



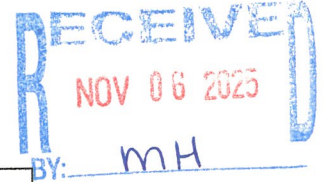
BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

(YEAR 13: JULY 1, 2025 – JUNE 30, 2026) – AFFORDABLE 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)	\$ 607.75
Mid-size project – (5-10 units)	\$ 911.63
Large projects – (greater than or equal to 11 Units)	\$ 1215.51

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 & AssociatesMailing Address: 1421 First Street, Unit 101City: Key West State: FL Zip: 33040Home/Mobile Phone: 305-293-8983Email: office@owentrepanier.com**PROPERTY OWNER:**Name: SFI of the Florida KeysMailing Address: c/o 1421 First Street, Unit 101City: Key West State: FL Zip: 33040Home/Mobile Phone: c/o 305-293-8983Email: c/o owen@owentrepanier.com**PROPERTY DESCRIPTION AND ZONING INFORMATION:**Site Address: 1111 Eaton St, Key West, FL 33040Parcel ID RE#: 00001670-000000 Alternate Key: 1001732Zoning District: HRCC-2 Parcel Size: 69,260 sq. ft.Permitted Density: varies Commercial Floor Area: 21,250 sq ft

Is this property located within a Historic Zoning District?

Yes X	No
----------	----

Are buildings on the property listed as contributing historic structures?

Yes	No X
-----	---------

Is the proposal for mixed residential and commercial use?

Yes X	No
----------	----

Are density bonuses proposed?

Yes	No X
-----	---------

Advanced affordable allocation request?

Yes	No X
-----	---------

Will the allocation require development review? X Yes No

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

Minor Development Plan Sec 108-91 1.(a)

Variance(s)	n/a
Lawful Unit Determination	
Minor Development Plan	X
Major Development Plan	
Beneficial Use	
Transient Transfer	
Conditional Use	
HARC	
Tree Commission	
Other	

B. EXISTING DEVELOPMENT:

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

Mixed use commercial and light industrial

EXISTING AND PROPOSED DWELLING UNIT INFORMATION

Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)*	0	N/A	3
Affordable Residential Dwelling Unit(s)	0	N/A	0
Transient Unit(s)	0	N/A	N/A
Accessory Dwelling Unit(s)	0	N/A	0
Single Room Occupancy Unit(s)	0	N/A	0
Nursing Home Unit(s)	0	N/A	0
Total Number of Units Requested			

**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.

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

1111 Eaton Street, Key West, FL
(RE# 00001670-000000)



Description of Proposed Development and Use

Residential Infill and Adaptive Reuse – Three non-transient dwelling units within an existing structure. Parking demand reduction of 15% (7.2 spaces).

Identification of Key Persons	
Owner	SFI of the Keys Inc
Owners Authorized Agent	Trepanier & Associates
Architect/Engineer	William P Horn, PA
Surveyor	Florida Keys Land Surveying LLC
Landscape architect and/or environmental consultant	NA
Others involved in the application	NA
A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property	Please see attached

Project Description		Required/ Allowed	Existing	Proposed
Zoning		--	HRCC-2	No Change
Legal description		Please see attached		
Project site size (sq. ft.)		5,000	69,260	No Change
Building size		--	Various	No Change
Lot coverage	Building Coverage	50%	34.5%	No Change
	Impervious Surface	70%	>99%	No Change
Pervious surface		--	<1%	No Change
Landscape Areas	Commercial	20%	0%	No Change
	Residential	30%	0%	No Change
Parking (sp.)	Retail	13.9	Undefined	9.1
	Storage	35.3	Undefined	32.9
	Residential	0	0	3
Density (units)		12	0	3
FAR		0.5	0.37	0.33
Setbacks (ft)	Front	10	2.2	No Change
	Side	7.5	3.4	No Change
	Street Side	7.5	1.5	No Change
	Rear	15	0.0	No Change

Other Project Information	
Proposed stages or phases of development or operation and facility utilization	1 phase anticipated
Target dates for each phase	ASAP after approval
Expected date of completion	Within building permit timelines
Proposed development plan for the site	Attached
A written description of characteristics of the proposed development	Residential Infill – Three non-transient dwelling units within an existing structure. Parking demand reduction of 15% (7.2 spaces). Light Industrial - Existing: 21,169 sq. ft. - Proposed: 19,719 sq. ft. Retail/Office - Existing: 4,176 sq. ft. - Proposed: 2,726 sq. ft. Residential - Existing: 0 units (0 sq. ft.) - Proposed: 3 units (2,900 sq. ft.)
Buildings and siting specifications	Infill project – no site changes are proposed
Protections within environmentally sensitive areas.	NA

Residential developments	
Breakdown of the proposed residential units by number of bedrooms	1 Efficiency 1 1-bdrm 1 2-bdrm
Tenure	Rental
Structure type	Multiple-family infill

Intergovernmental Coordination	
Coordination shall be via Development Review Committee	

SOLUTION STATEMENT:

Community Issues - The residential units will be built to meet the base-line green building requirements with modern energy-efficient techniques, equipment and fixtures. The project is infill and adaptive reuse, no new buildings, impervious surface or roof area will be constructed. No new neighborhood impacts are anticipated.

