

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

Applicant: Smith/Orepeza P.L.

Site Address: 3800 North Roosevelt Boulevard

Number and Type of Unit(s) Requested: 20 Affordable Housing Units

Prerequisite Development Type: Major Construction/Renovation

Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required Staff comment: Verified; worksheet indicates FGBC Bronze level certification proposed.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: Verified; property in AE 9 flood zone; first habitable floor elevated to 13.2', which is +4.2 feet above BFE.
C) Rainwater catchment system required Staff comment: Verified; the plan indicates 7,367 gallon cistern for the 7,367 SF of roof area. Plans indicate cistern, gutters and downspouts. The solution statement indicates a proposed cistern of 28,388 gallons. It was confirmed with the applicant that the plans are accurate and this number was a typo in the solutions statement.

Point System: Three or more non-transient units

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
a. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: Verified; property in AE 9 flood zone; first habitable floor elevated to 13.2', which is +4.2 feet above BFE.	5	5
b. Exceeding minimum required percentage of affordable housing (+5) Staff comment: 100% Affordable is proposed.	5	5
c. Achieving Green Building Certification Upgrade 1—Silver (+30) Staff comment:		
d. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment:		
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) Staff comment:		
f. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) Staff comment:		
g. Design by a LEED accredited architect (+10) Staff comment:		
h. Electrical high-voltage conduit for electric car charging station (+5) Staff comment:	5	5
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment:		
j. Additional on-site open space or on-site recreational facilities (+10) Staff comment: Although proposed on-site open space in non-conforming, the applicant is proposing a 384 sq. ft. recreation facility.	10	10
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) Staff comment:		
Total:	25	25

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 greg@smithoropeza.com

October 23, 2014

Greg Oropeza
Smith | Oropeza, P.L.
138 Simonton St
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
3800 North Roosevelt Boulevard (RE # 00065540-000000; AK # 1068241)**

Dear Mr. Oropeza:

Thank you for your BPAS Application for ten (10) affordable residential dwelling units on property located at 3800 North 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 for clarity. It is staff's understanding that 10 affordable units are proposed, although the application references: 20 units in several places, a description of the development of two 10 unit structures, two cisterns and the site data table lists a density of 30.

BPAS Prerequisites

2. The short "one-pager" version of the FGBC checklist was submitted. In order to better assess whether the project can feasibly achieve the required baseline green building certification, please submit the full version of the FGBC checklist.
3. Please state the volume of the required rainwater catchment system in gallons. The plan indicate the proposed cistern as 3,795 cubic feet, which is equivalent to 28,388 gallons. Please also indicate the dimensions (length, width) of the roof and a calculation of roof area on the plans.
4. The solution statement says two cisterns with a maximum capacity of 7,366 gallons would be installed, but the plans indicate one 3,795 cubic foot cistern.
5. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cisterns on the plans, as well as the proposed landscape irrigation system or other methods of utilizing the cistern water in accordance with green building methods.

BPAS Scoring Criteria

6. Points for an electric car charging station were claimed, but the plans do not indicate this. Please indicate on the site plan the location of the proposed changing station equipment. Also, the BPAS point summary on the plans lists "0" for this item, but is claimed on the Applicant Estimated Score Sheet (Exhibit C).

7. Points for on-site recreation facilities were claimed, but little information is provided and this is not explained in the solution statement. The plans only indicate a small rectangle. Please state the size and explain what kind of additional on-site open space or recreational facilities are proposed in order to obtain these points. Please also indicate this on the plans.

Additional Documentation & Comments

8. The density and intensity calculation for development sites over a half-acre must be utilized pursuant to City Code Section 122-1142, due to presence of the existing restaurant building and the proposed residential density. Please revise the density and intensity calculations accordingly.
9. The property is within two flood zones, AE-9 and AE-10, and the proposed development would be within AE-9. The solution statement and some of the plan sheets incorrectly list AE-8 as one of the flood zones. Please correct.
10. The submitted elevation certificate is for the existing restaurant building, which is located in the portion of the property within the AE-10 flood zone. The proposed development would be located in the portion of the property within the AE-9 flood zone. Please submit an elevation certificate utilizing the proposed plans and location of the new housing units.
11. 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.
12. Please state the full property address on the plans.
13. The site data table on the plans and the site data table (exhibit B) in the application are different. They should be the same. Please correct.
14. The site data tables indicate the same values for both impervious ratio and open space ratio. It appears the open space ratio is incorrect. Please check and revise.
15. The site data table on the plans indicates that floor area ratio (FAR) would increase. However, affordable housing is measured in density, not FAR. Please correct.
16. The site data table on the plans lists the front and rear setbacks incorrectly. The front setback is along North Roosevelt Boulevard and the rear setback is along Northside Drive. Both front and rear setback requirements are the same per City Code Section 122-420(6)a. The table lists the front setback (incorrectly along Northside Drive) as 10 feet, which is incorrect. Also, there cannot be an internal rear setback, as indicated on the plans. The rear setback is along Northside Drive.
17. The site data table on the plans incorrectly list the site area as 1.92 acres. The proposed density is also incorrect.
18. The parking calculation should include the existing commercial use, which was previously a restaurant. This is to ensure that sufficient parking would be provided to meet the LDRs.
19. Bicycle parking is required and was calculated in the site data table, but is not indicated on the plans. Please indicate.
20. Please note that the deed restriction, which must be in a format acceptable to the City Attorney, would need to be filed with the City and duly recorded in the official records prior to the issuance of any Certificates of Occupancy for the new affordable units.

October 23, 2014

Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
3800 North Roosevelt Boulevard (RE # 00065540-000000; AK # 1068241)

General Information

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

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

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

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.keywestcity.com/planning

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

**Applicant's Response Letter
Description of Proposed
Development and Use
Solution Statement**

Barton W. Smith, Esq.
Managing Partner

SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.
Partner

Richard McChesney, Esq.

138-142 Simonton Street
Key West, Florida 33040
Telephone : (305) 296-7227
Facsimile : (305) 296-8448

Nick Batty, Esq.

VIA HAND DELIVERY

November 24, 2014

Kevin Bond, AICP, LEED, Interim City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: REVISED: Request for Building Permit Allocation System Allocations for 3800 North Roosevelt Boulevard, Key West, Florida 33040:

Dear Mr. Bond,

Please allow this correspondence to serve as responses to the requests set forth by the City of Key West Planning Department pursuant to the letter dated October 23, 2014. This is a request for twenty (20) affordable residential Building Permit Allocation System ("BPAS") units (the "BPAS Units") on behalf of JLW Key West 1, LLC, a Florida limited liability company ("JLW" or "Applicant"). Together with HH Key West, LLC, a Foreign limited liability company ("HH Key West") (JLW and HH Key West are collectively referred to as the "Developers") JLW intends to develop the BPAS Units at the real property located at 3800 North Roosevelt, Key West, Florida 33040 (the "Property"). As counsel for the Developers, my firm submits the following application and supporting documents for your consideration. Please note the below provided explanations track your requests in sequential order.

1. Request: Please revise the application for clarity. It is staff's understanding that 10 affordable units are proposed, although the application references: 20 units in several places, a description of the development of two 10 unit structures, two cisterns and the site data table lists a density of 30.
 - a. Response: After reviewing the staff comments for the originally submitted application for 3840 North Roosevelt and 3800 North Roosevelt, which combined, totaled twenty (20) total requested affordable residential allocations, the Applicant is revising its request to request twenty (20) affordable residential allocations, to be sited on 3800 North Roosevelt only, as opposed to splitting the request, ten (10) and ten (10) on 3800 North Roosevelt and 3840 North Roosevelt. An updated cover sheet to the application is included in this submission as Exhibit A.
2. Request: The short "one-pager" version of the FGBC checklist was submitted. In order to better assess whether the project can feasibly achieve the required baseline green building certification, please submit the full version of the FGBC checklist.
 - a. Response: The full version of the FGBC checklist is attached hereto and incorporated herein as Exhibit B.

3. **Request:** Please state the volume of the required rainwater catchment system in gallons. The plans indicate the proposed cistern as 3,795 cubic feet, which is equivalent to 28,388 gallons. Please also indicate the dimensions of the roof and calculation of roof area on the plans.
 - a. **Response:** The requested information regarding the cistern has been incorporated into the revised site plans attached hereto and incorporated herein as Exhibit C.
4. **Request:** The solution statement says two cisterns with a maximum capacity of 7,366 gallons would be installed, but the plans indicate on, 3,795 cubic foot cistern.
 - a. **Response:** The Solution Statement below has been revised to reflect one cistern of 985 cubic feet which equates to 7,367 gallons equivalent to one gallon for every square foot of roof area.
5. **Request:** As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cisterns on the plans, as well as the proposed landscape irrigation system or other methods of utilizing the cistern water in accordance with green building certifications.
 - a. **Response:** The requested information regarding the rainwater catchment system is identified on the revised site plans attached in Exhibit C.
6. **Request:** Points for an electric car charging station were claimed, but the plans do not indicate this. Please indicate on the site plan the location of the proposed charging station equipment. Also, the BPAS point summary on the plans lists "0" for this item, but is claimed on the Applicant Estimated Score Sheet.
 - a. **Response:** The requested information regarding the electric charging station is identified on the revised site plans attached in Exhibit C.
7. **Request:** Points for on-site recreation facilities were claimed, but little information is provided and this is not explained in the solution statement. The plans only indicate a small rectangle. Please state the size and explain what kind of additional on-site open space or recreational facilities are proposed in order to obtain these points. Please indicate this on the plans.
 - a. **Response:** The requested information regarding the recreational facilities as it relates to the site plan is included on the revised site plan attached in Exhibit C. The Solution Statement has been further modified to provide a description of the recreation facilities.
8. **Request:** The density and intensity calculation for development sites over a half-acre must be utilized pursuant to Section 122-1142, due to the presence of the existing restaurant building and the proposed residential density. Please revise the density and intensity calculations accordingly.
 - a. **Response:** The density and intensity for the Property is as follows, however the Applicant has used 10,000 square feet as a place holder for proposed commercial FAR since the Applicant's commercial plans are not finalized. The 10,000 square feet is used solely has an illustration that the site has adequate capacity to accommodate the proposed residential use and a commercial use equal to or greater to the square footage which currently exists.

Residential Calculation - Section 122-1142 SITE F	
Allowable Commercial FAR	66,804.8 Sq. Ft.
Proposed Commercial FAR	10,000 Sq. Ft.
Unused Commercial FAR	56,804.8 Sq. Ft.
Percent (%) of Unused Commercial FAR	0.85031
Allowable Residential Units Per Acre	13.60496
Maximum Residential Units Allowed	25.98548
Commercial Component Permitted	
Allowable Residential Units Per Acre	16
Total Number of Residential Units Per Acre on Site	10.43
Unused Residential Density	5.57
Percent (%) of Unused Residential Density	0.348125
Maximum Commercial FAR	0.2785
Maximum Commercial Square Footage	54,077.04 Sq. Ft.

9. **Request:** The property is within two flood zones, AE-9 and AE-10, and the proposed development would be within AE-9. The solution statement and some of the plan sheets incorrectly list AE-8 as one of the flood zones. Please correct.
- a. **Response:** The revised site plans in Exhibit C have been revised to reflect the correct flood zones as well as the solution statement below.
10. **Request:** The submitted elevation certificate is for the existing restaurant building, which is located in the portion of the property within the AE-10 flood zone. The proposed development

would be located in the portion of the property within the AE-9 flood zone. Please submit an elevation certificate utilizing the proposed plans and location of the new housing units.

