

**THE CITY OF KEY WEST**  
**PLANNING BOARD**  
Staff Report



**To:** Chair and Planning Board members

**From:** Vanessa Sellers, Planner I

**Through:** Patrick Wright, Planning Director

**Meeting Date:** April 19, 2018

**Agenda Item:** **Final Determination of Award for Year 5 Building Permit Allocation System (BPAS) Applications pursuant to Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

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**Request:** Approval of the final rankings of Year 5 (July 1, 2017 – June 30, 2018) BPAS applications for award of 46 market-rate units and 5 affordable housing units.

**Background:**

BPAS Year 5 covers the application cycle between July 1, 2017 and June 30, 2018. The total available units for Year 5 is 91, allowing for a maximum of 46 market-rate units (of which 10 may be transient), and a minimum of 45 affordable units.

Originally, the deadline to submit applications for Year 5 was September 29, 2017. Due to Hurricane Irma's impact on the City of Key West and its residents, the deadline was extended to November 3, 2017. As of that date, the City received fourteen (14) BPAS applications requesting a total of 72 market-rate units, 12 transient units, and 80 affordable units.

The applications were evaluated by staff for completeness. On December 7, 2017, applicants were notified of any deficiencies, and were allowed one month to resolve the deficiencies and change their BPAS score. Four applications were ultimately withdrawn.

The remaining Year 5 BPAS applications are summarized in the following table:

Year 5 BPAS Applications	3228 Flagler Avenue	1300 Angela Street	1213 14 <sup>TH</sup> Street	638 United Street	700 Duval Street	917 Duval Street	322 Amelia Street / 321 Catherine Street	922 Thomas Street	3800 N Roosevelt Boulevard	2907 Seidenberg Avenue
Existing / Recognized Units	0	1	279	0	1	0	1	1	0	1
New Market Rate (ESFU)	4	1	46	5	1	0	2	1	0	0
New Affordable (ESFU)	4	0	0	0	0	0	0	0	0	.78
New Transient (ESFU)	0	0	0	0	0	1.72	0	0	8.6	0
Total Units (non-ESFU)	8	2	325	5	2	2	3	2	10	2
Zoning	CL	HMDR	MDR	HRO	HRCC-1	HRCC-3	HMDR	HMDR	CG	SF
Max Density (du/acre)	16	16	16	16	22	22	16	16	16	8
Land Area (SF)	22,000.00	7,552.10	974,872.80	13,994.00	14,510.00	4802.00	8,563.00	8,004.00	82,867.00	6,301.00
Land Area (AC)	0.505	0.173	22.38	0.321	0.333	0.110	0.196	0.183	1.902	0.144
Proposed Density (du/acre)	15.842	11.56	14.52	15.576	6.006	18.182	15.306	10.929	5.258	No Change*

\*Section 122-233 (a) (10): "Density shall be calculated based only upon the number of principal units on a site."  
This application is for an accessory unit.

### Analysis:

Staff evaluated, scored, and ranked the final BPAS applications according to prerequisites and criteria outlined in City Code Section 108-997 (b) and (c). Attached are the resulting scores and final rankings. Staff evaluation of the final applications is summarized in score review sheets, which are included at the beginning of each attached application package.

Pursuant to City Code Section 108-995, a maximum of 46 market-rate units are available for Year 5 (July 1, 2017 – June 30, 2018) of the BPAS. The following market-rate projects are recommended for award:

<b>YEAR 5 MARKET-RATE BPAS APPLICATIONS – RECOMMENDED FOR AWARD</b>						
Rank	Project	Units Requested	ESFU Factor	ESFUs Requested	Major/Minor Renovation	Score
1	3228 Flagler Avenue	4	1.00	4.00	Major	<b>130</b>
2	1300 Angela Street	1	1.00	1.00	Major	<b>120</b>
<b>Total</b>		<b>5</b>		<b>5.00</b>		

After the above projects are awarded, 41 market-rate units remain for the following two projects, which have a tie score and are requesting a total of 51 units:

<b>YEAR 5 MARKET-RATE BPAS APPLICATIONS – AWARD DETERMINED BY DRAWING OF LOTS</b>						
<b>Rank</b>	<b>Project</b>	<b>Units Requested</b>	<b>ESFU Factor</b>	<b>ESFUs Requested</b>	<b>Major/Minor Renovation</b>	<b>Score</b>
3	1213 14 <sup>TH</sup> Street	46	1.00	46.00	Major	<b>115</b>
3	638 United Street	5	1.00	5.00	Major	<b>115</b>
<b>Total</b>		<b>51</b>		<b>51.00</b>		

City Code Section 108-997 (d) states in the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee. Depending on the outcome of the drawing of lots, the following scenario will result:

- 5 units will be awarded to 638 United Street and 36 units will be awarded to 1213 14<sup>th</sup> Street; or
- All 41 units will be awarded to 1213 14<sup>th</sup> Street.