Meeting Prerequisites - The project will demonstrate water and energy use 15% below the Florida Building Code by using potable water conserving fixtures, minimizing waste disposal, maximizing recycling, implementing energy conserving techniques, and using energy conserving lighting and appliances.



LT1-60-1466548-1



LT2-2039-1188-2

Prepared by:

John M. Spottswood, Jr.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 Fleming Street
Key West, FL 33040

Doc# 1466548 09/08/2004 10:46AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Parcel ID Number: 00001670-000000

DEED DOC STAMP CL: FP

\$26,880.00

Grantee #1 TIN: [REDACTED]

Warranty Deed

This Indenture, Made this 26th day of August, 2004 A.D., Between Edward B. Knight Trustee of The Edward B. Knight Living Trust dated January 23, 1997. and Edward B. Knight, Individually, an unmarried widower of the County of Monroe, State of Florida, grantors, and SFI OF THE KEYS, INC., a corporation existing under the laws of the State of Florida, whose address is: P.O. Box 1199, Key West, FL 33041

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West, being Part of Square 18, according to Wm. A. Whitehead's Map of said Island delineated February, 1829, more particularly described as follows:

Begin at the Southwest corner of the said Square 18, the same point being the intersection of the Northwest right of way of Eaton Street and the Southwest right of way of White Street, and run thence Southwesterly along the Northwest right of way of the said Eaton Street, 180 feet; thence run Northwesterly, perpendicular to said Eaton Street, 383.88 feet; thence run Northeasterly along a deflected angle from the proceeding course of 89 degrees 31' to the right, a distance of 180 feet to the Southwesterly right of way of the said White Street; thence run Southeasterly along the Southwesterly right of way of said White Street, along a deflected angle from the proceeding course of 90 degrees 29' to the right, a distance of 385.40 feet back to the Point of Beginning.

AND BEING CONTINUED ON EXHIBIT "A" ATTACHED HERETO

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Edward B. Knight Trustee of The
Edward B. Knight Living Trust
dated January 23, 1997.

Susan Hughes
Printed Name: SUSAN HUGHES
Witness

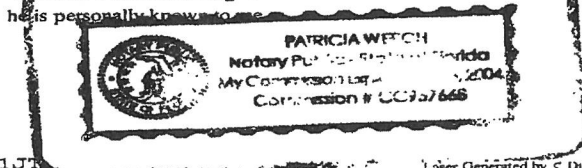
By: *Edward B. Knight* (Seal)
Edward B. Knight, Trustee
P.O. Address: 336 Duval Street, Key West, FL 33040

Patricia Weech
Printed Name: PATRICIA WEECH
Witness

Edward B. Knight (Seal)
Edward B. Knight, individually
P.O. Address: Doc# 1466548
Bk# 2039 Pg# 1188

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 26th day of August, 2004 by Edward B. Knight, Trustee of said Florida trust and individually.



Patricia Weech
PATRICIA WEECH
Notary Public
My Commission Expires: 10/25/04

EXHIBIT "A"

**Doc# 1466548
Bk# 2039 Pg# 1189**

AND ALSO:

PERPETUAL EASEMENT:

On the Island of Key West, being Part of Square 18 according to Nm. A. Whitehead's Map of said island delineated in February, 1829, more particularly described as follows: Begin at the southeast corner of the said Square 18, the same point being the intersection of the northwest right of way of Eaton Street and the southwest right of way of White Street, and run thence southwesterly along the northwest right of way of the said Eaton Street 180 feet, said point being the Point of Beginning of said perpetual easement; from said point thence run southwesterly along the northwest right of way of the said Eaton Street, 21.65 feet; thence run northwesterly, perpendicular to said Eaton Street, 383.88 feet; thence run northeasterly along a deflected angle from the preceding course of $89^{\circ}31'$ to the right, a distance of 21.65 feet to a point 180 feet distant from the southwesterly right of way of the said White Street; thence run southeasterly along a line parallel to the southwesterly right of way line of the said White Street and 180 feet distant therefrom, along a deflected angle from the preceding course of $90^{\circ}29'$ to the right a distance of 383.88 feet back to the Point of Beginning of said perpetual easement.

**MONROE COUNTY
OFFICIAL RECORDS**



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

Detail by Entity Name

Florida Profit Corporation
SFI OF THE KEYS, INC.

Filing Information

Document Number	P96000089990
FEI/EIN Number	65-0706940
Date Filed	11/01/1996
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/29/2010
Event Effective Date	NONE

Principal Address

1101 EATON STREET
KEY WEST, FL 33040

Changed: 04/13/2007

Mailing Address

1101 EATON STREET
KEY WEST, FL 33040

Changed: 01/11/2011

Registered Agent Name & Address

STRUNK, STEPHEN
1101 EATON STREET
KEY WEST, FL 33040

Name Changed: 05/19/1997

Address Changed: 04/18/2002

Officer/Director Detail

Name & Address

Title P

STRUNK, STEPHEN S
1101 EATON STREET
KEY WEST, FL 33040

Title VP

STRUNK, JAMIE L
1101 EATON STREET
KEY WEST, FL 33040

Title S, T

STRUNK, ANDY B
1101 EATON STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2023	03/03/2023
2024	03/09/2024
2025	03/09/2025

Document Images

03/09/2025 -- ANNUAL REPORT	View image in PDF format
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04/29/2010 -- REINSTATEMENT	View image in PDF format
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05/19/1997 -- ANNUAL REPORT	View image in PDF format
11/01/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