- a. Response: A construction drawing elevation certificate indicating the location within the AE-9 flood zone is attached hereto and incorporated herein as Exhibit D.
11. Request: The elevation plans must measure building height from the crown of the 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.
 - a. Response: Elevation points have been provided on the revised site plans attached in Exhibit C.
 12. Request: Please state the full property address on the plan.
 - a. Response: The full property address has been included in the revised site plans attached in Exhibit C.
 13. Request: The site data table on the plans and the site data table in the application are different. They should be the same, please correct.
 - a. Response: The site data table has been revised and attached hereto and incorporated herein as Exhibit E which matches the site data table on the revised site plans.
 14. Request: The site data tables indicate the same values for both impervious ratio and open space ratios. It appears the open space ration is incorrect. Please correct.
 - a. Response: The site data table has been revised and attached hereto and incorporated herein as Exhibit E which matches the site data table on the revised site plans.
 15. Request: The site data table on the plans indicates that the floor area ratio (FAR) would increase. However, affordable housing is measured in density, not FAR. Please correct.
 - a. Response: The site data table on the revised plans has been corrected to properly reflect FAR.
 16. Request: The site data table on the plans lists the front and rear setbacks incorrectly. The front setback is along North Roosevelt Boulevard and the rear setback is along Northside Drive. Both front and rear setback requirements are the same per City Code Section 122-420(6)a. The table lists the front setback (incorrectly along Northside drive) as 10 feet, which is incorrect. Also, there cannot be an internal rear setback, as indicated on the plans. The rear setback is along Northside Drive.
 - a. Response: The revised plans incorporate the requested changes pertaining to setbacks as shown on the revised site Plans in Exhibit C.
 17. Request: The site data table on the plans incorrectly lists the site area as 1.92 acres. The proposed density is also incorrect.
 - a. Response: The plans have been revised to incorporate the requested changes as shown on the revised site plans in exhibit C.

18. Request: The parking calculation should include the existing commercial use, which was previously a restaurant. This is to ensure that sufficient parking would be provided to meet the LRDs.

a. Response: The former restaurant is not currently active and the Applicant intends to redevelop the existing commercial space. At the time of redevelopment, the Applicant understands the Applicant will have to comply with parking requirements, whether that use be a restaurant, retail or office space, by way of example.

19. Request: Bicycle parking is required and was calculated in the site data table, but is not indicated on the plans. Please indicate.

a. Response: The revised site plans as shown in Exhibit C include parking calculations.

Description of Proposed Development and Use [REVISED 11-24-14]:

The proposed development shall consist of twenty (20) affordable residential units pursuant to the provisions set forth in Phase 2, identified on page 10 of the Development Agreement. The Property is comprised of a single building which formerly operated as a restaurant. The remaining area of the Property is proposed for development of twenty (20) affordable residential units within one (1) building, as set forth more particularly on the Site Plan.¹ The units shall be comprised of a mixture of four (4) nine hundred fifty two (952) square foot, two bedroom apartments and sixteen (16) four hundred seventy six (476) square foot, one bedroom apartments.

Solution Statement [REVISED 11-24-14]:

The proposed development shall be designed and constructed utilizing methods and techniques which will allow the Applicant to achieve the bronze standard for Florida Green Building Code. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The storm water plan and the landscape plan for the Property shall meet or exceed the requirements of the Code. Currently the Property does not have any landscaping or storm water management facilities. One cistern, with a maximum capacity of twenty eight thousand three hundred eighty eight gallons will be installed, in accordance with the BPAS Ordinance, thereby reducing the use of potable water for irrigation and outdoor water needs. All new structures shall be constructed a minimum of one and one half feet (1.5') above the applicable flood zone elevation requirements. The property is bisected by the AE 9 and AE 10 flood zones, and the base flood elevation for the building will correspondingly be based off the AE 9 zone elevation requirements as the portion of the property the propose development is located within is solely within the AE 9 flood zone.

As identified on the site plan, the project shall incorporate an onsite recreation facility. The recreation facility will include children's playground equipment, landscaping in a garden style setting and grilling facilities for use by the residents.

Adequately buffered receptacle locations will be constructed on the Property to accommodate the disposal of all waste and recyclable items. The Developer will maintain bulk recycling pick up in an effort to promote recycling, allowing residents to dispose of recyclables in one convenient, centrally located

¹ Note, the Developer pursuant to the Development Agreement intends to redevelop the existing commercial space within the time frames provided for in the Development Agreement.

container. Lighting facing any neighboring residential location will be designed utilizing dark sky methods. Traffic will be routed through the 20th street Northside Drive side entrances to the Property so as to avoid unnecessary congestion on North Roosevelt. No existing residential structure will be impacted by traffic patterns resulting from ingress and egress to the Property, because the traffic pattern on 20th Street and Northside Drive can accommodate additional traffic capacity related to the Property. The design of all proposed buildings will complement the surrounding structures in style and scope.

Application



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

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

Application Fee: \$1,150.00

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

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

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

Name: Smith | Oropeza, P.L.
Mailing Address: 138 Simonton Street
City: Key West State: FL Zip: 33040
Home/Mobile Phone: _____ Office: 305-296-7227
Email: Greg@SmithOropeza.com

PROPERTY OWNER:

Name: JLW Key West 1, LLC
Mailing Address: 35 East Walker Drive, Suite 3300
City: Chicago State: IL Zip: 60601
Home/Mobile Phone: _____ Office: 305-296-7227
Email: _____

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 3800 North Roosevelt Blvd, Key West, FL 33040
Parcel ID/ RE#: 00065540-000000 Alternate Key: 1068241
Zoning District: CG Size of Site: 82,801
Density Allowed: 16 DU/ACRE Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

The property currently consists of one (1) commercial building formerly operated as a restaurant.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	0
Affordable Residential Dwelling Unit(s) ²	0	0	20
Transient Unit(s) ³	0	0	0
Accessory Dwelling Unit(s) ⁴	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			20

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 EnergyGuage or RESNET may be used to establish a baseline. Please provide a description how 15% of both water and energy use will be reduced on the property.

- 3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
- 4. Up-to-date Signed and sealed survey (Section 108-240).
- 5. Flood Elevation Certificates (New Construction) (Section 34-127).
- 6. Copy of City licensing records for existing units.
- 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
- 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed site Data Table (*Exhibit B*).
- 9. Completed BPAS Estimated Score Sheet and Estimated Total Points to be achieved

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

(Exhibit C).

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

Deed

Doc# 1612026 11/09/2006 9:57AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared By and Return to:
Robert H. Gebaide, Esq.
BAKER & HOSTETLER LLP
200 South Orange Avenue
SunTrust Center, Suite 2300
Post Office Box 112
Orlando, Florida 32802
(407) 649-4000

11/09/2006 9:57AM
DEED DOC STAMP CL: PW \$38,500.00

Doc# 1612026
Bk# 2250 Pg# 2253

Parcel ID#: 00065540-000000

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED, made and entered into as of the date set forth below the Grantor's signature, between Old Town Key West Development, Ltd., a Florida limited partnership, whose mailing address is 201 Front Street, Suite 224, Key West, Florida 33040, hereinafter referred to as "Grantor," and JLW Key West 1, LLC, a Florida limited liability company, whose mailing address is 506 Fleming Street, Key West, Florida 33040, hereinafter referred to as the "Grantee"

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Monroe, State of Florida, as more particularly described in the Exhibit "A" annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining and together with all rights and easements of record.

SUBJECT TO all matters listed in Exhibit "B" annexed hereto and by this reference made a part hereof, though this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

EXHIBIT "A"

Legal Description

On the Island of Key West, Monroe County, Florida, and being a part of the lands formerly owned by the Key West Improvement, Inc., and being more particularly described as follows: Begin at the Northwest corner of Parcel Number Two (2) as shown on the "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", recorded in Plat Book 3, at Page 35 of Monroe County Official Records, said corner being that established by John P. Goggin; thence South 05° 46'25" East, a distance of 119.42 feet; thence North 84° 13'35" East, a distance of 5.75 feet; thence South 05° 46'25" East, a distance of 69.74 feet; thence North 84° 13'35" East, a distance of 11.43 feet; thence South 05° 49'37" East, a distance of 420.43 feet to the Northerly right of way line of Northside Drive; thence North 84° 09'31" East, a distance of 6.03 feet to a point on a curve to the right, having a radius of 438.06 feet, a central angle of 09° 58'38", a tangent length of 38.24 feet, a chord bearing of South 88° 46'57" East and a chord length of 76.19 feet; thence along the arc of said curve, an arc length of 76.28 feet to the end of said curve; thence leaving the said Northerly right of way line of Northside Drive, North 03° 39'42" East, a distance of 606.74 feet to the Southerly right of way line of North Roosevelt Boulevard (State Road No. 5) and to a point on a curve to the left, having a radius of 978.72 feet, a central angle of 10° 43'40", a tangent length of 91.89 feet, a chord bearing of North 89° 35'25" West, and a chord length of 182.99 feet; thence along the arc of said curve, an arc length of 183.25 feet to the point of tangency of said curve; thence South 84 ° 13'35" West, a distance of 16.83 feet back to the Point of Beginning.

EXHIBIT "B"

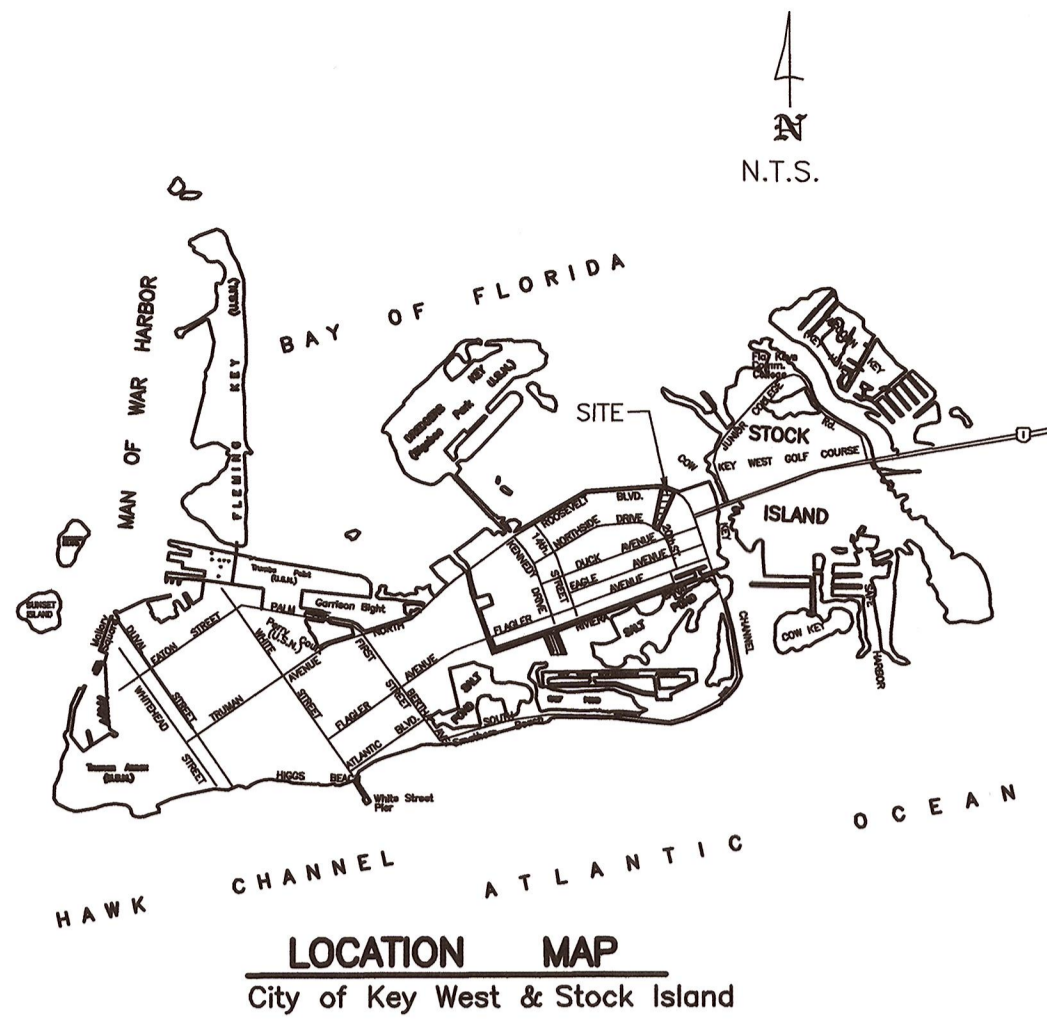
Title Exceptions

1. Taxes and assessments for the year 2007 and subsequent years.
2. Matters shown on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, as recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida.
3. Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, Public Records of Monroe County, Florida.
4. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, Public Records of Monroe County, Florida.
5. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, Public Records of Monroe County, Florida.
6. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200, Public Records of Monroe County, Florida.
7. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
8. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
9. Terms, covenants, conditions and other matters contained in the unrecorded Plaza Lease Agreement dated February 1, 2002 between Perry's Plaza, LLC and Old Town Development, LLC, collectively as landlord, and Randal J. Corporation, as tenant, which does not contain an option or right of purchase.
10. Egress License dated March 5, 2003, between Old Town Key West Development, Ltd., a Florida limited partnership, grantor, and Perry's Plaza, LLC, a Florida limited liability company, grantee.
11. Any rights, interests or claims arising from the following matters shown on the survey prepared by Frederick H. Hildebrandt, dated August 18, 2006, last revised October 6, 2006, Job No. 06-432 A:
 - a) Adjacent property's subdivision wall and planters encroaching on West boundary;
 - b) Frame shed, frame enclosed covered structure, planters and sign encroaching into 50 ft. setback line on North and 20 ft. setback lines on sides.
 - c) Planter extending beyond Northeasterly boundary onto adjoining property.

12. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths interest in all phosphate, minerals and metals; an undivided one-half interest in all petroleum. The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2).

**MONROE COUNTY
OFFICIAL RECORDS**

Survey



L1: N 84°13'35" E, 16.77' m,
N 86°23'40" E, 16.47' F.D.O.T.

(2A)

Measured

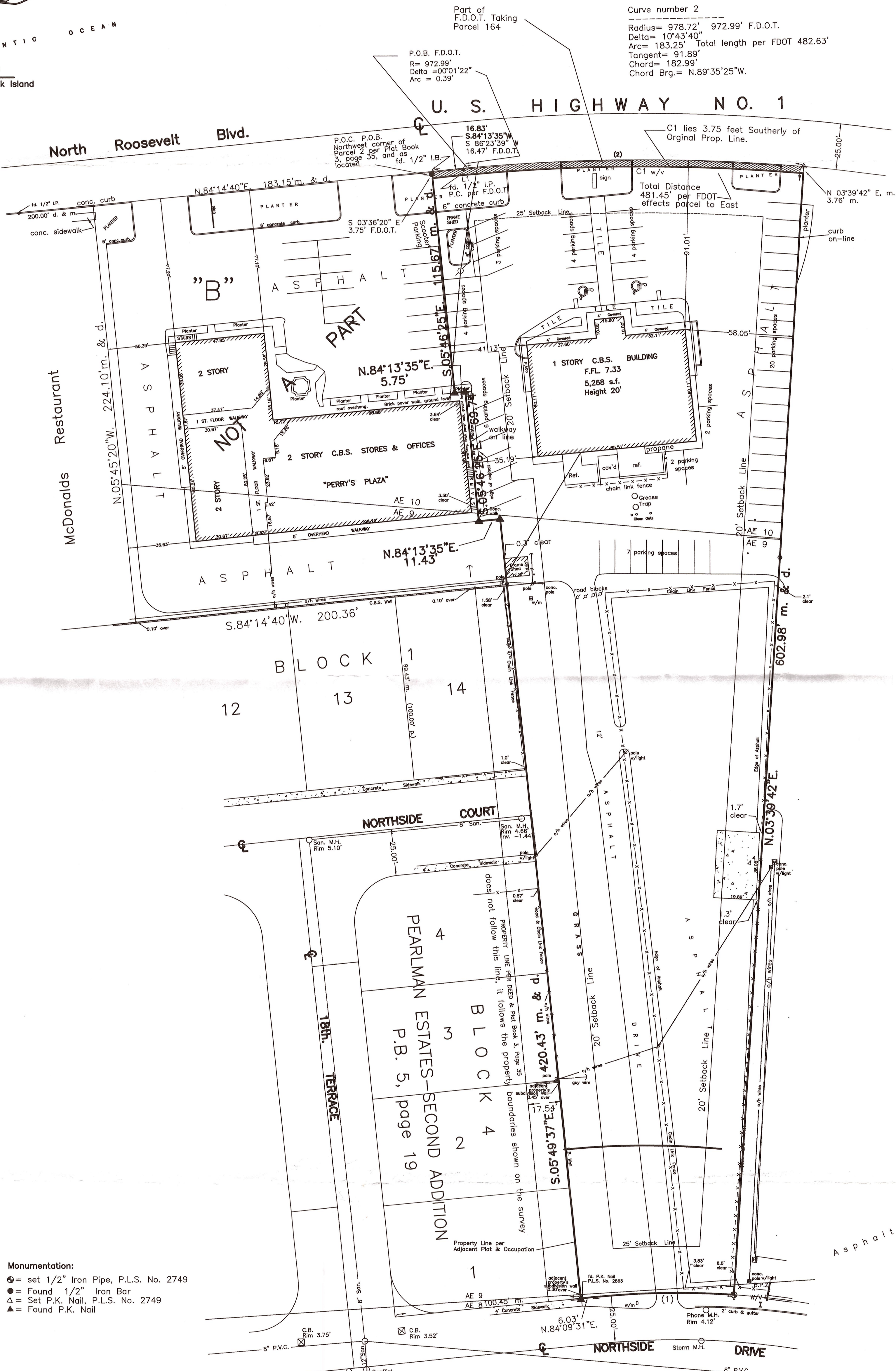
CURVE NUMBER	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	182.43'	182.43'	S 89°35'28" W	10°44'11"	91.81'

R=989.24' F.D.O.T.
A=182.50' calc. FDOT
D=1047.57' calc. FDOT
F.D.O.T. has curve information for two parcels

Note: F.D.O.T. Legal of Parcel 164 also covers adjacent parcel 3

Curve number 2

Radius= 978.72' 972.99' F.D.O.T.
Delta= 10°43'40"
Arc= 183.25' Total length per FDOT 482.63'
Tangent= 91.89'
Chord= 182.99'
Chord Brg.= N.89°35'25"W.



SURVEYOR'S NOTES:

North arrow based on plot
Reference Bearing: R/W No. Roosevelt Blvd. per deeds
⊕ denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: NOS 1982 Elevation: 5.1440

Field Work performed on: 2/25/14

Monumentation:

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plat | L.B. = Low Beam |
| m. = Measured | Rad. = Radial |
| d. = Deed | Irr. = Irregular |
| M.H.W. = Mean High Water | conc. = concrete |
| O.R. = Official Records | I.P. = Iron Pipe |
| Sec. = Section | I.B. = Iron Bar |
| Twp. = Township | Bl. = Baseline |
| Rge. = Range | C.B. = Concrete Block |
| N.T.S. = Not to Scale | C.B.S. = Concrete Block Stucco |
| ℄ = Centerline | cov'd. = Covered |
| Elev. = Elevation | P.I. = Point of Intersection |
| B.M. = Bench Mark | wd. = Wood |
| P.C. = Point of Curvature | R = Radius |
| P.T. = Point of Tangency | A = Arc (Length) |
| P.O.C. = Point of Commence | D = Delta, (Central angle) |
| P.O.B. = Point of Beginning | w.m. = Water Meter |
| P.B. = Plat Book | Bal. = Balcony |
| pg. = page | Pl. = Planter |
| Elec. = Electric | Hyd. = Fire Hydrant |
| * = Light | F.W. = Fire Well |
| ⊕ = Telephone | A/C = Air Conditioner |
| Ench. = Encroachment | C.L.F. = Chain Link Fence |
| O.L. = On Line | |

Curve number 1

Radius= 438.06'
Delta= 09°58'38"
Arc= 76.28'
Tangent= 38.24'
Chord= 76.19'
Chord Brg.= S.88°46'57"E.

4/21/14: Updated, cert. Sch. B, minor boundary changes

Sheet 1 of 2

JL WOOD, LTD - Highgate - Restaurant
3800 North Roosevelt Blvd., Key West, FL

BOUNDARY SURVEY		Dwn No.:
Scale: 1"=30'	Ref. 188-9	14-163-R
Date: 6/27/06	Flood panel No. 1509 K	Dwn. By: F.H.H.
	Flood Zone: AE	Flood Elev. 8-10'
REVISIONS AND/OR ADDITIONS		
8/7/06: Update, cert. parking, alta survey		
7/25/13: Updated		
3/3/14: Updated		
f:/data/red/deq/keywest/spottswoodcorqually/alta12.20.12		

#2

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0468
Fax: (305) 293-0237
hfile61@islandsouth.net
L.B. No. 7700

Parcel 2, Restaurant:

On the Island of Key West, Monroe County, Florida, and being a part of the lands formerly owned by the Key West Improvement, Inc. and being more particularly described as follows: Begin at the Northwest corner of Parcel Number Two (2) as shown on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, recorded in Plat Book 3, at Page 35, of Monroe County Official Records, said corner being that established by John P. Goggin; thence South 05° 46' 25" East, a distance of 119.42 feet; thence North 84° 13' 35" East, a distance of 5.75 feet; thence South 05° 46' 25" East, a distance of 69.74 feet; thence North 84° 13' 35" East, a distance of 11.43 feet; thence South 05° 49' 37" East, a distance of 420.43 feet to the Northerly right of way line of Northside Drive; thence North 84° 09' 31" East, a distance of 6.03 feet to a point on a curve to the right, having a radius of 438.06 feet; a central angle of 09° 58' 38", a tangent length of 38.24 feet, a chord bearing of South 88° 46' 57" East and a chord length of 76.19 feet; thence along the arc of said curve, an arc length of 76.28 feet to the end of said curve; thence Leaving the said Northerly right of way line of Northside Drive, North 03° 39' 42" East, a distance of 606.74 feet to the Southerly right of way line of North Roosevelt Boulevard (State Road No. 5) and to a point on a curve to the left, having a radius of 978.72 feet, a central angle of 10°43'40", a tangent length of 91.89 feet, a chord bearing of North 89° 35' 25" West, and a chord length of 182.99 feet; thence along the arc of said curve, an arc length of 183.25 feet to the point of tangency of said curve; thence South 84° 13' 35" West, a distance of 16.83 feet back to the Point of Beginning

LESS THE FOLLOWING PARCEL 164 WHICH IS A PORTION OF PARCEL 2 DESCRIBED ABOVE:

Parcel 164 as conveyed to State of Florida Department of Transportation pursuant to Quit Claim Deed dated July 23, 2012 and recorded October 11, 2012 in Official Records Book 2593, Page 963 of the Public Records of Monroe County, Florida and more particularly described as follows:

On the Island of Key West Monroe County, Florida being a Portion of that certain Exception Area from Parcel 3 of Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement Inc., according to the plat thereof, as recorded in Plat Book 4, at Page 69, of the Public Records of Monroe County, Florida and a portion of Parcel 2 in Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, more particularly described as follows:

Beginning at the Point of Intersection of the Easterly line of the previously described Exception Area and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt

Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010, said Point also being that certain Corner established by John P. Goggin as shown on the above mentioned Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement Inc., said point also being on a circular curve concave to the South, and said point bears N 03°34'58" W from the center of said curve; Thence Westerly, along the arc of said curve to the left, and along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, having a radius of 972.99 feet and a central angle of 00°01'22" for a distance of 0.39 feet to the point of tangency; Thence S 86°23'39" W, along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, for a distance of 16.47 feet; Thence S03°36'20"E, departing the previously described Right-of-Way line, for a distance of 3.75 feet to a point on a line parallel with and 3.75 feet Southerly of, as measured at right angles, the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence N86°23'40"E, along the previously described line, for a distance of 16.47 feet to a point of curvature of a circular curve concave to the South, said curve also being 3.75 feet Southerly of and concentric with the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence Northeasterly, along the arc of said curve to the right, having a radius of 969.24 feet and a central angle of 28°27'39" for a distance of 481.45 feet; Thence N 20°17'52"E departing the previously described curve, for a distance of 3.76 feet to a point on the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, said point also being on a circular curve concave to the South and said point bears N 24°50'15" E from the center of said curve; Thence Northwesterly, along the previously described Right-of-Way line, and along the arc to said curve to the left, having a radius of 972.99 feet and a central angle of 28°25'13" for a distance of 482.63 feet to the Point of Beginning.

Containing 1,870 sq.ft. more or less.

