

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 6 RANKINGS

	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Building more than 1.5' higher than the BFE (+/-)	Exceeding the minimum required percentage	Voluntarily providing affordable housing which is not required by the code	Voluntarily providing affordable housing which is not required by the code	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fund	Providing electrical high voltage sized conduit	Using light colored, high reflectivity materials	Providing on-site recreational amenities or other site improvements	Using light-colored, high-reflectivity roofing materials	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED
YEAR 6 MARKET-RATE BPAS APPLICATIONS																		
MARKET-RATE PROJECTS																		
322 Amelia Street	1	1.00	1.00	Major	5					40	0	0	0	10	5	60	60	Unity of Title required
2303 Linda Avenue	1	1.00	1.00	Major	5	30					5	5	5	10	5	65	65	
1319 William Street	2	1.00	2.00	Major	0											0	0	
917 Duval Street	2	1.00	2.00	Major	0											0	0	Existing building is not being elevated / Will require a parking variance
524 Southard Street	1	1.00	1.00	Minor	0											0	0	Existing building is not being elevated / Will require a parking variance
423 Front Street	2	1.00	2.00	Minor	0					40						40	40	Existing building is not being elevated / Will require a parking variance
TOTAL REQUESTED:	9		9.00															
YEAR 6 AFFORDABLE-RATE BPAS APPLICATIONS																		
AFFORDABLE-RATE PROJECTS																		
2303 Linda Avenue	1	0.78	0.78	Major	5	30					5	5	5	10	5	65	65	
5220-5230 College Road	104	1.00	104.00	Major		30										30	30	
1721 Johnson Street	1	0.78	0.78	Major	5											5	5	
TOTAL REQUESTED:	106		105.56															

NOTES:
YEAR 6 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
YEAR 6 AFFORDABLE-RATE UNITS AVAILABLE: 45 MINIMUM
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.

2303 Linda Avenue



Building Permit Allocation System (BPAS) Application

(Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00

- 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: Jeffrey Grene

Mailing Address: 3 Stonehedge Way

City: Bluffton

State: S.C

Zip: 29910

Home/Mobile Phone: 786-587-2008

Office: _____

Email: jeffgrene@gmail.com

PROPERTY OWNER:

Name: Bruce Van Allen

Mailing Address: P.O. Box 583

City: Inverness

State: FL

Zip: 3445

Home/Mobile Phone: _____

Office: _____

Email: _____

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2303 Linda Ave.

Parcel ID/ RE#: 00064240-000100

Alternate Key: 9006842

Zoning District: III SF

Size of Site: 7,048 square feet

Density Allowed: 8 D/U per acre

Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

Vacant lot

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

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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: _____

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Major Development Plan | <input type="checkbox"/> Minor Development Plan | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Beneficial Use | <input type="checkbox"/> HARC |
| <input type="checkbox"/> Lawful Unit Determination | <input type="checkbox"/> Transient Transfer | <input type="checkbox"/> Tree Commission |
| <input type="checkbox"/> Other | | |

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

October 19, 2018

Re: BPAS Application
2303 Linda Avenue
Key West, FL 330 40

Description of Proposed Development and Use:

This project will consist of the new construction of one main single family home (1025 S.F.) with break-away storage below and one accessory unit (385 S.F.) with break-away storage below. Part of the accessory- unit will be a hurricane storage room above base flood elevation (121 S.F.). The main unit will be facing Linda Avenue and the Accessory unit will be facing Flagler. Both units will have 2 or more on-site parking spaces below the units. All living spaces are 4 feet above required base flood elevation for the property (AE-8). Both units will remain under one owner and the accessory unit will be rented under the affordable housing requirements and guidelines of the local jurisdiction having authority.

Solution Statement for the above-mentioned property proposed development:

The Infinity Building System units we have chosen to place on this site are assembled with state- of- the- art technology (designed with precision to withstand extreme natural conditions. Their units are sustainable and offer a variety of green elements and packages that can be included in their State approved modular units. Furthermore they meet the High Velocity Hurricane Zone requirements (up to 180 MPH) Chapter 44 of the Florida Building Code. Their precisely assembled units are composed or engineered laminated veneer lumber and their manufacturing process uses 100% of the tree maximizing CO2 sequestering properties. Their standard insulation values are R-45 for wall and floor assemblies and R-52 for the roof assembly. All of their units and covered porches have built in gutters connected to rain water leaders for rain water harvesting, all of which will be connected to our on- site cisterns for reuse on site landscape irrigation. The roof area allows for enough solar panels to power the entire project, charge an electric car and provide hot water for both units. We intend to compliment these contemporary units with lush landscaping throughout as well as maximize the passive day lighting in each unit with covered overhangs and Bahama shutters. All of the on- site water will be retained and appropriately drained on site with swales and native vegetation. We intend to provide a simple and efficient way for residents to sort and recycle all waste on the property as applicable. The accessory unit will add an affordable unit to the neighborhood. The first habitable floor will be 4 feet above base flood elevation requirements. The units are finished with an energy efficient and green product made from cork This application has excellent solar reflectivity index and further reduces energy consumption.



Exhibit D – BPAS Certification Form Building Permit Allocation System Application

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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 70. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

Signature of applicant

JERRY GREENE

Print name of Applicant

Date

Subscribed and sworn to (or affirmed) before me on this 28th day of September, 20 15,
by Jerry A. Greene (name of person signing the application)
as Auth. Rep. (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

He/She is personally known to me or has presented FL Id. exp. 4-6-19 as identification.

Notary's Signature and Seal

AUGUSTO VAZQUEZ

Name of Acknowledger typed, printed or stamped

Commission Number, if any

SEAL

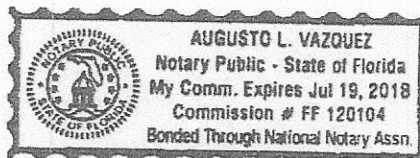




Exhibit C – Applicant's Estimated Score Sheet Building Permit Allocation System Application

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

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

Applicant: Jeffrey Grene Site Address: 2303 Linda St. Key West, FL 33040

Number and type of Units Requested: Market Rate 1 Affordable 1

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

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

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

- | | |
|---|----------------------|
| a. Building more than 1.5' higher than the base flood elevation (+5) | Points <u>+5</u> |
| b. Exceeding the minimum required percentage of affordable housing (+30) | Points <u>+30</u> |
| c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points <u> </u> |
| d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60) | Points <u> </u> |
| e. Achieving Green Building Certification Upgrade 1 (+20) | Points <u> </u> |
| f. Achieving Green Building Certification Upgrade 2 (+27) | Points <u> </u> |
| g. Achieving Green Building Certification Upgrade 3 (+40) | Points <u> </u> |
| h. Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5) | Points <u>+5</u> |
| i. Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points <u>+5</u> |
| j. Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u>+10</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 70



Exhibit B – Site Data Table

Building Permit Allocation System Application

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SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	SF	VACANT	SF	N
Flood Zone	AE-8		+12 NGVD	N
Size of Site	7,079 S.F.		UNCHANGED	N
Height	25'-0"		+19.75 ABOVE GRADE +23.5' NGVD	N
Front Setback	30' OR ADJ. AVG.	5' & 30' ADJACENT	20'-0"	N
Side Setback	5'-0"		5'-0"	N
Side Setback	5'-0"		5'-0"	N
Street Side Setback	20'-0"		N/A	N
Rear Setback	25'-0" OR 20'-0"	5' & 30' ADJACENT	25'-0"	N
Residential Floor Area	-		1,525 S.F.	N/A
Density	1 UNIT+1 ACCESS.		1 UNIT+1 ACCESS.	N/A
Commercial Floor Area	N/A		N/A	N/A
F.A.R (Commercial)	N/A		N/A	N
Building Coverage	MAX. 35%		30.95%	N
Impervious Surface	MAX. 50%		47.90%	N
Parking	N/A		N/A	N
Handicap Parking	N/A		N/A	N/A
Bicycle Parking	N/A		N/A	N
Open Space/ Landscaping	50%		52.10%	N
Number and type of units	1 UNIT+1 ACCESS.		1 UNIT+1 ACCESS.	N/A
Consumption Area or Number of seats	N/A		N/A	N/A

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

- | | | |
|------|------------------------------|---|
| P1.1 | <input type="checkbox"/> N/A | Sanitation system that reduces chlorine use |
| P1.2 | <input type="checkbox"/> N/A | Pool Cover |
| P1.3 | <input type="checkbox"/> N/A | Solar pool heating system |
| P1.4 | <input type="checkbox"/> N/A | Dedicated PV's to run pool equipment |
| P1.5 | <input type="checkbox"/> N/A | Home has no pool or spa |

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|------|------------------------------|----------------------------------|
| P3.1 | <input type="checkbox"/> yes | Landscape Considerations |
| | <input type="checkbox"/> new | Is the landscape existing or new |

Application

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.1 0 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80
N/A :Does the Home have a confirmed HERS Index
0 :Confirmed HERS Index

Design, Finishes, Amenities

E2.1	1	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	1	1	Cross vent and ceiling fans code credit
E2.5	1	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.6	1	1	Passive solar space heating system
E2.7	1	1	Passive solar day-lighting
E2.8	N/A	1	Deciduous trees on south
E2.9	4	1 - 4	House shaded on east and west by trees 100 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	0	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	1	1	Pre-plumb for solar hot water
E2.16	2	2	Install a State Certified rated solar hot water system
E2.17	1	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	1	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	0	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume 28842 Total Gross Wall Area 1525 Conditional Square Footage 1 Number of Stories
E2.24	0	1	Dwelling unit attached, zero lot-line, row house
E2.25	2	2	Recessed, sealed IC fixtures
E2.26	3	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	30	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

0
0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

new Is the landscape existing or new

W1 Fixtures

W1.1	0	2 - 3	Water saving clothes washer 0 : Water factor (WF) of clothes washer
W1.2	0	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.3	0	1	All showers equipped with only 1 showerhead per shower
W1.4	-	1 - 2	all lavatory sink faucets have flow rates of ≤ 2.0 gpm (all ≤ 1.5 gpm = 2 pts)
W1.5	0	2	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.6	0	1	Toilet with UNAR Map Rating of 600 gpf or greater

W2 Greywater Reuse

W2.1	0	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

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

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

W5 Installed Landscape

W5.1	0	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 0% :Percentage of drought tolerant plant
W5.3	2	2	All plants/trees selected to be compatible with local environment / microclimate
W5.4	3	3	Turf less then 50% of landscape
W5.5	0	2	Evenly shaped turf areas, no turf on berms
W5.6	0	2	Plants with similar maintenance requirements grouped together
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.8	0	1	Non-Cypress mulch used
W5.9	0	2	Soil tested and amended where necessary

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.1	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	0	2	Florida Friendly Landscape™ Program New Construction Certification
	24	57	Total Points

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

Certifying Agent Category 2:	0
Landscape Auditor:	0
Credentials of Auditor:	0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	0	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			Yes Daycare center
			Yes Fire station
			Yes Fitness center or gym
			Yes Laundry or dry cleaner
			Yes Library
			Yes Medical or dental office
			Yes Pharmacy
			Yes Police station
			Yes Post office
			Yes Place of worship
			Yes Restaurant
			Yes School
			Yes Supermarket
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	0	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	7	21	Total Points

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

Certifying Agent Category 3: 0

CATEGORY 4: SITE

Version 10

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

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

Native Tree and Plan Preservation

S1.1	0	2	Maximize tree survivability
S1.2	0	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for 0
S1.3	0	2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter 0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

S3.1	0	2	Develop an erosion control site plan
S3.2	0	1	Stabilize disturbed soil
S3.3	0	2	Stage disturbance
S3.4	0	1	Control sediment runoff during construction
S3.5	0	1	Save and reuse any removed topsoil

Drainage / Retention

S4.1	0	2	Onsite designated retention area
S4.2	2	2	Direct filtered rooftop runoff to planted area(s)
S4.3	3	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious 52 % Pervious Material 7079 Total Lot Area (sq. ft.) 3391 Coverage Area (sq. ft.) 3688 100% Pervious sq. ft. 1763.32 Equivalent Pervious Area --> 5451.32 Equivalent Pervious Area (semi-pervious) 3 Total points for pervious area 5 34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Version 10

Revised 8-25-16

Combustion

H1.1	0	3	Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage
H1.2	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.3	0	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.4	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating

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

Water Heating

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

Moisture Control

H2.1	0	1	Drainage tile on and around top of footing
H2.2	0	1	Drainage board for below grade walls
H2.3	0	1	Gravel bed beneath slab on grade floors
H2.4	1	1	Seal slab penetration
H2.5	1	1	Capillary break between foundation and framing
H2.6	0	3	Central dehumidification system
H2.7	0	1	No vapor barrier on inside of assemblies
H2.8	1	1	Moisture control for tub/shower and shower surrounds

Source Control

H3.1	1	1	No exposed urea-formaldehyde wood products
H3.2	0	2	Zero VOC paints, stains, and finishes
H3.3	1	1	Low VOC paints, stains, and finishes
H3.4	1	1	Low VOC sealants and adhesives
H3.5	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.6	1	1	Healthy flooring
H3.7	0	1	Healthy insulation
H3.8	1	1 - 2	Protect ducts, range hood, and bath exhaust fans during construction
H3.9	0	3	Integrated pest management plan

Cleanability

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

Universal Design

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

Ventilation

H6.1	-	2 - 4	Controlled mechanical ventilation
H6.2	0	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	0	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	0	3	Whole house positive filtration
H6.8	0	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	0	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design
	15	52	Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 10

Category Minimum 10 / Category Maximum 35

Revised 8-25-16

Components

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

Waste Reduction

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

Durability

M3.1	0	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.2	0	1	Large overhangs (eave and gable)
M3.3	0	1	Air admittance vents
M3.4	1	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	0	1	Siding and exterior trim primed all sides
M3.6	0	1	Plants/turf minimum of 2ft. from foundation
M3.7	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	16	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

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

Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

DM3.1	0	3	-	Fire resistant exterior wall cladding
			-	Fire resistant roof covering or sub-roof
			-	Fire resistant soffit and vent material
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home

Lightning & Electronics Protection

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

Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

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

DM 5.1	0	10	DM 5.1: Chemical Soil Treatment Used
			Yes Exterior cladding installed to prohibit intrusion
			Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			Yes Irrigation/sprinkler water does not hit building
			Yes Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided
			Yes Chemical soil treatment avoided
			- Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.3		12	DM 5.3: Treated wood products
			Yes All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated
	5	38	Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Version 10
Revised 8-25-16

Small House Credit

G1.1 15 0 - 25 Conditioned house size (enter **no** if not claiming any points)
1,525 :square feet of conditioned area

Adaptability

G2.1 0 2 Roof trusses designed for addition
G2.2 0 1 - 2 Unfinished rooms
G2.3 0 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

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

Remodel

G4.1 0 10 Remodeling structure (HERS Index < 80)
G4.2 0 3 Toilets 1.6 gpf and showers 2.5 gpm or less
G4.3 0 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
G4.4 0 2 Existing homes with pools - upgrade pump to variable speed or dual speed
G4.5 0 2 Roof to wall connection upgrades

Other

G5.1 0 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
0 :Number of members on the team that are members of FGBC
G5.2 0 2 Homeowner's manual, including information, benefits, operations - per reference guide
G5.3 0 2 Minimum 1 hour Hands on training provided to homeowner
G5.4 0 1 Plan for edible landscape/food garden
G5.5 0 2 Guaranteed energy bills
G5.6 0 1 - 5 INNOVATIVE CREDITS

Description of innovation:

15 49 Total Points

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

Certifying Agent Category 8:

0

FGBC Home Score

Version 10

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	24	15 - 40
Category 3: Lot Choice	7	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	15	15 - 35
Category 6: Materials	16	10 - 35
Category 7: Disaster Mitigation	5	5 - 30
Category 8: General	15	0 - 40

Total: 117

Total Need: 100

Certified Home Score 117

Certification Level:

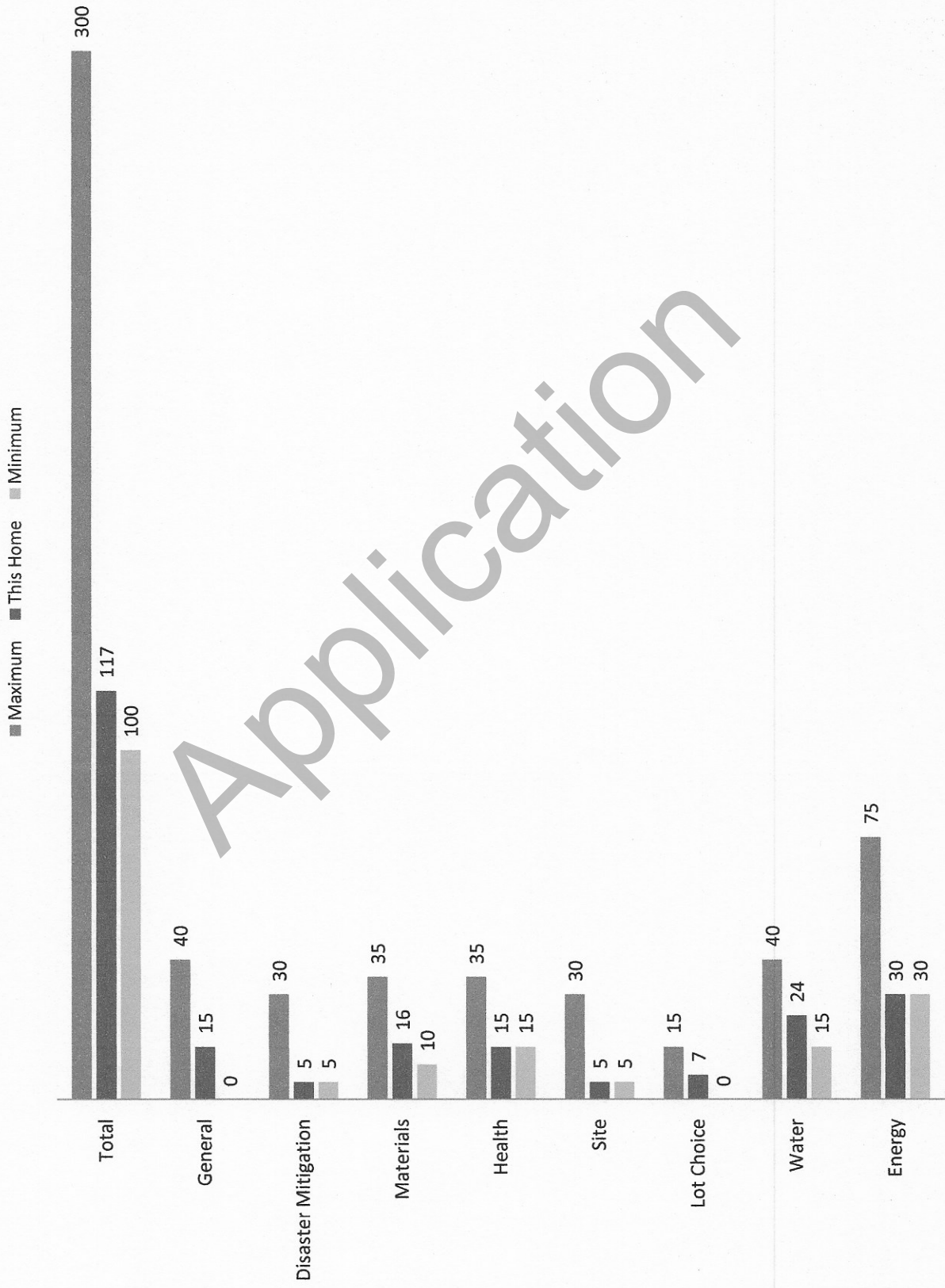
Bronze

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

Home Address

2303 Linda St.
Key West FL

FGBC Green Home Certification Summary Chart



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

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

2303 LINDA AVE. KEY WEST, FL.

Street address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/28/2015 by

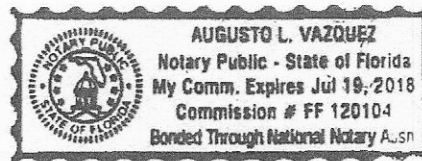
date

Jeffrey A. Greene
Name of Authorized Representative

He/She is personally known to me or has presented FL DL exp. 4.6.11 as identification.

[Signature]
Notary's Signature and Seal

AUGUSTO VAZQUEZ
Name of Acknowledger typed, printed or stamped



Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, BRUCE VAN ALLEN _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

JEFFREY GREENE, AND CUBICCO USA, INC
Please Print Name of Representative

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

[Signature] _____
Signature of Owner

Signature of Joint Co-owner if applicable

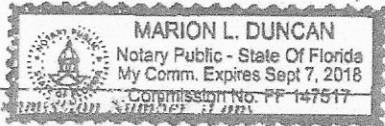
Subscribed and sworn to (or affirmed) before me on this 8/9/2015
Date

by _____
Name of Owner

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

[Signature]
Notary's Signature and Seal

MARION L. DUNCAN
Name of Acknowledger typed, printed or stamped



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Unique Title Source, Inc.
12555 Orange Drive Suite 209
Davie, FL, 33330

Property Appraisers Parcel Identification (Folio) Numbers: 83447.0000

Doc# 1575491 04/11/2006 8:43AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

04/11/2006 8:43AM
DEED DOC STAMP CL: RS \$1,658.20

Doc# 1575491
Bkn 2199 Pg# 2369

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of April, 2006 by PAUL VIGIL, whose post office address is 2303 LINDA AVE, KEY WEST, FL herein called the Grantor, to BRUCE VAN ALLEN, whose post office address is 2303 LINDA AVE, KEY WEST, FL, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MONROE County, State of Florida, viz.:

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

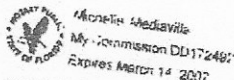
Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 6th day of April, 2006 by PAUL VIGIL who is personally known to me or has produced identification.

SEAL



My Commission Expires:

Notary Public

Printed Notary Name

Policy No:
Agent File No: 06-285
FNTIC File No: UTS-22422

EXHIBIT 'A'

There is a parcel of land known as a portion of Tract "A," 3676 ACRES or more, in the plat thereof as recorded in Plat Book 3 of Page 3 of the Public Records of Boone County, Kansas, and more particularly described by Tract and books as follows:

"THENCE to the N^W 1/4 corner of the said Tract "A" and run thence S74° along the S21° boundary line of the said Tract "A" for a distance of 60.00 feet to the front of Highway, thence continue S74° along the S74° boundary line of the said Tract "A" for a distance of 24.00 feet, thence N47° and at right angles for a distance of 16.33 feet, thence N47° and at right angles for a distance of 8.00 feet, thence N47° and at right angles for a distance of 28.00 feet, thence S74° and at right angles for a distance of 8.00 feet, thence N47° and at right angles for a distance of 15.52 feet to the S74° boundary line of the said Tract "A," thence S74° with a deflection angle of 67°30' to the right and along the S74° boundary line of the said Tract "A" for a distance of 40.71 feet to the N47° corner of the said Tract "A," thence S74° and at right angles along the N47° boundary line of the said Tract "A" for a distance of 14.25 feet, thence S74° with a deflection angle of 22°30' to the right for a distance of 12.21 feet back to the Point of Beginning, containing 7,651 square feet, more or less."

NONROE COUNTY
OFFICIAL RECORDS

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Bruce VanAllen</u>		FOR INSURANCE COMPANY USE	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>2303 Linda Avenue, Rear, accessory unit</u>		Policy Number	
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Key Estates, P.B. 3, Pg. 49, Parcel No. 00064240-000000</u>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>			
A5. Latitude/Longitude: Lat. <u>24 33'26.5"N</u> Long. <u>81 46'31.6"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number <u>5</u>			
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawspace or enclosure(s) <u>n/a</u> sq ft		a) Square footage of attached garage <u>n/a</u> sq ft	
b) Number of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>	
c) Total net area of flood openings in A8.b <u>n/a</u> sq in		c) Total net area of flood openings in A9.b <u>n/a</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>Florida</u>	
B4. Map/Panel Number <u>12087C1517</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>8'</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: KH-1 Vertical Datum: NGVD 1929
Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawspace, or enclosure floor)	<u>13.30</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>3.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>3.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

☒ Check here if attachments.

Certifier's Name <u>Fred H. Hildebrandt</u>	License Number <u>PLSM 2749</u>
Title <u>P.E., P.L.S.</u>	Company Name <u>Island Surveying, Inc.</u>
Address <u>3152 Northside Drive</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature <u>[Signature]</u>	Date <u>9/21/15</u> Telephone <u>305-293-0466</u>

9/29/15

Building Photographs

See Instructions for Item A6.

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

FOR INSURANCE COMPANY USE

Policy Number

Company NAIC Number

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2303 Linda Avenue, Rear accessory unit

City Key West

State Fl

ZIP Code 33040

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

FROM page 2.

C2.e,f,g,h) Proposed, property is vacant. Elevation of crown of road (Linda Avenue) is 3.43'

Application

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Bruce VanAllen

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2303 Linda Avenue

Company NAIC Number

City Key West

State FL

ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Key Estates, P.B. 3, Pg. 49, Parcel No. 00064240-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24 33'26.5"N Long. 81 46'31.6"W

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) n/a sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade n/a
c) Total net area of flood openings in A8.b n/a sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage n/a sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a
c) Total net area of flood openings in A9.b n/a sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of Key West 120168

B2. County Name
Monroe

B3. State
Florida

B4. Map/Panel Number
12087C1517

B5. Suffix
K

B6. FIRM Index Date
2/18/05

B7. FIRM Panel
Effective/Revised Date
2/18/05

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929

☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
Designation Date: _____

☐ Yes ☒ No

☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: KH-1

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 13.30 ☒ feet ☐ meters
b) Top of the next higher floor n/a ☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) n/a ☐ feet ☐ meters
d) Attached garage (top of slab) n/a ☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) n/a ☐ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG) 3.5 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 3.9 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 3.6 ☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments.

Certifier's Name Fred H. Hildebrandt

License Number PLSM 2749

Title P.E., P.L.S.

Company Name Island Surveying, Inc.

