

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

Applicant: Annalise Mannix, P.E.

Site Address: 2800 Flagler Avenue

Number and Type of Unit(s) Requested: 8 Market Rate

Prerequisite Development Type: Major Construction/Renovation

Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required Staff comment: Verified; worksheet indicates FGBC Bronze level certification proposed.
B) First habitable floor 1.5 feet above required base flood elevation Staff comment: Verified; property in AE 8 flood zone; first habitable floor elevated to 12', which is +4' feet above BFE.
C) Rainwater catchment system required Staff comment: Verified; the plan indicates 1,300 gallon cistern for the 1,247 SF of roof area. Plans indicate cistern, gutters and downspouts. The cistern calculation on the plan states two 500 gallon cisterns = 1,300 gallons required. This appears to be a typo. The actual drawings indicate two 540 gallon cisterns.

Point System: Three or more non-transient units

Criteria (Points)	Applicant	Staff
a. Building more than 1.5' higher than the base flood elevation (+5) Staff comment: Verified; property in AE 8 flood zone; first habitable floor elevated to 12', which is +4' feet above BFE	5	5
b. Exceeding minimum required percentage of affordable housing (+5) Staff comment: 100% Affordable is proposed.		
c. Achieving Green Building Certification Upgrade 1—Silver (+30) Staff comment:		
d. Achieving Green Building Certification Upgrade 2—Gold (+40) Staff comment: Although applicant believes project will achieve FGBC Platinum, the submitted worksheet, estimated score sheet and certification form only verify FGBC Gold.	40	40
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) Staff comment: See above.		
f. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) Staff comment: Verified; Noted \$5,000 donation to Tree fund in final application letter	10	10
g. Design by a LEED accredited architect (+10) Staff comment: Bill Horn is the project architect and is LEED accredited	10	10
h. Electrical high-voltage conduit for electric car charging station (+5) Staff comment:		
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment:		
j. Additional on-site open space or on-site recreational facilities (+10) Staff comment: Verified; Pool, cabana and mangrove nature walk	10	10
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) Staff comment:		
Total:	75	75

Staff Comment Letter



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720
www.keywestcity.com/planning • planning@cityofkeywest-fl.gov

VIA EMAIL TO amannix@aol.com

October 23, 2014

Annalise Mannix, P.E.
3739 Paula Avenue
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
2800 Flagler Avenue (RE # 00065090-000100; AK # 8633394)**

Dear Ms. Mannix:

Thank you for your BPAS Application for eight (8) market-rate residential housing units on property located at 2800 Flagler Avenue. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's [Code of Ordinances](#), and reviewed for completeness with the application submittal requirements. The following are Planning Department staff comments related to the review of your application.

Completeness

No comments at this time.

BPAS Prerequisites

1. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cisterns on the plans, as well as the proposed landscape irrigation system or other methods of utilizing the cistern water in accordance with green building methods.

BPAS Scoring Criteria

No comments at this time.

Additional Documentation & Comments

2. Page 1 of the application listed the incorrect density allowed within the SF Zoning District. The correct maximum density is eight units per acre.
3. The site plan lists the incorrect zoning district for the property. The correct zoning is Single Family Residential (SF).
4. Eight (8) of the ten (10) proposed dwelling units are subject to the City's BPAS requirements, leaving two (2) of the units not subject to the green building requirements. Please clarify and indicate on the plans which units are intended to be the BPAS units and which units are not.
5. Staff recommends that the applicant consider having the two (2) units not subject to BPAS meet the same green building standards as the other eight (8) units, as doing so would may increase the FGBC score and may help achieve a higher green building certification level.

October 23, 2014

Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application
2800 Flagler Avenue (RE # 00065090-000100; AK # 8633394)

6. Please note that the workforce housing deed restriction, which must be in a format acceptable to the City Attorney, for the two off-site residential units would need to be filed with the City and duly recorded in the official records prior to the issuance of any Certificates of Occupancy for the new units at 2800 Flagler Avenue.
7. Which survey indicates the SFWMD approved wetland line and buffer/setback? Two different surveys were submitted and show different boundaries and sizes. A portion of the proposed walkway along 11th Street to the future dock is located within one of the easement areas. Has the conservation easement been recorded? Staff found a prior easement recorded in 2010 that shows a different boundary and size.

General Information

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

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

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

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.keywestcity.com/planning

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

Applicant's Response Letter



November 20, 2014

RE: Response to: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application 2800 Flagler Avenue (RE # 00065090-000100; AK # 8633394) Dated October 23, 2014

Dear Planning Department Staff:

Please accept this additional submission to application for 8 Building Permit Allocation System units for the property at 2800 Flagler Ave. The City staff review found additional information was required to fully process the application. I will address each item as it was listed in the letter of October 23, 2014. We propose to modify the existing submission to have each BPAS home to have a "green upgrade" of three to gain 20 points. In addition, we propose to pay a \$5,000 fee to the Tree Fund to gain 10 points. The fee will be paid at the time of permitting, or CO, whichever the City proposes. .

Completeness

No comments at this time.

Response: None

BPAS Prerequisites

1. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cisterns on the plans, as well as the proposed landscape irrigation system or other methods of utilizing the cistern water in accordance with green building methods.

Response: See revised Elevation Plan, attached.

BPAS Scoring Criteria

No comments at this time.

Response: None

Additional Documentation & Comments

2. Page 1 of the application listed the incorrect density allowed within the SF Zoning District. The correct maximum density is eight units per acre.

Response: See replacement Page 1, attached.

3. The site plan lists the incorrect zoning district for the property. The correct zoning is Single Family Residential (SF).

Response: Please see revised Site Plan, attached.

4. Eight (8) of the ten (10) proposed dwelling units are subject to the City's BPAS requirements, leaving two (2) of the units not subject to the green building requirements. Please clarify and indicate on the plans which units are intended to be the BPAS units and which units are not.

Response: The two west most homes are not BPAS units, please see revised Site Plan, attached.

5. Staff recommends that the applicant consider having the two (2) units not subject to BPAS meet the same green building standards as the other eight (8) units, as doing so would may increase the FGBC score and may help achieve a higher green building certification level.

Response: None

6. Please note that the workforce housing deed restriction, which must be in a format acceptable to the City Attorney, for the two off-site residential units would need to be filed with the City and duly recorded in the official records prior to the issuance of any Certificates of Occupancy for the new units at 2800 Flagler Avenue.

Response: Understood.

7. Which survey indicates the SFWMD approved wetland line and buffer/setback? Two different surveys were submitted and show different boundaries and sizes. A portion of the proposed walkway along 11th Street to the future dock is located within one of the easement areas. Has the conservation easement been recorded? Staff found a prior easement recorded in 2010 that shows a different boundary and size.

Response: a) The BPAS application included the existing conservation easement (Map of Boundary and Topographical Survey by Reece and White) created for a previous development project as well as the new Legal Description Sketch (by Florida Keys Land Surveying) which included the new conservation easement agreed to by SFWMD for this new proposed project.

b) The pathway along 11th Street is within the uplands of the project. The uplands is at a minimum 8 feet wide, and increases in width. This can be best observed in the Florida Keys Land Surveying aerial mapping of the Limits of Wetland as Flagged by Terramar Environmental on 12/13/13, which was submitted in Section 2 of the original BPAS application (see attached with comments noted).

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

Response: Attached is all back up referred to in this letter and a drive containing an electronic copy of the data.

Should you require further information please feel free to contact me at 797-0463 and we will promptly respond.

Sincerely,

A handwritten signature in cursive script, appearing to read "Annalise Mannix".

Annalise Mannix

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

sworn to or affirmed and subscribed before me this ___ day of _____,2014, by Randy G. Allen, as Managing Member of Reef Enterprizes, LLC, who is personally known to me.

NOTARY SEAL:

NOTARY PUBLIC

Application



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

City of Key West, Florida • Planning Department

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

Application Fee: \$1,150.00

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

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

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

Name: Annalise Mannix, PE

Mailing Address: 3739 Paula Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 797-0463 Office: 305 292-5299

Email: amannix@aol.com

PROPERTY OWNER:

Name: Reef Enterprizes LLC

Mailing Address: 660 SouthPoint Ct Ste 301

City: Colorado Springs State: CO Zip: 80906-3874

Home/Mobile Phone: (719) 527-9899 Office: (719)650-8552

Email: RGAlaw@aol.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2800 Flagler Ave

Parcel ID/ RE#: 0006509-000100 Alternate Key: 8633394

Zoning District: SF Size of Site: 4.25 acre

Density Allowed: 8 ~~16~~ units/acre Commercial Floor Area: _____

B. EXISTING DEVELOPMENT:

Please provide a brief description of how the property is currently used: The property is a vacant parcel used in the past by illegal parking of boats and homeless encampments. The parcel was once used for a Synagogue.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	2 Existing	8 BPAS
Affordable Residential Dwelling Unit(s) ²	0	2 Exist. offsite market rate	The 2 will be dedicated affordable
Transient Unit(s) ³	0	0	0
Accessory Dwelling Unit(s) ⁴	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			8

- 1 Please provide City Licensing Records from the Building Department.
- 2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- 3 New transient units are NOT available until July 2017.
- 4 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-237 of the Land Development Regulations

C. PROPOSED DEVELOPMENT

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

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

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

- Is the property located within the Historic District? Y / N
- Are buildings on the property listed as contributing historic structures? Y / N
- Is the proposal for mixed residential and commercial use? Y / N
- Are density bonuses proposed? Y / N
- Advanced affordable allocation request? Y / N

Will the allocation require development review? Y / N

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

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

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties prosing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
- a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.
- b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
- (A) **Major Construction/Renovation Prerequisites.** The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
- a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
- b. All new buildings shall be constructed so as to have the **first habitable floor 1.5 feet above the required base flood elevation**, with the exception of properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
- c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 1,000 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
- (B) **Minor Renovation Prerequisites.** For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGuage or RESNET may be used to establish a baseline. Please provide a description how 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date Signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).
6. Copy of City licensing records for existing units. Copy of Dec 2013 Beneficail Use Allocation for 2 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.



ANNALISE MANNIX

ENGINEERING AND CONSULTING, LLC

ENCLAVE ON RIVERIA

Application for Building Permit Allocation System Units

2800 Flagler Avenue

ADDENDUM to APPLICATION

The subject property is located on the corner of Flagler Avenue and 11th Street and is a vacant and undeveloped 4.26 acre parcel. The proposal is to construct ten (10) single-family dwelling units in the SF zoning district, which is a permitted use. Currently the site is authorized for (2) Beneficial Use units, and the owner is requesting 8 additional BPAS units. The owner has purchased two off-site homes for deed restriction as affordable housing. The site currently has 1.80 acres of uplands on the north and east side that is scarified and is proposed for this residential development, while returning 2.44 acres to conservation land for mangrove habitat.

Description of Proposed Development and Use:

Existing Conditions:

The property is located outside of the Key West Historic District. The size of the property is 4.26 acres (185,280 square feet) and is vacant and undeveloped. It is located on the corner of Flagler Ave a divided 4-lane County road and 11th Street, a dead end City street. The property borders on Rivera Canal to the south and the Catholic Charities property to the west. An off-site City boat ramp is located at the terminus of 11th Street on the Riviera Canal. The mangroves on the south side of the property are connected by tidal cycles to the Riviera Canal. Portions of the property are scarified on the north and west side which can be used to accommodate development. The site has 1.80 acres of uplands that have been disturbed by early sub-division platting and unobstructed access/use resulting in the dumping of construction materials, and solid waste. The subject site is often used for truck and boat trailer parking. The property is home to a number of homeless people, who use the property as a campground without sanitary facilities. The property is located in the Single Family (SF) zoning district. The intent of the SF district is to accommodate single-family, permanent residential development.

Proposed Development:

The comprehensive proposal is to construct 10 unattached two-story single-family dwelling owner-occupied units in the SF zoning district. The homes will be accessed

through an internal brick-paver driveway system; each will have its own driveway and parking for two vehicles, and two guest spaces will be provided for the parcel. The site will have two notable recreation areas: a community pool and pool-house and a proposed dock to allow a stroll through the site to the Rivera Canal.

The property currently has two (2) Beneficial Use allocations. This proposal is for an additional (8) units for the total of ten owner-occupied homes. The plan includes two off-site affordable housing units which are ready for sale as deed restricted workforce housing as soon as the BPAS units are approved.

The proposed 8 BPAS unit homes will be constructed and certified to the **gold** level of the Florida Green Home Certification Standard. All of the houses will be a minimum of **three-feet above base flood** elevation, which also allows vehicular parking below the home which will be on 7-foot+/- tall columns. The ceiling will be 25 feet above the center of the roadway with the attic 5-feet above. All homes will be highly wind resistant and with xeriscaping. The **project will have a water catchment system** to collect the roof area of each of the (8) homes in gallons. A small 2,060 sq. ft. fenced in communal pool area with a 225 sq. ft. cabana as well as the deck and swimming platform through a mangrove nature is proposed for extra recreational space.

Solutions Statement:

Landscape - The site is designed with xeriscaping. A rainwater catchment system will be installed to catch roof stormwater runoff which will then be distributed as irrigation. The Stormwater system on site is designed to the 25-year 72 hour storm.

Green Certification - The site and homes will be designed to provide a Gold Florida Green Building Standard for the BPAS units. The homes will have a quality control process which limits waste. The homes are being constructed by Palm Harbor Homes which has provided a letter stating that the homes will be constructed to a Gold certification with 18 SEER A/C system (please see attached letter). The homes will be highly energy efficient with light colored siding to reflect heat.