SURVEYOR'S CERTIFICATE

1. That the survey was made on the ground and is correct.
2. That the survey shows a complete legal description of the Parcel 1 as described in the Chicago Title Insurance Company Commitment No. 4732548 described in Note 5 below and any easements appurtenant to the land necessary for access or utilities and an indication of the total acreage or square foot area of the land.
3. That the survey shows the location of the perimeter of the subject property by courses and distances and all lines described by reference to the line of another piece of property.
4. That all field measurements on the survey are balanced, both as to angles and distances, so as to provide a mathematical closure. That the survey shows the point of beginning, if applicable, basis of bearings, assumed or otherwise, the scale and a north arrow. That the survey shows the following information for any curve: length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
5. That the survey shows the location of all easements and rights-of-way, including all easements and rights-of-way shown as exceptions on Chicago Title Insurance Company commitment for title insurance No. 4732548 dated January 28, 2014 at 11:00 p.m. That the survey shows the location of all easements referred to in the title binder, showing the book and page of recording of all easements on the survey, and stating that all easements are located pursuant to the book and page of the recorded easements.
6. That the survey shows established building lines and setback, height and bulk restrictions of record or disclosed by applicable zoning or building codes (in addition to those recorded in subdivision maps).
7. That the survey shows all dedicated public streets, easements or rights-of-way providing access to the land, and whether such access is paved to the property line of the land and that the width of all of the foregoing are indicated.
8. That the survey shows lines of streets abutting the subject property and the width thereof, and that ingress and egress to the subject property is provided by North Roosevelt Blvd., (U.S. Highway 1) (State Road No. 5), the same being a dedicated public right-of-way maintained by the Island of Key West, and the State of Florida.
9. That the survey shows encroachments and the extent thereof in feet and inches (if practicable) upon the subject property, including, but without limitation, over, under or across buildings, easements and encroachments either way across the boundary lines of the subject property (or if any improvements located upon the land encroach upon other lands).
10. That the survey shows the exterior dimensions of all buildings at ground level and the square footage of the exterior footprint of all buildings, or gross floor area of all buildings at ground level and the height of all buildings above grade at a defined location, if applicable.
11. That the survey shows all substantial, visible improvements (in addition to buildings) such as signs, parking areas or structures, swimming pools, tennis courts, etc.
12. That the survey shows the relation of the improvements by distances to the perimeter of the subject property, the established building lines and the street lines.
13. That the survey shows all parking areas and, if striped, the striping and the type (e.g. handicapped, motorcycle, regular, etc) and number of parking spaces, if applicable.
14. That the survey shows the location of all easements necessary to bring utilities to the Property, together with the location of all utilities (i.e., sewer, water, electric, telephone and gas service) serving or existing on the property as evidenced by on-site observation or as determined by records provided by client, utility companies and other appropriate sources (with reference as to the source of information) (for example): (a) railroad tracks and sidings; (b) manholes, catch basins, valve vaults or other surface indications of subterranean uses; (c) wires and cables (including their function) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all crosswires or overhangs affecting the surveyed premises; and (d) utility company installations on the surveyed premises.
15. That the survey shows the location of all matters affecting the land, including fences, pipelines and streams.
16. That the survey shows all observable evidence of earth moving work, building construction or building additions within recent months.
17. That the survey shows all observable evidence of site use as a solid waste dump, sump or sanitary landfill.
18. That if the subject property is described as being on a field map or plat, a legend relating the survey to said map or plat is on the survey.
19. That the survey shows any coastal body of water or navigable waterway within 150 feet of the subject property, if applicable.
20. That the survey shows all applicable coastal construction lines, bulkhead lines, mean high water marks and erosion control lines must be shown on the survey or a statement contained therein that same do not lie within the boundary of the subject property.
21. That the subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown on the survey.
22. That the subject property is within special flood hazard area 120168, Panel 1509 K, AE, Elevation 8', dated 2/18/05 as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development.
23. That the Subject Property is zoned General Commercial under zoning codes of the Island of Key West.
24. That the survey shows any significant observations not otherwise disclosed.

DATED: 8/22/14

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

ADDITIONAL NOTES:

Zoning "CG" General Commercial
FIRM: 120168, Panel 1509 K
Zone, AE, Elevation 8 and 9'
2/18/05

Setbacks:
Front & Rear 50'
Sides 20'
(setbacks shown per new Property Lines however, all structures were built with the old property lines, which extended an additional 7.5' onto U.S. No. 1)
Area: 82,867 S.F.
1.90 ± Acres

Parking: 40 Spaces
4 Handicapped Spaces

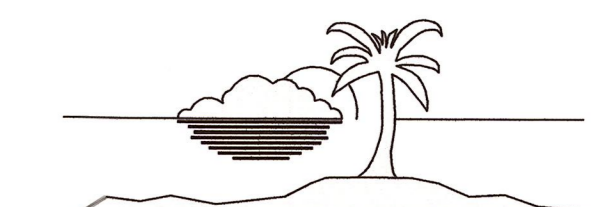
Schedule B-2 Exceptions

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.	affects, not plottable
2. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.	affects, not plottable
3. Standard Exceptions:	See survey
A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.	
B. Rights or claims of parties in possession not shown by the public records.	affects, not plottable
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.	affects, not plottable
D. Taxes or assessments which are not shown as existing liens in the public records.	affects, not plottable
NOTES ON STANDARD EXCEPTIONS: Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey. Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.	Site under construction improvements made daily
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.	affects, not plottable
5. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.	affects, not plottable
6. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.	affects, not plottable
7. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.	affects, not plottable
8. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.	affects, not plottable
9. Matters contained on the 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.	See survey
10. Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, of the Public Records of Monroe County, Florida.	affects, Blanket Easement
11. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, of the Public Records of Monroe County, Florida.	affects, Blanket Easement
12. Egress License dated March 5, 2003 between Old Town Key West Development, Ltd, a Florida limited partnership, grantor, and Perry's Plaza, LLC, a Florida limited liability company, grantee.	affects, not plottable
13. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, of the Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths (3/4th) interest in all phosphate, minerals and metals; an undivided one-half (1/2) interest in all petroleum. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals and/or petroleum has been released by Florida Statute 270.11 (2).	affects, not plottable
14. Resolution No. 09-059 recorded in Official Records Book 2410, Page 119, of the Public Records of Monroe County, Florida. (as assigned by that Assignment and Assumption of Development Agreement for the Key West Resort and Conference Center recorded July 24, 2012 in Official Records Book 2581, Page 56, of the Public Records of Monroe County, Florida.	affects, not plottable
15. Amended and Restated Development for The key West Hotel Collection by and between JLV Key West 1, LLC, a Florida limited liability company; JLV Key West 2, LLC, a Florida limited liability company; JLV Key West IL LLC, a Florida limited liability company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JLV Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida.	affects, not plottable
16. Non-Exclusive License Agreement with Buggy Bus, Inc., a Florida corporation and Conch Tour Train, Inc. a Florida corporation, as licensees, recorded November 9, 2006 in Official Records Book 2250, Page 2385, of the Public Records of Monroe County, Florida.	affects, not plottable
17. This policy is issued contemporaneously with a \$ policy of Commonwealth Land Title Insurance Company, all such contemporaneously issued policies totaling \$aggregate doVarNBU amount], and it is understood and agreed that for all loss or aggregate of losses against which said policies protect, the Company shall bear only half (1/2) of any such loss, and in no event shall the Company be liable for loss in excess of the face amount of the policy.	affects, not plottable
18. The following matters shown on the survey prepared by Island Surveying, Inc., dated June 27, 2006, last revised, April 21, 2014, and designated as DWN No. 14-163-R:	See survey
a. Adjoiner's wall encroaches onto the Land 0.30 feet along the south line. b. Planter located on the property west and adjoining encroaches onto the Land by an undefined distance. c. Consequences, if any, arising from discrepancies in the location of the West line of the Land as described in the deed recorded in Official Records Book 2250, page 2253, and the plat recorded in Book 3, page 35, and as occupied and defined by the adjacent plat. d. Final signed and sealed survey required.	See survey

3/3/14: Updated
7/25/13: Updated 4/21/14: Updated, cert, Sch. B, minor boundary changes

Sheet 2 of 2

JL WOOD, LTD - Highgate - Restaurant 3800 North Roosevelt Blvd., Key West, FL.			
BOUNDARY SURVEY		Dwn No.: 14-163-R	
Scale: 1"=30'	Ref. 188-9	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 6/27/06	Flood Zone: AE	Flood Elev: 8-10'	
REVISIONS AND/OR ADDITIONS			
8/7/06: Update, cert, parking, alta survey			
6/21/13: Sched B, cert			
7/13/13: ALTA			
1/datfred/deg/keywest/spottswoodcor/JLwood/welcomcenter			



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

Flood Elevation Certificate

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name JLW Key West 1, LLC

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 3800 North Roosevelt Boulevard, Affordable Housing

Company NAIC Number:

City Key West

State FI

ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 PT KW No 1 A Parcel of land lying SW of North Roosevelt Boulevard Parcel ID: 00065540-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24 34'14.8"N Long. 81 45'20.4"W

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) n/a sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade n/a
- c) Total net area of flood openings in A8.b n/a sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage n/a sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a
- c) Total net area of flood openings in A9.b n/a sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 City of Key West 120168

B2. County Name
 Monroe

B3. State
 Florida

B4. Map/Panel Number
 12087C1509

B5. Suffix
 K

B6. FIRM Index Date
 2/18/05

B7. FIRM Panel Effective/Revised Date
 2/18/05

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 9'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

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

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

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

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

Benchmark Utilized: Bayou

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

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

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 13.2 feet meters
- b) Top of the next higher floor 22.25 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) n/a feet meters
- d) Attached garage (top of slab) n/a feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) n/a feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 3.5 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 3.7 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.5 feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
- Check here if attachments.

Certifier's Name Fred H. Hildebrandt

License Number PLSM 2749

Title P.E., P.L.S.

Company Name Island Surveying, Inc.

Address 3152 Northside Drive

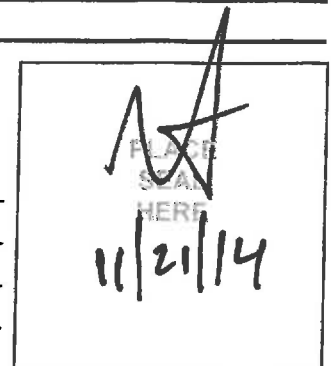
City Key West

State FI ZIP Code 33040

Signature

Date 11/21/14

Telephone 305-293-0466

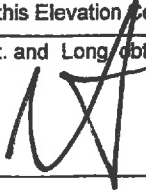


IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3800 North Roosevelt Boulevard	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments A5. Lat. and Long. obtained using hand held G.P.S. A7. All elevations obtained from construction drawings



Signature

Date 11/21/14

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

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

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

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

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

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

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

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

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

Check here if attachments.

Licensing Records for Existing Dwelling Units

greg@smithoropeza.com

From: Kim Pita [kpita@keywestcity.com]
Sent: Tuesday, August 26, 2014 7:17 AM
To: greg@smithoropeza.com
Subject: RE: 3840 North Roosevelt

Business control 20232 Updated: 02/25/13 by KEYWCAW
Business name & address Mailing address
BONNIE & CLYDE RESTAURANT LLC 3800 N ROOSEVELT BLVD
3800 N ROOSEVELT BLVD KEY WEST FL 33040
KEY WEST FL 33040
License number : 10 00024891
Appl, issue, expir . . . 80410 80410 93010
License status (F4) . . IN **INACTIVE**
Classification (F4) . . 04F FOOD SERVICE ACTIVITIES 121 & OVER SEATS
Exemption (F4)
License comments SEATING 150
License restrictions . .

NO LICENSE SINCE 2010 LICENSE YEAR. CLOSED IN 4/11

From: greg@smithoropeza.com [mailto:greg@smithoropeza.com]
Sent: Monday, August 25, 2014 5:54 PM
To: Kpita@keywestcity.com
Subject: FW: 3840 North Roosevelt

Hi Kim,

Per Carolyn's auto response I am forwarding the below request.

Thanks, Greg

Gregory S. Oropeza, Esq.

