personnel note severity and location of leakages. 5. Smoke Testing personnel verify that all leaks have been sealed at rough-in and supply certificate to client attesting to that fact with date and signature of the Smoke Tester.	Photos of duct testing in progress and a summary report of findings and corrections.	
E 3.2.3	3		?	?		Duct testing/leakage	Total duct leakage for in-unit systems shall be ≤ 8 CFM25 per 100 s.f. of conditioned floor area. All units must be tested by a RESNET or BPI energy rater following RESNET protocol.	Summary report or each unit leakage and corrective action taken if required	
E 3.3	5		?	?		Blower Door Test Units 3 points for < 7 ACH50 4 points for < 6 ACH50 5 points for < 5 ACH 50	Post-construction, multi-point blower door testing of units must be performed by a RESNET or BPI energy rater following RESNET protocol. All units must pass at one of the levels listed in the Credit column. Points are awarded based on worse-case test results.	Copy of the test results	

E.3.4	5		?	?	Complete Testing and Balancing in all residential units	Mechanical Electrical Plumbing (MEP) Engineering Firm works with the Architect or design team leader to verify field installed equipment meet OPR, BOD and is installed and operating correctly. In addition to the required prerequisite testing and verification, testing and verification of ALL of the residential units shall be performed by a licensed engineer or a professional certified by the National Environmental Balancing Bureau (NEBB), the Associated Air Balance Council (AABC), or other nationally accredited organization.	Copy of the testing and balancing report		
E.4					Design				
E.4.1	1		?	?	Washer and dryer out of conditioned space	Locate washer and dryer outside of conditioned space –garage, unconditioned utility room, etc. The location must be separated from the main conditioned space of the building. The unconditioned utility room must meet the following requirements: • Insulate the walls between the utility room and conditioned space (shared walls). • Finish the shared walls and ceiling (if below conditioned space) with drywall. • Seal all holes and air leakage pathways through the walls, floor, and ceiling that can connect the utility room to the conditioned space (plumbing, gas lines, wiring, and bottom plate). • Install a non-louvered door that is weather-stripped and equipped with a properly adjusted threshold.	Floorplan identifying location of laundry room		
E.4.2	2		2	2	Light colored interior finishes 1 point: light colored walls/ceiling in main living 1 point: light colored walls in bedrooms	All bedrooms and all major living spaces in the home have light-colored wall and ceiling surfaces with a reflectance of at least 50% (or Light Reflectance Value (LRV) > 50). Bonus point awarded if all major living spaces and bedrooms have light colored flooring. If a documented reflectivity is not available, this credit can only be given to "white" or "off white."	Photo of completed project interior, paint selection and LRV		
E.4.3	1		?	?	Compact hot water distribution	Install compact hot water distribution system. For a conventional system, no branch line from the water heater to any fixture may exceed 25 feet. Branch lines from the central header to each fixture must be a maximum of 1/2-inch diameter. One point is also available for use of a manifold system or a recirculation loop with an on-demand control with auto pump shut-off in the kitchen and each full bathroom.	Floorplan showing location of hot water heaters/distribution system		
E.5					Renewable Energy				
E.5.1	8		?	?	Renewable Energy Production 1 point per 1% of building power provided	Supply a fraction of the building's total energy use (as expressed as a fraction of annual energy cost) through the use of on-site renewable energy systems.	Plan detail highlighting installed renewable energy system and photos		
E.5.2	3		?	?	Green Power 1 point: 50% for 1 year 2 points: 100% for 1 year 3 points: 100% for 2 years	Provide a percentage of the building's electricity from renewable sources by engaging in at least a one-year renewable energy contract to purchase green power. Earn one point by purchasing green power for 50% of the building total annual energy demand from certified green power generator for one year, 2 points are available for purchasing 100% for 1 year and 3 points available for purchasing 100% for 3 years.	Provide an executed copy of the contract for the purchase of renewable energy indicating the types of renewable purchased and the total kWh of energy production capacity.		
E.5.3	1		?	?	Solar Hot Water	Each unit is serviced by a solar hot water system	Plan detail highlighting design, equipment cut sheet and photos of installed equipment.		
E.5.4	1		NA	NA	Solar Pool Heat	Install solar pool heater	Plan detail highlighting design, equipment cut sheet and photos of installed equipment.		
<b>WATER (Required Category Minimum 10)</b>									
<b>CREDITS</b>									
TOTAL AVAILABLE		AWARDED	ACHIEVED	POSSIBLE	NA				
71			27	34	Points Below Category Minimum				
WATER					CREDIT	REQUIREMENTS	SUBMITTAL	DESIGNATED PROFESSIONAL COMMENTS	
<b>Exterior</b>									
<b>W.1</b>									
<b>Installed Landscape</b>									
W.1.1	3		1	1	Plants/trees from drought-tolerant list: 1 Point - 60% drought tolerant 2 Points - 80% drought tolerant 3 Points - 100% drought tolerant	Use of at least 60% of the plants and trees incorporated into the landscape are from a local drought tolerant list; 2 points are available if 80% are from such a list; and 3 points are available if 100% of the plants and trees are from such a list. A minimum of 12 total plants must be present in the landscape to qualify for the credit. Plants shall be listed with high or moderate drought tolerance by Florida Friendly Landscape, WaterWise (water management district) or local drought tolerant list.	Plant list identifying drought tolerant vegetation, landscape plan, and percentage of drought tolerant vegetation calculation.		
W.1.2	5				Turf 1 point: Install only drought tolerant turf < 50% 2 points: Install only drought tolerant turf < 40% 3 points: Install only drought tolerant turf < 30% 4 points: Install only drought tolerant turf < 20% 5 points: Install only drought tolerant turf < 10%	If sod is installed, do not install turf in densely shaded areas (<60% shade on June 21) and only use Bahia, Zoysia, or Bermuda grass.	Landscape plan, and photos of the completed project.		
W.1.3	1		?	?	Non-Cypress mulch	Apply 3-4" of mulch around plants and trees (extending out to drip line) and in landscaped beds avoiding volcano mulching	Landscape plans and photos of installed vegetation		
<b>W.2</b>									
<b>Installed Irrigation</b>									
W.2.1	5		5	5	Properly Installed Irrigation	1. Separate zones for turf and landscape beds - multi-program controller 2. High-Volume irrigation does not exceed 60% of the landscaped area 3. Head to head coverage for rotor/spray heads 4. Correctly install micro-irrigation in landscape beds and narrow areas 5. Provide facility manager installed irrigation plan, on site training and written instructions  See FGBC guidelines for irrigation as stated in the Reference Guide	Copy of the irrigation design, photos of installed irrigation, and a copy of the instructions.		
W.2.2	3		3	3	Only drip irrigation is used on site	Install only drip irrigation systems to service installed landscape	Copy of the irrigation design, and photos of installed irrigation.		

W 2.3	10		NA	NA		No permanent installed irrigation	Landscape contains no permanently installed irrigation system.	Provide a signed letter from the project owner.		
W 2.4	2		2	2		Soil Moisture Sensors	Soil moisture sensors or other weather-based irrigation is installed appropriately to control irrigation at ground level and for outdoor amenities.	Cut sheet of innovative equipment		
W 3						Water Source Conservation				
W 3.1	1		NA	NA		Reclaimed Water for Irrigation	Project is supplied with municipal reclaimed water for irrigation	Letter from municipality indicating reclaimed water is supplied and used on the project		
W 3.2	10		3	10		Rainwater 1 point: Simple Collection 3 points: Collection with dedicated use for irrigation. Collected rainwater must supply a minimum of 25% of the water necessary for irrigation. 5 points: Collection for toilet/urinal flushing. Collected rainwater must supply a minimum of 25% of the water required for toilet/urinal flushing. 10 points: Rainwater is collected and treated to potable standards for use throughout the building. Rainwater collected must provide a minimum of 25% of the building's annual water use.	Install rainwater harvesting collection and storage system. The minimum requirement for this credit is a simple collection system, which for all intents and purposes would be for demonstration. Achieve additional points, per the break down below, as the rainwater collection system increases in functional use to replace both potable and non potable water. 1. Simple Collection: Used to supplement irrigation and for demonstration purposes. 2. Dedicated use for irrigation: Harvested Rainwater is used to supply irrigation to landscape. 3. Rainwater is collected and used in lieu of potable water for flushing toilets and urinals: Rainwater is collected and fed to dual piping system as greywater to reduce potable water demand inside the building. 4. Collected and treated to potable standards for whole building use: Water is treated to potable standards and supplements whole building water use	Construction drawings indicating design and location of system		
W 3.3	10					Greywater 3 points: Collection with dedicated use for irrigation. Collected and treated greywater must supply a minimum of 25% of the water necessary for irrigation. 5 points: Collection for toilet/urinal flushing. Collected and treated greywater must supply a minimum of 25% of the water required for toilet/urinal flushing. 10 points: Greywater is collected and treated to potable standards for use throughout the building. Greywater collected must provide a minimum of 25% of the buildings annual water use.	Greywater system is installed to reduce demand on potable water. System must have a specific collection source and a dedicated use. Greywater system is installed to reduce demand on potable water. System must have a specific collection source and a dedicated use.	Construction drawings indicating design and location of system		
Interior										
W 4						Fixtures				
W 4.1	4		4	4		Low Flow Toilets Water closets in the individual units 1 point: ≤ 1.28 gpf 2 points: Dual Flush 3 points: ≤ 1.0 gpf  1 Bonus point is available if all water closets in the common areas are low flow	All installed toilets must comply with the low-flow criteria AND have a minimum MaP (Maximum Performance) rating of 600 OR are WaterSense Certified. For Dual-Flush toilets to receive one point, ONE of the two flush options must be ≤ 1.1gpf.	Photo of installed low flow fixtures and cut sheets		
W 4.2	3		3	3		Low Flow Lavatory Faucets in units 1 point: ≤ 1.5 gallons per minute (gpm) 2 points: ≤ 1.0 gpm OR Motion Sensor self-closing faucet (0.25 gal/metering cycle Max)  1 Bonus point is available if all of the lavatory faucets installed in the common areas are ≤ 1.5 gpm	All installed lavatory fixtures must comply with the low-flow requirements.	Photo of installed low flow fixtures and cut sheets		
W 4.3	3		3	3		Low Flow Kitchen Faucets in units 1 point: ≤ 2.0 gallons per minute (gpm) 2 points: ≤ 1.5 gpm OR WaterSense Certified  1 Bonus point is available if all of the kitchen faucets installed in the common areas are ≤ 2.0 gpm	All installed kitchen fixtures must comply with the low-flow requirements.	Photo of installed low flow fixtures and cut sheets		
W 4.4	3		3	3		Low Flow Shower heads in units 2 point: ≤ 2.0 gallons per minute (gpm)  1 Bonus point is available if all of the shower heads installed in the common areas are ≤ 2.0 gpm	All installed shower heads must comply with the low flow requirements. A maximum of 1 shower head per 15sf of shower compartment is allowed	Photo of installed low flow fixtures and cut sheets		
W 5						Appliances and Equipment				
W 5.1	4		?	?		High Efficiency Water-Saving Clothes Washer 2 Point for Water Factor ≤ 6 3 Points for Water Factor ≤ 4  1 Bonus point is available if all of the clothes washers installed in the common areas have a Water Factor ≤ 6	All installed clothes washers must comply with the stated Water Factor requirement.	Photo of installed low flow fixtures and cut sheets		
W 5.2	2		?	?		Tankless, boiler, or recirculating hot water heaters	Install on demand tankless hot water heaters or hot water recirculation system	Photo of installed tankless water heaters and cut sheets or schematics of recirculation system		
W 6						Florida WaterStar™				
W 6.1	2		?	?		Florida WaterStar™ Certification	Meet or exceed Florida WaterStar™ standards	Copy of Florida WaterStar™ Certificate		
<b>SITE (Required Category Minimum 5)</b>										
<b>CREDITS</b>										
	TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA					
	46		20	22		Points Below Category Minimum				
<b>SITE</b>						<b>CREDIT</b>		<b>REQUIREMENTS</b>		<b>DESIGNATED PROFESSIONAL COMMENTS</b>
<b>PREREQUISITES</b>										
SP1	REQUIRED		Reviewing			Copy of Stormwater Pollution Prevention Plan (SWPPP) and Florida Department of Environmental Protection (FDEP) Notice of Intent (NOI) onsite	Keep copy of SWPPP & FDEP National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) onsite for contractor to implement & maintain SWPPP Best Management Practices (BMP) as designed by civil engineer or SWPPP designer.	Copy of Notice of Intent		

S P2	REQUIRED		Reviewing			Erosion and Sedimentation Control	Design a sediment and erosion control plan, specific to the site that conforms to United States Environmental Protection Agency (EPA) Document No. EPA 832/R-92-005 (September 1992), Storm Water Management for Construction Activities, Chapter 3, OR local erosion and sedimentation control standards and codes, whichever is more stringent. The plan shall meet the following objectives: <ul style="list-style-type: none"> <li>Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.</li> <li>Prevent sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter.</li> </ul>	Copy of erosion control plan, site details and photos	
S 1						Site Selection			
S 1.1	1					Select Appropriate Site	Do not develop on: Prime farmland, flood prone areas, habitat for threatened species, within 100 feet of wetlands, public parkland	Site survey and Google earth map	
S 1.2	1					Within an FGBC Certified Green Local Government	Build within an FGBC certified Green Local Government	Name of local government	
S 1.3	1					Within an FGBC Certified Green Land Development	Build within an FGBC certified Green Land Development	Name of land development	
S 1.4	1					High Density	Project has a minimum of 30 dwelling units per acre.	Number of units per acre	
S 1.5	3		3	3		Greyfield Redevelopment	Locate the building on a site that has existing hardscape or other structure that must be replaced. To achieve this credit, the site must have utility connections available within 1/8 mile boundary.	Copy of a site plan with the existing conditions	
S 1.6	3					Brownfield Redevelopment	Development of any EPA or federal/state/local government classified brownfield and provide remediation as required by EPA's Sustainable Redevelopment of Brownfields Program.	Provide a copy of the Phase II Environmental Site Assessment OR a letter from a local, state or federal regulatory agency confirming that the site is classified as a brownfield	
S 1.7	5					Access to Basic Services (Connectivity) 1 point awarded for each 3 unique services	Locate the building on a site that is within 1/2 mile of, and has safe and walkable access to, basic services (this can be measured as the crow flies). Each type of service may only be counted once, i.e. if there are 3 banks, for the purposes of this Checklist that is equal to ONE service. Please refer to the Reference Guide for a list of services.	Aerial context map with building location, and location and type of basic services within 1/4 mile.	
S 1.8	2		2	2		Public Transportation Access	Site is located within 1/2 mile of an existing or funded rail node OR within 1/4 mile safe and walkable access to mass transit of at least 1 active bus stop, trolley or ride share (this can be measured as the crow flies).	Regional/local drawing or transit map highlighting the building location and the fixed rail stations and bus lines, and indicate the distances between them. Include a scale bar for distance measurement.	
S 2						Site Enhancement			
S 2.1	1		1	1		Tree Preservation	Protect existing trees during construction of project by employing the following techniques to at least 36 inches of tree caliper measured at chest height (i.e. nine 4-inch trees, three 12-inch trees, etc.) per acre. Refer to FGBC Reference Guide for all credit requirements.	Tree/native plant identification survey and photo or other documentation of each technique. For multi-family projects, tree protection shall be shown on the site plan or on a tree survey with details on the drawings outlining protection strategies, barricades, fencing, and areas of protection.	
S 2.2	1		?	?		Minimize Site Disturbance	The maximum square footage of the site that may be disturbed, excluding the building footprint, must be less than or equal to the building footprint.	Copy of project site indicating building footprint, square footage of building footprint and outlining site cleaning operation boundaries and staging areas. Provide photos of site demonstrating minimal site disturbance.	
S 2.3	1		NA	?		Site Open Space	Exceed minimum zoning requirements for open space by 25%	Provide a site plan with the building footprint, square footage of building footprint (or a copy of the local zoning open space requirements) that shows the designated open space and landscape plan. Also provide a list of trees and their projected canopies after 10 years.	
S 3						Transportation			
S 3.1	1		1	1		Bicycle Storage	Project must provide securing locations for bicycles for 5% of total occupants	Provide site plan identifying bike storage, cut sheet of bike rack, and photo of installed bike storage	
S 3.2	1		1	1		Alternative Fuel Refueling Stations	Provide preferred parking for 3% of the parking capacity for the use of low-emitting, fuel-efficient and high occupancy vehicles. Preferred parking spaces may also include charging stations for electric vehicles.	Plan identifying location of preferred parking, description of charging apparatus and photos of installed equipment	
S 3.3	1		1	1		Parking Capacity	Parking provided on site must be equal to or less than required by local jurisdiction. Design team must work with the local jurisdiction to reduce the typically required parking by proposing shared parking or other multimodal transportation methods.	Provide a calculation of the zoning required parking spaces, a letter from the local jurisdiction indicating the projects parking requirements and a site plan with a total parking count.	
S 3.4	1					Automated Parking	Automated parking System - systems include elevators, lifts, or 100% valet parking.	Detail and description of plan and system	
S 4						Heat Islands			
S 4.1	4		4	4		Roof 1 point: 20% roof coverage 2 point: 40% roof coverage 3 point: 60% roof coverage 4 point: 80% roof coverage	Use ENERGY STAR roof-compliant, high-reflectance AND high emissivity roofing (for low slope roofs: initial reflectance of at least 0.65 and 3-year-aged reflectance of at least 0.5 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM 408; for steep slope roofs: initial reflectance of at least 0.25 and 3-year-aged reflectance of at least 0.15 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM 408). Alternatively roof materials may have a LRV ≥ 50; OR install a "green" (vegetated) roof OR combinations of high albedo and vegetated roof can be used providing they collectively cover the roof area. (Amenity decks and finished roof terraces shall be considered under Credit 4.2: Hardscape)	Provide a roof drawing with area calculations and cut sheets for the materials used.	