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

I, Beth Harrington, in my capacity as Planning Tech
(print name) (print position; president, managing member)
of Trepanier & Associates
(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:

1111 Eaton 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.

Beth A Harrington
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 11-3-25 by
date

Beth Harrington
Name of Applicant

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

[Signature]
Notary's Signature and Seal

Name of Notary Public: Owen Trepanier
Comm: HH 721130
Expires: Sep. 16, 2020
Notary Public - State of Florida

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 Strunk
as

Andy Strunk

Secretary

of SFI of the Keys Inc

Name of office (President, Managing Member)

Name of owner from deed

authorize Owen Trepanier of Trepanier & Associates

Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this

10/30/25
Date

by Andrew Strunk

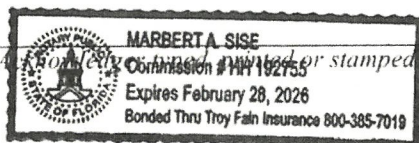
Andy B Strunk

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.

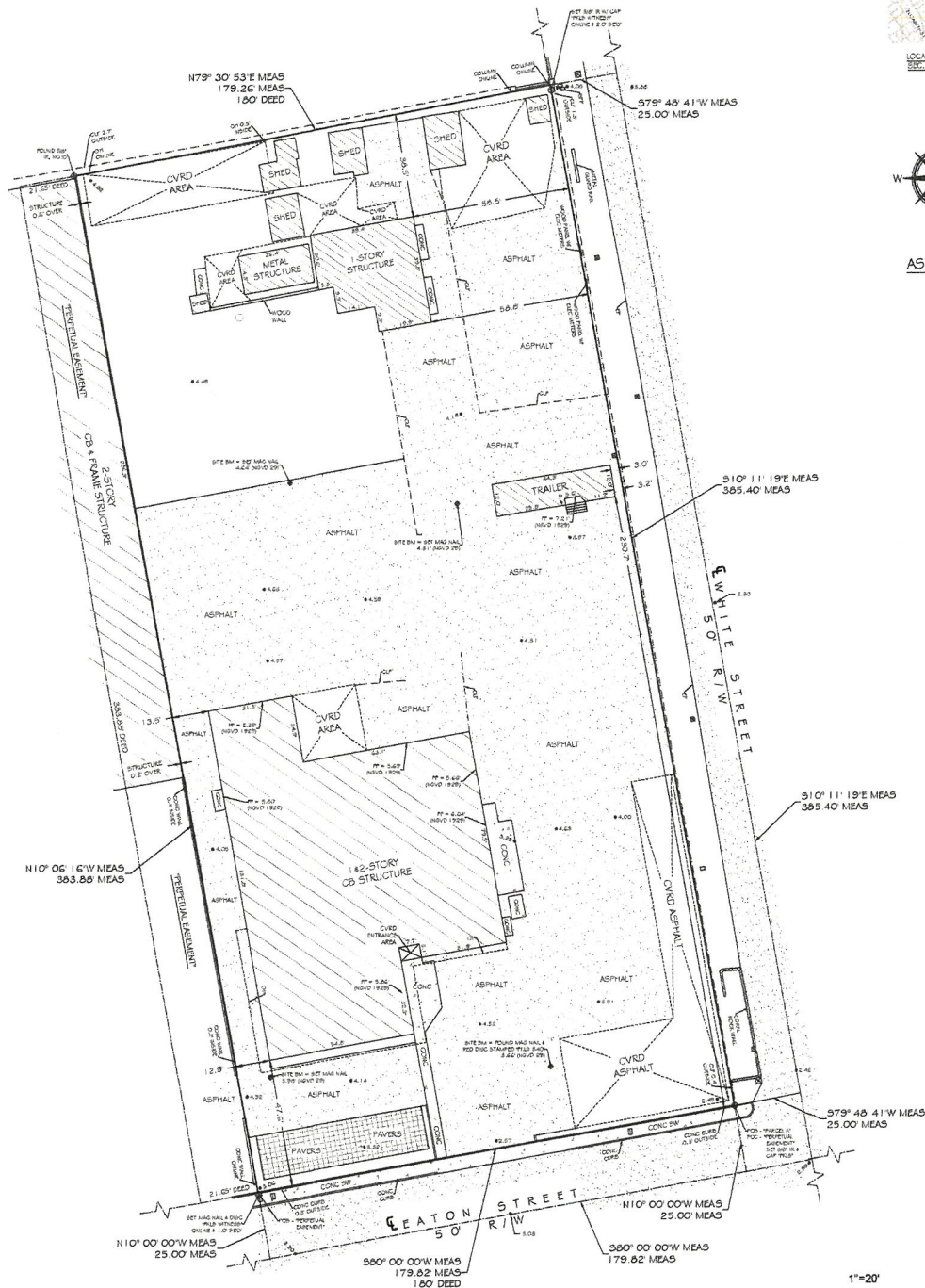
Margaret A. Sise
Notary's Signature and Seal

Name of Authority, if not stamped or stamped



Commission Number, if any

MAP OF BOUNDARY SURVEY



1"=20'
0 10 20 40
"VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA "PARCEL A" = 68,056.56 SQ. FT.
1.59 ACRES ±