SMITH | OROPEZA, P.L.
138-142 Simonton Street
Key West, FL 33040
Office: 305-296-7227
Fax: 305-296-8448
Greg@smithoropeza.com
www.smithoropeza.com

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review,

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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Gregory S. Oropeza, in my capacity as Managing Member
(print name) *(print position; president, managing member)*
of Smith | Oropeza, P.L.
(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:

3800 North Roosevelt Blvd, Key West, FL 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.

Gregory Oropeza

Signature of Authorized Representative

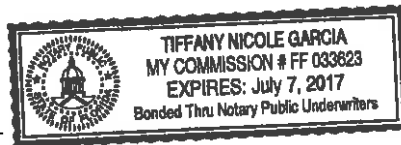
Subscribed and sworn to (or affirmed) before me on this 9/2/14 by
date

Gregory Oropeza
Name of Authorized Representative

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

Tiffany Garcia
Notary's Signature and Seal

Tiffany Garcia
Name of Acknowledger typed, printed or stamped



Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

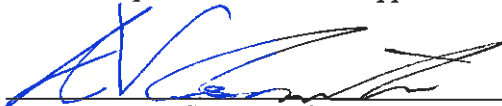
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Andrew V. Agostini as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of JLW Key West 1, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Smith | Oropeza, P.L.
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 8/26/14
Date

by Andrew V. Agostini as Managing Member of JLW Key West 1, LLC
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

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

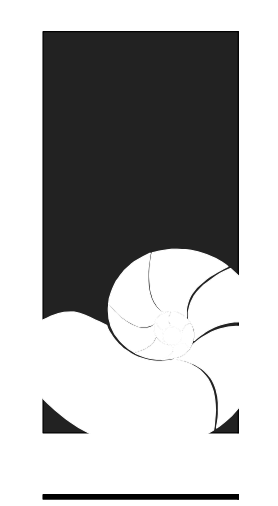
REVISIONS:	DATE

APPLICANT INFORMATION

KEY WEST HOTELS AFFORDABLE HOUSING

NORTH ROOSEVELT BLVD.,
KEY WEST, FLA.

ARCHITECT : PETER PIKE & ASSOCIATES
471 US HIGHWAY 1, KEY WEST FLORIDA 305-296-1692
PPARCHKW@AOL.COM - SETH@PIKE ARCHITECTS.COM



PETER PIKE
ARCHITECT

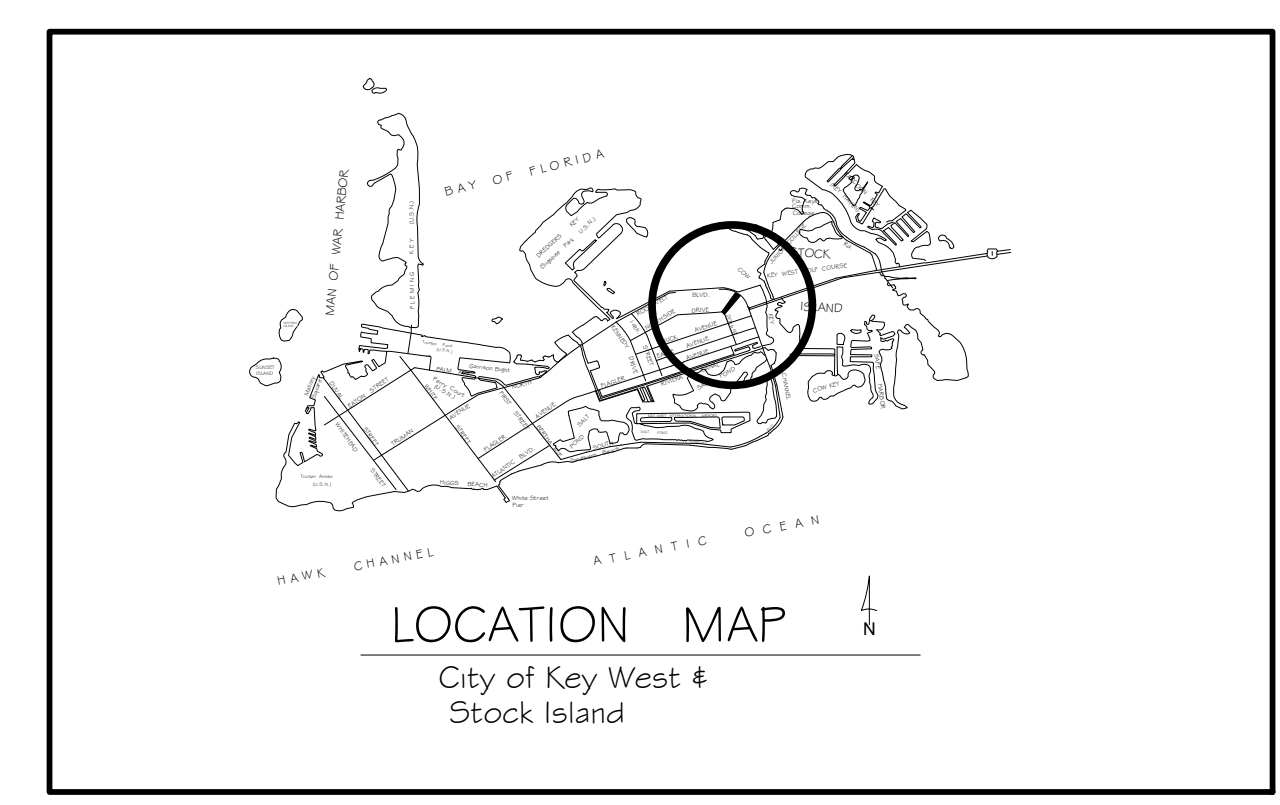
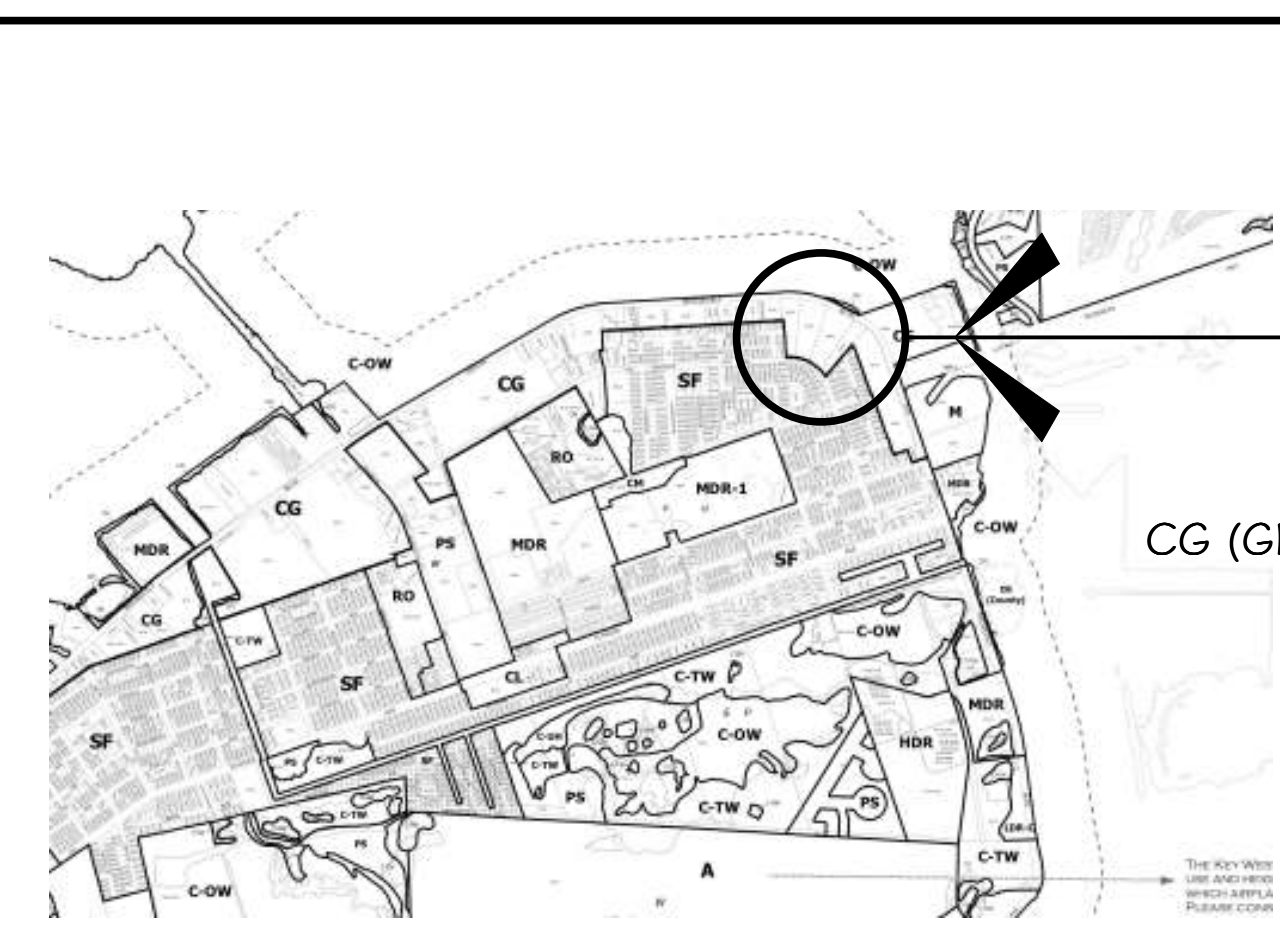
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

CONSTRUCTION OF 20 AFFORDABLE WORK FORCE HOUSING DWELLING UNITS

<p>LANDSCAPE ARCHITECT: LITTLE JOHN KEITH OROPEZA, PLA, ASLA 1615 EDGEWATER DRIVE, SUITE 180 ORLANDO, FLORIDA 3284 407-975-1273 KOROPEZA@LEAINC.COM</p>	<p>CIVIL ENGINEER: PEREZ ENGINEERING #DEV., INC. 1010 KENNEDY DR., SUITE #201 KEY WEST, FL 33040 P: 305.293.9440 APEREZ@PEREZENG.COM</p>	<p>PLANING CONSULTANT: SMITH & OROPEZA GREG OROPEZA 138-142 SIMONTON STREET, KEY WEST, FLORIDA 33040 305-296-7227 GREG@SMITHOREPEZA.COM</p>
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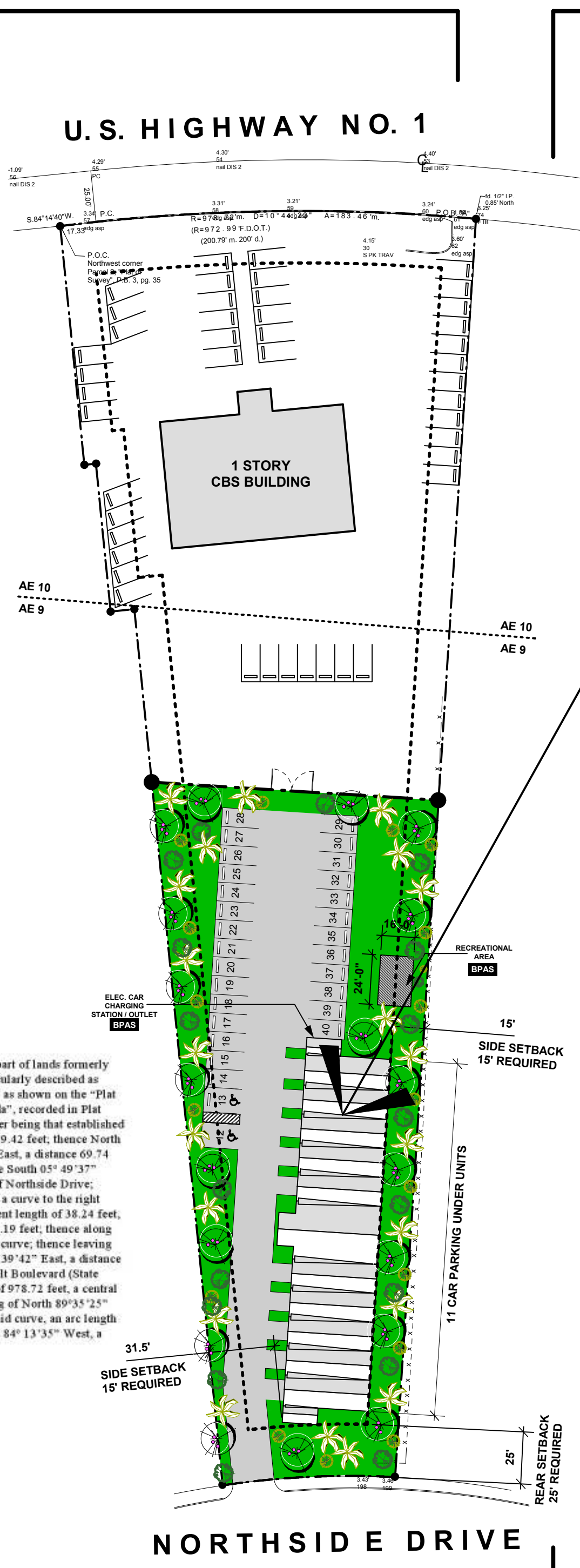
BPAS POINT SUMMARY					
POINT INDEX	POINT DESCRIPTION	POINT SCORE	INCORPORATED YES / NO	POINT SCORE	SHEET NUMBER
1	BUILDING +1.5' HIGHER THAN REQUIRED FEMA BASE FLOOD	5	YES	5	SHEET NUMBER
2	EXCEEDING MIN. REQUIRED PERCENTAGE OF AFFORDABLE HOUSING REQUIREMENT	5	YES / NO	5	SHEET NUMBER
3	GREEN BUILDING UPGRADE #1	30	NO	0	SHEET NUMBER
4	GREEN BUILDING UPGRADE #2	40	NO	0	SHEET NUMBER
5	GREEN BUILDING UPGRADE #3	60	NO	0	SHEET NUMBER
6	ARTS IN PUBLIC PLACES OR TREE FUND \$5000	10	NO	0	SHEET NUMBER
7	LEED CERTIFICATION STRUCTURE	10	NO	0	SHEET NUMBER
8	ELECTRIC CAR CHARGE STATION	5	YES	5	SHEET NUMBER
9	SOLAR REFLECTIVE FACTOR SUBMITTER #229	10	NO	0	SHEET NUMBER
10	ON SITE RECREATIONAL FACILITIES	10	YES	10	SHEET NUMBER
11	VEGETATIVE ROOF DESIGN	15	NO	0	SHEET NUMBER
TOTAL BPAS POINTS				25	