Address 3152 Northside Drive

City Key West

State FL ZIP Code 33040

Signature

Date 9/21/15

Telephone 305-293-0466

Building Photographs

See Instructions for Item A6.

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2303 Linda Avenue

Policy Number

City Key West

State FL

ZIP Code 33040

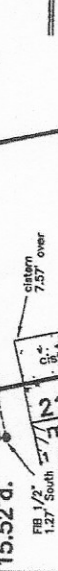
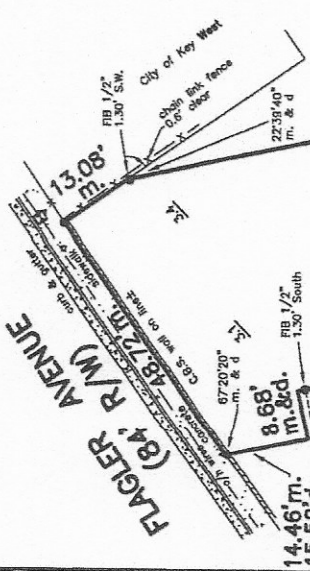
Company NAIC Number

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

FROM page 2.

C2.e,f,g,h) Proposed, property is vacant. Elevation of crown of road (Linda Avenue) is 3.43'

Application



NOTES:
Bottom
Book
Mentions
corra
end
Prop

153.40' m

Vacant 3/1

3/1

C.B.S. wall on line±

7.57' m. & d. 33.82' m. & d. 16.25' m. & d.

1.90' n. & d.

1.90' n. & d.

Story C.B.S.
Residence

N

Well on line, contains 0.17 ± over

P.V.C. fence on

76.52' m

PART OF TRACT

O.R. Book 285

PART OF 1/4 A TRACT

O.R. Book 1733, P. 1

U

line ±

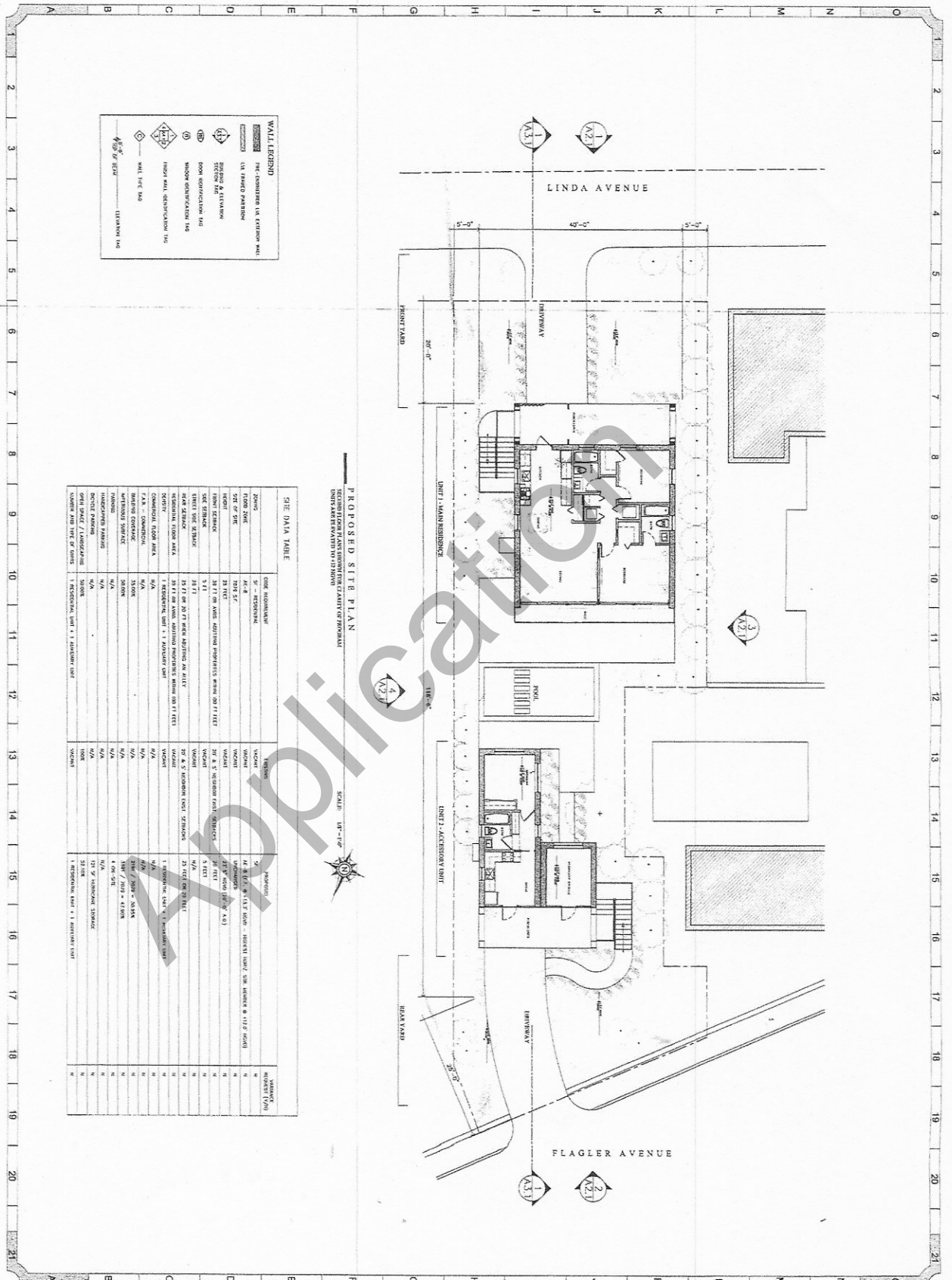
1. & d.

"A"

2. Page 980

ANDA

PART OF TRACT
City of Key
Key Estates
PG 49. West
of Tract "



WALL LEGEND

THE FOLLOWING IS A KEY TO THE WALL TYPES USED ON THIS PLAN.

(1)	STANDARD WALL
(2)	STANDARD WALL WITH FINISH
(3)	STANDARD WALL WITH FINISH AND GLASS
(4)	STANDARD WALL WITH FINISH AND GLASS AND DOOR
(5)	STANDARD WALL WITH FINISH AND GLASS AND DOOR AND WINDOW
(6)	STANDARD WALL WITH FINISH AND GLASS AND DOOR AND WINDOW AND GLASS
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PROPOSED SITE PLAN

SECTION 1708 PLANS SHOWING THE LAYOUT OF THE PROPOSED DEVELOPMENT

DATE: 11/11/2010

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

LEGEND

1. PROPOSED LOT 1.1. 2. PROPOSED LOT 1.2. 3. PROPOSED LOT 1.3. 4. PROPOSED LOT 1.4. 5. PROPOSED LOT 1.5. 6. PROPOSED LOT 1.6. 7. PROPOSED LOT 1.7. 8. PROPOSED LOT 1.8. 9. PROPOSED LOT 1.9. 10. PROPOSED LOT 1.10. 11. PROPOSED LOT 1.11. 12. PROPOSED LOT 1.12. 13. PROPOSED LOT 1.13. 14. PROPOSED LOT 1.14. 15. PROPOSED LOT 1.15. 16. PROPOSED LOT 1.16. 17. PROPOSED LOT 1.17. 18. PROPOSED LOT 1.18. 19. PROPOSED LOT 1.19. 20. PROPOSED LOT 1.20. 21. PROPOSED LOT 1.21. 22. PROPOSED LOT 1.22. 23. PROPOSED LOT 1.23. 24. PROPOSED LOT 1.24. 25. PROPOSED LOT 1.25. 26. PROPOSED LOT 1.26. 27. PROPOSED LOT 1.27. 28. PROPOSED LOT 1.28. 29. PROPOSED LOT 1.29. 30. PROPOSED LOT 1.30. 31. PROPOSED LOT 1.31. 32. PROPOSED LOT 1.32. 33. PROPOSED LOT 1.33. 34. PROPOSED LOT 1.34. 35. PROPOSED LOT 1.35. 36. PROPOSED LOT 1.36. 37. PROPOSED LOT 1.37. 38. PROPOSED LOT 1.38. 39. PROPOSED LOT 1.39. 40. PROPOSED LOT 1.40. 41. PROPOSED LOT 1.41. 42. PROPOSED LOT 1.42. 43. PROPOSED LOT 1.43. 44. PROPOSED LOT 1.44. 45. PROPOSED LOT 1.45. 46. PROPOSED LOT 1.46. 47. PROPOSED LOT 1.47. 48. PROPOSED LOT 1.48. 49. PROPOSED LOT 1.49. 50. PROPOSED LOT 1.50. 51. PROPOSED LOT 1.51. 52. PROPOSED LOT 1.52. 53. PROPOSED LOT 1.53. 54. PROPOSED LOT 1.54. 55. PROPOSED LOT 1.55. 56. PROPOSED LOT 1.56. 57. PROPOSED LOT 1.57. 58. PROPOSED LOT 1.58. 59. PROPOSED LOT 1.59. 60. PROPOSED LOT 1.60. 61. PROPOSED LOT 1.61. 62. PROPOSED LOT 1.62. 63. PROPOSED LOT 1.63. 64. PROPOSED LOT 1.64. 65. PROPOSED LOT 1.65. 66. PROPOSED LOT 1.66. 67. PROPOSED LOT 1.67. 68. PROPOSED LOT 1.68. 69. PROPOSED LOT 1.69. 70. PROPOSED LOT 1.70. 71. PROPOSED LOT 1.71. 72. PROPOSED LOT 1.72. 73. PROPOSED LOT 1.73. 74. PROPOSED LOT 1.74. 75. PROPOSED LOT 1.75. 76. PROPOSED LOT 1.76. 77. PROPOSED LOT 1.77. 78. PROPOSED LOT 1.78. 79. PROPOSED LOT 1.79. 80. PROPOSED LOT 1.80. 81. PROPOSED LOT 1.81. 82. PROPOSED LOT 1.82. 83. PROPOSED LOT 1.83. 84. PROPOSED LOT 1.84. 85. PROPOSED LOT 1.85. 86. PROPOSED LOT 1.86. 87. PROPOSED LOT 1.87. 88. PROPOSED LOT 1.88. 89. PROPOSED LOT 1.89. 90. PROPOSED LOT 1.90. 91. PROPOSED LOT 1.91. 92. PROPOSED LOT 1.92. 93. PROPOSED LOT 1.93. 94. PROPOSED LOT 1.94. 95. PROPOSED LOT 1.95. 96. PROPOSED LOT 1.96. 97. PROPOSED LOT 1.97. 98. PROPOSED LOT 1.98. 99. PROPOSED LOT 1.99. 100. PROPOSED LOT 1.100.

GRENE KY RESIDENTIAL

2303 LINDA AVENUE, KEY WEST, FL 33040

1-844-CLUBCCO

ROBERT BARNES ASSOCIATES

ARCHITECTS AND PLANNERS

121 NORTH BAY AVENUE

ROOM 100, FORT LAUDERDALE, FL 33304

TEL: 954-366-1111

WWW.RBA-ARCHITECTS.COM

CLUBCCO

13700 SW 252 STREET

MIAMI, FL 33155

TEL: 305-444-1111

WWW.CLUBCCO.COM

REVISIONS

MARK	DESCRIPTION	DATE
1	1.000	11/11/2010

DATE

11/11/2010

BY

JOHN ROBERT BARNES, P.A., M.A.S.



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018

Jeffrey Grene
3 Stonehedge Way
Bluffton SC 29910

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
2303 Linda Avenue (RE # 00064240-000100)

Dear Mr. Grene,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit and one (1) affordable-rate residential dwelling unit for property located at 2303 Linda Avenue. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

- ✓ The application included all of the documentation required.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a.: The submitted FGBC checklist gives the construction a score of 117, resulting in a "bronze" certification level.
- ✓ Sec. 108-997 (b) (1) b.: The parcel at 2303 Linda Avenue is in Zone-AE (EL 8-feet). Sheet A1.1 shows the first finished floors of the proposed units are at +13.3' NGVD.
- ✓ Sec. 108-997 (b) (1) c.: Site plan A1.2 reflects proposed 1,000-gallon cisterns below each proposed structure.

BPAS Scoring Criteria

The points claimed in Exhibit C and D have been verified by staff. However, one line claimed more points than available:

j. *Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)* Points 10

- X Ten (10) points were claimed on item "j" of Exhibit C where only five (5) points are available. Please revise points claimed for using materials with an SRI of at least 29 for non-roof areas and **submit a revised Exhibit C and Exhibit D** reflecting 65 estimated points (blank forms attached for your convenience).

Additional Documentation & Comments

No other comments at this time.

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers

Planner II

P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov



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

305-809-3720 • www.cityofkeywest-fl.gov

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

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

Applicant: Jeffrey Grene Site Address: 2303 Linda St. Key West, FL 33040

Number and type of Units Requested: Market Rate 1 Affordable 1

Prerequisite Development Type: Major Construction/ Renovation X
Minor Renovation

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

Initial here

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

- | | |
|---|--------------------------------|
| a. Building more than 1.5' higher than the base flood elevation (+5) | Points <u>+5</u> |
| b. Exceeding the minimum required percentage of affordable housing (+30) | Points <u>+30</u> |
| c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points <u> </u> |
| d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60) | Points <u> </u> |
| e. Achieving Green Building Certification Upgrade 1 (+20) | Points <u> </u> |
| f. Achieving Green Building Certification Upgrade 2 (+27) | Points <u> </u> |
| g. Achieving Green Building Certification Upgrade 3 (+40) | Points <u> </u> |
| h. Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5) | Points <u>+5</u> |
| i. Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points <u>+5</u> |
| j. Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u>10 +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 ~~70~~ 65



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 65. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

[Signature]
Signature of applicant
JEFFREY GREENE
Print name of Applicant

9/28/2015
Date

Subscribed and sworn to (or affirmed) before me on this 28th day of September, 20 15
by Jeffrey A. Greene (name of person signing the application)
as Atty. Gen. (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

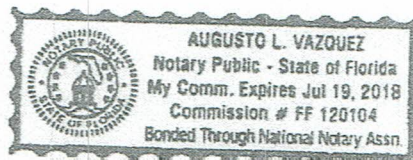
He/She is personally known to me or has presented FL ID exp. 4-6-19 as identification.

[Signature]
Notary's Signature and Seal

SEAL

Augusto Vazquez
Name of Acknowledger typed, printed or stamped

Commission Number, if any



322 Amelia Street



Building Permit Allocation System (BPAS) Application (Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00



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: JAMES HAMILTON
Mailing Address: 922 THOMAS ST
City: Key West State: FL. Zip: 33040
Home/Mobile Phone: 305-923-0054 Office: _____
Email: Hamiltonbuilders1@gmail.com

PROPERTY OWNER:

Name: James Hamilton
Mailing Address: 922 THOMAS ST
City: Key West State: FL. Zip: 33040
Home/Mobile Phone: 305-923-0054 Office: _____
Email: Hamiltonbuilders1@gmail.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 322 AMELIA ST & 321 CATHERINE ST
Parcel ID/ RE#: 00026220-000000 Alternate Key: _____
Zoning District: HMDR Size of Site: 8,633 sq. Ft.
Density Allowed: HMDR Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

This property is a VACANT LOT

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

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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: HARC



Major Development Plan
Variance(s)



Minor Development Plan
Beneficial Use



Conditional Use
HARC



Lawful Unit Determination



Transient Transfer



Tree Commission



Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

Nov. 14, 2018

VIA HAND DELIVERY

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: REVISED Request for Market Rate Building Permit Allocation System Allocations for
322 Amelia Street and 321 Catherine Street, Key West, Florida 33040:

Dear Mr. Wright:

Please allow this correspondence to serve as an application for 1 residential Building Permit Allocation System ("BPAS") units (the "BPAS Units") on behalf of James D. Hamilton ("Hamilton" or "Applicant"). Hamilton intends to develop the BPAS Units at the real property located at 322 Amelia Street and 321 Catherine Street, Key West, Florida 33040 (the "Property").

Title Block:

- a. Name of Owner: James D. Hamilton
- b. Scale: 1" = 40'
- c. North Arrow: As identified on the site plan

Identification of Key Persons:

- a. Owner: James D. Hamilton and Eva M. Hamilton
- c. Architect: William Shepler & Associates
- d. Surveyor: Island Surveying, Inc.
- e. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: James D. Hamilton, a married man, is the sole owner of the Property.

Project Description: The proposed project is a development of two single family homes. The Applicant owns the adjoining platted lot and as such will unify the titles of 322 Amelia Street and 321 Catherine Street in the event a BPAS award is granted to aggregate the lots.

Patrick Wright, City Planner

Page Two

Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Single Phase – Completion of **1** residential units.
- b. Expected Date of Completion – On or before two years from the award of building permits.

Intergovernmental Coordination:

All intergovernmental coordination shall be completed as required by the City.

Description of Proposed Development and Use:

The proposed development shall consist of **1** residential units on a parcel of land which is 8,633 square feet. The proposed parcel contains one existing residential unit.

Solution Statement:

The proposed **1** unit market rate development shall be designed and constructed utilizing methods and techniques which will allow the Applicant to achieve the Baseline Standard for Florida Green Building Code; the Applicant's architect is LEED certified and will coordinate the FGBC certification process, providing the FGBC certification of Baseline or greater prior to the issuance of a Certificate of Occupancy. All development shall incorporate mitigative standards and techniques to minimize any adverse impacts to surrounding properties and environmental concerns. The storm water plan and the landscape plan for the Property shall meet or exceed the requirements of the Code. Currently, the Property does not have any landscaping or storm water management facilities. Cisterns will be installed, in accordance with the BPAS Ordinance, thereby reducing the use of potable water for irrigation and outdoor water needs. All exterior non-roof services which are coated will contain a coating or paint that maintains an SRI rating of 29 or higher.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,



PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE12-005
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$700.00

Doc# 1870996 02/21/2012 2:09PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/21/2012 2:09PM
DEED DOC STAMP CL: DS

\$700.00

Doc# 1870996
Bk# 2556 Pg# 835

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 9 day of February, 2012, between ELIZABETH A. ROBERTS, a single woman, whose address is 504 The Mews, Rocky Hill, CT 06067 (hereinafter referred to as "Grantor"), and JAMES D. HAMILTON, a married man, whose address is 319 Catherine Street, Key West, FL 33040 (hereinafter referred to as "Grantee").

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND & 00/100^{ths} DOLLARS (\$100,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 322 Amelia Street, Key West, FL 33040, and more particularly described as:

LOT 19 IN SQUARE TWO (2) OF TRACT TEN (10), EDWARD C. HOWE'S DIAGRAM, DEED BOOK A-5, PAGE 582 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO.: 00026220-000000; ALTERNATE KEY ("AK") NO.: 1026999

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

SUBJECT TO: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that

said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011, and those items listed above.

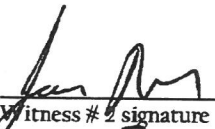
In Witness Whereof, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 signature

Print name: Michael Matthews


ELIZABETH A. ROBERTS


Witness #2 signature

Print name: James Hursty

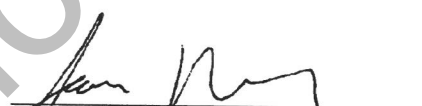
Doc# 1870996
Bk# 2556 Pg# 836

STATE OF CONNECTICUT
COUNTY OF HARTFORD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements in the State of Connecticut, ELIZABETH A. ROBERTS, who is personally known to me, or who produced Connecticut Drivers License as identification, to be the same person is the named Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Hartford County, State of Connecticut on this 8 day of February, 2012.

(STAMP/SEAL)


Notary Public - State of CT
Commission Expires: May 31, 2016

JAMES HURSTY
NOTARY PUBLIC, STATE OF CONNECTICUT
MY COMMISSION EXPIRES 5/31/2016

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1776744 02/05/2010 3:56PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and Return to:

Wayne Kruer, Esq.
600 Whitehead Street
Key West, FL 33040

02/05/2010 3:56PM
DEED DOC STAMP CL: TRINA \$1,750.00

Doc# 1776744
Bk# 2451 Pg# 2392

WARRANTY DEED

Parcel No. 00026350-000000; Alt Key No.: 1027146

THIS INDENTURE, made this 29 day of JANUARY, 2010, between The Thomas L. Roberts Trust, of 806 Elizabeth Street (rear) Key West, Florida 33040, Grantor, and James Hamilton, a married man, whose post office address is 319 Catherine Street, Key West, FL 33040, Grantee,

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

WITNESSETH, that for and in consideration of Ten and no/100ths Dollars, and other good and valuable consideration, including love and affection, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, said Grantor 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:

In the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2) and beginning at a point on Catherine Street distant Fifty (50) feet and Three (3) inches and extending back at right angles thereto Ninety-four (94) feet and Seven (7) inches, the said lot being the same conveyed to Enselio Alvarez by Edward C. Howe by deed of conveyance under date of the Twentieth of September 1875 and recorded in Book R of Deeds, Page 520 and 521 Monroe County Records.

Property Address: 321 Catherine Street, Key West, Florida


Subject to all Easements, Restrictions and Reservations of Record;

and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever, easements and restrictions of record, and taxes and assessments accruing subsequent to December 31, 2009.

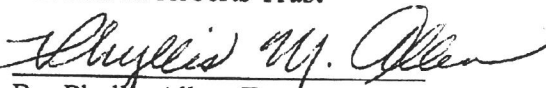
IN WITNESS WHEREOF Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Doc# 1776744
Bk# 2451 Pg# 2393


Print: Wayne Krueger
Dianelys C Rodriguez
Print: Dianelys C Rodriguez

Thomas L. Roberts Trust

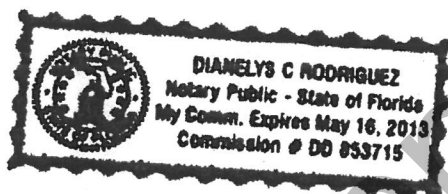

By: Phyllis Allen, Trustee

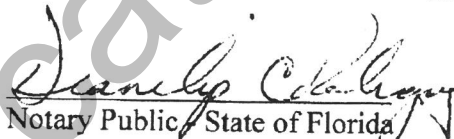
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day before me, and officer duly qualified to take acknowledgements, personally appeared Phyllis Allen, who is personally known to me or who produced the following form of ID:

Florida DL, and who executed the foregoing Warranty Deed and acknowledged before me that she executed same.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of January, 2010.




Notary Public, State of Florida

City of Key West
Planning Department



Verification Form
(Where Owner is the Applicant)

I, JAMAY HAMILTON, 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:

322 Amelia ST / 321 Catherine ST
Street address of subject property

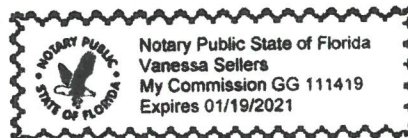
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

[Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this November 14, 2018 by
JAMAY HAMILTON
Name of Owner

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

Vanessa Sellers
Notary's Signature and Seal



Vanessa Sellers
Name of Acknowledger typed, printed or stamped

GG111419
Commission Number, if any



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

305-809-3720 • www.cityofkeywest-fl.gov

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

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

Applicant: James Hamilton Site Address: 322 Amelia St 321 (A) Thruway ST

Number and type of Units Requested: _____ Market Rate 1 Affordable _____

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

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

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

- | | |
|---|------------------|
| a. Building more than 1.5' higher than the base flood elevation (+5) | Points <u>5</u> |
| b. Exceeding the minimum required percentage of affordable housing (+30) | Points <u>1</u> |
| c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points <u>1</u> |
| d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60) | Points <u>1</u> |
| e. Achieving Green Building Certification Upgrade 1 (+20) | Points <u>1</u> |
| f. Achieving Green Building Certification Upgrade 2 (+27) | Points <u>1</u> |
| g. Achieving Green Building Certification Upgrade 3 (+40) | Points <u>40</u> |
| h. Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5) | Points <u>5</u> |
| i. Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points <u>5</u> |
| j. Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points <u>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 75



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 75. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

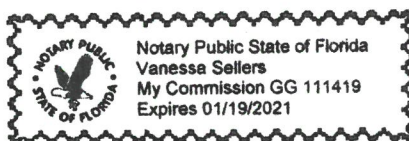
I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

[Signature] 11-14-18
Signature of applicant Date
James Hamilton
Print name of Applicant

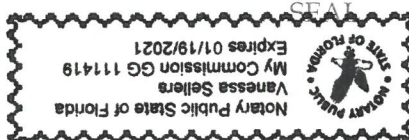
Subscribed and sworn to (or affirmed) before me on this 14th day of November, 20 18,
by James Hamilton (name of person signing the application)
as Owner - applicant (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Self (name of entity or party on behalf of whom application was
executed).

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

Vanessa Sellers
Notary's Signature and Seal



Vanessa Sellers
Name of Acknowledger typed, printed or stamped



GG111419
Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HMDR			
Flood Zone	AE			
Size of Site	8,633 sq. Ft.			
Height	24' 9.5"		24' 9.5"	
Front Setback	10'		10'	
Side Setback	5'		5'	
Side Setback	5'		5'	
Street Side Setback	10'		10'	
Rear Setback	15'		15'	
Residential Floor Area			680 sq. Ft.	N/A
Density				N/A
Commercial Floor Area	N/A			N/A
F.A.R (Commercial)	N/A			
Building Coverage	40%		39.99%	
Impervious Surface	53.94%		53.94%	
Parking			424	
Handicap Parking			424	N/A
Bicycle Parking			44	
Open Space/ Landscaping	3,108 sq. Ft.		36%	
Number and type of units		2	3	N/A
Consumption Area or Number of seats				N/A

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name James Hamilton				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 322 Amelia A				Company NAIC Number:	
City City of Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) a portion of Lot 19, Tract 10, W.A. Whitehead's Map of Key West, 1829 Parcel I.D. 00026220-000000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. 24 32' 55.6" N Long. 81 47' 58.8" W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 5					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) 0 sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A8.b 0 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage 0 sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A9.b 0 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 322 Amelia A			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Basic Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


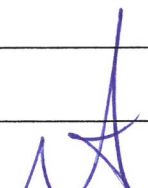
Check the measurement used.