SYMBOL LEGEND:		LEGAL DESCRIPTION		SURVEYOR'S NOTES	
CERTIFIED TO: SPR OF THE KEYS, INC.		LEGAL DESCRIPTION: "PARCEL A" On the island of Key West, being Part of Square 15, according to Wm. Whiteheads Map of said island delineated February, 1829, more particularly described as follows: Begin at the Southwest corner of the said Square 15, the same point being the intersection of the Northwest right of way of Eaton Street and the Southwest right of way of White Street, and run thence Southwesterly along the Northwest right of way of the said Eaton Street, 160 feet; thence run Northwesterly, perpendicular to said Eaton Street, 365.40 feet; thence run Northwesterly along a deflected angle from the proceeding course of 69 degrees 31' to the right, a distance of 160 feet to the Southeastern right of way of the said White Street; thence run Southwesterly along the Southeastern right of way of said White Street, along a deflected angle from the proceeding course of 30 degrees 29' to the right, a distance of 365.40 feet back to the Point of Beginning. AND ALSO "PERPETUAL EASEMENT" On the island of Key West, being Part of Square 15 according to Wm. A. Whiteheads Map of said island delineated in February, 1928, more particularly described as follows: Begin at the southeast corner of the said Square 15, the same point being the intersection of the Northwest right of way of Eaton Street and the Southwest right of way of White Street, and run thence Southwesterly along the Northwest right of way of the said Eaton Street, 160 feet; said point being the Point of Beginning of said perpetual easement; from said point thence run Southwesterly along the Northwest right of way of the said Eaton Street, 21.45 feet; thence run Northwesterly, perpendicular to said Eaton Street, 365.40 feet; thence run Northwesterly along a deflected angle from the proceeding course of 69°31' to the right, a distance of 21.45 feet to a point 160 feet distant from the Southeastern right of way of the said White Street; thence run Southwesterly along a line parallel to the Southeastern right of way line of the said White Street and 160 feet distant therefrom, along a deflected angle from the proceeding course of 30°29' to the right a distance of 365.40 feet back to the Point of Beginning of said perpetual easement.		SURVEYOR'S NOTES: - BEARING BASE: ALL BEARINGS ARE BASED ON S80°00'00" W ASSUMED ALONG THE CENTERLINE OF EATON STREET. - ALL ANGLES DEFLECTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED. - ALL UNITS ARE SHOWN IN SURVEY FEET. - ADDRESS: 1111 EATON STREET, KEY WEST, FL 33040 - COMMUNITY MAP: 1:20166, MAP NO.: 1:20070-1:51:54 & 1:20070-1:500K, MAP DATE: 02-18-2025, FLOOD ZONE: AE, BASE ELEVATION: 7 - THE FINISH FLOOR ELEVATIONS (FF) WERE TAKEN AT THE DOOR THRESHOLD IN THE LOCATION INDICATED ON THE SURVEY, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED. - ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). - BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D" (21" (P.I.D. AAO20), ELEVATION = 3.91' (NGVD 1929). - REVISION (1): 1/1/2025 - REVISED TO ADD SPOT ELEVATIONS - REVISION (2): 1/02/2025 - REVISED THE BOOK	
FLORIDA KEY SURVEYING 21440 OVERSEAS HWY, SUITE 4 DADE COUNTY, FL 33150 TEL: (305) 334-2530 FAX: (305) 334-2530 EMAIL: FLKEYS@GMAIL.COM		NOTES: 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S RULES AND REGULATIONS. 2. THE SURVEYOR'S NOTES AND LEGAL DESCRIPTION ARE PART OF THIS SURVEY AND SHOULD BE READ IN CONJUNCTION WITH THE SURVEY MAP. 3. THE SURVEYOR'S NOTES AND LEGAL DESCRIPTION ARE PART OF THIS SURVEY AND SHOULD BE READ IN CONJUNCTION WITH THE SURVEY MAP. 4. THE SURVEYOR'S NOTES AND LEGAL DESCRIPTION ARE PART OF THIS SURVEY AND SHOULD BE READ IN CONJUNCTION WITH THE SURVEY MAP. 5. THE SURVEYOR'S NOTES AND LEGAL DESCRIPTION ARE PART OF THIS SURVEY AND SHOULD BE READ IN CONJUNCTION WITH THE SURVEY MAP.			

WILLIAM P. HORN
ARCHITECT, P.A.

