

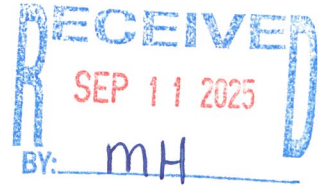


**BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION
(YEAR 13: JULY 1, 2025 – JUNE 30, 2026) – MARKET RATE
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Small project – (1-4 units)	\$ 1,337.06
Mid-size project – (5-10 units)	\$ 2,674.12
Large projects – (greater than or equal to 11 Units)	\$ 4,011.17

- 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: Trepanier & Associates Inc

Mailing Address: 1421 First Street, Unit 101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: (305) 293-8983

Email: owen@owentrepanier.com

PROPERTY OWNER:

Name: 1100 Duval Building, LLC

Mailing Address: c/o 1421 First Street, Unit 101

City: Key West

State: FL

Zip: 33040

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

Email: c/o owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 533 Whitehead Street, Key West, FL 33040

Parcel ID RE#: 00010010-000000

Alternate Key: 1010294

Zoning District: HRO

Parcel Size: 8,665 Sq. Ft. (.19 acres)

Permitted Density: 3.18 (16 du/ac)

Commercial Floor Area: 5,493.24 Sq. Ft. (.13 acres)

B. EXISTING DEVELOPMENT:

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

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

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

- Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land Development Regulations.

C. PROPOSED DEVELOPMENT:

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

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

Is this property located within a Historic Zoning District?

Yes X	No
Yes	No X
Yes X	No
Yes	No X
Yes	No X

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Advanced affordable allocation request?

Will the allocation require development review?

Yes

No

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

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

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

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

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

BPAS Application
533 Whitehead Street, Key West, FL
(RE# 00010010-000000)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 2 BPAS units.

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

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:..... 533 Whitehead Street
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 533 Whitehead Street
Owner:..... 1100 Duval Building, LLC
Architect/ Engineer:
Surveyor:..... Reece & Associates

Project Description (Sec. 108-229):

Construct a second story with 2 residential units

SITE DATA:

SITE DATA TABLE			
533 WHITEHEAD STREET			
PARCEL ID: 00010010-000000			
ITEM	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	HRO	HRO	HRO
MIN LOT SIZE	5,000 Sq. Ft.	8,665 Sq. Ft.	Existing
MAX BUILDING COVERAGE	50%	2,752.68 Sq. Ft. 31.8%	3,039 Sq. Ft. 35%
MAX IMPERVIOUS COVERAGE	60%	8,665 Sq. Ft. 100%	3,039 Sq. Ft. 35%
OPEN SPACE	20%	0%	0%

FLOOD ZONE:

The property is located within the X-zone.

FUTURE LAND USE MAP DESIGNATION ("FLUM"):

The property's FLUM designation is Historic Commercial

ZONING:

Historic Residential/Office (HRO)

RESIDENTIAL DEVELOPMENTS (Sec. 108-231):

Add 2 residential units to the second floor

INTERGOVERNMENTAL COORDINATION (Sec. 108-232):

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

SOLUTION STATEMENT:

Construct a second story with 2 residential units.

Per Sec. 108-997(b) Prerequisites

- Green Building – Residential units to be constructed in compliance with FGBC
- Flood Elevation – Residential units to be constructed to have the first habitable floor at least 1.5 feet above the required base flood elevation.
- Water Catchment – Residential units to be constructed with a rainwater catchment system that will hold a minimum 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.

Density

The permitted density for this parcel is 3 units

Prepared by and return to:

MARCI L. ROSE
Attorney at Law
MARCI L. ROSE
810 THOMAS STREET
Key West, FL 33040
305-293-1881
File Number: 22-001
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of April, 2023 between SAVAGE KW PROPERTIES, INC., A Florida Corporation whose post office address is 401 SOUTHARD STREET, Key West, FL 33040, grantor, and 1100 DUVAL BUILDING, LLC, A Florida Limited Liability Company whose post office address is 2405 Linda Avenue, Key West, FL 33040, grantee:

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

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

On the Island of Key West and known as part of Lot 4, in Square 51, according to William A. Whitehead's map of Key West, delineated in February 1829 and described as follows:
Commencing at the corner of Southard and Whitehead Streets and run thence along Southard Street, northeasterly 147 feet; thence at right angles northwesterly 55.75 feet; thence at right angles southwesterly 82.2 feet; thence at right angles northwesterly 7.25 feet ; thence at right angles southwesterly 64.8 feet to Whitehead Street; thence at right angles southeasterly along said Whitehead Street 63 feet to the corner of Southard and Whitehead Streets, the POINT OF BEGINNING.

Parcel Identification Number: 00010010-000000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

Leandre Horne
Witness Name: Leandre Horne

Nimisha Patel
Witness Name: Nimisha Patel

SAVAGE KW PROPERTIES, INC., A FLORIDA CORPORATION

By: Zita M Savage VICE PRES
ZITA M SAVAGE, Vice President

(Corporate Seal)

State of Florida
County of Pinellas

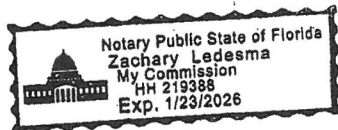
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2023 by ZITA M SAVAGE, Vice President of SAVAGE KW PROPERTIES, INC., A FLORIDA CORPORATION, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Zachary Ledesma
Notary Public

Printed Name: Zachary Ledesma

My Commission Expires: 01-23-26





**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

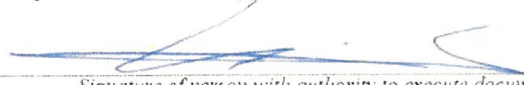
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rafi Gvili as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of 1100 Duval Building, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier of Trepanier & Associates, Inc.
Please Print Name of Representative

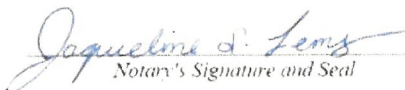
to be the representative for this application and act on my our behalf before the City of Key West.


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

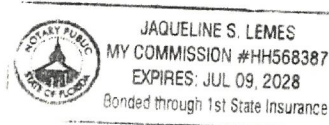
Subscribed and sworn to (or affirmed) before me on this 7/2/2025
Date

by Rafi Gvili
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal

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



#HH568387
Commission Number, if any



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

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

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

533 Whitehead Street, Key West, FL 33040

Street address of subject property

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

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

Signature of Applicant

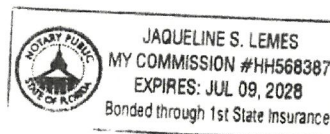
Subscribed and sworn to (or affirmed) before me on this 6/30/25 by
date