- | | | |
|---|-------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>8.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>17.5</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>n/a</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>n/a</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>8.5</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>3.9</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>3.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>3.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749	 <p>Place Seal Here</p>
Title P.E., P.L.S.		
Company Name Island Surveying, Inc.		
Address 3152 Northside Drive		
City Key West	State Florida	
Signature 	Date 08/30/2017	Telephone (305) 293-0466

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

Comments (including type of equipment and location, per C2(e), if applicable)
A5. Latitude & Longitude obtained using hand held GPS. C2.e) A/C Unit at elevation 8.5'
Measurements on grade taken by surveyor on site

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 322 Amelia B			Policy Number:	
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)				
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.				
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments (including type of equipment and location, per C2(e), if applicable)				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 322 Amelia B			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name James Hamilton				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 322 Amelia B				Company NAIC Number:	
City City of Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) a portion of Lot 19, Tract 10, W.A. Whitehead's Map of Key West, 1829 Parcel I.D. 00026220-000000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>24 32' 55.4" N</u> Long. <u>81 47' 59.0" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 322 Amelia B			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Basic Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

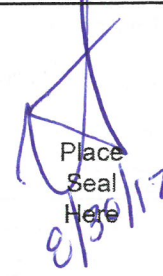
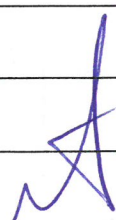
Check the measurement used.

- | | | |
|---|-------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>8.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>17.5</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>n/a.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>n/a.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>8.5</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>3.9</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>3.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>3.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749	 <p>Place Seal Here</p>
Title P.E., P.L.S.		
Company Name Island Surveying, Inc.		
Address 3152 Northside Drive		
City Key West	State Florida	
Signature 	Date 08/30/2017	Telephone (305) 293-0466

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

Comments (including type of equipment and location, per C2(e), if applicable)
A5. Latitude & Longitude obtained using hand held GPS. C2.e) A/C Unit at elevation 8.5'
Measurements on grade taken by surveyor on site

OMB No. 1660-0008
Expiration Date: November 30, 2018

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 4 of 6

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
322 Amelia A

Policy Number:

City
City of Key West

State
Florida

ZIP Code
33040

Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☒ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☒ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

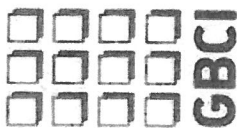
Signature

Date

Telephone

Comments

☐ Check here if attachments.



GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

William Shepler

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.



[Signature]

Chairman

March 23, 2009

Date Issued

[Signature]

Peter Templeton, President

FGBC Green Home Standard

Version 11 Rev 0.0

Application

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

Revised 10-8-2018

Instructions for Submission:

Electronic Submissions (Required)

Complete the credit card authorization below or pay online

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

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

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

Mailing Instructions

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:

FGBC
25 E. Central Blvd.
Orlando, FL 32801

FEES

Single Family New and Existing Home Fees

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

Multi-Family Fees

Multi-family applications: Use TAB 18

Additional Options

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

Builder Information

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

Certifying Agent Information

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

CA Registration #: _____

Signature: _____

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

PAYMENT

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

Pay Online

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

CC#: _____
Expiration Date: _____
Name on Card: _____
Billing Zip Code: _____

Signature: _____
Home Information
Address: 322 Amelia Street
City/ST/Zip: Key West
County: Monroe
Development: _____

Please answer the following questions:

New	Is the home New or Existing?
Single	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
990	Total Square Footage of home/unit
990	Conditioned Square Footage of home/unit
	Sales Price

Optional Information

Owner: James Hamilton
Company: _____
Address: 123 Catherine Street
City/ST/Zip: Key West / FL / 33040
Phone: _____

E-mail: _____

Date: _____

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	266	
Total Points Achieved	278	

Category	Your Score	Required Min - Max
Category 1: Energy	71	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	12	5 - 30
Category 5: Health	33	15 - 35
Category 6: Materials	26	10 - 35
Category 7: Disaster Mitigation	30	5 - 30
Category 8: General	40	0 - 40
Total:	266	
Total Needed:	100	
Certified Home Score	266	
Certification Level	Platinum	

PREREQUISITES:

Version 11 Rev 0.0

Revised 10-8-2018

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

P3.01	Yes	Landscape Considerations
	New	Is the landscape existing or new

Application

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.01 45 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

Yes :Does the Home have a confirmed HERS Index

65 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01		1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	1	1	Cross vent and ceiling fans code credit
E2.05	1	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	2	1 - 4	House shaded on east and west by trees 50 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum)
E2.13	2	1 - 2	70 Enter the Solar Reflective Index (SRI) of Paint Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 70 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 50 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	1	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Insulate all hot water pipes
E2.18	1	1	Energy-efficient clothes dryers
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	1	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	1	1	Efficient envelope volume 1712 Total Gross Wall Area 990 Conditional Square Footage 2 Number of Stories
E2.23	N/A	1	Dwelling unit attached, zero lot-line, row house
E2.24	2	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	3	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing

71 112 Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

0

0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.01	3	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

W4.01	2	2	Water for irrigation
W4.02	1	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

W5 Installed Landscape

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

W6 Installed Irrigation

W6.01	10	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03	0	3	Landscape irrigated to FGBC standard <ul style="list-style-type: none"> - Separate zones for turf and landscape beds - multi program controller - High-volume irrigation does not exceed 60% of landscape area - Head to head coverage for rotor/spray heads - Micro-irrigation only in landscape beds and narrow areas - Provide owner & FGBC with plan and instructions
W6.04	0	1	Pressure compensating spray heads installed in spray zones
	OR	0	Pressure regulating valves are installed for spray zones
W6.05	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	0	2	High volume irrigated areas have matched precipitation rates
W6.07	0	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.01	5	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	50	56	Total Points

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

0

0

0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			Name of FGBC Green Development
		100	% of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
		Yes	Arts and entertainment center
		Yes	Bank
		Yes	Community or civic center
		0	Convenience store
		0	Daycare center
		Yes	Fire station
		Yes	Fitness center or gym
		0	Laundry or dry cleaner
		0	Library
		Yes	Medical or dental office
		Yes	Pharmacy
		0	Police station
		Yes	Post office
		Yes	Place of worship
		Yes	Restaurant
		0	School
		0	Senior Care Facility
		0	Supermarket
		Yes	Theater
		Yes	Other Neighborhood-serving retail
		Yes	Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	14	21	Total Possible Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 10-8-2018

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

Native Tree and Plan Preservation

- S1.01 2 2 Maximize tree survivability
- S1.02 1 1 - 2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for
area of <25% of site.
- S1.03 0 2 Replant or donate removed vegetation
- S1.4 1 1 - 9 Preserve or create wildlife habitat / shelter
10 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

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

Drainage / Retention

- S4.1 2 2 Onsite designated retention area
- S4.2 2 2 Direct filtered rooftop runoff to planted area(s)
- S4.3 2 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
Partial Pervious
- | | | | |
|---|--------------------------------|------|--|
| 0 | % Pervious Material | 4055 | Total Lot Area (sq. ft.) |
| 0 | Coverage Area (sq. ft.) | 1622 | 100% Pervious sq. ft. |
| 0 | Equivalent Pervious Area --> | 1622 | Equivalent Pervious Area (semi-pervious) |
| 2 | Total points for pervious area | | |

12 34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

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

Moisture Control

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

Source Control

H3.01	1	1	No exposed urea-formaldehyde wood products
H3.02	2	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	1	1	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	3	3	Integrated Pest Management

Cleanability

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

Universal Design

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

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Radon/Soil gas vent system installed
H6.03	1	1	Floor drain sealed
H6.04	1	1	Energy Star bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	3	3	Whole house positive filtration
H6.08	2	1 - 2	Efficient HVAC filter
H6.09	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design
	33	53	Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	1	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	1	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	1	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	26	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

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

10 Seal slab penetrations (Health: H2.4)

required Vegetation > 2 ft. from foundation (Materials: M3.6)

required Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)

DM 5.01	10	10	DM 5.01: Chemical Soil Treatment Used
			Yes Exterior cladding installed to prohibit intrusion
			Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			Yes Irrigation/sprinkler water does not hit building
			Yes Damage replacement warranty issued and available for annual renewal
			OR
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
			N/A Chemical soil treatment avoided
			N/A Alternative Florida Building Code approved method of foundation protection employed
			OR
DM 5.03		12	DM 5.03: Treated wood products
			N/A All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	1	1	80% of Cellulose insulation used is Borate treated

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

32 47 Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

40 56 Total Points

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

Certifying Agent Category 8:

0

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	71	30 - 75	
Category 2: Water	40	15 - 40	
Category 3: Lot Choice	14	0 - 15	
Category 4: Site	12	5 - 30	
Category 5: Health	33	15 - 35	
Category 6: Materials	26	10 - 35	
Category 7: Disaster Mitigation	30	5 - 30	
Category 8: General	40	0 - 40	
Total:	266		
Total Need:	100		
Certified Home Score	266		
Certification Level:			
	Platinum		

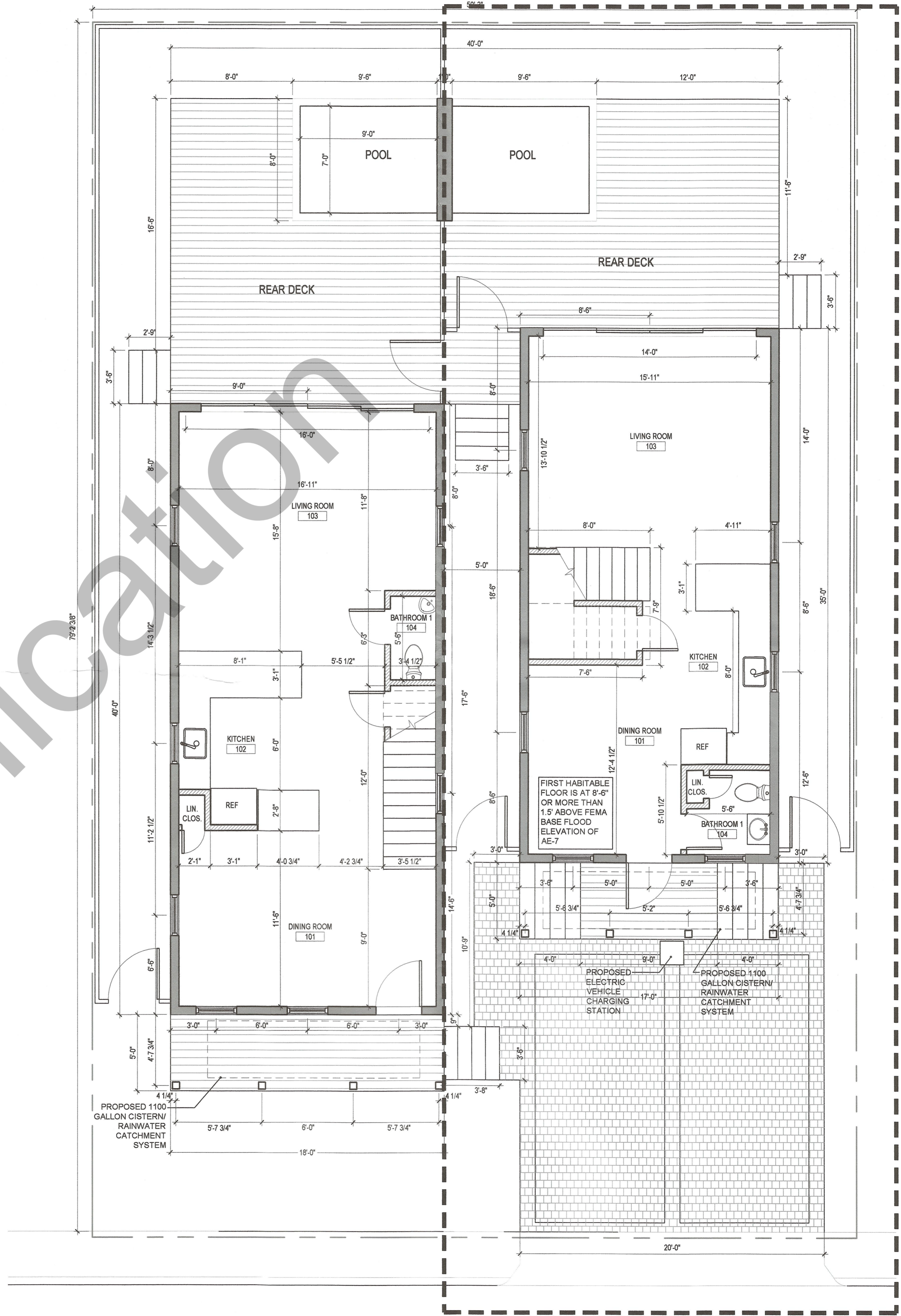
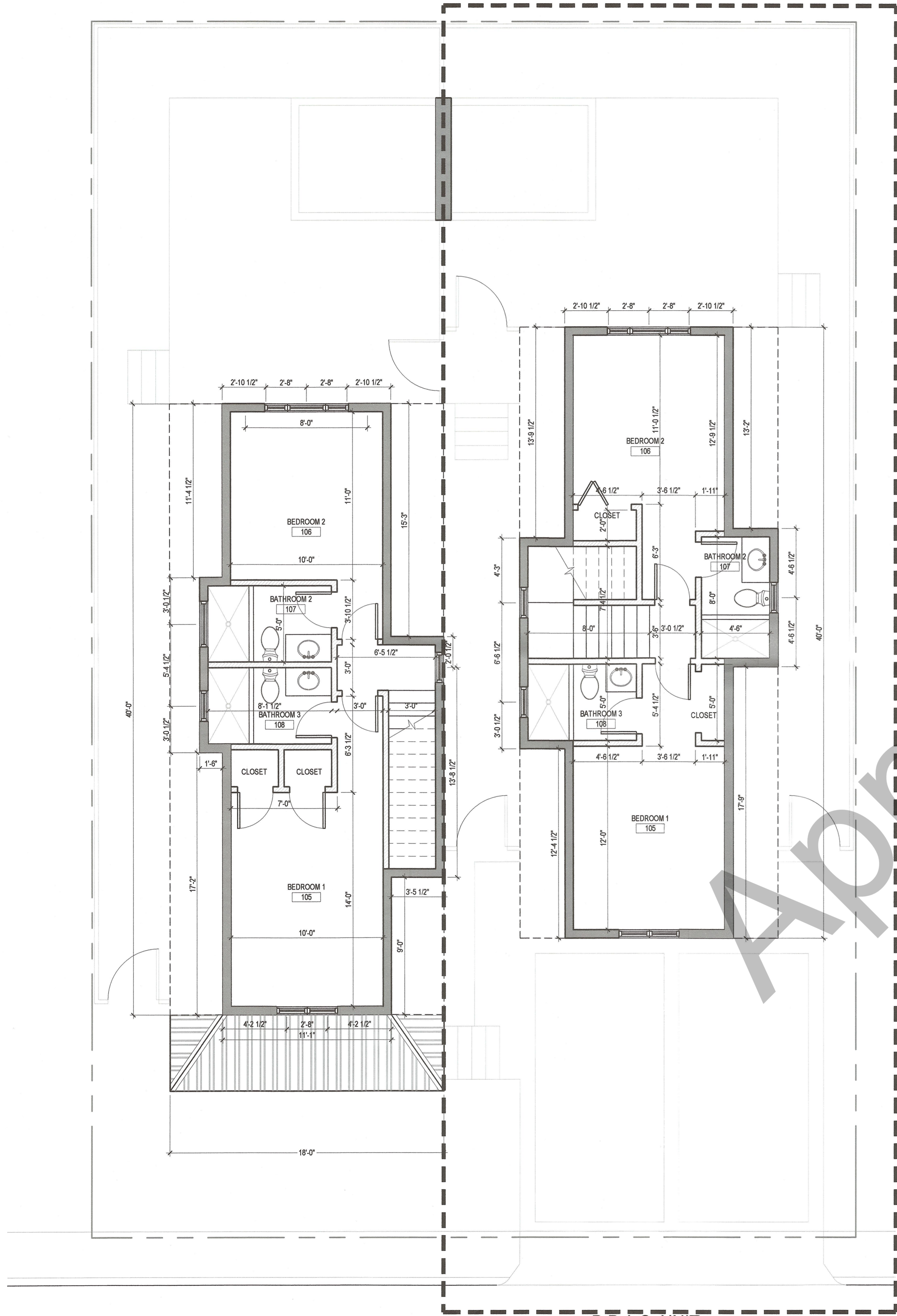
The Total Need number will automatically adjust as points are earned for each criteria in the checklist.

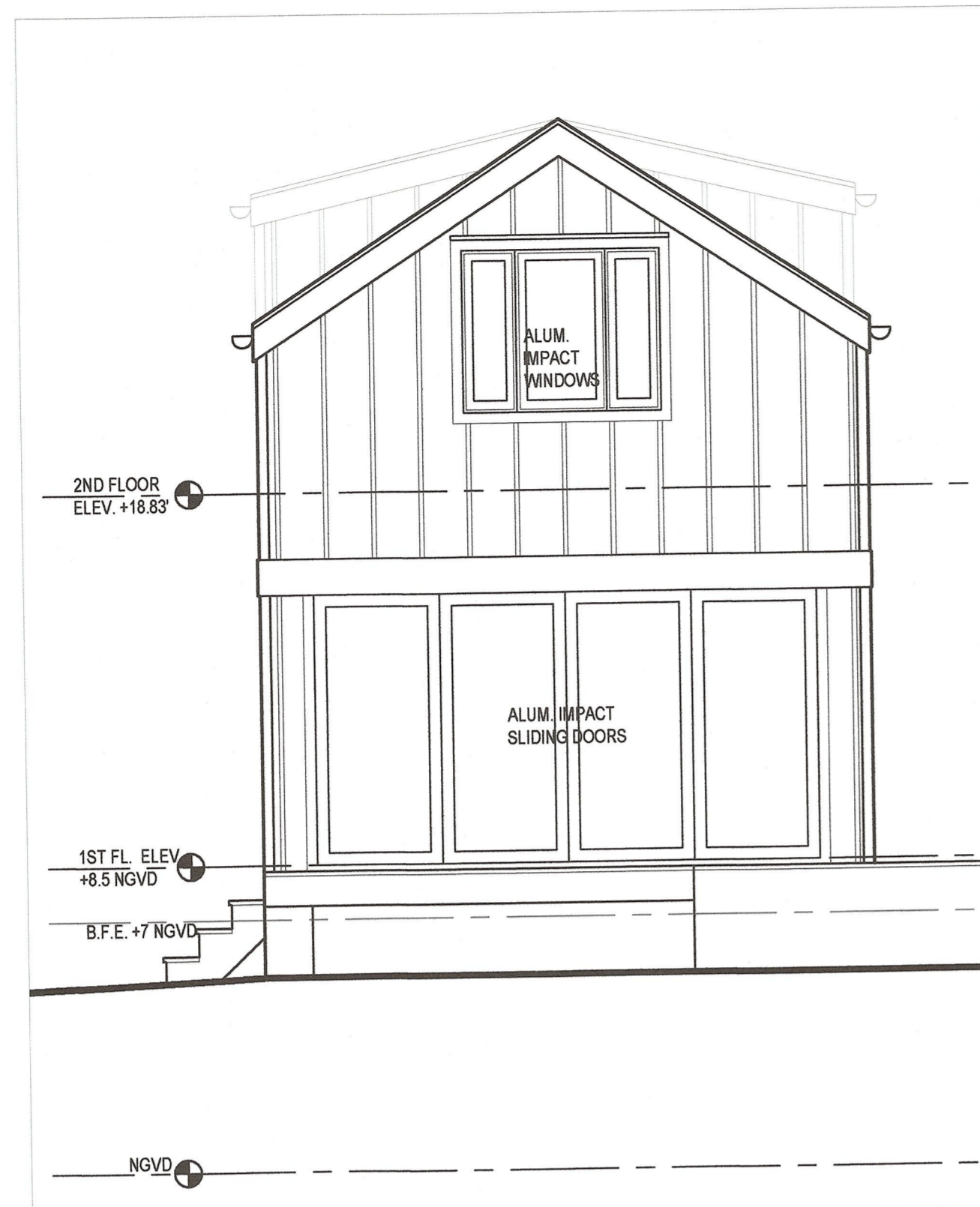
Home Address
322 AmeliaStreet Key West

Application

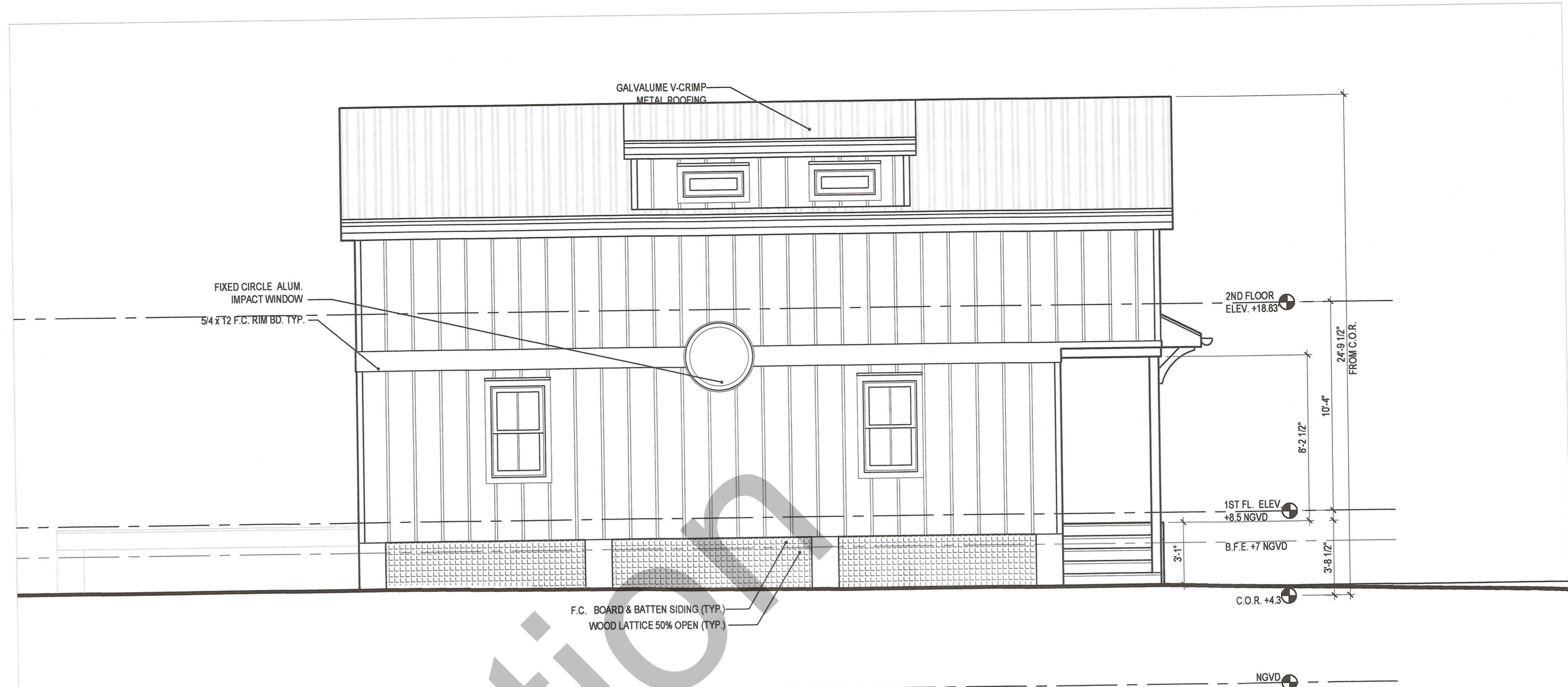
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	21'-11"	Yes
BUILDING COVERAGE	40%	2,078s.f. (24%)	3,448 s.f. (39.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,115s.f. (36%)	4,653 s.f. (53.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	8,633 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50.25'	N/A	N/A
LOT DEPTH	Min. 90'	175.5'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	10'-0"	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	N/A	Yes
OPEN SPACE	Min. 35%	N/A	3,108s.f. (36%)	Yes







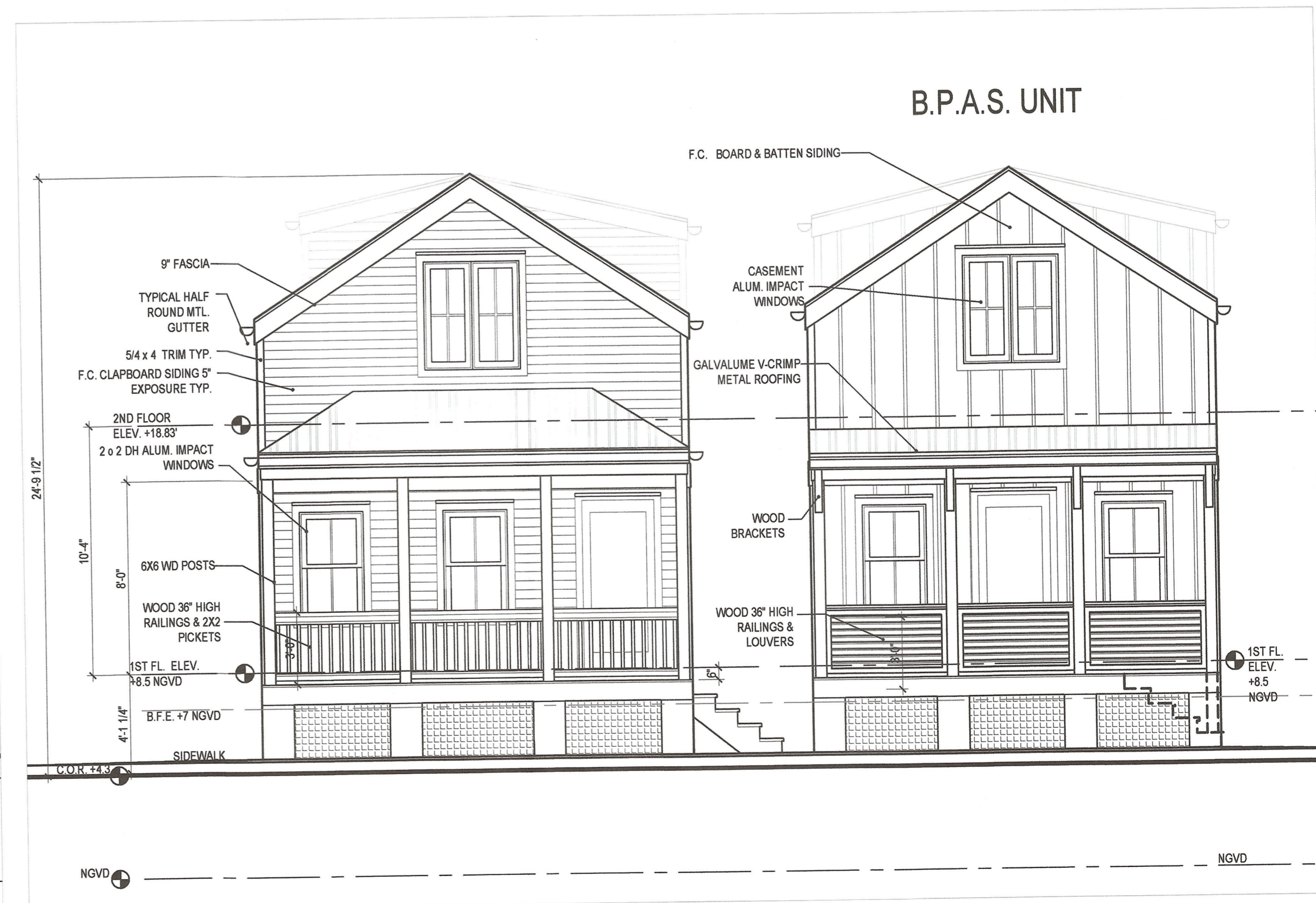
4 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

VIRGINIA STREET						
8	7	6	5	4	3	2 1
9	10	11	12	13	14	15 16

AMELIA STREET						
24	23	22	21	20	19	18 17
25	26	27	28	29	30	31 32

CATHERINE STREET						
LOCATION MAP						
Square 8						
City of Key West, Fl.						