Water/Electric Efficiency - The homes will be designed for water use efficiency. The site will have night-sky compliant street lighting which will not impact the surrounding neighborhood. The electric service will be underground from a KES transformer on the property to be located by KES when final electric loads are calculated. Each home will have a separate electric meter, as will the pool and site lighting. Each home will be individually serviced for water supply from FKAA with 3 meter banks of four meters each. The pool and site irrigation will each have its own meters.

Noise - The enclave will have substantial landscaping which will help limit the transmission of noise from the property.

Flood Mitigation - All of the houses will be a minimum of **three feet above base flood** elevation, which also allows vehicular parking below the home. The home will have

column foundations which will be on 7-foot+/- tall concrete columns. The ceiling will be 25 feet above the center of the roadway with the attic 5-feet above. All homes will be highly wind resistant. Any enclosures below homes will be so designed to comply with the AE8 FEMA standards.

Recreational/Open Space - The site will have an exceptionally large amount of recreational and open space. A small 2,060 sq. ft. fenced in communal pool area with a 225 sq. ft. cabana as well as the deck and swimming platform through a mangrove nature walk is proposed for extra recreational space.

Workforce Housing - The project has purchased two existing homes to be deeded as affordable workforce housing as the method to provide 30% of the new BPAS units to be affordable housing.

Stormwater Runoff - The construction process will require sediment carried by air and water to remain on the site and not impact wetlands. A NPDES permit will be required to ensure compliance. Long-term maintenance of the stormwater and utility systems will be the responsibility of the homeowner association. Swales will be used to provide treatment of stormwater. The stormwater system will consist of large swales and underground piping. The system is designed to meet the 25 year 24 hour event and 25 year 3 day event providing a swale volume of 4,982 cubic feet. The system will be fully permitted by the SFWMD.

Access - Access from the adjacent rights of way will be required for vehicular use. The property currently has a sidewalk completely around the site so two driveway cuts will be required, one for daily ingress and egress on 11th Street and one for emergency egress for fire equipment onto Flagler Ave. The impacts to the roads in the area are expected to be minimal, except for the first 200 feet of 11th Street which will have limited impacts. The actual number of vehicle trips can be hard to determine, however it is estimated that the traffic volume would not rise to a level requiring any traffic control modifications.

Sewage – Sewage from each home will collect in an internal sewage collection system and run to the north tying into an existing manhole on Flagler Ave. The system will be permitted by the FDEP. The site irrigation meter will have a deduct meter to accurately reflect sewer use.

Environmental Protection - As protection against encroachment into environmentally sensitive areas a conservation easement is being executed and signage will inform residents.

Structures - Each 1,728 SF two-story home will have three bedrooms and 2-1/2 baths. The proposed development of Enclave on Riveria will be a home owners association.

Intergovernmental coordination - Efforts to coordinate with agencies will continue as the final design progresses.

Fire Department – The Fire Department requires five-foot access surrounding each building and 10-foot separation when not using fire sprinklers. Fire truck access for a drive-through site has been implemented in the plan.

Landscape - A landscape plan was completed. According to Code Section 108-413 the property is required to have 160 plants within 40 linear feet of landscaping along the street frontage along Flagler Avenue and 11th Street. This requirement was requested to be waived by 10 feet of the 40 foot requirement facing Flagler Ave. and for 20 feet of the 40 required for 11th Street on the east, and was approved by the Planning Board.

Submitted Plans:

1. Area/ Location Plan
2. Site Plan
3. Elevations
4. Wetlands Survey
5. Survey
6. Stormwater Plan
7. Landscape Plan



ANNALISE MANNIX
ENGINEERING AND CONSULTING, LLC

August 29, 2014

**RE: Additional Submissions as Requested for Application for 8 Building Permit Floor,
Floor, Allocation System Units
2800 Flagler Ave, Key West**

Dear Mr. Craig:

Please accept this additional submission application for 8 Building Permit Allocation System units for the property at 2800 Flagler Ave. The staff review found further information was required. Attached please find hard copies and a disk of PDF's of:

1. Cover letter
2. Description of meeting requirement for BPAS for the two approved Planning Board affordable housing units
3. Replacement Authorization Form
4. Replacement Verification Form
5. Replacement BPS Certification Form
6. Declaration of Affordable Housing Restrictions and Option to Purchase prepared by KW legal dept.
7. Floor Plan with resealed , Site, and Elevation Plans
8. Sealed Legal Description Sketch.
9. Electronic only Elevation Certificates for all units (sealed copies were submitted during the Application Meeting.)
10. Planning Board Minor Development Plan Approval

I believe you will find all requested data. Should any time require further information for your staff to provide a complete review please feel free to contact me at 797-0463 and we will promptly respond.

Sincerely,

Annalise Mannix



ANNALISE MANNIX

ENGINEERING AND CONSULTING, LLC

August 29, 2014

RE: Submissions as Requested for Application for 8 Building Permit Floor, Floor,
Allocation System Units
2800 Flagler Ave, Key West

Workforce Housing - The project has purchased two existing homes to be deeded as affordable workforce housing as the method to provide 30% of the new BPAS units to be affordable housing. The homes exist and are not new BPAS units or new beneficial units. They are existing market rate units to be deeded affordable. This is an excellent method to provide affordable housing city-wide as it does not take the future or current affordable allocations.

The homes have received upgrades and will be placed on the market in Sept. 2014 as affordable housing. The upgrades installed the following energy and water efficiency devices:

- New Energy Star Refrigerator
- New Energy Star Microwave
- Replace light bulbs with CFL's
- Some light replacement wit LED's
- New energy efficient ceiling fans
- Room darkening shades were installed
- Light color paint
- The water heaters are being insulated
- Low water Kitchen faucet
- Low water bath faucet
- The toilet tank is being modified to reduce water use.

Keys Energy and the FKAA would not provide the previous owners energy bills, but did provide average uses. It is my opinion, based on the water and electric use, that there was no A/C used in these homes and the owners used an excessive amount of water. Therefore we are confident that new owners can easily reduce the water use by 15% with the new devices installed, and as long as no a/c is used, the electric will also easily be reduced 15%

Keys Energy and the FKAA would not provide the previous owners energy bills, but did provide average uses:

1213 1st street

“water usage per month: (in and out) averaged 5,000-7,000 gallons resulting in \$100-\$110 a month”

“electrical usage per month: (no kw info available), average bill, \$130 per month”

1215 1st street

“water usage per month: (in and out) averaged 6,000-8,000 gallons, resulting in \$110-\$120 a month”

“electrical usage per month: (no kw info available), average bill \$125 per month”



Bruce Bussell
Engineering Manager
Palm Harbor Homes, Inc.
605 South Frontage Road
Plant City, Florida 33563-9934
Phone: 813-752-1368 Ext.758
Fax 1: 813-754-8875
Fax 2: 813-719-3689
E-Mail: bbussell@palmharbor.com

July 28, 2014

Randy Allen
Reef Enterprizes, LLC.
660 South Pointe
Suite 301
Colorado Springs, Colorado 80906

RE: FGBC rating, Palm Harbor Homes, project: Enclave On Riviera, Key West, FL

Dear Mr. Allen:

This letter is to confirm the feasibility of Palm Harbor systems-built homes, which are proposed to be sited in Enclave On Riviera, Key West, FL, will meet a minimum level of Gold, under the requirements set by The Florida Green Building Coalition (FGBC). Palm Harbor homes' building envelope, structure, and factory construction methods will provide the builder the opportunity to reach the Gold level under FGBC provided that the builder install an 18 SEER air conditioner and follow the FGBC site guidelines under best management practices for field construction.

If I can be of further assistance, please contact me at the above contact information, or contact Dr. Jennifer Languell, Certified FBGC and LEED Rater at 239-229-3177.

Sincerely yours,

A handwritten signature in black ink that reads "Bruce Bussell". The signature is fluid and cursive, written in a professional style.


Bruce Bussell
Engineering Manager
Palm Harbor Homes of Florida.

2800 Flagler Avenue

Stormwater Catchment System

The stormwater catchment systems for the 8 units at 2800 Flagler Ave will be designed to comply with ASPE's design standard, developed in conjunction with the American Rainwater Catchment Systems Association and sponsored by IAPMO and NSF International. It will be designed as a code-app stormwater catchment systems roved rainwater harvesting system to provide water reuse and conservation.

Each system will be installed to accept approximately 1,100 gallons of water and then use the water for irrigation.

<p>Carat</p> 	<ul style="list-style-type: none"> • high strength underground system • two halves- nest for transport and storage • simple assembly with reliable gasket • gray non-potable polypropylene • includes access system with telescopic riser • inlet, outlet, vent through access system • internal filter fits in access system • can be fully emptied • up to 48" burial depth with extension • 1000 gal: 2'6" x 6'6" w x 6'0" h, 350 lbs. • 1700 gal: 7'0" x 7'2" w x 6'11" h, 490 lbs. • 7 x 1000 gal/pallet; 5 x 1700 gal/pallet 	<p>Carat 1000, 1000 gal, \$1695 Carat 1700, 1700 gal, \$2495 Carat Riser Kit, basic, green, \$160 Carat Riser Kit, heavy-duty, black, \$480 Carat Riser Kit, extra, cast-iron, \$620 Carat Extension, \$260</p> <p>NOTE: Riser Kit is required. Kits include, 24" telescopic riser, lid, and gaskets.</p>
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PRODUCT	FEATURES	PRICING
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Prepared by and Return to:
Larry R. Erskine, Esq.
P.O. Box 1409
Key West, FL 33041-1409
(305) 809-3770

**DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS
AND OPTION TO PURCHASE**

This Declaration of Affordable Housing Restrictions (hereinafter "Declaration") is made and entered into this ____ day of _____, 2014, by Reef Enterprizes, LLC, a Colorado limited liability company authorized to conduct business in the State of Florida (hereinafter "Declarant"), whose principal mailing address is 660 Southpointe Court, #301, Colorado Springs, CO, 80906.

This Declaration applies to the duplex situated on real property located at 1213-1215 1st Street, in Key West, Florida, which is more particularly described as Lot 1, Block 5, Sunshine Subdivision – Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, Page 169, of the Public Records of Monroe County, Florida (hereinafter "Property").

WHEREAS, the Property by and through this Declaration becomes subject to regulation pursuant to Sections 122-1465 through 122-1500 of the Code of Ordinances of the City of Key West, Florida, as amended from time to time ("Work Force Housing Ordinance"), which ordinance establishes affordable housing categories to facilitate the development of housing designed to meet the needs of people employed by the local economy, establishes eligibility requirements for occupants of work force housing, and restricts the sales price of the Property and requires that the Property be sold at a price substantially less than fair market value to a purchaser within a specific income range; and

WHEREAS, Declarant is developing a single family market rate project wherein Declarant is obligated pursuant to Section 122-1467 of the Work Force Housing Ordinance to provide a percentage of affordable housing; and

WHEREAS, in accordance with the linkage provision contained in Section 122-1465(b). Declarant and the City of Key West have agreed that Declarant shall satisfy its requirement pursuant to Section 122-1467 to provide two (2) affordable housing units by executing this Declaration; and

WHEREAS, provided Declarant complies with all other applicable conditions, regulations, and limitations applicable to Declarant's development, including

obtaining ROGO allocations, Declarant shall be entitled to develop eight (8) unrestricted market rate units; and

WHEREAS, Subsequent Purchaser will benefit from the limitations and regulations placed on the Property by operation of this Declaration; and,

WHEREAS, the intent of the City of Key West (hereinafter "City") in imposing reasonable regulations on the Property is to establish and maintain the affordability of the Property for persons with incomes within a specified range; and

WHEREAS, the intent of Declarant is to preserve through this Declaration the affordability of the Property and to assign to the City the right to enforce compliance with this Declaration; and

NOW, THEREFORE, the Declarant agrees that the Property shall be held and conveyed subject to the following affordable housing restrictions, covenants and conditions, which shall be binding on Declarant and all Subsequent Purchasers and parties, run with the Property and be binding on all parties having any right, title or interests in the Property or any part thereof, their heirs, successors and assigns for the entire term of this Declaration.

I. DEFINITIONS

- A. "Adjusted Maximum Sale Price" means the Maximum Work Force Housing Sale Price, as increased or decreased pursuant to Section X herein.
- B. "Eligible Applicant" means an individual or individuals who have been found by the City to constitute an Eligible Household pursuant to Section 122-1469 of the Code of Ordinances of the City of Key West, Florida.
- C. "Encumber" shall include any mortgage, deed of trust, or other instrument intended to secure an obligation or indebtedness (whether purchase money debt or refinanced debt). See Section XI below.
- D. "Declarant" shall mean the current owner of the Property Reef Enterprizes, LLC.
- E. "Transfer" means any sale, assignment or transfer, voluntary, involuntary or by operation of law (whether by deed, contract of sale, gift, devise, bequest, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in the Property, including but not limited to a fee simple interest, a joint tenancy interest, a life estate, a leasehold

interest, or an interest evidenced by a land contract by which possession of the Property is transferred to any Subsequent Purchaser and Subsequent Purchaser retains title.

- F. Subsequent Purchaser shall mean an individual, or individuals, who receive a Transfer of the Property from the Declarant or Subsequent Purchaser.

All other terms shall have the same meaning given to them in the City's Work Force Housing Ordinance.

II. TERM AND ENFORCEABILITY

A. This Declaration shall run with the Property and bind the Declarant and all Subsequent Purchasers, their heirs, legal representatives, executors, successors in interest and assigns, for a period of fifty (50) years from the effective date of this Declaration. At any time during the final year of the restriction, the City, at its sole discretion, may act by Resolution to renew this Declaration for an additional 50-year term.

B. The Property is held and hereafter shall be held, conveyed, encumbered, used, and occupied subject to these covenants, conditions, restrictions and limitations. All of the herein-stated covenants, conditions, restrictions and limitations are intended to constitute both equitable servitudes and covenants running with the land.