Owen Trepanier
Name of Applicant

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

Notary's Signature and Seal

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



#HH568387

Commission Number, if any

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00010010-000000
Account# 1010294
Property ID 1010294
Millage Group 10KW
Location Address 533 WHITEHEAD St, KEY WEST
Legal Description KW PT LOT 4 SQR 51 OR290-361/62 OR557-938 OR1259-203/18 OR1504-887/88 OR2034-1758/59 OR3220-0791
(Note: Not to be used on legal documents.)
Neighborhood 32020
Property Class RETAIL-SINGLE TENANT (1100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[1100 DUVAL BUILDING LLC](#)
2405 Linda Ave
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$183,699	\$224,702	\$224,702	\$224,702
+ Market Misc Value	\$11,477	\$11,477	\$11,477	\$11,477
+ Market Land Value	\$1,977,786	\$2,076,676	\$1,887,887	\$1,699,098
= Just Market Value	\$2,172,962	\$2,312,855	\$2,124,066	\$1,935,277
= Total Assessed Value	\$2,172,962	\$2,176,565	\$1,978,696	\$1,798,815
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,172,962	\$2,312,855	\$2,124,066	\$1,935,277

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,977,786	\$183,699	\$11,477	\$2,172,962	\$2,172,962	\$0	\$2,172,962	\$0
2023	\$2,076,676	\$224,702	\$11,477	\$2,312,855	\$2,176,565	\$0	\$2,312,855	\$0
2022	\$1,887,887	\$224,702	\$11,477	\$2,124,066	\$1,978,696	\$0	\$2,124,066	\$0
2021	\$1,699,098	\$224,702	\$11,477	\$1,935,277	\$1,798,815	\$0	\$1,935,277	\$0
2020	\$1,699,098	\$232,192	\$11,477	\$1,942,767	\$1,635,287	\$0	\$1,942,767	\$0
2019	\$1,415,861	\$232,192	\$11,477	\$1,659,530	\$1,486,625	\$0	\$1,659,530	\$0
2018	\$1,247,760	\$223,260	\$7,149	\$1,478,169	\$1,351,478	\$0	\$1,478,169	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	8,665.00	Square Foot	63	147.8

Buildings

Building ID	39496	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1963	
Building Type	1 STY STORE-D/ 11D	Effective Year Built	1990	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	3090	Roof Type	FLAT OR SHED	
Finished Sq Ft	2730	Roof Coverage	MEMBRANE	
Stories	1 Floor	Flooring Type	CERM/CLAY TILE	
Condition	AVERAGE	Heating Type		
Perimeter	226	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	45	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,730	2,730	0
OPF	OP PRCH FIN LL	360	0	0
TOTAL		3,090	2,730	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1962	1963	0 x 0	1	300 SF	2
CH LINK FENCE	1975	1976	6 x 220	1	1320 SF	1
CH LINK FENCE	1975	1976	5 x 69	1	345 SF	2
ASPHALT PAVING	1975	1976	56 x 69	1	3864 SF	2
WALL AIR COND	1994	1995	0 x 0	1	2 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
4/12/2023	\$2,500,000	Warranty Deed	2413780	3220	0791
7/20/2004	\$1,000,000	Warranty Deed		2034	1758
2/1/1996	\$1,031,900	Warranty Deed		1504	0087
2/1/1974	\$50,000	Conversion Code		557	938

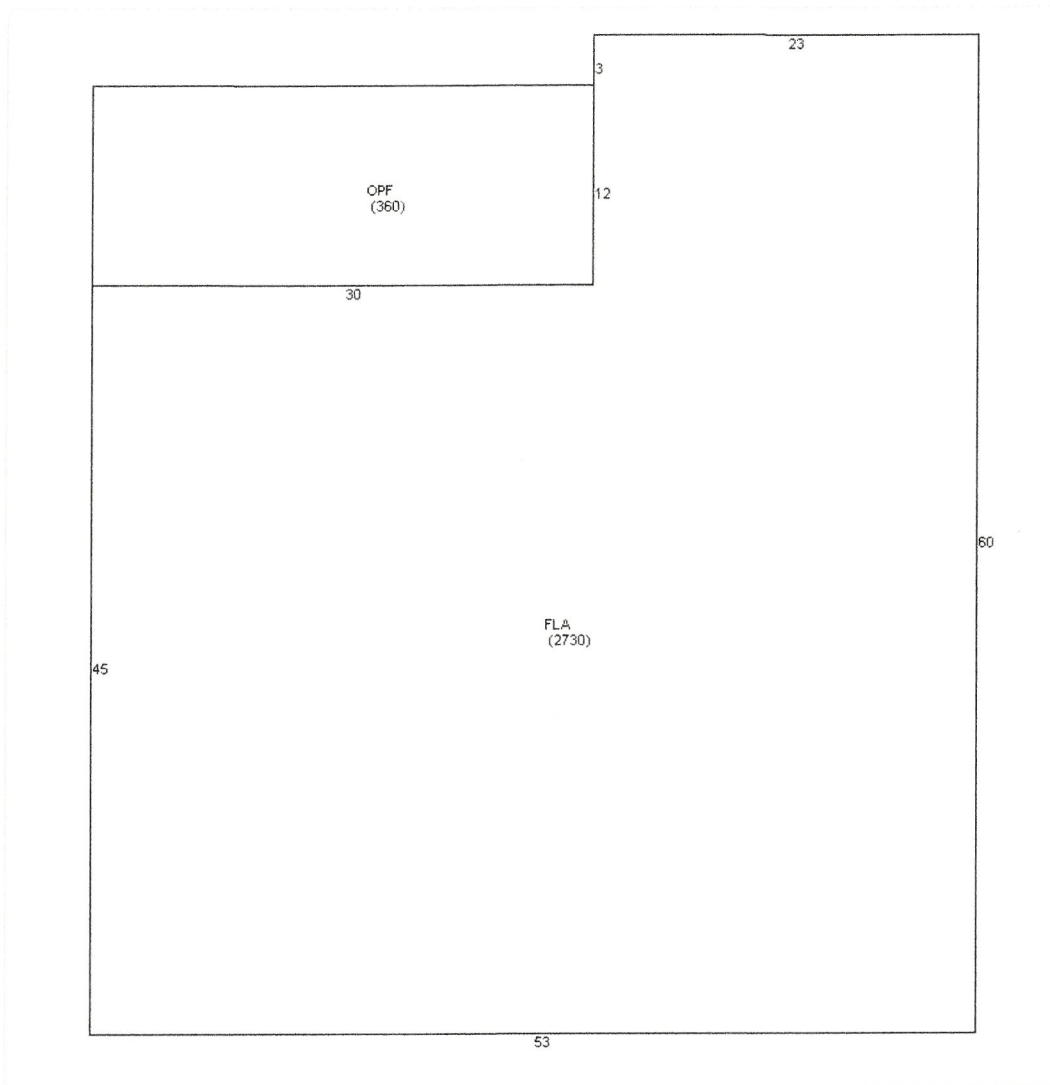
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-1137	04/29/2024	Active	\$2,000	Commercial	
BLD2023-2222	08/04/2023	Active	\$2,200	Commercial	cover entire glass store front whitehead side only install only
BLD2022-2443	08/24/2022	Completed	\$800	Commercial	REMOVE ONE 53 FT NON-STRUCTURAL INTERIOR WALL, WALL CURRENTLY SEPARATES FRONT AREA FROM REAR STORAGE AREA.
BLD2022-2100	08/23/2022	Active	\$15,000	Commercial	nstall new store front door with 2 side lights commercial CGIC.
15-3052	09/01/2015	Completed	\$24,945	Commercial	INSTALL 3,150 SQ/FT (31 1/2) OF 60 MILL TPO SINGLE PLY ROOFING ON THE FLAT ROOF
12-3696	10/09/2012	Completed	\$1,000	Commercial	INSTALL ELECTRIC FOR 1 A/C UNIT & 1 AIR HANDLER FOR DUCTLESS A/C. INSTALL OUTLET @ A/C & NEW OUTLET FOR PRESS.
12-3571	10/01/2012	Completed	\$1,950	Commercial	REMOVE AND REPLACE EXISTING WINDOW UNITS. INSTALL ONE NEW DUCTLES A/C SYSTEM.
06-3056	05/22/2006	Completed	\$2,200	Commercial	ATF - MINOR ROOF REPAIR, DEMO DRYWALL CEILING & ACOUSTICAL PANELS.
06-3056	02/12/2003	Completed	\$2,000	Commercial	REPLACE SEWER LATERAL
00-4007	08/17/2001	Completed	\$2,500	Commercial	RENOVATIONS
99-3141	10/13/1999	Completed	\$350	Commercial	SIGN