S 4.2	4		?	?		Shaded, Covered, or High Albedo Hardscape 2 point: 40% roof coverage 3 point: 60% roof coverage 4 point: 80% roof coverage	Shade, cover or use high albedo hardscape for a minimum of 40% of the site hardscape. For the purpose of this credit site hardscape includes roads, sidewalks, courtyards, amenity decks, and parking lots. Areas square footage that may be included in this calculation are hardscape shading by trees (within 10 years, structures with roof materials with a SRI ≥ 78 or a LRV ≥ 50, structured parking or hardscape with a SRI > 35. The building footprint, i.e., square footage of roof, is NOT considered hardscape unless used as a rooftop terrace amenity. Hardscape shaded by photovoltaic panels or other systems that are generating electricity can be included in the shade square footage calculation and are exempt from meeting the SRI ≥ 78 requirement.	Provide a site plan identifying all the site features and a cut sheet for any reflective materials used to achieve this credit.	
S 4.3	3		3	3		Under Building Parking	A minimum of 50% of the parking shall be located under the building	Plan details for project parking	
S 4.4	1		1	1		Building Exterior	To qualify for this credit, a minimum of 80% of the exterior wall surface area minus the glazing must have a LRV > 60 for stucco and painted all finishes, a SRI ≥ 29 for metal and vinyl. Natural and man made stone products must be light in color and comparable to LRV > 60 paint.	Provide a cut sheet of the exterior wall coating/paint and any shading calculations of claimed.	
S 5						Light Pollution Reduction			
S 5.1	1		1	1		Building, amenity deck, and site lighting are dark sky compliant	Do not exceed the light levels and uniformity ratios recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-99). Design exterior lighting such that all exterior luminaires with more than 1000 initial lamp lumens are shielded and all luminaires with more than 3500 initial lamp lumens meet the Full Cutoff IESNA Classification. If the bulb exceeds 26W the lights shall be full cut-off luminaires so that no light or brightness from those luminaires crosses the property boundary.	Provide specifications, construction detail and lighting cut sheets indicating dark sky compliance.	
S 6						Stormwater Management			
S 6.1	1		1	1		Rate and Quantity	No net increase in Stormwater runoff from pre-development conditions to post-development	Civil Engineering stormwater calculations and narrative explaining how the design improves the water quality	
S 6.2	1					Treatment	Provide onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP) Total Phosphorous	Civil engineering stormwater calculations and narrative explaining how the design improves the water quality	
S 6.3	2					Littoral Vegetation	Use littoral vegetation surrounding stormwater ponds a minimum of 75% of the shoreline (calculated based on percentage of linear feet of shoreline) shall be vegetated with littoral plants.	Plant list and detention pond design.	
S 6.4	3		1	3		Alternative Stormwater Detention: Rain Gardens, Infiltration Trenches, Rainwater Harvesting, and Injection Wells. 1 point: 50% of stormwater collected using LID 2 points: 75% of stormwater collected using LID 3 points: 100% of stormwater collected using LID	Uses Low Impact Development (LID) alternatives to collect and treat stormwater. Alternative systems that qualify include rain gardens, bio-retention filtration systems, infiltration trenches, vegetated roofing and injection wells. A minimum of 50% of the stormwater collection and treatment must use the low impact development treatment system to achieve this credit. Earn one point if 50% of the site stormwater is collected using low LID techniques. Earn an additional point for each additional 25% of total site stormwater that is collected using LID techniques.	Site design, stormwater calculations and construction details of low impact development designs.	
S 6.5	1		?	?		Pervious Hardscape	Install pervious hardscape for a minimum of 25% of the site. Site hardscape includes roads, sidewalks, courtyards, and parking lots. Hardscape may be porous pavers (open grid pavers) or permeable pavement (minimum percolation rate of 2 gal/min/SF and a minimum of 6 inches of open graded base below.	Site drawing with pervious hardscape identified and cut sheet or calculations regarding percolation or perviousness.	
S 6.6	1					Treat Stormwater from Adjacent Sites	Collect and treat stormwater from adjacent properties to assist in controlling both the quantity and quality of stormwater in the community. Earn 1 point for each additional 10% of stormwater volume the project site can retain and treat.	Civil engineering stormwater calculations	

**HEALTH (Required Category Minimum 10)**

CREDITS	TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA	Points Below Category Minimum				
	63		26	26						

HEALTH	CREDIT	REQUIREMENTS	SUBMITTAL	DESIGNATED PROFESSIONAL COMMENTS
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**PREREQUISITES**

H P1	REQUIRED		Reviewing			Environmental Tobacco Smoke (ETS) Control	No smoking allowed in the common areas of the building and only in outside designated areas that are located 25 feet or more away from all doors, operable windows, HVAC equipment, and fresh air intakes.	Site plan indicating designated smoking area.	
H P2	REQUIRED		Reviewing			Construction IAQ Management Plan, During Construction	Indoor Environmental Quality shall be protected during construction according to SMACNA guidelines.	Provide copy of the specifications indicating use of SMACNA guidelines and letter from the contractor signed both by the project manager and field superintendent indicating they have implemented the SMACNA guidelines.	

**H 1**

Design - Systems: Protect, Monitor, Remediate Poor IEQ									
H 1.1									
Carbon Dioxide (CO2) Monitoring									
Assembly Areas									
H 1.1.1	1		1	1			Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system w/ corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	
All Common Areas									
H 1.1.2	1		1	1			Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	

H 1.1.3	1		?	?	Individual Units	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment
H 1.2	1				Increased Ventilation Effectiveness	Building system shall be designed to create an air change effectiveness greater than or equal to 0.9 as determined by ASHRAE 129-1997. This credit shall be available for projects installing dehumidification systems.	Provide details on mechanical plans and system design
H 1.3	1		1	1	Building Entrance - Outdoor Pollutants	Project shall employ measures such as permanent walk-off grates or mats located at the building main entrance to reduce pollutant contamination of the building entrances. Building entrance must be under cover or mats provided immediately inside the entrance and a maintenance plan must be included to maintain the integrity of the system.	Provide cut sheet and construction detail of the system installed
H 1.4					Building Entrance - Covered Entry		
H 1.4.1	1		?	?	Main Entry	Main entrance of the building shall be covered with no less than 50 square feet of roof to protect entrance from rain.	Provide a copy of the dimensioned plan indicating the covered entrance and the square footage of the entrance cover.
H 1.4.2	1		?	?	Entry from Primary Parking	Covered path from parking to the main entrance or a Porte cochere at the main entrance.	Provide a copy of the dimensioned plan indicating the covered entrance and the square footage of the entrance cover.
H 1.5					High-Efficiency Air Filtration System		
H 1.5.1	1		1	1	Common Areas	Design a mechanical ventilation system to include a minimum MERV 8 air filter.	Cut sheet of air filter system.
H 1.5.2	2		?	?	Individual Units	Design a mechanical ventilation system to include a minimum MERV 8 air filter.	Cut sheet of air filter system.
H 1.6	1		1	1	Chemical and Cleaning Product Storage	Any room(s) containing chemicals or cleaning products for building O&M is ventilated and under negative pressure with respect to the building. The room must also have a door installed that will automatically close. For mechanically ventilated buildings, design ventilation systems that result in an air change effectiveness greater than or equal to 0.9 as determined by ASHRAE 129-1997.	Letter from mechanical engineer indicating the design achieves an air change effectiveness of 0.9 or greater in each ventilated zone or that the design complies with the recommended design approaches in ASHRAE 2001 Fundamentals Chapter 32, Space Air Diffusion.
H 1.7	1		?	?	Thermal Comfort, Comply with ASHRAE 55-1992	Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards, including humidity control	
H 1.8	5		?	?	Thermal Comfort, Dehumidification System	System installed to control building humidity such as a desiccant system, enthalpy wheel, heat pipes, or dual path system. The dehumidification system shall be centrally located and permanent servicing the common areas and individual units of the building.	Letter from the mechanical engineer and cut sheet of dehumidification equipment.
H 1.9	1		1	1	Combustion: No Gas Water Heating Equipment Located Inside Conditioned Area – Or Use of Electric	One point is also available for use of a sealed combustion water heater, or use of an electric water heating system.	Mechanical Schedule
H 1.10	1		1	1	Combustion: No Gas Heating Equipment Located Inside Conditioned Area – Or Use of Electric	One point is available for use of a sealed combustion furnace, or use of an electric heating system, such as a heat pump.	Mechanical Schedule
H 1.11	2		2	2	Kitchen Hood Vented to Exterior	Home equipped with a range hood vented to the exterior of the building. Non-vented or ductless range hoods are not eligible for the point. Hood ducting must be of building code-approved materials and completely sealed to prevent leakage. Exterior of vent must also contain building code approved termination cover.	Schematic of vent, photos of rough in and cut sheet for range vent
H 2					Design - Occupant Experience		
H 2.1	3		?	?	Daylight 2 points: 50% 3 points: 75%	Provide natural day lighting to 50% of interior spaces. Achieve a minimum Daylight Factor (the ratio between the measured interior and exterior light levels in lumens) of 2% for a minimum of 25% of the occupied spaces of the building. (Note: Occupied Space refers to all areas except hallways, bathrooms, laundry rooms and closets.)	Provide plans specifying the day lit areas and day lighting calculations for occupied spaces
H 2.2	3		3	3	Views: Views for 75% of Spaces	Provide views to vision glazing for 75% of all occupants. Occupants must have line of sight from occupied spaces to the exterior. (Note: Occupied Space refers to all areas except hallways, bathrooms, laundry rooms and closets.)	Provide plans showing line of site for occupied areas.
H 2.3					Acoustics		
H 2.3.1	1		1	1	Between Individual Units	Provide wall assembly with a STC rating $\geq$ 45	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.
H 2.3.2	1		1	1	Between Units and Common Areas	Provide wall assembly with a STC rating $\geq$ 55	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.
H 2.3.3	1		?		Exterior Wall Assembly	Provide wall assembly with a STC rating $\geq$ 50	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.
H 2.3.4	1		?	?	Fenestration	Provide fenestration STC rating $\geq$ 30	Provide cut sheets for the fenestration indicating the STC ratings.
H 2.4	1		?	?	Cleanability: Narrow Grout Lines	All grout lines between tiles must be less than 3/16" wide	Specification and photo of installed tile

H 2.5	2		?	?	15% of Building Units and All Building Common Areas Designed to Meet ADA Standards	A minimum of 15% of the units in the building must comply with the following requirements: <ul style="list-style-type: none"> <li>• Ample clear floor space (5 x 5 foot turning radius) to ensure maneuverability at lavatories, toilets, and tubs/showers</li> <li>• The bathroom walls must be reinforced for grab bars that are installed at commode, tub, and shower (FGBC recommends following the ADAAG for height and size specifications).</li> <li>• 32 inch minimum door width; 36 inches preferred</li> <li>• 24 inch space on latch side of doors or automatic door opener</li> <li>• Light switches a maximum height of 48" from the floor to the top of the switch</li> <li>• Electrical outlets a minimum of 15" from the floor to the bottom of the outlet</li> <li>• Lever handles on doors or doors without latches</li> <li>• Rocker or touch switches</li> </ul> AND Include at least one of the following options: <ul style="list-style-type: none"> <li>• Standard tub with a fold-up seat</li> <li>• Tub with a transfer seat</li> <li>• Whirlpool tub</li> <li>• 3 x 3 foot transfer shower</li> <li>• 5 x 5 foot roll-in shower</li> </ul>	Floorplan showing ADA units, cut sheets and signed approved submittal of ADA products, photos of installed features, and plan details	
H 3					IAQ Management During Construction			
H 3.1	2		2	2	Protect Ducts, Range Hood, and Bath Exhaust Fans During Construction	All duct register boxes, supply plenums, range hood, the bath exhaust fans (housing or fan) and liner boxes are sealed off with cardboard, rigid duct board, or other suitable method directly following mechanical rough in. The temporary tape used to seal the registers during a smoke test does not comply. Ducts must remain sealed until HVAC system start-up. This step prevents construction dust and pollutants from accumulating in the duct system and being released into the air when the system is turned on. If interior finish work (painting, etc.) continues after HVAC start up, ducts must be re-sealed until work is complete	Photo	
H 3.2					Minimum MERV 13 During Construction			
H 3.2.1	2		?	?	Common Areas	During construction install a minimum of a MERV 13 air filter.	Cut sheet of air filter system.	
H 3.2.2	2		?	?	Individual Units	During construction install a minimum of a MERV 13 air filter.	Cut sheet of air filter system.	
H 3.3	1		?	?	Pre-Occupancy IAQ Testing	Test and remediate building prior to occupancy using procedure consistent with the United States Environmental Protection Agency's current Protocol for Environmental Requirements, Baseline IAQ and Materials, for the Research Triangle Park Campus, Section 01445.	Copy of the IAQ testing results indicating that the maximum chemical contaminant concentration requirements are not exceeded.	
H 4					Low-Emitting Materials/Healthy Finishes			
H 4.1	2		2	2	Adhesives & Sealants	All adhesives and sealants shall be low Volatile Organic Compound (VOC) and meet the VOC limits below that were established by the South Coast Air Quality Management District (SCAQMD) Rule #1168 AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51.	Contractor shall maintain all Material Safety Data Sheet (MSDS) highlighting the stated VOC emissions for each paint and coating used in the building.	
H 4.2	2		2	2	Paint	Interior paints and coatings shall be less than 100 g/l for non-flat paint and less than 50 g/l for flat paint. Exterior paints and coatings shall be less than 200 g/l for non-flat and less than 100 g/l for flat.	Contractor shall maintain all Material Safety Data Sheet (MSDS) highlighting the stated VOC emissions for each adhesive and sealant used in the building.	
H 4.3	2		2	2	Carpet	All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program.	Provide carpet cut sheets or the VOC limits for each carpet product used in the building.	
H 4.4	2		2	2	Composite Wood	All composite wood and agrifiber products will contain no added urea-formaldehyde.	Provide a manufacturers catalog cut sheet for each composite wood or agrifiber product used in the building indicating that the bonding agent used in each product contains no added urea-formaldehyde.	
H 4.5	2		2	2	Insulation	All insulation products will be free of formaldehyde.		
H 4.6					Minimize Carpet Use			
H 4.6.1	2		?	?	100% Hard Flooring Installed in Individual Units	The flooring installed shall be classified as hard or resilient and comply with GreenGuard or similar health related certification.	Cut sheets of flooring selections.	
H 4.6.2	2		?	?	Carpet Tiles Used in Common Areas	If carpet is installed in common areas, carpet tiles must be used. All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program.	Provide carpet cut sheets or the VOC limits for each carpet product used in the building.	
H 4.7	2		?	?	Green Cleaning - Environmentally Friendly Maintenance - Green Cleaning Products in Common Areas	Owner shall maintain or contract a cleaning service to maintain the property using only non-toxic cleaning supplies in the regular maintenance of the building. A list of approved supplies must be posted in janitor closets and in common areas such as break rooms and restrooms. Non-Toxic is defined as having a zero Health Hazard rating on the product's Material Safety Data Sheet (MSDS) and listed as "non-toxic" for Acute Toxicity under "Section V - Health Information" on the MSDS. Alternatively the products may be approved by the EPA's Design for Environment program or Green Seal.	Provide a list of approved cleaning products for the building	
H 4.8	2		NA	NA	Healthy Pool- Non-Chlorine System	Install and use a pool sanitation system that reduces the use of chlorine.	Cut sheet or photo of sanitation system	
H 5					Management			
H 5.1					Prohibit Smoking			