945 EATON ST.
KEY WEST,
FLORIDA
32940

TITLE: 08-19-2018
PROJECT NO: 08-19-2018

LICENSE NO:
AA 000040

1111 EATON STREET
KEY WEST, FLORIDA

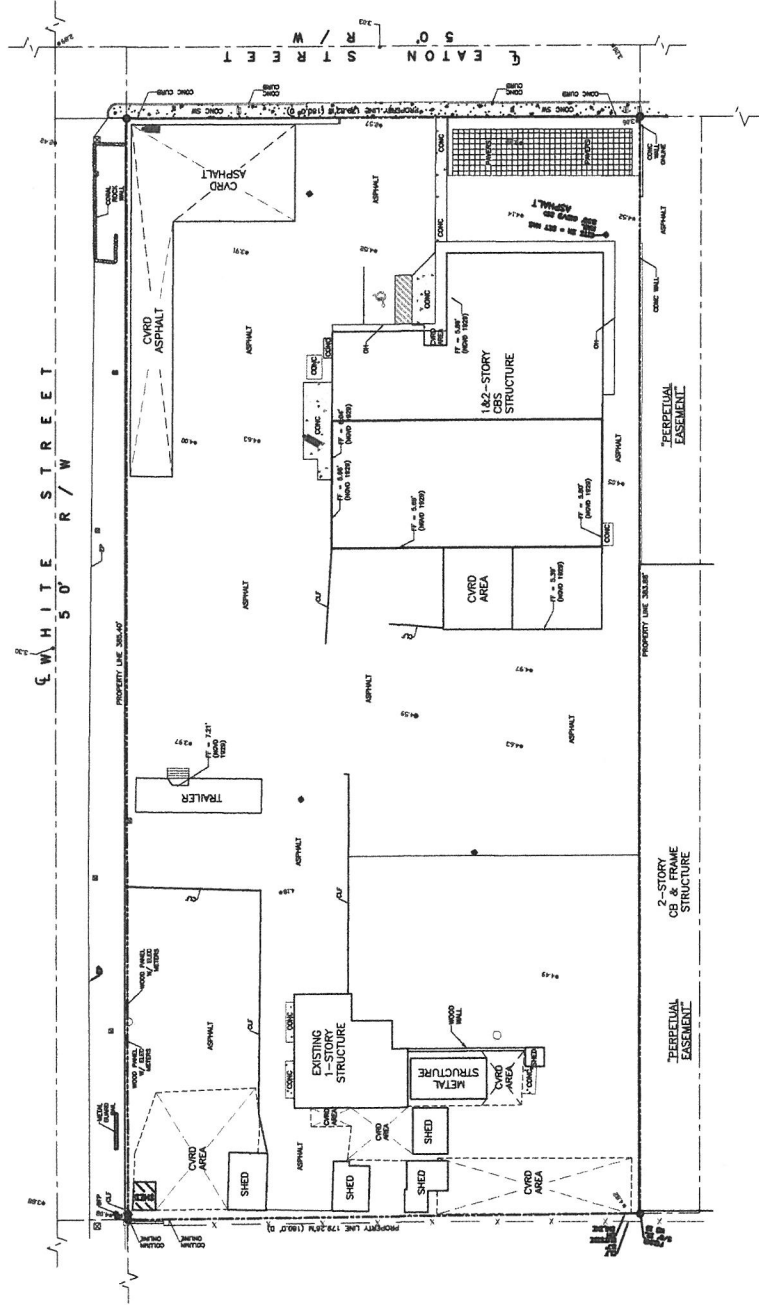
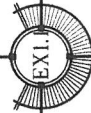
SEAL

DATE:
08-25-2023
10-30-2023 BPA/S

REVISIONS:

DRAWN BY:
EWA

PROJECT
NUMBER:
2109



EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KETS LAND SURVEYING, DATED ON 08-19-2018.

SCALE: 1"=20'-0"

SITE DATA

ITEM	REQUIRED	EXISTING	PROPOSED
FLOOD ZONE = AE EL. +7.0'			
ZONING DISTRICT	HRCC-2	HRCC-2	HRCC-2
MIN. LOT SIZE	5,000 S.F.	69,057 S.F.	NO CHANGE
MAX. BUILDING COVERAGE	50% MAX.	21,013 S.F. (30.4%)	NO CHANGE
MAX. IMPERVIOUS COVERAGE	70% MAX.	68,550 S.F. (99.2%)	NO CHANGE
OPEN SPACE	COM. = 20% MIN. RES. = 35% MIN.	0.0 S.F. (0.0%)	NO CHANGE

1111 EATON STREET
KEY WEST, FLORIDA

1111 Eaton Street

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
32040
TEL: (305) 936-0307
FAX: (305) 936-1033
LICENSE NO.
AA 0000660