View Tax Info

[View Taxes for this Parcel](#)

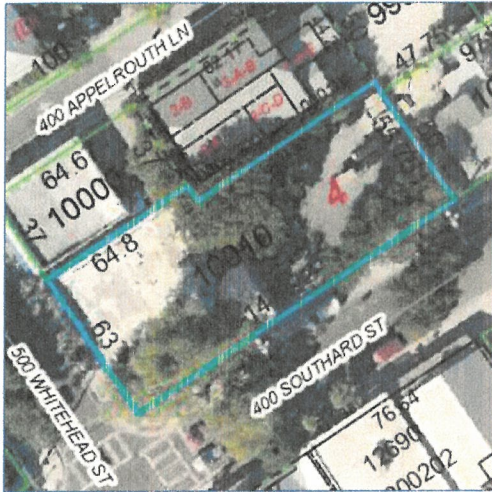
Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 6/20/2025, 1:55:13 AM



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

Detail by Entity Name

Florida Limited Liability Company

1100 DUVAL BUILDING, LLC.

Filing Information

Document Number	L14000054232
FEI/EIN Number	46-5352218
Date Filed	04/02/2014
Effective Date	04/01/2014
State	FL
Status	ACTIVE

Principal Address

1100 DUVAL STREET
KEY WEST, FL 33040

Mailing Address

2405 linda ave
KEY WEST, FL 33040

Changed: 04/21/2015

Registered Agent Name & Address

GVILI, RAFI
2405 LINDA AVE.
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

GVILI, RAFI
1100 DUVAL STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2023	03/08/2023
2024	01/31/2024
2025	04/07/2025

Document Images

04/07/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
03/08/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/30/2018 -- ANNUAL REPORT	View image in PDF format
04/12/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/02/2014 -- Florida Limited Liability	View image in PDF format

PREREQUISITES:

Version 12 Rev 1.0

Revised 4 27 23

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|-----|----------------------------------|
| P3.01 | N/A | Landscape Considerations |
| | New | Is the landscape existing or new |

CATEGORY 1: ENERGY

Version 12 Rev 1.0

Category Minimum 30 / Category Maximum 75

Revised 4 27 23

HERS Index - Energy Rating

E1.01 0 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

N/A :Does the Home have a confirmed HERS Index

0 :Confirmed HERS Index

OR, For Multi-Family Prescriptive Energy Option

E1.01.b 6 1 - 57 **See E1.01b Tab for Multi-Family Energy Options, score will automatically be transferred to this page**

Design, Finishes, Amenities

E2.01		1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	1	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 50 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 50 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 52W fixtures in bathrooms
E2.15	0	1	Credit Relocated to Category 8: General
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Insulate all hot water pipes
E2.18	0	1	Credit Removed
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	0	1	Credit Removed
E2.21	0	1, 3, 4	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	3	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	21	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

0

0

CATEGORY 2: WATER

Version 12 Rev 1.0

Category Minimum 15 / Category Maximum 40

Revised 4 27 23

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

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

W3.01	5	1, 2, 3, 5	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

W4.01	0	2	Water for irrigation
W4.02	0	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

W5 Installed Landscape

W5.01	2	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list
			Percentage of drought tolerant plant
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less then 50% of landscape
W5.05	2	2	No turf in densely shaded areas
W5.06	2	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	1	1	Non-Cypress mulch used
W5.09	0	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	10	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03a	0	3	Landscape irrigated to FGBC standard
W6.03b	0	5	100% micro-irrigation - Landscape irrigated to FGBC standard
W6.04	0	1	Pressure compensating spray heads installed in spray zones
W6.05	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	0	2	High volume irrigated areas have matched precipitation rates
W6.07	0	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification

34 56 Total Points

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

Certifying Agent Category 2:	0
Landscape Auditor:	0
Credentials of Auditor:	0

CATEGORY 3: LOT CHOICE

Version 12 Rev 1.0

Revised 4/27/23

Category Minimum 0 / Category Maximum 15

LC1.01 0 1 - 6 House built within designated FGBC green land development
0 Name of FGBC Green Development

LC1.02 0 2 Home within a certified green local government

LC1.03 2 2 Built on an infill site

LC1.04 1 1 Site within 1/8 mile of existing infrastructure

LC1.05 4 2 Site within 1/4 mile to mass transit

LC1.06 2 2 Site within 1/2 mile of public open/green space

LC1.07 5 2 Site within 1/4 mile or 1/2 mile of existing basic community resources

Yes Arts and entertainment center

Yes Bank

Yes Community or civic center

0 Convenience store

Yes Daycare center

Yes Fire station

Yes Fitness center or gym

Yes Laundry or dry cleaner

Yes Library

0 Medical or dental office

0 Pharmacy

0 Police station

0 Post office

0 Place of worship

0 Restaurant

0 School

0 Senior Care Facility

0 Supermarket

0 Theater

0 Other Neighborhood-serving retail

0 Other office building or major employment center

LC1.08 0 2 Site located in small lot cluster development

LC1.09 0 2 Brownfield site

14 21 Total Possible Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 12 Rev 1.0

Category Minimum 5 / Category Maximum 30

Revised 4 27 23

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

S2.1	2	2	Mill clear trees
S2.2	0	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: 0

Erosion Control / Topsoil Preservation

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

Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	0	2	Direct filtered rooftop runoff to planted area(s)
S4.3	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
Partial Pervious			
	0	% Pervious Material	0.1 Total Lot Area (sq. ft.)
	0	Coverage Area (sq. ft.)	0.001 100% Pervious sq. ft.
	0	Equivalent Pervious Area -->	0.001 Equivalent Pervious Area (semi-pervious)
	0	Total points for pervious area	

34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Version 12 Rev 1.0

Category Minimum 15 / Category Maximum 35

Revised 4 27 23

Combustion

H1.01	0	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.03	0	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.04	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

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

Moisture Control

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

Source Control

H3.01	0	1	No exposed urea-formaldehyde wood products
H3.02	0	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	2	1 - 2	Minimize Carpet Use
H3.06	0	1	Healthy Flooring
H3.07	0	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	0	3	Integrated Pest Management

Cleanability

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

Universal Design

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

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Credit moved to Category 7: Disaster Mitigation
H6.03	0	1	Floor drain sealed
H6.04	0	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	3	3	Whole house positive filtration
H6.08	2	1 - 2	Efficient HVAC filter
H6.09	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