C. Any Subsequent Purchaser of the Property, or of any portion of or interest in the Property, by the acceptance of a deed therefore, whether from Declarant or from any Subsequent Purchaser of the Property, or by the signing of a contract or agreement to purchase the same, shall, by the acceptance of such deed or by the signing of such contract or agreement, be deemed to have consented to and accepted the covenants, conditions, restrictions and limitations set forth herein.

D. In order to preserve through this Declaration the affordability of the Property for persons with incomes within a specified range, the Declarant hereby grants and assigns to the City the right to monitor and enforce compliance with this Declaration, and in furtherance of this right assigns to the City any proceeds payable to the Declarant or Subsequent Purchaser, from a foreclosure or deed in lieu of foreclosure in excess of the Adjusted Maximum Sale Price, as provided in Section XII.B of this Declaration. Declarant and/or Subsequent Purchaser otherwise reserves the rights necessary to implement the provisions of this Declaration.

III. DEFAULT UNDER MORTGAGE; SUBORDINATION; NOTICE TO CITY

A. This Declaration shall be subject to and subordinate to the lien of a first mortgage which secures a loan made in the amount of the City approved purchase price paid by Subsequent Purchaser. The subordination of this Declaration pursuant to this Section III shall not apply to any mortgage that exceeds such amount.

B. In the event of default under any mortgage, the City shall be considered to have sufficient interest in the Property to have the same right as any Subsequent Purchaser to cure the default and redeem the Property prior to foreclosure sale. Such redemption shall be subject to the same fees, charges and penalties which would otherwise be assessed against the Subsequent Purchaser. Nothing herein shall be construed as creating an obligation on the part of the City to cure any such default. This right to cure and redeem shall not operate to extend any time limitations in the default provisions of the underlying mortgage.

C. Any Subsequent Purchaser shall notify City of any deed of trust or mortgage recorded against the Property, and shall provide the City with the information needed by the City to record a Request for Notice of Default. Note that the City's approval of any financing is required under Sections V and XI below.

IV. OCCUPANCY, LEASING AND OWNERSHIP OF THE PROPERTY

A. All Subsequent Purchasers shall occupy the Property as his/her homestead. During the time the Property is vacant while being actively offered for sale by Declarant and/or Subsequent Purchaser, this owner-occupancy requirement shall not apply; however, Declarant and/or Subsequent Purchaser may not rent the Property during such period. The vacancy shall not be for a period of more than 120 consecutive days and Declarant and/or Subsequent Purchaser must demonstrate to the City that the Property is being offered for sale in good faith.

B. Declarant and/or Subsequent Purchaser shall not rent or lease the Property to a third party at any time.

V. REQUIREMENTS FOR CITY APPROVAL OF TRANSFER, REFINANCE OR OTHER ENCUMBRANCE

A. Except as provided in this Section V and Section IV, above, the Property shall not be transferred, financed, refinanced or otherwise encumbered without written approval of the City, which approval shall be approved in accordance with paragraph V(B) herein below. The following transfers are exceptions to the requirement for the City's written approval, provided that

Declarant and/or Subsequent Purchasers notifies the City of such transfers in writing within 10 days of the effective date of the transfer:

1. A transfer resulting from the death of Declarant and/or Subsequent Purchasers where the transfer is to a spouse or legal heir pursuant to Article X, Section 4, of the Florida Constitution; or
2. A transfer by Declarant and/or Subsequent Purchaser, to a co-owner of the Property; or
3. A transfer resulting from a decree of dissolution of the marriage or legal separation in connection with a property settlement agreement incidental to such a decree by which a spouse who is an Owner becomes the sole Owner of the property; or
4. A transfer by Declarant and/or Subsequent Purchaser to the trustee of an inter vivos trust in which the Declarant or Subsequent Purchaser is a beneficiary.

B. The City shall approve a proposed transfer of the Property provided that Declarant and/or Subsequent Purchaser is not in default under this Declaration, and the City has determined that Declarant and/or Subsequent Purchaser and Declarant's and/or Subsequent Purchasers' proposed subsequent purchaser or transferee (collectively referred to hereinafter as "Transferee") have complied with all of the requirements of this Declaration.

C. The City may assign its rights, as set forth in this Declaration, to its designee for the purpose of enforcing the provisions of this Declaration.

VI. [THIS SECTION INTENTIONALLY LEFT BLANK]

VII. REQUIRED DISCLOSURES UPON TRANSFER

Prior to the transfer of the Property, Declarant and Subsequent Purchaser shall provide the City, or the City's designee, with the following information:

A. The Declarant or Subsequent Purchaser shall submit in writing the name, address and telephone number of each Subsequent Purchaser.

B. The Declarant or Subsequent Purchaser shall submit in writing all information required by the City to determine, or have determined by the City's designee, whether Subsequent Purchaser is eligible under Section VIII herein to purchase the Property. The Subsequent Purchaser shall pay to the City a reasonable fee to cover the City's costs of verifying information and administering its rights and obligations under this Declaration.

C. Declarant or Subsequent Purchaser shall submit the proposed sale contract and all other related documents setting forth the terms of sale or transfer of the Property. These documents shall include the following:

1. The sale price; and
2. The price to be paid by the Subsequent Purchaser for Declarant's or Subsequent Purchaser's personal property, if any, and for the services of Declarant, if any; and
3. All other amounts of money or other consideration, if any, concerning the Property to be paid by the Subsequent Purchaser to the Declarant or Subsequent Purchaser, and reasons therefore; and
4. The down payment to be paid by the Subsequent Purchaser; and
5. Any additional financing obtained by the Subsequent Purchaser to purchase the Property, including all terms and conditions of the financing; and
6. The monthly payments to be paid by the Subsequent Purchaser in connection with the purchase and ownership of the Property, itemized for each loan, taxes, insurance, homeowners association fees, etc; and
7. A signed affidavit stating that the Subsequent Purchaser has carefully read and understands the City's Work Force Housing Ordinance and this Declaration.

VIII. ELIGIBILITY OF SUBSEQUENT PURCHASER

The Subsequent Purchaser shall be an individual or individuals who have been determined to constitute an Eligible Applicant under Section 122-1469 of the City's Work Force Housing Ordinance.

A. The household or person shall derive at least 70 percent of his/her total income from gainful employment in Monroe County.

B. At the time of transfer of the Property, the total income of eligible household or persons shall not exceed 120 percent of the median household income for Monroe County (adjusted for family size).

C. Eligibility is based on proof of legal residence in Monroe County for at least one consecutive year.

D. Priority shall be given to families of four or more members for larger sized affordable work force housing units.

E. The applicant shall execute a sworn affidavit stating the applicant's intention to occupy the property.

F. The income of eligible households shall be determined by counting only the first and highest paid 40 hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the City, only the highest 60 hours of combined employment shall be counted. The income of dependents regardless of age shall not be counted in calculating a household's income.

G. The board of adjustment may review a household's income and unique circumstances to determine eligibility and conformance with the intent of this ordinance to assure that people in need are not excluded and people without need are not included.

IX. REQUIREMENTS FOR APPROVED TRANSACTION

In order to receive City approval, a transfer of the Property shall meet the following requirements:

A. The sale price shall not exceed the Adjusted Maximum Sale Price calculated pursuant to Section X below.

B. In the event a sale or transfer is made in violation of the terms of this Declaration, or false or misleading statements are made in any documents or certification submitted to the City for its approval of the sale or transfer, the City may declare a default under the Declaration. The City also shall have the right to file any action at law or in equity to force the parties to terminate and rescind the sale contract and declare the sale void, notwithstanding the fact that the sale or transfer may have closed and become final as between the seller and purchaser. In any event, any costs, liabilities or obligations incurred by the seller and purchaser for the return of any moneys paid or received in violation hereunder or for any costs and legal expenses, shall be jointly and severally borne by the seller and purchaser, and not by the City. The seller and purchaser shall jointly and severally hold the City and its agents harmless and indemnify the City for any action the City takes in good faith in enforcing the terms of this Declaration.

X. ADJUSTED MAXIMUM SALE PRICE CALCULATION

A. Except as provided in Section III above, and except for adjustments as provided herein below, the sale price of the Property shall not exceed 5 times the annual median household income (adjusted for family size) for Monroe County, in accordance with section 122-1472 of the Code of Ordinances of the City of Key West.

B. Owner Improvements. In order to assure continued affordability TO Subsequent Purchasers, no price adjustment or other reimbursement will be allowed for improvements made to the Property by a Subsequent Purchaser unless the requirements of this Section X are met. The City, or its designee, may approve, on a case-by case basis, price adjustments related to improvements made to the Property, provided all of the following conditions are met:

1. The improvements were permanent and substantial; and
2. The improvements were not of a decorative or maintenance nature, such as painting, wall coverings, window coverings, or replacement of carpeting. Landscaping plantings and hardscape may be eligible for a price adjustment, but only to complete a large area (such as a rear yard) that was previously unimproved; and
3. The price adjustment for all improvements may not exceed the lower of:
 - a. The actual out-of-pocket cost of eligible improvements, as determined by the City pursuant to this Section X, paid by a Subsequent Purchaser for design, materials and labor, as evidenced by valid receipts; or
 - b. The actual present value of the improvements, as determined solely by the City. This is the amount that the improvements would add to the market value of the unit at time of sale (without regard for affordability restrictions); or
 - c. Ten percent (10%) of the otherwise permissible sales price of the unit; and
4. The combined actual present value of the eligible improvements as described in Subsection X.B.3.(b), above, is at least one percent (1%) of the otherwise permissible sales price of the unit ; and
5. The improvements were made in compliance with the City Code, applicable permits, and any requirements imposed by a homeowners' association or any other governing district or association.

C. Subsequent Purchasers who are planning to make improvements and hope to eventually add the value of the improvements to their sale price are encouraged to request pre-approval from the City or its designee.

D. Other Requirements and Conditions

1. No increase whatsoever shall be allowed during such time, if any, that Declarant or Subsequent Purchaser was in violation of any requirement of this Declaration. City staff or staff's designee shall be afforded reasonable opportunity to inspect the Property for damage or deferred maintenance. If the Property is damaged or if there is substantial deferred maintenance, City staff may decrease the Property's sale price by the amount needed to repair the damage or to carry out the needed maintenance.
2. The Declarant or any Subsequent Purchaser may not require Subsequent Purchaser to pay any commissions or other costs associated with the sale typically paid by sellers of residential real property.
3. The price paid to Declarant or, by any Subsequent Purchaser for personal property and/or Owner's personal services must be disclosed to the City prior to sale of the Property, and shall not exceed the current fair market value of such property and services.

E. The Adjusted Maximum Sale Price of the Property is not a guarantee that the Owner will be able to sell the Property for that price.

XI. REQUIREMENTS FOR CITY APPROVAL OF FINANCING OR REFINANCING

The terms of all financing secured by the Property must be approved by the City, whether at the time of sale or thereafter. The City may approve refinancing of a first mortgage loan if no additional funds are provided to a Subsequent Purchaser other than the refinancing costs, the terms of the new loan are more favorable than the original loan, and the borrower is in full compliance with the City's Work Force Housing Ordinance and this Declaration. If Subsequent Purchaser seeks to receive additional funds from a refinance, the City may approve the request if Subsequent Purchaser's total secured loans-to-value ratio does not exceed 80% and the debt payment-to-income ratio is not higher than it was upon Subsequent Purchaser's purchase of the property. Financing which will result in negative amortization shall not be approved. The City may designate a third party to handle the approval requirements set forth herein.

XII. BEQUEST OR FORECLOSURE, INSURANCE AND CONDEMNATION

A. In the event of a transfer of the Property by operation of law such as by devise, bequest, foreclosure on any financing not exempted under Section V above, or deed in lieu of foreclosure on any such financing, to a party who does not meet the requirements of Section VIII herein, the transferee nevertheless shall be bound by the provisions of this Declaration. City shall not declare a default before allowing such transferee a reasonable period of time of not less than 120 days to sell

the Property to an Eligible Subsequent Purchaser in conformance with the provisions of this Declaration and the City's Work Force Housing Ordinance.

B. In the event that the Property is transferred by operation of law for the purpose of curing or preventing default by a Subsequent Purchaser on a loan or obligation, any amount by which the sale price exceeds the Adjusted Maximum Sale Price calculated according to Section X above, and which would otherwise be payable to a Subsequent Purchaser after full satisfaction of the lender's loan and costs, shall be due and owing to the City as assignee of the consideration benefits from the original sale of this Property.

C. Any hazard insurance proceeds which are not used to repair or rebuild the Property, and any condemnation award, shall be distributed as follows:

1. First, to lenders according to the recording priority of their encumbrances against the Property, as provided by law.
2. If any funds remain after lenders have been paid, then to the Declarant or Subsequent Purchaser, up to but not to exceed the net amount (after payment of encumbrances) that Declarant or Subsequent Purchaser would have received under a sale at the Adjusted Maximum Sale Price.
3. If any funds remain after the Declarant or Subsequent Purchaser have been paid, the remainder shall be paid to the City.

XIII. DEFAULTS AND REMEDIES: ASSIGNMENT OF RENTS

A. Upon any violation of the provisions of this Declaration the City may declare a default under this Declaration by delivering written notice thereof to the Declarant or Subsequent Purchaser. After providing written notice of default, the City may apply to a court of competent jurisdiction for specific performance of the Declaration, for an injunction prohibiting a proposed sale or transfer in violation of this Declaration, for a declaration that a prohibited transfer is void, or for any such other relief as may be appropriate.

B. Assignment of rents: Declarant any any Subsequent Purchaser hereby assigns to City the right to receive the rents due or collected during the entire period the Property is occupied in violation of any of the terms of this Declaration.