Any projects unable to be awarded the number of requested units may reapply in a future year.

Pursuant to City Code Section 108-995, a minimum of 45 affordable units are available for Year 5 (July 1, 2017 – June 30, 2018) of the BPAS. The following affordable projects are recommended for award:

<b>YEAR 5 AFFORDABLE BPAS APPLICATIONS - RECOMMENDED FOR AWARD</b>						
<b>Rank</b>	<b>Project</b>	<b>Units Requested</b>	<b>ESFU Factor</b>	<b>ESFUs Requested</b>	<b>Major/Minor Renovation</b>	<b>Score</b>
1	3228 Flagler Avenue	4	1.00	4.00	Major	<b>130</b>
2	2907 Seidenberg Avenue	1	0.78	0.78	Minor	<b>5</b>
<b>Total</b>		<b>5</b>		<b>4.78</b>		

Pursuant to City Code Section 108-995, a maximum of 46 market rate units are available of which 10 may be transient for Year 5 (July 1, 2017 – June 30, 2018) of the BPAS. The following projects requested transient units, but were outscored by other applications:

<b>YEAR 5 TRANSIENT BPAS APPLICATIONS - REQUESTED</b>						
<b>Rank</b>	<b>Project</b>	<b>Units Requested</b>	<b>ESFU Factor</b>	<b>ESFUs Requested</b>	<b>Major/Minor Renovation</b>	<b>Score</b>
1	917 Duval Street	2	0.86	1.72	Major	<b>90</b>
2	3800 N Roosevelt Boulevard	10	0.86	8.6	Major	<b>50</b>
<b>Total</b>		<b>12</b>		<b>10.32</b>		

**RECOMMENDATION:**

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 5 BPAS rankings, the award of 5 affordable units and 46 market-rate units.

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)  
YEAR 5 RANKINGS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:												CRITERIA FOR 3 OR MORE UNITS:												TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED		
					Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	AIPP / Tree Fund (+60)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Roofing materials SRI 29 (+5)	Vegetated Roof 50% (+15)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	AIPP / Tree Fund (+60)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Vegetated Roof 50% (+15)									
3228 Flagler Avenue	4	1.00	4.00	MAJOR													5	5	0	0	60	10	10	5	10	10	15	130	130			
1300 Angela Street	1	1.00	1.00	MAJOR		5	0	0	0	60	10	10	5	10	5	15													120	120		
1213 14th Street	46	1.00	46.00	MAJOR													5	5	0	0	60	10	10	5	10	10	0	115	115			
638 United Street	5	1.00	5.00	MAJOR													5	5	0	0	60	10	10	5	10	10	0	115	115			
700 Duval Street	1	1.00	1.00	MAJOR		0	0	0	0	60	10	10	5	10	5	0													115	100		
917 Duval Street	2	0.86	1.72	MAJOR		5	0	0	0	60	10	0	0	10	5	0													90	90		
322 Amelia Street	2	1.00	2.00	MAJOR		5	0	30	0	0	10	10	5	10	5	0													70	75		
922 Thomas Street	1	1.00	1.00	MAJOR		5	0	30	0	0	10	10	0	10	0	0													65	65		
3800 N Roosevelt Blvd	10	0.86	8.60	MAJOR													5	0	0	0	0	10	10	5	10	10	0	50	50			
2407 N Roosevelt Blvd	0	0.00	0.00	MINOR		A	P	P	L	I	C	A	T	I	O	N		W	I	T	H	D	R	A	W	N			0	0		
917 Duval Street	0	0.00	0.00	MAJOR		A	P	P	L	I	C	A	T	I	O	N		W	I	T	H	D	R	A	W	N			0	0		
YEAR 5 MARKET-RATE AND TRANSIENT BPAS APPLICATIONS																																
TOTAL REQUESTED:	72		70.32																													