LEGAL DESCRIPTION:
On the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2) and beginning at a point on Catherine Street distant Fifty (50) feet and Three (3) inches and extending back at right angles thereto Ninety-four (94) feet and Seven (7) inches, the said lot being the same conveyed to Enselio Alvarez by Edward C. Howe by deed of conveyance under date of the Twentieth of September 1875 and recorded in Book R of Deeds, Page 520 and 521 Monroe County Records.

Less and except:
On the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2). Commencing at the intersection of the Southeasterly right of way line of Whitehead Street and the Northwesterly right of way line of Catherine Street and run thence Southwesterly along the Northwesterly right of way line of said Catherine Street for a distance of 148.50 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of said Catherine Street for a distance of 2.00' feet; thence Northwesterly and at right angles for a distance of 94.58 feet; thence Northeasterly and at right angles for a distance of 2.00 feet; thence Southeasterly and at right angles for a distance of 95.58 feet back to the Point of Beginning.

AND:
Lot 19 in Square Two (2) of Tract ten (10), Edward C. Howe's Diagram, Deed Book A-5, Page 582 of the Public Records of Monroe County, Florida,

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe

LEGEND

A/C	LB	Licensed Business Number
BAL	M	Measured
BM	N.T.S.	Not To Scale
CB	O.R.	Official Records
CC	OH	Over Head
CO	P	Plat
CONC	PB	Plat Book
C.B.S.	P.O.B.	Point Of Beginning
CUP	P.O.C.	Point Of Commence
COVD	R/W	Right Of Way
D	SIB	Set Iron Bar
ELEV	SIP	Set Iron Pipe
F.F.L.	SPK	Set Nail And Disc
FD	STY	Story
FIB	UP	Utility Pole
FPK	WM	Water Meter
INV	WV	Water Valve
IRR		
P.E.		

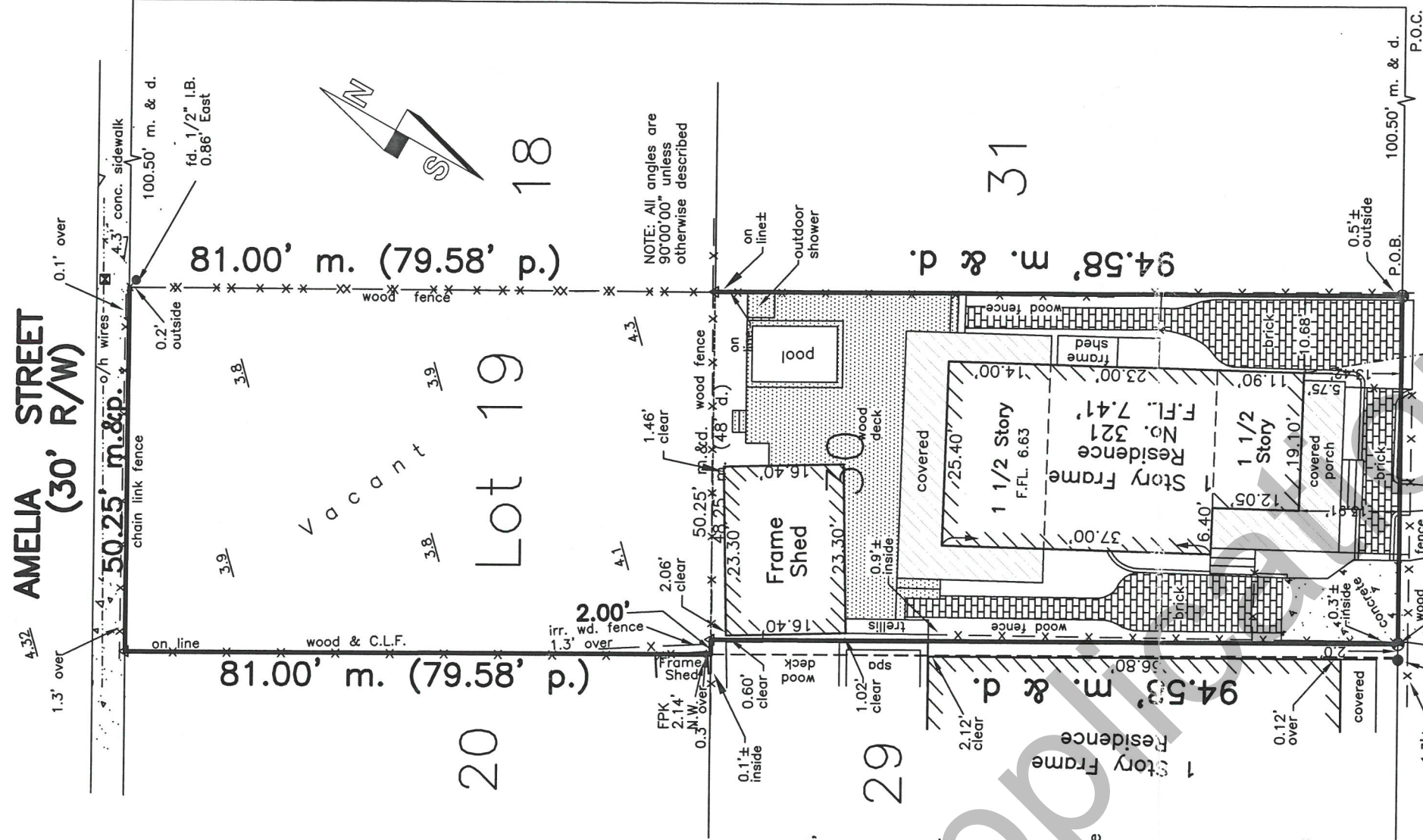
SYMBOLS

Concrete Utility Pole	Street Light
Fire Hydrant	Water Meter
Sanitary Sewer Clean Out	Wood Utility Pole

SURVEYOR'S NOTES:

North arrow based on Plat
Bearing based on R/W Catherine Street
3.4. denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Title search has not been performed on said or surrounding properties

Field Work performed on: 6/6/17



6/29/17: Combine lots, update catherine

James Hamilton
321 Catherine St., 322 Almeria St. Key West, Fl. 33040

BOUNDARY SURVEY
Dwn No.: 17-253
Scale: 1"=20'
Ref. 201-61 file
Date: 8/25/10
Flood panel No. 1516 K
Flood Zone: AE
Flood Elev. 7'

REVISIONS AND/OR ADDITIONS

3/31/11: revised Lot size

4/13/16: numerous improvements to lot

fred\drw\keywest\blk.102\321catherine



CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

8,633.735 41



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018

James Hamilton
922 Thomas Street
Key West FL 33040

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
322 Amelia Street (RE # 00026220-000000)

Dear Mr. Hamilton,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit for property located at 322 Amelia 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 included all of the documentation required.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a.: The submitted FGBC checklist gives the construction a score of 266, resulting in a "platinum" certification level.
- ✓ Sec. 108-997 (b) (1) b.: Site plan A-2.1 shows the first finished floor at 8.5-feet NVGD. The parcel is within the AE-6 flood zone.
- ✓ Sec. 108-997 (b) (1) c.: Sheet A-2.1 reflects a proposed 1,100-gallon cistern below the front deck of the structure.

BPAS Scoring Criteria

- ✓ The points claimed in Exhibit C and D have been verified by staff.

Additional Documentation & Comments

The applicant will need to aggregate the parcel at 322 Amelia Street with the adjoining parcel at 321 Catherine Street in order to not exceed the maximum allowable density of the HMDR zoning district.

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers
Planner II
P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 6 RANKINGS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Building more than 1.5' higher than the BFE (1)	Exceeding the minimum required percentage	Voluntarily providing affordable housing wh	Voluntarily providing affordable housing wh	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fu	Using light colored, high reflectivity material	Providing on-site recreational amenities or e	Using light-colored, high-reflectivity roofing	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
322 Amelia Street	1	1.00	1.00	Major	5					40	5	5	5	10	5	75	75	
2303 Linda Avenue	1	1.00	1.00	Major	5	30					5	5	5	10	5	70	65	Claimed 10 points for a 5 point item
1319 William Street	2	1.00	2.00	Major	5											5	5	
917 Duval Street	2	1.00	2.00	Major	5											5	5	Will require a parking variance
524 Southard Street	1	1.00	1.00	Minor	5											5	0	Existing building is not being elevated
423 Front Street	2	2.00	2.00	Minor	5											5	0	Existing building is not being elevated
YEAR 6 MARKET-RATE BPAS APPLICATIONS																		
TOTAL REQUESTED:	9		9.00															

YEAR 6 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS																		
911 Watson Street	2	1.00	2.00	Minor		30	40	20			5	5	5	105	110			
2303 Linda Avenue	1	0.78	0.78	Major	5	30				5	5	10	10	5	70	70		Claimed 5 points for a 10 point item
5220-5230 College Road	104	1.00	104.00	Major		30									30	30		
1721 Johnson Street	1	0.78	0.78	Major	5										5	5		FGBC checklist gives this home a silver rating
TOTAL REQUESTED:	108		107.56															

NOTES:
YEAR 6 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
YEAR 6 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM
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.



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

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

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

Applicant: James Hamilton Site Address: 322 Amelia ST

Number and type of Units Requested: Market Rate ☒ 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: JH
Initial here

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

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



Exhibit D – BPAS Certification Form

Building Permit Allocation System Application

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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 60. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

[Signature]
Signature of applicant

1-23-19
Date

James Hamilton
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 23 day of January, 20 19,
by James Hamilton (name of person signing the application)
as Owner Applicant (type of authority...e.g. officer, manager/ member, trustee,
attorney)
for Self (name of entity or party on behalf of whom application was
executed).

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

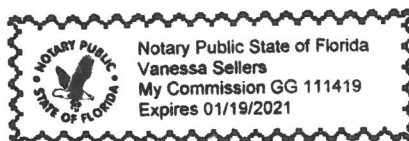
Vanessa Sellers
Notary's Signature and Seal

SEAL

Vanessa Sellers
Name of Acknowledger typed, printed or stamped

66111419

Commission Number, if any



423 Front Street

Diana

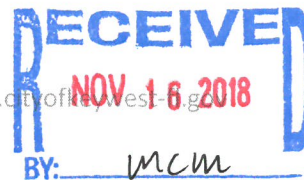


Building Permit Allocation System (BPAS) Application (Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest.org

Application Fee: \$1,000.00



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

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983

Email: lori@owentrepanier.com

PROPERTY OWNER:

Name: Old Harbor House, Inc.

Mailing Address: 7860 Peters Rd. Ste F104

City: PLantation State: FL Zip: 33324

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

Email: c/o lori@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 423 Front St

Parcel ID/ RE#: 00000160-000000

Alternate Key: 1000159

Zoning District: HRCC-1

Size of Site: 4,700 sq. ft.

Density Allowed: _____

Commercial Floor Area: 4,700 sq. ft.

B. EXISTING DEVELOPMENT:

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

Retail sales

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	2
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			2

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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: _____

NA

☒

Major Development Plan
Variance(s)

Lawful Unit Determination

Other

☐
☐
☐

Minor Development Plan
Beneficial Use
Transient Transfer

☐
☐
☐

Conditional Use
HARC
Tree Commission

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

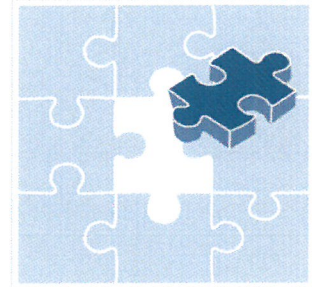
- ☒ 1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference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

**BPAS Application
The Old Harbor House**

423 Front Street, Key West, Florida (RE# 00000160-000000)



TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 2 market-rate BPAS allocations to construct two new residential units in the second story of the historic Harbor House.

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE:

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:..... Old Harbor House
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 423 Front Street
Owner:..... Old Harbor House, Inc.
Architect/ Engineer:..... Meridian Engineering
Surveyor:..... Norby & Associates
Legal and Equitable Owners:..... Shlomo D'Jamal, Charles Ittah, Uri Gamal

Project Description (Sec. 108-229):

The Old Harbor House is a commercial structure listed as a contributing resource within the historic district of downtown Key West by the Historic Architectural Review Commission ("HARC").

This proposed development will consist of two residential units on the second floor of existing commercial space.

The site cannot provide parking (2 auto spaces); however the reduction in commercial floor area and its associated parking impact exceeds the required parking for the new use.

SITE DATA:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	HRCC-1	HRCC-1	No Change
Height	35ft +5ft	~30ft	No Change
Site Size ¹	4,000 sq. ft.	4,700 sq. ft.	No Change
Density	22 u/ac (2.4)	0	2
Floor Area Ratio Total	1.0 (4,700 sq. ft.)	1.9 (9,071 sq. ft.)	No Change
Building Coverage	50% (2,450 sq. ft.)	97% (4,536 sq. ft.)	No Change
Impervious Surface	70% (3,675 sq. ft.)	100% (4,700 sq. ft.)	No Change
Open Space	20% (980 sq. ft.)	27.5% (1,293 sq. ft.)	No Change
Setback – Front	0 ft.	0 ft.	No Change
Setback – Side	0 ft.	0 ft.	No Change
Setback – Street Side	2.5 ft.	0 ft.	No Change
Setback – Rear	10 ft.	0 ft.	No Change
Parking	1sp/300 sq. ft.	Required: 31	Required: 18

SOLUTION STATEMENT:

This BPAS application request is for two market-rate allocations. The proposed new development will be constructed above the base flood elevation and will achieve Baseline Florida Green Building Certification.

¹ According to the Monroe County Property Appraiser's Records



This Indenture,

Made this

18th

day of

November

, A. D. 19 88

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural like singular; the use of any gender shall include all genders.

Between HARBOR HOUSE ENTERPRISES, LTD., a limited partnership
~~XXXXXXXXXX~~ existing under the laws of the State of Florida
 having its principal place of business in the County of Monroe and
 State of Florida party of the first part, and
 THE OLD HARBOR HOUSE, INC., a Florida corporation, whose mailing
 address is: 1 East Las Olas Circle, Ft. Lauderdale
 of the County of ~~Monroe~~ ^{Broward} and State of Florida
 party of the second part, 33316

Witnesseth, that the said party of the first part, for and in consideration of
 the sum of TEN AND NO/100 and other good and valuable consideration Dollars,
 to it in hand paid by the said party of the second part, the receipt whereof is hereby
 acknowledged, has granted, bargained and sold to the said party of the second part
 forever, the following described land, situate, lying and being in the County of
 Monroe, State of Florida, to wit:

On the Island of Key West and known on WILLIAM A. WHITEHEAD'S map of
 said Island delineated in February A. D. 1829, as part of Lot 3,
 Square 3, and known as the OLD UNION BANK BUILDING at 423 Front Street
 and more particularly described as:
 COMMENCING at the corner of what was formerly known as Exchange Place
 and Front Street, run along Front Street Southwesterly 47', then at
 right angles and in a Westerly direction 100' to Wall Street, then at
 right angles and along Wall Street in a Northerly direction 47' to
 said Exchange Place, thence at right angles along Exchange Place in an
 Easterly direction 100' back to the Place of Beginning.
 SUBJECT TO: Conditions, restrictions, reservations, limitations and
 easements of record; applicable zoning ordinances and taxes for the

year, 1989, and subsequent years.
 And the said party of the first part does hereby fully warrant the title to said land,
 and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has
 caused these presents to be signed in its name by its President,
~~and its General Partner, and its General Partner, and its General Partner,~~
 PARTNER the day and year above written.

HARBOR HOUSE ENTERPRISES, LTD.

William R. Jones
 William R. Jones, as ~~President~~
 General Partner

Signed, Sealed and Delivered in Our Presence:

Lolita R. Steadman
 State of Florida

County of Monroe

I Hereby Certify, That on this 18th day of November A. D. 1988,
 before me personally appeared WILLIAM R. JONES, as General Partner ~~XXXX~~
~~XXXXXXXXXX~~
 of HARBOR HOUSE ENTERPRISES, LTD., a limited partnership
 under the laws of the State of Florida, to me known to be the
 persons described in and who executed the foregoing conveyance to
 THE OLD HARBOR HOUSE, INC., a Florida corporation.

and severally acknowledged the execution thereof to be their free act and deed as
 such officers, for the uses and purposes therein mentioned, and that they affixed
 thereto the official seal of said corporation, and the said instrument is the act and
 deed of said corporation.

Witness my signature and official seal at Key West,
 in the County of Monroe and State of Florida, the day and
 year last aforesaid.

240 11-18-88
 MONROE COUNTY
 DANNY L. KOLHAGE, Clerk of Court
 by Daniel Madril

Notary Public,
 My Commission Expires 4-1-91

Recorded in Official Records Book
 In Monroe County, Florida
 Record Verified

DANNY L. KOLHAGE
 Clerk Circuit Court

THIS INSTRUMENT PREPARED BY:

SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
 ATTORNEYS & COUNSELORS AT LAW
 P. O. BOX 1900
 KEY WEST, FLORIDA 33040

REC-1072 PAGE 2153

565624

Detail by Entity Name

Florida Limited Liability Company
THE OLD HARBOUR HOUSE, LLC

Filing Information

Document Number	L17000121081
FEI/EIN Number	65-0084838
Date Filed	06/02/2017
Effective Date	11/18/1988
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	06/02/2017
Event Effective Date	NONE

Principal Address

7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Changed: 05/31/2018

Mailing Address

7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Changed: 05/31/2018

Registered Agent Name & Address

ITTAH, CHARLES
7860 PETERS ROAD UNIT F-104
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

D'JAMAL, SHLOMO
7860 PETERS ROAD UNIT F-104
PLANTATION, FL 33324

Title MGR

ITTAH, CHARLES
7860 PETERS ROAD UNIT F-104
PLANTATION, FL 33324

Title MGR

GAMAL, URI
7860 PETERS ROAD UNIT F-104
PLANTATION, FL 33324

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name OLD HARBOR HOUSE INC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 423 FRONT STREET				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (Tax Parcel # 00000160-000000) (KW PT LOT 3 SQR 3)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)				Non-Residential	
A5. Latitude/Longitude: Lat. 24.5597 N Long. -81.8064 W				Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1B					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) 0 sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A8.b 0 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage 0 sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A9.b 0 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 07/05/2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 423 FRONT STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

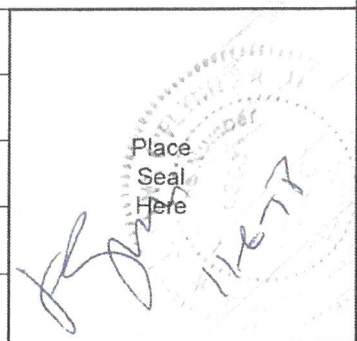
- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 4. 1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 4. 3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | 0. 0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | 0. 0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 4. 8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 2. 8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 3. 1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 2. 8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name J. Lynn O'Flynn	License Number 6298
Title P.S.M.	
Company Name J. Lynn O'Flynn, Inc.	
Address 3430 Duck Avenue	
City Key West	State Florida
	ZIP Code 33040
Signature 	Date 11/06/2018
	Telephone (305) 296-7422



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

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) –AIR CONDITIONER
2nd Floor elevation is 17.5 feet

LONGITUDE AND LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 423 FRONT STREET			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
<small>For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.</small>				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
<small>The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.</small>				
Property Owner or Owner's Authorized Representative's Name				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments				
<input type="checkbox"/> Check here if attachments.				

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 423 FRONT STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number
SECTION G – COMMUNITY INFORMATION (OPTIONAL)			
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.			
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)			
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.			
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement			
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and location, per C2(e), if applicable)			
<input type="checkbox"/> Check here if attachments.			

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

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

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
423 FRONT STREET

Policy Number:

City
KEY WEST

State
Florida

ZIP Code
33040

Company NAIC Number

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



Photo One

Photo One Caption Front & Side View 11/06/2018



Photo Two

Photo Two Caption Rear & Side View 11/06/2018

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 423 FRONT STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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



Photo One

Photo One Caption Rear View & Air Conditioner 11/06/2018

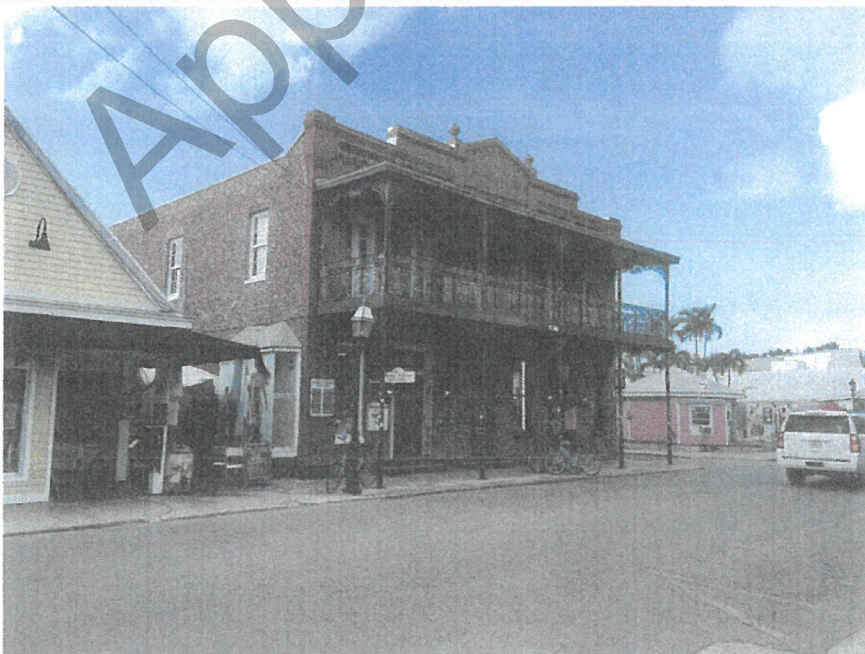


Photo Two

Photo Two Caption Front & Side View 11/06/2018

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

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

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

423 Front Street

Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11-15-18 by
date
Owen Trepanier
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

FF913801

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

Charles Ittah

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

President

The Old Harbour House, LLC

of

Name of office (President, Managing Member)

Name of owner from deed

Trepanier & Associates, Inc.

authorize

Please Print Name of Representative

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

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

November 5th 2018

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

Date

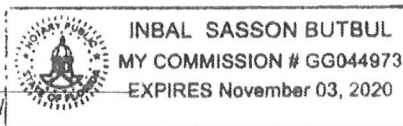
Charles Ittah

by

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

He/She is personally known to me or has presented D.L - I300140650830 as identification.