C. The remedies stated herein shall not be exclusive, but shall be cumulative to all other remedies and rights the parties may lawfully exercise.

XIV. PURCHASE OPTION UPON DEFAULT

A. In addition to the remedies provided for herein, Declarant and/or Subsequent Purchaser hereby grants to the City the option to purchase the Property in the event that Declarant or Subsequent Purchaser is in default.

B. The option to purchase may be exercised upon a default under this Declaration, or upon default under any notes Declarant or Subsequent Purchaser has executed in favor of the City, or any deed of trust, or any other lien, including a judgment lien, recorded against the Property. The City shall have thirty (30) days after declaring a default or receiving notice that a default is declared on any other obligation secured by this Property to notify the Declarant or Subsequent Purchaser of its decision to exercise its option to purchase. Not later than sixty (60) days after the certified mailing of the notice to exercise its option and provided that Declarant or Subsequent Purchaser does not by act or omission frustrate or prevent purchase of the Property, the City or its assignee shall purchase the Property for the following option price:

The lesser of the following:

1. The Adjusted Maximum Sale Price, less six percent (6%) to cover the City's resale costs, and less the amount necessary to repair any damage and correct deferred maintenance as reasonably determined by the City; or,
2. The appraised value of the Property as determined by a state licensed appraiser approved by Declarant or Subsequent Purchaser and City, less six percent (6%) to cover the City's resale costs, but not less than the amount necessary to pay the balance due on the outstanding first mortgage.

XV. REQUIREMENTS FOR WRITTEN REPORTS FROM DECLARANT OR SUBSEQUENT PURCHASER

Declarant or Subsequent Purchaser shall provide a written report to the City each year on January 1, or on such other date as specified by the City in writing, which includes a statement that Declarant or Subsequent Purchaser have occupied the Property and complied with all provisions of this Declaration, or includes Declarant's or Subsequent Purchaser's explanation of any violation of any provision of this Declaration. The report shall be submitted within thirty (30) days of the specified date to the City, or to such other person or address designated by the City.

Failure to provide a report in a timely manner, or any misrepresentations on the report, shall constitute a default under this Declaration.

XVI. GENERAL PROVISIONS

A. The City may assign its rights and delegate its duties hereunder in writing without the consent of Declarant or Subsequent Purchaser. Upon such assignment the City shall notify the Declarant or Subsequent Purchaser.

B. If any action is brought to enforce the terms of this Declaration, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

C. Subsequent Purchaser covenants that it has not and will not execute an agreement to purchase, or purchase, any other real property for a price above the Maximum Work Force Housing Unit Sales Price while owning the Property.

D. If any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Declaration, and this Declaration shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

E. The terms of this Declaration shall be interpreted under the laws of the State of Florida and venue shall lie in Monroe County, Florida.

F. All notices required herein shall be sent by certified mail, return receipt requested, to the Declarant or Subsequent Purchaser at the address of the Property and to the City or its designee at P.O. Box 1409, Key West, Florida, 33041, or such other address that the City may subsequently provide in writing to the Declarant or Subsequent Purchaser.

G. Declarant or Subsequent Purchaser agrees to permit the City to record a Request for Notice of Default and a Request for Notice of Delinquency at any time.

H. Declarant, upon the sale of the Property to a Subsequent Purchaser shall no longer have any remaining, further or continuing responsibilities, obligations, duties or liabilities of any kind or nature arising from or related in anyway to this Declaration.

I. Prior to the conveyance of the Property to a Subsequent Purchaser, the Property shall remain vacant.

IN WITNESS WHEREOF, the Declarant or Subsequent Purchaser have executed this Declaration as of the date written below.

DECLARANT:

**Reef Enterprizes, LLC,
a Colorado limited partnership**

By: _____
Randy G. Allen, Managing Member

Solution Statement
Description of Proposed
Development and Use



ANNALISE MANNIX

ENGINEERING AND CONSULTING, LLC

ENCLAVE ON RIVERIA

Application for Building Permit Allocation System Units 2800 Flagler Avenue

ADDENDUM to APPLICATION

The subject property is located on the corner of Flagler Avenue and 11th Street and is a vacant and undeveloped 4.26 acre parcel. The proposal is to construct ten (10) single-family dwelling units in the SF zoning district, which is a permitted use. Currently the site is authorized for (2) Beneficial Use units, and the owner is requesting 8 additional BPAS units. The owner has purchased two off-site homes for deed restriction as affordable housing. The site currently has 1.80 acres of uplands on the north and east side that is scarified and is proposed for this residential development, while returning 2.44 acres to conservation land for mangrove habitat.

Description of Proposed Development and Use:

Existing Conditions:

The property is located outside of the Key West Historic District. The size of the property is 4.26 acres (185,280 square feet) and is vacant and undeveloped. It is located on the corner of Flagler Ave a divided 4-lane County road and 11th Street, a dead end City street. The property borders on Rivera Canal to the south and the Catholic Charities property to the west. An off-site City boat ramp is located at the terminus of 11th Street on the Riviera Canal. The mangroves on the south side of the property are connected by tidal cycles to the Riviera Canal. Portions of the property are scarified on the north and west side which can be used to accommodate development. The site has 1.80 acres of uplands that have been disturbed by early sub-division platting and unobstructed access/use resulting in the dumping of construction materials, and solid waste. The subject site is often used for truck and boat trailer parking. The property is home to a number of homeless people, who use the property as a campground without sanitary facilities. The property is located in the Single Family (SF) zoning district. The intent of the SF district is to accommodate single-family, permanent residential development.

Proposed Development:

The comprehensive proposal is to construct 10 unattached two-story single-family dwelling owner-occupied units in the SF zoning district. The homes will be accessed

through an internal brick-paver driveway system; each will have its own driveway and parking for two vehicles, and two guest spaces will be provided for the parcel. The site will have two notable recreation areas: a community pool and pool-house and a proposed dock to allow a stroll through the site to the Riviera Canal.

The property currently has two (2) Beneficial Use allocations. This proposal is for an additional (8) units for the total of ten owner-occupied homes. The plan includes two off-site affordable housing units which are ready for sale as deed restricted workforce housing as soon as the BPAS units are approved.

The proposed 8 BPAS unit homes will be constructed and certified to the **gold** level of the Florida Green Home Certification Standard. All of the houses will be a **minimum of three-feet above base flood** elevation, which also allows vehicular parking below the home which will be on 7-foot+/- tall columns. The ceiling will be 25 feet above the center of the roadway with the attic 5-feet above. All homes will be highly wind resistant and with xeriscaping. The **project will have a water catchment system** to collect the roof area of each of the (8) homes in gallons. A small 2,060 sq. ft. fenced in communal pool area with a 225 sq. ft. cabana as well as the deck and swimming platform through a mangrove nature is proposed for extra recreational space.

Solutions Statement:

Landscape - The site is designed with xeriscaping. A rainwater catchment system will be installed to catch roof stormwater runoff which will then be distributed as irrigation. The Stormwater system on site is designed to the 25-year 72 hour storm.

Green Certification - The site and homes will be designed to provide a Gold Florida Green Building Standard for the BPAS units. The homes will have a quality control process which limits waste. The home are being constructed by Palm Harbor Homes which has provided a letter stating that the homes will be constructed to a Gold certification with 18 SEER A/C system (please see attached letter). The homes will be highly energy efficient with light colored siding to reflect heat.

Water/Electric Efficiency - The homes will be designed for water use efficiency. The site will have night-sky compliant street lighting which will not impact the surrounding neighborhood. The electric service will be underground from a KES transformer on the property to be located by KES when final electric loads are calculated. Each home will have a separate electric meter, as will the pool and site lighting. Each home will be individually serviced for water supply from FKAA with 3 meter banks of four meters each. The pool and site irrigation will each have its own meters.

Noise - The enclave will have substantial landscaping which will help limit the transmission of noise from the property.

Flood Mitigation - All of the houses will be a minimum of **three feet above base flood** elevation, which also allows vehicular parking below the home. The home will have

column foundations which will be on 7-foot+/- tall concrete columns. The ceiling will be 25 feet above the center of the roadway with the attic 5-feet above. All homes will be highly wind resistant. Any enclosures below homes will be so designed to comply with the AE8 FEMA standards.

Recreational/Open Space - The site will have an exceptionally large amount of recreational and open space. A small 2,060 sq. ft. fenced in communal pool area with a 225 sq. ft. cabana as well as the deck and swimming platform through a mangrove nature walk is proposed for extra recreational space.

Workforce Housing - The project has purchased two existing homes to be deeded as affordable workforce housing as the method to provide 30% of the new BPAS units to be affordable housing.

Stormwater Runoff - The construction process will require sediment carried by air and water to remain on the site and not impact wetlands. A NPDES permit will be required to ensure compliance. Long-term maintenance of the stormwater and utility systems will be the responsibility of the homeowner association. Swales will be used to provide treatment of stormwater. The stormwater system will consist of large swales and underground piping. The system is designed to meet the 25 year 24 hour event and 25 year 3 day event providing a swale volume of 4,982 cubic feet. The system will be fully permitted by the SFWMD.

Access - Access from the adjacent rights of way will be required for vehicular use. The property currently has a sidewalk completely around the site so two driveway cuts will be required, one for daily ingress and egress on 11th Street and one for emergency egress for fire equipment onto Flagler Ave. The impacts to the roads in the area are expected to be minimal, except for the first 200 feet of 11th Street which will have limited impacts. The actual number of vehicle trips can be hard to determine, however it is estimated that the traffic volume would not rise to a level requiring any traffic control modifications.

Sewage – Sewage from each home will collect in an internal sewage collection system and run to the north tying into an existing manhole on Flagler Ave. The system will be permitted by the FDEP. The site irrigation meter will have a deduct meter to accurately reflect sewer use.

Environmental Protection - As protection against encroachment into environmentally sensitive areas a conservation easement is being executed and signage will inform residents.

Structures - Each 1,728 SF two-story home will have three bedrooms and 2-1/2 baths. The proposed development of Enclave on Riveria will be a home owners association.

Intergovernmental coordination - Efforts to coordinate with agencies will continue as the final design progresses.

Fire Department – The Fire Department requires five-foot access surrounding each building and 10-foot separation when not using fire sprinklers. Fire truck access for a drive-through site has been implemented in the plan.

Landscape - A landscape plan was completed. According to Code Section 108-413 the property is required to have 160 plants within 40 linear feet of landscaping along the street frontage along Flagler Avenue and 11th Street. This requirement was requested to be waived by 10 feet of the 40 foot requirement facing Flagler Ave. and for 20 feet of the 40 required for 11th Street on the east, and was approved by the Planning Board.

Submitted Plans:

1. Area/ Location Plan
2. Site Plan
3. Elevations
4. Wetlands Survey
5. Survey
 6. Stormwater Plan
 7. Landscape Plan

Deed

Doc# 1939285 06/28/2013 10:51AM
Filed & Recorded in Official Records of
MONROE COUNTY RAY HEVILIN

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE12-044
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$4,200.00

06/28/2013 10:51AM
DEED DOC STAMP CL: DS \$4,200.00

Doc# 1939285
Bk# 2636 Pg# 1242

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 27th day of June, 2013, between CHABAD OF KEY WEST, INC., a Florida not-for-profit corporation, whose address is 906 Trinity Drive, Key West, FL 33040 (hereinafter referred to as 'Grantor'), and REEF ENTERPRIZES, LLC, a Texas Limited Liability Company, whose address is 660 South Pointe Court, #301, Colorado Springs, CO 80906 (hereinafter referred to as "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 SIX HUNDRED THOUSAND & 00/100th DOLLARS (\$600,000.00) and other good and valuable consideration 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, with the street address of 2800 Flagler Avenue, Key West, FL 33040, and more particularly described as:

ON THE ISLAND OF KEY WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FLAGLER AVENUE AND THE WESTERLY RIGHT OF WAY LINE (CURB LINE) OF ROOSEVELT BOULEVARD, IN KEY WEST, FLORIDA; BEAR SOUTH 68°45'40" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FLAGLER AVENUE FOR A DISTANCE OF 6245.19 FEET TO THE POINT OF BEGINNING OF THE SAID REAL ESTATE HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 68°45'40" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FLAGLER AVENUE FOR A DISTANCE OF 280.0 FEET TO A POINT; THENCE BEAR SOUTH 21°14'20" EAST FOR A DISTANCE OF 386.0 FEET TO A POINT ON THE NORTHERLY SIDE OF A PROPOSED CANAL; THENCE BEAR NORTH 68°45'40" EAST ALONG THE NORTHERLY SIDE OF SAID PROPOSED CANAL FOR A DISTANCE OF 280.0 FEET TO A POINT; THENCE BEAR NORTH 21°14'20" WEST FOR A DISTANCE OF 386.0 FEET BACK TO THE POINT OF BEGINNING, SAID DESCRIBED REAL ESTATE CONNECTING AND BEING ADJACENT TO THE SOUTHWESTERLY 737.21 FEET OF THAT PARCEL OF LAND KNOWN AS PARCEL 29 AS SET FORTH IN AN UNRECORDED MAP OF LANDS OF KEY WEST IMPROVEMENT CO., INC., PREPARED BY CRANSHAW, BAILEY AND ASSOCIATES, DATED DECEMBER 2, 1952.

