

**NOTICE OF APPEAL OF A DECISION OF THE CITY PLANNER
TO THE CITY OF KEY WEST BOARD OF ADJUSTMENT**

Appellant: Conch Republic PR, LLC

Appellee: City of Key West

Agent: Trepanier & Associates, Inc., Authorized Representative for Conch Republic PR,
LLC.

**NOTICE OF APPEAL OF THE PLANNING BOARD'S DECISION TO ADOPT
RESOLUTION NO. 2025-031 EFFECTIVELY DENYING APPELLANT BPAS
ALLOCATIONS**

NOTICE IS GIVEN that Conch Republic PR, LLC., a Florida Limited Liability Company (“Appellant”), hereby appeals to the City of Key West City Commission, of Key West, Florida, the decision of the Key West Planning Board to adopt Resolution No. 2025-031 effectively denying Appellant the BPAS allocation as properly applied for on 11/08/24. Resolution No. 2025-031 was signed on 07/24/25. Attached to this Notice of Appeal are copies of the application and supporting materials, and the decision by the Planning Board.

Appellant brings this appeal pursuant to section 90-426, City of Key West, Florida, Municipal Code, because Appellant is affected by the decision rendered by the Planning Board of the City of Key West.

CERTIFY NOTICE

I HEREBY AFFIRM that on August 4th, 2025, a true and correct copy of the foregoing was personally provided to Keri O’Brien, Clerk of the City of Key West, Florida 33040.

A handwritten signature in blue ink, appearing to read "C. O'Brien", is written over a horizontal line.

OWEN TREPANIER
Trepanier & Associates, Inc.,
a Florida Corporation
Agent for the Appellant
1421 First Street
Key West, FL 33040
305-293-8983
Owen@OwenTrepanier.com

**PLANNING BOARD
RESOLUTION NO. 2025-031**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD FOR YEAR 12 BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATIONS PURSUANT TO SECTIONS 108-995 AND 108-997 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the City of Key West, Florida, (the “City”) adopted Ordinance No.13-19, which became effective on February 27, 2014, establishing a Building Permit Allocation System (“BPAS”) in order to limit the amount of new permanent and transient residential development in the City pursuant to Objective 1-1.16 of the Comprehensive Plan; and

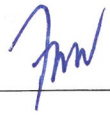
WHEREAS, the BPAS is now codified in Chapter 108, article X of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”); and


WHEREAS, City Code Section 108-995 identifies the annual amount of residential development that may be allocated by housing type (affordable and market rate) using the Equivalent Single-Family Unit (“ESFU”) Factors of City Code Section 108-994; and

WHEREAS, BPAS awards are independent of additional approvals that may be required from the Tree Commission, Historic Architectural Review Board, the Planning Board, City Commission and pursuant to the Land Development Regulations; and

WHEREAS, for Year 12 (July 1, 2024 - June 30, 2025), a maximum of 13.84 units were available for allocation and a minimum of 75% of those awarded must be affordable; and

WHEREAS, on July 17, 2025, the Planning Board conducted a public hearing regarding





Chairman
Planner

the BPAS rankings and Final Determination of Award for Year 12 applications; and

WHEREAS, the Planning Board desires to approve the rankings and make the Final Determination of Award for Year 12.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board APPROVAL of the final Year 12 BPAS rankings, the award of three (3) market-rate housing units, and ten (10) affordable-rate housing units with the following conditions:

1. All projects awarded are subject to all applicable development review procedures.

Section 3. The Planning Board approves the attached rankings and makes its Final Determination and award of three (3) market-rate housing units, and ten (10) affordable-rate housing units:



Market-Rate:

- Three (3) units with 1.00 ESFU to 5555 College Rd with 90 points

Affordable-Rate:

- Ten (10) units with 1.00 ESFU to 5555 College Rd with 90 points

Section 3. This Resolution shall go into effect immediately upon the beginning of the

 Chairman
 Planner

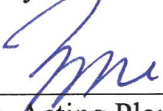
appeal period.

General Conditions:

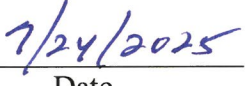
1. All projects awarded are subject to all applicable development review procedures.

Read and passed at a regularly scheduled meeting held this 17th day of July, 2025.

Authenticated by the Chairman of the Planning Board and the Planner assigned to the project.




Freddy Varela, Acting Planning Board Chair




Date

Attest:



Benjamin Gagnon, Planner



Date


Filed with the Clerk:




Keri O'Brien, City Clerk



Date



Chairman



Planner



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION
(YEAR 12: JULY 1, 2024 – JUNE 30, 2025) – MARKET RATE
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: <https://www.cityofkeywest-fl.gov/336/Building-Permit-Allocation-System-BPAS>



Application Fee Schedule

| | |
|--|-------------|
| Small project – (1-4 units) | \$ 1,273.39 |
| Mid-size project – (5-10 units) | \$ 2,546.78 |
| Large projects – (greater than or equal to 11 Units) | \$ 3,820.16 |

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

Name: Owen Trepanier

Mailing Address: 1421 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-293-8983

Owen Trepanier & Associates Inc
1421 1st Street, Ste 101
Key West, FL 33040-3648
305-293-8983



001353

PAY TO THE
ORDER OF

City of KW

DATE 11/8/24

\$ 2,546.78

Two Thousand Five hundred Forty Six and 78/100

DOLLARS

Truist
1010 Kennedy Dr Ste 100
Key West, FL 33040-4133

MEMO: BPAS - 510 Southard

[Signature]

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 510 Southard Street

Parcel ID RE#: 00012280-000000

Alternate Key: 1012611

Zoning District: HRCC-1

Parcel Size: 9,882 sq. ft. (0.23 ac.)

Permitted Density: 5.0 (22 du/ac)

existing: 5,821 sq ft
Commercial Floor Area: Permitted FAR: 9,882 sq. ft. (1.0 FAR)



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION (YEAR 12: JULY 1, 2024 – JUNE 30, 2025) – MARKET RATE CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: <https://www.cityofkeywest-fl.gov/336/Building-Permit-Allocation-System-BPAS>

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Name: Owen Trepanier

Mailing Address: 1421 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-293-8983

Email: owen@owentrepanier.com

PROPERTY OWNER:

Name: Conch Republic PR, LLC

Mailing Address: c/o 1421 First Street

City: Key West

State: FL

Zip: 33040

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

Email: c/o owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

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Permitted Density: 5.0 (22 du/ac)

Commercial Floor Area: existing: 5,821 sq ft
Permitted FAR: 9,882 sq. ft. (1.0 FAR)

B. EXISTING DEVELOPMENT:

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

Renovate existing commercial building into five (5) market-rate dwelling units.

| EXISTING AND PROPOSED DWELLING UNIT INFORMATION | | | |
|---|---------------------------|---------------------|----------|
| Dwelling Unit Description | NUMBER OF DWELLING UNITS: | | |
| | EXISTING | LICENSED RECOGNIZED | PROPOSED |
| Market-Rate Residential Dwelling Unit(s)* | 0 | 0 | 5 |
| Affordable Residential Dwelling Unit(s) | 0 | 0 | 0 |
| Transient Unit(s) | 0 | 0 | N/A |
| Accessory Dwelling Unit(s) | 0 | 0 | 0 |
| Single Room Occupancy Unit(s) | 0 | 0 | 0 |
| Nursing Home Unit(s) | 0 | 0 | 0 |
| Total Number of Units Requested | | | 5 |

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

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

C. PROPOSED DEVELOPMENT:

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

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

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

Is this property located within a Historic Zoning District?

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

Are buildings on the property listed as contributing historic structures?

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

Is the proposal for mixed residential and commercial use?

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

Are density bonuses proposed?

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

Advanced affordable allocation request?

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

Will the allocation require development review?

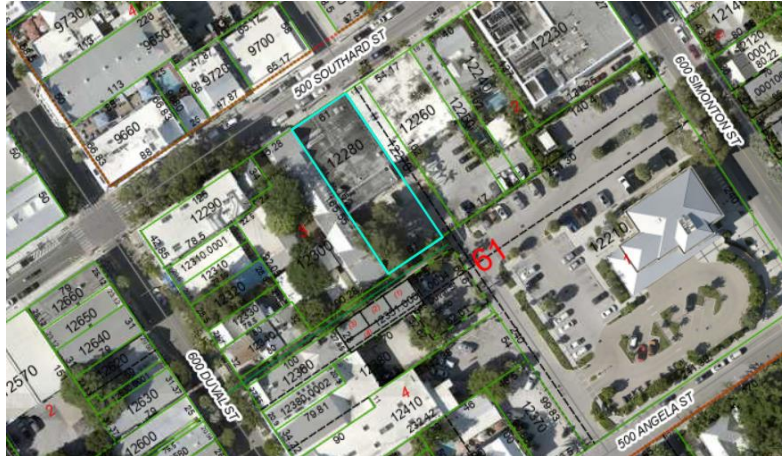
☒ Yes ☐ No

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

Per Sec. 108-91 A.(2)(a), major development plan is required for
addition of 5+ units within the historic district.

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

BPAS Application
510 Southard Street, Key West, FL
(RE# 00012280-000000)



This application is a request for 5 non-transient market rate BPAS allocation to renovate an existing commercial building into an apartment building at 510 Southard.

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

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:..... 510 Southard Street
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 510 Southard Street
Owner:..... Conch Republic PR, LLC
Managed by: Capital Partners Management, LLC
Managing Agent: Juan Carlos Pernas
Architect/ Engineer:..... Pope-Scarbrough-Architects

Project Description (Sec. 108-229):

This proposed project site consists of an existing commercial building with seven (7) onsite parking spaces at 510 Southard Street. This site has a code permitted density of 5.0 dwelling units. The proposed project consists of renovating the building into 5 non-transient, market-rate units. This project will require major development approval since it is located in the historic district.

All required parking will be provided onsite.

SITE DATA:

| Site Data | Permitted / Required | Existing | Proposed |
|-------------------------|--|-----------------------|-------------------|
| Zoning | HRCC-1 | HRCC-1 | No Change |
| FLUM | HC | HC | No Change |
| FEMA | X-zone | X-zone | No Change |
| Site Size | 9,882 sq ft | 9,882 sq ft | No Change |
| Height | 40 ft | 22 ft | No Change |
| Building Coverage | 50% (4,941 sq ft) | 50% (4,941 sq. ft.) | No Change |
| Impervious Surface | 70% (6,917 sq ft) | 0% | 49% (1,241 sq ft) |
| Open Space | Existing: 20% (1,976 sq ft) Proposed: 35% (3,459 sq ft) | 12.1% (1,192 sq ft) | No Change |
| Landscaping | 20% (1,976 sq ft) | 12.1% (1,192 sq ft) | No Change |
| Density | 22 du/acre (5.0 du) | 0 du | 5 du |
| FAR | 1.0 (9,882 sq ft) | 0.6 FAR (5,821 sq ft) | 0 (0 sq ft) |
| Front Setback | 0.0 ft | 0.0 | No Change |
| Side Setback | 2.5 ft | 2.5 ft | No Change |
| Side Setback | 2.5 ft | 2.5 ft | No Change |
| Rear Setback | 10.0 ft | 10.0 ft | No Change |
| Auto Parking | Existing: 19.4 spaces Proposed: 5 spaces | 7 spaces | ≥5 spaces |
| Bicycle-Scooter Parking | Existing: 4.9 spaces Proposed: 0.5 spaces | 0 spaces | ≥1 space |


FLOOD ZONE:

The property is located within the X-zone.

FUTURE LAND USE MAP DESIGNATION (“FLUM”):

The property’s FLUM designation is Historic Commercial (“HC”).

ZONING (“HRCC-1”):

The Historic Residential Commercial Core-Duval Street Gulf Side (HRCC-1) incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented  restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.

Residential Developments (Sec. 108-231):

The proposed project consists of renovating an existing commercial building into 5 non-transient, market-rate units.

Intergovernmental Coordination (Sec. 108-232):

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

SOLUTION STATEMENT:

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market. This application seeks to create a mixed-use commercial-residential structure. This BPAS application requests five market rate residential dwelling unit allocation be assigned to 510 Southard Street, within the HRCC-1 zoning district.