PROJECT: **Key West Hotels "F"**
Affordable Housing "F"
3800 NORTH ROOSEVELT BLVD.,
KEY WEST, FLA.



Legal Description:
On the Island of Key West, Monroe county, Florida, and being a part of lands formerly owned by the Key West Improvement, Inc., and being more particularly described as follows: Begin at the Northwest corner of Parcel Number Two (2) as shown on the "Plat of Survey of Lands on Island of Key West, Monroe county, Florida", recorded in Plat Book 3, at Page 35 of Monroe County Official Records, said corner being that established by John P. Goggin, thence South 85° 46' 25" East, a distance of 119.42 feet, thence North 84° 13' 35" East, a distance of 5.75 feet, thence South 05° 46' 25" East, a distance 69.74 feet, thence North 84° 13' 35" East, a distance of 11.43 feet, thence South 05° 49' 37" East, a distance of 420.43 feet to the Northern right of way line of Northside Drive; thence North 84° 09' 31" East, a distance of 6.03 feet to a point on a curve to the right having a radius of 438.06 feet, central angle of 09° 58' 38", a tangent length of 38.24 feet, a chord bearing of South 88° 46' 57" East and a chord length of 76.19 feet; thence along the arc of said curve, an arc length of 76.28 feet to the end of said curve; thence leaving the said Northern right of way line of Northside Drive, North 03° 39' 42" East, a distance of 606.74 feet to the Southern right of way line of North Roosevelt Boulevard (State Road No. 5) and to a point on a curve to the left, having a radius of 978.72 feet, a central angle of 10° 43' 40", a tangent length of 91.89 feet, a chord bearing of North 89° 35' 25" West, and a chord length of 182.99 feet; thence along the arc of said curve, an arc length of 183.25 feet to the point of tangency of said curve; thence South 84° 13' 35" West, a distance of 16.83 feet back to the Point of Beginning.

FLOOD ZONE
AE-9 / AE-10



SITE SPECIFICATIONS

KEY WEST HOTELS AFFORDABLE HOUSING SITE "F"

SURVEYOR:		LEGAL DESCRIPTION:		SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:	
SITE PLAN IS BASED ON SURVEY BY: FRED HILDABRANT		SEE ABOVE		CONSTRUCTION OF 10 AFFORDABLE WORK FORCE HOUSING DWELLING UNITS	THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"	A-1 SITE PLAN/PROJECT INFO. A-2 ENLARGED SITE PLANS A-3 UNIT PLANS A-4 UNIT ELEVATIONS & ROOF PLAN	
		FLOOD ZONE AE-8 / AE-9		ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER	SEAL - ARCHITECT		

DRAWING TITLE:
EXISTING & PROPOSED
SITE DATA

PROJECT NUMBER:
14.33

DRAWN: KSM
CHECKED: PMP
DATE: 11-24-14

SHEET #
A-1
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

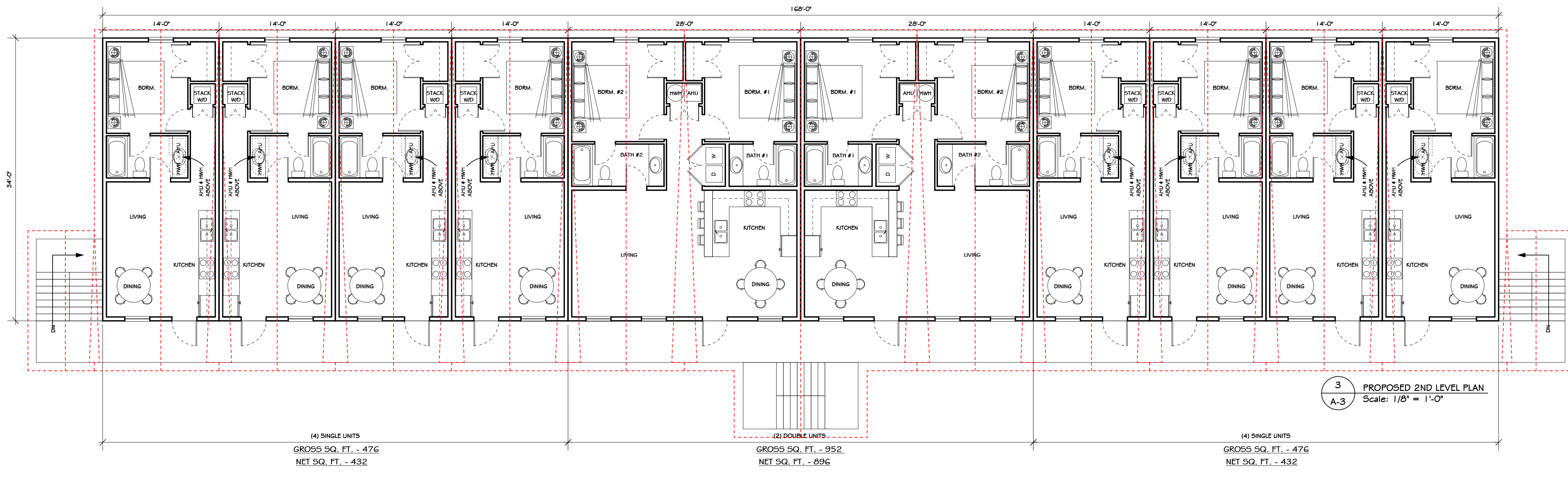
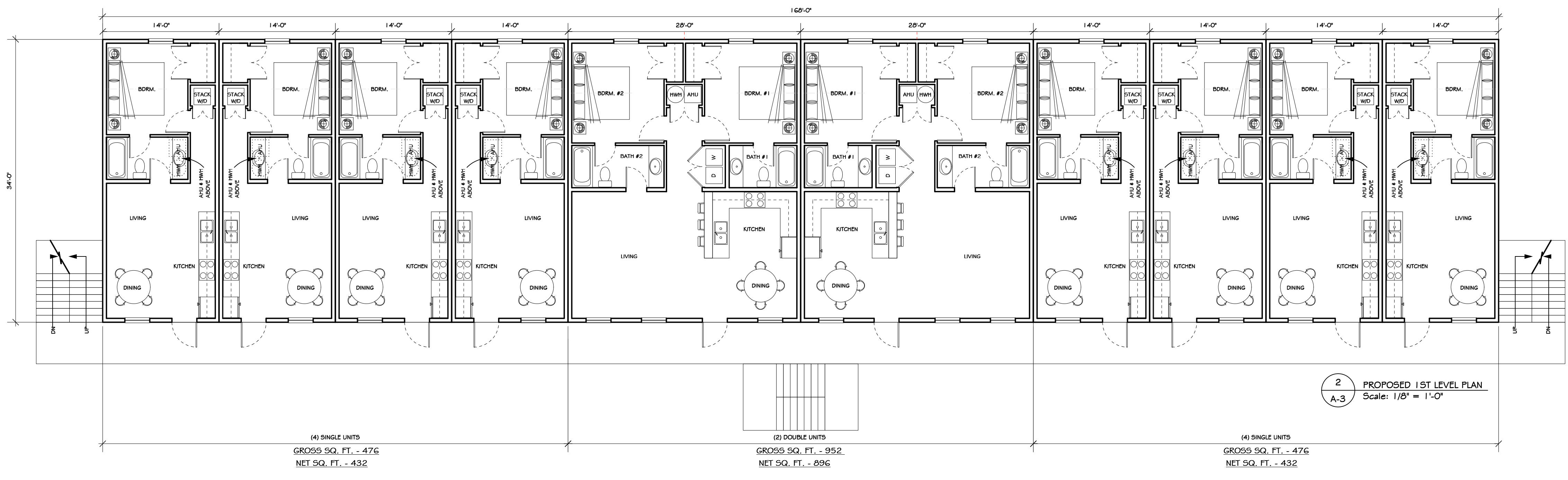
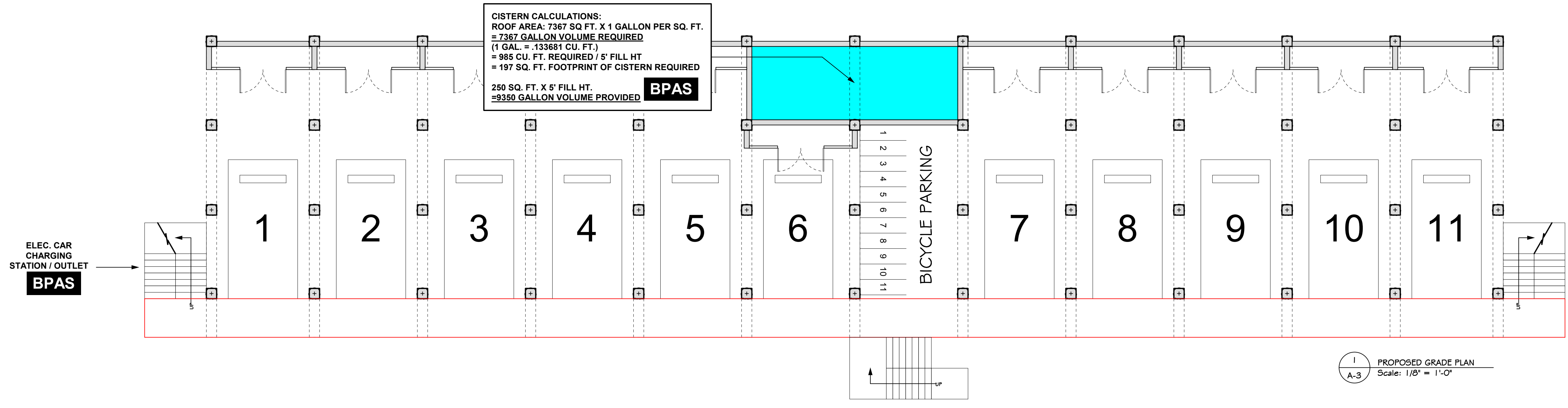
REVISIONS:	DATE

D

C

B

A



PROJECT:
Key West Hotels "F"
Affordable Housing "F"
 3800 NORTH ROOSEVELT BLVD.,
 KEY WEST, FLA.