AND ALSO:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FLAGLER AVENUE AND THE WESTERLY RIGHT OF WAY LINE (CURB LINE) OF ROOSEVELT BOULEVARD, IN KEY WEST, FLORIDA, BEAR SOUTH 68°45'40" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FLAGLER AVENUE FOR A DISTANCE OF 6525.19 FEET TO THE POINT OF BEGINNING OF THE SAID REAL ESTATE HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 68°45'40" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FLAGLER AVENUE FOR A DISTANCE OF 200.0 FEET TO A POINT; THENCE BEAR SOUTH 21°14'20" EAST FOR A DISTANCE OF 386.0 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY SIDE OF A PROPOSED CANAL; THENCE BEAR NORTH 68°45'40" EAST ALONG THE NORTHERLY SIDE OF SAID PROPOSED CANAL FOR A DISTANCE OF 200.0 FEET TO A POINT; THENCE BEAR NORTH 21°14'20" WEST FOR A DISTANCE OF 386.0 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING, SAID DESCRIBED REAL ESTATE BEING A PORTION OF THAT PARCEL OF LAND KNOWN AS PARCEL 29 AS SET FORTH IN AN UNRECORDED MAP OF LANDS OF KEY WEST IMPROVEMENT CO., INC., PREPARED BY CRANSHAW, BAILEY AND ASSOCIATES, DATED DECEMBER 2, 1952.

PARCEL IDENTIFICATION NUMBER: 00065090-000100; ALTERNATE KEY ("AK") NO.: 8633394

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS

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.

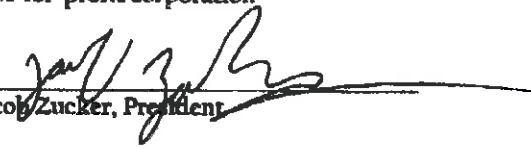
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012, and those items listed above.


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:

CHABAD OF KEY WEST, INC., a Florida
not-for-profit corporation


Witness # 1 signature
Print name: SAMUEL KAUFMAN

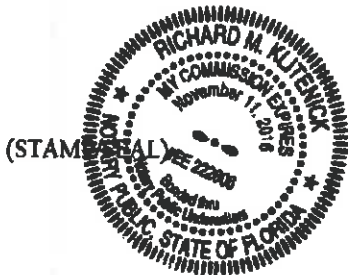
By: 
Jacob Zucker, President



Witness # 2 signature
Print name: RICHARD M. KLITENICK

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements JACOB ZUCKER, who is personally known to me or who produced N/A as identification, to be the same person who is the named officer of the corporate Grantor described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite corporate authority.

WITNESS my hand and official seal at Key West, Monroe County, State of Florida, on this 27th day of June, 2013.




Notary Public-State of FL
Commission Expires: 11-11-2016

CERTIFICATION OF CORPORATE RESOLUTION

THE UNDERSIGNED, LEVI SEGAL, AS SECRETARY OF CHABAD OF KEY WEST, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "CORPORATION"), DOES HEREBY CERTIFY AS FOLLOWS:

1. I AM THE DULY ELECTED AND QUALIFIED SECRETARY OF CHABAD OF KEY WEST, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND AM THE KEEPER OF THE RECORDS AND CORPORATE SEAL OF SAID CORPORATION.

2. THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE RESOLUTION DULY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF CHABAD OF KEY WEST, INC., HELD IN ACCORDANCE WITH ITS BYLAWS AT ITS OFFICES LOCATED IN KEY WEST, MONROE COUNTY, FLORIDA ON THE 15TH DAY OF JUNE, 2013, AND THE SAME IS NOW IN FULL FORCE AND EFFECT.

COPY OF RESOLUTION

RESOLVED THAT JACOB ZUCKER IS AUTHORIZED, ON BEHALF OF THE CORPORATION, TO EXECUTE ANY AND SALE AND CONVEYANCE DOCUMENTS NECESSARY TO CLOSE ON THE ANTICIPATED TRANSACTION TO SELL THE REAL ESTATE AT 2800 FLAGLER AVENUE, KEY WEST, MONROE COUNTY, FLORIDA, WHICH INCLUDES THE SPECIFIC AUTHORITY TO EXECUTE ALL CLOSING STATEMENTS, WARRANTY DEEDS AND OTHER DOCUMENTS REQUIRED TO CONVEY THE REAL PROPERTY TO REEF ENTERPRIZES, LLC.

THE FOLLOWING NAMED PERSON HAS BEEN DULY ELECTED TO THE OFFICE OF PRESIDENT OF CHABAD OF KEY WEST, INC., AND HE CONTINUES TO HOLD THIS OFFICE AT THE PRESENT TIME, AND THE SIGNATURE APPEARING HEREON IS THE GENUINE, ORIGINAL SIGNATURE OF SAID PERSON:



JACOB ZUCKER, PRESIDENT

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AS SECRETARY OF SAID CORPORATION TO BE AFFIXED THIS 27 DAY OF JUNE, 2013.

CHABAD OF KEY WEST, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: 

LEVI SEGAL, SECRETARY

WE HEREBY CERTIFY THAT WE ARE DIRECTORS OF CHABAD OF KEY WEST, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION PASSED AS THEREIN SET FORTH, AND THAT THE SAME IS NOW IN FULL FORCE AND EFFECT.



JACOB ZUCKER, DIRECTOR



CHANA ZUCKER, DIRECTOR



LEVI SEGAL, DIRECTOR



RONEN TESHOUVA, DIRECTOR

Survey

Flood Elevation Certificate

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name REEF ENTERPRIZES LLC		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2800 FLAGLER AVENUE		Company NAIC Number:
City KEY WEST	State FL	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #8633394		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>N24°33'35.39"</u> Long. <u>W081°46'08.23"</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance		
A7. Building Diagram Number <u>6</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>243</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 10 foot above adjacent grade <u>2</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>
c) Total net area of flood openings in A8.b <u>288</u> sq in		c) Total net area of flood openings in A9.b <u>0</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168		B2. County Name MONROE		B3. State FLORIDA	
B4. Map/Panel Number 12087C1517	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: AA0915 Vertical Datum: NGVD29
 indicate elevation datum used for the elevations in items a) through h) below NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

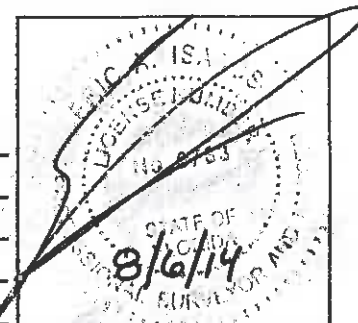
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>12.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name ERIC ISAACS	License Number PSM 6783
Title SURVEYOR & MAPPER	Company Name FLORIDA KEYS LAND SURVEYING
Address 19960 OVERSEAS HIGHWAY	City SUGARLOAF KEY State FL ZIP Code 33042
Signature	Date 08/06/2014 Telephone (305) 394-3690



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2800 FLAGLER AVENUE	Policy Number:
City KEY WEST State FL ZIP Code 33040	Company NAIC Number:

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

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

Comments THE INFORMATION SHOWN ON THIS FORM IS BASED ON PROPOSED ARCHITECTURAL CONSTRUCTION DRAWINGS, PROVIDED BY THE PROJECT ARCHITECT. DRAWINGS ARE DATED 04/08/2014, WITH A FINAL REVISION DATE OF 05/05/2014. NO INFORMATION WAS PROVIDED ABOUT MACHINERY TO BE INSTALLED. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

Signature

Date 08/06/2014

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

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

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

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

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

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

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

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

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

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2800 FLAGLER AVENUE

Policy Number:

City KEY WEST

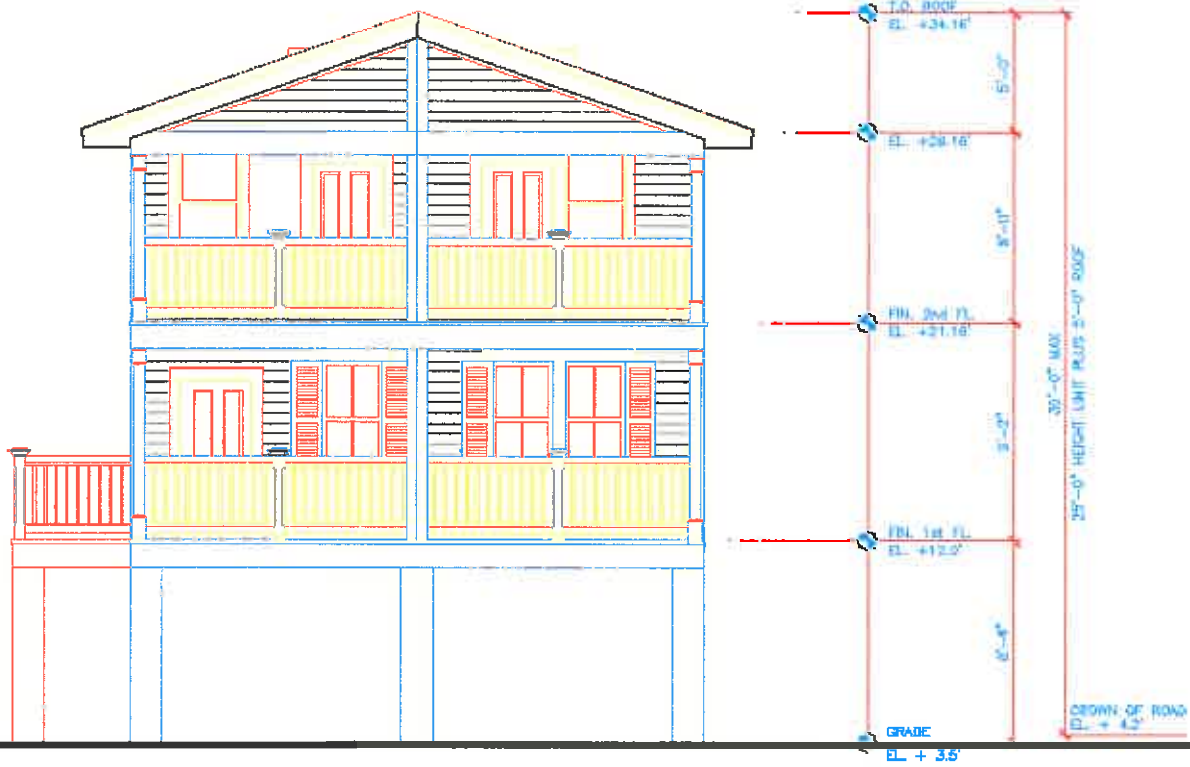
State FL

ZIP Code 33040

Company NAIC Number:

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

PROPOSED FRONT VIEW - 08/06/2014



1
A-3

PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2800 FLAGLER AVENUE

Policy Number

City KEY WEST

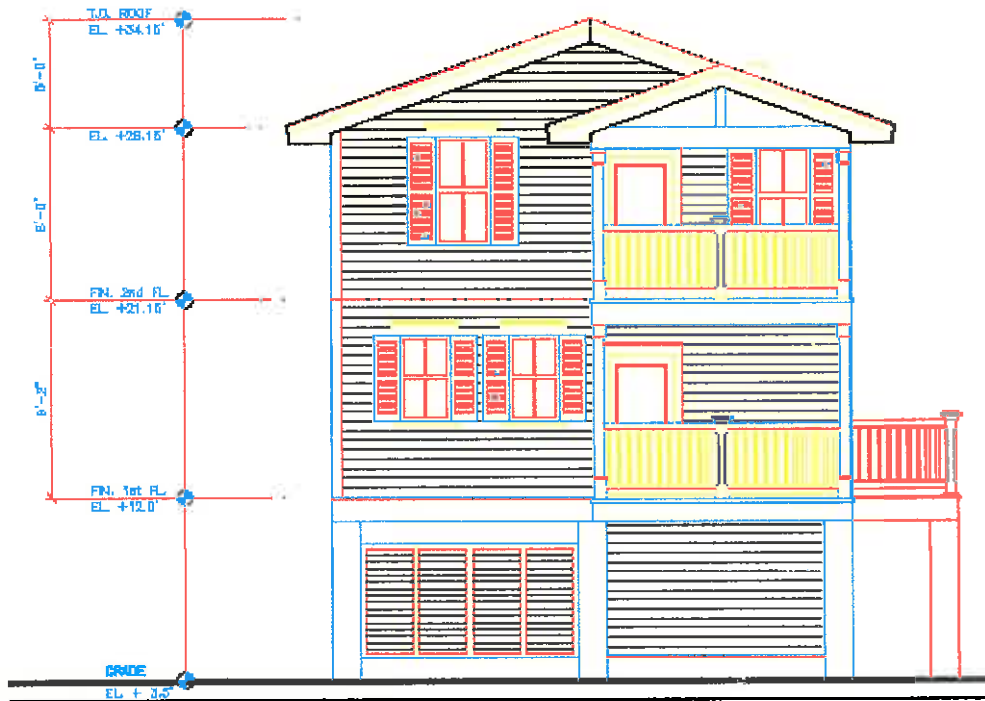
State FL

ZIP Code 33040

Company NAIC Number

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

PROPOSED REAR VIEW – 08/06/2014



2
A-3

PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"

Licensing Records for Existing Dwelling Units



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 2, 2013

Ms. Rebecca Jetton
Areas of Critical State Concern
Department of Economic Opportunity
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, Florida 32399

**RE: City of Key West - 2800 Flagler
Rendering of REVISED - Beneficial Use Allocation**

Per the Memorandum of Understanding between the Department and City dated November 4, 2001, please find the attached REVISED - Beneficial Use Allocation for property located at 2800 Flagler.

Please contact me with any questions or comments at (305) 809-3764.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy L. Gibson".