16 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 12 Rev 1.0

Revised 4 27 23

Category Minimum 10 / Category Maximum 35

Components

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
			0 homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
			0 home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	0	1	Concrete with fly ash or blast furnace slag
M1.05	0	1	Recycled content siding or soffit material
M1.06	0	1	Eco-friendly insulation
M1.07	0	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	0	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials
			0 minimum 80% of all new windows & doors are from local manufacturers & are operable
			0 50% of all doors are reused doors or 50% of all windows are reused windows
			0 80% of all structural components are from local sources - includes panelized & modular systems
M1.13	0	2	Reduce Heat Island Effect - Roof

Waste Reduction

M2.01	0	3	Resource efficient wall system with integral insulation
M2.02	2	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
			0 # of items implemented
M2.04	0	1	Compost bin/built in collection of recyclables
M2.05	0	1 - 2	Engineered roof and floor components
			0 80% of floor (or code allowance) 0 80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	0	1	Eco-friendly trim
M2.08	0	1	Perimeter based on 2 foot dimensions
M2.09	0	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips and/or ladder type exterior tee framing

Durability

M3.01	0	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	0	1	Siding and exterior trim primed all sides
M3.06	0	1	Plants/turf minimum of 2ft. from foundation
M3.07	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	0	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	2	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 12 Rev 1.0

Revised 4 27 23

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

	10	Seal slab penetrations (Health: H2.4)
required		Vegetation > 2 ft. from foundation (Materials: M3.6)
required		Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)

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

OR

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

OR

DM 5.03		12	DM 5.03: Treated wood products
	0		All wood products serving structural or exterior finish purposes are borate or ACQ treated

DM5.04	0	1	80% of Cellulose insulation used is Borate treated
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DM6.01	0	2	Mold Prevention - ASTM D3273
DM6.02	0	1-3	Water Leak Detection and Shut Off System
DM6.03	0	2	Gas Leak Detection and Shut Off System
DM7.01	0	1	Radon/Soil Gas Vent System

8 47 Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL			Version 12 Rev 1.0
Category Minimum 0 / Category Maximum 40			Revised 4 27 23
Small House Credit			
G1.01	0	0 - 25	Conditioned house size (enter no if not claiming any points) 0 :square feet of conditioned area
Adaptability			
G2.01	0	2	Roof trusses designed for addition
G2.02	0	1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF
G2.03	0	1	Install a minimum of 2 upgraded automation system
G2.04	0	1	Pre-Plumb for Solar Hot Water
G2.05	0	3	Zero Energy Ready Home
G2.06	0	2	Provide Future Connection to Public or Private Utility
G2.07	3	1-3	Electric Vehicle Charging
Renewable Power Generation			
G3.01	0	1 - 5	Reduce peak demand or annual load 0 1 point for each 2kW system size
Remodel			
G4.01	0	10	Remodeling structure (HERS Index < 80)
G4.02	0	3	Water Closets 1.6 gpf and showers 2.5 gpm or less
G4.03	0	2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
G4.04	0	2	Existing homes with pools - upgrade pump to variable speed or dual speed
G4.05	0	2	Roof to wall connection upgrades
Other			
G5.01	2	1 - 2	Home builder/designer/architect/landscape architect member of FGBC 2 :Number of members on the team that are members of FGBC
G5.02	2	2	Homeowner's manual, including information, benefits, operations - per reference guide
G5.03	2	2	FGBC Green Homeowner Checklist
G5.04	1	1	Plan for edible landscape/food garden
G5.05	2	2	Guaranteed energy bills
G5.06	2	2	FGBC Certified Professional
G5.07	5	5	Energy Star Qualified Home
G5.08	3	1 - 5	INNOVATIVE CREDITS Description of innovation: 0
22	56	Total Points	
22	Total points for Category 8 (0 min / 40 max)		
Certifying Agent Category 8:			0

FGBC Home Score			Version 12 Rev 1.0
Category	Your Score	Required Min - Max	
Category 1: Energy	21	30 - 75	
Category 2: Water	34	15 - 40	
Category 3: Lot Choice	14	0 - 15	
Category 4: Site	15	5 - 30	
Category 5: Health	16	15 - 35	
Category 6: Materials	2	10 - 35	
Category 7: Disaster Mitigation	8	5 - 30	
Category 8: General	22	0 - 40	
Total:	132		
Total Need:	117		
Certified Home Score	115		
	Bronze		
Certification Level:			

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

Home Address
0
0

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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

Business Name ALOHA RESORT WARE
Location Addr 533 WHITEHEAD ST 1
Lic NBR/Class LIC2022- RETAIL WHOLESALE OR MAIL ORDER
 001679
Issued Date 8/6/2024 **Expiration Date: September 30, 2025**

RETAIL ESTABLISHMENT 0 TO 500 SQ FT

Comments:

Restrictions:

ALOHA RESORT WARE
C/O DEKEL ELBAZ
2405 LINDA AVE
KEY WEST, FL 33040

This document must be prominently displayed.

RDA INVESTMENT GROUP LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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

Business Name PIRATE SCOOTER RENTALS INC (RRV)
Location Addr 533 WHITEHEAD ST
Lic NBR/Class 28789 REGULATORY LICENSES AND PERMITS
Issued Date 5/23/2025 **Expiration Date: May 30, 2026**

SCOOTERS ELECTRIC CARS OR OTHER RECREATIONAL RENTAL
VEHICLES

Comments: 74 OF 75 SCOOTERS: **DECALS #0762 - #0835**

Restrictions: 10/10 E-CARS: **DECALS #0836 - #0845**

PIRATE SCOOTER RENTALS INC
(RRV)
401 SOUTHARD ST
KEY WEST, FL 33040

This document must be prominently displayed.

SOUTHGATE, BRETT W

BOUNDARY & TOPOGRAPHIC SURVEY
533 WHITEHEAD STREET
CITY OF KEY WEST, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION - (From Official Records Book 3220, Page 791)

On the Island of Key West and known as part of Lot 4, Square 51, according to William A. Whitehead's map of Key West, delineated in February 1829 and described as follows:

Commencing at the corner of Southard and Whitehead Streets and run thence along Southard Street, northeasterly 147 feet; thence at right angles northwesterly 55.75 feet; thence at right angles southwesterly 82.2 feet; thence at right angles northwesterly 7.25 feet; thence at right angles southwesterly 64.8 feet to Whitehead Street; thence at right angles southeasterly along said Whitehead Street 63 feet to the corner of Southard and Whitehead Streets, the POINT OF BEGINNING.

Containing 0.199 acres or 8,665 square feet, more or less.

Note: There is a discrepancy in the legal descriptions between Subject Parcel and the Parcel adjacent to the North on Southard St. The common line is described at different distances from the corner of Whitehead St and Southard St in the legal descriptions with a difference of 9 inches (0.75 feet). Both Parcels are described together as Parcel 1 and Parcel 2 in Official Records Book 1504, Page 887 with this same discrepancy.