H 5.1.1	1		?	?	Reduce Smoke Exposure and Transfer	1. Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included. 2. Locate any exterior designated smoking areas, including balconies where smoking is permitted, at least 25 feet from entries, outdoor air intakes and operable windows opening to common areas. 3. Prohibit on-property smoking within 25 feet of entries, outdoor air intakes and operable windows. Provide signage to allow smoking in designated areas, prohibit smoking in designated areas or prohibit smoking on the entire property.	Copy of the covenants and restriction, plan showing designated smoking area, copy of signage	
H 5.1.2	1		?	?	Prohibit Smoking Throughout the Building	1. Prohibit smoking within living units. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included. 2. Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included. 3. Any exterior designated smoking areas must be located at least 25 feet away from all entries, outdoor air intakes, and operable windows.	Copy of the covenants and restriction, plan showing designated smoking area, copy of signage	
H 5.2	2		?	?	Integrated Pest Management	Work with a skilled pest control professional to develop an Integrated Pest Management Plan that addresses the following four items: • Monitoring and prevention of pest populations. • Application of pesticides only "as needed" after prevention and physical controls have been implemented. • Selecting the least hazardous pesticides for control of targeted pests. • Precision targeting of pesticides to areas not contacted or accessible to the occupants • Provide information to homeowners on non toxic pest management practices.	Provide a copy of the pest management plan including identification of the pests and monitor process, action thresholds, prevention activities, and control mechanisms.	

**MATERIALS (Required Category Minimum 5)**

CREDITS	TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA				
	30		8	4		Points Below Category Minimum			

MATERIALS						CREDIT	REQUIREMENTS	SUBMITTAL	DESIGNATED PROFESSIONAL COMMENTS
M 1						Waste Management			
M 1.1	3					Building Reuse	Rehabilitate existing building. Maintain 50% of the existing shell (exterior skin and framing, excluding window assemblies) and non structural roofing material.	Floor plan of existing building, demolition plan, and new building floor plan.	
M 1.2	4					Recycled Content 1 point: > 5% - 10% 2 points: > 10% - 15% 3 points: > 15% - 20% 4 points > 20%	Incorporate recycled materials (based on materials cost). Use materials with recycled content such that post-consumer and/or post-industrial recycled content constitutes a minimum of 5% of the total project cost. Earn one additional point for each additional 5% of recycled content materials. The value of the recycled content portion of a material or furnishing shall be determined by dividing the weight of recycled content in the item by the total weight of all material in the item, then multiplying the resulting percentage by the total value of the item. Mechanical and electrical components shall not be included in this calculation. Recycled content materials shall be defined in accordance with the Federal Trade Commission document, Guide for the Use of Environmental Marketing Claims, 15 CFR 260.7 (e), available at <a href="http://www.ftc.gov/bcp/grnrule/guides980427.htm">www.ftc.gov/bcp/grnrule/guides980427.htm</a> .	Submit recycled content calculations. Refer to the "Materials Worksheet" for calculations.	
M 1.3	1					Recyclable Materials	Use materials that at the end of their useful lifecycle can be recycled by the manufacturer into the raw materials stream of another product. The value of such products will constitute a minimum of 10% of the total value of the materials in the project	Submit recyclable materials calculations. Refer to the "Materials Worksheet" for calculations.	
M 1.4	1					Rapidly Renewable > 3%	Incorporate rapidly renewable (plant to harvest cycle <10 years) for 3% of the total value of all building materials and products used in the project.	Submit calculations demonstrating that the project incorporates the required percentage of rapidly renewable products. Refer to the "Materials Worksheet" for calculations.	
M 1.5	1					Certified Wood	Wood products are FSC, SFI or CSA certified. Use a minimum of 50% of wood-based materials and products, certified in accordance with the Forest Stewardship Council (FSC) Guidelines, for wood building components, including but not limited to, structural framing and general dimensional framing, flooring, finishes, furnishings and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers.	Submit a copy of the wood certification and the calculations showing 50% (based on cost) of the wood purchased for the project is certified. Refer to the "Materials Worksheet" for calculations.	
M 1.6	1		?	?		Bio-based > 3%	Earn one point if 3% of the materials, based on cost, are bio-based such as solid wood, engineered wood, bamboo, wool, cotton, cork, agricultural fibers, or other bio-based materials having at least 50% bio-based content.	Cut sheets of materials used and the calculations showing 3% (based on cost) of the materials purchased for the projects are bio-based. Refer to the "Materials Worksheet" for calculations.	
M 1.7	2		?	?		Resource Efficient or Panelized Wall Systems	Install a minimum of 80% of the non-structural exterior walls must be Autoclaved Aerated Concrete (AAC), Insulated Concrete Forms (ICF), or Structural Insulated Panels (SIPs) or a combination thereof.	Photo, detailed plans, or material cut sheets. Refer to the "Materials Worksheet" for calculations.	
M 1.8	2		?	?		Efficient Drywall Installation: T Walls with Drywall Clips, 2-Stud Corners or Ladder Framing	Use 2-stud corners, ladder T-wall framing, and drywall clips in all possible locations.	Construction details on plans and photos	

M 2					Material Efficiency and Global Responsibility		
M 2.1	2		1	?	<p>Recycling for Residents</p> <p>1 point: Provide an accessible recycling area</p> <p>2 points: Install an integrated recycling trash chute</p>	<p>Provide an accessible area that serves all of the building occupants that is dedicated to the collection, separation, and storage of recyclables. Recycling rooms in the buildings shall be a minimum of 0.1% of the total conditioned square footage of the building while recycling areas outside the structure shall accommodate a recycling dumpster equal in size (in CY) to <math>(\# \text{ of units } \times 0.5 \times 18) / 173.57</math> rounded up to the nearest even number OR Install an integrated recycling trash shoots that allow the occupants, when disposing of waste, to select either recycling or waste that is serviced by a recycling waste hauler.</p>	<p>Construction detail, cut sheet, and photo</p>
M 2.2	4		2	?	<p>Construction Waste Management, Divert Waste</p> <p>2 point: <math>\geq 50\% &lt; 75\%</math></p> <p>3 points: <math>&gt; 75\% &lt; 90\%</math></p> <p>4 points: <math>&gt; 90\%</math></p>	<p>Develop and implement a waste management plan, quantifying material diversion goals. Recycle and/or salvage a minimum of 50% of construction, demolition and land clearing waste. Calculations can be done by weight or volume, but must be consistent throughout. Earn additional points for increased diversion of waste.</p>	<p>Tabulate the total waste material, quantities diverted and the means by which diverted.</p>
M 2.3	1		?	?	<p>Resource Reuse <math>\geq 5\%</math></p>	<p>Use salvaged, refurbished or reused materials, products and furnishings for at least 5% of building materials (based on cost).</p>	<p>Provide a listing of each material or product and the original source of the material used to meet the credit. Refer to the "Materials Worksheet" for calculations.</p>
M 3					Local and Regional Materials		
M 3.1	4		1	?	<p>Local/Regional Materials</p> <p>1 point: <math>\geq 10\% &lt; 15\%</math></p> <p>2 points: <math>&gt; 15\% &lt; 20\%</math></p> <p>3 points: <math>&gt; 20\% &lt; 25\%</math></p> <p>4 points: <math>&gt; 25\%</math></p>	<p>Earn one point by using a minimum of 10% local/regional materials (by cost) that are manufactured within a 700-mile radius of the project site based on the total project cost of building materials and products. Earn one additional point for each additional 5% of materials that are manufactured within 700 miles of the project site. (Manufacturing refers to the final assembly of components into the building product that is furnished and installed by the tradesman. For example, if the hardware comes from Dallas, Texas, the lumber from Vancouver, British Columbia and the truss is assembled in Kent, Washington; then the location of the final assembly is Kent, Washington.)</p>	<p>Provide calculations demonstrating that the project incorporates the required percentage of regional materials/products. Show their cost, percent of regional components, distance from project to manufacturer, and the total cost of all materials for the project. Refer to the "Materials Worksheet" for calculations.</p>
M 3.2	4		4	4	<p>Local/Regional Materials, of the Percentage Claimed Above, 50% Harvested Locally</p> <p>1 point: <math>\geq 5\% &lt; 10\%</math></p> <p>2 points: <math>&gt; 10\% &lt; 15\%</math></p> <p>3 points: <math>&gt; 15\% &lt; 20\%</math></p> <p>4 points: <math>&gt; 20\%</math></p>	<p>Of the regionally manufactured materials, use a minimum 5% (by cost) of building materials and products that are extracted, harvested or recovered within the following states: Florida, Georgia, Alabama, Mississippi, South Carolina, North Carolina, or Tennessee.</p>	<p>Provide calculations demonstrating that the project incorporated the required percentage of regional materials/products and show the cost and percent of regional components, distance from project to manufacturer, and the total cost of all materials for the project. Refer to the "Materials Worksheet" for calculations.</p>

**DISASTER MITIGATION AND DURABILITY (Required Category Minimum 2)**

CREDITS	TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA	
	15		7	7		Points Below Category Minimum

**DISASTER MITIGATION AND DURABILITY**

DMD 1					Disaster Mitigation		
DMD 1.1	2		2	2	<p>Hurricane, Impact Resistance of Openings</p>	<p>ALL installed glazing is impact resistant.</p>	<p>Provide the manufacturer's cut sheets for the impact resistant products indicating the required approvals and classifications.</p> <p>Provide a door and window schedule listing impact-resistant products used on the project.</p>
DMD 1.2	2		2	2	<p>Flood, Slab Elevation</p>	<p>FFE must be 12" above 100-year flood plain or finished grade adjacent to building, whichever is higher. All grades around building must slope away from the foundation a minimum of 6" at 10'-0" distance. The 100-year flood plain is determined by FEMA.</p>	<p>Provide the appropriate drawings illustrating the foundation design, floor elevation and grading requirements. Include a copy of the NFIP Elevation Certificate certified by the surveyor, engineer or architect showing the 100-year flood plain elevation or grade.</p>
DMD 1.3	2		2	2	<p>Wildfire, Fire Resistant Exterior Finishes</p>	<p>Project must utilize fire-resistant exterior wall cladding, roof covering or sub-roof, soffit and vent materials. An exterior cladding other than wood or vinyl must be used on all exterior walls. A roof covering other than asphalt shingles or wood shakes must be used on the entire roof. Credit is also available if the sub-roof (roof deck) is of a fire-resistant material, instead of the covering. Soffit and vent materials must be other than wood or vinyl. When these parts of the building are compromised, embers from nearby fires can enter into the attic.</p>	<p>Provide appropriate drawings and manufacturer's cut sheets illustrating the fire resistance of the exterior finish materials.</p>
DMD 1.4	2		?	?	<p>Termite Prevention</p>	<p>Provide a permanent sign, posted near the water heater or electrical panel, identifying the termite treatment provider, the need for re-inspection and treatment contract renewal. A single slab must be poured monolithically or must have area treated for termites before each portion of slab is poured. After the slab has substantially cured, any penetration through the slab such as piping or conduit shall be sealed around its perimeter with an elastomeric sealer. Any foam insulation must terminate above ground such that none of it extends below grade. The exterior cladding of the building must terminate at least 8" above grade. All wood products must be treated with Borate or ACO. Rain gutters must be installed to collect water from all roof slopes and convey it at least 3 feet away from the building foundation. All HVAC condensate line(s) must discharge at least 3 feet away from the building. All plants and irrigation should be at least 3 feet from building. Florida law requires that a contract be issued whenever a termite treatment is conducted. The warranty shall include the pest control company to restore any property damaged by wood-destroying organisms during a specified period after the treatment.</p>	<p>Provide project photos, copy of warrantee, and appropriate construction details</p>

DMD 1.5	2		?	?		Termite, Non Toxic Termite Pretreatment	The building uses an alternative to traditional soil poison for termite treatment. Systems may include the use of borate or Alkaline Copper Quaternary (ACQ) treated lumber or termite bait systems. To achieve this credit any and all plants, turf and irrigation lines must be a minimum of 3' from the foundation. Additionally, any foam insulation must terminate above ground. The exterior cladding of the building must also terminate a least 8" above grade. Rainwater from the roof must also be dispersed a minimum of 3' from the building foundation (by the use of downspouts or scuppers and extensions or splash blocks). All AC condensate lines must also discharge a minimum of 3' from the building.	Provide appropriate drawings and specifications, illustrating compliance to all requirements.	
DMD 2						Durability			
DMD 2.1	1		?	?		Durable Materials, Exterior Finish Materials	Use finish systems and materials capable of withstanding the moisture and heat impacts of the local climate for a period of 30 years on 100% of the exposed exterior surfaces. Structure shall be Type 1A, exterior materials shall be approved by Miami-Dade County, or have a 30 year warranty.	Plan detail identifying all the systems and materials used for the exterior finish of the building. Attach copies of the NOA for Miami-Dade, manufacturer's warranties or documentation supporting the established history for any material without a written warranty.	
DMD 2.2	1		?	?		Lever-Style Clothes Washer Water Shutoff	Install a lever style shutoff valve that only requires a 90o turn to shut off water supply	Provide construction detail, signed approved submittal, and photos of installed valves	
DMD 2.3	1		?	?		Water Sensors/Shutoff system	Receive one point if a sensor/shutoff system is installed to cut off water supply to a clothes washer and water heater located inside conditioned space. Alternatively, one point is available for a whole-house system that detects any sign of water leakage anywhere inside the conditioned space, and cuts off the main water supply to the unit.	Construction detail, cut sheet, and photo of system installed	
DMD 2.4	1		1	1		Durability: Use Armored/Metal Hoses from Service to All Fixtures/Appliances	Install armored, braided, pex, or otherwise reinforced hoses to all water using fixture or appliances.	Cut sheet, construction detail, signed approved submittal, site photos	
DMD 2.5	1		?	?		Low-Maintenance Finishes	Use materials (on the floors, walls and ceilings) that can be maintained in a serviceable condition using green cleaning products for 100% of the interior finishes of the building and 50% (by surface area) of the exterior finishes.	Provide a copy of the manufacturers recommended maintenance procedures, the type and area of materials that comply.	