Stacy L. Gibson
Administrative Assistant II
Attachment

Electronic Copy: Donald Leland Craig, AICP, Director of Community Development Services
Cheri Smith, City Clerk
Larry Erskine, Chief Assistant City Attorney
Ron Wampler, Building Official
Carolyn Walker, Licensing
Jim Young, Code Supervisor
Scott Russell, Property Appraiser
Applicant
DEO Rendering File
Geo File



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 893-3700

December 2, 2013

VIA ELECTRONIC MAIL

amannix@aol.com

mitchellplanningdesign@gmail.com

Reef Enterprises, LLC
c/o Annalise Mannix
3739 Paula Avenue
Key West, FL 33040

RE: REVISED - Beneficial Use Allocation, 2800 Flagler (RE#00065090-000100, AK 8633394)

Dear Ms. Mannix,

On October 16, 2013 the Planning Department granted one 1.0 full Building Permit Allocation System unit for property located at 2800 Flagler Avenue. On November 22, 2013, the Planning Department received additional information from Mitchell Planning and Design, Inc. Information provided revealed that on December 9, 1952, 9.19 acres were acquired (Original Parcel 29, now identified as Real Estate Nos: 0065090-000000 and 0065090-000100). This parcel was then split into four individual parcels, evidenced by four individual deeds.¹

After reviewing the additional evidence, the Planning Department is in agreement that four individual parcels existed on Original Parcel 29. Therefore, in accordance with Code of Ordinance Sections 108-994 through 108-998, the Planning Department hereby revises the previous allocation and grants an additional building permit allocation for property located at 2800 Flagler Avenue. **The allocation will be for two 1.0 full Building Permit Allocation System units** for the purpose of constructing two permanent single-family dwelling on a single family lot. This is necessary as the property has been vacant since the original plat was filed and thus was not included in the 1990-1991 hurricane evacuation modeling. This granting of two allocations is conditioned on all necessary building permits being applied for within 24 months of issuance. Otherwise, this allocation will revert back to the City unless an extension is requested prior to expiration.

This action is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). This permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective until forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit or development order until the appeal is resolved by agreement or order.

Please contact me directly should you have any questions. Thank you.

2800 Flagler
Revised Beneficial Use

Respectfully,



Carlene Smith
Planner Analyst

Attachment:

1. Mitchell Planning and Design, Inc. package

cc: Donald Leland Craig, AICP, Community Development Services Director / Planning Director
Ron Wampler, Building Official
Larry Erskine, Assistant City Attorney
Carolyn Walker, Licensing Official
Michael Turner, Utilities Collection Manager
Scott Russell, C.F.A., Monroe County Property Appraiser

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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Annalise Mannix, in my capacity as Manager, LLC
(print name) (print position; president, managing member)

of Annalise Mannix Engineering and Consulting, LLC
(print name of entity serving as Authorized Representative)

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

2200 FLAGLER AVE, KEY WEST, FL
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

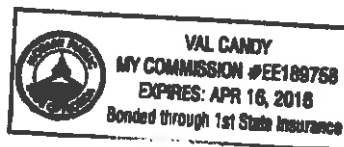
Subscribed and sworn to (or affirmed) before me on this Dec. 31st 2013 by
date

ANNAISE MANNIX
Name of Authorized Representative

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

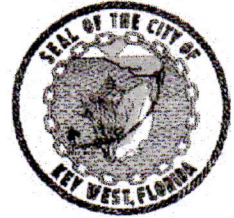
Val Candy
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Annalise Mannix, in my capacity as Managing Member
(print name) *(print position; president, managing member)*

of Annalise Mannix Engineering and Consulting, LLC
(print name of entity serving as Authorized Representative)

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

1109 Virginia Street Key West, FL 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

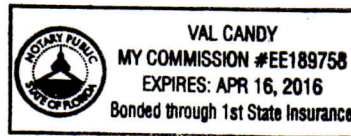
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 26th day of August 2016
date

Name of Authorized Representative

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped,

EE189758
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, Randy C. Allen as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Roaf Enterprises, LLC
Name of Office (President, Managing Member) *Name of owner from deed*

authorize Annalise Munnix and Bill Horn and Allen Perez
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 12/30/13 by
date

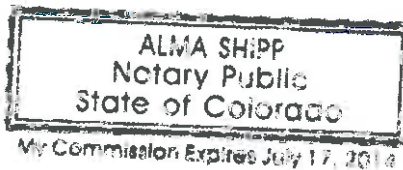
Randy C. Allen
Name of Authorized Representative

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

Alma Shipp
Notary's Signature and Seal

Alma Shipp
Name of Acknowledger typed, printed or stamped

Expires 7/17/14
Commission Number, if any



**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

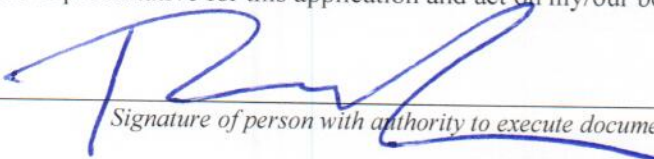
Please complete this form if someone other than the owner is representing the property owner in this matter.

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

Managing Member of Reef Enterprizes, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Annalise Mannix Engineering and Consulting, LLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 8/26/14
Date

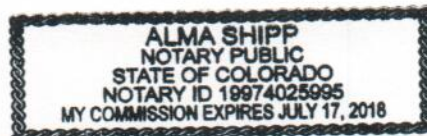
by Randy Allen
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

Alma Shipp
Name of Acknowledger typed, printed or stamped

19774025995
Commission Number, if any



REEF ENTERPRIZES, LLC

660 Southpointe Court, Suite 301

Colorado Springs, CO 80906

(719) 527-9899

Fax (719) 527-9828

December 30, 2013

Re: Reef Enterprizes, LLC and 2800 Flagler Avenue, Key West, FL

To Whom It May Concern:

The principals and executive officers of Reef Enterprizes, LLC, a Texas limited liability corporation, are:

Randy G. Allen and Erhard Fitzsimmons

If you have any questions, please do not hesitate to contact this office.

Very Truly Yours,

REEF ENTERPRIZES, LLC


RANDY G. ALLEN



[Taxable Entity Search Results](#)
[Taxable Entity Search](#)

Officers and Directors

REEF ENTERPRIZES, LLC
Report Year: 2014

[Return to: Taxable Entity Search Results](#)

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

You may order a copy of a Public Information Report from open.records@cpa.state.tx.us or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
<i>MANAGING M</i>	ERHARD FITZSIMMONS 660 SOUTHPOINTE CT 301 COLORADO SPRINGS , CO 80906
<i>MANAGING M</i>	RANDY G ALLEN 660 SOUTHPOINTE CT 301 COLORADO SPRINGS , CO 80906

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Franchise Tax Account Status

As of: 10/08/2014 08:23:09 AM

This case is not Sufficient for filing with the Secretary of State

REEF ENTERPRIZES, LLC	
Texas Taxpayer Number	30118576740
Mailing Address	660 SOUTHPOINTE CT BLDG A COLORADO SPGS, CO 80906-3804
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	05/15/1996
Texas SOS File Number	0701815422
Registered Agent Name	ROBERT W BLAIR
Registered Office Street Address	14100 SOUTHWEST FRWY, STE 360 SUGAR LAND, TX 77478

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company

REEF ENTERPRIZES, LLC

Filing Information

Document Number M14000000477
FEI/EIN Number NONE
Date Filed 01/24/2014
State TX
Status ACTIVE

Principal Address

660 SOUTH POINTE COURT #301
COLORADO SPRINGS, CO 80906

Mailing Address

660 SOUTH POINTE COURT #301
COLORADO SPRINGS, CO 80906

Registered Agent Name & Address

CORPORATE ACCESS, INC.
236 E 6TH AVENUE
TALLAHASSEE, FL 32305

Authorized Person(s) Detail

Name & Address

Title MGRM

ALLEN, RANDY G
660 SOUTH POINTE COURT #301
COLORADO SPRINGS, CO 80906

Title MGR

FITZSIMMONS, ERHARD
660 SOUTH POINTE COURT #301
COLORADO SPRINGS, CO 80906

Annual Reports

No Annual Reports Filed

Document Images

[01/24/2014 -- Foreign Limited](#)

View image in PDF format

[Frs | whkwE #iqg#Subydf | #Srdflnv](#)

[V wdw#r i#I arulgd/#G hsdwq hqwh# i#N wdw](#)



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Summary

- [Business home](#)
- [Business information](#)
- [Business Search](#)

- [Business and information](#)

Details			
Name	Reef Enterprizes, LLC		
Status	Good Standing	Formation date	03/06/2008
ID number	20081129336	Form	Foreign Limited Liability Company
Periodic report month	August	Jurisdiction	Texas
		Term of duration	Perpetual
Principal office street address	660 Southpointe Court, #301, Colorado Springs, CO 80906, United States		
Principal office mailing address	660 Southpointe Court, #301, Colorado Springs, CO 80906, Colorado, United States		

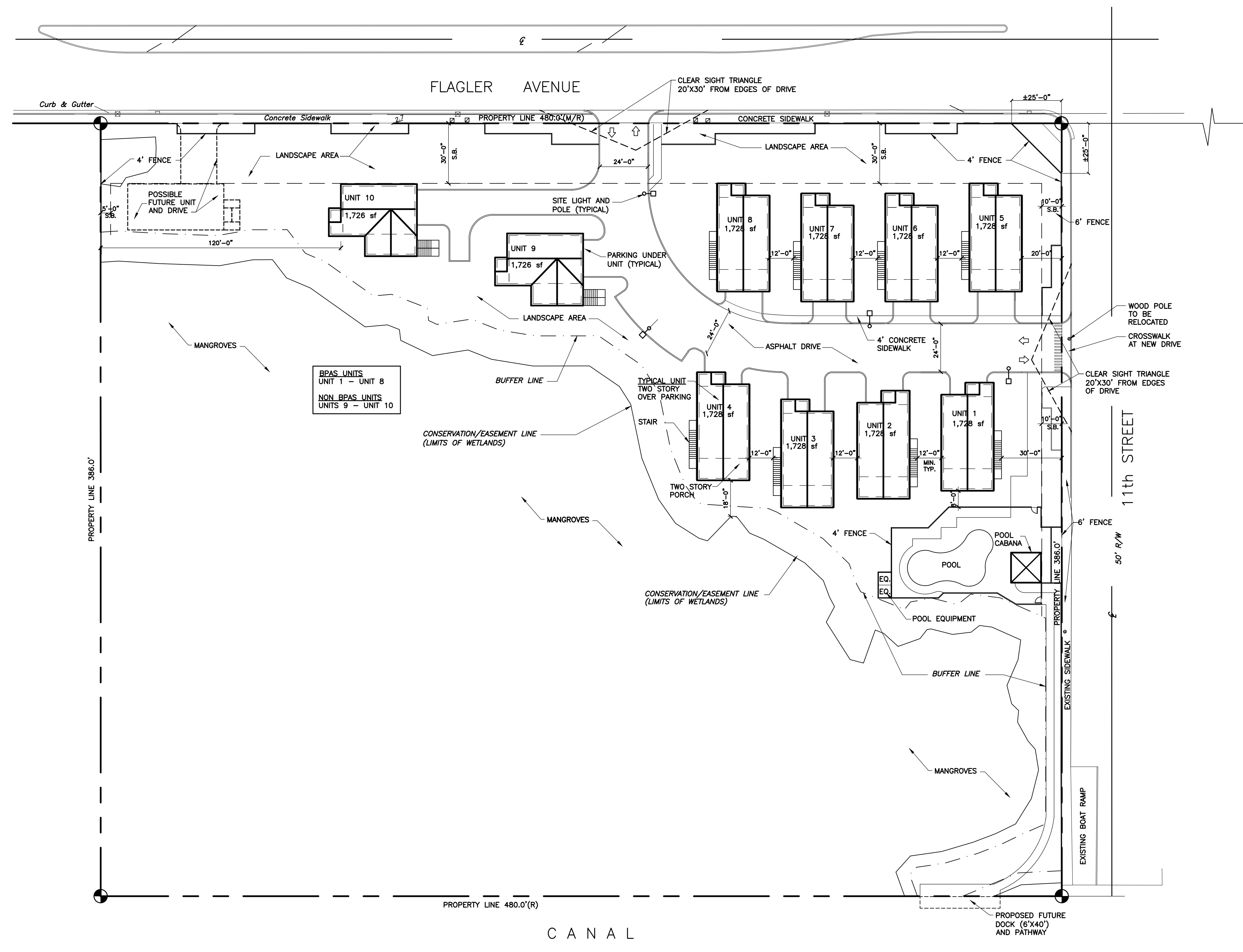
Registered Agent	
Name	Randy G Allen
Street address	660 Southpointe Court, #301, Colorado Springs, CO 80906, United States
Mailing address	660 Southpointe Court, #301, Colorado Springs, CO 80906, United States

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Whup v#ldgg#F rggwlrqv

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



SITE DATA	
LAND USE	: SF
FLOOD ZONE	: AE +8.0'
SITE AREA	: 185,280 SF. (4.26 ACRES)
UPLAND AREA	: 78,764 SF. (1.80 ACRES)
WETLAND AREA	: 106,516 SF. (2.44 ACRES)
DENSITY	: 8 UNITS /ACRE
LOT COVERAGE	: ALLOWABLE = 35% MAX. (26,949 S.F.) PROPOSED = 16.68% (113,144 S.F.)
IMPERVIOUS AREA	: ALLOWABLE = 50% MAX. (38,499 SF.) PROPOSED = 35.17% (27,709 S.F.)
LANDSCAPE AREA	: ALLOWABLE = 20% MIN. (15,399 SF.) PROPOSED = 64.82% (51,055 S.F.)
OPEN SPACE	: ALLOWABLE = 35% MIN. (26,949 S.F.) PROPOSED = 64.82% (51,055 S.F.)
F.A.R	: N/A
MAX. HEIGHT	: ALLOWABLE = 25' PROPOSED = 25'+5'(ROOF)
SETBACKS (SINGLE FAMILIES) :	
FRONT:	ALLOWABLE: 30' PROPOSED: 30'
SIDE:	ALLOWABLE: 5' PROPOSED: 120'
REAR:	ALLOWABLE: 15' PROPOSED: 21'-4"
S. SIDE:	ALLOWABLE: 10' PROPOSED: 20'
PARKING REQUIREMENTS :	
1 SPACES PER UNIT REQUIRED	
2 SPACES X 10 UNITS = 20 SPACES REQUIRED/PROVIDED + 2 GUEST SPACES	
BUILDING DATA	
10 UNITS TOTAL (TWO STORY OVER PARKING)	
10 UNITS @ 1,728 SF/UNIT (INTERIOR S.F.) = 17,280 SF TOTAL	
POOL CABANA = 225 S.F.	
LEGAL DESCRIPTION:	
KW NO 29 A PARCEL OF LAND LYING SE OF FLAGLER AVE 4.25AC G66-160 OR58-419 OR58-420 OR321-476 OR854-2318/20 OR976-1146/54F/J OR981-883/84 OR1029-878/79 OR1033-1966/68 OR2077-371/72 OR2349-2053/54C OR2636-1242/44.	