Per Sec. 108-997 (b) Prerequisites

- a. All new units are to be constructed in compliance with and obtain green building certification as per attached point sheet.
- b. No new building is proposed. The proposed five dwelling units will be located within the existing onsite building.
- c. No new building is proposed. The proposed five dwelling units will be located within the existing onsite building.

As well as:

- Achieving Baseline Green Building Certification;
- Minimizing waste disposal and maximizing recycling;
- Improving onsite parking situation.

Density

HRCC-1 zoning allows for 22 dwelling units per acre. Sites less than a half-acre in size may develop 100% of permitted density and 100% of permitted floor area. With a site size of 0.23 ac (9,882 sq. ft.), the permitted number of residential units is 5.0 dwelling units. This property currently has 0 residential units on site and proposes to renovate the existing commercial building into 5 apartment units.

Open space and Landscaping

Code requires 20% (1,976 sq ft) landscaping and with the proposed project, code requires 35% (3,459 sq ft) open space. The existing developed property is 12.1% (1,192 sq. ft.) landscaping and open space.

Storm water and Surface Water Management (Article VIII):

Stormwater management will be improved as well as appropriate landscape design.

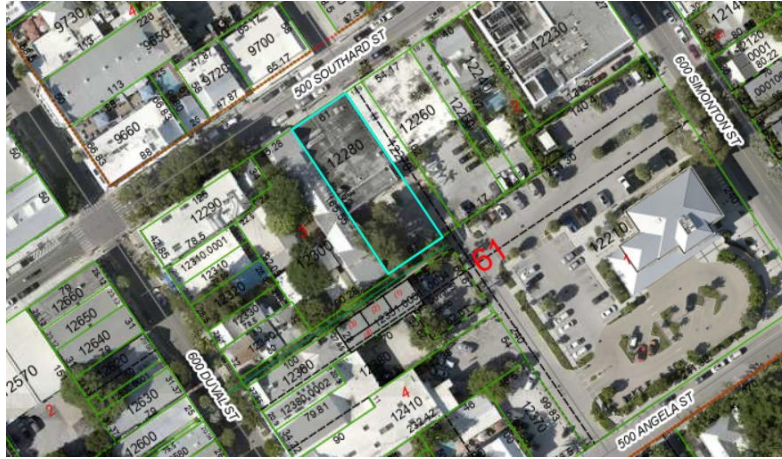
Parking

The property has an existing noncomplying parking situation, with 7 auto spaces (5 standard + 2 ADA) and 0 bicycle-scooter spaces. The current use(s) require 19.4 auto parking spaces and 4.9 bicycle-scooter spaces. The proposed project will improve and bring parking into compliance, requiring 5 auto spaces and 0.5 bicycle-scooter spaces.

BPAS Application

510 Southard Street, Key West, FL

(RE# 00012280-000000)



This application is a request for 5 non-transient market rate BPAS allocation to renovate an existing commercial building into an apartment building at 510 Southard.

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market. This application seeks to create a mixed-use commercial-residential structure. This BPAS application requests five market rate residential dwelling unit allocation be assigned to 510 Southard Street, within the HRCC-1 zoning district.

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As well as:

- Achieving Baseline Green Building Certification;
- Minimizing waste disposal and maximizing recycling;
- Improving onsite parking situation.
- Improving stormwater management.

Community Impact:

- The project is not expected to impact Recreation LOS.
- The project is not expected to impact noise or noxious odors.
- All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets.

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00012280-000000
Account# 1012611
Property ID 1012611
Millage Group 10KW
Location 510 SOUTHARD St, KEY WEST
Address
Legal KW PT LT 3 SQR 61 SOUTHARD ST 61 FT X 162FT OR233-164
Description OR237-252 OR1186-69 OR1415-2246 OR3132-0325 OR3136-1693 OR3286-0037
(Note: Not to be used on legal documents.)
Neighborhood 32040
Property Class RETAIL-SINGLE TENANT (1100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

CONCH REPUBLIC PR LLC
 30 N Gould St
 Ste R
 Sheridan WY 82801

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$344,498 | \$850,519 | \$850,519 | \$1,007,252 | \$1,007,252 | \$1,048,087 |
| + Market Misc Value | \$10,004 | \$10,004 | \$10,004 | \$10,004 | \$10,004 | \$10,004 |
| + Market Land Value | \$1,561,909 | \$2,645,906 | \$2,178,981 | \$1,712,057 | \$1,369,645 | \$1,182,875 |
| = Just Market Value | \$1,916,411 | \$3,506,429 | \$3,039,504 | \$2,729,313 | \$2,386,901 | \$2,240,966 |
| = Total Assessed Value | \$1,916,411 | \$3,343,454 | \$3,039,504 | \$2,625,591 | \$2,386,901 | \$2,240,966 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$1,916,411 | \$3,506,429 | \$3,039,504 | \$2,729,313 | \$2,386,901 | \$2,240,966 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$1,561,909 | \$344,498 | \$10,004 | \$1,916,411 | \$1,916,411 | \$0 | \$1,916,411 | \$0 |
| 2023 | \$2,645,906 | \$850,519 | \$10,004 | \$3,506,429 | \$3,343,454 | \$0 | \$3,506,429 | \$0 |
| 2022 | \$2,178,981 | \$850,519 | \$10,004 | \$3,039,504 | \$3,039,504 | \$0 | \$3,039,504 | \$0 |
| 2021 | \$1,712,057 | \$1,007,252 | \$10,004 | \$2,729,313 | \$2,625,591 | \$0 | \$2,729,313 | \$0 |
| 2020 | \$1,369,645 | \$1,007,252 | \$10,004 | \$2,386,901 | \$2,386,901 | \$0 | \$2,386,901 | \$0 |
| 2019 | \$1,182,875 | \$1,048,087 | \$10,004 | \$2,240,966 | \$2,240,966 | \$0 | \$2,240,966 | \$0 |
| 2018 | \$1,164,100 | \$938,374 | \$6,110 | \$2,108,584 | \$2,108,584 | \$0 | \$2,108,584 | \$0 |

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

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1100) | 9,882.00 | Square Foot | 61 | 162 |

Buildings

| | | | |
|----------------|----------------------|----------------------|----------------|
| Building ID | 39536 | Exterior Walls | C.B.S. |
| Style | 2 STORY ON GRADE | Year Built | 1963 |
| Building Type | 1 STORY STORES / 11C | Effective Year Built | 1995 |
| Building Name | | Foundation | CONCRETE SLAB |
| Gross Sq Ft | 6565 | Roof Type | FLAT OR SHED |
| Finished Sq Ft | 5821 | Roof Coverage | TAR & GRAVEL |
| Stories | 2 Floor | Flooring Type | CERM/CLAY TILE |
| Condition | GOOD | Heating Type | FCD/AIR DUCTED |
| Perimeter | 480 | Bedrooms | 0 |
| Functional Obs | 30 | Full Bathrooms | 0 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 38 | Grade | 350 |
| Interior Walls | DRYWALL | Number of Fire PI | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| EPA | ENCL PORCH WD | 524 | 0 | 0 |
| OPX | EXC OPEN PORCH | 220 | 0 | 0 |
| FLA | FLOOR LIV AREA | 5,821 | 5,821 | 0 |
| TOTAL | | 6,565 | 5,821 | 0 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|----------------|------------|-----------|--------|----------|---------|-------|
| FENCES | 1973 | 1974 | 8 x 64 | 1 | 512 SF | 5 |
| ASPHALT PAVING | 1979 | 1980 | 0 x 0 | 1 | 3477 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|------------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 7/22/2024 | \$2,200,000 | Warranty Deed | 2469414 | 3286 | 0037 | 36 - Unqualified | Improved | | |
| 10/15/2021 | \$1,757,000 | Warranty Deed | 2344410 | 3132 | 0325 | 37 - Unqualified | Improved | | |
| 9/1/1991 | \$700,000 | Warranty Deed | | 1186 | 69 | Q - Qualified | Improved | | |

Permits

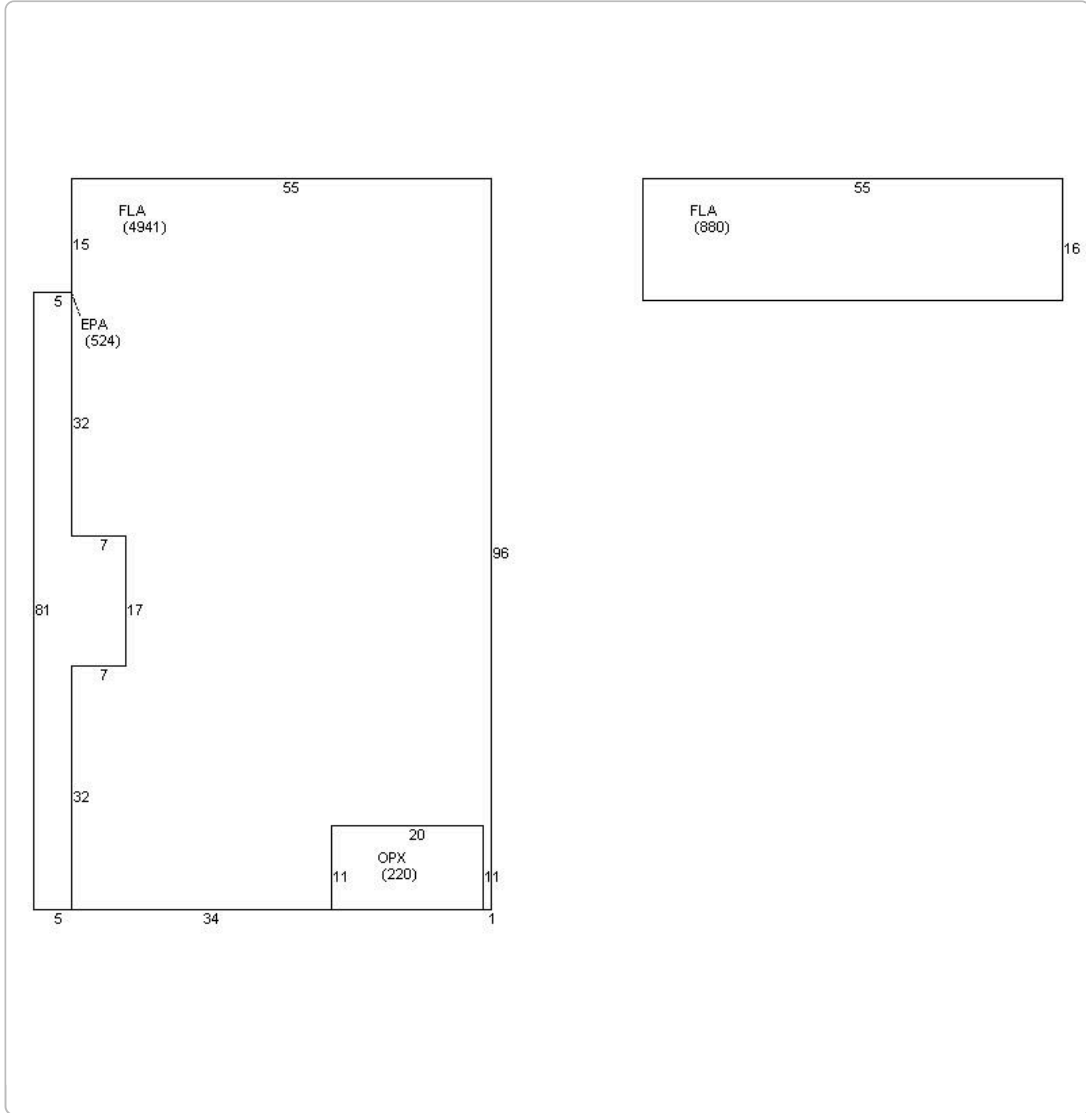
| Number | Date Issued | Status | Amount | Permit Type | Notes |
|---------|-------------|-----------|-----------|-------------|---|
| 14-3798 | 08/07/2014 | Completed | \$20,000 | Commercial | Demo existing non-ADA compliant sidewalk within BOA property and adjacent sidewalk. Construct new ADA compliant landing, ramp and sidewalk. dwn |
| 14-3737 | 08/05/2014 | Completed | \$24,350 | Commercial | RELOCATE EXISTING FIXTURES: ONE (1) LAV ONE (1) BI-LEVEL, ONE (1) KITCHEN SINK, ONE (1) SERV SINK. (CAP EXISTING ROUGH INS NO LONGER BEING USED (NOC under GC |
| 14-3702 | 07/31/2014 | Completed | \$2,500 | Commercial | INSTALL TWELVE (12) LIGHTS & THREE (3) SWITCHES AS PER PLANS. (NOC EXEMPT) |
| 14-2482 | 06/24/2014 | Completed | \$175,000 | Commercial | INTERIOR/EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS MC For entry doors, parking & ramp |
| 07-0789 | 02/21/2007 | Completed | \$24,177 | Commercial | REPLACE 15 TON A/C-AFTER THE FACT |
| 03-3526 | 10/06/2003 | Completed | \$800 | Commercial | REMOVED ROLL DOWN GATE |

| Number | Date Issued | Status | Amount | Permit Type | Notes |
|----------|-------------|-----------|-----------|-------------|-----------------------|
| 00-2845 | 09/25/2000 | Completed | \$1,200 | Commercial | REPAIRS TO FACIA |
| 00-1927 | 07/11/2000 | Completed | \$1 | Commercial | CHANGEOUT AC |
| 00-1672 | 07/10/2000 | Completed | \$8,500 | Commercial | ELECTRICAL |
| 00-0659 | 04/11/2000 | Completed | \$1 | Commercial | INSTALL 2 ATM'S |
| 99-4152 | 01/06/2000 | Completed | \$3,000 | Commercial | REPLACE SIGN |
| 98-2732 | 11/13/1998 | Completed | \$1,500 | Commercial | REPLACE SIGN |
| 98-1889 | 06/18/1998 | Completed | \$1,500 | Commercial | ROOF TOP A/C |
| 98-1124 | 05/08/1998 | Completed | \$30,000 | Commercial | RE-ROOFING |
| 96-0558 | 01/01/1996 | Completed | \$12,000 | Commercial | ELECTRICAL |
| E95-4364 | 12/01/1995 | Completed | \$1,500 | Commercial | ELECTRICAL |
| E95-3768 | 11/01/1995 | Completed | \$600 | Commercial | FEE/INSPECTION |
| M95-3992 | 11/01/1995 | Completed | \$2,100 | Commercial | INST. 4 DROPS |
| E95-3381 | 10/01/1995 | Completed | \$5,000 | Commercial | FIRE ALARM |
| E95-3414 | 10/01/1995 | Completed | \$6,000 | Commercial | ELECTRICCAL |
| P95-3621 | 10/01/1995 | Completed | \$7,200 | Commercial | PLUMBING |
| B95-2618 | 08/01/1995 | Completed | \$200,000 | Commercial | RENOVATIONS |
| B94-0699 | 03/01/1994 | Completed | \$1,605 | Commercial | REPLACE MISSING CORAL |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 11/7/2024, 5:30:59 AM

Doc # 2469414 Bk# 3286 Pg# 37 Electronically Recorded 7/24/2024 at 2:15 PM Pages 5
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$44.00 Deed Doc Stamp \$15,400.00

THIS INSTRUMENT PREPARED BY:
RMS Properties III, L.L.C.
1111 N. Plaza Drive, Suite 200
Schaumburg, Illinois 60173

WHEN RECORDED RETURN TO:
William M. Karney
Attorney at Law
Moraitis, Karney, Moraitis & Quailey
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed this 22nd day of July, 2024, by RMS Properties III, L.L.C., an Illinois limited liability company ("Grantor"), whose mailing address is 1111 North Plaza Drive, Suite 200, Schaumburg, Illinois 60173, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, in favor of CONCH REPUBLIC PR LLC, a Florida Limited Liability Company ("Grantee"), whose address is 30 N. Gould Street, Suite R, Sheridan, WY 82801.

Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, as more particularly described in **Exhibit A**, which is attached hereto, together with all improvements thereon.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters affecting the Property as set forth in **Exhibit B** attached hereto and incorporated herein by reference; (b) Rights or claims of parties in possession not shown by the public records; (c) Easements or claims of easements, not shown by the public records; (d) Zoning, restrictions, and other regulatory laws and ordinances, prohibitions and other requirements imposed by governmental authority ; (e) All matters of survey; and (f) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

[Remainder of this page intentionally left blank; signature page to follow]

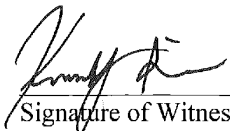
Doc. # 2469414 Page Number: 2 of 5

[Signature Page to Special Warranty Deed]

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

Signed, sealed and delivered as to all Grantors
in the presence of:

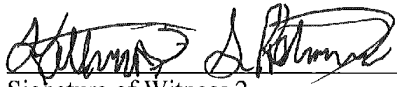
RMS PROPERTIES III, L.L.C.
an Illinois limited liability company
By: RMS Holding Group Inc.,
an Illinois corporation
Its: Manager


Signature of Witness 1

By: 
ROSHAN SHOFFET, President

Kimberly Sisson
Name of Witness 1

32801 US 441 N Okachobee, FL
Address of Witness 1


Signature of Witness 2

Kathryn Robinson
Name of Witness 2

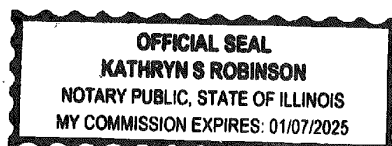
42 wescott lane, South Barrington, IL, 60010
Address of Witness 2

State of Illinois

County of Cook

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 19 day of July, 2024 by ROSHAN SHOFFET, President of RMS HOLDING GROUP INC., an Illinois corporation, which corporation is the Manager of RMS PROPERTIES III, L.L.C., an Illinois limited liability company, on behalf of the company, who is ~~personally known~~ to me or who has produced drivers license as identification.

(SEAL)



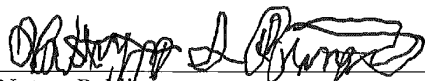

Notary Public
My Commission Expires: 1/7/25

EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

ON THE ISLAND OF KEY WEST AND IS PART OF LOT 3, SQUARE 61, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN 1829 AND IS MORE PARTICULARLY DESCRIBE AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SIMONTON STREET AND THE SOUTHEASTERLY LINE OF SOUTHARD STREET GO SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 268.95 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING AND IS FURTHER IDENTIFIED AS POINT A; THENCE CONTINUE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 43.10 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET TO A POINT; THENCE NORTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 43.10 FEET TO A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SIMONTON STREET AND THE SOUTHEASTERLY LINE OF SOUTHARD STREET GO SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 268.95 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING AND IS FURTHER IDENTIFIED AS POINT A; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 17.90 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET TO A POINT; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 17.90 FEET A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET BACK TO POINT OF BEGINNING.

Address: 510 Southard St., Key West, FL 33040

Monroe County Tax Property ID: 1012611

EXHIBIT B TO SPECIAL WARRANTY DEED**EXCEPTIONS**

1. Rights of parties in possession, if any.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters (a) not known to the Grantor or not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; (b) resulting in no loss or damage to the Grantee; or (c) attaching or created subsequent to the date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Zoning and building regulations, restrictions and ordinances now or hereafter adopted or imposed by any governmental body having jurisdiction over the Property or any part thereof.
6. Taxes and assessments for the year of closing and subsequent years, which are not yet due or payable.
7. Utility declarations, easements and other agreements of record and rights of utility companies to use and maintain pipes, drains, mains, wires, cables, terminal boxes, lines, service connections and facilities, located in, on, over and/or under the Property.
8. Any state of facts which an accurate survey or inspection of the Property would show or reveal, including inland/tidal wetlands designation if applicable.
9. All notes or notices of violations of law, regulations, or municipal ordinances, orders or requirements heretofore or hereafter noted in or issued by any governmental or quasigovernmental departments and/or agencies against or affecting the Property or any portion thereof.
10. Encroachments of stoops, areas, cellar steps, trims and cornices, if any, upon any street or highway or adjoining premises; variations between record line and fences, hedges and retaining walls; encroachments of adjoining premises upon the Property.
11. Variations between description of Property herein and tax map description.
12. Covenants, restrictions, licenses, easements, rights, agreements, and rights-of-way of record, if any.
13. Any and all unrecorded leases, if any, and rights of parties therein.

14. All judgments, liens (excluding construction liens), assessments, code enforcement liens, encumbrances, declarations, mineral reservations, covenants, restrictions, reservations, easements, agreements and any other matters as shown on the public records.
15. Any liens for municipal betterments assessed after the date of the within Special Warranty Deed and/or orders for which assessments may be made after the date of the within Special Warranty Deed
16. The leases, licenses or occupancy agreements relating to the Property, and any memoranda thereof, and rights of parties therein.
17. The existence of Uniform Commercial Code financing statements which were filed or last extended on a day more than five years prior to the Closing.
18. Without limiting the foregoing, all covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Monroe County, Florida with respect to the real property conveyed hereby.
19. Any adverse ownership claims by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
20. Any loss due to lack of direct access to a public road.



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

Detail by Entity Name

Florida Limited Liability Company
CONCH REPUBLIC PR LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L24000299846 |
| FEI/EIN Number | NONE |
| Date Filed | 07/03/2024 |
| Effective Date | 07/03/2024 |
| State | FL |
| Status | ACTIVE |

Principal Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title AR

CAPITAL PARTNERS MANAGEMENT
30 N GOULD ST. STE R
SHERIDAN, WY 82801

Annual Reports

No Annual Reports Filed

Document Images

[07/03/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

STATE OF WYOMING * SECRETARY OF STATE
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020
Phone: 307-777-7311 · Website: <https://sos.wyo.gov> · Email: business@wyo.gov

Filing Information



Please note that this form **CANNOT** be submitted in place of your Annual Report.

Name **Capital Partners Management, LLC**

Filing ID **2017-000767509**

Type Limited Liability Company

Status

Active

General Information

Old Name

Sub Status

Current

Fictitious Name

Standing - Tax

Good

Standing - RA

Good

Sub Type

Standing - Other

Good

Formed in Wyoming

Filing Date

09/04/2017 8:38 AM

Term of Duration Perpetual

Delayed Effective Date

Inactive Date

Principal Address

30 N Gould St. STE R
Sheridan, WY 82801

Mailing Address

30 N Gould St STE R
Sheridan, WY 82801

Registered Agent Address

Registered Agents Inc
30 N Gould St Ste R
Sheridan, WY 82801

Parties

| Type | Name / Organization / Address |
|------|-------------------------------|
|------|-------------------------------|

| | |
|-----------|--|
| Organizer | Registered Agents Inc. 412 N Main St Ste 100 Buffalo, WY 82834 |
|-----------|--|

Notes

| Date | Recorded By | Note |
|------|-------------|------|
|------|-------------|------|

Filing Information



Please note that this form CANNOT be submitted in place of your Annual Report.

Name **Capital Partners Management, LLC**

Filing ID **2017-000767509**

Type Limited Liability Company

Status

Active

Most Recent Annual Report Information

| | | | |
|-------------|-------------------|-----------|----------|
| Type | Original | AR Year | 2024 |
| License Tax | \$60.00 | AR Exempt | N |
| AR Date | 8/27/2024 8:25 AM | AR ID | 10340184 |
| Web Filed | Y | | |

Officers / Directors

| Type | Name / Organization / Address |
|------|-------------------------------|
|------|-------------------------------|

Principal Address

30 N Gould St. STE R
Sheridan, WY 82801

Mailing Address

30 N Gould St STE R
Sheridan, WY 82801

Annual Report History

| Num | Status | Date | Year | Tax |
|----------|----------|------------|------|---------|
| 03779687 | Original | 08/22/2018 | 2018 | \$50.00 |
| 04911028 | Original | 08/16/2019 | 2019 | \$50.00 |
| 05880793 | Original | 08/04/2020 | 2020 | \$50.00 |
| 06654018 | Original | 08/30/2021 | 2021 | \$60.00 |
| 07750822 | Original | 10/17/2022 | 2022 | \$60.00 |
| 09040141 | Original | 08/28/2023 | 2023 | \$60.00 |
| 10340184 | Original | 08/27/2024 | 2024 | \$60.00 |

Amendment History

| ID | Description | Date |
|----------------|--------------------------|------------|
| 2024-004843123 | RA Information Change | 06/10/2024 |
| 2022-003816416 | Delinquency Notice - Tax | 09/02/2022 |
| 2018-002440676 | RA Address Change | 12/11/2018 |
| 2017-002181832 | RA Address Change | 11/16/2017 |
| See Filing ID | Initial Filing | 09/04/2017 |

CAPITAL PARTNERS MANAGEMENT, LLC

30 N Gould St SteR Sheridan WY 82801

CORPORATE RESOLUTION

August 12, 2024

Purpose of Resolution: **Designation of Authorized Agent, Juan Carlos Pernas**

We, the undersigned, being all the directors of this corporation consent and agree that the following corporate resolution was made on:

Date: **July 3, 2024**

We do hereby consent to the adoption of the following as if it was adopted at a regularly called meeting of the board of directors of this corporation. In accordance with State law and the bylaws of this corporation, by unanimous consent, the board of directors decided that the Authorized Agent for Conch Republic PR, LLC shall be:

Juan Carlos Pernas

Juan Carlos Pernas, whose address is 534 Margaret St, Key West, FL 33040, is the Authorized Agent for Conch Republic PR, LLC of Florida, LLC incorporated July 3, 2024, shall. Juan Carlos Pernas is authorized to execute any and all documents necessary in connection with the ongoing affairs of Conch Republic PR, LLC. This authority is not limited in any scope and extends to all operations, including but not limited to property management, taxation, employment, design, permitting and construction, leasing, sub-leasing, banking, and any and all aspects necessary at the sole discretion of Juan Carlos Pernas.

Therefore, it is resolved, that the corporation shall:

Adopt Juan Carlos Pernas as the Authorized Agent for Conch Republic PR, LLC.

Walter Lista

Director/ Member
Signature

Walter Lista

Printed Name

08-13-2024

Date

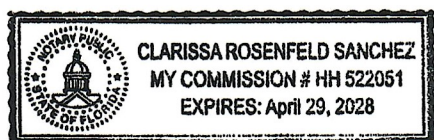
STATE OF FLORIDA, COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, by means of ☒ physical presence or ☐ online notarization an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Walter Lista, of Capital Partners Management, LLC, a Wyoming limited liability company, who is well known to me and who did take an oath and acknowledged executing the same freely and voluntarily under authority duly vested in him.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of August, 2024.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission expires:



Clarissa Rosenfeld Sanchez
(Print Name)



**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, Juan Carlos Pernas as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Agent of Capital Partners Management, LLC, manager of:
Name of office (President, Managing Member) *Conch Republic PR, LLC*
Name of owner from deed

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

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

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

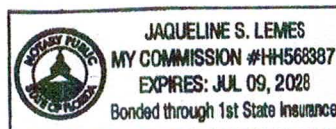
Subscribed and sworn to (or affirmed) before me on this November 7, 2024
Date

by Juan Carlos Pernas
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

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



HH568387
Commission Number, if any



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

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

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

510 Southard Street, Key West, FL 33040

Street address of subject property

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

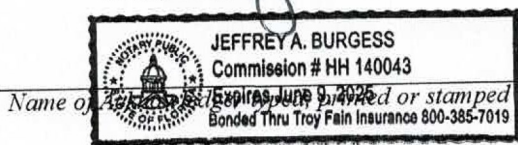
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this JUNE 26, 2024 by
date

Owen Trepanier
Name of Applicant

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

Notary's Signature and Seal

Name of Jeffrey A. Burgess Notary Public or stamped

Commission Number, if any

1 TITLE DESCRIPTION

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

ON THE ISLAND OF KEY WEST AND IS PART OF LOT 3, SQUARE 61, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN 1829 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SIMONTON STREET AND THE SOUTHEASTERLY LINE OF SOUTHARD STREET GO SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 268.95 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING AND IS FURTHER IDENTIFIED AS POINT A; THENCE CONTINUE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SOUTHARD STREET A DISTANCE OF 43.10 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET TO A POINT; THENCE NORTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 43.10 FEET TO A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SIMONTON STREET AND THE SOUTHEASTERLY LINE OF SOUTHARD STREET GO SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 268.95 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING AND IS FURTHER IDENTIFIED AS POINT A; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTHARD STREET A DISTANCE OF 17.90 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET TO A POINT; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 17.90 FEET TO A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 162 FEET BACK TO POINT OF BEGINNING.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-401470-719-KCTY, EFFECTIVE DATE 8/25/2017.

5 FLOOD INFORMATION

By scaling and graphic plotting only, the subject property lies within Zone(s) "X" of the Flood Insurance Rate Map for Monroe County, Florida, Community-Panel or Map Number 12087C1516K, bearing an effective date of 2/18/2005. No field survey was performed to determine this Zone and an Elevation Certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Relevant zones are defined on said map as follows:

ZONE "X" = Areas determined to be outside the 0.2% annual chance floodplain.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:

- 1 Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NON-SURVEY RELATED ITEM)
- 2 Any rights, interests, or claims of parties in possession of the land not shown by the public records. (NON-SURVEY RELATED ITEM)
- 3 Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (NON-SURVEY RELATED ITEM)
- 4 Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (NON-SURVEY RELATED ITEM)
- 5 Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (NON-SURVEY RELATED ITEM)
- 6 Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (NON-SURVEY RELATED ITEM)
- 7 This item has been intentionally deleted.
- 8 The lien of the taxes for the year 2017 and all subsequent years, which are not yet due and payable. (NON-SURVEY RELATED ITEM)
- 9 Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (NON-SURVEY RELATED ITEM)
- 10 Subject to any loss due to lack of direct access to a public road. (NON-SURVEY RELATED ITEM)

8 ZONING INFORMATION

ACCORDING TO THE ZONING INFORMATION REPORT PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES, JOB NO. 17-09-0106, DATED 10/17/2017 (PHONE: 888-322-7371), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:

ZONE "HRCC-1" (Historical Residential Commercial Core 1)
MIN. FRONT SETBACK = None
MIN. SIDE SETBACK = 2.5 ft.
MIN. SIDE SETBACK (Street Side) = None
MIN. REAR SETBACK = 10 ft.
MAX. HEIGHT = 35 ft. plus an additional 5 ft. if the structure has a pitched roof, the design of which is approved by the historical architectural review commission
MIN. LOT AREA = 4,000 sq. ft.
MIN. LOT WIDTH = 40 ft.
MIN. LOT DEPTH = 100 ft.
MAX. FLOOR AREA RATIO = 1.0
MAX. COVERAGE = 50% building coverage
MAX. DENSITY = 70% Impervious surface coverage
22 Dwelling units per acre
PARKING SPACE FORMULA = 1 space per 300 sq. ft. of gross floor area

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF KEY WEST, FLORIDA BEFORE USE.

4 SURVEYOR CERTIFICATION

To: Bank of America, National Association and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20 and 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A"), of Table A thereof. The fieldwork was completed on 10/16/2017. Date of Plat or Map: **/**/****

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

Billy R. Davis, Jr.
Professional Surveyor and Mapper #5099
Certificate of Authorization No. LB#7761
FA Commercial Due Diligence Services Co.
3550 W. Robinson Street, 3rd Floor
Norman, OK 73072

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

11 SURVEYOR'S NOTES

1. This survey is based on information shown on a title report prepared by First American Title Insurance Company, File No. NCS-401470-719-KCTY, effective date 8/25/2017 and all Schedule B exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
2. Subject tract has indirect vehicular access to Angela Street (a public right-of-way) by way of a driveway along the southwestern line of Appraisal Account ID No. 00012210. No easement or other documentation was provided or shown in the title report exceptions.
2. There is no observable evidence of earth moving work, or building construction.
3. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
4. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. PK nails set are marked "LB 7761"
6. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
7. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
8. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
9. The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
10. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
11. All Reciprocal Easement Agreements ("REAs") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
12. Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
13. The Map of William A. Whitehead's Island of Key West delineated in 1829 as referenced in the title description was not made available to the surveyor.
14. Professional Liability Insurance is in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION (AS FURNISHED)
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE APPARENT PHYSICAL USE ONTO OR FROM ADJOINING PROPERTIES
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 Boundary Survey
ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

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

Toll Free: 888.457.7878

| | | |
|---------------------|------------|-------------------------|
| Drawn By: | ELT | Date: 4/19/2018 |
| Surveyor | | Revision: comments |
| Ref. No: 17-09-0432 | | Date: 4/23/2018 |
| Approved By: | BRD | Revision: comments |
| Field Date: | 10/16/2017 | Date: 5/2/2018 |
| Scale: | 1" = 20' | Revision: revised title |
| | | Date: |
| | | Revision: |

Prepared For:
Bank of America,
National Association

NCS No.: 401470-719-KCTY
BOA No.: FL7-495

20 PROJECT ADDRESS

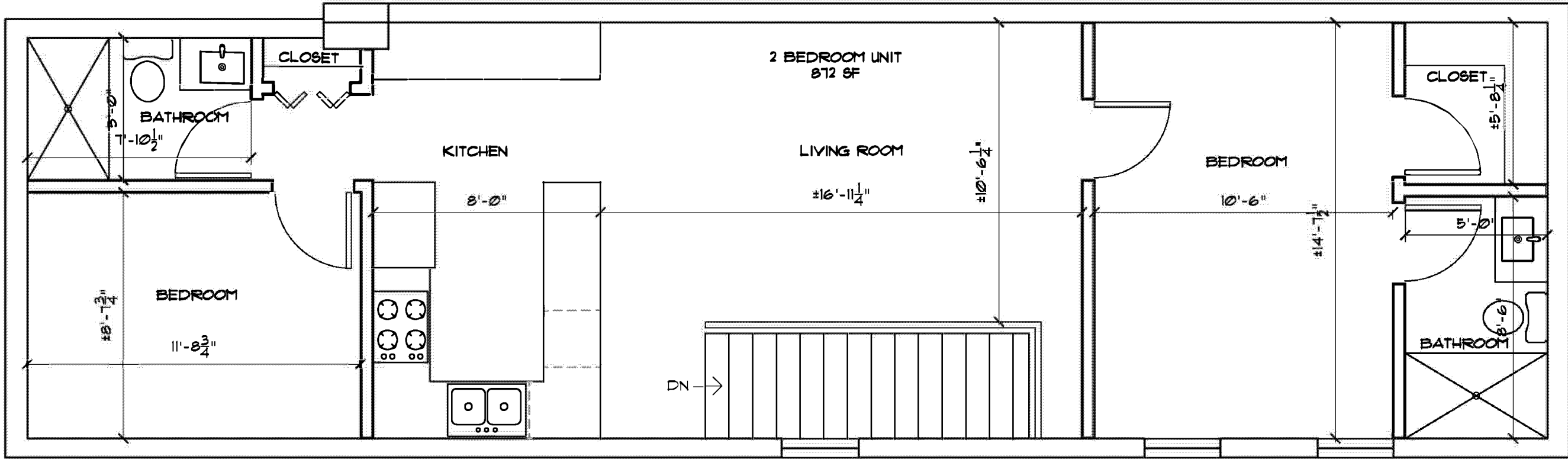
510 Southard Street
Key West, Florida 33040

Project Name:
BOA FL7-495 Southard St (Duval)
CDS Project Number:
17-09-0160:001

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

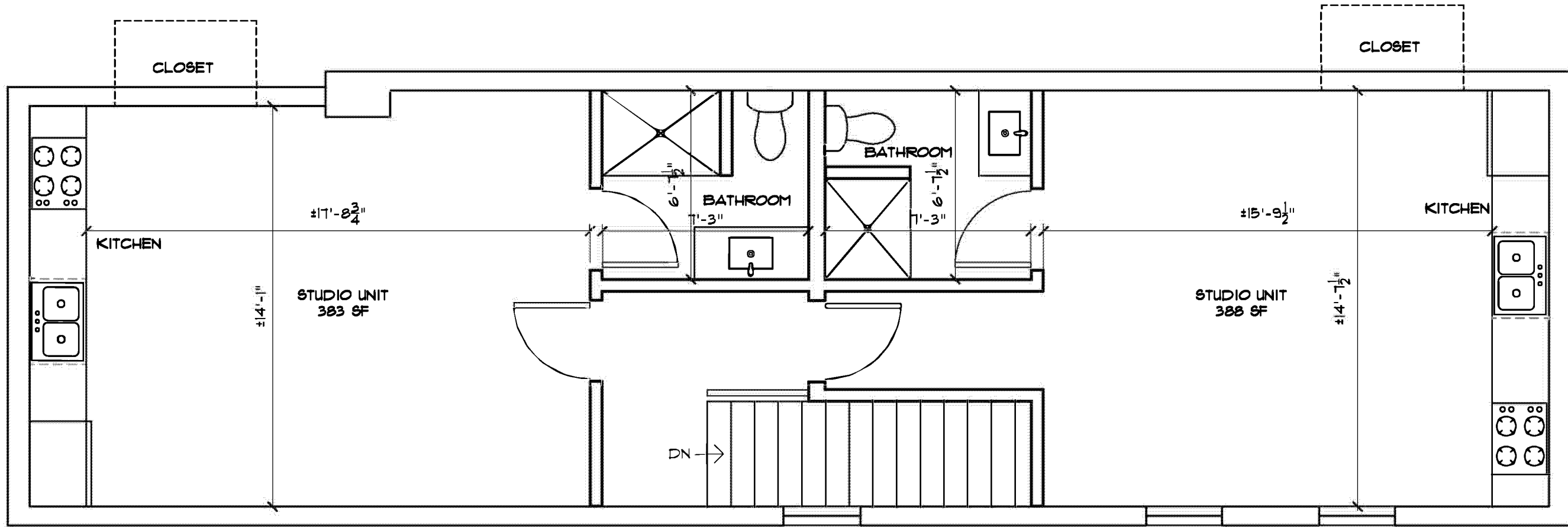
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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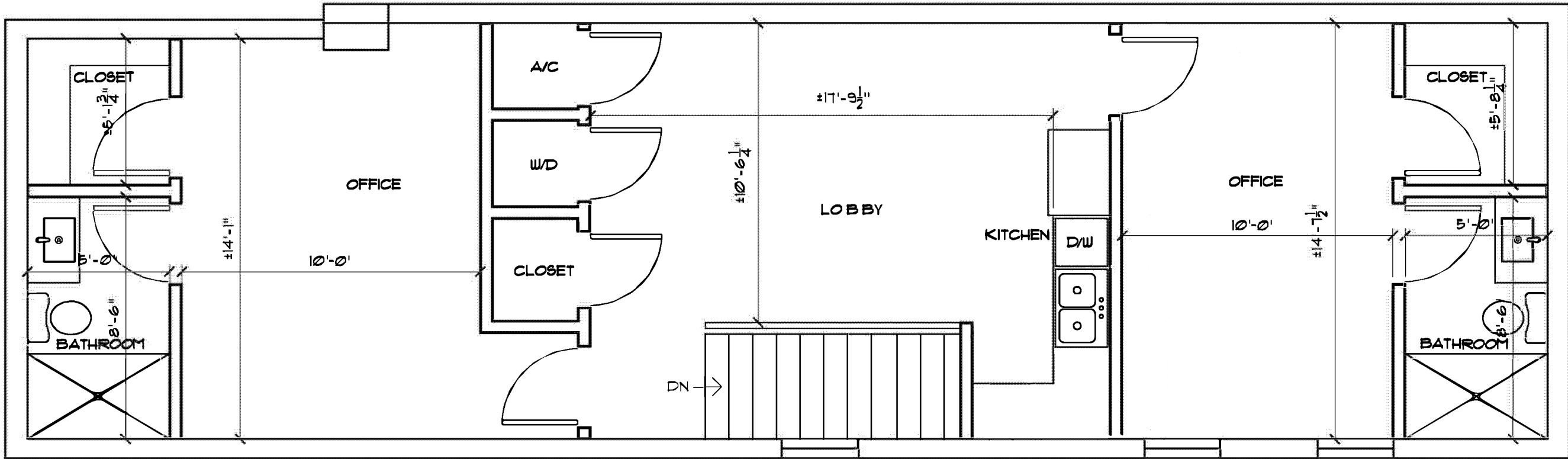
Two Bedroom Option 1
Floor Plan

1/4" = 1' - 0"



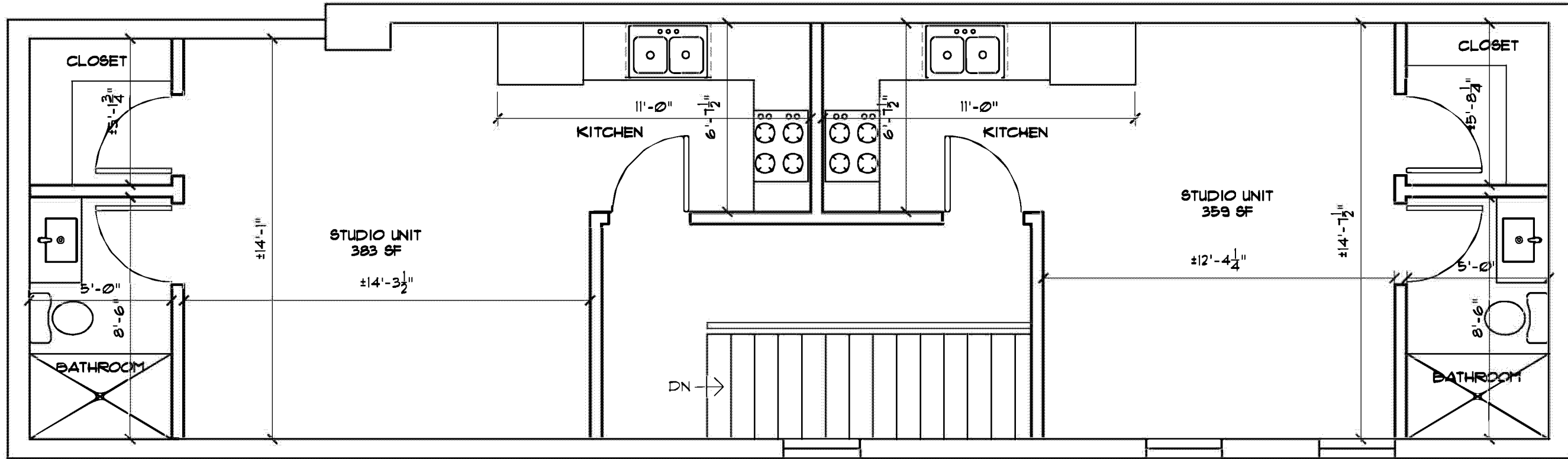
Two Unit Option 1
Floor Plan

1/4" = 1' - 0"



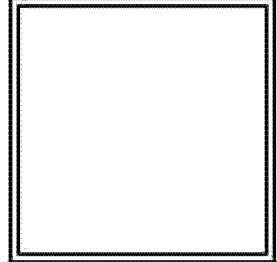
Existing
Floor Plan

1/4" = 1' - 0"



Two Unit Option 2
Floor Plan

1/4" = 1' - 0"





BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

EXHIBIT C – APPLICANT’S ESTIMATED SCORE SHEET

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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

Applicant: Owen Trepanier Site Address: 510 Southard Street

Number and type of Units Requested: Market Rate 5 Affordable

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

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

Initial here

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

| | | |
|------------------------|--|----------------------|
| a. | Building more than 1.5' higher than the base flood elevation (+5) | Points <u> </u> |
| b. | Exceeding the minimum required percentage of affordable housing (+30) | Points <u> </u> |
| c. | Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points <u> </u> |
| d. | Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60) | Points <u> </u> |
| e. | Achieving Green Building Certification Upgrade 1 (+20) | Points <u> </u> |
| f. | Achieving Green Building Certification Upgrade 2 (+27) | Points <u> </u> |
| g. | Achieving Green Building Certification Upgrade 3 (+40) | Points <u> </u> |
| h. | Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5) | Points <u> </u> |
| i. | Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points <u> </u> |
| j. | Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u> </u> |
| k. | Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10) | Points <u> </u> |
| TOTAL ESTIMATED POINTS | | <u>0</u> |



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

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

I certify that my total estimated points are 0. 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 of applicant

11/07/2024

Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 7 day of November, 2024,
by Owen Trepanier (name of person signing the application)
as Agent (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Conch Republic PR, LLC (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal

SEAL



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

HH568387
Commission Number, if any

| | A | B | C |
|----|--|--|---|
| 1 | Florida Green Home Standard | | |
| 2 | Version 11 Rev 0.0 | | |
| 3 | Instructions | | |
| 4 | Effective January 1, 2018 (Required January 1, 2019) | | |
| 5 | Revised 3-27-18 | | |
| 6 | | | |
| 7 | Please read the "Standard & Policies" document for complete compliance requirements and operating principles. | | |
| 8 | FOR NEW HOMES | | |
| 9 | Each home must comply with the three prerequisites in order to be eligible for certification. Select items to obtain the minimum number of points listed for each category (category minimums). (The sum of the minimums totals 80 points.) Accumulate at least an additional 20 points of your choice to obtain the required 100 TOTAL* to qualify for the program. | | |
| 10 | * If any category minimums cannot be achieved, point deficiencies may be added to the total minimum required score of 100, creating an "adjusted project minimum required points" (the points YOUR project must achieve for certification). (Example: Applicant elects to achieve only 10 points from a category with a minimum of 15. Project may still qualify if: total points equal or exceed 100 + [15-10] = 105.) Note that category maximums cannot be exceeded at any time. Some items require submittals that are colored red. Suggested submittals for other items are colored black. | | |
| 11 | FOR EXISTING HOMES (REMODELS) | | |
| 12 | Existing homes are exempt from the three prerequisites and the category minimums that are required for new construction. Please refer to the "Standards & Policies" document Section 2 for the Standards definition of an existing home. <u>Use Tabs 15 (Existing Home Application).</u> Homes meeting the following requirements will receive a Green Remodel Designation . <ul style="list-style-type: none"> - Existing homes must accumulate a total of 100 points to achieve certification - Each existing home/remodel MUST achieve the required 13 REMODEL points (found in the General category) - The remaining 87 points required for certification may be earned using any combination of credits. - Category maximums can not be exceeded at any time. - The minimum HERS Index to qualify for the FGBC Green Remodel Designation is 80. Some items require submittals that are colored red. Suggested submittals for other items are colored in black. | | |
| 13 | FOR MULTI-FAMILY PROJECTS | | |
| 14 | For Multi-family projects. Use this checklist and the application form found on Tab 18. Green Home Certification is awarded to each individual unit that accumulates the appropriate number of points toward certification. Each unit is treated as a "home." <ul style="list-style-type: none"> - Please refer to the Reference Guide for additional details regarding how to score common spaces for multi-family projects - Please refer to the Standards & Policies document, Section 2-k. for additional information on streamlined submittal options. | | |
| 15 | IMPORTANT GUIDELINES: | | |
| 16 | 1. The FGBC Home Standard Version in effect when the home is permitted is the checklist that must be used to certify the home. However, you may opt to use a newer version if available and applicable. Any application submitted using a previous version of the standard must provide a copy of the building permit. | | |
| 17 | 2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (CA). | | |
| 18 | 3. If this Excel file is altered in any way, the application will not be accepted. Altered files will be returned unprocessed to the submitter. | | |
| 19 | 4. During the review process, the project evaluator may request additional information and/or copies of "suggested submittals" indicated in the Reference Guide to verify that the project has achieved the credit point. | | |
| 20 | FGBC CERTIFICATION LEVELS | | |
| 21 | The FGBC Green Home Certification program uses a tiered rating system. Certification is awarded at different levels according to points achieved over the minimum point threshold. | | |
| 22 | Bronze | 0-30 points over the project's required minimum | |
| 23 | Silver | 31-60 points over the project's required minimum | |
| 24 | Gold | 61-90 points over the project's required minimum | |
| 25 | Platinum | 91 + points over the project's required minimum | |
| 26 | FEES | | |
| 27 | Single Family New and Existing Home Fees | | |
| 28 | Fee | Builder or Homeowner Must Be Member | |
| 29 | \$75 | Member of FGBC and FHBA | |
| 30 | \$100 | Member of FGBC or FHBA | |
| 31 | \$125 | Non Member | |
| 32 | Multi-Family Fees | | |
| 33 | Members | \$100 application fee + \$100 per building + \$25 per unit | |
| 34 | Non Members | \$100 application fee + \$100 per building + \$35 per unit | |
| 35 | Additional Options | | |
| 36 | \$50 | Pre-Application (next tab) use to receive your "application pending" yard sign, fee is deducted from your final application cost | |
| 37 | \$38 | FGBC Certified Home Bronze Plaque | |
| 38 | Instructions for Submission: | | |
| 39 | Electronic Submissions (Required) | | |
| 40 | Complete the credit card authorization above. | | |
| 41 | (Note: Payment by check is acceptable - see mailing instructions below) | | |
| 42 | Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file . | | |
| 43 | https://spaces.hightail.com/uplink/certifications | | |
| 44 | Mailing Instructions | | |
| 45 | Make check payable to "FGBC" based on fee schedule OR submit credit card payment information | | |
| 46 | Mail fees and a printed copy of the completed application with an electronic version of the Checklist and supporting documents to: | | |
| 47 | Florida Green Building Coalition (FGBC) | | |
| 48 | 25 E. Central Blvd. | | |
| 49 | Orlando, FL 32801 | | |

For Additional Information:
Contact your Certifying Agent
or
Contact FGBC: www.FloridaGreenBuilding.org
PH: 407-777-4914
Email: info@FloridaGreenBuilding.org



Florida Green Home Standard

Version 11 Rev 0.0

Pre-Application & Request for Yard Sign

(Use this form to order an "Application Pending Yard Sign for site use during construction")

Builder Information

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

Home Information

Address: 510 Southard _____
City/ST Key West, FL _____
Zip Code 33040 _____

Certifying Agent Information

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____

Amount Due: \$75 (Will be Applied to Final Application Fee)

Payment Information

Credit Card Payment: _____ Visa _____ Mcard _____ Amex _____ Discover
Card Number: _____
Expiration Date: _____ Billing Zip Code _____
Name on Card: _____
Cardholder Signature: _____

Send To:

FGBC, 25 E. Central Blvd.,
Orlando, FL 32801

PH: 407-777-4914

Fax: 407-777-4915

Email: info@floridagreenbuilding.org

FGBC Green Home Standard

Version 11 Rev 0.0

Application

Effective January 1, 2018 (Required January 1, 2019)

Revised 3-27-18

Instructions for Submission:

Electronic Submissions (Required)

Complete the credit card authorization below or pay online

(Note: Payment by check is acceptable - see mailing instructions below)

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

<https://spaces.hightail.com/uplink/certifications>

Mailing Instructions

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:
FGBC
25 E. Central Blvd.
Orlando, FL 32801

FEES

Single Family New and Existing Home Fees

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

Multi-Family Fees

Multi-family applications: Use TAB 18

Additional Options

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

Builder Information

Name: To Be Determined

Company: _____

Address: _____

City/ST/Zip: _____

Phone: _____

E-mail: _____

DBPR License #: _____

FGBC Member #: _____

FHBA Member #: _____

Signature: _____

Certifying Agent Information

Name: To Be Determined

Company: _____

Address: _____

City / Zip: _____

Phone: _____

Fax: _____

E-mail: _____

CA Registration #: _____

Signature: _____

PAYMENT

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

[Pay Online](#)

or Authorize Credit Card Here: (Visa/MC/AX)

CC#:

Expiration Date:

Name on Card:

Billing Zip Code:

Signature:

Home Information

Address: 510 Southard St

City/ST/Zip: Key West FL 33040

County: Monroe

Development: 510 Southard

Please answer the following questions:

| | |
|----------|--|
| Existing | Is the home New or Existing? |
| Multi | Is this Single Family or Multi-Family? |
| No | Is this home Affordable? List Funding Source |
| \$1,164 | Total Square Footage of home/unit |
| 1,164 | Conditioned Square Footage of home/unit |
| TBD | Sales Price |

Optional Information

Owner: Conch Republic PR, LLC

Company: Conch Republic PR, LLC

Address: 510 Southard St

City/ST/Zip: Key West FL 33040

Phone: c/o 305-293-8983

E-mail: Owen@owentrepanier.com

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

Date: 11/07/2024

Project Point Summary

| | | |
|---|-----|--|
| Minimum Points to Qualify (may be over 100 if a category minimum is missed) | 100 | Please refer to Standards Documents and Green Home Reference Guide for additional information. |
| Points Toward Qualification (points over category maximums excluded) | 135 | |
| Total Points Achieved | 139 | |

| Category | Your Score | Required Min - Max |
|---------------------------------|------------|--------------------|
| Category 1: Energy | 75 | 30 - 75 |
| Category 2: Water | 15 | 15 - 40 |
| Category 3: Lot Choice | 10 | 0 - 15 |
| Category 4: Site | 5 | 5 - 30 |
| Category 5: Health | 15 | 15 - 35 |
| Category 6: Materials | 10 | 10 - 35 |
| Category 7: Disaster Mitigation | 5 | 5 - 30 |
| Category 8: General | 0 | 0 - 40 |
| Total: | 135 | |
| Total Needed: | 100 | |
| Certified Home Score | 135 | |
| Certification Level | Silver | |

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

| | | |
|-------|----------|----------------------------------|
| P3.01 | Yes | Landscape Considerations |
| | Existing | Is the landscape existing or new |

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

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

Yes :Does the Home have a confirmed HERS Index

0 :Confirmed HERS Index

Design, Finishes, Amenities

| | | | |
|-------|----|-------|--|
| E2.01 | 0 | 1 | Thermal Bypass Inspection |
| E2.02 | - | 1 | Ductwork joints sealed with mastic |
| E2.03 | - | 1 | Ductwork smoke tested allowing leaks to be sealed prior to drywall |
| E2.04 | - | 1 | Cross vent and ceiling fans code credit |
| E2.05 | 0 | 1 | Roofed porch, Min 100ft^2 AND 3 sides open |
| E2.06 | 0 | 1 | Passive solar space heating system |
| E2.07 | 0 | 1 | Passive solar day-lighting |
| E2.08 | 0 | 1 | Deciduous trees on south |
| E2.09 | 0 | 1 - 4 | House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees. |
| E2.10 | 0 | 1 | Washer and dryer outside of conditioned space |
| E2.11 | 0 | 1 | Floor joist perimeter insulated and sealed |
| E2.12 | - | 1 | Light colored exterior walls (80% minimum) 79 Enter the Solar Reflective Index (SRI) of Paint |
| E2.13 | 2 | 1 - 2 | Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint |
| E2.14 | - | 1 | Max 100W fixtures in bathrooms |
| E2.15 | 0 | 1 | Pre-plumb for solar hot water |
| E2.16 | 0 | 2 | Install a State Certified rated solar hot water system |
| E2.17 | 0 | 1 | Insulate all hot water pipes |
| E2.18 | 0 | 1 | Energy-efficient clothes dryers |
| E2.19 | 0 | 1 | Energy-efficient ovens/ranges |
| E2.20 | 0 | 1 | Energy Star® clothes washers |
| E2.21 | 0 | 1 | Efficient well pumping |
| E2.22 | 0 | 1 | Efficient envelope volume 0 Total Gross Wall Area 5821 Conditional Square Footage 1 Number of Stories |
| E2.23 | 0 | 1 | Dwelling unit attached, zero lot-line, row house |
| E2.24 | 0 | 1-2 | Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point) |
| E2.25 | - | 3 | Energy Star® Advanced Lighting Package |
| E2.26 | 2 | 2 | Outdoor lights are energy efficient. |
| E2.27 | 0 | 1 | Install motion sensors on a minimum of 60% of the hard wired lighting fixtures |
| E2.28 | - | 1 | Energy Efficient Sheathing |
| | 79 | 112 | Total Points |

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

Name of HERS Rater: To be determined

Certifying Agent Category 1: 0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

| | | | |
|-------|---|-------|----------------------------|
| W2.01 | 0 | 1 - 3 | Greywater System Installed |
|-------|---|-------|----------------------------|

W3 Rainwater Harvesting

| | | | |
|-------|---|-------|--|
| W3.01 | 0 | 1 - 3 | Rainwater Harvesting System installed with dedicated use |
|-------|---|-------|--|

W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

| | | | |
|-------|----|----|---|
| W6.01 | 10 | 10 | No permanent installed irrigation system |
| W6.02 | 0 | 2 | Innovative irrigation technology |
| W6.03 | 0 | 3 | Landscape irrigated to FGBC standard 0 Separate zones for turf and landscape beds - multi program controller 0 High-volume irrigation does not exceed 60% of landscape area 0 Head to head coverage for rotor/spray heads 0 Micro-irrigation only in landscape beds and narrow areas 0 Provide owner & FGBC with plan and instructions |
| W6.04 | 0 | 1 | Pressure compensating spray heads installed in spray zones |
| | OR | 0 | Pressure regulating valves are installed for spray zones |
| W6.05 | 0 | 1 | In poor drainage (low) areas, heads are installed with check valves |
| W6.06 | 0 | 2 | High volume irrigated areas have matched precipitation rates |
| W6.07 | 0 | 1 | Pop-up sprinkler heads significantly rise above turf grass height |

W7 Additional Water Certification Requirements

| | | | |
|-------|----|----|--|
| W7.01 | 0 | 5 | Meet or exceed Florida Water Star™ or WaterSense standards: |
| W7.02 | 0 | 2 | Florida Friendly Landscape™ Program New Construction Certification |
| | 15 | 56 | Total Points |

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

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

Credentials of Auditor:

0

CATEGORY 3: LOT CHOICE

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 0 / Category Maximum 15

| | | | |
|--------|----|-------|--|
| LC1.01 | 0 | 1 - 6 | House built within designated FGBC green land development |
| | | | - Name of FGBC Green Development |
| | | | 0 % of land development that scored beyond the minimum compliance of FGBC standard |
| LC1.02 | 0 | 2 | Home within a certified green local government |
| LC1.03 | 0 | 2 | Built on an infill site |
| LC1.04 | 1 | 1 | Site within 1/8 mile of existing infrastructure |
| LC1.05 | 2 | 2 | Site within 1/4 mile to mass transit |
| LC1.06 | 2 | 2 | Site within 1/2 mile of public open/green space |
| LC1.07 | 5 | 2 | Site within 1/4 mile or 1/2 mile of existing basic community resources |
| | | | Yes Arts and entertainment center |
| | | | 0 Bank |
| | | | 0 Community or civic center |
| | | | 0 Convenience store |
| | | | Yes Daycare center |
| | | | 0 Fire station |
| | | | 0 Fitness center or gym |
| | | | 0 Laundry or dry cleaner |
| | | | 0 Library |
| | | | 0 Medical or dental office |
| | | | Yes Pharmacy |
| | | | Yes Police station |
| | | | 0 Post office |
| | | | Yes Place of worship |
| | | | Yes Restaurant |
| | | | 0 School |
| | | | 0 Supermarket |
| | | | - Other Neighborhood-serving retail |
| | | | #REF! Other office building or major employment center |
| LC1.08 | 0 | 2 | Site located in small lot cluster development |
| LC1.09 | 0 | 2 | Brownfield site |
| | 10 | 21 | Total Points |

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

| | | | |
|------|---|---|--|
| S3.1 | 0 | 2 | Develop and Implement an Erosion Control Site Plan |
| S3.2 | 0 | 1 | Stabilize disturbed soil |
| S3.3 | 0 | 2 | Stage disturbance |
| S3.4 | 1 | 1 | Control sediment runoff during construction |
| S3.5 | 0 | 1 | Save and reuse any removed topsoil |

Drainage / Retention

| | | | |
|------|---|-------|--|
| S4.1 | 2 | 2 | Onsite designated retention area |
| S4.2 | 0 | 2 | Direct filtered rooftop runoff to planted area(s) |
| S4.3 | 2 | 1 - 4 | Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious 60 % Pervious Material 5136 Total Lot Area (sq. ft.) 0 Coverage Area (sq. ft.) 2900 100% Pervious sq. ft. 0 Equivalent Pervious Area --> 2900 Equivalent Pervious Area (semi-pervious) 2 Total points for pervious area |

5 34 Total Points

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

Certifying Agent Category 4: 0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

| | |
|-----|-----------------------------|
| Yes | Electric |
| 0 | Sealed combustion equipment |
| 0 | Sealed combustion closet |

Water Heating

| | |
|-----|------------------------------|
| 0 | Electric |
| 0 | Sealed combustion equipment |
| 0 | Sealed combustion closet |
| Yes | Outside of conditioned space |

Moisture Control

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

Source Control

| | | | |
|-------|---|-------|--|
| H3.01 | 0 | 1 | No exposed urea-formaldehyde wood products |
| H3.02 | 0 | 1 - 2 | Low or Zero VOC paints, stains, and finishes |
| H3.03 | 1 | 1 | Low VOC sealants and adhesives |
| H3.04 | 2 | 1 - 2 | Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts) |
| H3.05 | 0 | 1 | Healthy flooring |
| H3.06 | 0 | 1 | Healthy insulation |
| H3.07 | 1 | 1 | Protect ducts, range hood, and bath exhaust fans during construction |
| H3.08 | 0 | 3 | Integrated pest management plan |

Cleanability

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

Universal Design

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

Ventilation

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

15 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

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

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

| | | | |
|-----|---|-------|--|
| DM4 | 0 | 1 - 2 | Installed Surge Suppression or Lightning Protection System |
|-----|---|-------|--|

Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

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

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

OR

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

OR

| | | | |
|---------|---|----|--|
| DM 5.03 | | 12 | DM 5.03: Treated wood products |
| | | | 0 All wood products serving structural or exterior finish purposes are borate or ACQ treated |
| DM5.04 | 0 | 1 | 80% of Cellulose insulation used is Borate treated |

| | | | |
|--------|---|---|------------------------------|
| DM6.01 | 0 | 2 | Mold Prevention - ASTM D3273 |
|--------|---|---|------------------------------|

5 47 Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 0 / Category Maximum 40

Small House Credit

G1.01 0 0 - 25 Conditioned house size (*enter **no** if not claiming any points*)
 :square feet of conditioned area

Adaptability

G2.01 0 2 Roof trusses designed for addition
G2.02 0 1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF
G2.03 0 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

G3.01 0 1 - 5 **Reduce peak demand or annual load**
 1 point for each 2kW system size

Remodel

G4.01 0 10 **Remodeling structure (HERS Index < 80)**
G4.02 0 3 Water Closets 1.6 gpf and showers 2.5 gpm or less
G4.03 0 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
G4.04 0 2 Existing homes with pools - upgrade pump to variable speed or dual speed
G4.05 0 2 Roof to wall connection upgrades

Other

G5.01 0 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
 :Number of members on the team that are members of FGBC
G5.02 0 2 **Homeowner's manual, including information, benefits, operations - per reference guide**
G5.03 0 2 **FGBC Green Homeowner Checklist**
G5.04 0 1 Plan for edible landscape/food garden
G5.05 0 2 **Guaranteed energy bills**
G5.06 0 2 **FGBC Certified Professional**
G5.07 0 5 **Energy Star Qualified Home**
G5.08 0 1 - 5 **INNOVATIVE CREDITS**

Description of innovation:

 56 Total Points

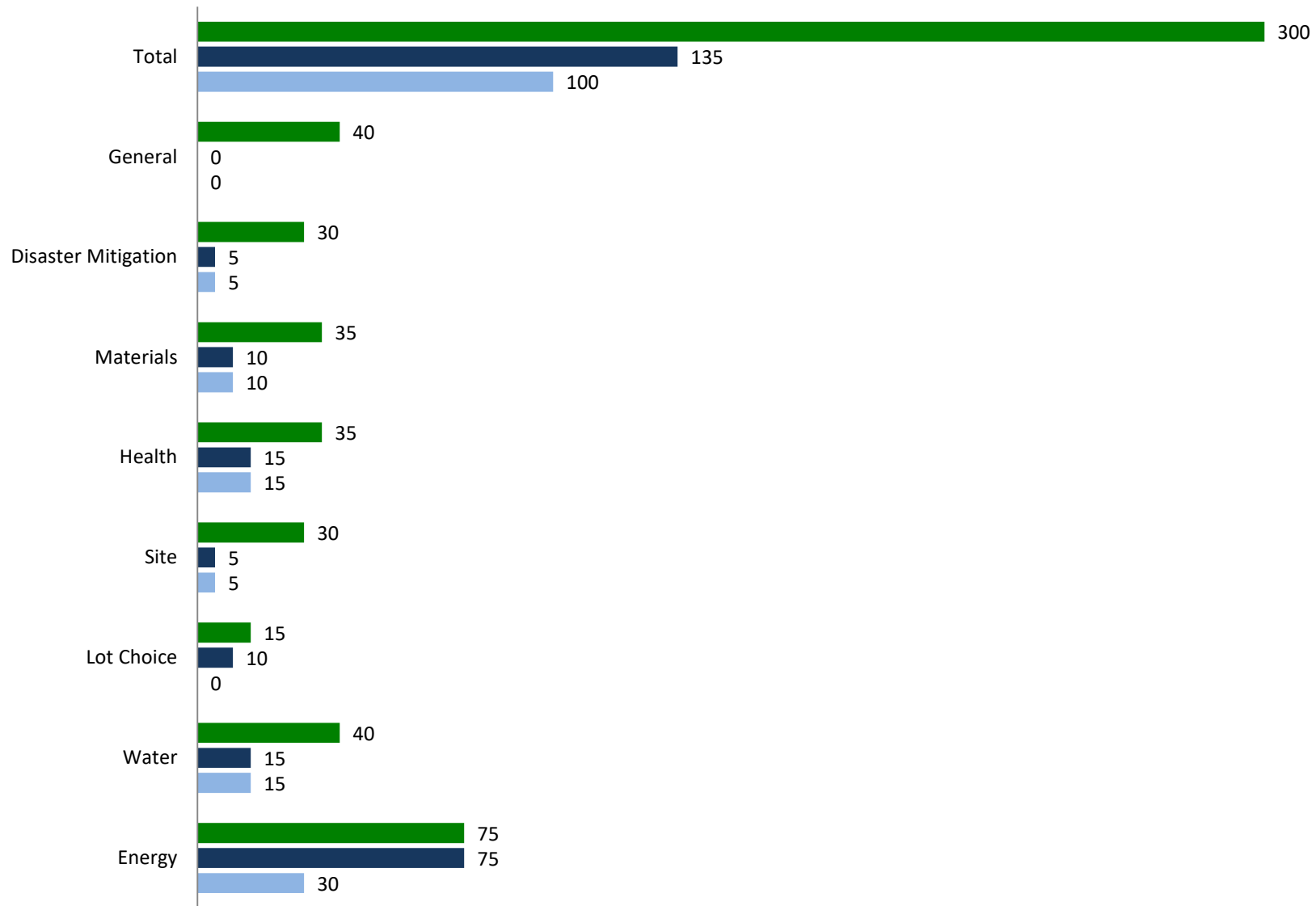
 Total points for Category 8 (0 min / 40 max)

Certifying Agent Category 8:

| FGBC Home Score | | | Version 11 Rev 0.0 |
|---------------------------------|---------------|--------------------|--|
| Category | Your Score | Required Min - Max | |
| Category 1: Energy | 75 | 30 - 75 | |
| Category 2: Water | 15 | 15 - 40 | |
| Category 3: Lot Choice | 10 | 0 - 15 | |
| Category 4: Site | 5 | 5 - 30 | |
| Category 5: Health | 15 | 15 - 35 | |
| Category 6: Materials | 10 | 10 - 35 | |
| Category 7: Disaster Mitigation | 5 | 5 - 30 | |
| Category 8: General | 0 | 0 - 40 | |
| Total: | 135 | | |
| Total Need: | 100 | | |
| Certified Home Score | 135 | | |
| Certification Level: | Silver | | |
| | | | The Total Need number will automatically adjust as points are earned for each criteria in the checklist. |
| | | | Home Address |
| | | | 510 Southard St Key West FL 33040 |

FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



| | A | B | C | D | E | F |
|----|---|--|-------------------|---------------------------|---|--|
| 1 | FGBC Green Home Standard | | | | | |
| 2 | Version 11 Rev 0.0 | | | | | |
| 3 | Existing Home Application | | | | | |
| 4 | Effective January 1, 2018 (Required January 1, 2019) | | | | | |
| 5 | Revised 3-27-18 | | | | | |
| 6 | Instructions for Submission: | | | | | |
| 7 | Electronic Submissions (preferred) | | | | | |
| 8 | • Complete the credit card authorization below or pay online | | | | | |
| 9 | (Note: Payment by check is acceptable - see mailing instructions below) | | | | | |
| 10 | Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file. | | | | | |
| 11 | https://dropbox.hightail.com/certifications | | | | | |
| 12 | Mailing Instructions | | | | | |
| 13 | • Make check payable to "FGBC" based on fee schedule OR submit credit card payment information | | | | | |
| 14 | • Mail fees, application, and electronic version of checklist with supporting documents on CD to: | | | | | |
| 15 | Florida Green Building Coalition (FGBC) | | | | | |
| 16 | 25 E. Central Blvd. | | | | | |
| 17 | Orlando, FL 32801 | | | | | |
| 18 | FEES | | | | | |
| 19 | Single Family New and Existing Home Fees | | | | | |
| 20 | Fee | Builder or Homeowner Must Be Member | | | | |
| 21 | \$75 | Member of FGBC and FHBA | | | | |
| 22 | \$100 | Member of FGBC or FHBA | | | | |
| 23 | \$125 | Non Member | | | | |
| 24 | Multi-Family Fees | | | | | |
| 25 | Multi-family applications: Use TAB 18 | | | | | |
| 26 | Additional Options | | | | | |
| 27 | \$38 | FGBC Certified Home Bronze Plaque | | | | |
| 28 | \$40 | Florida Water Star Certification | | | | |
| 29 | Free | FGBC Certified Home Yard Sign (Electronic Version) | | | | |
| 30 | Builder Information | | | | | |
| 31 | Name: | | | | | |
| 32 | Company: | | | | | |
| 33 | Address: | | | | | |
| 34 | City/ST/Zip: | | | | | |
| 35 | Phone: | | | | | |
| 36 | E-mail: | | | | | |
| 37 | DBPR License #: | | | | | |
| 38 | FGBC Member #: | | | | | |
| 39 | FHBA Member #: | | | | | |
| 40 | Signature | | | | | |
| 41 | Certifying Agent Information | | | | | |
| 42 | Name: | | | | | |
| 43 | Company: | | | | | |
| 44 | Address: | | | | | |
| 45 | City / Zip: | | | | | |
| 46 | Phone: | | | | | |
| 47 | Fax: | | | | | |
| 48 | E-mail: | | | | | |
| 49 | CA Registration #: | | | | | |
| 50 | Signature: | | | | | |
| 51 | Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home. | | | | | |
| 52 | | | | | | Date: |
| 53 | Project Point Summary | | | | | |
| 54 | Minimum Points to Qualify (may be over 100 if a category minimum is missed) | 100 | | | | Please refer to Standards Documents and Green Home Reference Guide for additional information. |
| 55 | Points Toward Qualification (points over category maximums excluded) | 135 | | | | |
| 56 | Total Points Achieved | 139 | | | | |
| 57 | | Category | Your Score | Required Min - Max | | |
| 58 | | Category 1: Energy | 75 | 30 - 75 | | |
| 59 | | Category 2: Water | 15 | 15 - 40 | | |
| 60 | | Category 3: Lot Choice | 10 | 0 - 15 | | |
| 61 | | Category 4: Site | 5 | 5 - 30 | | |
| 62 | | Category 5: Health | 15 | 15 - 35 | | |
| 63 | | Category 6: Materials | 10 | 10 - 35 | | |
| 64 | | Category 7: Disaster Mitigation | 5 | 5 - 30 | | |
| 65 | | Category 8: General | 0 | 0 - 40 | | |
| 66 | | Total: | 135 | | | |
| 67 | | Total Needed: | 100 | | | |
| 68 | | Certified Home Score | 135 | | | |
| 69 | | Certification Level | Silver | | | |