# EXHIBIT F

## Description



March 12, 2015

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

**Re:** Ocean Walk  
BPAS Application  
Exhibit F – Description of Proposed Development and Use

**Description of Proposed Development and Use.**

The existing Ocean Walk property is currently a multi-building residential project located on 3900 S. Roosevelt Boulevard. The new ownership understands the need within the City of Key West for quality residential rental units within City limits and is looking to expand the existing number of units to meet the 22 units per acre density allowance, adding an additional 80 units over a two-phase BPAS approval process and related two-phase construction schedule.

This proposed phase of the project will add 40 market rate residential units in an elevated four story building, with the lower level for covered parking. The building’s design and plan layout will be similar to the existing buildings on site, maintaining the harmony of the project, and will be constructed outside the mangrove perimeter of the site to minimally impact the existing site and preserve the large areas of existing open space.

Variances for the building are not anticipated, with the pending height increase allowance for elevating of the building above the flood plain allowing the proposed and existing buildings to meet the 40 foot height requirement as modified. Existing parking does not align with the two car per unit code requirement, but all new units will meet this requirement; a variance and / or substitution of scooter and bicycle parking may be required in lieu of increasing the parking areas of the site.

Existing utilities are provided to the site and are sufficient to meet the added use proposed, however will be fully evaluated and coordinated with all appropriate entities to ensure issues are identified and addressed prior to construction.



# EXHIBIT G

## Solution Statement



March 12, 2015

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

**Re:** Ocean Walk  
BPAS Application  
Exhibit G – Solution Statement

**Solution Statement.**

Community design will be support with this expansion of the existing Ocean Walk development, as allowed by current zoning, with a building design that aligns with the existing use and being located outside of existing mangrove areas in a multi-floor structure to minimize the impact to existing open space. Collection of roof water drainage in a below grade under building cistern will be used to irrigate the landscape and provide non-potable uses, which may include laundry and car washing for tenants. A green roof will cover a minimum of 50% of the flat roof area, creating an outdoor gather space for residents with unobstructed views of the water and nearby salt ponds.

**Solution Statement – Major Construction / Renovation Prerequisites.**

This project will align in layout and exterior aesthetic to the existing residential buildings on site, with improvements made to embrace new technology to produce a low impact, efficient and sustainable structure. Through the initial design concepts, we have met the **Silver Green Building Certification** through the Florida Green Building Coalition Florida Green Home Certification Standard, Version 10, identifying 136 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, meeting or exceeding code for Hurricane Resistant construction, and minimizing the buildings impact to the existing project open space and site features.

With the project located in an AE 8 Zone according to the current FEMA, the project will exceed the **first habitable floor 1.5 feet above the required based flood elevation** requirement with an elevated building creating covered parking below the entire structure.

Water reuse will be integrated into this project through collection of all roof drainage into an underground cistern, located below the parking area. This **rainwater catchment system** will store and filter the collected water to minimize the water impact of this project in landscape irrigation and allow for laundry and car washing with this reclaimed water.

# EXHIBIT H

## Warranty Deed

09/09/2014 9:34AM  
DEED DOC STAMP CL: Krys \$527,450.00

When Recorded, Mail to:

Mr. Jesse Sharf  
Gibson, Dunn & Crutcher LLP  
2029 Century Park East  
Los Angeles, California 90067-3026

Doc# 1996891  
Bk# 2702 Pg# 198

10 pps @ 86.50  
D/S \$527,450.00

**SPECIAL WARRANTY DEED**  
*Ocean Walk Apartments, Key West, Florida*

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **CRICO OF OCEAN WALK LIMITED PARTNERSHIP**, a Florida limited partnership, Two North Riverside Plaza, Suite 400, Chicago, Illinois 60606 ("Grantor"), hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto **OCEAN WALK KEY WEST OWNER, L.L.C.**, a Delaware limited liability company, c/o Rockpoint Group, L.L.C., Woodlawn Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("Grantee"), all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Monroe County, Florida, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other, subject to the matters set forth above.

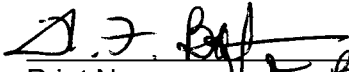
*[Signature Page Follows]*


**RETURN TO:**  
**Fidelity National Title Group**  
**2400 Maitland Center Pkwy, Ste 200**  
**Maitland, FL 32751**  
4887118@T

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 4<sup>th</sup> day of September, 2014.

WITNESSES:

GRANTOR:

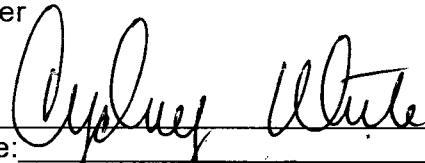
  
Print Name: W.F. Boginski

  
Print Name: Diana Buckner

**CRICO OF OCEAN WALK LIMITED PARTNERSHIP,**  
a Florida limited partnership

By: ERP Operating Limited Partnership, an Illinois limited partnership, its managing general partner

By: Equity Residential, a Maryland real estate investment trust, its general partner

By:   
Name: \_\_\_\_\_  
Its: **CYDNEY WHITE**  
**SENIOR VICE PRESIDENT**

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Cydney White, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she, as Senior Vice President of Equity Residential, a Maryland real estate investment trust, the general partner of ERP Operating Limited Partnership, an Illinois limited partnership, the managing general partner of **CRICO OF OCEAN WALK LIMITED PARTNERSHIP**, a Florida limited partnership, for and on behalf thereof signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of September, 2014.

Shelanda D. Haskell  
Notary Public

My Commission Expires: 4/1/17



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel 1

Phase I

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road South 21 degrees 22 minutes 20 seconds East 1451.55 feet according to Deed as recorded in Official Records Book 564, Pages 561 through 564, Public Records of Monroe County, Florida to a point of curvature with a circular curve concave to the West and having for its element a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence Southeasterly along the arc of said curve 454.00 feet to a point of tangency thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 299.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 88 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 14 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel T

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA recorded in Plat Book 3, Page 35, of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point; said point being a point on the Westerly boundary of a proposed road; thence run South 21 degrees 22 minutes 20 seconds East 1451.55 feet, according to a Deed as recorded in Official Records Book 564, Pages 561 through 564, Public Records of Monroe County, Florida, to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence run Southeasterly along the arc of said curve 454.00 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 305.65 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 543.82 feet to a point on a line,

said line lying 250.00 feet (as measured at right angles) Northerly of a parallel with the centerline of the Main Runway of the Key West International Airport, thence leaving the said Westerly boundary of a proposed road, run South 87 degrees 33 minutes 24 seconds West 183.92 feet to a point on the Northerly boundary line of a proposed road; thence run North 61 degrees 15 minutes 57 seconds West 40.14 feet; thence leaving said Northerly boundary of a proposed road, North 11 degrees 00 minutes 00 seconds West 150.00 feet; thence run North 13 degrees 58 minutes 44 seconds East 336.86 feet; thence run North 54 degrees 27 minutes 50 seconds East 85.26 feet to the Point of Beginning.

Parcel 2

A 40 foot Easement along the Easterly boundary of the following, as recorded July 3, 1986, in Official Records Book 980, Page 659, Public Records of Monroe County, Florida:

(a)

From the Northeast corner of Parcel 34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35 of Monroe County Official Records go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point; thence run along the Easterly property line of Parcel 38, South 21 degrees 22 minutes 20 seconds East 966.79 feet to the Point of Beginning of the following described parcel of land:

Thence continue South 21 degrees 22 minutes 20 seconds East 464.32 feet to a point of curvature with a horizontal curve concave to the West, having for its elements a central angle of 3 degrees 00 minutes 03 seconds and a radius of 2339.93 feet, thence run along the arc of said curve 122.5 feet to a point; said point being a corner common to Tracts 3 and 4; thence run along the division line between Tracts 3 and 4, South 69 degrees 18 minutes 46 seconds West 478.10 feet to a corner common to Tracts 3, 4 and 5; thence run along the division lines between Tracts 3 and 5, North 20 degrees 41 minutes 14 seconds West 100.00 feet; thence South 69 degrees 18 minutes 46 seconds West 423.26 feet to a point on the westerly boundary of Tract 38; thence run along said westerly boundary of Tract 38, North 21 degrees 14 minutes 20 seconds West 841.42 feet to a point; thence leaving said westerly boundary run North 70 degrees 01 minutes 10 seconds East 34.53 feet to a point on the Mean High Water Line as shown on the attached sketch defined by elevation +0.64 feet N.G.V.D.; thence run along the said Mean High Water Line with the following 18 courses:

1. North 37 degrees 08 minutes 36 seconds East 45.30 feet;
2. North 64 degrees 59 minutes 46 seconds East 67.63 feet;
3. North 79 degrees 44 minutes 27 seconds East 57.30 feet;
4. North 84 degrees 05 minutes 02 seconds East 46.68 feet;
5. South 83 degrees 57 minutes 40 seconds East 93.71 feet;
6. South 74 degrees 40 minutes 50 seconds East 89.22 feet;
7. South 29 degrees 14 minutes 00 seconds East 75.92 feet;
8. South 37 degrees 36 minutes 35 seconds East 56.18 feet;
9. North 74 degrees 36 minutes 43 seconds East 95.07 feet;
10. North 62 degrees 31 minutes 24 seconds East 45.87 feet;
11. South 52 degrees 45 minutes 10 seconds East 46.17 feet;



12. South 48 degrees 21 minutes 29 seconds East 66.84 feet;
13. South 65 degrees 09 minutes 17 seconds East 62.11 feet;
14. North 71 degrees 23 minutes 36 seconds East 76.29 feet;
15. North 51 degrees 54 minutes 45 seconds East 52.29 feet;
16. North 61 degrees 17 minutes 37 seconds East 44.02 feet;
17. South 80 degrees 30 minutes 14 seconds East 34.19 feet;
18. North 60 degrees 26 minutes 12 seconds East 42.34 feet to the Point of Beginning

AND

(b)

From the Northeast corner of Parcel #34 as shown on "Plat Survey of Lands on Island of Key West, Monroe County, Florida" recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the south bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the west and having for its elements a central angle of 3 degrees 00 minutes 03 seconds and a radius of 2339.93 feet, thence run Southeasterly along the arc of said curve 122.55 feet to the Point of Beginning of the following described parcel of land; thence continue southeasterly along the arc of a circular curve concave to the west having for its elements a central angle of 8 degrees 06 minutes 57 seconds and a radius of 2339.93 feet to a distance of 331.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 440.00 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.

### Parcel 3

A 60 foot Easement as recorded July 3, 1986, in Official Records Book 980, Page 647, and recorded July 11, 1986, in Official Records Book 980, page 2432, Public Records of Monroe County, Florida across the following:

A strip of land sixty feet in width as described below:

From the Northeast corner of Parcel #34 as shown on the "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida", recorded in Plat Book 3, Page 35 of Monroe County Official Records, thence South 21 degrees 22 minutes 20 seconds East along the line of Roosevelt Boulevard a distance of 940 feet to a point which point is the point of beginning; continue South 21 degrees 22 minutes 20 seconds East a distance of 60 feet to a point; thence South 68 degrees 45 minutes 40 seconds West a distance of 450 feet to a point; said line being the dividing line between Parcels 34 and 35; thence North 21 degrees 22 minutes 20 seconds

West a distance of 60 feet; thence North 68 degrees 45 minutes 40 seconds East a distance of 450 feet back to the point of beginning, said parcel being the southerly 60 feet of Parcel #34.

Parcel 4:

A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida; thence North 21 degrees 22 minutes 30 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes 20 seconds East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southwesterly along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 53 minutes 03 seconds for 362.83 feet to a point on the arc of said curve bearing North 77 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West for 150.42 feet; thence South 66 degrees 14 minutes 20 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 24 degrees 18 minutes 46 seconds East for 123.74 feet to the POINT OF BEGINNING.

Parcel 5:

A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0262, of the Public Records of Monroe County, Florida, over, under, upon and across the following:

A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeasterly along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeasterly along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius

of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hiatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 6

A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:

A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35 Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeasterly along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeasterly along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.00 feet to the POINT OF BEGINNING, together with that land (hiatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Acts of Purchaser, and those claiming by, through and under Purchaser.
2. General and special taxes and assessments not yet delinquent.
3. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
4. Any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
5. Covenants, conditions, restrictions, and private or public utility easements of record together with easements or claims of easements not shown by the public records.
6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Property.
7. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
8. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
9. Any requirement by the State of Florida for the removal of fill or other restoration of sovereignty lands, and any lien rights which may be asserted pursuant to Chapter 403, Florida Statutes.
10. Rights of tenants, as tenants only, under unrecorded leases, rental agreements or month-to-month tenancies, without any options to purchase, rights of first refusal, rights of first offer or similar rights with respect to the Land.
11. Boundaries of the City of Key West Area of Critical Concern filed in Official Records Book 906, Page 200, Public Records of Monroe County, Florida.
12. Terms, conditions and covenants as set forth in that certain Supplemental Access Easement filed July 3, 1986, in Official Records Book 980 Page 659, Public Records of Monroe County, Florida.
13. Terms, conditions and covenants as set forth in that certain Access Easement Agreement filed July 3, 1986, in Official Records Book 980, Page 647 and filed July 11, 1986, in Official Records Book 980, Page 2432, both Public Records of Monroe County, Florida.

14. Facilities Easement Agreement filed in Official Records Book 980, Page 673, Public Records of Monroe County, Florida.
15. Access to Roosevelt Boulevard is insured only through Easements and across that portion of the state road right of way located between the north and south boundaries of Parcel 3, as extended along their existing courses to Parcel 2.
16. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, Page 271, Public Records of Monroe County, Florida.
17. Easement in favor of the Utility Board of the City of Key West, Florida, filed September 16, 1981, in Official Records Book 1183, Page 1508, Public Records of Monroe County, Florida.
18. Egress and Ingress Easement made by and between Ocean Walk Phase I, Limited Partnership to Los Salinas Condominium Association, Inc., filed December 18, 1989, in Official Records Book 1115, Page 434, Public Records of Monroe County, Florida.
19. Access Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, Page 279, Public Records of Monroe County, Florida.
20. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, Page 262, Public Records of Monroe County, Florida.
21. Memorandum of Agreement for Easement and License by and between Equity Residential Properties Management Corp. and TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1858, Page 522.
22. Reservation as to an undivided  $\frac{3}{4}$  of all phosphate, minerals and metals and an undivided  $\frac{1}{2}$  of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20719 recorded May 23, 1955 in Official Records Book 33, Page 422.
23. Reservation as to an undivided  $\frac{3}{4}$  of all phosphate, minerals and metals and an undivided  $\frac{1}{2}$  of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20941 recorded July 15, 1955 in Official Records Book 38, Page 292.