Notary's Signature and Seal



INBAL SASSON BUTBUL

Name of Acknowledger typed, printed or stamped

GG044973

Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

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SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
Residential Floor Area				N/A
Density				N/A
Commercial Floor Area				N/A
F.A.R (Commercial)				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				N/A
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				N/A
Consumption Area or Number of seats				N/A



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

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

Applicant: Trepanier & Associates, Inc **Site Address:** 423 Front Street

Number and type of Units Requested: Market Rate 2 Affordable 0

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: _____

Initial here

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

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

TOTAL ESTIMATED POINTS 5



Exhibit D – BPAS Certification Form

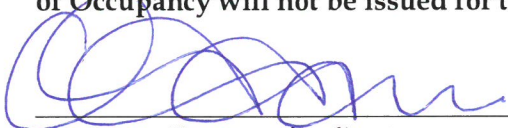
Building Permit Allocation System Application

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

I certify that my total estimated points are 5. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

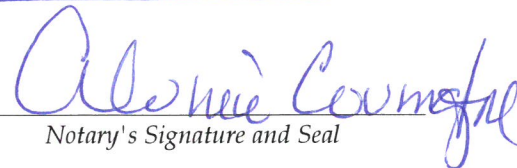

Signature of applicant

Nov 15, 2018
Date

Owen Trepanier
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal



Alvin Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Alvin Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any

PREREQUISITES:

Version 11 Rev 0.0
Revised 10-8-2018

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|-----|----------------------------------|
| P3.01 | N/A | Landscape Considerations |
| | New | Is the landscape existing or new |

Application

CATEGORY 1: ENERGY

Version 11 Rev 0.0

Category Minimum 30 / Category Maximum 75

Revised 10-8-2018

HERS Index - Energy Rating

E1.01 **45** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

Yes :Does the Home have a confirmed HERS Index
65 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01	1	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	1	1	Cross vent and ceiling fans code credit
E2.05	1	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees <div>0 % of the designated wall areas (average of east and west walls) that are shaded by trees.</div>
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	0	1	Light colored exterior walls (80% minimum) <div>0 Enter the Solar Reflective Index (SRI) of Paint</div>
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors <div>Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50%</div> <div>0 Enter the Light Reflectance Value (LRV) of Paint</div> <div>Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored</div> <div>0 Enter the Light Reflectance Value (LRV) of Paint</div>
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	1	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Insulate all hot water pipes
E2.18	1	1	Energy-efficient clothes dryers
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	1	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume <div>0 Total Gross Wall Area</div> <div>1 Conditional Square Footage</div> <div>1 Number of Stories</div>
E2.23	1	1	Dwelling unit attached, zero lot-line, row house
E2.24	2	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	3	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	64	112	Total Points

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

Name of HERS Rater: 0
 Certifying Agent Category 1: 0

CATEGORY 2: WATER

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 40

Revised 10-8-2018

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.01	0	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.01	5	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	18	56	Total Points

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

Certifying Agent Category 2:		0
Landscape Auditor:		0
Credentials of Auditor:		0

CATEGORY 3: LOT CHOICE

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 15

Revised 10-8-2018

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			100 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	0	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
		Yes	Arts and entertainment center
		Yes	Bank
		Yes	Community or civic center
		0	Convenience store
		0	Daycare center
		0	Fire station
		Yes	Fitness center or gym
		0	Laundry or dry cleaner
		0	Library
		Yes	Medical or dental office
		Yes	Pharmacy
		0	Police station
		Yes	Post office
		Yes	Place of worship
		Yes	Restaurant
		0	School
		0	Senior Care Facility
		0	Supermarket
		Yes	Theater
		Yes	Other Neighborhood-serving retail
		Yes	Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Possible Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 10-8-2018

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

Native Tree and Plan Preservation

S1.01	<input type="text" value="N/A"/>	2	Maximize tree survivability
S1.02	<input type="text" value="1"/>	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for <input type="text" value=""/> area of <25% of site.
S1.03	<input type="text" value="0"/>	2	Replant or donate removed vegetation
S1.4	<input type="text" value="0"/>	1 - 9	Preserve or create wildlife habitat / shelter <input type="text" value="0"/> % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

S2.1	<input type="text" value="0"/>	2	Mill clear trees
S2.2	<input type="text" value="0"/>	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: <input type="text" value="0"/>

Erosion Control / Topsoil Preservation

S3.1	<input type="text" value="0"/>	2	Develop and Implement an Erosion Control Site Plan
S3.2	<input type="text" value="0"/>	1	Stabilize disturbed soil
S3.3	<input type="text" value="0"/>	2	Stage disturbance
S3.4	<input type="text" value="0"/>	1	Control sediment runoff during construction
S3.5	<input type="text" value="0"/>	1	Save and reuse any removed topsoil

Drainage / Retention

S4.1	<input type="text" value="0"/>	2	Onsite designated retention area
S4.2	<input type="text" value="0"/>	2	Direct filtered rooftop runoff to planted area(s)
S4.3	<input type="text" value="0"/>	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious <input type="text" value="0"/> % Pervious Material <input type="text" value="0.1"/> Total Lot Area (sq. ft.) <input type="text" value="0"/> Coverage Area (sq. ft.) <input type="text" value="0.001"/> 100% Pervious sq. ft. <input type="text" value="0"/> Equivalent Pervious Area --> <input type="text" value="0.001"/> Equivalent Pervious Area (semi-pervious) <input type="text" value="0"/> Total points for pervious area

34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 10-8-2018

Combustion

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

Space Heating

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

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

Moisture Control

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

Source Control

H3.01	1	1	No exposed urea-formaldehyde wood products
H3.02	2	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	1	1	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	3	3	Integrated Pest Management

Cleanability

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

H4.02	0	1	Useable entry area
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Universal Design

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

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

30 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 11 Rev 0.0

Category Minimum 10 / Category Maximum 35

Revised 10-8-2018

Components

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

Waste Reduction

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

Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	1	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	0	1	Siding and exterior trim primed all sides
M3.06	0	1	Plants/turf minimum of 2ft. from foundation
M3.07	0	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	0	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	1	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	19	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 10-8-2018

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

DM4	2	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

	10	Seal slab penetrations (Health: H2.4)	
	required	Vegetation > 2 ft. from foundation (Materials: M3.6)	
	required	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used
		Yes	Exterior cladding installed to prohibit intrusion
		Yes	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
		Yes	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
		Yes	Irrigation/sprinkler water does not hit building
		Yes	Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
		N/A	Chemical soil treatment avoided
		N/A	Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
		N/A	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	1	1	80% of Cellulose insulation used is Borate treated
DM6.01	2	2	Mold Prevention - ASTM D3273
	22	47	Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 10-8-2018

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

Total Points

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

Certifying Agent Category 8:

Category

Category 1: Energy

Category 2: Water

Category 3: Lot Choice

Category 4: Site

Category 5: Health

Category 6: Materials

Category 7: Disaster Mitigation

Category 8: General

FGBC Home Score

Your Score

64

18

12

1

30

19

22

31

Required Min - Max

30 - 75

15 - 40

0 - 15

5 - 30

15 - 35

10 - 35

5 - 30

0 - 40

Total:

197

Total Need:

104

Certified Home Score

193

Certification Level:

Platinum

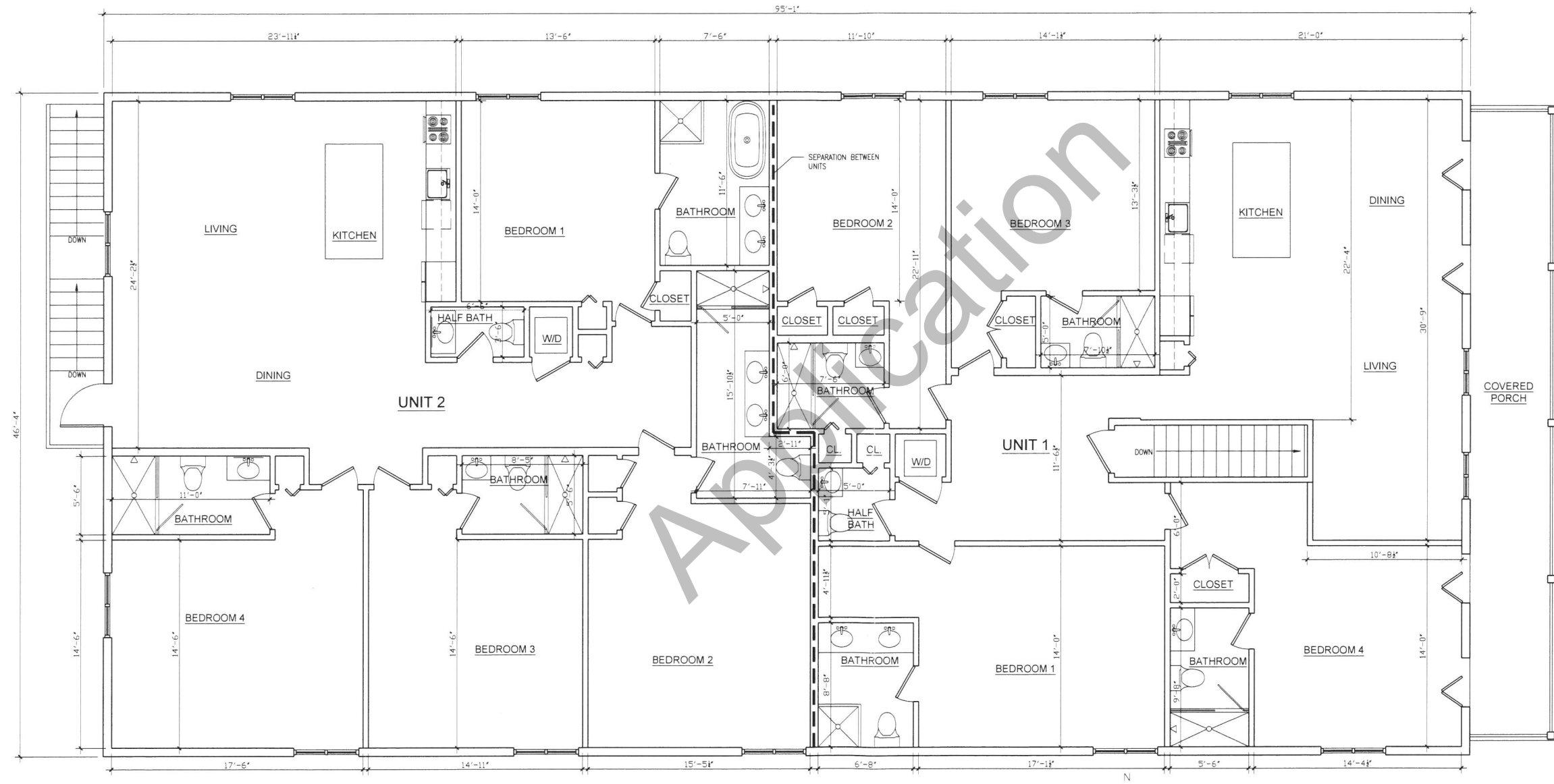
The Total Need number will automatically adjust as points are earned for each criteria in the checklist.

Home Address

423 Front Street

Key West

Application

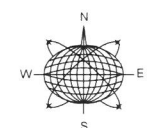


1
A2.1
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:
INTERIOR WORK ONLY; NO CHANGE TO
EXTERIOR WALLS, PORCHES, STAIRS,
ROOFS, DOORS OR WINDOWS.

Seal

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899

Submissions / Revisions
B.P.A.S. SUBMISSION 11-07-18

423 FRONT STREET
KEY WEST, FL
B.P.A.S. SUBMISSION

Drawing Size | Project #
24x36 | 16-028

Title:

PROPOSED
FLOOR PLAN

Sheet Number:
A-2.1

NORBY



& Associates, Inc.
Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS
Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 423 Front Street, Key West, FL 33040.
7. Date of field work: April 15, 1999.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot 3, Square 3, and known as the OLD UNION BANK BUILDING at 423 Front Street and more particularly described as:

COMMENCING at the corner of what was formerly known as Exchange Place and Front Street, run along Front Street Southwesterly 47', then at right angles and in a Westerly direction 100' to Wall Street, then at right angles and along Wall Street in a Northerly direction 47' to said Exchange Place, thence at right angles along Exchange Place in an Easterly direction 100' back to the Place of Beginning.

BOUNDARY SURVEY FOR: Old Harbor House, Inc.;
First Union National Bank;
Eddie Nurieli, P.A.;
Attorneys' Title Insurance Fund, Inc.;

..

April 22, 1999

NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS
Florida Reg. #5234



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018

Trepanier & Associates
1421 1st Street Unit 101
Key West FL 33040

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
423 Front Street (RE # 00000160-000000)

Dear Mr. Trepanier,

Thank you for your BPAS application for two (2) market-rate residential dwelling units for property located at 423 Front 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 not complete.

- X Please provide a more detailed **Solution Statement** that describes the aspects of the design that address community issues including, but not limited to, water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
- X Please acknowledge that the prerequisites required for the proposed project shall be met in accordance with the solution statement to be provided (**"initial here" on Exhibit C**).
- X Please provide a copy of the required **energy and water baseline report** as described below:

Minor Renovation Prerequisites. For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGauge or RESNET may be used to establish a baseline. Please provide a description how 15% of both water and energy use will be reduced on the property.

- ✓ Staff has obtained a copy of the licensing records for the existing commercial units to satisfy requested document number 6.

BPAS Prerequisites

Pursuant to Sec. 108-997 (b) (2), 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.

X Please provide a copy of the required energy and water baseline report as requested in bold above.

BPAS Scoring Criteria

a. Building more than 1.5' higher than the base flood elevation (+5) Points 5

X According to the application, this is a minor renovation project of an existing building. Please remove points claimed for building more than 1.5' above BFE and **submit a revised Exhibit C and Exhibit D** reflecting 0 estimated points (blank forms attached for your convenience).

Although the solution statement states that the proposed new development will be constructed above the base flood elevation and will achieve baseline FGB certification, the submitted FGBC checklist gives the proposed development a certification level of "platinum." Please submit a **revised Exhibit C and a revised Exhibit D** if you would like to claim 40 points for this upgrade.

Additional Documentation & Comments

No other comments at this time.

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers
Planner II
P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 6 RANKINGS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Building more than 1.5' higher than the BFE 1	Exceeding the minimum required percentage	Voluntarily providing affordable housing wh	Voluntarily providing affordable housing wh	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fu	Using light colored, high reflectivity material	Providing on-site recreational amenities or e	Using light-colored, high-reflectivity roofing	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
322 Amelia Street	1	1.00	1.00	Major	5					40	5	5	5	10	5	75	75	
2303 Linda Avenue	1	1.00	1.00	Major	5	30					5	5	5	10	5	70	65	Claimed 10 points for a 5 point item
1319 William Street	2	1.00	2.00	Major	5											5	5	
917 Duval Street	2	1.00	2.00	Major	5											5	5	Will require a parking variance
524 Southard Street	1	1.00	1.00	Minor	5											5	0	Existing building is not being elevated
423 Front Street	2	2.00	2.00	Minor	5											5	0	Existing building is not being elevated
YEAR 6 MARKET-RATE BPAS APPLICATIONS																		
TOTAL REQUESTED:	9		9.00															

YEAR 6 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS																		
911 Watson Street	2	1.00	2.00	Minor		30	40	20			5	5	5	105	110			Claimed 5 points for a 10 point item
2303 Linda Avenue	1	0.78	0.78	Major	5	30				5	5	10	10	5	70	70		
5220-5230 College Road	104	1.00	104.00	Major		30								30	30			
1721 Johnson Street	1	0.78	0.78	Major	5									5	5			FGBC checklist gives this home a silver rating
TOTAL REQUESTED:	108		107.56															

NOTES:
YEAR 6 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
YEAR 6 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM
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.

January 24, 2019

Vanessa Sellers, Planner II
City of Key West
1300 White Street
Key West, FL 33040

**Re: 423 Front Street – Old Harbor House
BPAS – Response to Staff Comment Letter**



Dear Vanessa,

Please accept the attached documents in response to the "Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application" dated December 28th, 2018.

Per staff's letter, the following documents are attached:

- Updated Solution Statement
- Water and Energy Report
- Revised Exhibit "C"
- Revised Exhibit "D"

Thank you for your time and consideration in this matter.

Please don't hesitate to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Thompson', is positioned above the printed name.

Lori Thompson, Project Manager

BPAS Application

The Old Harbor House

423 Front Street, Key West, Florida (RE# 00000160-000000)



SOLUTION STATEMENT:

This BPAS application request is for two market-rate allocations to be located on the second floor of 423 Front Street, the historic Harbor House. This project intends to meet FGB "platinum" certification level.

The Old Harbor House is a commercial structure listed as a contributing resource within the historic district of downtown Key West by the Historic Architectural Review Commission ("HARC"). The first floor currently houses a clothing retail business and the second floor is vacant.

The site cannot provide parking (2 auto spaces); however, the reduction in commercial floor area and its associated parking impact far exceeds the required parking for the new use.

Unit Description:

Unit 1 – 4 bedroom, 4 ½ bath, approximately 2,300 sq. ft.

Unit 2 – 4 bedroom, 4 ½ bath, approximately 2,200 sq. ft.

Identification of Key Persons:

Name of development:	Old Harbor House
Owners Authorized Agent:	Trepanier & Associates, Inc.
Location:	423 Front Street
Owner:	Old Harbor House, Inc.
LEED Architect:	Will Shepler
Engineer:	Meridian Engineering
Legal and Equitable Owners:	Shlomo D'Jamal, Charles Ittah, Uri Gamal

Site data:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	HRCC-1	HRCC-1	No Change
Height	35ft +5ft	~30ft	No Change
Site Size ¹	4,000 sq. ft.	4,700 sq. ft.	No Change
Density	22 u/ac (2.4)	0	2
Floor Area Ratio Total	1.0 (4,700 sq. ft.)	1.9 (9,071 sq. ft.)	No Change
Building Coverage	50% (2,450 sq. ft.)	97% (4,536 sq. ft.)	No Change
Impervious Surface	70% (3,675 sq. ft.)	100% (4,700 sq. ft.)	No Change
Open Space	20% (980 sq. ft.)	27.5% (164 sq. ft.)	No Change
Setback – Front	0 ft.	0 ft.	No Change
Setback – Side	0 ft.	0 ft.	No Change
Setback – Street Side	2.5 ft.	0 ft.	No Change
Setback – Rear	10 ft.	0 ft.	No Change
Parking:			
Commercial	1sp/300 sq. ft.	0	No Change
Residential	1sp/unit	0	No Change

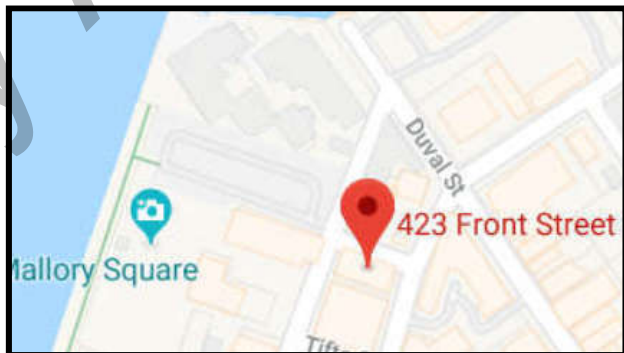
Concurrency Facilities and Other Utilities or Services:

Levels of Service –The impacts of the proposed project are generally summarized as follows:

- The proposed change is expected to decrease demand on the surrounding transportation system by approximately 100-200 trips per weekend day and 200 trips per weekday.
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The proposed change is not expected to impact noise or noxious odors.
- A stormwater management system is proposed as part of this redevelopment. An engineering certification is provided that demonstrates the stormwater system meets the minimum requirements.
- All interior lighting is designed to be LED
- Project will meet or exceed Florida Water Star
- Project will feature Energy Star fixtures and appliances
- Water and Energy usage will decrease by a minimum of 15%

Location:

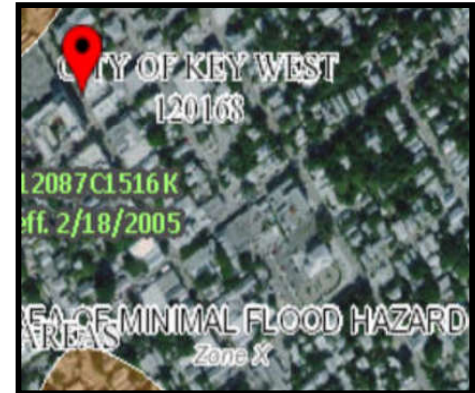
The subject property sits in the heart of the historic downtown commercial district, situated between Duval and Whitehead streets.



¹ According to the Monroe County Property Appraiser's Records

Flood zone:

According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is in a moderate risk area within the 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.

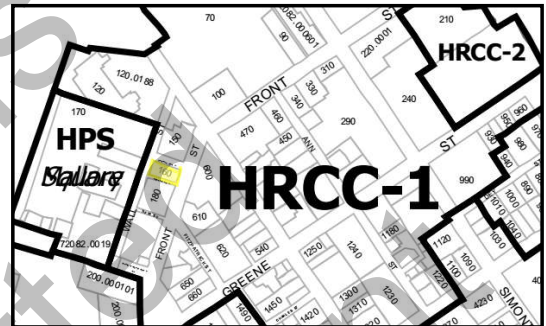


Zoning ("HRCC-1"):

Land Use Compatibility.

The HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

The proposed development will be compatible with adjacent structures as well as the district as a whole as mixed-use structure with retail on the first floor and residential units on the second floor.



Future land use map designation ("FLUM"):

According to the City of Key West 2013 Comprehensive Plan, the property's FLUM designation is Historic Residential ("HR"). The Historic Residential Future Land Use District; accommodates single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community.



Parking

Overall parking demand will decrease by 13 automobile spaces as a result of the redevelopment. There is a 4,535 sq. ft. reduction in non-residential floor area and thus a commensurate reduction in non-residential parking demand of 15 spaces. There is a proposed increase of 2 market-rate residential dwellings with an associated increase in residential parking demand of 2 spaces (1 space/1 unit within the historic district).

Parking Demand		Automobile	
		Required	Demand
Existing	Commercial retail (9,071 sf)	1/300 sf	30.2
	Residential (0 units)	1/unit	0
	Total		31
Proposed	Commercial retail (4,535 sf)	1/300 sq. ft.	15.1

	Residential (2 units)	1/unit	2
	Total		18
Change in Parking Demand			-13

Transportation

The maximum predicted potential trip generation of the proposed land use is more than the maximum predicted potential trip generation from the current land use.

The LOS analysis concludes that overall trip generation from the site will be expected to remain the same during the weekday and increase on weekends.

Trip Generation	Multiplier	Week Day			Saturday			Sunday		
		Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Residential (ITE 230)	Per unit	5.86	0.00	11.72	5.67	0.00	11.34	4.84	0.00	9.68
Retail clothing (ITE 814)	Per 1k sq. ft.	44.32	402.02	201.01	42.04	381.34	190.67	20.43	185.32	92.66
Total	--	--	402.02	212.73	--	381.34	202.01	--	185.32	102.34



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

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

Applicant: Trepanier & Associates, Inc **Site Address:** 423 Front Street

Number and type of Units Requested: 440 Market Rate 2 Affordable

Prerequisite Development Type: Major Construction/ Renovation _____
Minor Renovation 2

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

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

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

TOTAL ESTIMATED POINTS +40



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 +40. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.


Signature of applicant

Nov 15, 2018
Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



Alvina Covington

COMMISSION #FF913801

EXPIRES: August 27, 2019

WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

Energy and Water 15% Reduction Plan

423 Front Street

Water Fixture Efficiencies: Existing vs. Upgrade

Quantifiable Fixtures	Existing consumption (gallons per minute or gallons per flush)	Upgrade consumption (gallons per minute)	Energy Use Efficiency Increase (% below FL Building Code)
Bathroom 1 Faucet	2.2 gpm	≤1.5 gpm	≥32%
Bathroom 1 Toilet	1.6 gpf	≤1.28 gpf	≥20%
Bathroom 1 Shower	2.5 gpm	≤2.0 gpm	≥20%
Bathroom 2 Faucet	2.2 gpm	≤1.5 gpm	≥32%
Bathroom 2 Toilet	1.6 gpf	≤1.28 gpf	≥20%
Bathroom 2 Shower	2.5 gpm	≤2.0 gpm	≥20%

Energy Fixture Efficiencies: Existing vs. Upgrade

Energy Fixtures	Existing consumption (wattage or kWh/year)	Upgrade consumption (wattage or kWh/year)	Energy Use Efficiency Increase (% below FL Building Code)
Lightbulb, Type 1	60w Incandescent 3285 KWh/yr.	8.5 w LED 329 KWh/yr.	86 - 90%
Lightbulb, Type 2	100w Incandescent 876 kWh/yr.	14.5w LED 424 kWh/yr.	52 - 86%

Appendix A – Possible Conservation Upgrades

Energy Conservation Funding

Some energy upgrades come with local financial assistance. Two sources of assistance are:

- 1) Keys Energy Rebates: Keys Energy offers rebates annually until funding runs out. Rebates range from \$10 - \$450 depending on product. See <https://www.keysenergy.com/rebate-forms.php>
- 2) Monroe County Weatherization: Home owners with income qualification could be eligible for a free energy audit and up to \$20,000 in energy improvements. Website: <http://fl-monroecounty.civicplus.com/index.aspx?NID=280>

Energy Fixture Efficiencies: Possible Conservation Upgrades

PLUMBING FIXTURE OR FIXTURE FITTING	Code &/Or Common Non-Conservation Status	Possible Upgrades
Showerhead (4)	2.5 gallons / minute	Watersense ≤ 2.0 gpm
Bathroom Sink faucet (6)	2.2 gpm	Watersense ≤ 1.5 gpm
Toilet (6)	1.6 gpf	Watersense ≤ 1.28 gpf
Dishwasher (residential) (2)	10.5 gallons per load.	2.7 gpc
Clothes Washer (2)	27 gallons per load	3.2 WF
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 ≥ 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.

1319 William Street

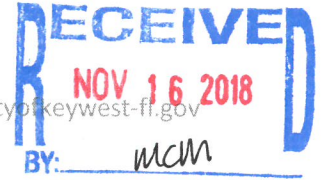


Building Permit Allocation System (BPAS) Application
(Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00



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

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street Unit 101

City: KeyWest

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: 305-293-8983

Email: owen@owentrepanier.com

PROPERTY OWNER:

Name: Royal William, LLC

Mailing Address: 1207 Von Phister

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: c/o 305-293-8983

Email: c/o owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1319 William Street

Parcel ID/ RE#: 00036920-000000

Alternate Key: 1037737

Zoning District: HR

Size of Site: 23,000.0 sq. ft.

Density Allowed: _____

Commercial Floor Area: 23,000.0 sq. ft.

B. EXISTING DEVELOPMENT:

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

Most recently the property was a office/ medical service (Hospice). It is currently under construction to be converted to residential.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	6	6	8
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			2

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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: _____

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Major Development Plan | <input type="checkbox"/> Minor Development Plan | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Beneficial Use | <input checked="" type="checkbox"/> HARC |
| <input type="checkbox"/> Lawful Unit Determination | <input type="checkbox"/> Transient Transfer | <input type="checkbox"/> Tree Commission |
| <input type="checkbox"/> Other | | |

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

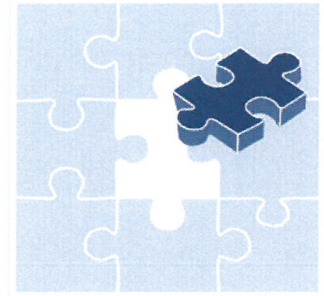
BPAS Application

The Old Hospice VNA Property

1319 William Street, Key West, Florida (RE# 00036920-000000)



TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 2 market-rate BPAS allocations to construct two new residential units.

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE:

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:..... 1319 William Street
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 1319 William Street
Owner:..... Royal William, LLC
Architect/ Engineer:..... Will Schepler
Surveyor:..... O'Flynn
Legal and Equitable Owners:..... Paul Misch

Project Description (Sec. 108-229):

1319 William Street is the site of the old Hospice VNA. Located within the historic district.

This proposed development will consist of two residential units on the interior of the lot.

The site can provide all required parking (2 auto spaces).

SITE DATA:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	HMDR	HMDR	No Change
Height	30ft	~28ft	No Change
Site Size ¹	4,000 sq. ft.	23,000 sq. ft.	No Change
Density	22 u/ac (8.4)	6	8
Floor Area Ratio Total	1.0	0	No Change
Building Coverage	40% (9,200 sq. ft.)	19% (4,431 sq. ft.)	40% (9,108 sq. ft.)
Impervious Surface	60% (13,800 sq. ft.)	51% (11,825 sq. ft.)	55% (12,494 sq. ft.)
Open Space	35% (8,050 sq. ft.)	49% (11,175 sq. ft.)	46% (10,506 sq. ft.)
Setback – Front	10 ft.	10 ft.	No Change
Setback – Side	5 ft.	5 ft.	No Change
Setback – Rear	15 ft.	15 ft.	No Change
Parking	1sp/300 sq. ft.	Required: 22	Required: 8

SOLUTION STATEMENT:

This BPAS application request is for two market-rate allocations. The proposed development will be constructed above the base flood elevation and will achieve Baseline Florida Green Building Certification.

¹ According to the Monroe County Property Appraiser's Records

PREPARED BY:

Janis K. Cheezem, Esq.
Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

Doc# 2178072 07/16/2018 2:51PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

RECORD AND RETURN TO:

David Van Loon, Esquire
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, Florida 33040

07/16/2018 2:51PM
DEED DOC STAMP CL: Krys \$16,100.00

Doc# 2178072
Bk# 2917 Pg# 79

Property Appraiser's No.: Tax Folio No. 00036920-000000

WARRANTY DEED

This WARRANTY DEED, made as of this 16th day of July, 2018, between HOSPICE OF THE FLORIDA KEYS, INC., (f/k/a Hospice of Florida Keys, Inc.), a Florida not-for-profit corporation (the "Grantor"), whose address is 4300 NW 89 Blvd., Gainesville, FL 32606 in favor of ROYAL WILLIAMS LLC, a Florida limited liability company (the "Grantee"), whose address is 1207 Von Phister, Key West, Florida 33040.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, that certain real property lying and being in the County of Monroe, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to real estate taxes and all assessments for the year 2018 and subsequent years, which are not yet due and payable.

Subject to zoning ordinances and other municipal, state and Federal laws as may be applicable, covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

WITNESSES:

HOSPICE OF THE FLORIDA KEYS, INC., a
Florida not-for-profit corporation

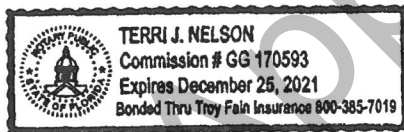
Kathleen Lawton
Print Name: Kathleen Lawton

Sharon A. Jones
Print Name: SHARON A. JONES

By: Gayle S. Mattson
Name: Gayle S. Mattson
Title: President

STATE OF FLORIDA)
)ss:
COUNTY OF Summerville)

The foregoing instrument was acknowledged before me this 10th day of July, 2018 by Gayle S. Mattson, as President of HOSPICE OF THE FLORIDA KEYS, INC., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or produced a valid driver's license as identification.



Terri J. Nelson
Notary Public
Print name: Terri J. Nelson

My commission expires: 12/25/2021

EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION

In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32, and 33 and all of Lots 28, 29, 30 and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4; Tract 17 as recorded in Deed Book "N", Page 613, Public Records of Monroe County, Florida:

Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and William Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

Application

MONROE COUNTY
OFFICIAL RECORDS

Detail by Entity Name

Florida Limited Liability Company
ROYAL WILLIAMS LLC

Filing Information

Document Number L18000100793
FEI/EIN Number NONE
Date Filed 04/23/2018
Effective Date 05/01/2018
State FL
Status ACTIVE

Principal Address

1207 VON PHISTER
KEY WEST, FL 33040

Mailing Address

1207 VON PHISTER
KEY WEST, FL 33040

Registered Agent Name & Address

MISCH, PAUL A
101 GULFVIEW DR
B 205
ISLAMORADA, FL 33036

Authorized Person(s) Detail

Name & Address

Title MR

MISCH, PAUL A
101 GULFVIEW DR B205
ISLAMORADA, FL 33036

Annual Reports

No Annual Reports Filed

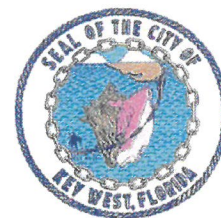
Document Images

[04/23/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

Application

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

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

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

1319 William Street

Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11-14-2018 by
date
Owen Trepanier
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

FF913801

Commission Number, if any



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

Managing Member of Royal Williams, LLC
Name of office (President, Managing Member) *Name of owner from deed*

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

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

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

Subscribed and sworn to (or affirmed) before me on this Nov 9, 2018
Date

by Paul Misch
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
Residential Floor Area				N/A
Density				N/A
Commercial Floor Area				N/A
F.A.R (Commercial)				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				N/A
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				N/A
Consumption Area or Number of seats				N/A



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

305-809-3720 • www.cityofkeywest-fl.gov

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

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

Applicant: Trepanier & Associates, Inc. Site Address: 1319 William Street

Number and type of Units Requested: Market Rate 2 Affordable 0

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

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

Initial here

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

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

TOTAL ESTIMATED POINTS 5



Exhibit D – BPAS Certification Form

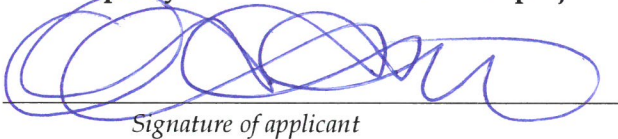
Building Permit Allocation System Application

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 5. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.



Signature of applicant

Nov 15, 2018
Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
www.AARONNOTARY.COM

Alvina Covington

Name of Acknowledger typed, printed or stamped

FF913801

Commission Number, if any

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|-----|----------------------------------|
| P3.01 | N/A | Landscape Considerations |
| | New | Is the landscape existing or new |

11.
Exhibits

Application

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy RatingE1.01 75 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

Yes :Does the Home have a confirmed HERS Index

0 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	0	1	Ductwork joints sealed with mastic
E2.03	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	1	Cross vent and ceiling fans code credit
E2.05	-	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.06	-	1	Passive solar space heating system
E2.07	-	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	-	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors 0% all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint 0 bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	-	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	-	1	Energy-efficient clothes dryers
E2.19	-	1	Energy-efficient ovens/ranges
E2.20	-	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.23	-	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	0	3	Energy Star® Advanced Lighting Package
E2.26	-	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	75	112	Total Points

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

Name of HERS Rater:

0

Certifying Agent Category 1:

0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

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

W3 Rainwater Harvesting

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

W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	9	56	Total Points

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

Certifying Agent Category 2:	0
Landscape Auditor:	0
Credentials of Auditor:	0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			- Daycare center
			0 Fire station
			Yes Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			0 Medical or dental office
			Yes Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 School
			0 Supermarket
			0 Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	2	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	16	21	Total Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

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

Drainage / Retention

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

34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
0	Outside of conditioned space

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

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

Ventilation

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

6 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

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

6 47 Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

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

	10	Seal slab penetrations (Health: H2.4)	
	required	Vegetation > 2 ft. from foundation (Materials: M3.6)	
	required	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used
		0	Exterior cladding installed to prohibit intrusion
		0	Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
		0	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
		0	Irrigation/sprinkler water does not hit building
		0	Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
		0	Chemical soil treatment avoided
		0	Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
		0	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated
DM6.01	0	2	Mold Prevention - ASTM D3273
	7	47	Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

56 Total Points

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

Certifying Agent Category 8:

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	9	15 - 40	
Category 3: Lot Choice	15	0 - 15	
Category 4: Site	4	5 - 30	
Category 5: Health	6	15 - 35	
Category 6: Materials	6	10 - 35	
Category 7: Disaster Mitigation	7	5 - 30	
Category 8: General	2	0 - 40	
Total:	124		
Total Need:	120		
Certified Home Score	104		
	Bronze		
Certification Level:			

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

Home Address
0
0

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

Application





3 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



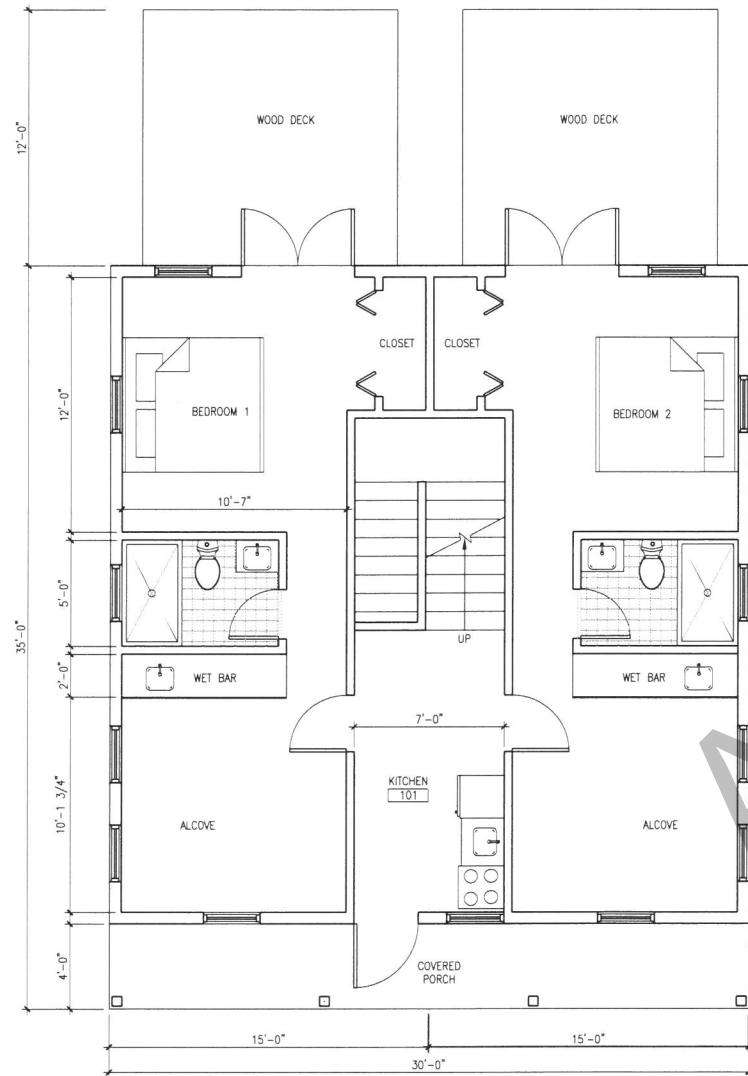
2 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



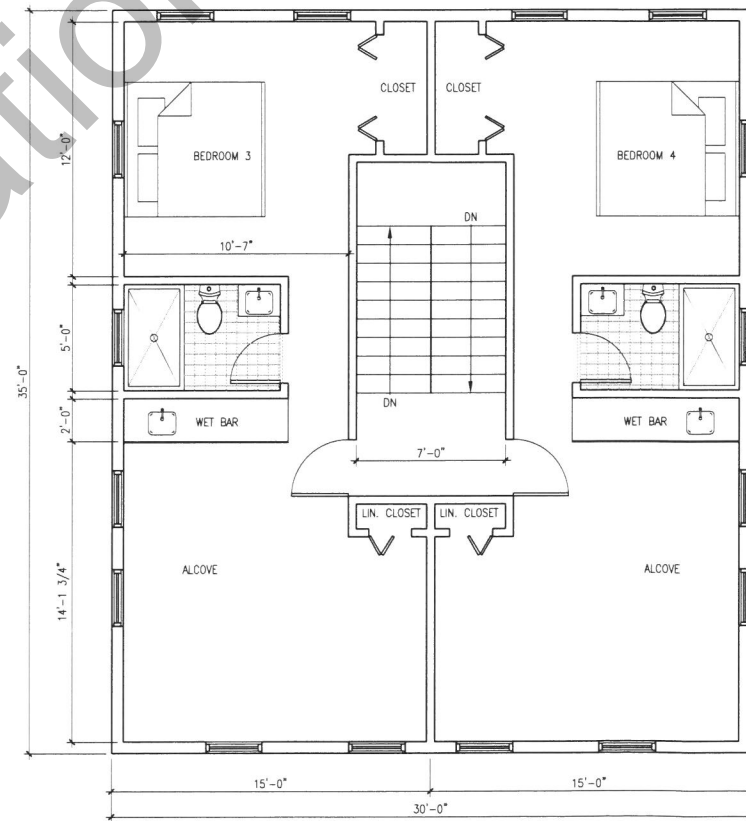
4 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1
A2.1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2
A2.1
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

1316 ROYAL STREET
KEY WEST, FL
B.P.A.S. SUBMISSION

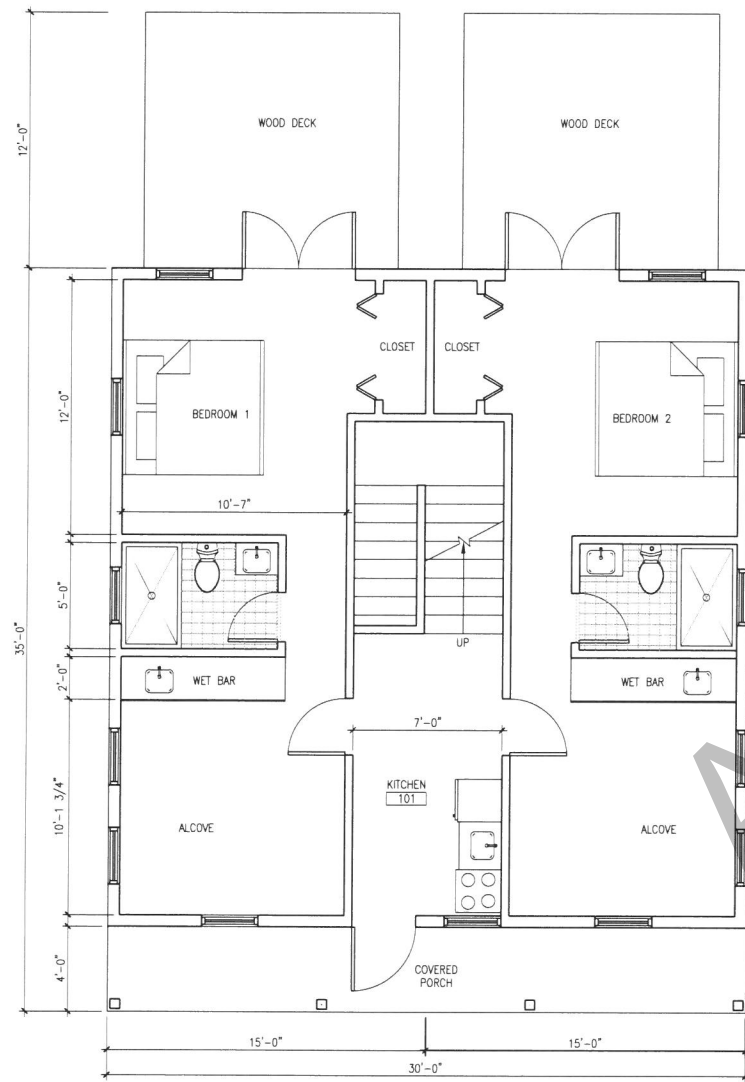
Drawing Size: 24x36 Project #: 18025.3

Title:
**UNIT 2
-
FLOOR
PLANS**

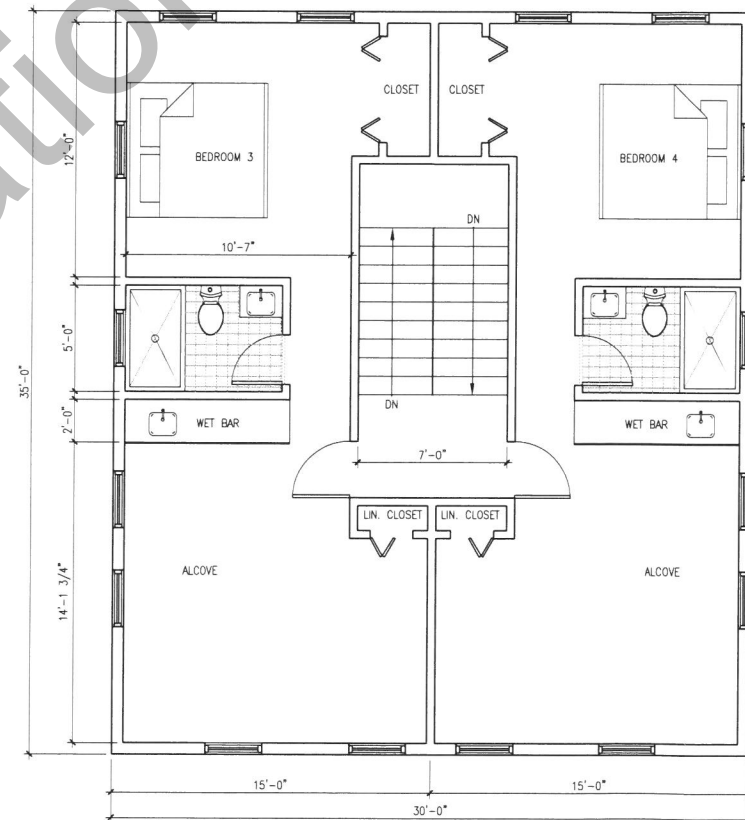
Sheet Number:

A-2.1

Date: - NOVEMBER 08, 2018
© 2018 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC

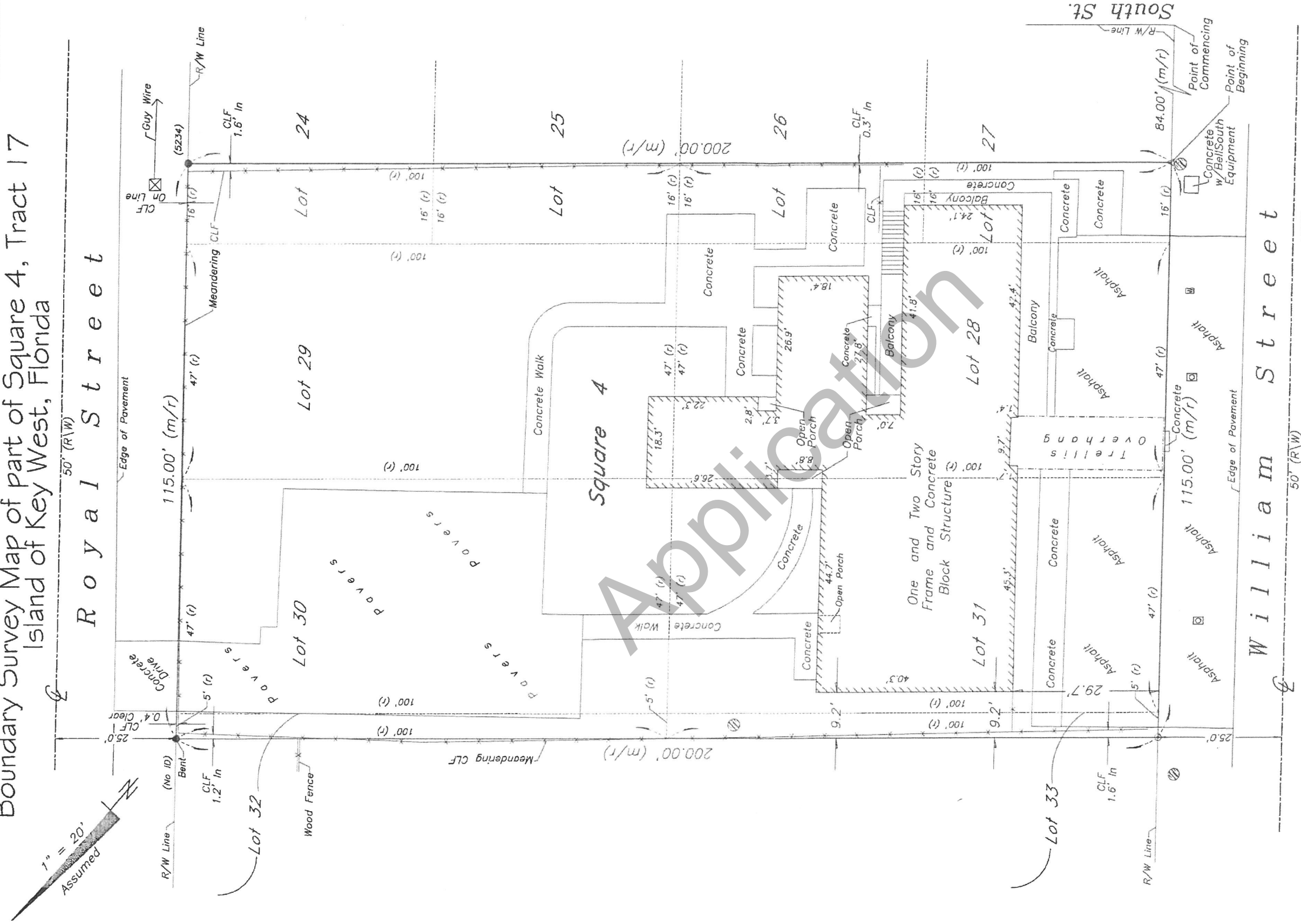


1
A2.1
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2
A2.1
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Boundary Survey Map of part of Square 4, Tract 17
Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (No ID)
- Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- Measured
- Record
- (M/R) Measured & Record
- R/W Right of Way
- CLF Chain Link Fence
- Centerline
- Wood Utility Pole
- Concrete Utility Pole
- Overhead Utility Lines
- C.B.S. Concrete Block Structure

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #0298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Square 4, Tract 17 Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1319 William Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida: Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and Williams Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

BOUNDARY SURVEY FOR: Royal Williams LLC;
Centennial Bank;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Co.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

April 30, 2018

Sheet Two of Two Sheets

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298



3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018 (*revised January 4, 2019*)

Trepanier & Associates
1421 1st Street Unit 101
Key West FL 33040

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
1319 William Street (RE # 00036920-000000)

Dear Mr. Trepanier,

Thank you for your BPAS application for two (2) market-rate residential dwelling units for property located at 1319 William 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 not complete.

- X Please provide a more detailed **Solution Statement** that describes the aspects of the design that address community issues including, but not limited to, water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
- ✓ The requirement for **flood elevation certificates** for all new construction, per page 3, number 5 of the application, is waived for this project due to the location and/or nature of the project.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a.: The submitted FGBC checklist gives the construction a score of 104, resulting in a "bronze" certification level.
- ✓ Sec. 108-997 (b) (1) b.: The parcel at 1319 William Street is in Zone-X, with a 0.2 percent annual change for flood hazard. Sheet A-3.1 shows the first finished floors of the proposed units are 2-feet above grade.
- X Sec. 108-997 (b) (1) c.: Site plan A-1.0 does not indicate a location for cisterns. Please submit **revised plans indicating the size and location of the required cisterns**. Please note that the rainwater catchment system(s) must hold a minimum of 1,000-gallons of water, or an amount equal to or greater than 100% of the new roof area in gallons, whichever is greater.

BPAS Scoring Criteria

The plans submitted indicate galvalume v-crimp metal roofing with an SRI of 59 will be used. Please submit a **revised Exhibit C and a revised Exhibit D** if you would like to claim 5 points for this use.

The plans submitted indicate an electric vehicle charging station will be installed. Please submit a **revised Exhibit C and a revised Exhibit D** if you would like to claim 5 points for this item.

The plans submitted indicate the proposed walkway will have pavers with an SRI of 30. Please submit a **revised Exhibit C and a revised Exhibit D** if you would like to claim 5 points for this.

Additional Documentation & Comments

No other comments at this time.

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers
Planner II
P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov

January 24, 2019

Vanessa Sellers, Planner II
City of Key West
1300 White Street
Key West, FL 33040

**Re: 1319 William Street
BPAS – Response to Staff Comment Letter**



Dear Vanessa,

Please accept the attached documents in response to the “Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application” dated December 28th, 2018.

Per staff’s letter, the following documents are attached:

- Revised plans indicating the size and location of the proposed cistern
- Revised Exhibit “C”
- Revised Exhibit “D”
- Updated Solution Statement

Thank you for your time and consideration in this matter.

Please don’t hesitate to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Thompson', is positioned above the printed name.

Lori Thompson, Project Manager



BPAS APPLICATION

1319 William Street - (RE No. 00036920-000000)

Solution Statement:

This application is for two BPAS market rate allocations in order to build two single-family residential units on the property located at 1319 William Street. The requested BPAS units will be part of a residential development of 8 total single-family units on site. Six of the units were acquired through the Beneficial Use process.



Located within the HMDR zoning district, this major development plan proposes to convert the existing commercial use of the 6,436 sq. ft. lot into residential use. This plan includes the remodeling of the existing commercial structure into two single-family residences and build 6 additional single-family homes on the site. All required off-site parking will be provided as well as storm water management, native landscaping and open space.

The proposed BPAS residential units will be designed to achieve green building certification. The residential conversion of the site will be conforming to the zoning district and more appropriate than the previous commercial uses as a nursery/greenhouse¹ and then as a medical office².

As a result of the conversion from commercial to residential, the property's overall parking demand will decrease by 6 automobile spaces.



¹ Res. No. 87-325

² Res. No. 92-186

The proposed development will consist of a total of eight 1 ½ and 2-story single-family units. All required parking is provided.