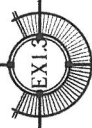
1111 EATON STREET
KEY WEST, FLORIDA

SEAL

DATE
09-25-2023
10-30-2023 BPA/S

REVISIONS

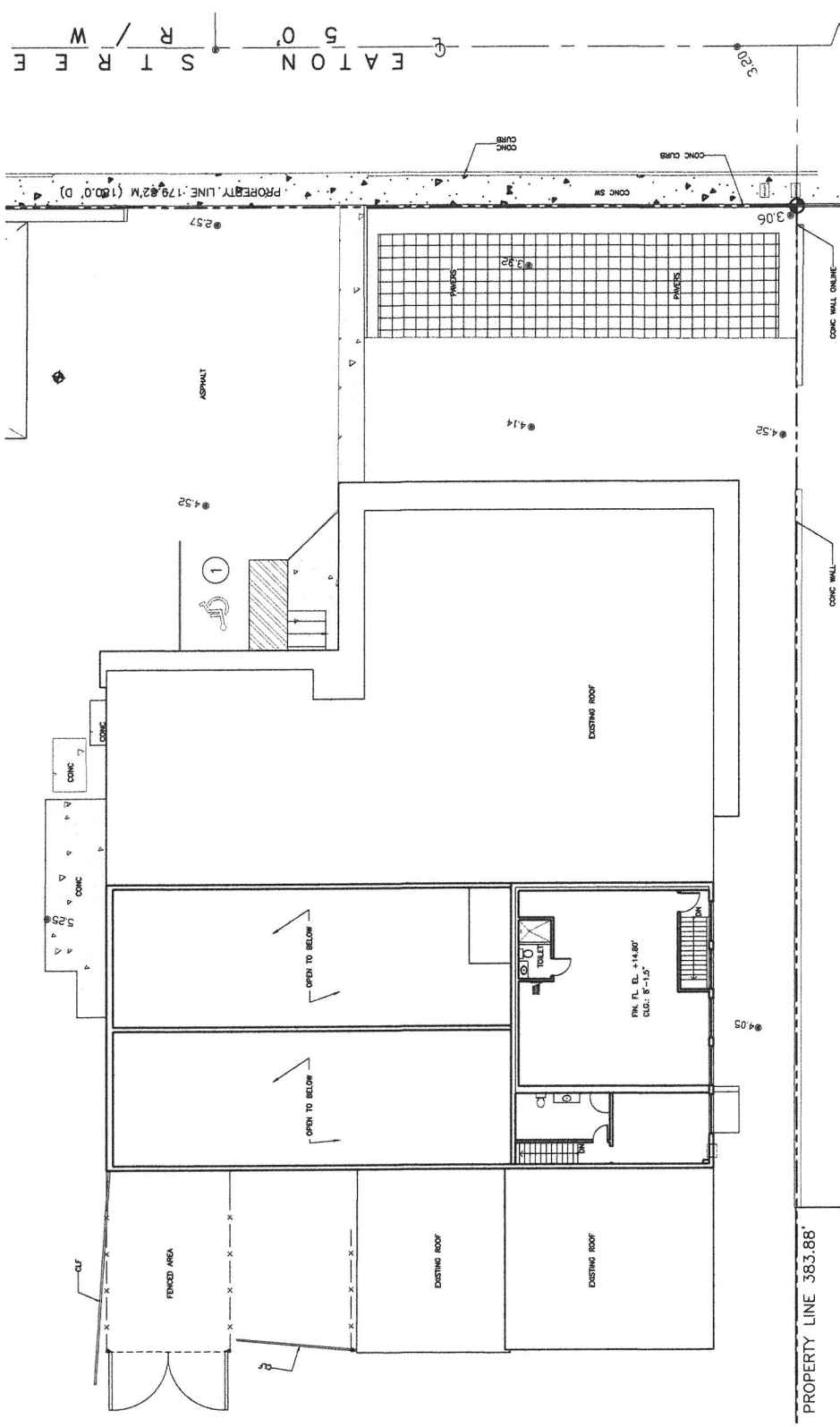
DRAWN BY
EMA
PROJECT
NUMBER
2019



1111 EATON STREET
KEY WEST, FLORIDA

EXHIBIT B

Item 8a: Existing Plan (Pg 3 of 3) - 2nd Floor Plan



EXISTING 2ND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING, DATED ON
06-19-2018.

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

SECOND FLOOR TOTAL ENCLOSED AREA = 1,442 SF.

1111 Eaton Street
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33909

TEL: 305.296.4000
FAX: 305.296.4003

LICENSE NO.
AA 000040

1111 EATON STREET
KEY WEST, FLORIDA

SEAL

DATE
09-25-2023
10-30-2023 BPAS

REVISIONS

DRAWN BY
EMA
PROJECT
NUMBER
2010

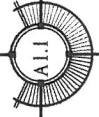
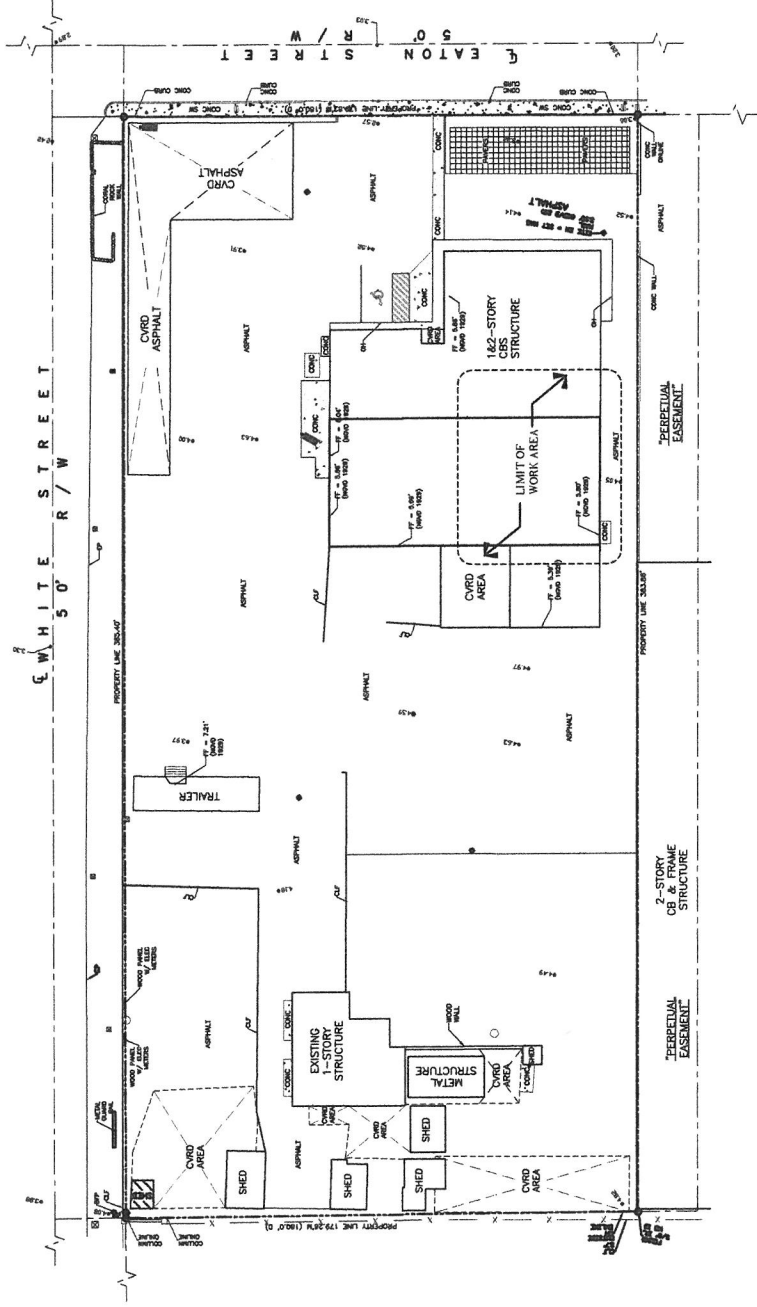