DRAWING TITLE:
 UNIT FLOOR PLANS

PROJECT NUMBER:
 14.33
DRAWN: KSM
CHECKED: PMP
DATE: 11-24-14

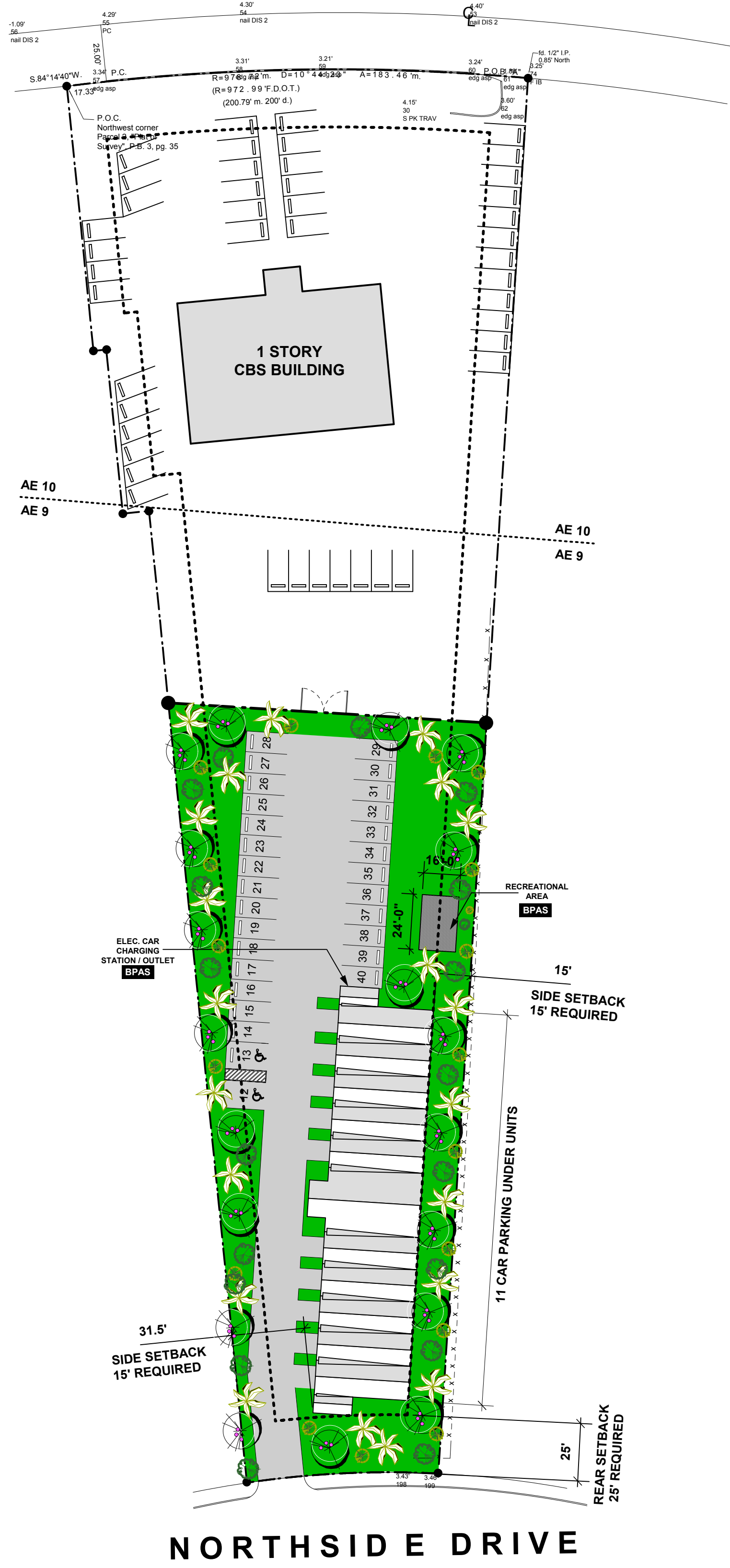
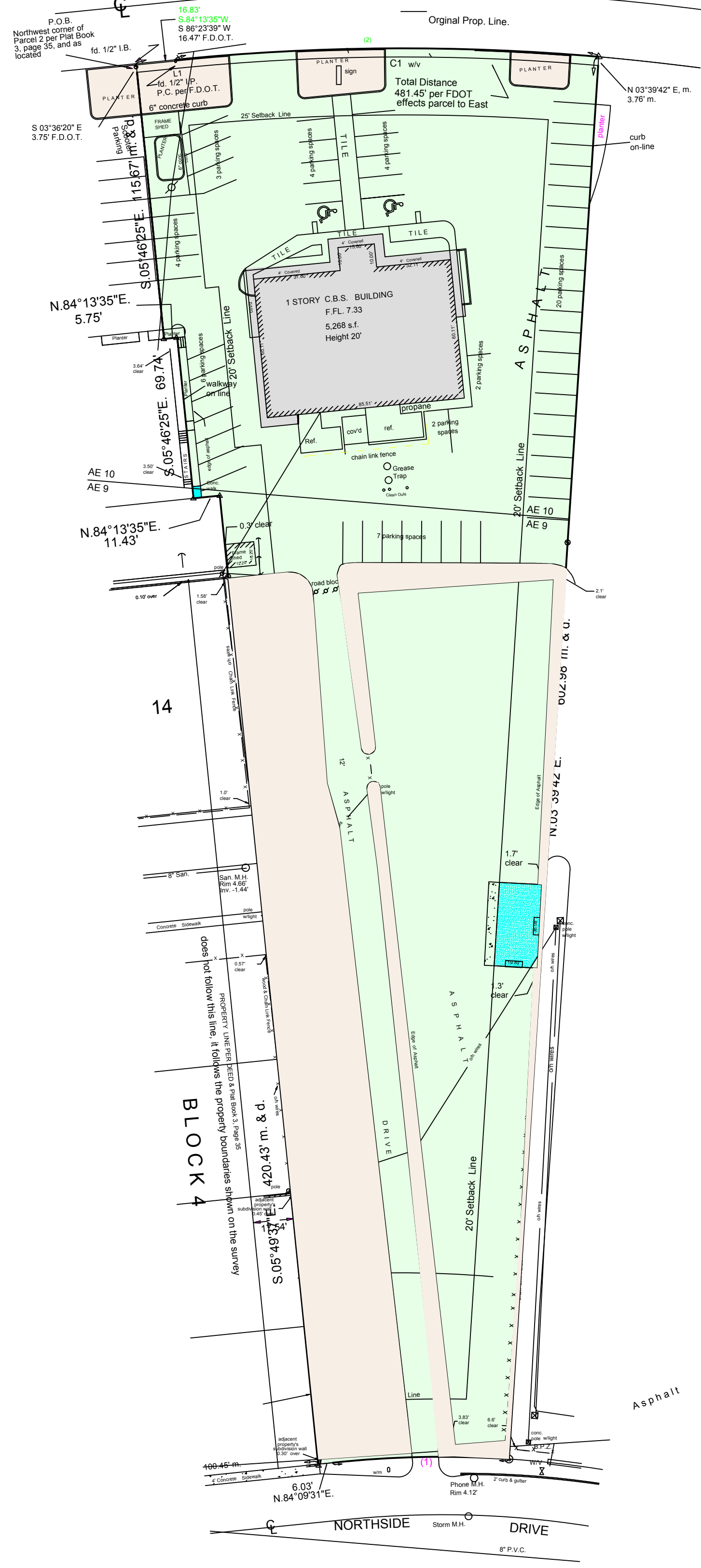
SHEET #
A-3
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

U. S. HIGHWAY NO. 1

U. S. HIGHWAY NO. 1



2 EXISTING "F" SITE PLAN
Scale: 1" = 40 ft

1 PROPOSED "F" SITE PLAN
Scale: 1" = 40 ft

SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	CG GENERAL COMMERCIAL	CG (GENERAL COMMERCIAL)	CG (GENERAL COMMERCIAL)	UNCHANGED
SITE AREA	83,506 SQ. FT.	15,000 SQ FT	83,506.00 SQ. FT.	
IMPERV. RATIO	56,171 (67.2%)	50,104 (60%)	ROOF 7,367 PARKING DRIVE 13,358 EXISTING 56,171 TOTAL 76,896 (92%)	NON-CONFORMING
BUILDING COV.	6088 (7.2%)	33,402 (40%)	EXIST. 6088 NEW 6900 TOTAL 12,988 (15.6%)	CONFORMING
OPEN SPACE RATIO	21,247 (25%)	(35%)	18,383 (22%)	NON-CONFORMING
F.A.R.	6088 / 83,506.0 .07	0.80	12,988 / 83,506.0 .155	CONFORMING
SETBACKS phase 1 building				
SIDE SETBACK (WEST)	NONE EXISTING	15.0'	31.5'	CONFORMING
SIDE SETBACK (EAST)	NONE EXISTING	15.0'	15.0'	CONFORMING
REAR SETBACK (NORTHSIDE DRIVE)	NONE EXISTING	25'	25'	CONFORMING
FRONT SETBACK (ROOSEVELT)	NONE EXISTING	25'	40'	CONFORMING
BUILDING HEIGHT	EXISTING	40'	35'	CONFORMING
SITE AREA	1.92 ACRES			
DENSITY	0.0	16.0 du/ac	10.4 du/ac	CONFORMING

FLOOD INSURANCE RATE MAP ZONE: ZONE " AE-9-10 " MAP ZONE # - 12087C1709 -G

SITE NOTES:

PARKING DATA

SPACE / FUNCTION	REQUIRED	TOTAL	PROVIDED
20 HOUSING UNITS	MULT-FAMILY - 2 PER DWELLING UNIT	40	40
TOTAL VEHICLE PARKING	2 SPACES TO BE ADA PARKING	40	40
BICYCLE PARKING			
10 HOUSING UNITS	10% OF TOTAL 10% of 40=4	4	11
EXISTING AFFORDABLE UNIT PARKING			11
TOTAL BICYCLE PARKING			11

REVISIONS:	DATE

PETER PIKE ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

PROJECT: **Key West Hotels "F" Affordable Housing "F"**
3800 NORTH ROOSEVELT BLVD.,
KEY WEST, FLA.

DRAWING TITLE:
PROPOSED & EXISTING
SITE PLANS

PROJECT NUMBER:
14.33
DRAWN: KSM
CHECKED: PMP
DATE: 11-24-14

SHEET #
A-2
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

REVISIONS:	DATE

PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
Key West Hotels "F"
Affordable Housing "F"
 3800 NORTH ROOSEVELT BLVD.,
 KEY WEST, FLA.

DRAWING TITLE:
 UNIT ELEVATIONS

PROJECT NUMBER:
 14.33

DRAWN: KSM
CHECKED: PMP
DATE: 11-24-14

SHEET #
A-4
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.