YEAR 5 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	CRITERIA FOR 1 OR 2 UNITS:												CRITERIA FOR 3 OR MORE UNITS:												TOTAL BPAS POINTS: CLAIMED		TOTAL BPAS POINTS: VERIFIED	
					Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+10)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	AIPP / Tree Fund (+60)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Roofing materials SRI 29 (+5)	Vegetated Roof 50% (+15)	Building 1.5' higher than BFE (+5)	Providing addtl affordable housing (+5)	GBC Upgrade 1 (+30)	GBC Upgrade 2 (+40)	AIPP / Tree Fund (+60)	LEED Architect (+10)	Electric Car Charging (+5)	Non-roof SRI of at least 29 (+10)	Open Space / On-site Recreational (+10)	Vegetated Roof 50% (+15)								
3228 Flagler Avenue	4	1.00	4.00	MAJOR											5	5	0	0	60	10	10	5	10	10	15	130	130					
2907 Seidenberg Avenue	1	0.78	0.78	MINOR		5	0	0	0	0	0	0	0	0											5	5						
2407 N Roosevelt Blvd	0	0.00	0.00	MINOR		A	P	P	L	I	C	A	T	I	O	N		W	I	T	H	D	R	A	W	N	0	0				
1300 Angela Street	0	0.00	0.00	MAJOR		A	P	P	L	I	C	A	T	I	O	N		W	I	T	H	D	R	A	W	N	0	0				
TOTAL REQUESTED:	5		4.78																													

NOTES:  
YEAR 5 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM (MAXIMUM OF 10 MAY BE TRANSIENT)  
YEAR 5 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM  
In case of tie scores and insufficient available units, a drawing of lots will determine the awardee.

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** Land 10031 LLC

**Site Address:** 3228 Flagler Avenue

**Number and Type of Unit(s) Requested:** 4 Market-Rate & 4 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

### General Planning Comments

#### Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required

**Staff comment:** VERIFIED. Provided FGBC score sheet indicates a Gold rating. Applicant upgraded to Platinum

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** ~~NOT-VERIFIED. Although the Solutions Statement mentions this, the Site Plan does not. Need to indicate BFE on elevation site plan to verify.~~ VERIFIED - Corrected Site Plan Submitted.

C) Rainwater catchment system required

**Staff comment:** ~~NOT-VERIFIED. Although the Solutions Statement mentions a rainwater catchment system on site, there is no indication on the Site Plans and no details as to size of cistern vs. roof area.~~ VERIFIED - 6000 GL / 5490 SF ROOF

#### Point System: Three or more non-transient units

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> <del>NOT-VERIFIED. Although the Solutions Statement mentions this, the Site Plan does not.</del> VERIFIED - NEW SITE PLANS SUBMITTED	5	5
2. Voluntarily providing affordable housing units (+5) <b>Staff comment:</b> VERIFIED.	5	5
3. Achieving Green Building Certification Upgrade 1 —Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b> <del>VERIFIED--</del>	<del>40</del>	
5. Achieving Green Building Certification Upgrade 3— Platinum (+60) <b>Staff comment:</b> VERIFIED.	60	60
6. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) <b>Staff comment:</b> VERIFIED. The Solutions Statement indicates AIPP.	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> VERIFIED. W. Shepler Consulted	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> <del>NOT-VERIFIED. Although the Solutions Statement mentions this, the EV conduit needs to be reflected on site plans also.</del> VERIFIED - New Site Plans Submitted	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT-VERIFIED. Although the Solutions Statement mentions this, the Site Plan does not.</del> VERIFIED - New Site Plans Submitted	10	10
10. Additional on-site open space or on-site recreational facilities (+10) <b>Staff comment:</b> VERIFIED. Solution Statement	10	10
11. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b> SITE PLANS SUBMITTED WITH 52.12% GREEN ROOF	15	15
<b>Total:</b>	<b>130</b>	<b>130</b>

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** John Carlisel Day

**Site Address:** 1300 Angela Street

**Number and Type of Unit(s) Requested:** 1 Market-Rate & 1-Affordable Unit(s)- **WITHDRAWN**

**Prerequisite Development Type:** Major Construction

### General Planning Comments

Over Density. Site Data Table shows a min. 5' street side setback, but zoning is 7.5'. Need Exhibit C to indicate the edit to Number & Type of Units Requested. Need Cover Letter to indicate the new number and type of units requested. Need site plan and floor plan for affordable unit.

### Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required

**Staff comment:** VERIFIED. LEED score reflects Platinum rating.

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** NOT-VERIFIED. Although mentioned in the Solutions Statement, there is no indication on the Site Plan. VERIFIED. 8.4'.

C) Rainwater catchment system required

**Staff comment:** NOT-VERIFIED. The Site Plan shows 1-2500-gallon cistern and 1-1296 roof area structure. Site Plans do not show the 2<sup>nd</sup>-or-3<sup>rd</sup>-structure or the roof areas of said structures. VERIFIED. 1-1500 GL/1296 SF

### Point System: One or two non-transient units.

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> NOT-VERIFIED. Although mentioned in the Solutions Statement, there is no reference to on the Site Plan. VERIFIED. 8.4'.	5	5
2. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b> NOT VERIFIED. Although mentioned in the Solutions Statement, there is no reference to on the Site Plan.	10	
3. Achieving Green Building Certification Upgrade 2 — Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 2— Platinum (+60) <b>Staff comment:</b> VERIFIED. LEED score reflects Platinum rating.	60	60
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b> NOT-VERIFIED. There is no mention in the Solutions Statement as to which fund the applicant will contribute to. VERIFIED - AIPP	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> NOT-VERIFIED. Need a copy of Certificate. VERIFIED - W. SHEPLER	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> VERIFIED.	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> NOT-VERIFIED. Although mentioned in the Solutions Statement, there is no reference to on the Site Plan. VERIFIED - SITE PLAN AND SOLUTION STATEMENT	10	10
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b> VERIFIED. Site Plan indicates 59.	5	5
11. Designing the buildings with a vegetated roof of at least 50% of the roof area. (+15) VERIFIED. Site Plan and Solutions Statement. <b>Staff comment:</b>	15	15
<b>Total:</b>	<b>130</b>	<b>120</b>

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** Island West Investment Corp

**Site Address:** 1213 14<sup>th</sup> Street

**Number and Type of Unit(s) Requested:** 46 Market-Rate & 0 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

**General Planning Comments**

### **Prerequisites: Major Construction/Renovation.**

A) Baseline green building certification required

**Staff comment:** VERIFIED. LEED project checklist indicates a score of 80 / Platinum rating.

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** ~~NOT VERIFIED. Although the Solutions Statement mentions this, the Site Plans do not. Need elevations.~~ VERIFIED - 4' Above BFE

C) Rainwater catchment system required

**Staff comment:** VERIFIED. 2 X 2,500 gallon cisterns = 5,000 & 2,432 SF x 2 roof area = 4,864

### **Point System: Three or more non-transient units**

<b>Criteria (Points)</b>	<b>Applicant</b>	<b>Staff</b>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> <del>NOT VERIFIED. Although the Solutions Statement mentions this, the Site Plans do not.</del> VERIFIED - 1st fl elev +12	5	5
2. Voluntarily providing affordable housing units (+5) <b>Staff comment:</b> <del>NOT VERIFIED. 46 MR X 30% = 13.8. 14 units at Stadium Apts. will be deed restricted. This is the minimum amount to satisfy the 30%, therefore not voluntary.</del> Increased to 15 units	5	5
3. Achieving Green Building Certification Upgrade 1 —Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 3— Platinum (+60) <b>Staff comment:</b> VERIFIED.	60	60
6. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) <b>Staff comment:</b> VERIFIED. AIPP selected in Solutions Statement.	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> <del>NOT VERIFIED. Need copy of certificate.</del> VERIFIED - W. Shepler	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> VERIFIED. Both the Solutions Statement and the Site Plans indicate this.	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT VERIFIED. Although mentioned in the Solutions Statement, there is no indication on the Site Plan.</del> VERIFIED - Site Plan	10	10
10. Additional on-site open space or on-site recreational facilities (+10) <b>Staff comment:</b> VERIFIED. Site data table indicates 69%.	10	10
11. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b>		
<b>Total:</b>	<b>115</b>	<b>115</b>



## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** Land 1031 LLC

**Site Address:** 638 United Street

**Number and Type of Unit(s) Requested:** 5 Market-Rate, 0 Transient, & 0 Affordable Unit(s) (See 3228 Flagler)

**Prerequisite Development Type:** Major Construction

### General Planning Comments

The Solution Statement states the project is being designed by a LEED architect. Please clarify with a certificate and amended Exhibit C and D, or an amended Solution Statement.

### Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required <b>Staff comment:</b> VERIFIED. Provided FGBC Score sheet indicates a Gold rating. Upgraded to Platinum
B) First habitable floor 1.5 feet above required base flood elevation <b>Staff comment:</b> VERIFIED. First floor at 1'6" in X-Zone
C) Rainwater catchment system required <b>Staff comment:</b> <del>NOT VERIFIED. Although the Solutions Statement mentions this, the Site Plans do not. Need to show where cistern(s) are on Site Plans and note the capacity (in gallons) and the roof area in the Solutions Statement.</del> VERIFIED - 6992 GL / 6992 SF OF ROOF

### Point System: Three or more non-transient units

Criteria (Points)	Applicant	Staff
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> VERIFIED. First floor at 1'6" in X-Zone	5	5
2. Voluntarily providing affordable housing units (+5) <b>Staff comment:</b> VERIFIED. The affordable units are being fulfilled by 3228 Flagler Avenue project.	5	5
3. Achieving Green Building Certification Upgrade 1 —Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b> <del>VERIFIED. Certification Level Gold.</del>	<del>40</del>	<del>40</del>
5. Achieving Green Building Certification Upgrade 3— Platinum (+60) <b>Staff comment:</b> VERIFIED - Platinum	60	60
6. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) <b>Staff comment:</b> VERIFIED. Solution Statement says the contribution will be made to AIPP.	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> (The Solution Statement states it is designed by a LEED cert. arch.) VERIFIED - W. Shepler Consulted	<del>2</del> 10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> <del>NOT VERIFIED. Although the Solutions Statement mentions this, the EV conduit needs to be reflected on site plans as well.</del> VERIFIED - New plans submitted	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT VERIFIED. Note on the plans and the Solution Statement that all driveways, porches, decks, terraces, etc. will be &lt;29 SRI.</del> VERIFIED - New plans submitted	10	10
10. Additional on-site open space or on-site recreational facilities (+10) <b>Staff comment:</b> VERIFIED - Solution Statement	10	10
11. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b>		
<b>Total:</b>	<b>115</b>	<b>115</b>

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** 700 Duval Street LLC

**Site Address:** 700 Duval Street

**Number and Type of Unit(s) Requested:** 1 Market-Rate & 0 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

**General Planning Comments**

**Prerequisites: Major Construction/Renovation.**

A) Baseline green building certification required

**Staff comment:** VERIFIED. LEED project checklist indicates a score of 80 / Platinum rating.

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** NOT VERIFIED. Conflicting statements in the Solution Statement if it will be constructed more than 1.5' above BFE. Need to indicate BFE on elevation site plan to verify.

C) Rainwater catchment system required

**Staff comment:** VERIFIED. Mentioned in the Solutions Statement and the Site Plan indicates a 1000-gallon cistern and a roof area of 960 SF.

**Point System:** One or two non-transient units.

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> NOT VERIFIED. The Solution Statement says it will be constructed more than 1.5' above BFE, then says it won't a few lines further down. Need to indicate BFE on elevation site plan to verify.	5	
2. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b> NOT VERIFIED. Applicant is asking for 1 MR and 0 A.	10	
3. Achieving Green Building Certification Upgrade 2 — Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 2— Platinum (+60) <b>Staff comment:</b> VERIFIED.	60	60
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b> VERIFIED. AIPP indicated in the Solution Statement.	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> <del>NOT VERIFIED. Need copy of certificate.</del> VERIFIED - W. SHEPLER	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> VERIFIED. Indicated in Solution Statement and Site Plans.	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT VERIFIED. Although the Solution Statement indicated this, the plans do not.</del> VERIFIED - New Site Plans Submitted	10	10
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b> VERIFIED. The Site Plans indicate an SRI of 59.	5	5
11. Designing the buildings with a vegetated roof of at least 50% of the roof area. (+15) <b>Staff comment:</b>		
<b>Total:</b>	<b>115</b>	<b>100</b>

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** Martins on Duval LLC

**Site Address:** 917 Duval Street

**Number and Type of Unit(s) Requested:** 0 Market-Rate, 2 Transient, & 0 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

### General Planning Comments

No Site Plan was submitted (required document). Also, need Exhibit C and Exhibit D revised to reflect correct points.

### Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required

**Staff comment:** VERIFIED. FGBC score sheet indicates a Platinum rating.

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** VERIFIED. Solution Statement and Site Plans indicate the units will be constructed above the existing 1-story structure.

C) Rainwater catchment system required

**Staff comment:** ~~NOT-VERIFIED. Although the Solutions Statement mentions this, the Site Plans do not. Need size and location of cistern(s) and the roof area indicated on the plans.~~ VERIFIED - 3000 GL / 2243 SF ROOF

### Point System: One or two non-transient units.

<b>Criteria (Points)</b>	<b>Applicant</b>	<b>Staff</b>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> VERIFIED. Solution Statement and Site Plans indicate the units will be constructed above the existing 1-story structure.	5	5
2. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b>		
3. Achieving Green Building Certification Upgrade 2 — Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 2— Platinum (+60) <b>Staff comment:</b> VERIFIED.	60	60
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b> <del>NOT-VERIFIED. There is no mention in the Solutions Statement as to which fund the applicant will contribute to.</del> VERIFIED - AIPP	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b>		
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b>		
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT-VERIFIED. There is no mention in the Solutions Statement or Site Plans.</del> VERIFIED - Site Plan and Solution Statement	10	10
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b> <del>NOT-VERIFIED. There is no mention in the Solutions Statement or Site Plans.</del> VERIFIED - Site Plan and Solution Statement	<del>10</del> 5 (Claimed too many points)	5
11. Designing the buildings with a vegetated roof of at least 50% of the roof area. (+15) <b>Staff comment:</b>		
<b>Total:</b>	<del>95</del> 90 (Claimed too many points)	90

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** James D. Hamilton

**Site Address:** 322 Amelia Street

**Number and Type of Unit(s) Requested:** 2 Market-Rate, 0 Transient, & 0 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

### General Planning Comments

Please resubmit Exhibit D to claim points for electric charging station.

### Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required

**Staff comment:** ~~NOT-VERIFIED: Only Category 8's points were turned in. We need the whole spreadsheet showing all points to determine baseline is met.~~ VERIFIED - Silver

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** VERIFIED. First floor is at 8.5' in AE7.

C) Rainwater catchment system required

**Staff comment:** VERIFIED. Roof area is 810 SF, so an 1100-gallon cistern is adequate. Roof area is 680 SF, so an 1100-gallon cistern is adequate.

### Point System: One or two non-transient units.

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b>	5	5
2. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b>		
3. Achieving Green Building Certification Upgrade 2 — Silver (+30) <b>Staff comment:</b> VERIFIED - Silver	30	30
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 2— Platinum (+60) <b>Staff comment:</b>		
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b> <del>NOT-VERIFIED: Need to mention which fund in the Solutions Statement.</del> VERIFIED - Solution Statement: Tree Fund	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> VERIFIED. William Shepler LEED Accredited Pro	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> VERIFIED. Site Plans indicate an electric charging station.		5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT-VERIFIED: Although the Solutions Statement mentions this, the Site Plans do not.</del> VERIFIED - Solution Statement and Site Plan	10	10
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b> VERIFIED - Plans show SRI 59	5	5
11. Designing the buildings with a vegetated roof of at least 50% of the roof area. (+15) <b>Staff comment:</b>		
<b>Total:</b>	<b>70</b>	<b>75</b>

## BPAS STAFF REVIEW: YEAR 5 APPLICATIONS

**Applicant:** James D Hamilton

**Site Address:** 922 Thomas Street

**Number and Type of Unit(s) Requested:** 1 Market-Rate & 0 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

**General Planning Comments**

**Prerequisites: Major Construction/Renovation.**

A) Baseline green building certification required

**Staff comment:** ~~NOT VERIFIED: Only Category 8's points were turned in. We need the whole spreadsheet showing all points to determine baseline is met.~~ VERIFIED - Silver

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** VERIFIED. First floor at 9' in AE6

C) Rainwater catchment system required

**Staff comment:** VERIFIED: Roof area is <1,000 square feet, so 1,000 gallon cistern is required. 1,000 gallon cistern is shown on map.