NOTES:

A. EACH HOME WILL STORE ALL TRASH AND RECYCLING CONTAINERS UNDER THE HOME. ON ASSIGNED TRASH DAY EACH OWNER WILL ROLL OUT THEIR CONTAINER TO THE STREET.

B. EIGHT HOMES WHICH WILL REQUIRE BPAS UNITS WILL HAVE CISTERNS.

C. ALL HOMES WILL BE APPROXIMATELY 3 FEET ABOVE REQUIRED FLOOD ELEVATION. (HABITABLE SPACE IS RAISED OVER PARKING).

D. FLAGLER AVE. DRIVEWAY IS FOR FIRE ACCESS ONLY.

E. SEWER TO CONNECT VIA NEW MANHOLE ON 11TH STREET SYSTEM.

SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE

12-10-2013 DRC.
03-28-2014 DRC.
04-08-2014 PL. BD.
11-21-2014 BPAS REV

REVISIONS

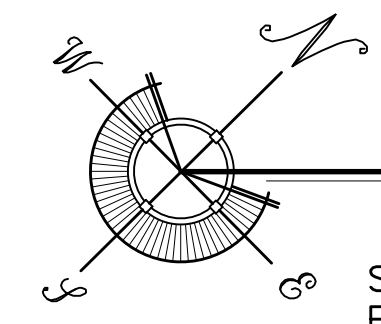
02-27-14 DRC. REV.
05-05-14 SIGHT TRI/
11-21-2014 BPAS REV

DRAWN BY

EMA
OCE

PROJECT NUMBER

1316

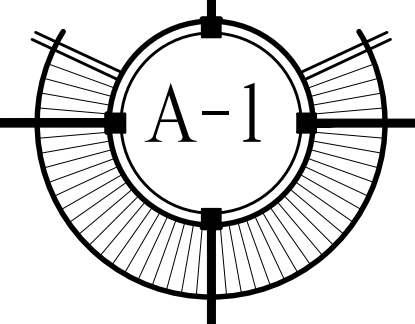


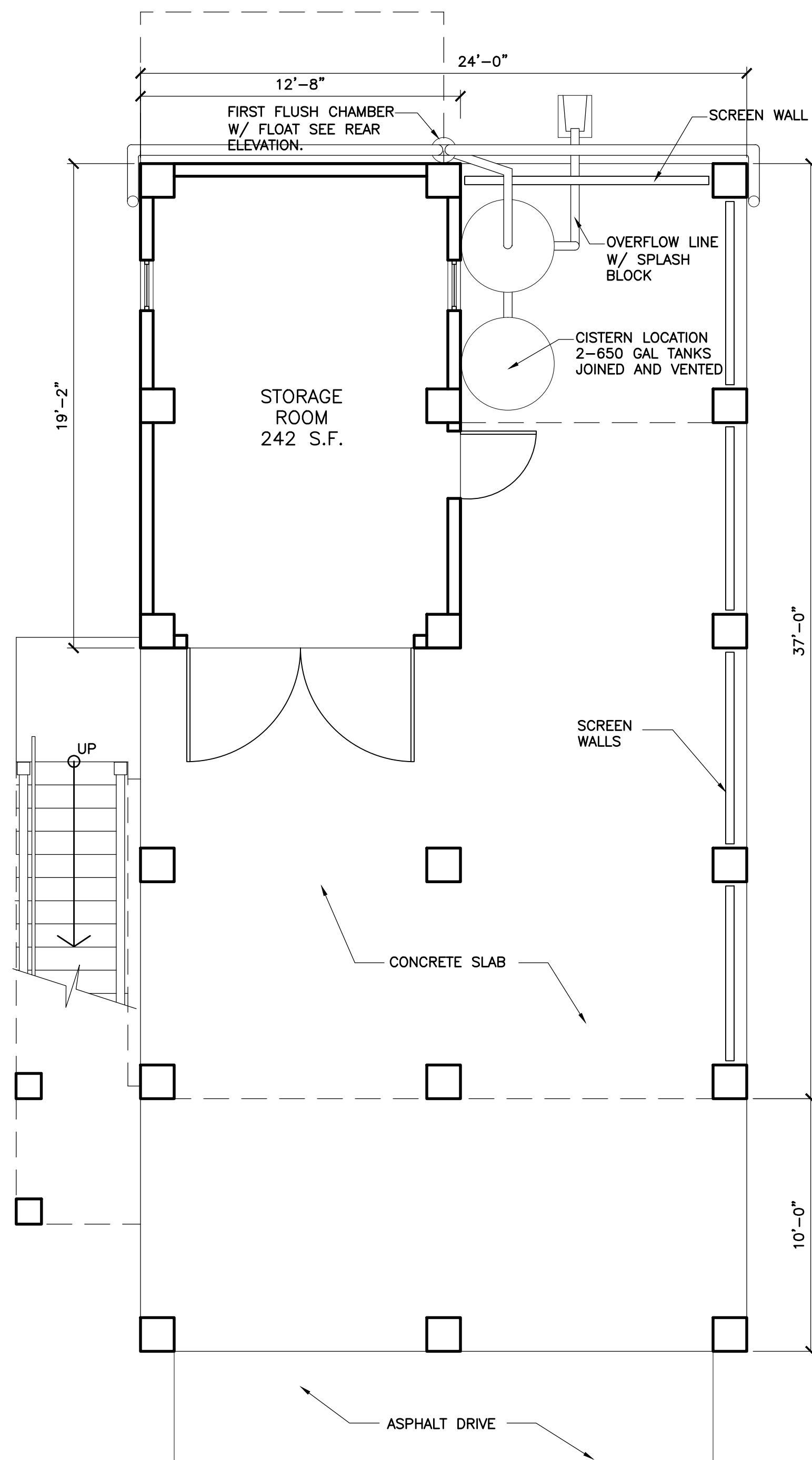
SITE PLAN

SCALE: 1"=30'

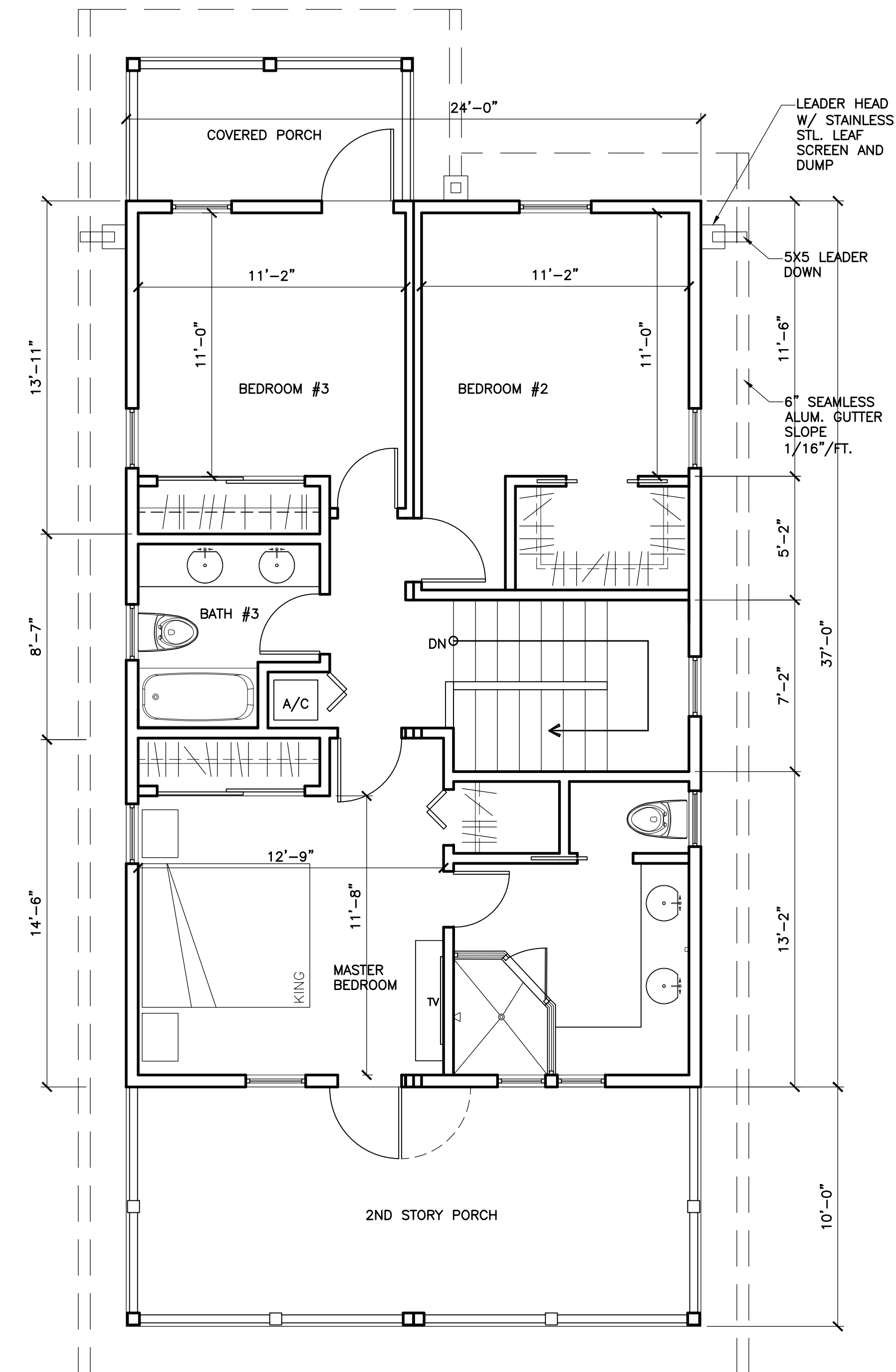
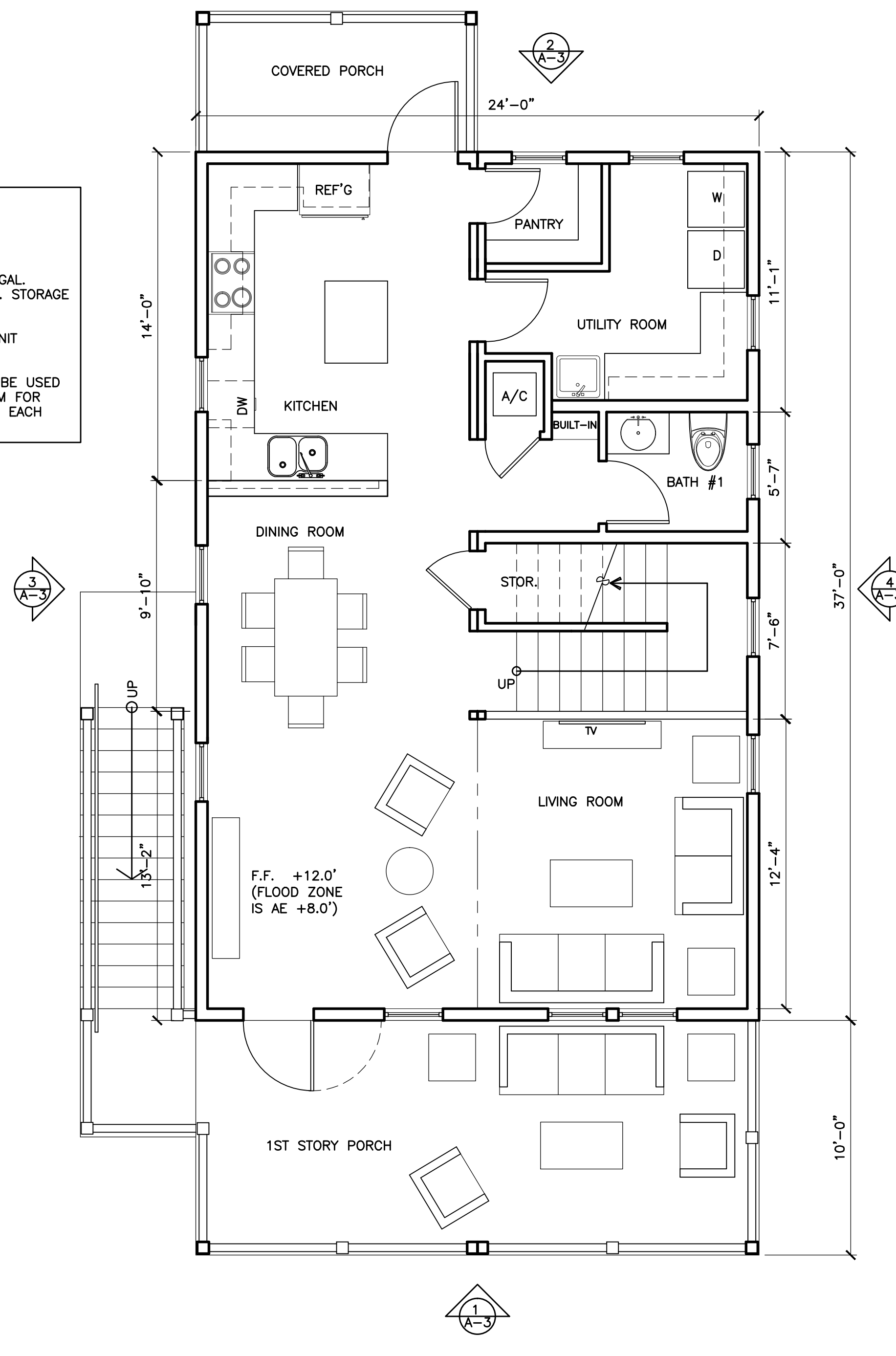
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY REECE & WHITE LAND SURVEYING, INC.
DATED ON 09/23/13

ENCLAVE ON RIVIERA
2800 FLAGLER AVENUE
KEY WEST, FLORIDA





CISTERN CALCULATION
ROOF AREA = 1247 S.F.
1 GAL. PER S.F.=1247 GALS.
THEREFOR PROVIDE TWO 500 GAL.
TANKS TO PROVIDE 1300 GAL. STORAGE
CAPACITY.
NOTE: ROOF AREA OF BOTH UNIT
CONFIGURATIONS IS THE SAME
RAIN WATER COLLECTION WILL BE USED
FOR A DRIP IRRIGATION SYSTEM FOR
THE LANDSCAPE SURROUNDING EACH
UNIT.



GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

3 PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



4 PROPOSED NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"

SEAL _____

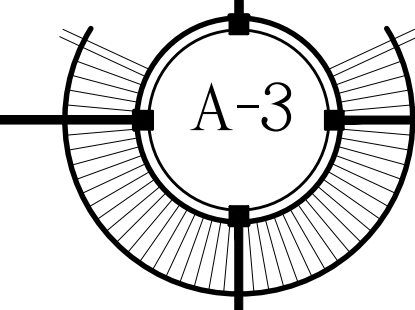
THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
12-10-2013 DRC.
03-28-2014 DRC.
04-08-2014 PL. BD.
11-21-2014 BPAS REV.

REVISIONS
02-27-14 DRC. REV.
05-05-14 SIGHT TRIAN
11-21-2014 BPAS REV.

DRAWN BY
EMA
OCE

PROJECT NUMBER
1316



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

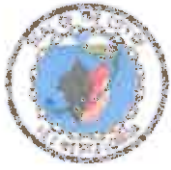


Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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

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

Applicant: Reef Enterprizes LLC Site Address: 2800 Flagler Ave
 Number and type of Units Requested: Market Rate 8 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: *AM*
Initial here

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

- | | | | |
|----|--|--------|-------|
| 1 | Building more than 1.5' higher than the base flood elevation (+5) | Points | _____ |
| 2 | Voluntarily providing affordable housing units (+10) | Points | _____ |
| 3 | Achieving Green Building Certification Upgrade 1 (+30) | Points | _____ |
| 4 | Achieving Green Building Certification Upgrade 2 (+40) | Points | _____ |
| 5 | Achieving Green Building Certification Upgrade 3 (+60) | Points | _____ |
| 6 | Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10) | Points | _____ |
| 7 | Design by a LEED accredited architect (+10) | Points | _____ |
| 8 | Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5) | Points | _____ |
| 9 | Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10) | Points | _____ |
| 10 | Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points | _____ |
| 11 | Designing the buildings with a vegetated roof of at least 50% of the roof area (+15) | Points | _____ |

TOTAL ESTIMATED POINTS _____

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

1	Building more than 1.5' higher than the base flood elevation (+5)	Points	<u>5</u>
2	Exceeding the minimum required percentage of affordable housing (+5)	Points	<u> </u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	<u> </u>
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	<u>40</u>
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	<u> </u>
6	Voluntary contribution to the Arts In Public Places Fund or Tree Fund in the amount of \$5,000 or more (+10)	Points	<u> </u>
7	Design by a LEED accredited architect (+10)	Points	<u>10</u>
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u> </u>
9	Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10)	Points	<u> </u>
10	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u>10</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	<u> </u>
TOTAL ESTIMATED POINTS			<u>65</u>

**BPAS Certification Form
(Exhibit D)**



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

305-809-3720 • www.keywestcity.com

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

I certify that my total estimated points are 65. 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

August 26th 2014

Date

Reef Enterprizes, LLC

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 26th day of August, 2014,
by Randy Allen (name of person signing the application)
as Managing Member (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Reef Enterprizes (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

Alma Shipp

Name of Acknowledger typed, printed or stamped

19774025995

Commission Number, if any

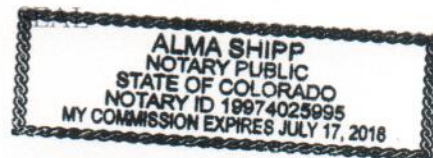


Exhibit C
Estimated Sheet.pdf



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 65. 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.

Reef Enterprises, LLC
by Bandy Allen [Signature] 7-28-2019

[Signature]
Bandy G. Allen
President
Reef Enterprises, LLC

[Signature]
460 Southpointe Ct #201
Colorado Springs CO 80906

ALMA SHIPP
Notary Public
State of Colorado
My Commission Expires July 17, 2019

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

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

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

Yes :Does the Home have a confirmed HERS Index
 No :Confirmed HERS Index

Design, Finishes, Amenities

E2.1	<input type="text" value="7"/>	1	Thermal Bypass Inspection
E2.2	<input type="text" value="1"/>	1	Ductwork joints sealed with mastic
E2.3	<input type="text" value="1"/>	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	<input type="text" value="1"/>	1	Cross vent and ceiling fans code credit
E2.5	<input type="text" value="1"/>	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.6	<input type="text" value="7"/>	1	Passive solar space heating system
E2.7	<input type="text" value="1"/>	1	Passive solar day-lighting
E2.8	<input type="text" value="1"/>	1	Deciduous trees on south
E2.9	<input type="text" value="0"/>	1 - 4	House shaded on east and west by trees <input type="text" value="0"/> % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	<input type="text" value="1"/>	1	Washer and dryer outside of conditioned space
E2.11	<input type="text" value="1"/>	1	Floor joist perimeter insulated and sealed
E2.12	<input type="text" value="1"/>	1	Light colored exterior walls (80% minimum) <input type="text" value="0"/> Enter the Solar Reflective Index (SRI) of Paint
E2.13	<input type="text" value="2"/>	1 - 2	Light colored interior walls, ceilings, carpet/floors <input type="checkbox"/> Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% <input type="text" value="0"/> Enter the Light Reflectance Value (LRV) of Paint <input type="checkbox"/> Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored <input type="text" value="0"/> Enter the Light Reflectance Value (LRV) of Paint
E2.14	<input type="text" value="1"/>	1	Max 100W fixtures in bathrooms
E2.15	<input type="text" value="1"/>	1	Pre-plumb for solar hot water
E2.16	<input type="text" value="2"/>	2	Install a State Certified rated solar hot water system
E2.17	<input type="text" value="1"/>	1	Compact hot water distribution
E2.18	<input type="text" value="1"/>	1	Insulate all hot water pipes
E2.19	<input type="text" value="1"/>	1	Energy-efficient clothes dryers
E2.20	<input type="text" value="1"/>	1	Energy-efficient ovens/ranges
E2.21	<input type="text" value="1"/>	1	Energy Star [®] clothes washers
E2.22	<input type="text" value="N/A"/>	1	Efficient well pumping
E2.23	<input type="text" value="1"/>	1	Efficient envelope volume <input type="text" value="15"/> Total Gross Wall Area <input type="text" value="1700"/> Conditional Square Footage <input type="text" value="2"/> Number of Stories
E2.24	<input type="text" value="1"/>	1	Dwelling unit attached, zero lot-line, row house
E2.25	<input type="text" value="2"/>	2	Recessed, sealed IC fixtures
E2.26	<input type="text" value="7"/>	3	Energy Star [®] Advanced Lighting Package
E2.27	<input type="text" value="2"/>	2	Outdoor lights are energy efficient.
E2.28	<input type="text" value="1"/>	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	<input type="text" value="1"/>	1	Energy Efficient Sheathing

112 Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 Fixtures

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

W2 Greywater Reuse

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

W3.1	3	1 - 3	Rainwater Harvesting System installed
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W4 Reclaimed Water Reuse

W4.1	0	2	Water for irrigation
W4.2	0	2	Meter on reclaimed irrigation system
W4.3	0	2	Volume-based pricing arrangement
W4.4	0	2	For toilet flushing

W5 Installed Landscape

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

W6 Installed Irrigation

W6.1		10	No permanent installed irrigation system
W6.2	?	2	Innovative irrigation technology
W6.3	0	3	Irrigated land according to FGBC standard
			? Separate zones for turf and landscape beds - multi program controller
			? High-volume irrigation does not exceed 60% of landscape area
			? Head to head coverage for rotor/spray heads
			? Correctly installed Micro-irrigation in landscape beds and narrow areas
			? Minimize overspray on impermeable surfaces
W6.4	0	1	
	OR	?	Pressure compensating spray heads installed in spray zones
		?	Pressure regulating valves are installed for spray zones
W6.5	1	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	1	2	High volume irrigated areas have matched precipitation rates
W6.7	1	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.1	5	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	?	2	Florida Friendly Landscape™ Program New Construction Certification
	30	57	Total Points

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			Yes Daycare center
			Yes Fire station
			Yes Fitness center or gym
			Yes Laundry or dry cleaner
			No Library
			Yes Medical or dental office
			Yes Pharmacy
			No Police station
			Yes Post office
			Yes Place of worship
			Yes Restaurant
			Yes School
			Yes Supermarket
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	2	2	Site located in small lot cluster development
LC1.9	N/A	2	Brownfield site
	11	21	Total Points
	11	Total points for Category 3 (0 min / 15 max)	

Certifying Agent Category 3:

#VALUE!

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

- S1.1 2 Maximize tree survivability
- S1.2 1-2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for area of future driveway
- S1.3 2 Replant or donate removed vegetation
- S1.4 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 N/A 2 Mill clear trees
- S2.2 1 1-2 Reuse cleared materials for mulch / landscape
Mulch is both cleared and reused: offsite

Erosion Control / Topsoil Preservation

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

Drainage / Retention

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

30	% Pervious Material	2100	Total Lot Area (sq. ft.)
800	Coverage Area (sq. ft.)	300	100% Pervious sq. ft.
240	Equivalent Pervious Area →	540	Equivalent Pervious Area (semi-pervious)
1	Total points for pervious area		
- 9 34 Total Points

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

Certifying Agent Category 4: _____

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

- Yes Electric
- N/A Sealed combustion equipment
- N/A Sealed combustion closet

Water Heating

- Yes Electric
- N/A Sealed combustion equipment
- N/A Sealed combustion closet
- N/A Outside of conditioned space

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

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

Ventilation

- H6.1 7 2 - 4 **Controlled mechanical ventilation**
- H6.2 7 1 Radon/Soil gas vent system installed
- H6.3 1 1 Floor drain sealed
- H6.4 7 1 Energy Star bath fans with timer or humidistat
- H6.5 7 1 Kitchen range hood vented to exterior
- H6.6 1 1 Laundry rooms inside conditioned space must have a make-up air source
- H6.7 7 3 Whole house positive filtration
- H6.8 7 1 - 2 Efficient HVAC filter
- H6.9 1 1 HVAC filter easily accessible
- H6.10 1 1 Install screens on all windows and doors
- H6.11 1 1 **Manual D duct design**
- 20 52 Total Points

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

Certifying Agent Category 5:

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

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

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

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

Flood (must incorporate all three)

DM2	3	3	<input checked="" type="checkbox"/> Yes Finished floor level at least 12" above 100 yr flood plain <input checked="" type="checkbox"/> Yes Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage <input checked="" type="checkbox"/> Yes Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor
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Fire (must incorporate all three for 3.1)

DM3.1	0	3	<input type="checkbox"/> ? Fire resistant exterior wall cladding <input type="checkbox"/> ? Fire resistant roof covering or sub-roof <input type="checkbox"/> ? Fire resistant soffit and vent material
DM3.2	0	3	<input type="checkbox"/> ? Fire Sprinklers installed to cover 100% of living area of home

Lightning & Electronics Protection

DM4	1	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

- required Seal slab penetrations
- required Vegetation > 2 ft. from foundation
- required Slopes graded away from building

DM 5.1	10	10	DM 5.1: Chemical Soil Treatment Used <input checked="" type="checkbox"/> Yes Exterior cladding installed to prohibit intrusion <input checked="" type="checkbox"/> Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2') <input checked="" type="checkbox"/> Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent <input checked="" type="checkbox"/> Yes Irrigation/sprinkler water does not hit building <input checked="" type="checkbox"/> Yes Damage replacement warranty issued and available for annual renewal
			OR
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided <input checked="" type="checkbox"/> Chemical soil treatment avoided <input checked="" type="checkbox"/> Alternative Florida Building Code approved method of foundation protection employed
			OR
DM 5.3		12	DM 5.3: Treated wood products <input checked="" type="checkbox"/> All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	19	1	80% of Cellulose insulation used is Borate treated
		38	Total Points

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

Certifying Agent Category 7:

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

49 Total Points

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

Certifying Agent Category 8:

FGBC Home Score

Category	Your Score	Required Min - Max
Category 1: Energy	56	30 - 75
Category 2: Water	30	15 - 40
Category 3: Lot Choice	11	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	20	15 - 35
Category 6: Materials	11	10 - 35
Category 7: Disaster Mitigation	19	5 - 30
Category 8: General	6	0 - 40

Total:

Total Need:

Certified Home Score:

Certification Level:

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

Home Address: