

*Year 9 BPAS*



# 913 WHITE STREET

## 1 MARKET-RATE UNIT



# Building Permit Allocation System (BPAS) Application

(Year 9: July 1, 2021-June 30, 2022)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • www.cityofkeywest.fl.gov



**Application Fee: \$1,155.00 (Market-Rate)**

**\$525.00 (Affordable-Rate)**

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

Name: Frederick L Simon III

Mailing Address: 913 White Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 512-865-7766

Office: same

Email: rickys@avanttechnology.com

## PROPERTY OWNER:

Name: Frederick L Simon III

Mailing Address: 913 White Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 512-865-7766

Office: same

Email: rickys@avanttechnology.com

## PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 913 White Street

Parcel ID RE#: 00024420-000000

Alternate Key: \_\_\_\_\_

Zoning District: HMDR & HNC-1

Size of Site: 11,642

Density Allowed: 16/acre or 4

Commercial Floor Area: N/A

## B. EXISTING DEVELOPMENT:

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

The property is used as a single family residential lot, but is split zoned and has frontage on both White Street and Truman Avenue. There is access through 1205 Truman Avenue through a 12 foot wide easement. The HNC-1 portion of the property is 1205 Truman rear, although it does not appear to be separately addressed at this time. Given that the "Parcel B" or HNC-1 portion of the property was approved as a separate lot and has access to Truman Avenue, it seems most appropriate that the "front" of Parcel B should be Truman Avenue.

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

<sup>1</sup> Please provide City Licensing Records from the Building Department.

<sup>2</sup> 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).

<sup>3</sup> Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

### C. PROPOSED DEVELOPMENT:

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

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

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

Is this property located within a Historic Zoning District?

Yes ☒

No ☐

Are buildings on the property listed as contributing historic structures?

Yes ☒

No ☐

Is the proposal for mixed residential and commercial use?

Yes ☐

No ☒

Are density bonuses proposed?

Yes ☐

No ☒

Advanced affordable allocation request?

Yes ☐

No ☒

Will the allocation require development review?

Yes ☐ No ☐

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

☐ Major Development Plan  
☐ Variance(s)  
☐ Lawful Unit Determination  
☐ Other

☐ Minor Development Plan  
☐ Beneficial Use  
☐ Transient Transfer

☐ Conditional Use  
☐ HARC  
☐ Tree Commission



**D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:**

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



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

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

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

## Building Permit Allocation System Application: Year 9

Owner name: Frederick Louis Simon III  
Address: 913 White Street

### Description of Proposed Development and Use

The existing property is comprised of a single family home that fronts on White Street (owner occupied) and a detached pool, small above ground sauna, pool cabana, and an accessory structure. The accessory structure is on the portion of the property that is zoned HNC-1, and was previously determined by Resolution to be a separate lot. This lot has a 12 foot easement that provides access to Truman Avenue. The aforementioned accessory structure was the subject of a Code case in 2020, and was cited for illegal rental. The current property owners would now like to request the use of the accessory structure as a non-transient rental unit. The principal house has two tandem parking spaces accessed from White Street. The accessory structure has a large gravel parking area accessible by a gate off the aforementioned 12 foot easement from Truman Avenue. The easement is for ingress/easement and as such the property owners would like the "front" of the proposed new unit to be the Truman Avenue side.

The accessory structure was likely finished out decades ago; it was converted from a shed to a habitable detached living area. Fixtures and finishes are dated, and both western windows have significant wood rot, and the floor has subterranean termite damage. The existing water heater is on the east side of the accessory structure and appears to be decades old as well.

### Solution Statement

The existing accessory structure will not be significantly altered at this time, other than the energy savings improvements listed below. It is a small open floor plan room with bathroom and wet bar area. Gutters will be installed and directed to a rain water barrel and to vegetated areas and oriented away from the neighboring property. The area surrounding the structure is heavily landscaped.

The accessory structure appears historic (over fifty years old) but not contributing to the historic district. The adjacent neighboring property is a multi-family condo association property with a parking area immediately adjacent to the accessory structure. The intent is to build a new fence on the property line, remove the existing water heater along the property line, remove the rotting shed roof over the existing water heater, and install an energy efficient tankless water heater on the south or west side of the structure. The two western windows will be replaced with energy efficient windows in keeping with applicable historic architecture guidelines.

(B) Minor Renovation Prerequisites. The owner's intent is to meet or exceed a 15% reduction in water and energy use prior to application for a non-transient rental license.

1. Water Conservation: Water use will be reduced by installation of gutters and collection of rainwater for irrigation purposes. The single faucet will be replaced with a low-flow, high efficiency model. The toilet can be replaced with a dual-flush, low flow model. There is no dishwasher or washer and dryer associated with the accessory structure. If any of these appliances were to be installed they would be energy star rated models.

2. Energy Performance: Energy use will be reduced by more than 15%: the two western facing windows will be replaced with energy saving impact windows, within permissible historic district requirements. The aging water heater will be removed and replaced with an energy efficient, tankless

model. If necessary, the window mounted air conditioning unit will be replaced with a more energy efficient model.

Lot area: 11,642 square feet

Zoning District: HMDR and HNC-1 (HNC-1 standards used for purposes of setbacks and other dimensional standards, Section 122-810)

FEMA Flood Zone: X

Site data:

	Allowed/Required	Existing	Proposed
Building coverage	50% (5,821 sqft)*	2916 sqft (25%)	2,896 sqft (24.9%)**
Impervious surface ratio	60% (6985 sqft)	6,527 sqft (56%)	6,507 sqft (55.9%)
Open space	35% (4,075 sqft)	4905 sqft (42.1%)	4925 sqft (42.13%)
Front setback	5 feet	@34'	No change
Side setback	5 feet	0 feet	3.8 ft – 4.3 ft***
Rear setback	15 feet	@87 feet	No change

\*Building coverage less than HMDR maximum as well.

\*\* Represents demolition of overhang/shed over water heater.

\*\*\* Water heater shed on property line to be removed. According to the survey, the existing historic accessory structure is 3.8 feet from property line on the SE corner and 4.3 feet from property line on the NE corner.



*Year 9 BPAS*



# **SURVEY & ELEVATION CERTIFICATE**

A map of Key West, Florida, with a red line indicating the project site. The map shows major roads like Palm Ave and US Highway 1, and landmarks like the Southern Key Ferry. The project site is located near the intersection of US Highway 1 and the ferry route.

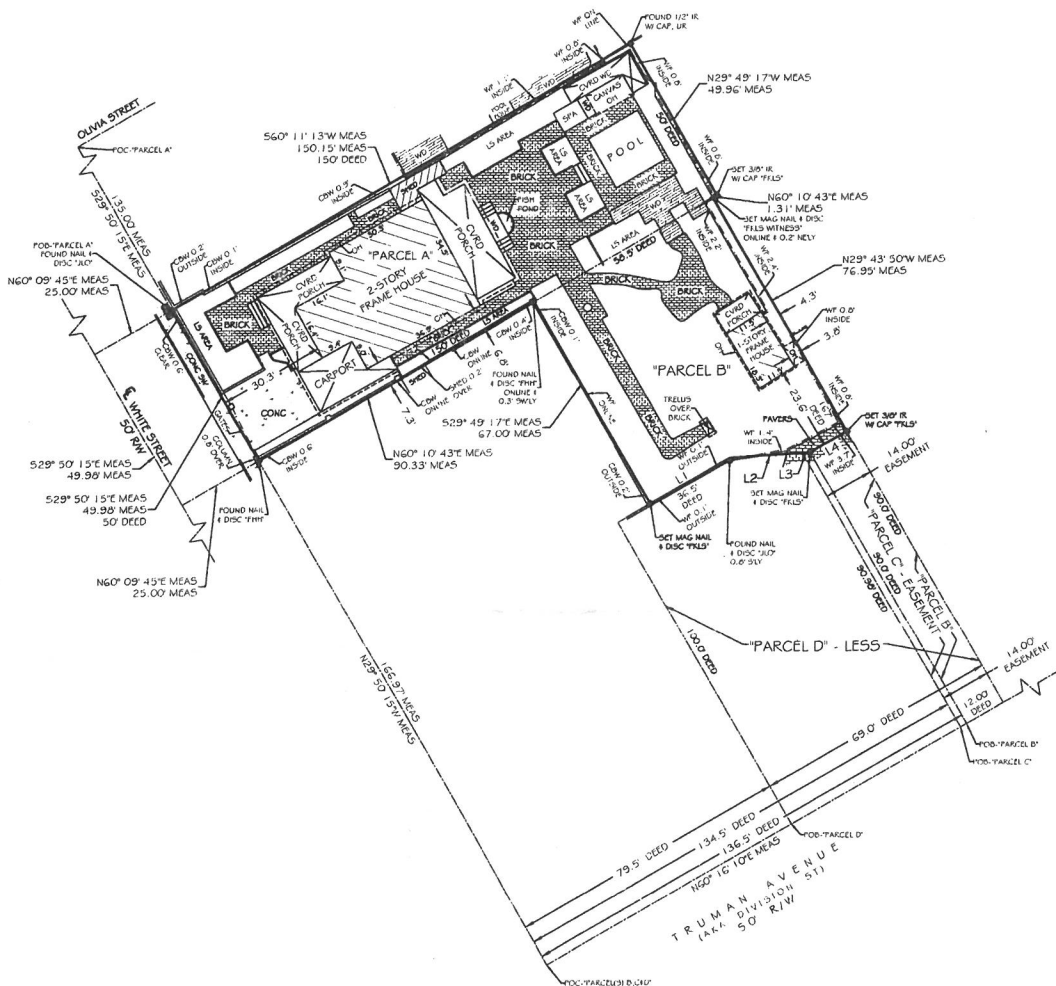
LOCATION MAP - NTS  
SEC. 05-T685-R25E

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

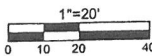
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
913 WHITE STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.00' MEAS	N60° 10' 43"E MEAS
	22.66' MEAS	N80° 11' 49"E MEAS
	22.61' DEED	
L3	2.23' MEAS	S86° 11' 49"W MEAS
	12.63' DEED	
L4	12.02' MEAS	N60° 16' 10"E MEAS
	12.0' DEED	



TOTAL AREA = 11,639.31 SQFT±

### LEGAL DESCRIPTION

## \*PARCEL A\*

On the island of Key West, and known on Wm. A. Whitehead's map as a part of Tract Seven, but now better known and described as part of Square One according to diagram of land belonging to W.C. Maloney recorded in Plat Book 1, Page 22 of the Public Records of Monroe County, Florida, and described by metes and bounds as follows: Commencing at a point on the Southeasterly corner of White and Oliva Streets and thence running in a Southeasterly direction along White Street a distance of 135 feet to a Point of Beginning; thence continue from said Point of Beginning in a Southeasterly direction along White Street a distance of 50 feet; thence at right angles in a Northeasterly direction and parallel with Division Street a distance of 150 feet; thence at right angles in a Northeasterly direction a distance of 50 feet; thence at right angles in a Southwesterly direction a distance of 150 feet to White Street, the Point of Beginning.

'PARCEL B' - 'AND ALSO'

On the island of Key West, and known on Wm. A. Whitehead's Map of said Island as Tract Seven (7), but now better known and described as a part of Square One (1), of Tract Seven (7), according to a diagram of a part of Tract Seven (7), made by W.C. Maloney, said diagram being recorded in Plat Book No. 111, 22d, Monroe County, Florida, Public Records: Commencing at a point 36.5 feet distant NELY from the corner of White Street and Truman Avenue, and running thence in a NELY direction along the line of Truman Avenue for a distance of 12.00 feet; thence at right angles in a NELY direction 167.00 feet; thence at right angles in a SWLY direction 58.50 feet; thence at right angles in a SEly direction 67.00 feet; thence at right angles in a NELY direction for a distance of 26.00 feet; thence Easterly and along a line delineated 26°00'00" to the point for a distance of 22.8 feet; thence SEly and perpendicular to the said Truman Avenue for a distance of 90.00 feet back to the POINT OF BEGINNING.

## 'PARCEL C'

Together with an easement over the following described parcel: A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, 1900, as Tract Seven (7), by and between the North and South West corners of a part of Square One (1), of Tract Seven (7), of said Island, as shown by diagram of a part of Tract Seven (7), made by W.C. Maloney, said diagram being recorded in Plat Book I, Page 22, Monroe County, Florida, Records; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NE1/4 of way line of West Street with the NW1/4 of way line of Truman Avenue and run thence NE1/4 along the NW1/4 of way line of said Truman Avenue for a distance of 134.5 feet to the Point of Beginning; thence continue NE1/4 along the NW1/4 of way line of said Truman Avenue for a distance of 140.0 feet; thence continue S1/4 of way line of said Truman Avenue for a distance of 90.0 feet; thence continue S1/4 of way line of said Truman Avenue for a distance of 123.0 feet; thence S1/4 with a deflection angle of 26°00' to the Point of Beginning; thence S1/4 with a deflection angle of 12°00' to the left for a distance of 90.98 feet back to the Point of Beginning.

\*PARCEL D\* - \*LESS AND EXCEPT\*

A parcel of land on the island of Key West and known on William A. Whitehead's map of said island, delineated in February 1829, as Tract Seven (7), is hereinafter known and described as a part of Square One (1), of Tract Seven (7), according to a diagram of a part of Tract Seven (7), made by W.C. Maloney, said diagram being recorded in Plat Book 1, Page 22, Monroe County, Florida, Public Records; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NW1/4 right of way line of White Street with the NW1/4 right of way line of Truman Avenue; and run thence NE1/4 along the NW1/4 right of way line of the said Truman Avenue for a distance of 79.50 feet to the Point of Beginning; thence continue NE1/4 along the NW1/4 right of way line of the said Truman Avenue for a distance of 100.00 feet to the Point of Beginning; thence for a distance of 20.00 feet to the intersection of the NW1/4 right of way line of Truman Avenue with the NW1/4 right of way line of Truman Avenue; thence continue SW1/4 with a deflection angle of 26°00' to the left for a distance of 36.5 feet; thence SW1/4 and all right angles for a distance of 100.0 feet back to the Point of Beginning.

CERTIFIED TO - TIMOTHY G. MCLANE & BERNARD R. HECHT;

[illegible]

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RECHECKED FOR CORRECTIONS. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE RECORDS TO DETERMINE CHANGES OR REVISIONS. ADDITIONS OR DELETIONS TO THE LEGAL DESCRIPTIONS WILL BE THE RESPONSIBILITY OF THE SURVEYOR. THE BOLD LINE SHOWS THE SURVEYOR'S OPINION OF THE CORRECT LEGAL DESCRIPTION. THE DOTTED LINE SHOWS THE SURVEYOR'S OPINION OF THE CORRECT LEGAL DESCRIPTION. THE BOLD LINE SHOWS THE SURVEYOR'S OPINION OF THE CORRECT LEGAL DESCRIPTION.

SCALE: 1" = 20'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

SCALE:	1"=20'
FIELD WORK DATE:	04/20/2017
REVISED DATE:	10/06/2000
SHEET	1 OF 1
DRAWN BY:	MFB
CHECKED BY:	DA
JOB NO.:	17-542

ERIC A. BAACS, JRM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LHM 7847



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSe-mail@Gmail.com

*Year 9 BPAS*



# AUTHORIZATION & VERIFICATION



City of Key West  
Planning Department



Verification Form  
(Where Owner is the applicant)

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

913 White 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 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.

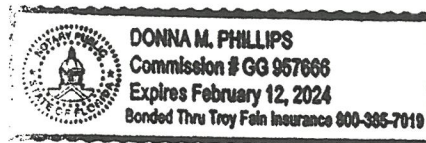
[Signature]  
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this November 8, 2021 by  
Frederick Simon  
Name of Owner

☒ He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
Notary's Signature and Seal

Donna Phillips  
Name of Acknowledger typed, printed or stamped



GG 957666  
Commission Number, if any

*Year 9 BPAS*



# WARRANTY DEED & PROPERTY CARD

Prepared by and return to:

Gregory S. Oropeza, Esq.  
Attorney at Law

Oropeza Stones Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 20-677

Consideration: \$1,500,000.00

Parcel Identification No. 00024420-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28<sup>th</sup> day of September, 2020 between Timothy G. McLane and Bernard R. Hecht, a married couple whose post office address is 400 NE 20th Street, Fort Lauderdale, FL 33305-2043 of the County of Broward, State of Florida, grantor\*, and Frederick Louis Simon, III, a married man whose post office address is 913 White Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

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

On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's map as a part of Tract Seven, but now better known and described as part of Square One according to diagram of land belonging to W.C. Maloney recorded in Plat Book 1, Page 22 of the Public Records of Monroe County, Florida, and described by metes and bounds as follows: Commencing at a point on the Southeasterly corner of White and Olivia Streets and thence running in a Southeasterly direction along White Street a distance of 135 feet for a Point of Beginning; thence continue from said Point of Beginning in a Southeasterly direction along White Street distance of 50 feet; thence at right angles in a Northeasterly direction and parallel with Division Street a distance of 150 feet; thence at right angles in a Northwesterly direction a distance of 50 feet; thence at right angles in a Southwesterly direction a distance of 150 feet to White Street, the Point of Beginning.

AND ALSO  
On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island as Tract Seven (7), but now better known and described as a part of Square One (1), of Tract Seven (7), according to a diagram of a part of Tract Seven (7), made by W.C. Maloney, said diagram being recorded in Plat Book 1, Page 22, Monroe County, Florida, Public Records: Commencing at a point 136.5 feet distant NE'ly from the corner of White Street and Truman Avenue, and running thence in a NE'ly direction along the line of Truman Avenue for a distance of 12.00 feet; thence at right angles in a NW'ly direction 167.00 feet; thence at right angles in a SW'ly direction 58.50 feet; thence at right angles in a SE'ly direction 67.00 feet; thence at right angles in a NE'ly direction for a distance of 26.00 feet; thence Easterly and along a line deflected 26" 00' 00" to the right for a distance of 22.81 feet; thence SE'ly and perpendicular to the said Truman Avenue for a distance of 90.00 feet back to the POINT OF BEGINNING.

Together with an easement over the following described parcel:

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February 1829, as Tract Seven(7), but better known and described as a part of Square One (1), of Tract Seven (7), according to a diagram of a part of Tract Seven (7), made by W.C. Maloney, said diagram being recorded in Plat Book 1, Page 22, Monroe County, Florida, Public Records; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NE'ly right of way line of White Street with the NW'ly right of way line of Truman Avenue and run thence NE'ly along the NW'ly right of way line of the said



Truman Avenue for a distance of 134.5 feet to the Point of Beginning; thence continue NE'ly along the NW'ly right of way line of the said Truman Avenue, for a distance of 14.0 feet; thence NW'ly and at right angles for a distance of 90.0 feet; thence SW'ly and at right angles for a distance of 12.0 feet; thence continue SW'ly with a deflection angle of 26. 00' to the right for a distance of 12.23 feet; thence SE'ly with a deflection angle of 116° 00' to the left for a distance of 90.98 feet back to the Point of Beginning.

**LESS AND EXCEPT**

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February 1829, as Tract Seven (7), but better known and described as a part of Square One (1), of Tract Seven (7), according to a diagram of part of Tract Seven (7), made by W.C. Maloney, said diagram being recorded in Plat Book 1, Page 22, Monroe County, Florida, Public Records; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NE'ly' of the right of way line off White Street with the NW'ly right of way of line of Truman Avenue and run thence NE'ly along the NW'ly right of way line of the said Truman Avenue for a distance of 79.50 feet to the Point of Beginning; thence continue NE'ly along the NW'ly right of way line of the said Truman Avenue for a distance of 69.0 feet; thence NW'ly and at right angles for a distance of 90.0 feet; thence SW'ly and at right angles for a distance of 12.0 feet; thence continue SW'ly with a deflection angle of 20.00' to the right for a distance of 22.81 feet; thence continue SW'ly with a deflection angle of 26°00' to the left for a distance of 36.5 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Elizabeth Phillips  
Witness Name: Elizabeth Phillips

Tracey Burns  
Witness Name: Tracey Burns

Bernard R Hecht (Seal) 9/28/2020  
Bernard R Hecht

Elizabeth Phillips  
Witness Name: Elizabeth Phillips

Tracey Burns  
Witness Name: Tracey Burns

Timothy G McLane (Seal) 9/28/2020  
Timothy G McLane

State of **FLORIDA**  
County of **BROWARD**

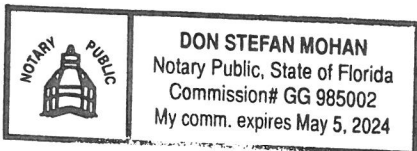
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28<sup>th</sup> day of September, 2020 by Bernard R Hecht and Timothy G McLane, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Don Stefan Mohan  
Notary Public

Printed Name: DON STEFAN MOHAN

My Commission Expires: MAY 5<sup>th</sup>, 2024



### 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** 00024420-000000  
**Account#** 1025216  
**Property ID** 1025216  
**Millage Group** 10KW  
**Location** 913 WHITE St, KEY WEST  
**Address**  
**Legal** KW W C MALONEY DIAGRAM PB1-22 PT SQR 1 TR 7 G34-140/41 OR581-750 OR705-296 OR878-1435 OR969-1924/25 OR1102-700 OR1151-373/74 OR1394-2197/98 OR1499-828/37 OR1499-1560/61 OR1499-1568/72 OR1490-550/51 OR1665-25/29 OR1839-830/31 OR2433-2117/18 OR3048-2385  
**Description**  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6284  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**  
 SIMON FREDERICK LOUIS  
 913 White St  
 Key West FL 33040



### Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$349,619	\$516,542	\$398,195	\$403,726
+ Market Misc Value	\$31,698	\$32,228	\$32,467	\$32,627
+ Market Land Value	\$832,950	\$848,790	\$969,570	\$938,553
= Just Market Value	\$1,214,267	\$1,397,560	\$1,400,232	\$1,374,906
= Total Assessed Value	\$1,214,267	\$1,397,560	\$1,400,232	\$1,374,906
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$1,189,267	\$1,397,560	\$1,400,232	\$1,374,906

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,500.00	Square Foot	50	150
RESIDENTIAL DRY UNPERMITTED (01DM)	4,142.00	Square Foot	0	0

### Buildings

**Building ID** 1893  
**Style** 2 STORY ELEV FOUNDATION  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 4257  
**Finished Sq Ft** 1579  
**Stories** 2 Floor  
**Condition** GOOD  
**Perimeter** 160  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 35  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** WD FRAME  
**Year Built** 1943  
**EffectiveYearBuilt** 1991  
**Foundation** WD CONC PADS  
**Roof Type** IRR/CUSTOM  
**Roof Coverage** METAL  
**Flooring Type** SFT/HD WD  
**Heating Type** FCD/AIR NON-DC  
**Bedrooms** 3  
**Full Bathrooms** 3  
**Half Bathrooms** 0  
**Grade** 500  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	249	0	74
OPX	EXC OPEN PORCH	360	0	84
FHS	FINISH HALF ST	1,356	0	176
FLA	FLOOR LIV AREA	1,579	1,579	224
OPU	OP PR UNFIN LL	56	0	36
OUU	OP PR UNFIN UL	32	0	24



OPF	OP PRCH FIN LL	392	0	132
CBU	UNFIN CABANA	160	0	52
SBF	UTIL FIN BLK	73	0	40
TOTAL		4,257	1,579	842

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1986	1987	1	256 SF	4
BRICK PATIO	1990	1991	1	1261 SF	2
FENCES	1990	1991	1	1368 SF	5
FENCES	1990	1991	1	291 SF	2
WOOD DECK	1990	1991	1	448 SF	3
FENCES	1990	1991	1	924 SF	4

### Exemptions

Exemption ↕	Amount ↕
01 25000 HOMESTEAD 196.031(a)	\$25,000.00
02 ADDL HOMESTEAD 196.031(b)	\$25,000.00

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/28/2020	\$1,500,000	Warranty Deed	2285097	3048	2385	01 - Qualified	Improved
9/24/2009	\$1,100,000	Warranty Deed		2433	2117	02 - Qualified	Improved
12/5/2002	\$935,000	Warranty Deed		1839	0830	M - Unqualified	Improved
3/1/1996	\$397,500	Warranty Deed		1394	2197	P - Unqualified	Improved
11/1/1990	\$310,000	Warranty Deed		1151	373	Q - Qualified	Improved
3/1/1986	\$199,000	Warranty Deed		969	1924	U - Unqualified	Improved
4/1/1977	\$85,000	Conversion Code		705	296	Q - Qualified	Improved

### Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
03-0880	3/20/2003	10/28/2003	\$3,600		ELECTRIC FOR A/C
9900387	2/1/1999	8/17/1999	\$450	Residential	INSTEAD ELECTRICAL RECEPT
9802093	7/7/1998		\$3,500	Residential	PICKET FENCE

### View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



## Photos



## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

### 2021 Notices Only

**No data available for the following modules:** Commercial Buildings, Mobile Home Buildings.

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: [11/5/2021, 4:22:28 PM](#)

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.158



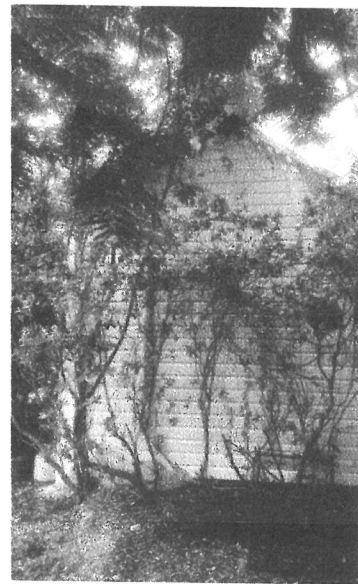
913 WHITE STREET ACCESSORY STRUCTURE  
VIEW FROM NORTH



913 WHITE STREET ACCESSORY STRUCTURE  
VIEW FROM WEST



913 WHITE STREET ACCESSORY STRUCTURE  
VIEW FROM SOUTHWEST



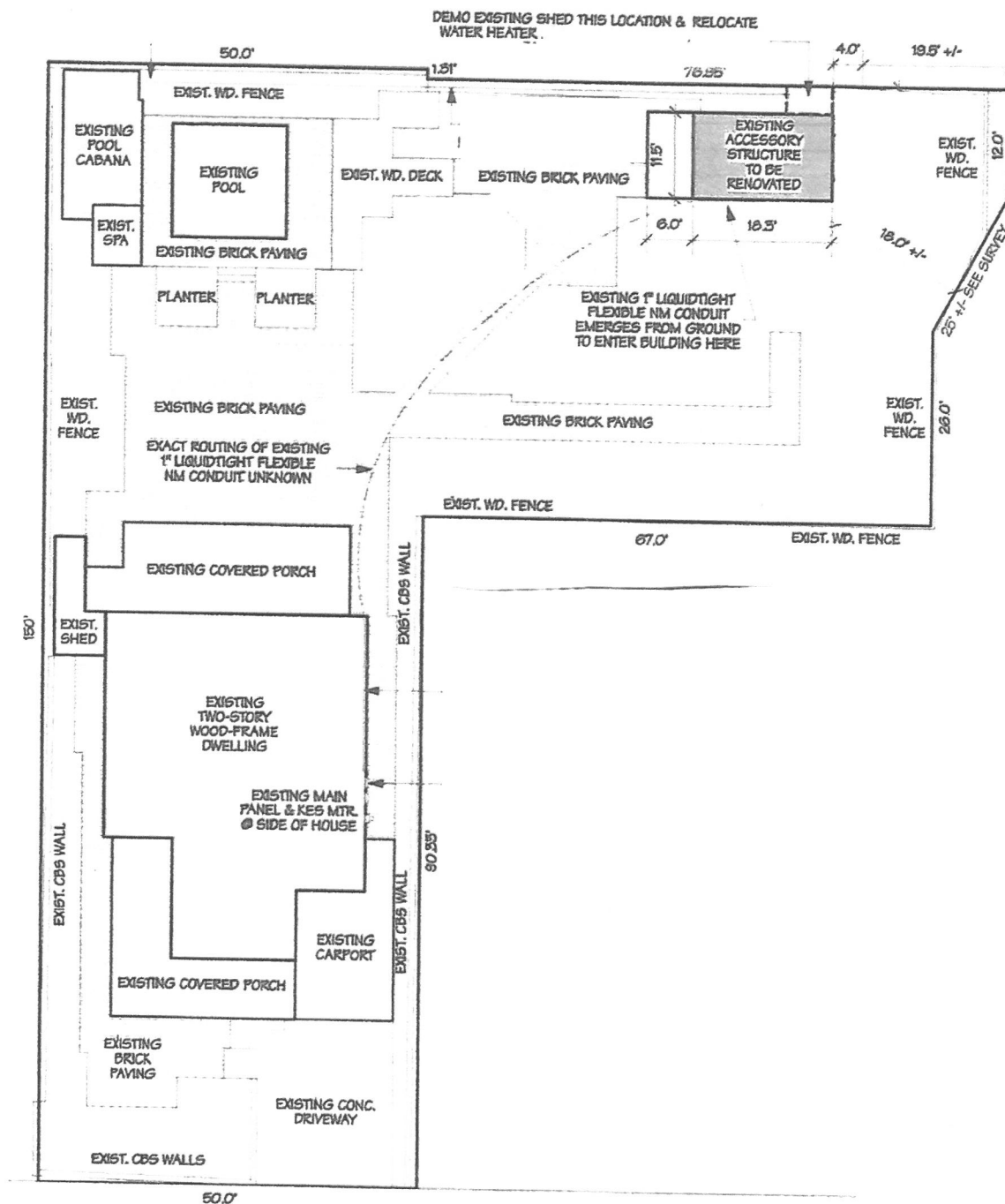
913 WHITE STREET ACCESSORY STRUCTURE  
VIEW FROM SOUTH



*Year 9 BPAS*



# SITE PLAN



## PROPOSED SITE PLAN

Site data:

	Allowed/Required	Existing	Proposed
Building coverage	50% (5,821 sqft)*	2916 sqft (25%)	2,896 sqft (24.9%)**
Impervious surface ratio	60% (6985 sqft)	6,527 sqft (56%)	6,507 sqft (55.9%)
Open space	35% (4,075 sqft)	4905 sqft (42.1%)	4925 sqft (42.13%)
Front setback	5 feet	@34'	No change
Side setback	5 feet	0 feet	3.8 ft – 4.3 ft***
Rear setback	15 feet	@87 feet	No change

\*Building coverage less than HMDR maximum as well.

\*\* Represents demolition of overhang/shed over water heater.

\*\*\* Water heater shed on property line to be removed. According to the survey, the existing historic accessory structure is 3.8 feet from property line on the SE corner and 4.3 feet from property line on the NE corner.

*Year 9 BPAS*



# ESTIMATED SCORE SHEET



## Exhibit C – Applicant's Estimated Score Sheet Building Permit Allocation System Application

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

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

Applicant: Frederick L Simon III Site Address: 913 White St. Key West, FL 33040  
Number and type of Units Requested: \_\_\_\_\_ Market Rate 1 ☒ Affordable ☐

Prerequisite Development Type: \_\_\_\_\_  
Major Construction/ Renovation \_\_\_\_\_  
Minor Renovation ☒

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

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

A	Building more than 1.5' higher than the base flood elevation (+5)	Points	_____
B	Exceeding the minimum required percentage of affordable housing (+30)	Points	_____
C	Voluntarily providing affordable housing which exceeds the requirements in Code Sec. 122-1467 at median income classification (+40)	Points	_____
D	Voluntarily providing affordable housing which exceeds the requirements in Code Sec. 122-1467 at low-income classification (+60)	Points	_____
E	Achieving Green Building Certification Upgrade 1 (+20)	Points	_____
F	Achieving Green Building Certification Upgrade 2 (+27)	Points	_____
G	Achieving Green Building Certification Upgrade 3 (+40)	Points	_____
H	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	_____
I	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	_____
J	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	<u>5</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>10</u>
L	Using light-colored, high-reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	<u>5</u>

TOTAL ESTIMATED POINTS 20

*Year 9 BPAS*



# CERTIFICATION





# Exhibit D – BPAS Certification Form

## Building Permit Allocation System Application

305-809-3720 • 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 20. 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.

Frederick L Simon III

Signature of applicant

11/5/2021

Date

Frederick L Simon III

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 5 day of November, 2021,  
by Frederick Simon III (name of person signing the application)  
as owner (type of authority...e.g. officer, manager/member, trustee,  
attorney)  
for Frederick Simon III (name of entity or party on behalf of whom application was  
executed).

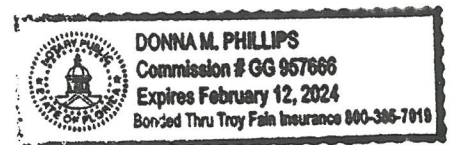
He is

~~They are~~ personally known to me or has presented \_\_\_\_\_ as identification.

Don Phillips

Notary's Signature and Seal

SEAL



Donna M. Phillips

Name of Acknowledger typed, printed or stamped

GG 957666

Commission Number, if any

*Year 9 BPAS*



# FGBC CHECKLIST

## Energy and Water 15% Reduction Plan

This document can be used to help Minor Renovations quantify their required 15% reduction in water and energy use. It is a mix of easily quantifiable upgrades, as well as a host of qualitative upgrades which are known to improve efficiencies, but are harder to affix exact numbers to without engineering software.

## **Part One – Actual Fixture Volume and Wattages**

This is the most preferred measure. If you are able to research and find the water flow and energy wattage of your existing fixtures, please use the table below to quantify the efficiency reduction you can achieve via a specific upgrade. If you need more space on the table, feel free to add more rows.

Upgrades are expected to be either EPA EnergyStar or EPA WaterSense rated (because they are 3<sup>rd</sup> party verified for both efficiency and quality of product). If you have an older appliance, it might be harder for you to find its water flow and energy wattage. In this case, we just ask that you research and estimate the consumption to the best of your ability.

If you are creating more units inside an existing building, and therefore adding more appliances and fixtures than ever existed, you can compare what you could install versus the EPA-rated efficient alternative. The Florida Building Code equivalences are found in Appendix A.

Add more lines if you need them.

## Water Fixture Efficiencies

[illegible]

## Energy Fixture Efficiencies

Same thing, now with Energy metrics:

[illegible]

## **Part Two – Narrative**

If other upgrades are intended, please describe below, using as many metrics as you can find.

Appendices A (simple) & B (more technical) are provided to help you both identify and describe the changes you intend to make.

[illegible]



## Appendix A – Possible Conservation Upgrades

### Energy Conservation Funding

Some energy upgrades come with local financial assistance. Here are two sources to consider when choosing your upgrades:

- 1) Keys Energy Rebates: Keys Energy offers rebates annually until funding runs out. Rebates range from \$10 - \$450 depending on what product you buy. Some rebates need to show a replacement, while others can be used for new to you equipment. See <https://www.keysenergy.com/rebate-forms.php>
- 2) Monroe County Weatherization: If you own the home and income qualify, then you could be eligible for a free energy audit and up to \$20,000 in energy improvements. Learn more on their website at: <http://fl-monroecounty.civicplus.com/index.aspx?NID=280>

PLUMBING FIXTURE OR FIXTURE FITTING	Code &/Or Common Non-Conservation Status	Possible Upgrades
Showerhead	2.5 gallons / minute	Watersense $\leq 2.0$ gpm
Bathroom Sink faucet	2.2 gpm	Watersense $\leq 1.5$ gpm
Urinal	1.0 gallons per flush	Watersense $\leq 0.5$ gpf
Toilet	1.6 gpf	Watersense $\leq 1.28$ gpf
Dishwasher (residential)	10.5 gallons per load.	7 gallons / load (efficient) 6 gallons / load (high efficiency)
Clothes Washer	27 gallons per load	22 gallons / load (efficient) 16 gallons / load (high efficiency)
Insulation in Ceilings with Attics	None	R-2.9-3.7 (normal) R-3.8 (efficient - medium density) R-4.3 (efficient – high density)
Insulation in Ceilings without Attics	None	R-30 for ceiling insulation. R-19 for radiant barrier.
Access Hatches to Attics / Crawl Spaces	No weatherstripping or insulation	Add weatherstripping and / or insulated hatch cover.
Roof color	Any	Cool Roof Standards: Low Slope Roof: $\geq 0.65$ reflectance Steep Slope Roof: $\geq 0.25$ reflectance
Insulation in Common walls / floors	None	R-11
Air Barriers (See Table 4.4.2)	None	Caulk, seal, gasket, weatherstrip. Blower Door Test to find leaks.
Programmable Thermostat	None	80 degrees while away $\geq 76$ degrees while home.
Air Conditioner Ductwork	Leaking	R-8 or higher Blower Door Test to find leaks.
Water Heater Efficiencies	None	Timer Installed Water Heater Insulation Blanket Insulate hot water pipes. Temperature Set at 120 degrees
Air Conditioning Air Handling Unit	In Attic	In Air Conditioned Space
Air Conditioner	>10 years old	Replace outdoor compressor.

**Appendix B**  
**Florida Building Code: 2010 Energy Conservation Code**  
**Table 402.4.2: Air Barrier and Insulation Inspection Component Criteria**

<b>COMPONENT</b>	<b>CRITERIA</b>
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material. Air-permeable insulation is inside of an air barrier.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jambs and framing is sealed.
Rim joists	Rim joists are insulated and include an air barrier.
Floors (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception-fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

*Year 9 BPAS*



# DRAFT RANKING



## CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3764

January 12, 2022

Frederick L. Simon III  
913 White Street  
Key West, FL 33040

Re: Staff Comments for Year 9 Building Permit Allocation System (BPAS) Application  
913 White Street (RE # 00024420-000000) Property Owner: Frederick L Simon III

Dear Mr. Thomas,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit on property located at 913 White Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

### Completeness

The application is complete.

### BPAS Prerequisites

- ✓ Sec. 108-997 (b) (2) - *Prerequisite, minor renovation* means the minimum standards for redevelopment constituting less than 50% of the value of the building, required. In order to be eligible to receive an allocation award from the BPAS system applicants must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards. All buildings with new units must meet compliance with Florida Green Building Coalition's Level 3 Green Home Retrofit standards.

Status: Unverified

Applicant Action: Please provide documentation showing evidence of compliance with FGBC Level 3 Green Home Retrofit standards.

### BPAS Scoring Criteria

The points claimed in Exhibit C and D can not be verified by staff. Applicant is claiming points for the following:

- j. Using light colored, high reflectivity materials for all non-roof/areas with a solar reflectance index (SRI) of at least 29: 5 points.

Status: Unverified

Applicant Action: Provide back-up documentation or document on site plan.

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. Verified by staff via site data table.

Status: Verified by staff via site data table.

Applicant Action: None. Staff has verified. Applicant is advised that any edits to this may result in additional review.

**Additional Documentation & Comments**

No additional comments at this time.

**General Information**

**Draft Rankings:** A preliminary draft copy of the Year 9 BPAS application rankings is attached, so that you can get a sense of how your projects compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

**Deadline:** Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than **5:00 p.m. on Wednesday, February 16, 2022.**

**Assistance:** Please contact us with any questions or need for clarification. Planning staff is available to meet with you to discuss your application in greater detail.

Sincerely,



Patti McLauchlin  
City Manager  
1300 White Street  
Key West, FL 33040



CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																			
YEAR 9 PRELIMINARY RANKINGS																			
																			</

*Year 9 BPAS*



# REVISED FGBC CHECKLIST

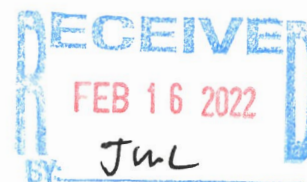
# Florida Green Home Retrofit Guidelines

## Checklist Instructions

Version 1

Effective January 1, 2012

Revised 2/13/12



The state of Florida has over 8 million existing homes, which provides an excellent opportunity to save energy and save money. Homeowners that wish to green their existing homes may be on a limited budget, so the FGBC wishes to recognize even small efforts to improve the performance of your home.

The FGBC Florida Green Home Retrofit Guidelines were developed to assist homeowners and remodelers in making home improvement decisions to improve the efficiency, health and environmental friendliness of their homes. The Green Home Retrofit Guide includes assessments in 5 Categories: Energy, Water, Health, Materials, and Durability.

The Florida Green Building Coalition is providing these guidelines as an information tool and opportunity for homeowners who may wish to receive third-party verification that efficiency improvements have been incorporated into their homes.

### Disclaimer

The Florida Green Building Coalition (FGBC) Green Home Retrofit Designation does not constitute an endorsement nor guarantee any performance level. The sole purpose of the program is to provide tools for homeowners who wish to implement strategies that have the potential to make a home operate in a more efficient and healthy manner.

### **Florida Green Building Coalition recommends the following process:**

1. Complete the home assessment. This will help you understand your energy and water consumption.
2. Choose to pursue a Level 1, 2 or 3 of the FGBC Green Home Retrofit.
3. To achieve each level, a minimum of 5 upgrades are required as described below (Second Step).
4. If desired, submit the required documentation to receive an acknowledgement indicating your retrofit accomplishments.

The FGBC Green Home Retrofit program is not a certification program. For homeowners wishing to pursue a green home certification, please see the FGBC Florida Green Home Standard. The FGBC Florida Green Home Standard is a certification program that includes both new construction and existing homes for those wishing to pursue a whole house green remodel.

### **First Step...Complete your home assessment:**

There are two assessment options.

1. Printable worksheets for the 5 categories, which can be completed by a homeowner to determine their annual energy and water use as compared to the average energy and water use in Florida. These worksheets can help you decide where the greatest potential for improvements and savings are. In addition, the worksheet helps you evaluate the durability and health of your home.
2. An Excel based evaluation tool for your homes energy use, water use, health, and durability. This tool includes helpful hints and links to additional information on conservation.

### **Second Step...Choose which level of retrofit you wish to complete:**

- Level 1** Select a minimum of 3 Energy and 2 Water conserving retrofit options for a total of 5 upgrades.
- Level 2** Select a minimum of 5 Energy, 3 Water, and 2 additional retrofit options from any of the 5 categories for a total of 10 upgrades.
- Level 3** Select a minimum of 5 Energy, 3 Water, 1 Health, 1 Materials, 1 Durability and 4 additional retrofit options from any of the 5 categories for a total of 15 upgrades.

**Third Step... (Optional)...To receive an FGBC acknowledgement of your retrofit upgrades, complete the application form and submit to FGBC.**



## Florida Green Home Retrofit Guidelines Version 1



### Third Step (Optional) . . .

To receive an acknowledgement of your retrofit strategies, submit this application form, the documentation required as noted in the FGBC Green Home Retrofit Reference Guide, and the appropriate payment based on the fee schedule noted below.

### APPLICATION

**Level Requested:** Gold

Homeowner Name: Frederick L Simon III  
 Home Address: 913 White St.  
 City: Key West  
 Zip Code: 33040  
 County: Monroe  
 Development/Subdivision  
 If known  
 Home Size (in square feet) 220  
 Year Home was Built N/A no records available  
 Number of Bedrooms Studio  
 Number of Bathrooms 1  
 Does the Home Have a Pool? Yes

**Payment by Check Payable to "FGBC" or Credit Card Accepted (Visa, AX, MC & Discover)**

Credit Card #: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Name on Card: \_\_\_\_\_  
 Billing Zip Code: \_\_\_\_\_  
 Signature: \_\_\_\_\_

### The following indicates the FGBC application fee and requirements for each level

All applications must include documentation for each upgrade claimed

Level	Fee	Total # of Upgrades	Requirements
Level 1	\$25	5	Select a minimum of 3 Energy and 2 Water conserving retrofit options for a total of 5 upgrades.
Level 2	\$35	10	Select a minimum of 5 Energy, 3 Water, and 2 additional retrofit options from any of the 5 categories for a total of 10 upgrades.
Level 3	\$50	15	<p>(1) Select a minimum of 5 Energy, 3 Water, 1 Health, 1 Materials, 1 Durability and 4 additional retrofit options from any of the 5 categories for a total of 15 upgrades.</p> <p>(2) Level 3 <b>requires</b> that an FGBC Certifying Agent verify the installed home improvements. The fee charged by a Certifying Agent is in addition to the FGBC Green Home Retrofit Application Process Fee. You may find a list of FGBC Certifying Agents at <a href="http://www.FloridaGreenBuilding.org">www.FloridaGreenBuilding.org</a>.</p> <p>(3) Once the Certifying Agent has verified the installations, the Certifying Agent will submit the application, appropriate documentation, and the processing fee to the Florida Green Building Coalition.</p>

### Level 3 Only - Certifying Agent Authorization

CA ID#: \_\_\_\_\_ Typed Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Submit application package to: FGBC ♦ 3389 Plowshare Rd ♦ Tallahassee, FL 32309 ♦ [www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)

Complete the home assessment for each category and then choose your upgrades on the Checklist

# ENERGY HOME ASSESSMENT



INPUT

How much is your electric bill?

January 165.97  
February 182.95  
March 254.02  
April 320.64  
May 279.13  
June 312.97  
July 387.07  
August 343.10  
September 352.76  
October 347.39  
November 312.15  
December 344.77

Total 3,602.24

Add 12 months of electric bills to see how much you spend on electricity each year.

COMPARE

Compare how much you spend on electricity to the Florida average. If you are spending more than the Florida average there may be opportunity to save money and energy.

Florida Average Home Size, Energy Use and Cost per year

House Size	Bedrooms	Bathrooms	average Florida energy use (kWh/year)	energy equivalent (gallons of gas/year)	cost per year
1001-1400 square feet	2	1	14,000	382	\$ 1,680
1401-1800 square feet	3	2	16,500	450	\$ 1,980
1801-2500 square feet	4	2	20,000	546	\$ 2,400
Over 2500	4	3	25,000	682	\$ 3,000

TIPS

Answer "Yes" or "No" to the questions below:

Do you....

- yes Turn off fans when you leave a room?
- yes Turn off the lights when you leave a room?
- yes Replace dead light bulbs with CFL bulbs?
- yes Turn off the TV when you leave a room?
- yes Unplug chargers when not being use?
- yes Turn off your computer when you go to sleep?
- yes Keep your doors and windows closed if your air conditioning is on?
- yes Adjust the thermostat when you leave the house?
- yes Replace old appliances with ENERGY STAR® appliances?

If you answered...

"Yes" to all of these, you may find more energy saving tips in the Green Retrofit Checklist  
 "Yes" to 7 or less of these, work on making all of your answers "yes" and see the Green Retrofit Guidelines for additional ways to save energy.  
 "Yes" to 2 or less of these, you have some easy opportunities to save energy and money on your electric bills. Work on turning off electronics when not in use and see the Green Retrofit Guidelines for new ideas

**Make it your goal to answer "Yes" to all of these questions!**



# WATER HOME ASSESSMENT



INPUT

How much is your water bill?

January 169.34  
February 116.98  
March 229.06  
April 144.05  
May 129.96  
June 310.16  
July 108.23  
August 93.24  
September 97.74  
October 124.10  
November 165.00  
December 95.12

Total 1,783.76

Add 12 months of water bills to see how much you spend on water each year.

ESTIMATE

How much water are you using in your home per day?

How many people are in your home?

number of people: 4 x 12 = 48 gallons of water used showering daily  
number of people: 4 x 18 = 72 gallons of water used in the toilets daily  
number of people: 4 x 15 = 60 gallons of water in washing machine daily  
number of people: 4 x 1 = 4 gallons of water used in a dishwasher daily  
number of people: 4 x 11 = 44 gallons of water used by faucets daily  
minutes sprinklers are on each day: 0 x 17 = 0 gallons of water used by sprinklers daily  
minutes the hose is on each day: 0 x 18 = 0 gallons of water used by the hose daily

Add gallons of water to find total use: 228 Total gallons of water used daily

Multiply total gallons of water use daily: to see how much x 365 =  
water is used every year: 83,220 Total gallons of water used each year

TIPS

Answer "Yes" or "No" to the questions below:

For indoor water use, do you....

\_\_\_\_ N/A Turn off water while you brush your teeth?  
\_\_\_\_ not Turn off water while you wash your hands?  
\_\_\_\_ occupied Shower in under 5 minutes?  
\_\_\_\_ Fix a leak as soon as it starts?  
\_\_\_\_ Use low-flow faucets and shower heads?  
\_\_\_\_ Replace old fixtures and appliances with WaterSense® fixtures and appliances?

For outdoor water use, do you....

\_\_\_\_ Yes Only water plants and grass early in the morning?  
\_\_\_\_ Yes Turn off sprinklers if it rained the day before or will rain the next day?  
\_\_\_\_ Yes Point sprinkler heads at plants, not sidewalks or driveways?  
\_\_\_\_ Yes Only cut your grass to as low as 3 inches?  
\_\_\_\_ N/A Use slow-release nitrogen and no phosphorus for fertilizer?  
\_\_\_\_ yes Only use pesticides where there are spots or bug problems?

If you answered...

"Yes" to all of these, you are a water saver! Check out the retrofit guidelines to find more water saving ideas.  
"Yes" to 7 or less of these, work on making all of your answers "yes" and see the retrofit guidelines for additional ways to save water.  
"Yes" to 2 or less of these, you have some easy opportunities to save water and money on your water bills. Work on turning off water when not in use and see the retrofit guidelines for additional water saving ideas.

Make it your goal to answer "Yes" to all of the questions!



# HEALTH HOME ASSESSMENT

Answer "Yes" or "No" to the questions below:

Do you....

yes  
yes  
no  
no  
yes  
yes

Change your air filter every month?

Take batteries, paint, electronics, and chemicals to a hazardous waste disposal site?

Bring only natural fabrics into your home?

Leave your bath fan on for 20 minutes after showering?

Use exhaust fans when cooking, dishwashing, and cleaning?

Clean mold off hard surfaces with water and detergent (NOT bleach) and dry?

Replace any moldy carpets, ceiling tiles, wallpaper, drywall, and furniture?

TIPS

If you answered...

"Yes" to 6 or less of these, try doing a few more to improve your air quality!

"Yes" to 2 or less of these, you can easily improve your indoor air quality by changing your habits to include these actions!

**Make it your goal to answer "Yes" to all of these questions!**

To find low-VOC finishing products, such as paints, varnishes, and stains, look for labels by:

- GREENGUARD
- GREEN SEAL
- FloorScore

For safe, alternative cleaning products:

## All-Purpose Disinfecting Cleaner

2 cups water (preferably distilled)

1.5-3 tsp liquid castile soap

1 tsp tea tree oil

(2 drops essential oil for scent)

Mix ingredients. Cleaner may be stored at room temperature.

## Counter/Bathtub Cleaner

baking soda

soap

## Toilet Bowl Cleaner

1 cup borax

Pour into toilet bowl, leave overnight. Scrub and flush.

## Dusting (no chemicals needed)

microfiber cloth

## Mold/Mildew/Germ Cleaner

hydrogen peroxide OR distilled white vinegar

## Stain Removal (Countertop/Bathtub)

borax

OR hydrogen peroxide

OR distilled white vinegar

## Glass Cleaner

1/4 cup white distilled vinegar

1 qt warm water

Mix ingredients. Apply with spray bottle or sponge, wipe dry.

## Rust Removal

1 lime

salt

Sprinkle salt onto the rust, squeeze lime juice onto salt until it is well-soaked. Let sit for 2-3 hours. Scrub off rust with lime

## Cleaner Additive for Scent/Air Freshener/Candle Replacement

essential oils (e.g., lavender, rose, vanilla, pine, chamomile, cinnamon, eucalyptus, grapefruit, lemon, orange)

RESOURCES

## DURABILITY HOME ASSESSMENT

Answer "Yes" or "No" to the questions below:

Do you....

No

Have impact-resistant shutters or screens on windows, skylights, and glass doors?

No

Have rain gutters that let water out at least 3 feet away from the house?

No

Have secondary water protection on your roof, such as roofing underlayment?

Yes

Have water and non-refrigerated food stored in your home for emergencies?

Yes

Have local emergency phone number and evacuation zone information?

Yes

Have a checklist for steps to take during a disaster?

TIPS

If you answered...

"Yes" to all of these, great job to provide a durable home.

"Yes" to 5 or less of these, review the above list and the retrofit guidelines for additional ways to improve your homes durability.

"Yes" to 2 or less of of these, try to complete the above items and review the retrofit guidelines for new durable ideas.

**Make it your goal to answer "Yes" to all of these questions!**



## Florida Green Home Retrofit Guidelines

Version 1

### Checklist - Choose Your Upgrades!

#### ENERGY

Revised 2/13/12

- ☐ E1 Weatherize home by doing ALL of the following:
  1. Replace weather-stripping on exterior doors
  2. Remove HVAC vent covers (diffusers) and install gaskets or caulk behind them, reinstall
  3. Remove trim around recessed can lighting and install gaskets or caulk behind them, reinstall
  4. Remove electrical outlet covers on exterior walls and install gaskets or caulk behind them, reinstall
- ☒ E2 Replace a minimum of 75% of installed light bulbs with CFL or LED light bulbs
- ☐ E3 Replace thermostat with a programmable thermostat
- ☐ E4 Increase attic insulation to a minimum of R-38 at the ceiling
- ☐ E5 Add a radiant barrier in the attic to the underside of the roof sheathing
- ☐ E6 Add window tint film to decrease heat gain from the sun into your home
- ☐ E7 Install/replace with motion/light sensors to all exterior lighting
- ☒ E8 Replace an old refrigerator with a new ENERGY STAR® refrigerator
- ☐ E9 Replace an old dishwasher with a new ENERGY STAR® dishwasher
- ☒ E10 Replace an old clothes washer with a new ENERGY STAR® clothes washer
- ☒ E11 Install new ENERGY STAR® ceiling fans in the main living area and 75% of bedrooms
- ☐ E12 In all bathrooms without exhaust fans, install new ENERGY STAR® exhaust fans
- ☐ E13 Install and set timer on water heater
- ☐ E14 Replace hot water heater with state certified solar or ENERGY STAR® hot water heating system
- ☐ E15 Replace HVAC system with new, properly sized per current or manual J calculations, air conditioning system with SEER 15 and 8.5 HSPF minimum efficiency
- ☐ E16 Seal ductwork and joints with mastic to prevent leaks
- ☐ E17 Have duct work smoke tested for leaks and sealed by a professional if necessary
- ☐ E18 Spray foam, minimum R-19, to the bottom of the roof deck to create an unvented attic
- ☐ E19 Re-roof: replace with roofing that is ENERGY STAR® labeled
- ☒ E20 Repaint home exterior in a color with light reflective value of greater than 50
- ☐ E21 Change existing pool heater to solar
- ☐ E22 Replace pool pump with ENERGY STAR® pool pump
- ☒ E23 Plant trees for shade East/West; in North Florida deciduous trees, based on coverage with 5 years in ground growth
- ☒ 6 TOTAL (Minimum 3 for Level 1, Minimum 5 for Level 2, Minimum 5 for Level 3)





## WATER

### Interior Water Saving

- ☐ W1 Change rubber hoses to reinforced hoses
- ☒ W2 Replace showerheads with 2.0 gallons per minute (gpm) or lower flow rate showerheads
- ☐ W3 Install aerators for bathroom faucets (1.5 gpm)
- ☐ W4 Replace dishwasher with ENERGY STAR® appliance using less than or equal to 5.8 gallons per cycle (gpc)  
(Note: if you claim this point in ENERGY, you cannot claim it again in WATER)
- ☐ W5 Replace clothes washer with ENERGY STAR® labeled water saving clothes washer  
(Note: if you claim this point in ENERGY, you cannot claim it again in WATER)
- ☒ W6 Re-plumb residence with PEX manifold type system
- ☐ W7 Add on demand (button or switch triggered) water recirculation pump to existing system
- ☐ W8 Remove existing garbage disposal
- ☐ W9 Replace toilets with WaterSense® or minimum MaP 350, dual flush or maximum 1.28 gpf toilets
- ☐ W10 Install grey water collection on bathroom sinks to reuse for toilet flushing

### Exterior Water Saving

- ☐ W11 Install a rain gauge that will shut off irrigation during rain events
- ☐ W12 Update irrigation controller to a programmable controller
- ☒ W13 Install cistern(s), minimum 250 gallons total capacity, for irrigation
- ☒ W14 Turf area less than 50% of landscaped area
- ☒ W15 50% of all landscape plants are on the Florida Friendly Plants list
- ☐ W16 Replace a minimum of 200 square feet of turf with Florida Friendly Plants
- ☐ W17 Install rain barrels for rainwater harvesting
- ☐ W18 Add a pool cover to an existing pool
- ☐ W19 Have an irrigation professional perform a "check up" on existing irrigation system
- ☐ W20 Permanently abandon existing irrigation system
- ☒ 5 TOTAL (Minimum 2 for Level 1, Minimum 3 for Level 2 and Minimum 3 for Level 3)

## HEALTH

- ☒ H1 Use green cleaning products
- ☐ H2 Replace existing bathroom exhaust fans with ENERGY STAR® labeled exhaust fans that include a timer or humidistat
- ☒ H3 Use low-VOC paints, stains, finishes, as defined in the Reference Guide, on all interior surfaces
- ☐ H4 Replace at least 50% of existing carpet with healthy flooring, as defined in the Reference Guide
- ☐ H5 Seal wall/openings between garage and conditioned residence
- ☐ H6 Install fixed exhaust fan with motion sensor and timer in garage
- ☒ H7 Install carbon monoxide alarms: Entrances to garage and to all sleeping areas
- ☐ H8 Install dehumidifier in HVAC system
- ☐ H9 Install make-up air source to laundry room located within the conditioned envelope
- ☐ H10 Replace range hood with exterior ducted, ENERGY STAR® labeled range hood
- ☐ H11 Tape and mastic any air handler located in unconditioned space
- ☐ H12 Make or install a mud room or otherwise usable entry area
- ☒ 3 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)



## MATERIALS

- ☒ M1 Dedicated recycling bins in place  
☐ M2 Use locally sourced materials  
☒ M3 Use non-cypress mulch  
☐ M4 Develop a construction and demolition waste management plan  
☐ M5 Implement a recycle, reuse, repurpose plan for construction  
☐ M6 Engineered/alternative materials for outdoor living  
2 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)

## DURABILITY

- 1 D1 Have a hurricane plan and a hurricane kit available  
☐ D2 Attic sealed to prevent water intrusion and to mitigate uplift  
☐ D3 Exterior structures properly anchored  
☐ D4 Improve tie-downs of house trusses and foundation  
☐ D5 Brace gable roofs  
☐ D6 Add a hurricane system, other than plywood or OSB, for window and door protection  
☐ D7 Replace garage door and tracks with hurricane resistant system  
☐ D8 Re-roofing: Install secondary water protection  
☐ D9 Install gutters and downspouts to divert water at least 3' away from foundation  
1 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)

## Determine Your Project Retrofit Level

Level 1: 5 Upgrades Required	Level 2: 10 Upgrades Required	Level 3: 15 Upgrades Required
Number of Upgrades Completed	Number of Upgrades Completed	Number of Upgrades Completed
Energy Upgrades <u>      </u> (3 Min.)	Energy Upgrades <u>      </u> (5 Min.)	Energy Upgrades <u>6</u> (5 Min.)
Water Upgrades <u>      </u> (2 Min.)	Water Upgrades <u>      </u> (3 Min.)	Water Upgrades <u>5</u> (3 Min.)
Health Upgrades <u>      </u> (0 Min.)	Health Upgrades <u>      </u> (0 Min.)	Health Upgrades <u>3</u> (1 Min.)
Materials Upgrades <u>      </u> (0 Min.)	Materials Upgrades <u>      </u> (0 Min.)	Materials Upgrades <u>2</u> (1 Min.)
Durability Upgrades <u>      </u> (0 Min.)	Durability Upgrades <u>      </u> (0 Min.)	Durability Upgrades <u>1</u> (1 Min.)
Additional Upgrades <u>      </u> (0 Min.)	Additional Upgrades <u>      </u> (2 Min.)	Additional Upgrades <u>      </u> (4 Min.)
Total Upgrades <u>      </u>	Total Upgrades <u>      </u>	Total Upgrades <u>17</u>

FGBC Reviewer: \_\_\_\_\_

Signature: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_



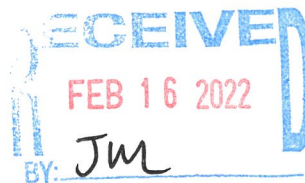
*Year 9 BPAS*



# REVISED APPLICATION



February 15, 2022



To Whom It May Concern,

I am responding to the request to provide additional information on my request for one BPAS unit for 913 White Street Key West, FL 33040. This unit would be for the rear lot that has access to Truman Avenue through an easement for ingress/egress. To comply with BPAS prerequisites, per 108-997(b)(2) for a minor renovation, I have attached the completed "Florida Green Building Coalition's Level 3 Green Home Retrofit standards" and have documented the Level 3 upgrades. This demonstrates the 15% savings in energy and water.

In addition, I have contacted an FGBC Certifying Agent, Richard Lightner, who has agreed to further assist me with this project in the event we are awarded the BPAS. I am also electronically submitting the Final V12 FGBC Green Home Standard Checklist as supporting documentation to demonstrate that I will achieve the following points:

- J. Using light colored, high reflectivity materials for all non-roof/areas with a solar reflectance index (SRI) of at least 29: 5 points. *The proposed new unit is on a separate lot from the principal structure. The only non-roof areas on this lot other than vegetation are aged white gravel and aged red bricks. We will replace the deck and apply a top-coat to these brick paths to achieve a SRI of at least 37 or 38 (grey or beige, see attached example specifications sheet).*
- 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. *Previously verified.*
- And, FGBC Upgrade Level 3 or FGBC Gold: 17 upgrades (points).

In total, the minor renovation will achieve a Certified Home Score according to the V12 FGBC Green Home Standard check list total of 180 points.

Thank you for your assistance and review,

A handwritten signature in blue ink, appearing to read "Frederick Louis Simon III".

Frederick Louis Simon III



## TECHNICAL BULLETIN

No. S.13.02 | Rev. 04/15/21

### SOLAR REFLECTIVE INDEX OF VULKEM 951NF TOPCOAT

The topcoats of our Deck Coating Systems, including Vulkem 951NF, have been tested internally in different colors to determine the coatings' Solar Reflective Index (SRI) Value. The results are as follows:

VULKEM TOP COAT COLOR	REFLECTANCE	EMMISSIVITY	SOLAR REFLECTIVE INDEX (SRI) VALUE
Vulkem 951 NF Black	.047	0.91mV	0
Vulkem 951 NF Slate Gray	.20	0.91mV	19
Vulkem 951 NF Maple	.18	0.91mV	17
Vulkem 951 NF Gray	.34	0.90mV	37
Vulkem 951 NF Beige	.35	0.89mV	38
Vulkem 951 NF Limestone	.42	0.90mV	48
Vulkem 951 NF White	.82	0.90mV	103

Additionally, several of these coatings will aid in obtaining LEED™ credits, particularly Sustainable Sites Credits which address the heat island effect of non-roof and roof areas.

Please contact Tremco Technical Service at 866-209-2404 with any questions regarding this bulletin.

Tremco Commercial Sealants & Waterproofing | [tremcosealants.com](http://tremcosealants.com)

MoYr/SV951NFTB

3735 Green Rd  
Beachwood OH 44122  
216.292.5000 / 800.321.7906

1451 Jacobson Ave  
Ashland OH 44805  
419.289.2050 / 800.321.6357

220 Wicksteed Ave  
Toronto ON M4H1G7  
416.421.3300 / 800.363.3213

1350 Gay-Lussac, Unit: 3  
Boucherville QC J4B 7G4  
514.521.9555