SURVEYOR'S REPORT -

- This is a **BOUNDARY SURVEY** as defined in # (2), FAC 53-17.050 definitions and a **TOPOGRAPHIC SURVEY** as listed in # (11) SURVEY, FAC 53-17.050 definitions.
- This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
- This field survey was completed on 4/15/2025 for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.
- State plane coordinate control was established by averaging multiple Global Positioning System (GPS) observations using Spectra Precision SP80 rover/receiver and Trimble VRS network. Horizontal measurements were then obtained using Real-Time Kinematic Global Positioning System (RTK GPS) Spectra Precision base and rover survey methods and / or conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger3 and Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.
- Coordinates and/or bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11). Established by a real-time network (RTN) which is certified to a 2-centimeter local accuracy, with the Northeasterly right-of-way line of Whitehead Street having a bearing of N34°01'47"W.
- Bearings and/or distances shown hereon are field measured unless qualified otherwise. Bearings and/or distances shown hereon qualified as (C) are calculated based on field measurements. bearings and/or distances shown hereon qualified as (D) for deed / legal description or (P) for plat are a means to reference the surveyed parcel to the legal description or plat of record.
- Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point 872 4580 TIDAL BASIC, "PID AA0008" having a published elevation of 14.32 feet NGVD29 and 12.98 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.34 feet (NGVD29 - 1.34' = NAVD88).
- Subject property is located in Flood Zone X per FEMA firm map number 12087C; panel number 1516K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29. Flood zone lines shown on this survey were downloaded from msc.fema.gov on 1/9/2024 as a georeferenced shape file and imported. No revisions have been posted for this area as of the date of this survey. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.
- Aerial Imagery if shown hereon was obtained from Monroe County Property Appraiser. Aerial dated 2023 is shown for informational purposes only.
- Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This Survey is intended to be printed at a size of 22" x 34". The attached map is intended to be displayed at a scale of: Sheet 2 1"=20'; Sheet 3 1" = 10'. If printed at 1/2 scale on 11" x 17", the 1/2 scale is: Sheet 2 1" = 40'; Sheet 3 1" = 20'.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof.
- No underground improvements, if any, were located except as shown hereon.
- Apparent Physical use areas: (shown on Map of Survey) Concrete is contiguous with adjacent properties. Fences along Northwest side of Property are in poor condition and meander the property line. 3 foot roof overhang along Southard St is 2.4' into Right-of-way.

ABBREVIATIONS - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

AG	ADJACENT GRADE	R/D	FOUND NAIL & DISK (AS NOTED)	PB	PLAT BOOK
ASH	ASPHALT	R/L	FOUND NAIL (NO IDENTIFICATION)	PG	PAGE
B/DG	BUILDING	R/P	FOUND PINCH PIPE (AS NOTED)	PLS	PROFESSIONAL LAND SURVEYOR
BM	BENCHMARK	R/S	FOUND SCREW & DISK (AS NOTED)	POB	POINT OF BEGINNING
BT	BUILDING TIE	FT	FENCE TIE	POC	POINT OF COMMENCEMENT
C/L	CENTERLINE	GE	GRADE BREAK	PP	PLASTIC PIPE
(C)	PER CALCULATION	HOE	HIGH DENSITY POLYETHYLENE	PRM	PERMANENT REFERENCE MONUMENT
CLF	CHAIN LINK FENCE	IE	INVERT ELEVATION	PVC	POLYVINYL CHLORIDE
CLP	CONCRETE LIGHT POLE	ILL	ILLEGIBLE	PVCF	POLYVINYL CHLORIDE FENCE
CMP	CORRUGATED METAL PIPE	L	LENGTH	R	RADIUS
CMU	CONCRETE MASONRY UNIT	LE	LOWER ENCLOSURE	RCP	REINFORCED CONCRETE PIPE
COM	TELECOMMUNICATIONS	LF	LINEAR FEET	R/W	RIGHT OF WAY
CONC	CONCRETE	LSA	LANDSCAPE AREA	RLS	REGISTERED LAND SURVEYOR
CPP	CORRUGATED PLASTIC PIPE	M-H/L	MEAN HIGH WATER LINE	RCH	ROOF OVERHANG
D	CENTRAL ANGLE	MISC	MISCELLANEOUS	SEC	SECTION
(D)	PER DEED / LEGAL DESCRIPTION	MP	METAL PIPE	SIR	SET 1/2" IRON ROD & CAP "LB7846"
DIP	DUCTILE IRON PIPE	MTF	METAL FENCE	S/D	SET NAIL & DISK "LB7954"
EL	ELEVATION	M/W	MONITORING WELL	SR	STATE ROAD
EP	EDGE OF PAVEMENT	N/A	NOT ACCESSIBLE	SVD	SET RIVET & DISK "LB7846"
EDW	EDGE OF WATER	N/D	NOT DETERMINED	STA	STATION
FAC	FLORIDA ADMINISTRATIVE CODE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	TB	TOP OF BANK
FCM	FOUND CONIC MONUMENT	NTS	NATIONAL GEODETIC VERTICAL DATUM OF 1929	TS	TOE OF SLOPE
FDBP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	CA	NOT TO SCALE	TON	TOP OF NUT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	CPB	OFFICIAL RECORD BOOK	TIP	TYPICAL
FF	FINISH FLOOR ELEVATION	(P)	PER PLAT	UD	UNDERDRAIN
FR	FOUND IRON ROD (AS NOTED)	(PA)	PER MONROE COUNTY PROPERTY APPRAISER @public.net	VERT	VERTICAL
FM	FOUND IRON PIPE (AS NOTED)			VCP	VITRIFIED CLAY PIPE
	FORCE MAIN			WDF	WOOD FENCE

SYMBOL LEGEND - (THE FOLLOWING SYMBOLS MAY BE FOUND ON THIS SURVEY)