**Point System:** One or two non-transient units.

<b>Criteria (Points)</b>	<b>Applicant</b>	<b>Staff</b>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> VERIFIED. First floor at 9' in AE6	5	5
2. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b>		
3. Achieving Green Building Certification Upgrade 2 — Silver (+30) <b>Staff comment:</b>	30	30
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 2— Platinum (+60) <b>Staff comment:</b>		
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b> <del>NOT VERIFIED: Need to mention which fund in the Solutions Statement</del> VERIFIED - Submitted a new solution statement - Tree	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> VERIFIED. Certificate indicates Arch. WS is a LEED Accredited Professional.	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b>		
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> VERIFIED: SRI of <29 mentioned both in the solutions statement and shown on the plans.	10	10
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b>		
11. Designing the buildings with a vegetated roof of at least 50% of the roof area. (+15) <b>Staff comment:</b>		
<b>Total:</b>	<b>65</b>	<b>65</b>

## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** SF Key West Owner II, LP

**Site Address:** 3800 N Roosevelt Blvd.

**Number and Type of Unit(s) Requested:** 0 Market-Rate, 10 Transient, & 0 Affordable Unit(s)

**Prerequisite Development Type:** Major Construction

### General Planning Comments

Exhibit D indicates a score of 80, but Exhibit C indicates a score of 50.

### Prerequisites: Major Construction/Renovation.

A) Baseline green building certification required

**Staff comment:** VERIFIED. LEED checklist indicates a score of 48 (Certified).

B) First habitable floor 1.5 feet above required base flood elevation

**Staff comment:** VERIFIED. First floor at 12' in AE10

C) Rainwater catchment system required

**Staff comment:** VERIFIED. Roof area is 2695.5, so 2700 gallon cistern is adequate. Roof area is 1937, so a 2000 gallon cistern is adequate. Roof area is 4253 sf, so a 4275 gallon cistern is adequate.

### Point System: Three or more non-transient units

<b><u>Criteria (Points)</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> VERIFIED. First floor at 12' in AE10	5	5
2. Voluntarily providing affordable housing units (+5) <b>Staff comment:</b>		
3. Achieving Green Building Certification Upgrade 1 —Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 3— Platinum (+60) <b>Staff comment:</b>		
6. Voluntary contributions to AIPP or tree fund of \$5,000 or more (+10) <b>Staff comment:</b> <del>NOT VERIFIED: Need to mention which fund in the Solutions Statement</del> VERIFIED - Tree Fund	10	10
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b> VERIFIED. William Horn & Richard Lightner, LEED AP BD+C	10	10
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> VERIFIED. Car charging parking space near drop off and lobby	5	5
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> <del>NOT VERIFIED: Although the Solutions Statement mentions this, the Site Plans do not.</del> VERIFIED - Revised SS and site plan	10	10
10. Additional on-site open space or on-site recreational facilities (+10) <b>Staff comment:</b> VERIFIED. Swimming pool and open space landscaping on Site Plan.	10	10
11. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b>		
<b>Total:</b>	<b>50</b>	<b>50</b>



## BPAS STAFF REVIEW: YEAR 5 APPLICATION

**Applicant:** Lime Grove Properties LLC

**Site Address:** 2907 Seidenberg Avenue

**Number and Type of Unit(s) Requested:** 1 Affordable Unit

**Prerequisite Development Type:** Minor Renovation

**Prerequisites:** **Minor Renovation.**

Demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards.

**Staff comment:** VERIFIED. Energy and Water 15% Reduction Plan submitted with application.

**Point System:** **One or two non-transient units.**

<u>Criteria (Points)</u>	<u>Applicant</u>	<u>Staff</u>
1. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> VERIFIED.	5	5
2. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b> NOT VERIFIED. An accessory unit must be affordable, therefore it is not voluntary.	<del>-10-</del>	
3. Achieving Green Building Certification Upgrade 2 — Silver (+30) <b>Staff comment:</b>		
4. Achieving Green Building Certification Upgrade 2 — Gold (+40) <b>Staff comment:</b>		
5. Achieving Green Building Certification Upgrade 2— Platinum (+60) <b>Staff comment:</b>		
6. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b>		
7. Design by a LEED accredited architect (+10) <b>Staff comment:</b>		
8. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b>		
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b>		
10. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b>		
11. Designing the buildings with a vegetated roof of at least 50% of the roof area. (+15) <b>Staff comment:</b>		
<b>Total:</b>	<del>15-</del> 5	5