EXHIBIT B

Item 8b. Proposed Plan (Pg 1 of 3) - Site Plan w/ Site Data Table



SITE DATA

ITEM	REQUIRED	EXISTING	PROPOSED
FLOOD ZONE = AE EL. +7.0'			
ZONING DISTRICT	HRCC-2	HRCC-2	HRCC-2
MIN. LOT SIZE	5,000 S.F.	69,057 S.F.	NO CHANGE
MAX. BUILDING COVERAGE	50% MAX.	21,013 S.F. (30.4%)	NO CHANGE
MAX. IMPERVIOUS COVERAGE	70% MAX.	68,550 S.F. (99.2%)	NO CHANGE
OPEN SPACE	COM. = 20% MIN. RES. = 35% MIN.	0.0 S.F. (0.0%)	NO CHANGE



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING, DATED ON 06-19-2018.

SCALE: 1"=20'-0"

1111 EATON STREET
KEY WEST, FLORIDA

1111 Eaton Street
WILLIAM P. HORN
ARCHITECT, P.A.

915 LANTANA ST.
KEY WEST,
FLORIDA
39000
TEL: 305.296.4000
FAX: 305.296.1023
LICENSE NO.
AA 000360

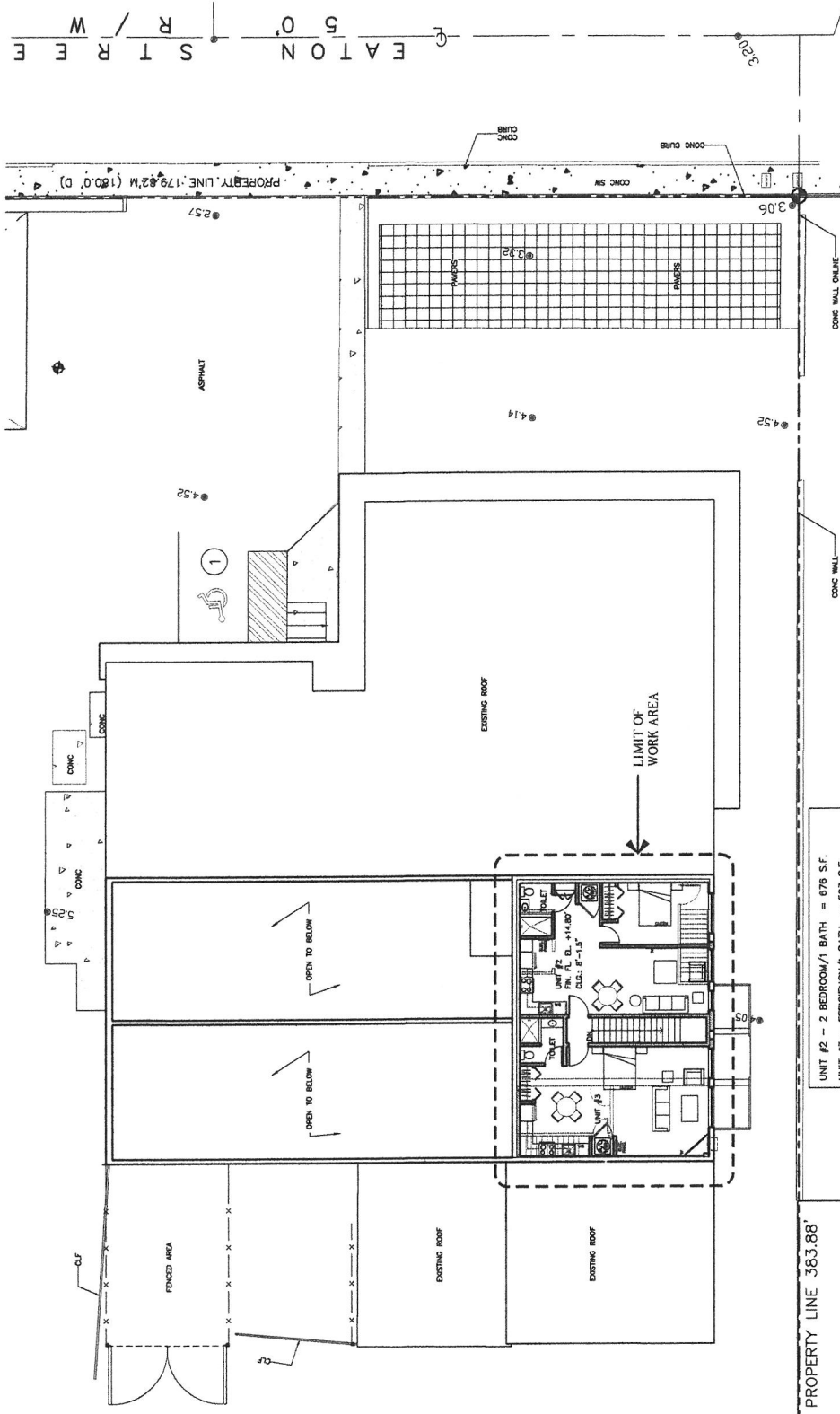
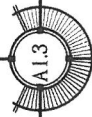
1111 EATON STREET
KEY WEST, FLORIDA