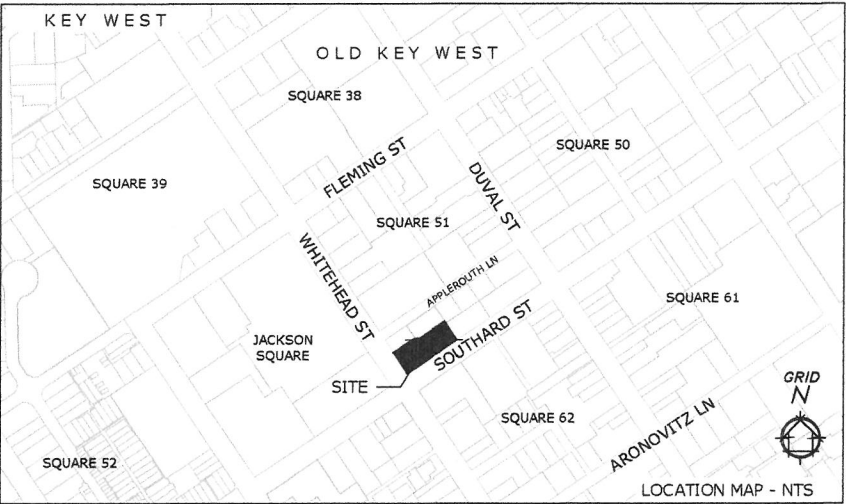
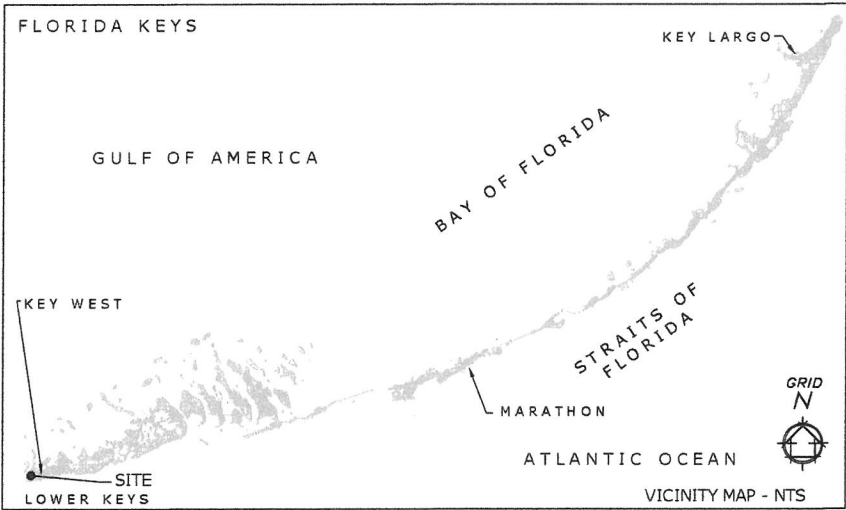
AIR CONDITIONER	FIRE DEPT. CONNECTION	PILING CONCRETE	UTILITY PAINT MARK (AS NOTED)
AIR RELEASE VALVE	FIRE HYDRANT	PILING METAL	UTILITY POLE (WOOD)
BACK FLOW PREVENTER	FIBER OPTIC BOX	PILING WOOD	UTILITY POLE (CONCRETE)
BENCHMARK FOUND	FIBER OPTIC HAND HOLE	POST / BOLLARD	UTILITY POLE (METAL)
BENCHMARK SET	FIBER OPTIC VAULT	SANITARY LIFT STATION / GRINDER PUMP	UTILITY VAULT (AS NOTED)
BLOW OFF VALVE	FLAG POLE	SANITARY MANHOLE	UTILITY WARNING SIGN (AS NOTED)
COLUMN	FOUND PROPERTY CORNER	SANITARY VALVE	WATER METER
COMMUNICATIONS BOX	GAS METER	SET PROPERTY CORNER	WATER MANHOLE
COMMUNICATIONS HAND HOLE	GAS PUMP	SIGN (NON-TRAFFIC)	WATER VALVE
COMMUNICATIONS MANHOLE	GAS VALVE	SIGN (TRAFFIC)	WELL
COMMUNICATIONS VAULT	GUY POLE	SPIGOT / HOSE BIB	PHOTO POINT & DIRECTION
DRAINAGE CLEANOUT	GUY WIRE	SPRINKLER HEAD	
DRAINAGE INLET / CATCH BASIN	IRRIGATION CONTROL BOX	TRAFFIC CONTROL BOX	
DRAINAGE MANHOLE	IRRIGATION HAND HOLE	TRAFFIC CONTROL HAND HOLE	
ELECTRIC BOX	IRRIGATION VALVE	TRAFFIC CONTROL MANHOLE	
ELECTRIC HAND HOLE	GROUND LIGHT	TRAFFIC CONTROL VAULT	
ELECTRIC MANHOLE	LIGHT POLE CONCRETE	TRAFFIC SIGNAL POLE	
ELECTRIC METER	LIGHT POLE METAL	TRAFFIC PEDESTRIAN POLE	
ELECTRIC OUTLET	LIGHT POLE WOOD	UTILITY BOX (AS NOTED)	
ELECTRIC PANEL	MAILBOX	UTILITY HAND HOLE (AS NOTED)	
ELECTRIC TRANSFORMER	MONITORING WELL	UTILITY MANHOLE (AS NOTED)	
ELECTRIC VAULT	OVERHEAD UTILITY LINES		

TREE LEGEND - (THE FOLLOWING TREES MAY BE FOUND ON THIS SURVEY)

- AVOCADO	- MAHOGANY
- BOTTLEBRUSH	- MANGO
- BUTTONWOOD	- PALM (GENERIC)
- COCONUT PALM	- SEA GRAPE
- FIG	- THATCH PALM
- GUMBO LIMBO	- UNDETERMINED
INDICATES TRUNK DIAMETER	NOTE: VERIFICATION OF TREE SPECIES SHOULD BE CONDUCTED BY A PROFESSIONAL ENGAGED IN THE FIELD OF NATURAL SCIENCE.

SHEET INDEX -

- Legal Description, Surveyor's Report, Sheet Index, Vicinity Map, Location Map, Symbols & Abbreviations, Zoning Information, Certification.
- Map of Boundary Survey Square 51 ties
- Map of Boundary & Topographic Survey Parcel Detail



ZONING INFORMATION - (PA) Zoning report not provided.

RETAIL-SINGLE TENANT (1100)

PARCEL INFORMATION - (PA)

SUBJECT PROPERTY Parcel ID: 00010010-000000 - 533 WHITEHEAD ST, KEY WEST

CERTIFICATION -

TO: 1100 DUVAL BUILDING LLC

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This survey, when Schedule "B" has been provided meets the provisions of Florida Endorsement Form 9, Subparagraph 1(b)1(setbacks), 1(b)3(encroachments), & 1(b)4(easements), schedule "B" has NOT been provided.

Date of Plat or Map: 4/17/2025

X This digital survey is not valid without the electronic signature and electronic seal.
This survey is not valid without the original signature and original seal.

JOE ROBERT WHITE, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA 156688

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE 385.827.1148
EMAIL INFO@REECESURVEYING.COM