# EXHIBIT I

## Survey

**1 | TITLE DESCRIPTION**

**Parcel 1**  
Phase I -  
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 20 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point being a point on the Westerly boundary of a proposed road South 21 degrees 22 minutes 20 seconds East 1431.11 feet according to Deed as recorded in Official Records Book 564, pages 561 through 564, Public Records of Monroe County, Florida, to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve a distance of 450 feet to a point of tangency thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 299.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 88 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 22 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

**Parcel 2**  
A 40 foot Easement along the Easterly boundary of the following, as recorded July 3, 1986, in Official Records Book 980, page 659, of the Public Records of Monroe County, Florida:  
(a)  
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point; thence continue South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land:  
Thence continue South 21 degrees 22 minutes 20 seconds East 464.32 feet to a point of curvature with a horizontal curve concave to the West, having for its elements a central angle of 3 degrees 00 minutes 03 seconds and a radius of 2339.93 feet; thence run along the arc of said curve 122.55 feet to a point; said point being a corner common to Tracts 3 and 4; thence run along the division line between Tracts 3 and 4, South 69 degrees 18 minutes 46 seconds West 478.10 feet to a corner common to Tracts 3, 4 and 5; thence run along the division line between Tracts 3 and 5, North 20 degrees 41 minutes 14 seconds West 100.00 feet; thence South 69 degrees 18 minutes 46 seconds West 423.26 feet to a point on the westerly boundary of Tract 38; thence run along said westerly boundary of Tract 38, North 21 degrees 14 minutes 20 seconds West 841.42 feet to a point; thence leaving said westerly boundary run North 70 degrees 01 minutes 10 seconds East 34.53 feet to a point on the Mean High Water Line as shown on the attached sketch defined by elevation +0.64 feet N.G.V.D.; thence run along the said Mean High Water Line with the following 18 courses:

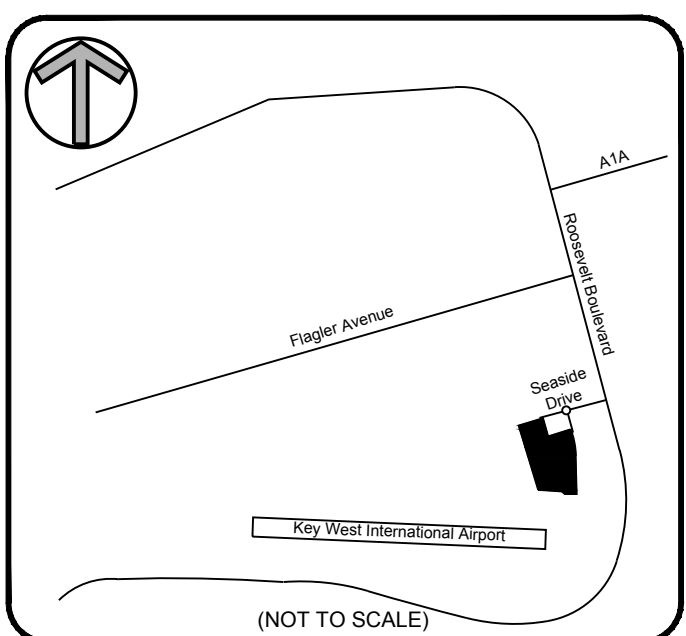
1. North 37 degrees 08 minutes 36 seconds East 45.30 feet;
2. North 64 degrees 59 minutes 46 seconds East 67.63 feet;
3. North 79 degrees 44 minutes 27 seconds East 57.30 feet;
4. North 84 degrees 05 minutes 02 seconds East 46.68 feet;
5. South 83 degrees 57 minutes 40 seconds East 93.71 feet;
6. South 74 degrees 40 minutes 50 seconds East 89.22 feet;
7. South 29 degrees 14 minutes 00 seconds East 75.92 feet;
8. South 37 degrees 36 minutes 35 seconds East 56.18 feet;
9. North 74 degrees 36 minutes 43 seconds East 95.07 feet;
10. North 62 degrees 31 minutes 24 seconds East 45.87 feet;
11. South 52 degrees 45 minutes 10 seconds East 46.17 feet;
12. South 48 degrees 21 minutes 29 seconds East 66.84 feet;
13. South 65 degrees 09 minutes 17 seconds East 62.11 feet;
14. North 71 degrees 23 minutes 36 seconds East 76.29 feet;
15. North 51 degrees 54 minutes 45 seconds East 52.29 feet;
16. North 61 degrees 7 minutes 37 seconds East 44.02 feet;
17. South 80 degrees 30 minutes 14 seconds East 34.19 feet;
18. North 60 degrees 26 minutes 12 seconds East 43.34 feet to the Point of Beginning.

**Parcel 3**  
A 60 foot Easement as recorded July 3, 1986, in Official Records Book 980, page 647, and recorded July 11, 1986, in Official Records Book 980, page 2432, of the Public Records of Monroe County, Florida across the following:  
A strip of land sixty feet in width as described below:  
From the Northeast corner of Parcel #34 as shown on the "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida", recorded in Plat Book 3, Page 35 of Monroe County Official Records, thence South 21 degrees 22 minutes 20 seconds East along the line of Roosevelt Boulevard a distance of 940 feet to a point which point is the point of beginning, continue South 21 degrees 22 minutes 20 seconds East a distance of 80 feet to a point; thence South 68 degrees 45 minutes 40 seconds West a distance of 450 feet to a point; said line being the dividing line between Parcels 34 and 35; thence North 21 degrees 22 minutes 20 seconds West a distance of 60 feet; thence North 68 degrees 45 minutes 40 seconds East a distance of 450 feet back to the point of beginning, said parcel being the southerly 60 feet of Parcel #34.  
**Parcel 4:**  
A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes 20 seconds East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southwesterly along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 53 minutes 03 seconds for 362.83 feet to a point on the arc of said curve bearing North 77 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 feet and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 28 degrees 41 minutes 14 seconds West for 150.42 feet; thence South 66 degrees 14 minutes 20 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 24 degrees 18 minutes 46 seconds East for 123.74 feet to the POINT OF BEGINNING.  
**Parcel 5:**  
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0262, of the Public Records of Monroe County, Florida, over, under, upon and across the following:  
A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hiatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, Public Records of Monroe County, Florida.

- Parcel 6**  
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:  
A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 540.00 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hiatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: June 26, 2014.  
\*\*\*\*\*Possible Scribers Errors\*\*\*\*\*  
1451.53 should read 1451.55; 305.65 should read 304.64  
Surveyors Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps goes or overlaps the intent of said easements has been plotted and shown hereon.

**16 | VICINITY MAP**



**6 | CEMETERY**

At the time of survey there was no visible evidence of cemeteries or burial grounds on the subject property.

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

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
No. 10132900  
Toll Free: 888.457.7878

**5 | FLOOD INFORMATION**

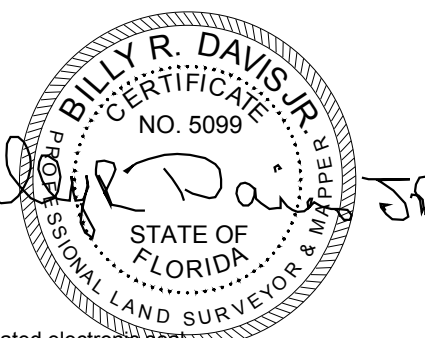
By scaling and graphic plotting only, the subject property appears to lie within Zone(s) AE (EL. 8) of the Flood Insurance Rate Map for Monroe County, Florida, Community-Panel or Map Number 12087C1517K, bearing an effective date of 2/18/2005. No field survey was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Relevant zones are defined on said map as follows:  
AE (Special Flood Hazard Area; Base flood elevations determined.)

**8 | ZONING INFORMATION**

Zoning Verification provided by: Kevin Bond, Planning Dept., City of Key West Building and Zoning, Monroe County  
Phone: 1-305-809-3720  
Zone: HDR (High Density Residential District)  
Maximum Density: 22 dwelling units per acre  
Maximum FAR: Not Applicable  
Maximum Height: 40 feet  
Maximum Lot Coverage:  
Building: 40%  
Impervious Surface: 60%  
Minimum Lot Size: 1 acre  
Minimum Lot Width: 80' (Multi-Family)  
Minimum Lot Depth: 100'  
Setbacks (Multi-Family and Community Facilities):  
Front: 30'  
Side: 25'  
Rear: 25'  
All setback lines graphically depicted hereon area oriented with the assumption that the front of the property faces the street that corresponds with the street address. All zoning information should be verified with the appropriate zoning officials before being used.

**4 | SURVEYOR CERTIFICATION**

To: Ocean Walk Key West Owner, L.L.C., and its successors and assigns and any entity in which it owns a direct or indirect legal or beneficial ownership interest, their Lenders and their successors and assigns, and Chicago Title Insurance Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 7/14/14.  
Date of Plat or Map: July 25, 2014  
Billy R. Davis, Jr.  
Professional Surveyor and Mapper #5099  
Certificate of Authorization No. LB #7761  
Not valid without an authenticated electronic signature and authenticated electronic seal.



**2 | TITLE INFORMATION**

The Title Description and the Schedule B Items hereon are from a title commitment prepared by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: June 26, 2014.

**11 | SURVEYOR'S NOTES**

1. This survey is based on information shown on a title commitment prepared by Chicago Title Insurance Company, Commitment Number 4887118, effective date June 26, 2014, and all Schedule B exceptions in said title commitment have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
2. The subject property has direct access to South Roosevelt Boulevard, a public right-of-way via an Ingress, Egress and Utility Easement recorded in O.R. Book 980, Page 659.
3. There was no observable surface evidence of earth moving work, building construction or building additions within recent months.
4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
5. No observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
7. All rebar set are 30" X 5/8" rebar with a plastic cap marked "LB7761", unless otherwise specified herein.
8. This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
9. Any declaration made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
10. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
11. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
12. At the time of this survey, there was no observable evidence of any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
13. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
14. There are appurtenant offsite easements or servitudes benefiting the surveyed property listed in the above referenced title commitment.

**KEY TO ALTA-SURVEY**

- 1 | TITLE DESCRIPTION
- 2 | TITLE INFORMATION
- 3 | SCHEDULE "B" ITEMS
- 4 | SURVEYOR CERTIFICATION
- 5 | FLOOD INFORMATION
- 6 | CEMETERY
- 7 | POSSIBLE APPARENT USE
- 8 | ZONING INFORMATION
- 9 | LEGEND
- 10 | BASIS OF BEARING
- 12 | PARKING INFORMATION
- 13 | LAND AREA
- 14 | BUILDING AREA
- 15 | BUILDING HEIGHT
- 16 | VICINITY MAP
- 17 | NORTH ARROW / SCALE
- 18 | CLIENT INFORMATION BOX
- 19 | SURVEY DRAWING
- 20 | PROJECT ADDRESS

**18 | Boundary and ALTA/ACSM Land Title Survey**

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"  
This Work Coordinated By:  
**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Toll Free: 888.457.7878

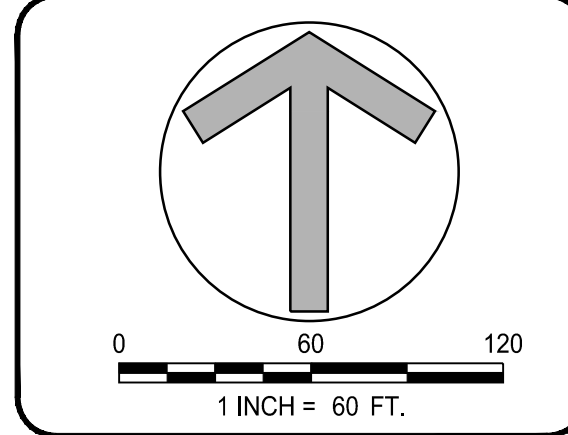
Drwn By: RLJ	Date: 7/21/2014
Surveyor Ref.No: 14-07-0182	Revision: QC Remarks
Aprvd By: BRD	Date: 7/25/2014
Field Date: 7/14/14	Revision: C.C. & CTP's
Scale: 1" = 60'	Date:
	Revision:

Prepared For:  
**Ocean Walk Apartments**  
Client Ref: 401400775CT  
Commitment No: 4887118

**20 | PROJECT ADDRESS**

3900 South Roosevelt Boulevard,  
Key West, Florida  
Project Name:  
Ocean Walk Apartments Update  
CDS Project Number:  
14-07-15788

17 NORTH ARROW/SCALE



Sunrise at Seaside  
Condominium  
APN: 66180-025101

19 SURVEY DRAWING

10 BASIS OF BEARINGS

The meridian for all bearings shown hereon is based on the Easterly line of the subject property, known as being a bearing of S10°15'20"E, as shown in Plat Book 4, Page 69 of Monroe County Public Records.

12 PARKING INFORMATION

- 166 Covered Regular Parking Spaces (Under Building)
- 151 Regular Parking Spaces
- 8 Handicap Parking Spaces
- 325 Total Parking Spaces

13 LAND AREA

745,399 sq. ft.  
17.1120 acres

9 LEGEND

(D) Deed	⊙ Sewer Cleanout
(P) Plat	⊙ Light Pole
(M) Measured	⊙ Utility Vault
(C) Calculated	⊙ Sign
○ Found Monument (as Noted)	⊙ Irrigation Valve
● Set Monument (as Noted)	⊙ Bollard
⊙ Manhole (Unknown)	⊙ Pressure Relief Valve
⊙ Sewer Manhole	⊙ Catch Basin
⊙ Drainage Manhole	⊙ Curb Inlet
⊙ Telephone Manhole	⊙ Traffic Pole
⊙ Electric Manhole	⊙ Utility Pole
⊙ Telephone Pedestal	⊙ Concrete Utility Pole
⊙ Cable Pedestal	⊙ Air Conditioner
⊙ Electric Pedestal	⊙ Traffic Signal Vault
⊙ Electric Transformer	⊙ Underground Utility Marker
⊙ Electric Meter	⊙ Regular Spaces/ Handicap Spaces
⊙ Gas Meter	R/W Right-of-Way
⊙ Gas Valve	⊙ Schedule B, Section II Items
⊙ Water Meter	⊙ Possible Apparent Use
⊙ Water Valve	O.R. Official Records
⊙ Water Vault	LSA Landscape Area
⊙ Back-flow Preventor	⊙ Overhead Utilities
⊙ Fire Hydrant	⊙ Handicap Space
⊙ Monitor Well	⊙ Easement Line
⊙ Adjoiner Property	⊙ Setback Line
— PL —	— PL —

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

9. Boundaries of the City of Key West Area of Critical Concern filed in Official Records Book 906, page 200, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
10. Terms and conditions of Supplemental Access Easement filed July 3, 1986, in Official Records Book 960, page 659, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
11. Terms and conditions of the Access Easement Agreement filed July 3, 1986, in Official Records Book 980, page 647 and filed July 11, 1986, in Official Records Book 980, page 2432, both Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
12. Facilities Easement Agreement filed in Official Records Book 980, page 673, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
13. Access to Roosevelt Boulevard is insured only through Easements as set forth in Schedule A hereof, and across that portion of the state road right of way located between the north and south boundaries of Parcel 2 of Schedule A, as extended along their existing courses to Parcel 2 of Schedule A. **NOT SURVEY RELATED ITEM**
14. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 271, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
15. Easement in favor of the Utility Board of the City of Key West, Florida, filed September 16, 1981, in Official Records Book 1183, page 1508, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
16. Egress and Ingress Easement made by and between Ocean Walk Phase I, Limited Partnership to Los Salinas Condominium Association, Inc., filed December 18, 1989, in Official Records Book 1115, page 434, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
17. Access Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, page 279, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**
18. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership filed May 15, 1989, in Official Records Book 1092, page 282, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
19. Owner's Acknowledgment of Water Service Restrictions filed July 18, 1989, in Official Records Book 1098, page 1919, Public Records of Monroe County, Florida. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
20. Memorandum of Agreement for Easement and License by and between Equity Residential Properties Management Corp. and TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1858, Page 522. **AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS**
21. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43. **NOT A SURVEY RELATED ITEM**
22. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and the collection of Solid Waste in the City of Key West, Monroe County, Florida. **NOT A SURVEY RELATED ITEM**
23. Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20719 recorded May 23, 1955 in Official Records Book 33, Page 422. **NOT A SURVEY RELATED ITEM**
24. Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20941 recorded July 15, 1955 in Official Records Book 38, Page 292. **NOT A SURVEY RELATED ITEM**
25. Land use restrictions imposed by the Monroe County Land Use Plan and any other land use restrictions which may have been or will be imposed by any governmental body, including, but not limited to the City of Key West, the County of Monroe, the State of Florida, and the United States Army Corps of Engineers. **NOT A SURVEY RELATED ITEM**
26. House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida Statutes, by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date. **NOT A SURVEY RELATED ITEM**

14 BUILDING AREA

Building #	Building Type	Building Area
1	2-Story Concrete Building	2,906 sq. ft.
2	3-Story Concrete Building	37,922 sq. ft.
3	2-Story Concrete Building	306 sq. ft.
4	1-Story Concrete Building	548 sq. ft.
5	5-Story Concrete Building	43,961 sq. ft.
6	2-Story Concrete Building	306 sq. ft.