SEAL

DATE
09-25-2023
10-30-2023 BPA/S

REVISIONS

DRAWN BY
EMA
PROJECT
NUMBER
2010



WALL LEGEND	
---	EXISTING WALL COMET.
---	NEW WALL
---	EXISTING WALL TO BE REMOVED

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

PROPOSED 2ND. FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PERFORMED BY FLORIDA KEY'S LAND SURVEYING, DATED ON
08-19-2018

SECOND FLOOR TOTAL ENCLOSED AREA = 1,442 S.F.

1111 EATON STREET
KEY WEST, FLORIDA



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 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: Trepanier & Associates Site Address: 1111 Eaton Street; Key West, FL 33040

Number and type of Units Requested: Market Rate 3 Affordable

Prerequisite Development Type: Major Construction/ Renovation
Minor Renovation X

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 5. 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.

Beth Harrington
 Signature of applicant

11-3-25
 Date

Beth Harrington

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 3 day of November, 2025
 by Beth Harrington (name of person signing the application)
 as Agent (type of authority...e.g. officer, manager/ member, trustee,
 attorney)
 for SFI of the Keys Inc (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

 Name of Acknowledger typed, printed or stamped

 Commission Number, if any



Energy and Water Baseline Report

1. Property Information:

- **Address:** 1111 Eaton Street, Key West, FL 33040
- **Age/Construction Type:** 1964, AB AVE WOOD SIDING
- **Size:** 2,294 sq. ft.
- **Number of Occupants:** 5 beds
- **Climate Zone:** 11b

2. Energy Usage Data:

- **Heating:** No heat
- **Cooling:** Central AC
- **Appliances:** Refrigerators and lighting.
- **Hot Water:** Electric water heater.
- **Electric Consumption:** NA – this is an adaptive-reuse infill project. The area to be adaptively renovated is currently not independently metered, therefore no baseline data is available.
- **Gas Consumption:** No gas usage on the premises

3. Water Usage Data:

- **Water Consumption:** NA – this is an adaptive-reuse infill project. The area to be adaptively renovated is currently not independently metered, therefore no baseline data is available.
- **Water Heating Efficiency:** New water heater will be an Energy Star rated and will operate at least 15% below the Florida Building Code standards.

4. Energy Costs:

- **Electricity Cost:** NA – this is an adaptive-reuse infill project. The area to be adaptively renovated is currently not independently metered, therefore no baseline data is available.
- **Gas Cost:** NA – this is an adaptive-reuse infill project. The area to be adaptively renovated is currently not independently metered, therefore no baseline data is available.

Revised 02/12 to eliminate 5pts for 1.5ft



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

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

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

Applicant: Trepanier & Associates **Site Address:** 1111 Eaton Street; Key West, FL 33040

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

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

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	_____
b.	Exceeding the minimum required percentage of affordable housing (+30)	Points	_____
c.	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)	Points	_____
d.	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60)	Points	_____
e.	Achieving Green Building Certification Upgrade 1 (+20)	Points	_____
f.	Achieving Green Building Certification Upgrade 2 (+27)	Points	_____
g.	Achieving Green Building Certification Upgrade 3 (+40)	Points	_____
h.	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	_____
i.	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	_____
j.	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	_____
k.	Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)	Points	_____
TOTAL ESTIMATED POINTS			0

From: [Taylor Brown](#)
To: [Benjamin Gagnon](#)
Subject: Fw: [EXTERNAL] 1111 Eaton St - Applicant Response to Preliminary Ranking for Yr 13 BPAS
Date: Thursday, February 12, 2026 10:06:32 AM
Attachments: [Revised Score Sheet.pdf](#)
[Outlook-lkminouc.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 10:03 AM
To: Taylor Brown <taylor.brown@cityofkeywest-fl.gov>
Cc: Mercedes Herrada <mercedes.herrada@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 1111 Eaton 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: Applicant Action: The same scoresheet was submitted for market rate and affordable rate, please resubmit a scoresheet that is for the affordable units should you switch the application to affordable."

Applicant Response: Revised Scoresheet Attached.

Thank you.

Owen Trepanier

Trepanier & Associates, Inc.

1902 Staples Lane, KW, FL 33040

305-293-8983

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
1111 Eaton Street, Key West, Florida (RE #00001670-000000)**

Dear Applicant,

The following letter is in response to a request for three (3) market rate and three (3) affordable rate residential dwelling BPAS units received by the Planning Department on November 6th, 2025 for property located at 1111 Eaton Street, Key West, Florida, more specifically RE #00001670-000000. 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:** The same scoresheet was submitted for market rate and affordable rate, please resubmit a scoresheet that is for the affordable units should you switch the application to affordable.

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