2 PROPOSED S. W. ELEVATION
 Scale: 1/8" = 1'-0"

1 PROPOSED S. E. ELEVATION
 Scale: 1/8" = 1'-0"

4 PROPOSED N. E. ELEVATION
 Scale: 1/8" = 1'-0"

3 PROPOSED N. W. ELEVATION
 Scale: 1/8" = 1'-0"

6 TYP. BUILDING SECTION
 Scale: 1/8" = 1'-0"

5 ROOF PLAN / WATER RETENTION
 Scale: 1/8" = 1'-0"



Exhibit B – Site Data Table 2014 Application for BPAS

SITE F

305-809-3720 • www.keywestcity.com

SITE DATA TABLE

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	CG			
Flood Zone	AE			
Size of Site	83,506.00			
Height	45	40	35	N
Front Setback	25	NA	401	N
Side Setback	15	NA	31.5	N
Side Setback	15	NA	15	N
Street Side Setback	20	N/A	N/A	N
Rear Setback	25	N/A	25	N
Residential Floor Area	NA	NA	NA	N/A
Density	16/DU/ACRE	16	10.4 DU/AC	N/A
Commercial Floor Area	N/A	N/A	N/A	N/A
F.A.R (Commercial)	80%	N/A	N/A	N
Building Coverage	40%	7.2%	10.6%	N
Impervious Surface	60%	67.2%	92%	Y
Parking	2 DU	0	40	N
Handicap Parking	2	0	2	N/A
Bicycle Parking	10%	0	11	N
Open Space/ Landscaping	35%	25%	22.4%	Y
Number and type of units	16/DU/ACRE	0	20 RES	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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



Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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

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

Applicant: JLW Key West, LLC Site Address: 3800 North Roosevelt Blvd., Key West FL 33040

Number and type of Units Requested: Market Rate _____ Affordable X

Prerequisite Development Type: Major Construction/ Renovation _____
Minor Renovation _____

Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided: _____
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 _____
- 2 Voluntarily providing affordable housing units (+10) Points _____
- 3 Achieving Green Building Certification Upgrade 1 (+30) Points _____
- 4 Achieving Green Building Certification Upgrade 2 (+40) Points _____
- 5 Achieving Green Building Certification Upgrade 3 (+60) Points _____
- 6 Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10) Points _____
- 7 Design by a LEED accredited architect (+10) Points _____
- 8 Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5) Points _____
- 9 Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10) Points _____
- 10 Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) Points _____
- 11 Designing the buildings with a vegetated roof of at least 50% of the roof area (+15) Points _____

TOTAL ESTIMATED POINTS _____

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

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> X </u>
2	Exceeding the minimum required percentage of affordable housing (+5)	Points	<u> X </u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	<u> </u>
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	<u> </u>
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	<u> </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> </u>
7	Design by a LEED accredited architect (+10)	Points	<u> </u>
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u> X </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> </u>
10	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u> X </u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	<u> </u>

TOTAL ESTIMATED POINTS 25

**BPAS Certification Form
(Exhibit D)**



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

305-809-3720 • www.keywestcity.com

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

I certify that my total estimated points are 25. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

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

Melvin
Signature of applicant

8/27/14
Date

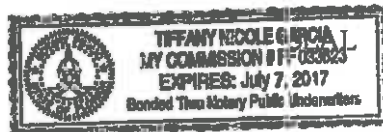
Gregory Onopca
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 27 day of 8, 2014,
by Gregory Onopca (name of person signing the application)
as Attorney (type of authority...e.g. officer, manager/member, trustee,
attorney)
for JLW Key West 1, LLC (name of entity or party on behalf of whom application was
executed).

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

Tiffany Garcia
Notary's Signature and Seal

Tiffany Garcia
Name of Acknowledger typed, printed or stamped



Commission Number, if any

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

FGBC Green Home Standard Existing Home Application

Effective October 1, 2013
Version 10 Revised 9-26-14

Instructions for Submission:

Electronic Submissions (preferred)

- Complete the credit card authorization below or pay online
(Note: Payment by check is acceptable - see mailing instructions below)

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

<https://dropbox.hightail.com/certifications>

Mailing Instructions

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:
FGBC
1415 E. Piedmont Dr. Suite 5
Tallahassee, FL 32308-7954

FEES

Single Family New and Existing Home Fees

Fee	Builder or Homeowner Must Be Member
\$75	Member of FGBC and FHBA
\$100	Member of FGBC or FHBA
\$125	Non Member

Multi-Family Fees

Multi-family applications: Use TAB 18

Additional Options

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

Builder Information

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

Signature: _____

Certifying Agent Information

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

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

PAYMENT

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

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

CC#: _____
Expiration Date: _____
Name on Card: _____
Billing Zip Code: _____
Signature: _____
Home Information
Address: _____
City/ST/Zip: _____
County: _____
Development: _____

Please answer the following questions:

_____	Is the home New or Existing?
_____	Is this Single Family or Multi-Family?
_____	Is this home Affordable? List Funding Source
_____	_____
_____	Square Footage of home/unit
_____	Sales Price

Optional Information

Owner: _____
Company: _____
Address: _____
City/ST/Zip: _____
Phone: _____
E-mail: _____

Date: _____

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	124	
Total Points Achieved	124	

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	25	15 - 40
Category 3: Lot Choice	5	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	15	15 - 35
Category 6: Materials	3	10 - 35
Category 7: Disaster Mitigation	15	5 - 30
Category 8: General	26	0 - 40

Total: **124**

Total Needed: **100**

Certified Home Score 124

Certification Level Bronze

PREREQUISITES:

Version 10 Revised 9-26-14

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

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

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

Design, Finishes, Amenities

E2.1	<input type="text" value="1"/>	1	Thermal Bypass Inspection
E2.2	<input type="text" value="1"/>	1	Ductwork joints sealed with mastic
E2.3	<input type="text" value="1"/>	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	<input type="text" value="1"/>	1	Cross vent and ceiling fans code credit
E2.5	<input type="text" value="0"/>	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.6	<input type="text" value="0"/>	1	Passive solar space heating system
E2.7	<input type="text" value="0"/>	1	Passive solar day-lighting
E2.8	<input type="text" value="0"/>	1	Deciduous trees on south
E2.9	<input type="text" value="0"/>	1 - 4	House shaded on east and west by trees <input type="text" value="0"/> % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	<input type="text" value="0"/>	1	Washer and dryer outside of conditioned space
E2.11	<input type="text" value="0"/>	1	Floor joist perimeter insulated and sealed
E2.12	<input type="text" value="1"/>	1	Light colored exterior walls (80% minimum)
E2.13	<input type="text" value="2"/>	1 - 2	<input type="text" value="29"/> Enter the Solar Reflective Index (SRI) of Paint Light colored interior walls, ceilings, carpet/floors <input type="text" value="Yes"/> all major living spaces wall and ceiling surfaces have a reflectance of at least 50% <input type="text" value="0"/> Enter the Light Reflectance Value (LRV) of Paint <input type="text" value="Yes"/> bedrooms and all major living spaces have floors, walls, & ceilings are light-colored <input type="text" value="0"/> Enter the Light Reflectance Value (LRV) of Paint
E2.14	<input type="text" value="1"/>	1	Max 100W fixtures in bathrooms
E2.15	<input type="text" value="0"/>	1	Pre-plumb for solar hot water
E2.16	<input type="text" value="0"/>	2	Install a State Certified rated solar hot water system
E2.17	<input type="text" value="0"/>	1	Compact hot water distribution
E2.18	<input type="text" value="0"/>	1	Insulate all hot water pipes
E2.19	<input type="text" value="1"/>	1	Energy-efficient clothes dryers
E2.20	<input type="text" value="1"/>	1	Energy-efficient ovens/ranges
E2.21	<input type="text" value="1"/>	1	Energy Star® clothes washers
E2.22	<input type="text" value="0"/>	1	Efficient well pumping
E2.23	<input type="text" value="0"/>	1	Efficient envelope volume <input type="text" value="0"/> Total Gross Wall Area <input type="text" value="1"/> Conditional Square Footage <input type="text" value="1"/> Number of Stories
E2.24	<input type="text" value="1"/>	1	Dwelling unit attached, zero lot-line, row house
E2.25	<input type="text" value="1"/>	2	Recessed, sealed IC fixtures
E2.26	<input type="text" value="0"/>	3	Energy Star® Advanced Lighting Package
E2.27	<input type="text" value="2"/>	2	Outdoor lights are energy efficient.
E2.28	<input type="text" value="0"/>	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	<input type="text" value="0"/>	1	Energy Efficient Sheathing
	<input type="text" value="30"/>	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 Fixtures

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

W2 Greywater Reuse

- W2.1 1-3

W3 Rainwater Harvesting

- W3.1 1-3 Rainwater Harvesting System installed

W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

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

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

CATEGORY 3: LOT CHOICE

Version 10 Revised 9-26-14

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	0	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	0	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			0 Arts and entertainment center
			0 Bank
			0 Community or civic center
			0 Convenience store
			0 Daycare center
			0 Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			Yes Medical or dental office
			0 Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 School
			0 Supermarket
			- Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	0	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	5	21	Total Points
	5		Total points for Category 3 (0 min / 15 max)

Certifying Agent Category 3: #VALUE!

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

- S1.1 2 Maximize tree survivability
- S1.2 1-2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for
- S1.3 2 Replant or donate removed vegetation
- S1.4 1-9 Preserve or create wildlife habitat / shelter
 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

- S2.1 2 Mill clear trees
- S2.2 1-2 Reuse cleared materials for mulch / landscape
Mulch is both cleared and reused:

Erosion Control / Topsoil Preservation

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

Drainage / Retention

- S4.1 2 Onsite designated retention area
- S4.2 2 Direct filtered rooftop runoff to planted area(s)
- S4.3 1-4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
Partial Pervious

<input type="text" value="0"/> % Pervious Material	<input type="text" value="1"/> Total Lot Area (sq. ft.)
<input type="text" value="0"/> Coverage Area (sq. ft.)	<input type="text" value="0"/> 100% Pervious sq. ft.
<input type="text" value="0"/> Equivalent Pervious Area →	<input type="text" value="0"/> Equivalent Pervious Area (semi-pervious)
<input type="text" value="0"/> Total points for pervious area	
- 34 Total Points

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

Certifying Agent Category 4:

CATEGORY 5: HEALTH

Version 10 Revised 9-26-14

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating		Water Heating	
<input type="checkbox"/> Yes	Electric	<input type="checkbox"/> Yes	Electric
<input type="checkbox"/> No	Sealed combustion equipment	<input type="checkbox"/> No	Sealed combustion equipment
<input type="checkbox"/> No	Sealed combustion closet	<input type="checkbox"/> No	Sealed combustion closet
		<input type="checkbox"/> No	Outside of conditioned space

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

- H5.1 1-3 Universally designed living area

Ventilation

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

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

Certifying Agent Category 5:

CATEGORY 6: MATERIALS

Version 10 Revised 9-26-14

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

M2.1	0	3	Resource efficient wall system with integral insulation
M2.2	0	2	Develop a construction and demolition waste management plan
M2.3	2	2 - 4	Implement job site waste management <input type="checkbox"/> # of items implemented <input type="checkbox"/> List items (i.e.: a, b, c, etc.)
M2.4	0	1	Compost bin/built in collection of recyclables
M2.5	0	1 - 2	Engineered roof and floor components <input type="checkbox"/> 80% of floor (or code allowance) <input type="checkbox"/> 80% of roof (or code allowance)
M2.6	0	1	Finger jointed or laminated products
M2.7	0	1	Eco-friendly trim
M2.8	0	1	Perimeter based on 2 foot dimensions
M2.9	0	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips

Durability

M3.1	0	1	Roof slope \geq 3:12 but \leq 6:12
M3.2	0	1	Large overhangs (eave and gable)
M3.3	0	1	Air admittance vents
M3.4	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	0	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	0	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	3	47	Total Points

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

Certifying Agent Category 6:

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

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

Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

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

	required		Seal slab penetrations
	required		Vegetation > 2 ft. from foundation
	required		Slopes graded away from building
DM 5.1	10	10	DM 5.1: Chemical Soil Treatment Used <input checked="" type="checkbox"/> Yes Exterior cladding installed to prohibit intrusion <input checked="" type="checkbox"/> Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2') <input checked="" type="checkbox"/> Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent <input checked="" type="checkbox"/> Yes Irrigation/sprinkler water does not hit building <input checked="" type="checkbox"/> Yes Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided <input checked="" type="checkbox"/> Yes Chemical soil treatment avoided <input type="checkbox"/> - Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.3		12	DM 5.3: Treated wood products <input type="checkbox"/> - All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	15	1	80% of Cellulose insulation used is Borate treated
		38	Total Points

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

Certifying Agent Category 7:

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

49 Total Points

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

Certifying Agent Category 8:

FGBC Home Score

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	25	15 - 40
Category 3: Lot Choice	5	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	15	15 - 35
Category 6: Materials	3	10 - 35
Category 7: Disaster Mitigation	15	5 - 30
Category 8: General	26	0 - 40

Total:

Total Need:

Certified Home Score

Certification Level:

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

Home Address

FGBC Green Home Certification Summary Chart

Maximum This Home Minimum