Note: Buildings 2 & 5 (Apartment Buildings) have 1st Floor Parking Areas located at ground level, parking spaces shown were as of the date of this survey.

15 BUILDING HEIGHT

Building #	Building Height
1	16.7 ft.
2	26.6 ft.
3	22.5 ft.
4	12.5 ft.
5	43.5 ft.
6	22.5 ft.

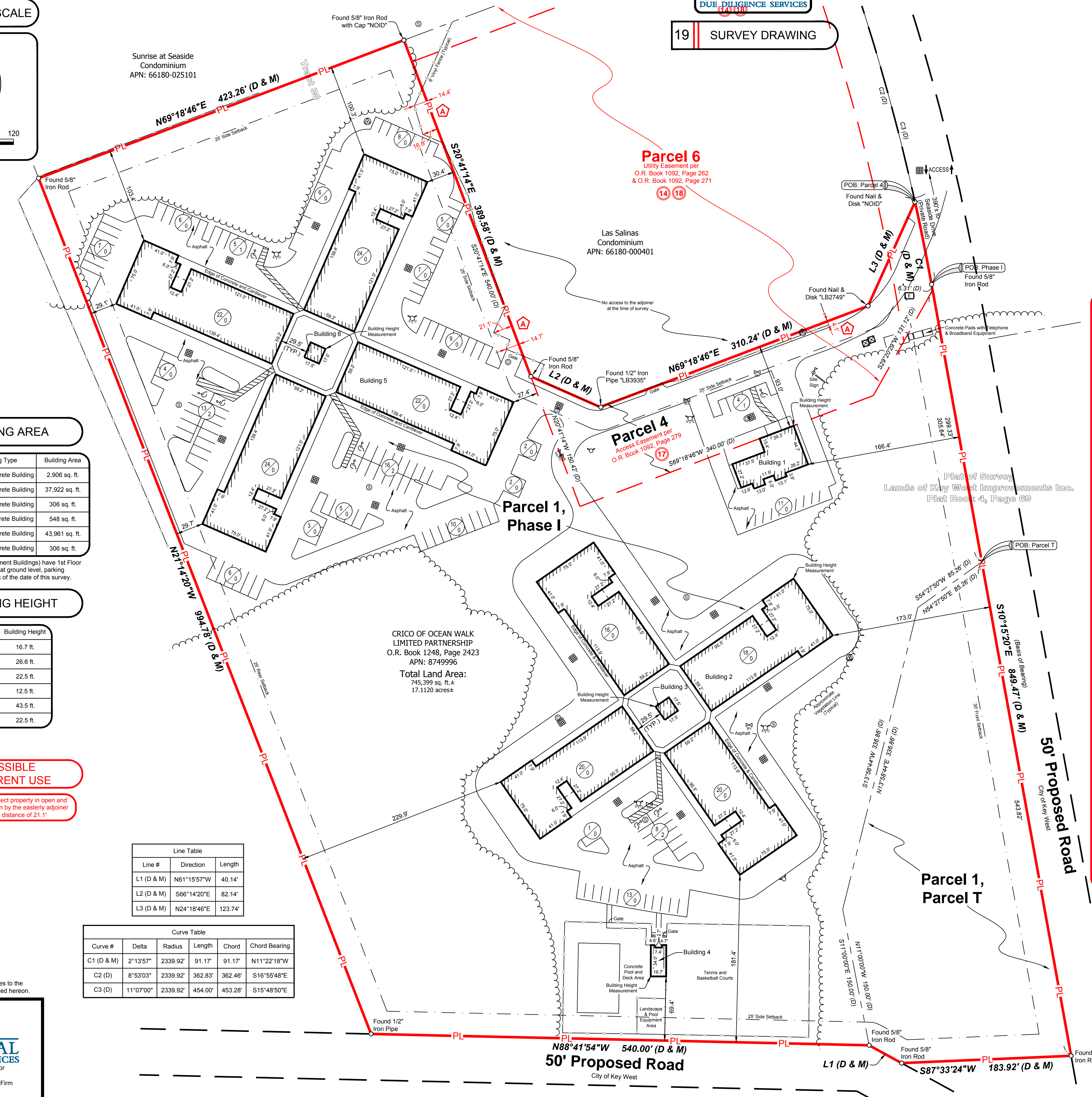
7 POSSIBLE APPARENT USE

Portions of the subject property in open and notorious occupation by the easterly adjoiner a maximum distance of 21.1'

Line #	Direction	Length
L1 (D & M)	N61°15'57"W	40.14'
L2 (D & M)	S66°14'20"E	82.14'
L3 (D & M)	N24°18'46"E	123.74'

Curve #	Delta	Radius	Length	Chord	Chord Bearing
C1 (D & M)	2°13'57"	2339.92'	91.17'	91.17'	N11°22'18"W
C2 (D)	8°53'03"	2339.92'	362.83'	362.46'	S16°55'48"E
C3 (D)	11°07'00"	2339.92'	454.00'	453.28'	S15°48'50"E

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



18 Boundary and ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Toll Free: 888.457.7878

Prepared For:  
**Ocean Walk Apartments**

Client Ref: 401400775CT  
Commitment No: 4887118

20 PROJECT ADDRESS

3900 South Roosevelt Boulevard,  
Key West, Florida

Project Name:  
Ocean Walk Apartments Update  
CDS Project Number:  
14-07-15788



# EXHIBIT J

## LEED AP Credentials



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

# EXHIBIT K

## City Licensing Records

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

Business Name	OCEAN WALK RENTALS	CtlNbr:0004889
Location Addr	3920 S ROOSEVELT BLVD	
Lic NBR/Class	15-00029935 RENTAL-NON-TRANSIENT RESIDENTIAL	
Issue Date:	March 17, 2015	Expiration Date:September 30, 2015
License Fee	\$5,905.20	
Add. Charges	\$5,905.20	
Penalty	\$0.00	
Total	\$0.00	
Comments:	296 NONTRANSIENT RENTAL UNITS	

---

This document must be prominently displayed.

OCEAN WALK KEY WEST OWNER LLC

OCEAN WALK RENTALS  
3900 S ROOSEVELT BLVD

KEY WEST FL 33040



**THE CITY OF KEY WEST**

Building Department 809-3956  
3140 Flagler Avenue, Key West, Florida 33040

**PLUMBING PERMIT**

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-00002510-000-000-PL-00 ISSUED 6/21/13  
LICENSE# 0001161 EXPIRES 6/21/15  
MEDIUM DENSITY RES  
APPLICATION BY... PLATINUM PLUMBING OF SOUTH FLO  
ON PROPERTY OF... OCEANWALK CONDO'S  
FOR A PERMIT TO.. REPLACEMENT OF FIXTURES @ S. POOL BATHS  
DUE TO VANDALISM MEN'S & WOMEN'S BATH'S  
TWO (2) SINK'S, FOUR (4) TOILETS & TWO  
(2) URINALS, TOTAL EIGHTH (8) FIXS. MC  
T/S: 06/07/2013 03:49 PM KEYWMC ---  
3900 S ROOSEVELT BLVD

**WARNING TO OWNERS**

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT  
MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS  
TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN  
FINANCING, CONSULT WITH YOUR LENDER OR AN  
ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF  
COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, and federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**

UNDERGROUND  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

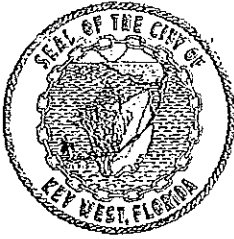
ROUGH  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FINAL  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

SEWER LATERAL  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

OTHER  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

OTHER  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_



# THE CITY OF KEY WEST

Building Department 809-3956  
3140 Flagler Avenue, Key West, Florida 33040

## BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 13-00002509-000-000-REPR-00 ISSUED 6/21/13  
LICENSE# 13-00028129 EXPIRES 6/21/15  
MEDIUM DENSITY RES  
APPLICATION BY... JCB CONTRACTING INC.  
ON PROPERTY OF... OCEANWALK CONDO'S  
FOR A PERMIT TO... DRYWALL, FIXTURES, PARTITION REPAIRS TO  
POOL BATHROOMS DUE TO VANDALISM MEN'S  
AND WOMEN'S BATHROOM'S. MC \*RECEIVED N.  
O. C. W/APP.& MC. T/S: 06/07/2013  
03:18 PM KEYWMC ---  
3900 S ROOSEVELT BLVD

### WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**  
Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

FOUNDATION  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FOOTING  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FRAMING  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

STRAPPING  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

SHEATHING  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FINAL  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FEMA SLAB  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FEMA VENT  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

FEMA FINAL  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

DBPR HR-7020 - Division of Hotels and Restaurants Certificate of Balcony Inspection

STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Phone: 850.487.1395 - Email: [www.MyFloridaLicense.com/contactus/](http://www.MyFloridaLicense.com/contactus/) - Internet: [www.MyFloridaLicense.com/dbpr/hr](http://www.MyFloridaLicense.com/dbpr/hr)

Section 1 - Establishment Information

Owner Name CRICD OF OCEANWALK LTD PTRSP		License Number 5402028	
Mailing Address 3900 S ROOSEVELT BVD			
City KEY WEST FL		State FL	Zip Code 33040
Establishment Name (DBA) OCEAN WALK APARTMENTS			
Establishment Address same			
City same		County MONROE	Zip Code 33040
Telephone Number(s): 305-292-1230			

Section 2 - Inspection

I hereby certify that any and all balconies, platforms, stairways, railings and railways on the above-described premises were inspected on 5-23-14 by a person competent to conduct such inspection, and were found by such person to be safe, secure and free of defects.

Total Number of Areas Inspected:	297
Total Number of Defects Found:	0
Date Repairs Completed:	

The inspection was conducted by GREG HEASTER who is competent to conduct such inspections because: (Provide facts/credentials establishing competency on the lines below.)

SERVICE MANAGER - 15 YEARS EXPERIENCE

Section 3 - Management Information

Name of Operator RIZ BUDDOTH	Date 5-29-14
Signature of Operator <i>Riz Buddoth</i>	

Note: Florida law requires a new certificate every three years.



DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION

NAP5402028

ISSUED: 10/13/2013

NONTRANSIENT APARTMENT (2003)  
CRICO OF OCEANWALK LTD PTRSP  
OCEANWALK APTS

IS LICENSED under the provisions of Ch. 509 FS.  
Expiration date : OCT 1, 2014

L1310130000037



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF HOTELS AND RESTAURANTS



<b>LICENSE NUMBER</b>	
NAP5402028	NBR. OF UNITS: 292

The NONTRANSIENT APARTMENT (2003)  
Named below IS LICENSED  
Under the provisions of Chapter 509 FS.  
Expiration date: OCT 1, 2014

NON-  
TRANSFERABLE

CRICO OF OCEANWALK LTD PTRSP  
OCEANWALK APTS  
3900 S ROOSEVELT BLVD  
KEY WEST FL 330405204



RICK SCOTT  
GOVERNOR

ISSUED: 10/13/2013 SEQ # L1310130000037  
DISPLAY AS REQUIRED BY LAW

KEN LAWSON  
SECRETARY

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

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

Business Name OCEAN WALK RENTALS CtlNbr:0004889  
Location Addr 3920 S ROOSEVELT BLVD  
Lic NBR/Class 14-00004883 RENTAL-NON-TRANSIENT RESIDENTIAL  
Issue Date: September 30, 2013 Expiration Date: September 30, 2014  
License Fee \$5,905.20  
Add. Charges \$5,905.20  
Penalty \$0.00  
Total \$5,905.20  
Comments: 296 NONTRANSIENT RENTAL UNITS

Oper: CWALKER Type: CC Drawer: 1  
Date: 9/30/13 SS Receipt no: 111878  
2014 4883  
OK LIC OPERATIONAL GENERAL

This document must be prominently displayed.

OCEAN WALK PARTNERSHIP LTD

OCEAN WALK RENTALS  
3900 S ROOSEVELT BLVD

Trans date: 9/30/13 Time: 13:23:25

KEY WEST FL 33040

**2013 / 2014  
MONROE COUNTY BUSINESS TAX RECEIPT  
EXPIRES SEPTEMBER 30, 2014**

Business Name: OCEAN WALK RENTALS

RECEIPT# 25230-83857

Owner Name: CRICO OF OCEAN WALK LTD

Business Location: 3920 S ROOSEVELT BLVD  
KEY WEST, FL 33040

Mailing Address:

3900 S ROOSEVELT BLVD  
KEY WEST, FL 33040

Business Phone: 305-292-1230  
Business Type: APARTMENTS CONDOS HOUSES &  
COMMERCIAL UNITS (APARTMENTS)

Rooms 296

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
5920.00	0.00	5920.00	0.00	0.00	0.00	5920.00

Paid 115-13-00000006 10/01/2013 5920.00  
Effective Date 09/30/2013

THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED

**Danise D. Henriquez, CFC, Tax Collector**  
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.  
YOU MUST MEET ALL  
COUNTY AND/OR  
MUNICIPALITY PLANNING  
AND ZONING REQUIREMENTS.



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
Operating Permit

44-60-18190

Swimming Pools - Public Pool > 25000 Gallons

44-BID-2213746

Issued To: Ocean Walk Apartments  
3900 S Roosevelt Boulevard  
Key West, FL 33040

County: Monroe  
Amount Paid: \$350.00  
Date Paid: 08/19/2013  
Issue Date: 08/19/2013

Mail To: Ocean Walk Apartments, Manager  
3900 S Roosevelt Boulevard  
Key West, FL 33040

Permit Expires On: 06/30/2014

Issued By:  
Department of Health in Monroe County  
PO Box 6193  
Key West, FL 33040  
(305) 809-5670

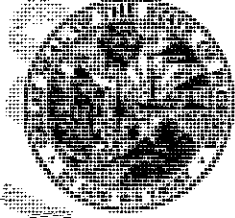
Owner: Ocean Walk Apartments, Manager

Pool Volume (gallons): 100,000      Bathing Load: 56      Flow Rate (gpm): 315

Variance Conditions (if applicable):

Original Customer: Ocean Walk Apartments (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



Department of Business and Professional Regulation  
Division of Hotels and Restaurants  
Bureau of Elevator Safety  
1940 North Monroe Street  
Tallahassee, Florida 32399-1013  
Telephone: 850.487.1395

Rick Scott, Governor

Ken Lawson, Secretary

**FLORIDA CERTIFICATE OF OPERATION**

THIS IS PUBLIC NOTIFICATION THAT

Mailing Address

OCEAN WALK APTS  
OCEAN WALK APTS  
3900 S ROOSEVELT BLVD  
KEY WEST FL 33040

The elevator owner is responsible for the safe operation of this conveyance, and continued compliance with all Florida laws governing the elevator bearing the below license number as a(n):

HYDRAULIC PASSENGER

at

Location Address

OCEAN WALK APTS  
3920 S ROOSEVELT BLVD  
KEY WEST  
FL 33040

LICENSE NUMBER	LANDINGS	CAPACITY	EXPIRATION DATE
43730	5	2500 LBS	08/01/2015

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE ELEVATOR AND FRAMED WITH A TRANSPARENT COVER.

NOTICE: Any person removing or defacing this certificate without authorization is subject to imprisonment or fine (Section 806.13, F.S.).