By

REVISION

DATE

SCALE: N/A

DATE

CAD: P:\15030303 - 533 Whitehead RW\DWG\533 Whitehead LW BT.dwg

PROJECT: 25030303

DATE: 4/17/2025

SCALE: N/A

DATE

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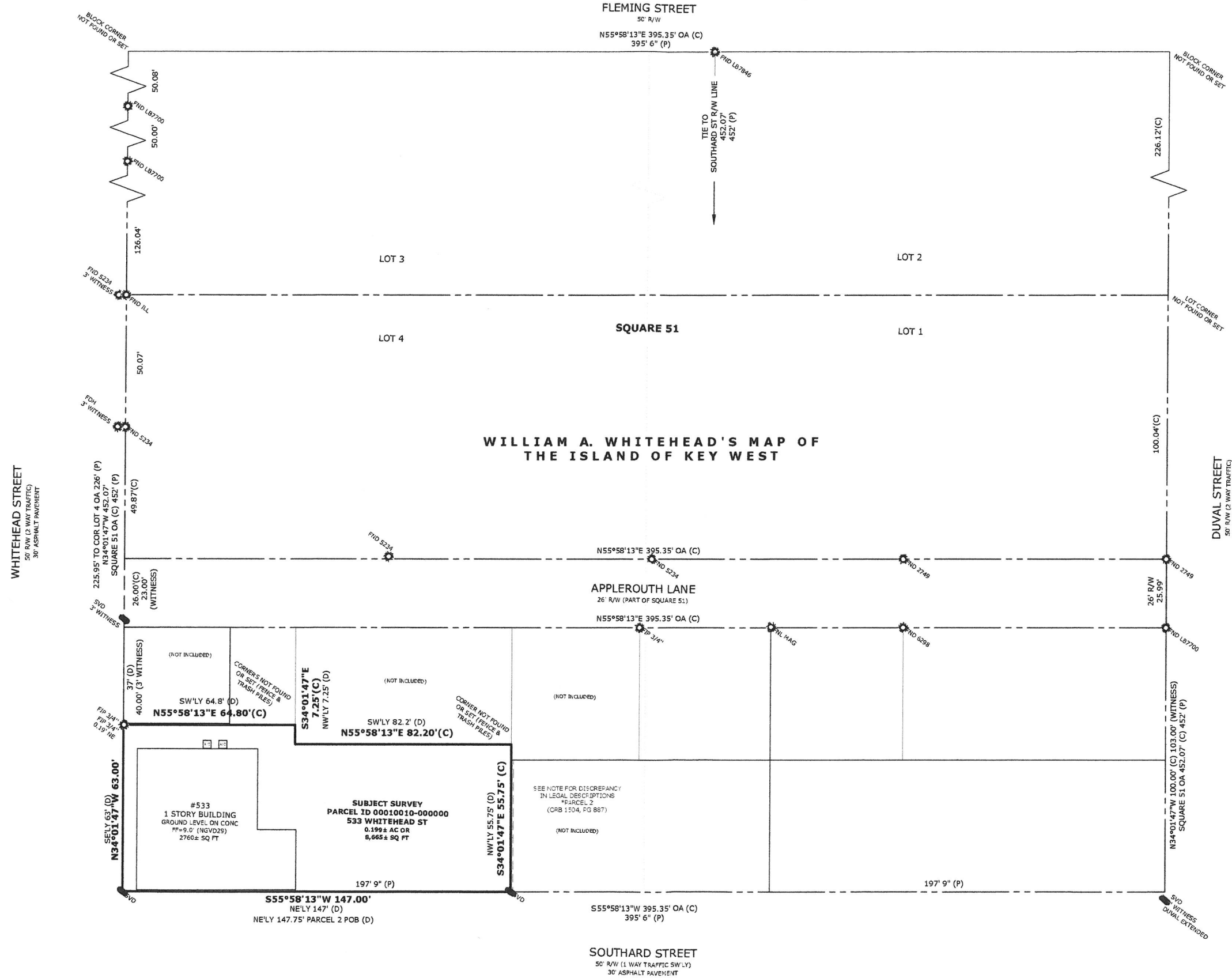
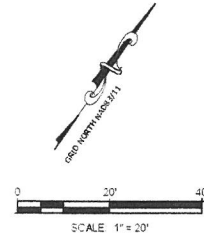
DATE

DATE

DATE

DATE

MAP OF SURVEY SQUARE 51 TIES DETAIL

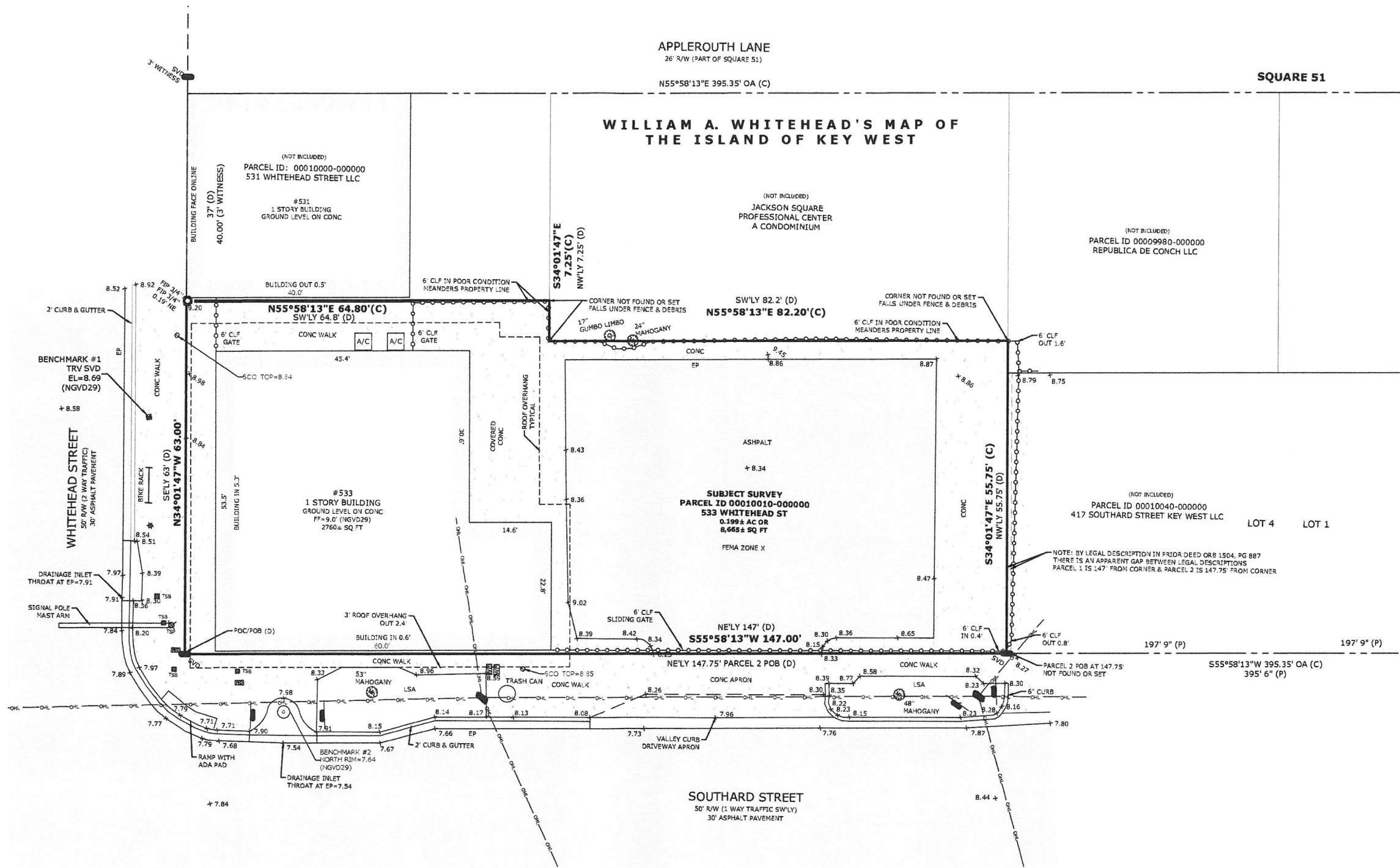
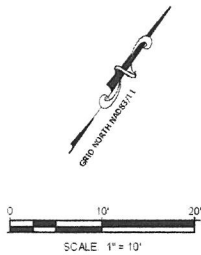


REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7946
31193 AVENUE A, BIG PINE KEY, FL 33943
OFFICE (205) 872-1348
EMAIL INFO@REECESURVEYING.COM

PROJECT: 25030303		DATE: 4/17/2025		
FLD: RW	FB/PG: RW240 / 19-20 RW100 / 54	SCALE: 1" = 20'		
OFF: CADaMS				
CKD: GB	SHEET: 2 OF 3	DATE	REVISION	By

**BOUNDARY & TOPOGRAPHIC SURVEY
533 WHITEHEAD STREET
CITY OF KEY WEST, MONROE COUNTY, FLORIDA**

MAP OF SURVEY
TOPOGRAPHIC DETAIL



ELEVATIONS SHOWN HEREON ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
SEE NOTE 9

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LD 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE: 352-837-1111
EMAIL: INFO@RECEESURVEYING.COM

PROJECT: 25030303		DATE: 4/17/2025		REVISION	By
FID: RW	FB/PG: RW240 / 19-20	SCALE: 1" = 10'	DATE		
OFF: CADaNS	RW100 / 54	SHEET: 3 OF 3	DATE		
CKD: GB					

BOUNDARY & TOPOGRAPHIC SURVEY
533 WHITEHEAD STREET
CITY OF KEY WEST, MONROE COUNTY, FLORIDA

[illegible][illegible]

Addition
533 Whitehead Street
Key West, FL 33040

SEAL

NOT FOR CONSTRUCTION

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED/SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY BRICA HELEN POOLE USING A DIGITAL
SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE BHA
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT
#AR98525



SANDBAR DESIGN STUDIO
29161 CAMELLIA LANE
BIG PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
813.623.5284

FIRST FLOOR PLAN

DEFT TITLE

A 4

PROJECT NO.
GSCC8

CRANK BY:	EHP
DATE: 08-01-01	EHP

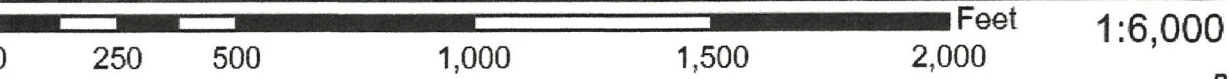
[illegible]

SOUTHARD STREET
50' R/W (1 WAY TRAFFIC SW'LY)
30' ASPHALT PAVEMENT

National Flood Hazard Layer FIRMMette



81°48'30"W 24°33'32"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/17/2025 at 8:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

EXHIBIT C – APPLICANT’S ESTIMATED SCORE SHEET

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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

Applicant: Trepanier and Associates, Inc. **Site Address:** 533 Whitehead Street, Key West, FL 33040

Number and type of Units Requested: Market Rate 2 Affordable

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

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

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

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

TOTAL ESTIMATED POINTS 5



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

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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

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

[Signature]
Signature of applicant

7/17/25
Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 17 day of July, 2025,
by Owen Trepanier (name of person signing the application)
as Agent (type of authority...e.g. officer, manager/ member, trustee,
attorney)
for Rafi Gvili (name of entity or party on behalf of whom application was
executed).

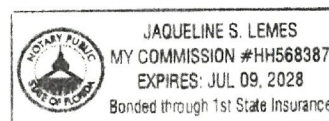
He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

SEAL

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

#HH568387
Commission Number, if any





Cash Register Receipt

City of Key West

Receipt Number
R94700

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$1,337.06
BPAS2025-0003	Address: 533 WHITEHEAD St	APN: 00010010-000000	\$1,337.06
BUILDING PERMIT ALLOCATION SYSTEM			\$1,337.06
BUILDING PERMIT ALLOCATION SYSTEM APPLICATION FEE	Small project	0	\$1,337.06
TOTAL FEES PAID BY RECEIPT: R94700			\$1,337.06

Date Paid: Tuesday, September 16, 2025

Paid By: 1100 DUVAL BUILDING LLC

Cashier: LM

Pay Method: CHECK 146

January 9, 2026

VIA ELECTRONIC MAIL

Trepanier & Associates, Inc.
1902 Staples Lane
Owen Trepanier

Re: Preliminary Ranking for Year 13 (2025-2026) Building Permit Allocation System (BPAS) Application 533 Whitehead Street, Key West, Florida (RE #00010010-000000)

Dear Applicant,

The following letter is in response to a request for two (2) market residential dwelling BPAS units received by the Planning Department on September 11th, 2025, for property located at 533 Whitehead Street, Key West, Florida, more specifically RE #00010010-000000. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the Planning Department staff comments related to the review of the application.

Completeness / BPAS Prerequisites

- Please provide how project complies with rainwater catchment requirements. Staff did not identify any swale or similar on site plan.

BPAS Scoring Criteria

- The applicant claimed 5 points in Exhibit C "*Applicant's Estimated Score Sheet*" and Exhibit D "*BPAS Certification Form*".
- **Applicant Action:** Resubmit for additional points if desired.

Additional Documentation & Comments

- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.

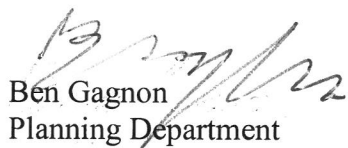
General Information

Draft Rankings: A preliminary draft copy of the Year 13 BPAS application rankings are attached, to provide a snapshot of your project ranking relative to other proposals. All BPAS applications are scored and ranked with the highest scoring projects awarded first. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that improve the Estimated BPAS Score Sheet at this time. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

Deadline: All applicants shall be provided one (1) month to submit revisions to their applications. The deadline date is February 13th, 2026. Please submit one (1) paper copy or an electronic copy of your response and the requested revisions to the Planning Department no later than 5:00 p.m. on Friday, February 13th, 2026. Final allocations will be announced and awarded at the May 15th Planning Board meeting consistent with Sec. 108-997 of City code.

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

Sincerely,



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

From: [Taylor Brown](#)
To: [Benjamin Gagnon](#)
Subject: Fw: [EXTERNAL] 533 Whitehead St - Applicant Response to Preliminary Ranking for Yr 13 BPAS
Date: Thursday, February 12, 2026 10:06:27 AM
Attachments: [Outlook-5x4q4qa1.png](#)

Taylor Brown

City Planner

City of Key West

1300 White Street

Key West, FL 33040

Office: 305-809-3746

Email: Taylor.Brown@cityofkeywest-fl.gov



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, February 12, 2026 10:01 AM
To: Taylor Brown <taylor.brown@cityofkeywest-fl.gov>
Cc: Mercedes Herrada <mercedes.herrada@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 533 Whitehead St - Applicant Response to Preliminary Ranking for Yr 13 BPAS

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Taylor,

This is in response to the planning staff comments in the Preliminary Ranking for Yr 13 BPAS ltr.

Planning Staff Comment: "Please provide how project complies with rainwater catchment requirements. Staff did not identify any swale or similar on site plan."

Applicant Response: Sec. 108-997.b.1.c. requires rainwater catchments systems for "All new buildings", this is an interior renovation of an existing building, therefore does not trigger the rainwater catchment provision.

Planning Staff Comment:

- "The applicant claimed 5 points in Exhibit C "Applicant's Estimated Score Sheet" and Exhibit D "BPAS Certification Form".
- "Applicant Action: Resubmit for additional points if desired."

Applicant Response: No revisions are proposed

Thank you.

Owen Trepanier

Trepanier & Associates, Inc.

1902 Staples Lane, KW, FL 33040

305-293-8983