| 1 | A | B | C | D | E | F |
|---|---|--|--------------------|-----|---|---|
| | FGBC Green Home Standard | | | | | |
| | Version 11 Rev 0.0 | | | | | |
| | Multi-Family Home Application | | | | | |
| | Effective January 1, 2018 (Required January 1, 2019) | | | | | |
| | Revised 3-27-18 | | | | | |
| | Instructions for Submission: | | | | | |
| | Electronic Submissions (preferred) | | | | | |
| | • Complete the credit card authorization below or pay online | | | | | |
| | (Note: Payment by check is acceptable - see mailing instructions below) | | | | | |
| | Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file. | | | | | |
| | https://dropbox.hightail.com/certifications | | | | | |
| | Mailing Instructions | | | | | |
| | • Make check payable to "FGBC" based on fee schedule OR submit credit card payment information | | | | | |
| | • Mail fees, application, and electronic version of checklist with supporting documents on CD to: | | | | | |
| | Florida Green Building Coalition (FGBC) | | | | | |
| | 25 E. Central Blvd. | | | | | |
| | Orlando, FL 32801 | | | | | |
| | FEES | | | | | |
| | Multi-Family Fees | | | | | |
| | Members | \$100 applicaion fee + \$100 per building + \$25 per unit | | | | |
| | Non Members | \$100 application fee + \$100 per building + \$35 per unit | | | | |
| | Enter your project information below: | | | | | |
| | | Number of Buildings | | | | |
| | | Number of Units | | | | |
| | | | | | | |
| | \$100 | MEMBER Fee | | | | |
| | \$100 | NON MEMBER Fee | | | | |
| | | | | | | |
| | | | | | | |
| | Builder Information | | | | | |
| | Name: | To Be Determined | | | | |
| | Company: | | | | | |
| | Address: | | | | | |
| | City/ST/Zip: | | | | | |
| | Phone: | | | | | |
| | E-mail: | | | | | |
| | DBPR License #: | | | | | |
| | FGBC Member #: | | | | | |
| | FHBA Member #: | | | | | |
| | Signature | | | | | |
| | Certifying Agent Information | | | | | |
| | Name: | To Be Determined | | | | |
| | Company: | | | | | |
| | Address: | | | | | |
| | City / Zip: | | | | | |
| | Phone: | | | | | |
| | Fax: | | | | | |
| | E-mail: | | | | | |
| | CA Registration #: | | | | | |
| | Signature: | | | | | |
| | Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home. | | | | | |
| | Date: 11/07/2024 | | | | | |
| | Project Point Summary | | | | | |
| | Minimum Points to Qualify (may be over 100 if a category minimum is missed) | | | 100 | | |
| | Points Toward Qualification (points over category maximums excluded) | | | 135 | | |
| | Total Points Achieved | | | 139 | | |
| | Please refer to Standards Documents and Green Home Reference Guide for additional information. | | | | | |
| | Category | Your Score | Required Min - Max | | | |
| | Category 1: Energy | 75 | 30 - 75 | | | |
| | Category 2: Water | 15 | 15 - 40 | | | |
| | Category 3: Lot Choice | 10 | 0 - 15 | | | |
| | Category 4: Site | 5 | 5 - 30 | | | |
| | Category 5: Health | 15 | 15 - 35 | | | |
| | Category 6: Materials | 10 | 10 - 35 | | | |
| | Category 7: Disaster Mitigation | 5 | 5 - 30 | | | |
| | Category 8: General | 0 | 0 - 40 | | | |
| | Total: | | 135 | | | |
| | Total Needed: | | 100 | | | |
| | Certified Home Score | | 135 | | | |
| | Certification Level | | Silver | | | |



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, May 29, 2025

5:00 PM

City Hall

Special

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order - 5:00 P.M.

Roll Call

Absent 1 - Chairman Batty

Present 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 March 27, 2025

Attachments: [Minutes](#)

A motion was made by Mr. Warren, seconded by Mr. Garcia, that the Minutes be Approved. The motion passed by unanimous vote.

Old Business

2

Variance - 2400 North Roosevelt Boulevard

(RE#00065220-000100) - Applicant seeks a parking variance to accomodate the addition of 10 golf cart rentals at an existing hotel located in the General Commercial (CG) zoning district, pursuant to Sections 108-572 and 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

A motion was made by Mr. Garcia, seconded by Mr. Warren, that the Planning Resolution be Postponed to June 18, 2025. The motion carried by the following vote:

No: 1 - Mr. Browning

Absent: 1 - Chairman Batty

Yes: 5 - Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

3

Conditional Use - 2400 North Roosevelt Boulevard

(RE#00065220-000100) - Applicant seeks a conditional use permit to allow for the addition of ten (10) golf cart rentals to a small recreational power-driven equipment rental operation located at an existing hotel located in the General Commercial (CG) zoning district, pursuant to Sections 122-418 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

A motion was made by Mr. Garcia, seconded by Mr. Warren, that the Planning Resolution be Postponed to June 18, 2025. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

4

Text Amendment to the Land Development

Regulations - An resolution of the Planning Board of the City of Key West recommending an Ordinance of the City Of Key West, Florida, amending Chapter 110 of the Code of Ordinances Entitled “Resource Protection”, Article III Entitled “Environmental Resources”, establishing Division 5, entitled “Green Building”; Establishing requirements for green building certification as a requirement during zoning review of new projects; Establishing an Adaptation And Sustainability Fee program for projects that do not achieve the required green building certification level, authorizing property owners and developers to pay an adaptation and sustainability fee, or in the alternative, post a bond for the project into the City’s Adaptation and Sustainability Fund, which bond or funds are reimbursable to the property owner or developer pursuant to the level of green building compliance achieved by the project; Designating the Adaptation and Sustainability Fund (Fund 108) for the deposit of the Adaptation and Sustainability fees generated through the Adaptation and Sustainability fee program, and providing the uses for which the fees can be used; providing for severability; providing for an effective date.

Attachments: [Staff Report](#)
 [Ordinance](#)

Postponed Indefinitely

5

Text Amendment of the Land Development

Regulations - A resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission to amend the Land Development Regulations Chapter 90, Article VIII entitled, 'Public Hearings' Division 2 entitled 'Notice' and Chapter 90, Article II entitled 'Boards, Committees, Commissions' Division 2 entitled 'Planning Board' to expand public notice procedures for legislative and quasi-judicial hearings; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Postponed Indefinitely

New Business

6

Final Determination of Award for Year 12 Building Permit Allocation System (BPAS) Applications pursuant to Sections 108-995 and 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:

[BPAS Staff Report - Year 12](#)

[Final Ranking](#)

[510 Southard Final Planning Package](#)

[1114 White Street Final Planning Package](#)

[5555 College Rd Affordable Final Package](#)

[5555 College Rd Market Rate Final Planning Package](#)

[BPAS Draft Resolution](#)

A motion was made by Mr. Browning, seconded by Mr. Garcia, that the Planning Resolution be Postponed to June 18, 2025. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

7

Variance - 1605 Bahama Drive (RE# 00070270-000000)

- A request for variances to maximum building coverage, maximum impervious surface, minimum rear setbacks, and minimum side setbacks, allowing 53% building coverage compared to 30% required, 58% impervious surface compared to 50% required, a 2'8" rear setback compared to 25' required, and a 1'7" side setback compared to 5' required, to allow for the reconstruction of a rear covered terrace at an existing single-family home for property located within the Single-Family zoning district, pursuant to Sections 90-395 and 122-238 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Presentation](#)

A motion was made by Mr. Browning, seconded by Mr. Garcia, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution 2025-22

8

Variance - 920 Caroline St (RE# 00002790-000000) - A request for a variance to minimum parking requirements, to allow 0 proposed spaces in lieu of the 46 required spaces; for an existing commercial building located within the Historic Residential Commercial Core Key West Bight (HRCC-2); pursuant to section 90-395 and Article VII, Sec. 108-572 of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Noticing Package](#)
[Presentation](#)

A motion was made by Mr. Garcia, seconded by Mr. Browning, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution 2025-23

9

Minor Development Plan - 920 Caroline St (RE# 00002790-000000) - A request for a Minor Development Plan for the addition of 609 square feet of outdoor restaurant consumption area, including 40 seats, on a recorded easement on the adjacent property at 300 Grinnell Street (RE# 00002780-000000), located within the Historic Residential Commercial Core - 2 zoning district, pursuant to Section 108-91, and Article III through IX of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)
 [Presentation](#)

A motion was made by Mr. Garcia, seconded by Mr. Warren, that the Minor Development Plan be Approved as presented. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution 2025-24

10

Bicycle Parking Substitution Variance - 1671 Dunlap Drive (RE# 00054250-000000) - A request for a bicycle substitution variance to allow for the 128 bicycle parking spaces in lieu of 32 of the required vehicular parking spaces for a proposed 54-unit multi-family affordable housing development at property located in the Medium Density Residential - 1 zoning district, pursuant to Sections 90-395, 108-572 and 108-574 of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)
 [Public Comment - Tidball](#)

A motion was made by Mr. Browning, seconded by Mr. Wiggins, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution 2025-25

11

Major Development Plan & Landscape Waiver- 1671 Dunlap Drive (RE# 00054250-000000) - A request for a Major Development Plan and landscape waiver to allow for a 54-unit, two-building affordable housing development on a property located within the Medium Density Residential District zoning district pursuant to Section 108-91, Section 108-517, Chapter 108 Articles III through IX; and Chapter 122, Article IV, Division 3, Subdivision IV.1. of the Land Development Regulations of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

A motion was made by Mr. Browning, seconded by Mr. Wallace, that the Major Development Plan be Approved as presented. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution 2025-26

12

Text Amendment of the Land Development

Regulations - A Resolution of the City of Key West

Planning Board recommending an Ordinance to the City Commission to modify the membership of the Development Review Committee (DRC) and transfer the responsibility to vote on lot splits from the DRC to the Planning Board, by amending the City of Key West Land Development Regulations Chapter 90, entitled "Administration", Article II, entitled "Boards, Committees, Commissions", Division 2, entitled "Planning Board", Section 90-55, entitled "Functions and Powers"; Chapter 108, entitled "Planning and Development", Article II, entitled "Development plan", Division 2, entitled "Development Review Committee", Section 108-61 entitled "Established and membership." and Section 108-63, entitled "Powers and duties."; and Chapter 118, entitled "Subdivisions", Article III, entitled "Plats and plans", Division 2 entitled "Lot split and minor subdivision procedures", Section 118-169, entitled "Lot splits.", pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the City of Key West, Florida.

Postponed Indefinitely

Action Items

13

Recommending the City Commission approve the Planning Department's proposed staffing request for FY 2025/2026 as appears in "Exhibit A Personnel Allocation" attached hereto and made a part of this Resolution; Authorizing the City Clerk to transmit a certified copy of this Resolution to the City Commission of the City of Key West, Florida.

Attachments: [Resolution](#)
 [Exhibit A Position Reclassifications](#)

A motion was made by Mr. Warren, seconded by Mr. Garcia, that the Planning Resolution be Approved. The motion carried by the following vote:

Absent: 1 - Chairman Batty

Yes: 6 - Mr. Browning, Mr. Garcia, Vice Chair Varela, Mr. Wallace, Mr. Warren, and Mr. Wiggins

Enactment No: PB Resolution 2025-27

Adjournment