**NO SMOKING  
NO FUMAR**

SECTION 823.12, F.S., SMOKING IN ELEVATORS UNLAWFUL. IT IS UNLAWFUL FOR ANY PERSON TO POSSESS ANY IGNITED TOBACCO PRODUCT OR OTHER IGNITED SUBSTANCE WHILE PRESENT IN AN ELEVATOR. ANY PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN S. 775.082 AND S. 775.083.

2014060400703



Department of Business and Professional Regulation  
Division of Hotels and Restaurants  
Bureau of Elevator Safety  
1940 North Monroe Street  
Tallahassee, Florida 32399-1013  
Telephone: 850.487.1395

Rick Scott, Governor

Ken Lawson, Secretary

**FLORIDA CERTIFICATE OF OPERATION**

THIS IS PUBLIC NOTIFICATION THAT

Mailing Address

OCEAN WALK APTS  
OCEAN WALK APTS  
3900 S ROOSEVELT BLVD  
KEY WEST FL 33040

The elevator owner is responsible for the safe operation of this conveyance, and continued compliance with all Florida laws governing the elevator bearing the below license number as a(n):

HYDRAULIC PASSENGER

at

Location Address

OCEAN WALK APTS  
3920 S ROOSEVELT BLVD  
KEY WEST  
FL 33040

LICENSE NUMBER	LANDINGS	CAPACITY	EXPIRATION DATE
43731	5	2500 LBS	08/01/2015

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE ELEVATOR AND FRAMED WITH A TRANSPARENT COVER.

NOTICE: Any person removing or defacing this certificate without authorization is subject to imprisonment or fine (Section 806.13, F.S.).



**NO SMOKING  
NO FUMAR**

SECTION 823.12, F.S., SMOKING IN ELEVATORS UNLAWFUL. IT IS UNLAWFUL FOR ANY PERSON TO POSSESS ANY IGNITED TOBACCO PRODUCT OR OTHER IGNITED SUBSTANCE WHILE PRESENT IN AN ELEVATOR. ANY PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN S. 775.082 AND S.775.083.

2014060401035



Department of Business and Professional Regulation  
Division of Hotels and Restaurants  
Bureau of Elevator Safety  
1940 North Monroe Street  
Tallahassee, Florida 32399-1013  
Telephone: 850.487.1395

Rick Scott, Governor

Ken Lawson, Secretary

**FLORIDA CERTIFICATE OF OPERATION**

THIS IS PUBLIC NOTIFICATION THAT

Mailing Address

OCEAN WALK PH I BLDG A  
3900 S ROOSEVELT BLVD  
KEY WEST FL 33040

The elevator owner is responsible for the safe operation of this conveyance, and continued compliance with all Florida laws governing the elevator bearing the below license number as a(n):

HYDRAULIC PASSENGER

at

Location Address

OCEAN WALK PH I BLDG A  
3900 S ROOSEVELT BLVD  
KEY WEST  
FL 33040

LICENSE NUMBER	LANDINGS	CAPACITY	EXPIRATION DATE
43419	3	2500 LBS	08/01/2015

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE ELEVATOR AND FRAMED WITH A TRANSPARENT COVER.  
NOTICE: Any person removing or defacing this certificate without authorization is subject to imprisonment or fine (Section 806.13, F.S.).



**NO SMOKING  
NO FUMAR**

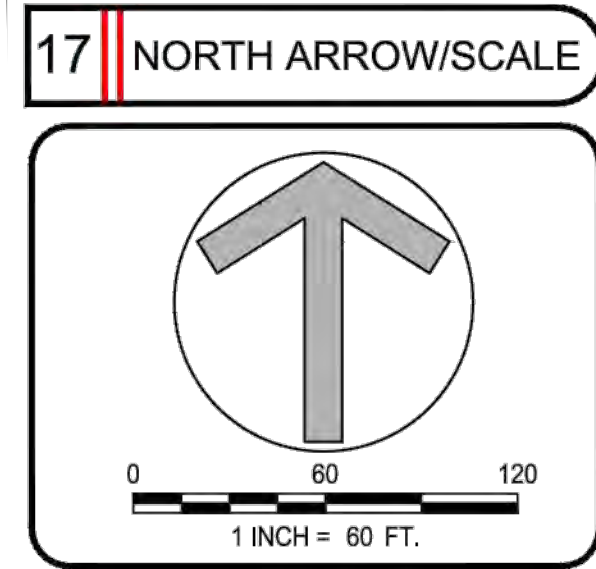
SECTION 823.12, F.S., SMOKING IN ELEVATORS UNLAWFUL. IT IS UNLAWFUL FOR ANY PERSON TO POSSESS ANY IGNITED TOBACCO PRODUCT OR OTHER IGNITED SUBSTANCE WHILE PRESENT IN AN ELEVATOR. ANY PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN S. 775.082 AND S.775.083.

2014060401126

# EXHIBIT L

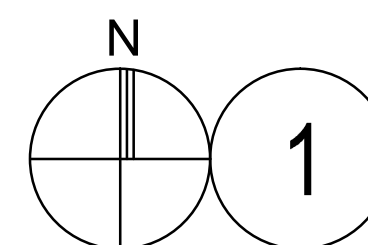
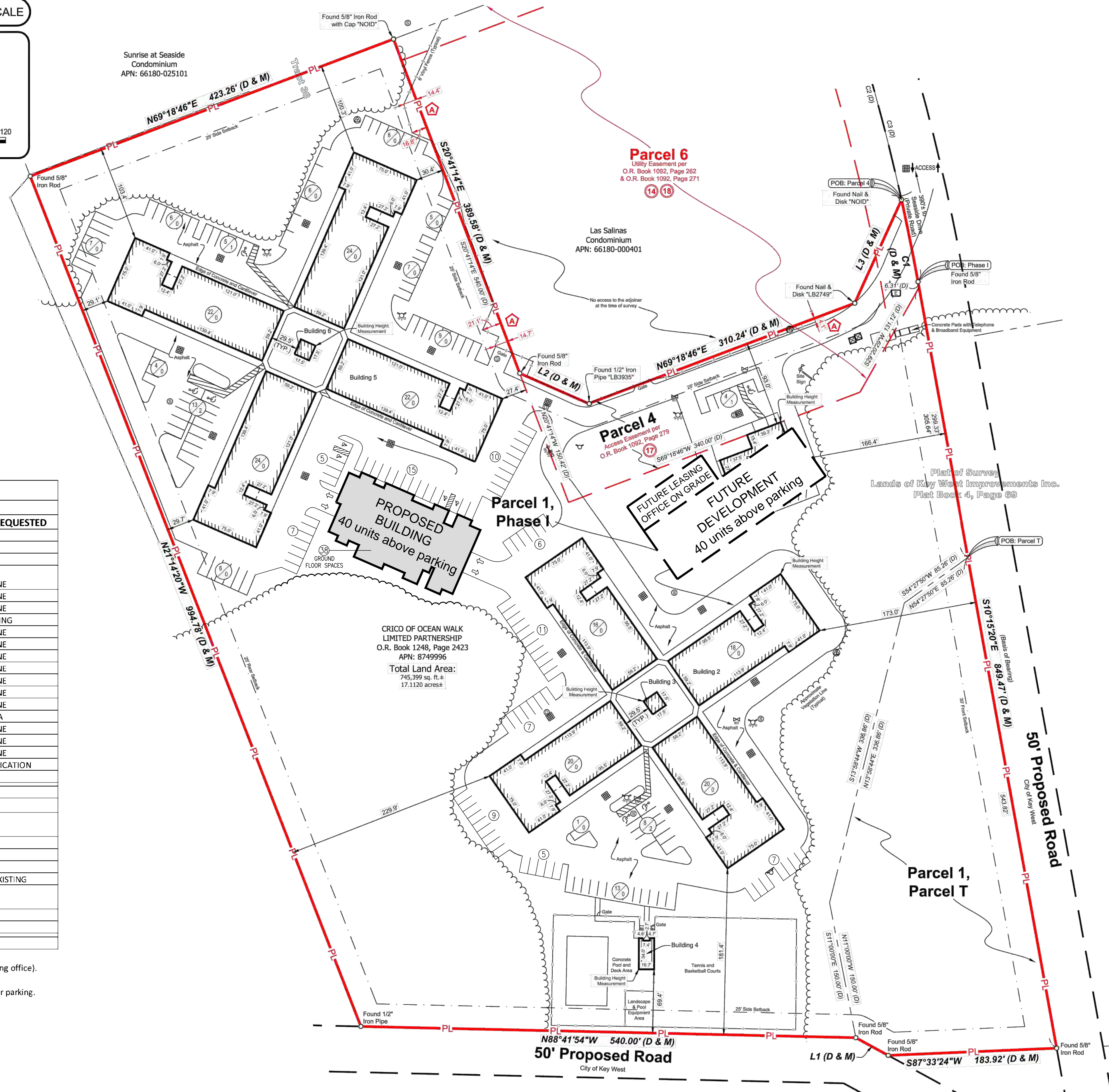
## Drawings





SITE DATA TABLE				
Ocean Walk - 3900 S. Roosevelt Blvd.				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	High Density Residential District (HDR)			
FLOOD ZONE	AE EL 8			
SIZE OF SITE	43,560.00 SF (1.00 ACRE)	745,312.00 SF (17.11 ACRES)	745,312.00 SF (17.11 ACRES)	NONE
MINIMUM LOT WIDTH	80'-0"	634'-8"	634'-8"	NONE
MINIMUM LOT DEPTH	100'-0"	691'-0"	691'-0"	NONE
HEIGHT	40'-0"	43'-6"	43'-6"	EXISTING
SETBACK 1: FRONT	30'-0"	166'-5"	166'-5"	NONE
SETBACK 2: SIDE 01	25'-0"	93'-0"	93'-0"	NONE
SETBACK 3: SIDE 02	25'-0"	30'-6"	30'-6"	NONE
SETBACK 4: SIDE 03	25'-0"	27'-5"	27'-5"	NONE
SETBACK 5: SIDE 04	25'-0"	100'-4"	100'-4"	NONE
SETBACK 6: REAR	25'-0"	29'-1"	29'-1"	NONE
SETBACK 7: SIDE 05	25'-0"	69'-5"	69'-5"	NONE
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
BUILDING COVERAGE	40% MAX	11.5% (85,967 SQ. FT.)	13.2% (98,064 SQ. FT.)	NONE
IMPERVIOUS SURFACE	60% MAX	44% (327,682 SQ. FT.)	46% (346,295 SQ. FT.)	NONE
OPEN SPACE LANDSCAPING	35% MIN	56% (417,630 SQ. FT.)	54% (399,017 SQ. FT.)	NONE
DENSITY	22 DU per ACRE (*D)	296 Units (17.30 per ACRE)	336 Units (19.64 per ACRE)	BPAS APPLICATION
<b>PARKING</b>				
CAR (STANDARD)	589 (8 commercial / 581 residential)	317 (15 commercial / 302 residential)	393 (15 commercial / 378 residential)	
CAR (COMPACT)	0	0	0	
CAR (ADA)	12	8	12	
CAR (ELECTRIC)	0	0	0 (*B)	
CAR TOTAL (*A)	601	325	405	196 for EXISTING
BICYCLE	61 (2 commercial / 59 residential) (*C)	0 (3 commercial / 30 residential)	8	
SCOOTER	0	0	0	

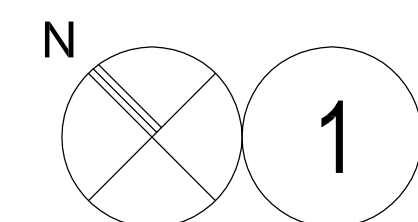
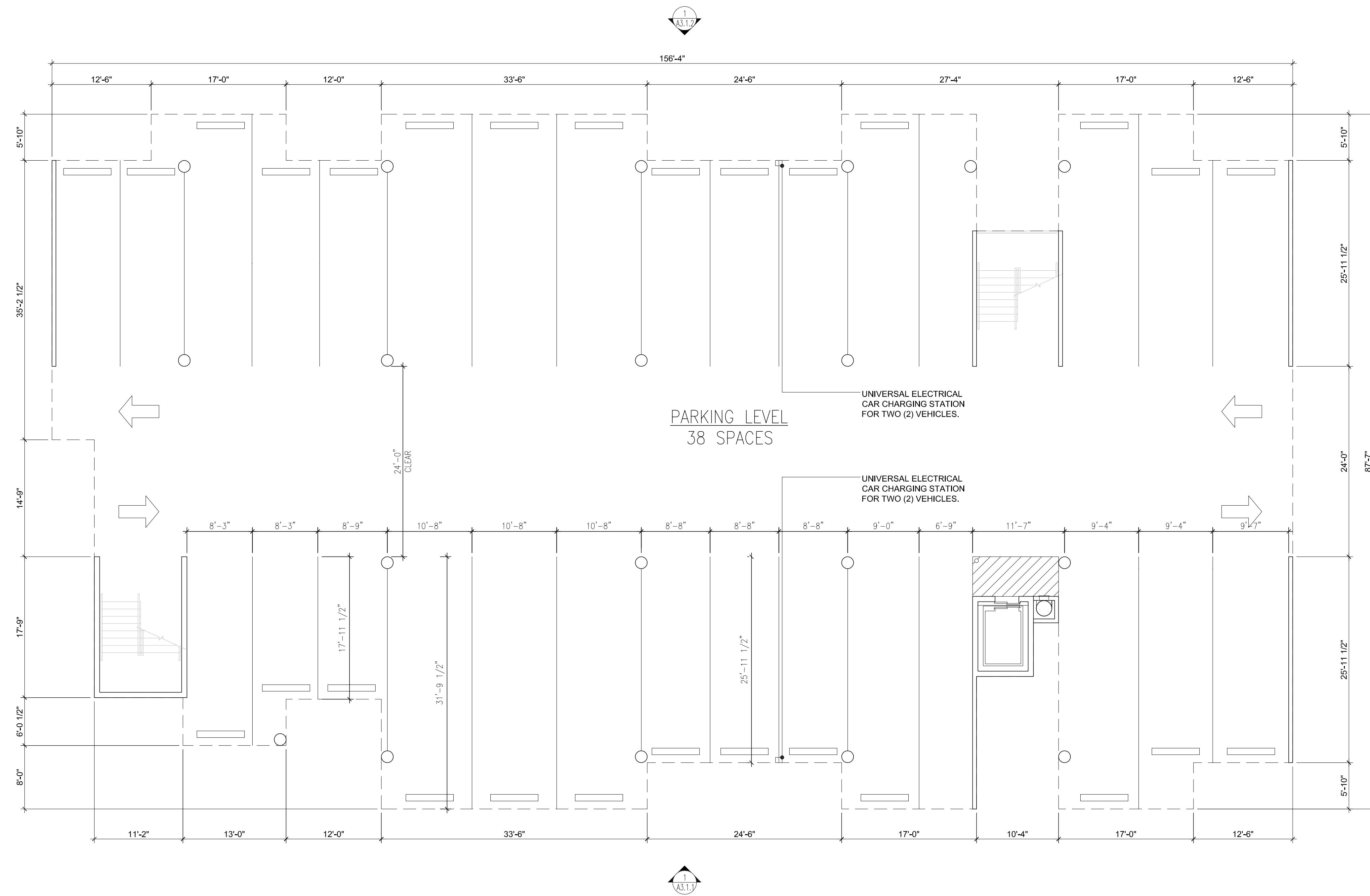
(\*A) Parking requirements are 2 spaces per residential dwelling unit or 1 space per 300 gross square feet of business occupancy (leasing office).  
 (\*B) Electric car charging provisions will be provided in accordance with the BPAS Applicant's Estimated Score Sheet Item 8.  
 (\*C) Total required bicycle parking required is a percent of the required car parking for each use. Commercial is 25% of the required car parking. Residential is 10% of the required car parking.



**PROPOSED SITE PLAN**

SCALE: 1" = 60'

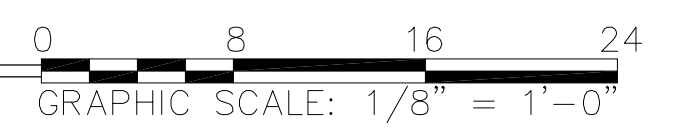


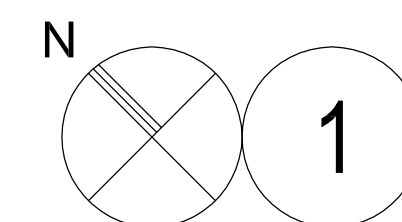
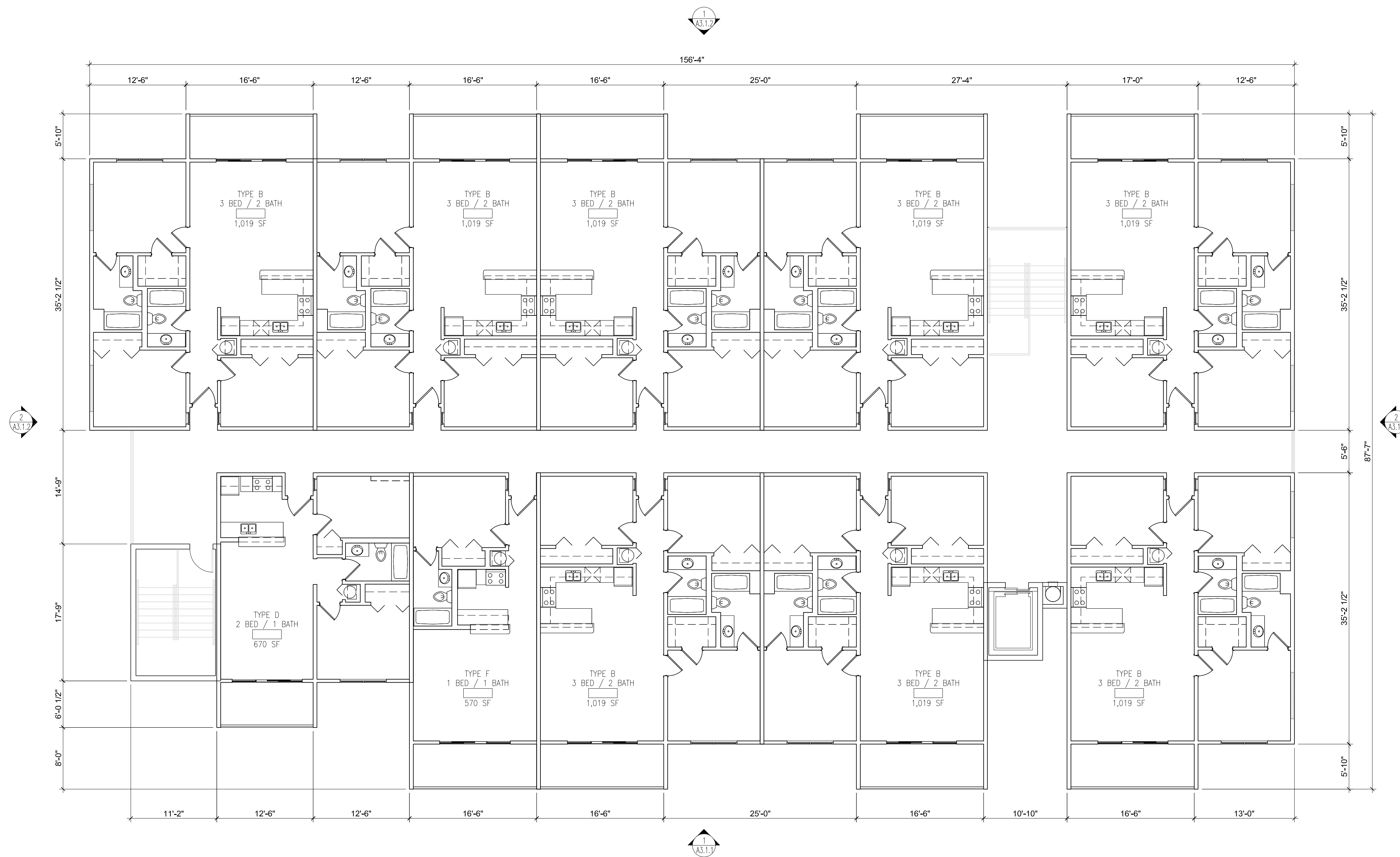


1

**GROUND FLOOR PLAN - PARKING LEVEL**

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





**1st and 2nd FLOOR PLANS**

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



# OCEAN WALK APARTMENTS

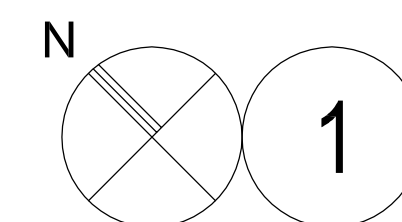
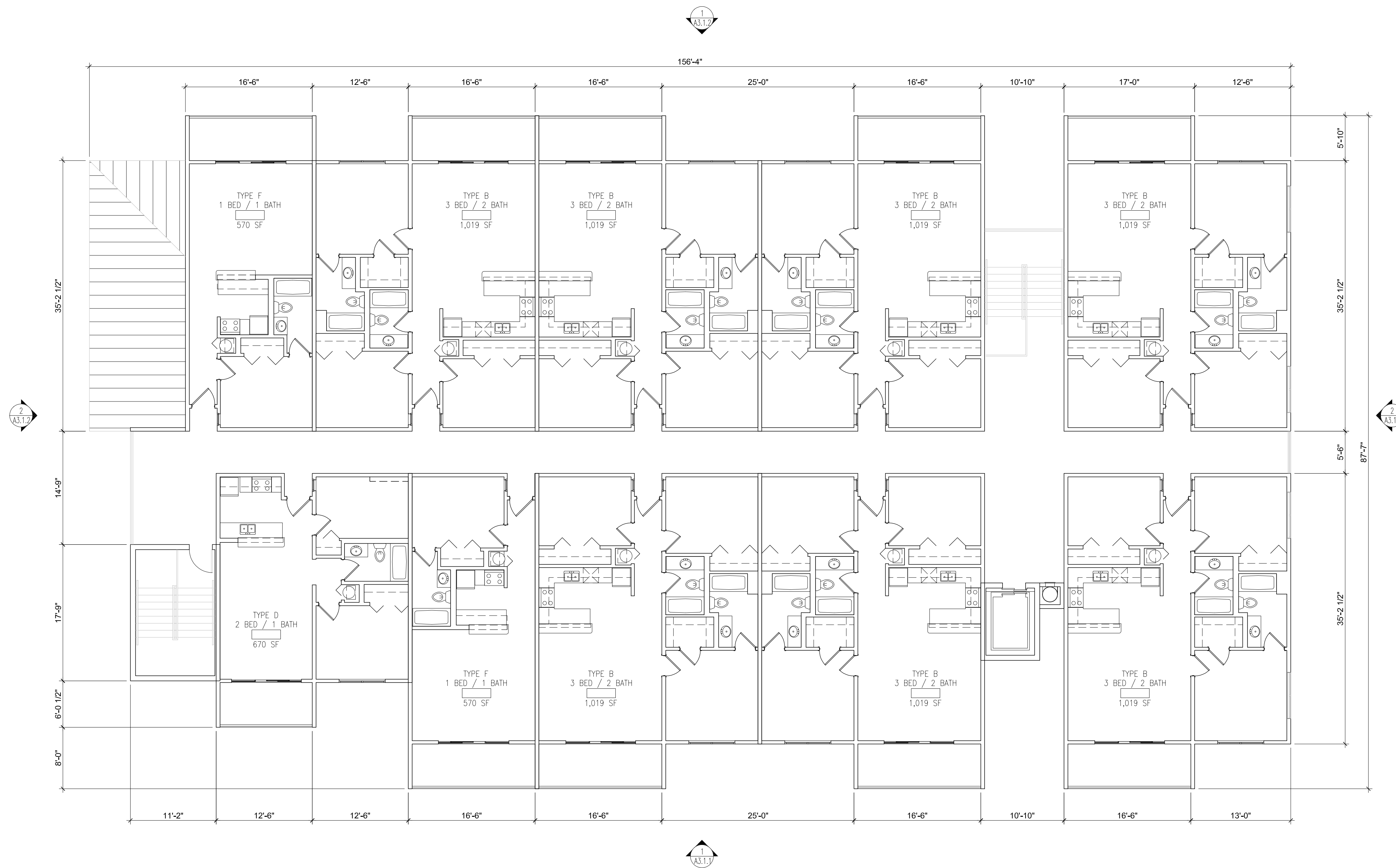
33900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION

A2.1.2

DATE: MARCH 20, 2015

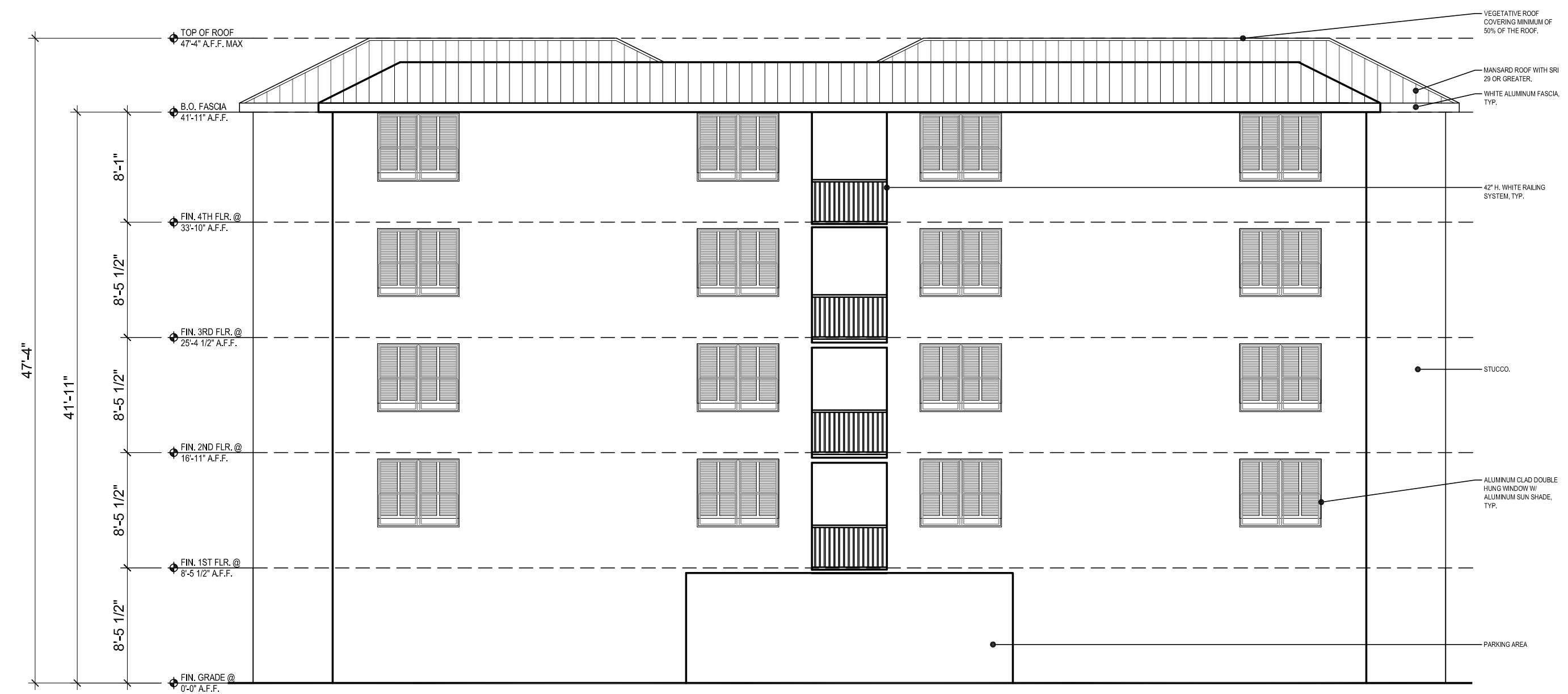




**3rd and 4th FLOOR PLANS**

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





**2** PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



**1** PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



# OCEAN WALK APARTMENTS

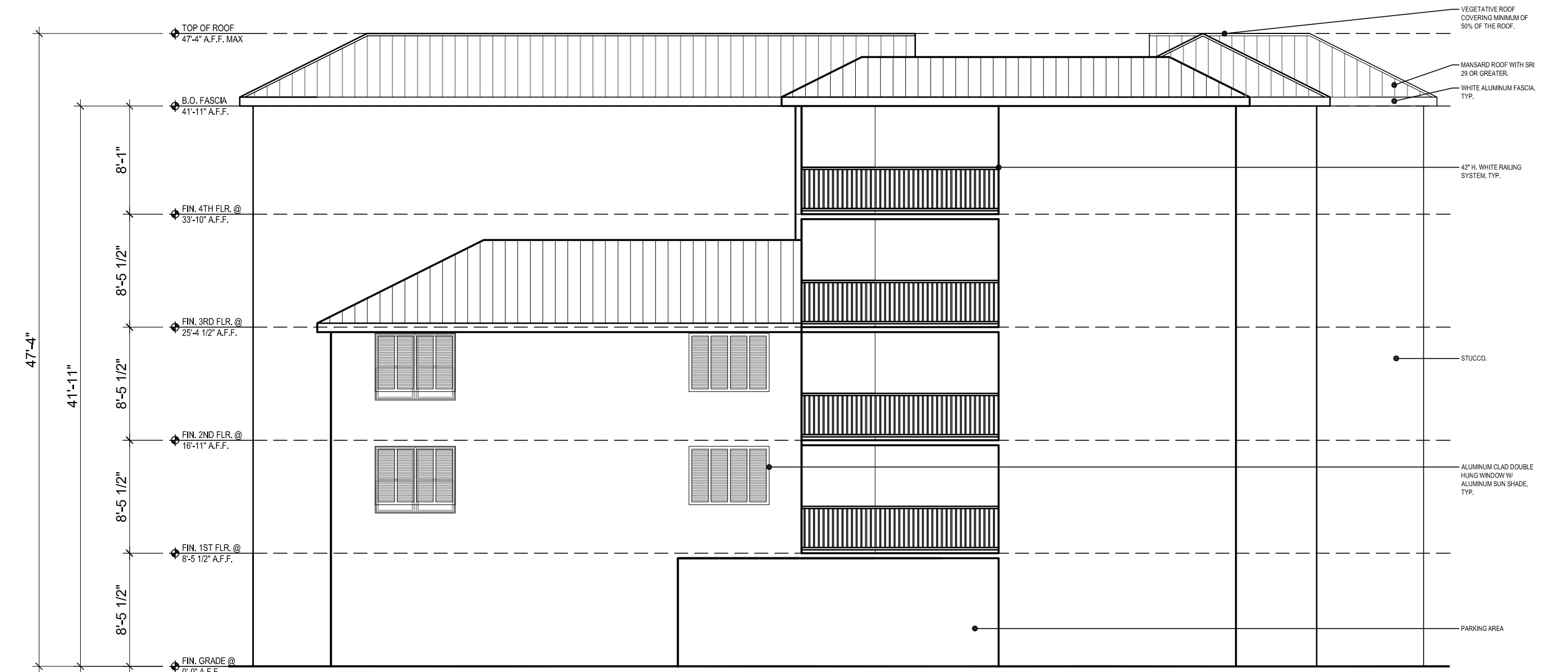
33900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION

A3.1.1

DATE: MARCH 20, 2015





**2** PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"



**1** PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"



# OCEAN WALK APARTMENTS

33900 SOUTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040

RESIDENTIAL NEW CONSTRUCTION

A3.1.2

DATE: MARCH 20, 2015