Unit Description:

Unit 1 – 4 bedroom, 1½-story, approximately 1,720 sq. ft.
 Unit 2 – 4 bedroom, 2½-story, approximately 1,722 sq. ft.
 Unit 3 – 4 bedroom, 2-story, approximately 1,050 sq. ft.
 Unit 4 – 4 bedroom, 2-story, approximately 1,050 sq. ft.
 Unit 5 – 4 bedroom, 2-story, approximately 1,050 sq. ft.
 Unit 6 - 4 bedroom, 2-story, approximately 1,050 sq. ft.
 Unit 7 - 4 bedroom, 2-story, approximately 1,050 sq. ft.
 Unit 8 - 4 bedroom, 2-story, approximately 1,050 sq. ft.

Key persons and entities involved in this project are as follows:

Owner: Royal Williams, LLC
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: Will Shepler
 Engineer: Meridian Engineering
 Surveyor: J. Lynn O'Flynn Land Surveying
 Landscape Architect: Keith Oropeza
 Legal and Equitable Owners: Paul Misch

Project Description:

Currently there is one large office building on site with parking fronting William Street. The remaining portion of the lot is vacant. The original c. 1960's, 42' x 24' structure has been added to over the previous years resulting in one large sprawling commercial space. The proposed plan is to demolish a central portion and later additions of the existing structure in order to create two detached structures. Once separated, the two structures will be converted into two single-family homes. All required parking will be provided on site.

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	HMDR	Complies
Height	30 ft.	<30 ft.	28 ft.	Complies
Site Size ³	≥ 4,000 sq. ft.	23,000 sq. ft.	23,000 sq. ft.	Complies
Density	16 u/ac (units)	0	8 units	Complies
Floor Area Ratio	1.0	19.3% (4,431 sq. ft.)	0	Complies
Building Coverage	40% (9,200 sq. ft.)	19.3% (4,431 sq. ft.)	39.6% (9,108 sq. ft.)	Complies
Impervious Surface	60% (13,800 sq. ft.)	51.4% (11,825 sq. ft.)	66% (12,494 sq. ft.)	Complies
Open Space	35%(4,899 sq. ft.)	48.6% (11,175 sq. ft.)	45.7% (10,506 sq. ft.)	Complies
Setback – Front	0 ft. ⁴	0 ft.	0 ft.	Complies
Setback – South Side	5 ft.	5 ft.	5 ft.	Complies
Setback – North Side	5 ft.	5 ft.	5 ft.	Complies
Setback – Rear	15 ft.	15 ft.	15 ft.	Complies
Parking				Complies
auto	1 space per unit (8)	10	10	Complies
Bicycle/scooter	10 %	0	8	Complies

* Existing non-conformity pursuant Sec. 122-27

Concurrency Facilities and Other Utilities or Services:

³ According to the Monroe County Property Appraiser's Records

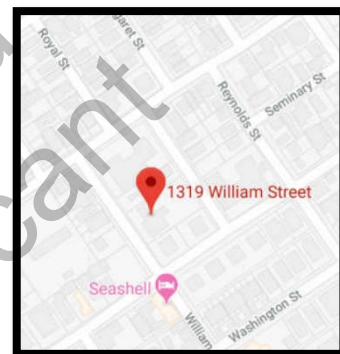
⁴ Resolution 93-58

Levels of Service –The impacts of the proposed project are generally summarized as follows:

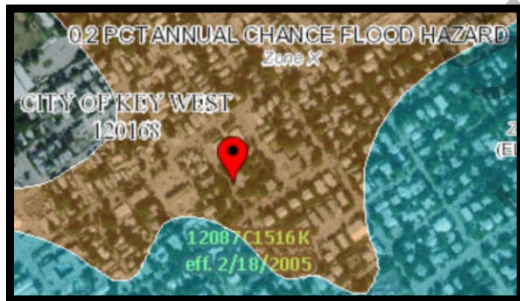
- The proposed change is expected to increase demand on the surrounding transportation system by approximately 40 trips per weekend day and remain the same during the weekdays.
- The proposed change is expected to increase demand for Potable Water by 840 gallons per day
- The proposed change is expected to decrease sanitary sewage supply by 4,384 gallons per day
- The proposed change is expected to decrease Solid Waste supply by 24.6 pounds per day
- The proposed change is expected to decrease recyclable supply by 7.36 pounds per day
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The proposed change is not expected to impact noise or noxious odors.
- A stormwater management system is proposed as part of this redevelopment. An engineering certification is provided that demonstrates the stormwater system meets the minimum requirements.
- A rainwater catchment system is being installed on site
- All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets.
- Interior lighting is designed to be LED
- Project will meet or exceed Florida Water Star

Location:

The subject property is set in a residential neighborhood, situated between the 1300 blocks of William and Royal streets. It is located within the Historic Medium Density Residential District (HMDR) and adjacent to what is locally referred to as the Casa Marina residential area.



Flood zone:

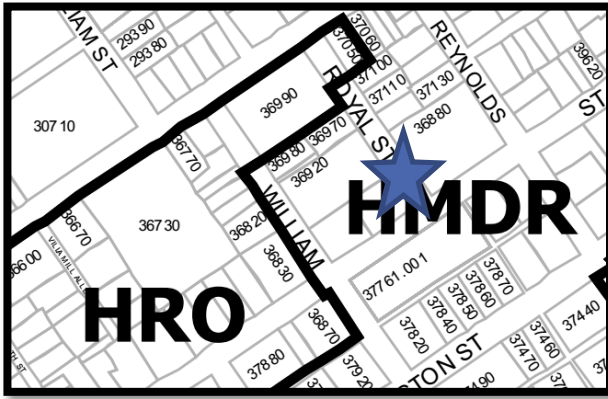


According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is in a moderate risk area within the 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.

Zoning ("HMDR"):

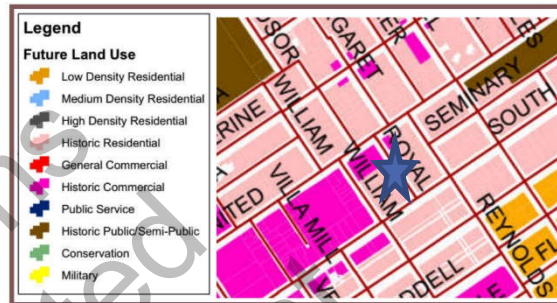
Land Use Compatibility.

The **HMDR** is established to implement comprehensive plan policies for areas designated “HMDR” on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of medium density residential areas within Old Town.



Future land use map designation (“FLUM”):

According to the City of Key West 2013 Comprehensive Plan, the property’s FLUM designation is Historic Residential (“HR”). The Historic Residential Future Land Use District; accommodates single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations, and customary community facilities are also allowed. The residential density within HMDR/Historic Residential FLUM is limited to 16 dwelling units per acre.



On-site parking

Overall parking demand will decrease by 6 automobile spaces as a result of the redevelopment. There is a 4,431 sq. ft. reduction in non-residential floor area and thus a commensurate reduction in non-residential parking demand of 6 spaces. There is a proposed increase of 8 market-rate residential dwellings with an associated increase in residential parking demand of 8 spaces (1 space/1 unit within the historic district). Supply of parking exceeds the demand in accordance with requirements of the Land Development Regulations Section 108-572. Ten auto parking spaces and 8 bike/scooter spaces are proposed.

Parking Demand		Automobile	
		Required	Demand
Existing	Commercial office (4,431 sf)	1/300 sf	14.7
	Residential (0 units)	1/unit	0
	Total		15
Proposed	Commercial office (0 sf)	1/300 sq. ft.	0
	Residential (8 units)	1/unit	8
	Total		8
Change in Parking Demand			-6

Transportation

The maximum predicted potential trip generation of the proposed land use is more than the maximum predicted potential trip generation from the current land use. However, this

development fronts both William Street and Royal Street and will utilize both roadways for travel routes.

The LOS analysis concludes that overall trip generation from the site will be expected to remain the same during the weekday and increase on weekends.

Trip Generation	Multiplier	Week Day			Saturday			Sunday		
		Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Residential (ITE 210)	Per unit	6.02	0.00	48.16	6.55	0.00	51.12	5.93	0.00	47.44
Gen. Office (ITE 710)	Per 1k sq. ft.	11.01	48.78	0.00	2.37	10.50	0.00	0.98	4.34	0.00
Total	--	--	48.78	48.16	--	10.50	51.12	--	4.34	47.44

Revisions
Submitted
by Applicant



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 +0. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.



Signature of applicant

Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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



Notary's Signature and Seal

Alvin Covington

Name of Acknowledger typed, printed or stamped



Alvin Covington

COMMISSION #FF913801

EXPIRES: August 27, 2019

WWW.AARONNOTARY.COM

FF913801

Commission Number, if any



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

305-809-3720 • www.cityofkeywest-fl.gov

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

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

Applicant: Trepanier & Associates, Inc. Site Address: 1319 William Street

Number and type of Units Requested: Market Rate 2 Affordable 0

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

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

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

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

TOTAL ESTIMATED POINTS 0

wsa

william shepler & associates

architecture

201 Front Street, Suite 203

Key West, FL 33040

Tel: 305-735-3131

Email: info@wsashepler.com

Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. SUBMISSION 11-07-18

1316 ROYAL STREET

KEY WEST, FL

B.P.A.S. SUBMISSION

Drawing Size
24x36

Project #
18025.3

Title:

PROPOSED
SITE PLAN
EXISTING SITE
DEMO PLAN

Sheet Number:

A-1.0

Date: - NOVEMBER 08, 2018

© 2018 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	28'	Yes
BUILDING COVERAGE	40%	4,431 s.f. (19.3%)	9,108 s.f. (39.6%)	Yes
IMPERVIOUS SURFACE RATIO	60%	11,825 s.f. (51.4%)	12,494 s.f. (54.8%)	Yes
LOT SIZE	Min. 4,000 s.f.	23,000 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK	Min. 10'	94.7'	89.8'	Yes
SIDE SETBACK (SOUTH)	Min. 5'	7.8'	15'	Yes
SIDE SETBACK (NORTH)	Min. 5'	9.2'	15'	Yes
REAR SETBACK	Min. 15'	29.7'	30'	Yes
OPEN SPACE	Min. 35%	11,175 s.f. (48.6%)	10,506 s.f. (45.7%)	Yes

1

A1.0

PROPOSED SITE PLAN

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

917 Duval Street



Building Permit Allocation System (BPAS) Application
(Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00



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

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983

Email: owen@owentrepanier.com

PROPERTY OWNER:

Name: Martins on Duvla, LLC

Mailing Address: 917 Duval Street

City: Key West State: FL Zip: 33040

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

Email: c/o owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 917 Duval Street

Parcel ID/ RE#: 00017810-000000

Alternate Key: 1018261

Zoning District: HRCC-3

Size of Site: 4,802 sq. ft.

Density Allowed: 2.4 units

Commercial Floor Area: 4,802 sq. ft.

B. EXISTING DEVELOPMENT:

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

This property is currently a restaurant on the 900 block of Duval.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	2
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			2

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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)



Minor Development Plan
Beneficial Use



Conditional Use
HARC



Lawful Unit Determination



Transient Transfer



Tree Commission



Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

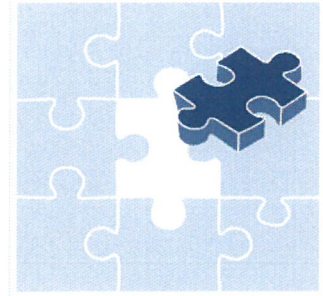
BPAS Application

Martins on Duval

917 Duval Street, Key West, Florida (RE# 00017810-000000)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 2 market-rate BPAS allocations to construct two new residential units as a two-story addition above an existing one story commercial structure.

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE: Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:	Martins on Duval
Owners Authorized Agent:	Trepanier & Associates, Inc.
Scale:	As noted on Plans
Preparation and revision dates:	As noted on plans
Location:	917 Duval Street
Owner:	Martins on Duval, LLC.
Architect/ Engineer:	William Rowan
Surveyor:	Reece & Associates Surveying
Legal and Equitable Owners:	Martins on Duval, LLC, Martin Busam

Project Description (Sec. 108-229):

Martins Restaurant is located at 917 Duval Street within the HRCC-3 zoning district and the historic commercial pedestrian-oriented area. The commercial structure is listed as a contributing resource within the historic commercial core of downtown Key West by the Historic Architectural Review Commission ("HARC"). The one-story commercial CBS structure has functioned as a restaurant since at least 1985¹.

¹ City of Key West permit records

This proposed development will consist of two residential units over the existing commercial/restaurant space. The design proposes a green area in the courtyard between the units. The units will be accessed from an interior stair.

The site cannot provide the required parking (2 auto spaces) for the additional units. A parking variance for bicycle substitution will be applied sought.

SITE DATA:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	HRCC-3	HRCC-3	HRCC-3
Height	35 ft. + 5 ft. for pitched roof	10 ft. 6 in.	35 ft.
Site Size ²	4,000 sq. ft.	(4,802 sq. ft.)	(4,802 sq. ft.)
Density	22 u/ac (2.4 u/ac)	0	2
Floor Area Ratio Total	1.0	(4,802 sq. ft.)	No Change (Residential Addition)
Building Coverage	50%	60% (2,877 sq. ft.)	60% (2,877 sq. ft.)
Impervious Surface	60%	79% (3,805 sq. ft.)	79% (3,805 sq. ft.)
Open Space		18% (897 sq. ft.)	18% (897 sq. ft.)
Setback – Front	5 ft.	.50 ft.	.50 ft.
Setback – Side	5 ft.	2.5 ft.	2.5 ft.
Setback – Side	5 ft.	5 ft. 7 in.	5 ft. 7 in.
Setback – Rear	15 ft.	22 ft. 7 in.	22 ft. 7 in.
Parking	2 auto	0	Variance for bicycle substitution

LOCATION:

This commercial property is located along the 900 block of Duval Street between Truman Avenue and Olivia Street. It is within the historic downtown commercial core and within the HRCC-3 zoning district.

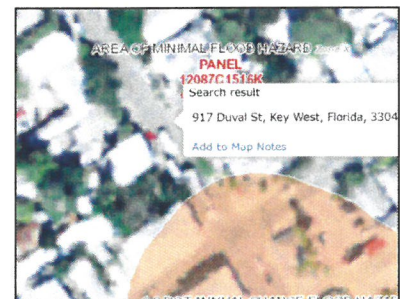


LEGAL DESCRIPTION:

On the island of Key West and known as William A Whitehead's Map of said Island, delineated in February, A.D., 1829, as part of Tract 4, but better described as a part of Lot 6 in Square 8, of said Tract 4, according to Gwynn's diagram, recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County Public Records.

FLOOD ZONE:

According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is is considered to be in an area determined to be outside the 500 -year floodplain and out outside of the 1% and 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.



² According to the Monroe County Property Appraiser's Records

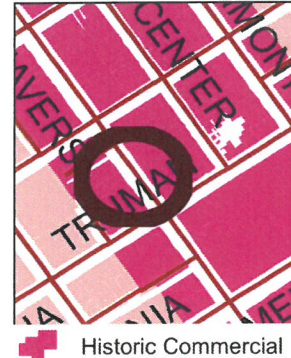
FUTURE LAND USE MAP DESIGNATION (“FLUM”):

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

Policy 1-1.1.8: Allowed Uses in the Historic Residential Commercial Core

The Historic Residential Commercial Core (HRCC) zoning district, located within the Historic Commercial Future Land Use District, is designed to accommodate the Historic Preservation District residential commercial core mixed use center.

The HRCC zoning district is intended to provide a management framework for preserving the nature, character and historic quality of the Historic Preservation District commercial core, including related residential development.



ZONING (“HRCC-3”):

Located toward the southern end of Duval Street, this corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the gulf side of Duval Street. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. This area shall be regulated by more restrictive performance standards than those applicable to the HRCC-1 district north of Petronia Street. The criteria for development within the HRCC-3 district shall require larger open space ratios, design standards which preserve and reinforce the physical characteristics of the area, and land use restrictions which exclude sidewalk bars and lounges which may produce excessive noise incompatible with surrounding activities.



Single-family and two-family residential dwellings are permitted by right in the HRCC-3 zoning district.

SOLUTION STATEMENT:

This BPAS application request is for two market-rate allocations to construct the two units above the existing commercial space located at 917 Duval Street, within the HRCC-3 zoning district which permits residential use. The proposed new development will be constructed above the base flood elevation and will strive to achieve Platinum Florida Green Building Certification.

Residential Developments (Sec. 108-231):

The proposed development consists of two units above commercial. Each unit will consist of the following:

Unit 1 – 5 bed, 3 bath dwelling unit approximately 1,716 sq. f.t

Unit 2 – 4 bed, 3½ bath dwelling unit approximately 1,672.5 sq.

Total: 2 market rate residential dwelling units

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies.

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

1. Based on the City of Key West adopted level of service the potable water demand is anticipated to increase slightly from the current level at the end of this single-phase development plan (pursuant to Sec. 94-68, the potable water LOS for residential development is 100 gal/capita/day).

Potable water demand will increase an estimated 11.02 gal/day.

As demonstrated in the Concurrency Analysis below the supply system can provide adequate water for the proposed development, and there are no system improvements required to maintain the adopted level of service. The project team is coordinating with the FCAA and the City of Key West's Fire Department to determine that the water pressure and flow will be adequate for fire protection for the proposed type of construction.

2. Based on the City of Key West adopted level of service the wastewater demand is anticipated to decrease from the pre-existing 2006 level at the end of this single-phase development plan (pursuant to Sec. 94-68, the wastewater LOS for residential development at 100 gal/capita/day).

The wastewater flow is anticipated to increase an estimated 11.02 gal/day.

As demonstrated in the Concurrency Analysis below no change is required in the capacity of the treatment and transmission facilities of wastewater. No system improvements are required to maintain the adopted level of service.

3. No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
4. There are not changes to the existing storm water management system.

5. Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for residential development is 0.50 lbs/capita³/day). Solid waste (i.e. construction debris) generated by the project will be handled by a licensed waste hauler pursuant to Policy 4-1.1.2.D, the solid waste LOS for residential development is 2.66 lbs/capita⁴/day.

The recyclable waste LOS is anticipated to increase an estimated 2.63 lbs/day.

The solid waste LOS is anticipated to increase an estimated 13.99 lbs/day.

6. Potential Trip Generation: Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development). Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.
7. The City of Key West's adopted level of service for recreational infrastructure is not anticipated to be affected by this residential redevelopment.
8. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
9. Reclaimed water use will be addressed on the attached site plan.
10. As demonstrated by the Concurrency Analysis provided later in this document, there will be no adverse effects on public facilities. Transportation/roadway map provided below.

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.

³ For the purposes of LOS, "capita" was calculated as *proposed units x persons/household* using the 2009-2013 US Census Data - 2.63 persons per household

⁴ For the purposes of LOS, "capita" was calculated as *proposed units x persons/household* using the 2009-2013 US Census Data - 2.63 persons per household

- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

SOLUTION STATEMENT PART B

The proposed plans will be new major development project as an addition to an existing structure. The proposed development is eligible to receive an allocation award from the *BPAS* system do to the following:

- a. All new units will be constructed in compliance with and obtain a baseline green building certification as per attached point sheet.
- b. This project is in the X flood zone where a base flood elevation is not a factor. Additionally, all new construction will be located on the second floor of an existing building, and therefore will meet the requirement for the first habitable floor 1.5 feet above the required base flood elevation.
- c. All new buildings shall be constructed with a rainwater catchment system that will hold a minimum of 1,000 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater. The proposed new construction will provide a rainwater catchment system as required.

Doc# 1610361 10/31/2006 10:14AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
John M. Spottswood, Jr.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 06-353-JT

10/31/2006 10:14AM
DEED DOC STAMP CL: PW \$8,400.00

Doc# 1610361
Bk# 2248 Pg# 941

Parcel Identification No. 00017810-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 4th day of October, 2006 between BLUM PROPERTIES, LLC, a Florida limited liability company whose post office address is 101 Ann Street, Suite 301, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Martin's on Duval LLC, a Florida limited liability company whose post office address is 1126 Grinnell 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

Thomas R. Piper
Witness Name: Thomas R. Piper
Samuel S. Hyatt, Jr.
Witness Name: Samuel S. Hyatt, Jr.

BLUM PROPERTIES, LLC, a Florida limited liability company

By: Gary M. Blum
Gary M. Blum, Manager

State of
County of

The foregoing instrument was acknowledged before me this 4th day of October, 2006 by Gary M. Blum of BLUM PROPERTIES, LLC, a Florida limited liability company, on behalf of said firm. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara Elliott, Notary Public
Derry Twp., Dauphin County
My Commission Expires June 29, 2008
Member, Pennsylvania Association Of Notaries

Barbara Elliott
Notary Public
Printed Name: Barbara Elliott
My Commission Expires: 6/29/2008

Parcel 1:

A parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described by metes and bounds as follows:

Commencing at a point 126 feet Northwest from the corner of Duval and Division Streets on the Northeast side of Duval Street and running thence on Duval Street North 40° West 42 feet; thence North 50° East 100 feet; thence South 40° East 42 feet; thence South 50° West 100 feet to the Point of Beginning.

Less the following described land:

A parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described by metes and bounds as follows:

Commence at the intersection of the SE'ly right of way line of Olivia Street with the NE'ly right of way line of Duval Street and run thence in a SE'ly direction along the said right of way line of Duval Street a distance of 210 feet to the Point of Beginning of the parcel of land being described herein; thence NE'ly and at right angles a distance of 97 feet; thence SE'ly and at right angles of a distance of 5.5 feet; thence SW'ly for a distance of 97 feet to a point on the NE'ly right of way line of Duval Street for a distance of 6.2 feet to the Point of Beginning.

Parcel 2:

On the Island of Key West and known as William A. Whitehead Map of said Island, delineated in February, A.D. 1826, as a part of Tract 4, but better described as a part of Lot 7 in Square 8 of said Tract 4 according to Gwynn's diagram recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County, Florida Public Records, and being more particularly described as follows:

Commence at the Southeasterly right of way line of Olivia Street and the Northeasterly right of way line of Duval Street; thence run Southeasterly along said Northeasterly right of way line of for a distance of 252.00 feet to the Point of Beginning; thence continue Southeasterly along the previous described course 6.3 feet, thence run at right angles in a Northeasterly direction 100.00 feet; thence run at right angles in a Northwesterly direction 6.3 feet; thence run at angles in a Southwesterly direction 100.00 feet back to said Point of Beginning.

Now described as follows:

On the island of Key West and known as William A. Whitehead's Map of said Island, delineated in February, A.D., 1829, as a part of Tract 4, but better described as a part of Lot 6 in Square 8, of said Tract 4, according to Gwynn's diagram, recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County Public Records and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way Line of Truman Avenue (40 foot Right-of-Way) and the Northeasterly Right-of-Way Line of Duval Street (50 foot Right-of-Way); thence in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Duval Street for 98.20 feet (Original Deed called for 126 feet) to the Point of Beginning: (the Point of Beginning is also the Southeasterly line of said legal description known as Parcel 2, the line is 256.30 feet from the intersection of the Southeasterly Right-of-Way line of Olivia Street (30 foot Right-of-Way) and the Northwesterly Right-of-Way line of Duval Street, per original deed the distance was called at 258.3 feet); thence at a right angle and in a Northeasterly direction for 100.00 feet; thence at a right angle and in a Northwesterly direction for 46.30 feet; thence at a right angle and in a Southwesterly direction for 100.00 feet to the said Northeasterly Right-of-Way Line of Duval Street (said point also being the Southeasterly line of a less out portion of property as described in the original deed, Parcel 1, and being 210.00 feet from the said intersection of Olivia Street for 49.30 feet to the Point of Beginning.

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Detail by Entity Name

Florida Limited Liability Company

MARTIN'S ON DUVAL LLC

Filing Information

Document Number	L06000096429
FEI/EIN Number	20-5646554
Date Filed	10/02/2006
Effective Date	10/02/2006
State	FL
Status	ACTIVE

Principal Address

917 DUVAL STREET
KEY WEST, FL 33040

Mailing Address

917 DUVAL STREET
KEY WEST, FL 33040

Registered Agent Name & Address

BUSAM, MARTIN
917 DUVAL STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

BUSAM, MARTIN
917 DUVAL STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2014	04/03/2014
2015	04/23/2015

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State of Florida, Department of State

Flood Certification

This property is in the X-Zone.

Application

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

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

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

917 Duval Street

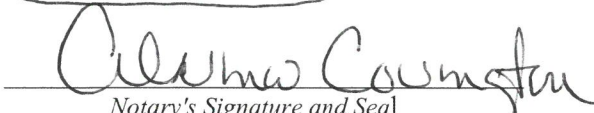
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 14 Nov 2018 by
Owen Trepanier
Name of Authorized Representative date

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF 913801
Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

Managing Member of Martins on Duval, LLC
Name of office (President, Managing Member) *Name of owner from deed*

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

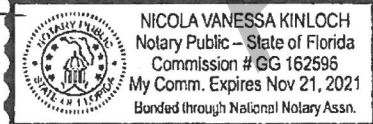
to be the representative for this application and act on my/our behalf before the City of Key West.

M. Busam
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 11 / 14 / 2018
Date

by Martin Busam
Name of person with authority to execute documents on behalf of entity owner

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



Notary's Signature and Seal

N Kinloch
Name of Acknowledger typed, printed or stamped

GG 162596
Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
Residential Floor Area				N/A
Density				N/A
Commercial Floor Area				N/A
F.A.R (Commercial)				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				N/A
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				N/A
Consumption Area or Number of seats				N/A



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

305-809-3720 • www.cityofkeywest-fl.gov

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

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

Trepanier & Associates, Inc.
Applicant: _____ Site Address: 917 Duval _____

Number and type of Units Requested: _____ Market Rate 2 Affordable 0

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: _____

Initial here

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

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

TOTAL ESTIMATED POINTS 5



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 5. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

Signature of applicant

11-14-18

Date

OWEN Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 14 day of NOVEMBER, 20 18,
by OWEN TREPANIER (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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

Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

11.
Exhibit E

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|-----|----------------------------------|
| P3.01 | N/A | Landscape Considerations |
| | New | Is the landscape existing or new |

Application

CATEGORY 1: ENERGY

Version 11 Rev 0.0

Category Minimum 30 / Category Maximum 75

Revised 3-27-18

HERS Index - Energy RatingE1.01 **75** 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**Yes** :Does the Home have a confirmed HERS Index**0** :Confirmed HERS Index**Design, Finishes, Amenities**

E2.01	0	1	Thermal Bypass Inspection
E2.02	0	1	Ductwork joints sealed with mastic
E2.03	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	1	Cross vent and ceiling fans code credit
E2.05	-	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.06	-	1	Passive solar space heating system
E2.07	-	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	-	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors 0% all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint 0 bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	-	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	-	1	Energy-efficient clothes dryers
E2.19	-	1	Energy-efficient ovens/ranges
E2.20	-	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.23	-	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	0	3	Energy Star® Advanced Lighting Package
E2.26	-	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	75	112	Total Points

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

Name of HERS Rater:

0

Certifying Agent Category 1:

0

CATEGORY 2: WATER

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 40

Revised 3-27-18

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

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

W3 Rainwater Harvesting

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

W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	9	56	Total Points

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

Certifying Agent Category 2:		0
Landscape Auditor:		0
Credentials of Auditor:		0

CATEGORY 3: LOT CHOICE

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 15

Revised 3-27-18

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			- Daycare center
			0 Fire station
			Yes Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			0 Medical or dental office
			Yes Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 School
			0 Supermarket
			0 Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	2	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	16	21	Total Points

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

Certifying Agent Category 3:

0

Application

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

S1.01	<input type="text" value="2"/>	2	Maximize tree survivability
S1.02	<input type="text" value="2"/>	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for <input type="text" value=""/> area of future driveway
S1.03	<input type="text" value="-"/>	2	Replant or donate removed vegetation
S1.4	<input type="text" value="0"/>	1 - 9	Preserve or create wildlife habitat / shelter <input type="text" value="0"/> % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

S2.1	<input type="text" value="0"/>	2	Mill clear trees
S2.2	<input type="text" value="0"/>	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: <input type="text" value="0"/>

Erosion Control / Topsoil Preservation

S3.1	<input type="text" value="-"/>	2	Develop and Implement an Erosion Control Site Plan
S3.2	<input type="text" value="0"/>	1	Stabilize disturbed soil
S3.3	<input type="text" value="0"/>	2	Stage disturbance
S3.4	<input type="text" value="0"/>	1	Control sediment runoff during construction
S3.5	<input type="text" value="0"/>	1	Save and reuse any removed topsoil

Drainage / Retention

S4.1	<input type="text" value="-"/>	2	Onsite designated retention area
S4.2	<input type="text" value="0"/>	2	Direct filtered rooftop runoff to planted area(s)
S4.3	<input type="text" value="0"/>	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious <input type="text" value="0"/> % Pervious Material <input type="text" value="0.1"/> Total Lot Area (sq. ft.) <input type="text" value="0"/> Coverage Area (sq. ft.) <input type="text" value="0.001"/> 100% Pervious sq. ft. <input type="text" value="0"/> Equivalent Pervious Area --> <input type="text" value="0.001"/> Equivalent Pervious Area (semi-pervious) <input type="text" value="0"/> Total points for pervious area

34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-18

Combustion

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

Space Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
0	Outside of conditioned space

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

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

Ventilation

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

6 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

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

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

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

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

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

OR

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

OR

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

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

7 47 Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

56 Total Points

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

Certifying Agent Category 8:

Application

FGBC Home Score

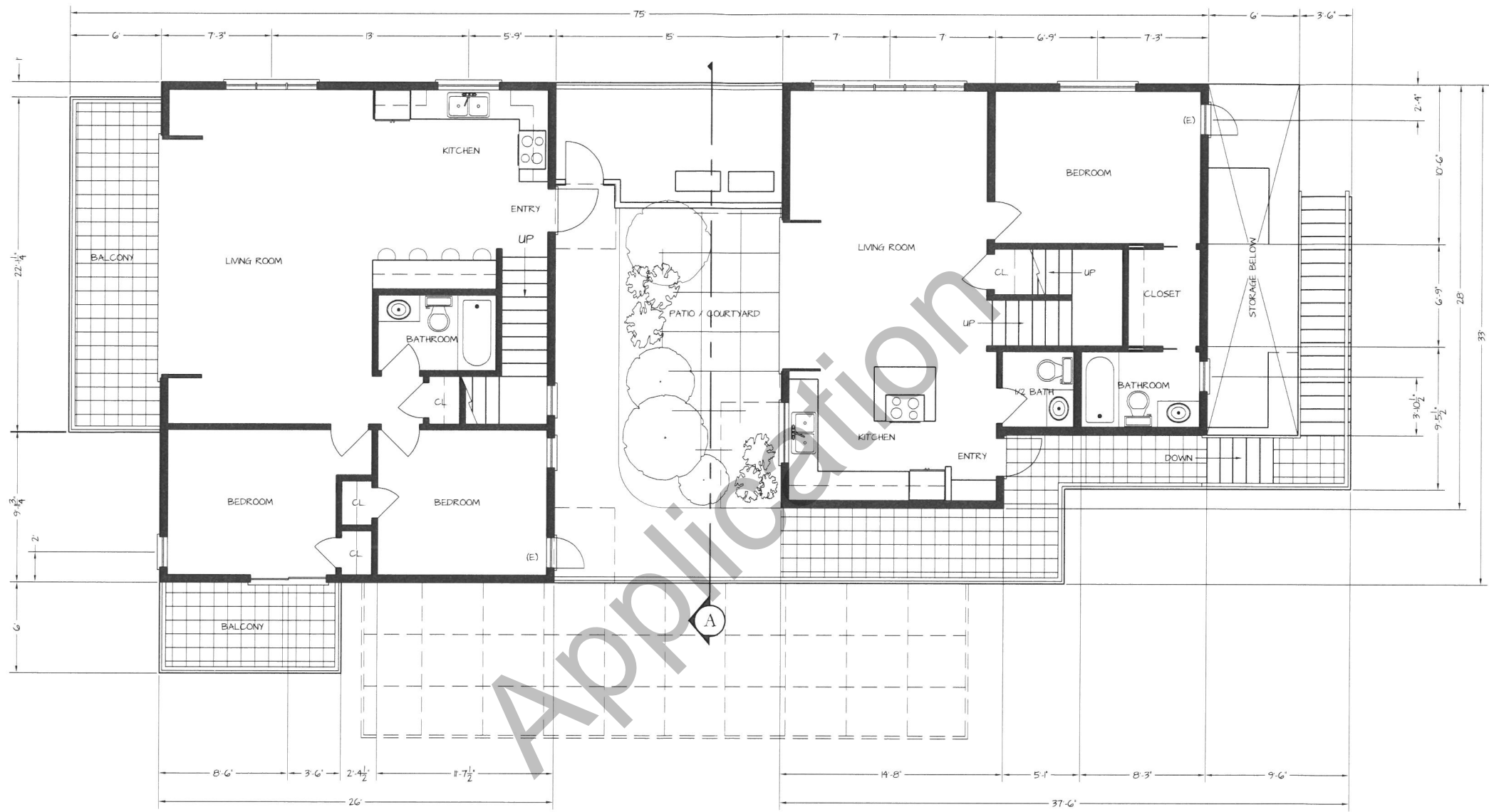
Category	Your Score	Required Min - Max
Category 1: Energy	75	30 - 75
Category 2: Water	9	15 - 40
Category 3: Lot Choice	15	0 - 15
Category 4: Site	4	5 - 30
Category 5: Health	6	15 - 35
Category 6: Materials	6	10 - 35
Category 7: Disaster Mitigation	7	5 - 30
Category 8: General	2	0 - 40

Total:	124
Total Need:	120
Certified Home Score	104
Certification Level:	Bronze

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

Home Address
0
0

Application



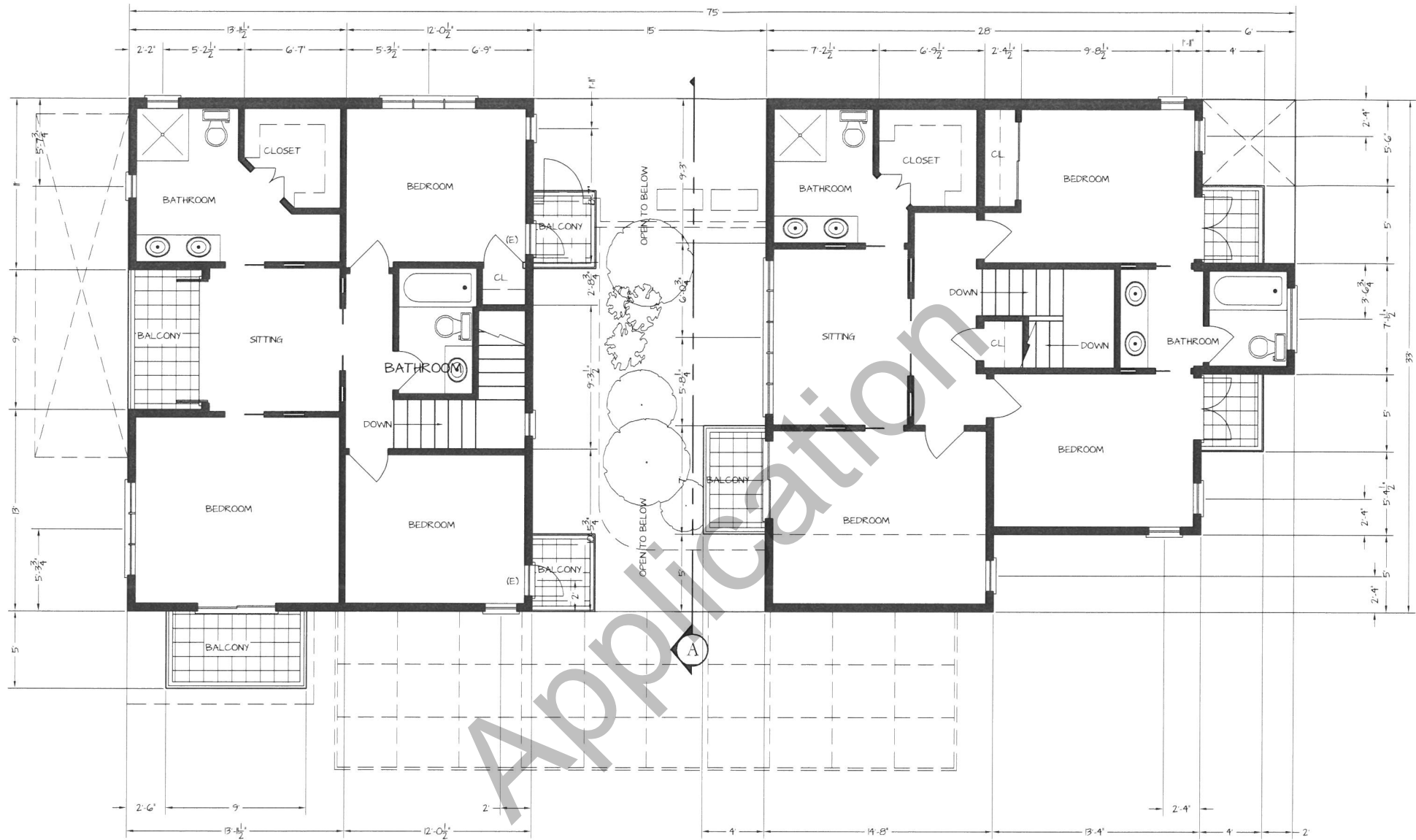
FLOOR PLAN
1/4" = 1'-0"
SECOND

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

MARTINS RESTAURANT
2ND & 3RD FLOOR ADDITION
917 DUVAL STREET KEY WEST, FLORIDA 33040

PROJECT NO.

DATE 8/4/2017



NORTH
FLOOR PLAN
1/4" = 1'-0"
THIRD

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
KEY WEST, FLORIDA
FLORIDA LICENSE AR001751

PROJECT NO.

DATE 8/4/2017

3
3 OF 5

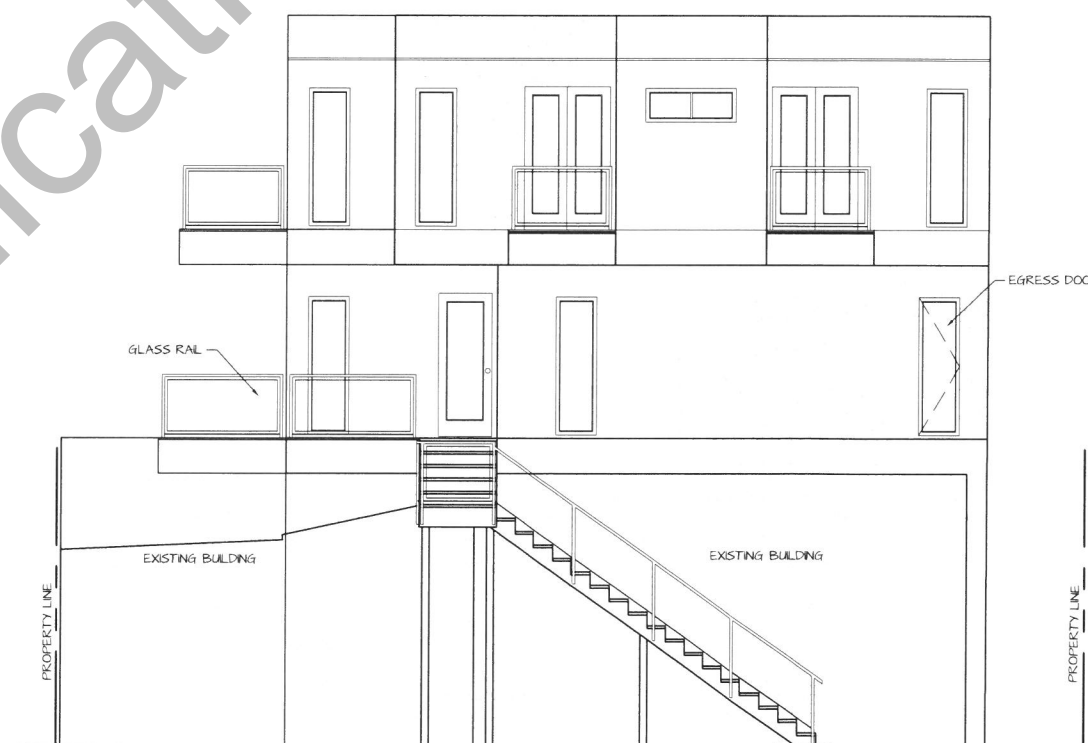
MARTINS RESTAURANT
2ND & 3RD FLOOR ADDITION
917 DUVAL STREET KEY WEST, FLORIDA 33040



SOUTH ELEVATION
1/4" = 1'-0" EXISTING



SOUTH ELEVATION
1/4" = 1'-0" PROPOSED



NORTH ELEVATION
1/4" = 1'-0" PROPOSED

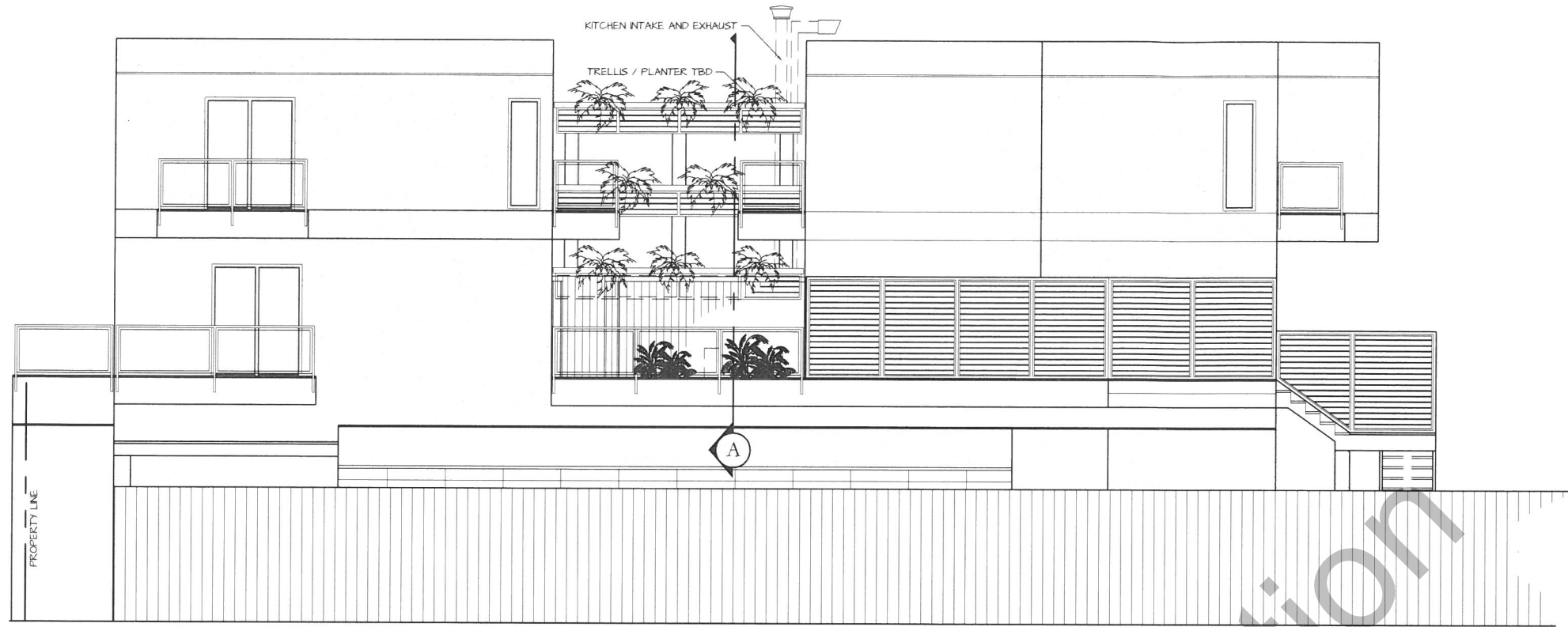
MARTINS RESTAURANT
2ND & 3RD FLOOR ADDITION
917 DUVAL STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 BEACON LANE
KEY WEST, FLORIDA
305.296.3784
FLORIDA LICENSE A6807731

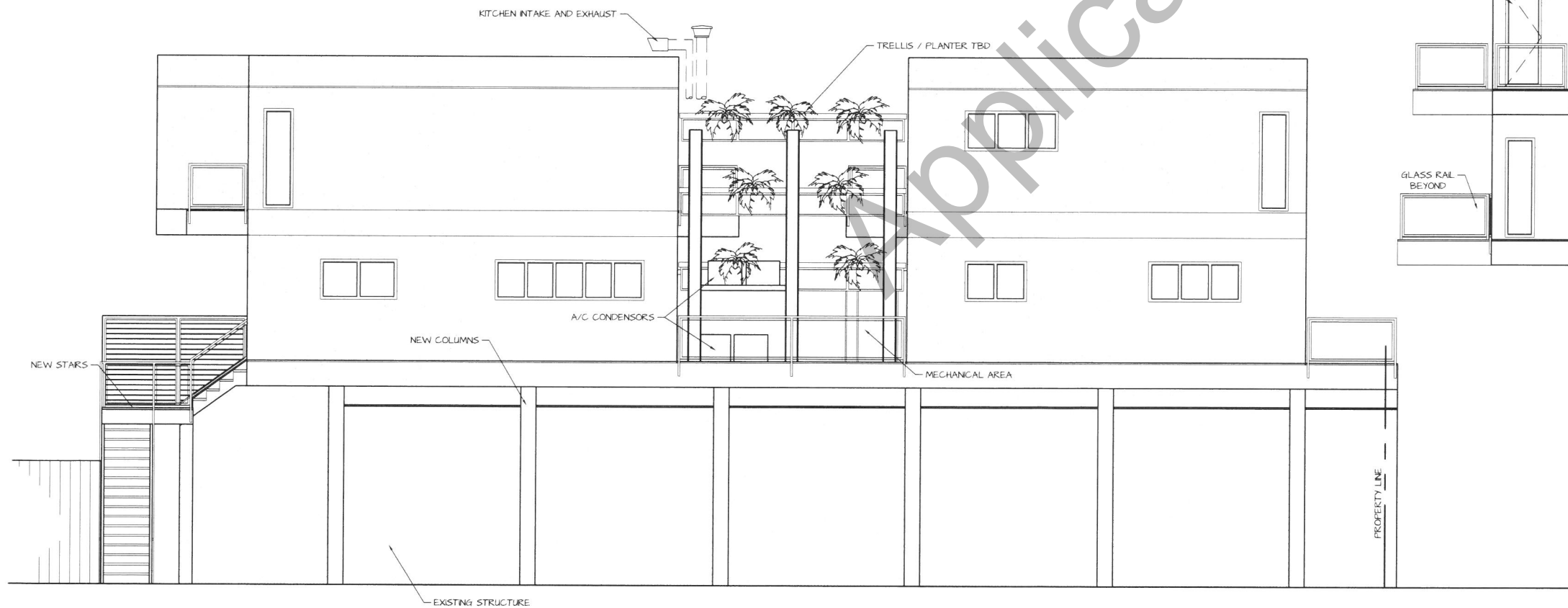
PROJECT NO.

DATE 8/4/2017

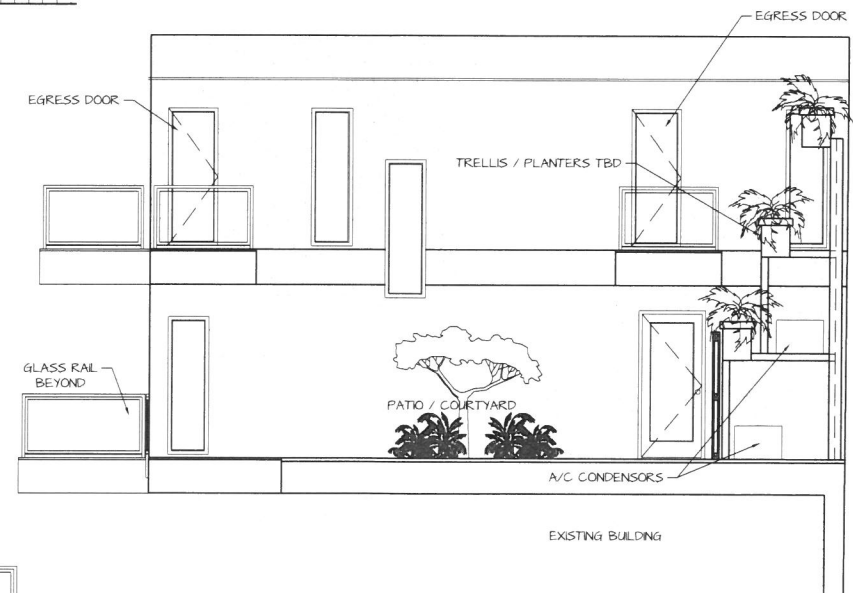
4
4 OF 5



EAST ELEVATION
1/4" = 1'-0" PROPOSED



WEST ELEVATION
1/4" = 1'-0" PROPOSED



A SECTION
1/4" = 1'-0" PROPOSED

MARTINS RESTAURANT
2ND & 3RD FLOOR ADDITION

917 DUVAL STREET KEY WEST, FLORIDA 33040

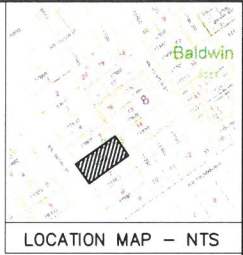
WILLIAM ROWAN N
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE: AR-007751

PROJECT NO.

DATE: 8/4/2017

5
5 OF 5



MAP OF BOUNDARY SURVEY
PART LOT 6, SQUARE 8, TRACT 4
ON THE ISLAND OF KEY WEST

LEGAL DESCRIPTION -

On the island of Key West and known as William A. Whitehead's Map of said Island, delineated in February, A.D., 1829, as a part of Tract 4, but better described as a part of Lot 6 in Square 8, of said Tract 4, according to Gwynn's diagram, recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County Public Records and being more particularly described as follows:

Commence at the intersection of the Northwestern Right-of-Way Line of Truman Avenue (40 foot Right-of-Way) and the Northeastern Right-of-Way Line of Duval Street (50 foot Right-of-Way); thence in a Northwestern direction along the said Northeastern Right-of-Way Line of Duval Street for 98.70 feet. (Original Deed called for 126 feet) to the Point of Beginning; (the Point of Beginning is also the Southeastern line of said legal description known as Parcel 2, the line is 258.30 feet from the intersection of the Southeastern Right-of-Way line of Olivia Street (30 foot Right-of-Way) and the Northwestern Right-of-Way line of Duval Street, thence at a right angle and in a Northeastern direction for 100.00 feet; thence at a right angle and in a Northwestern direction for 48.30 feet; thence at a right angle and in a Southwestern direction for 100.00 feet to the said Northeastern Right-of-Way line of Duval Street (said point also being the Southeastern line of a less out portion of property as described in the original deed, Parcel 1), and being 210.00 feet from the said intersection of Olivia Street for 48.30 feet to the Point of Beginning.

Less and except the following:

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 4, but better described as a part of Lot 6, in Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records, and being more particularly described as follows: COMMENCE at the southeasterly right-of-way line of Olivia Street and the northeasterly right-of-way line of Duval Street; thence run southeasterly along the northeasterly right-of-way line for a distance of 210.00 feet; thence northeasterly at right angles for a distance of 10.81 feet to the Point of Beginning; thence southeasterly at right angles for a distance of 0.47 feet; thence northeasterly at an angle of 89°44'25" deflected to the left for a distance of 22.91 feet; thence northwesterly at an angle of 90°06'39" deflected to the left for a distance of 0.15 feet; thence northeasterly at an angle of 89°59'54" deflected to the right for a distance of 34.76 feet; thence northwesterly at right angles for a distance of 0.51 feet; thence southwesterly at an angle of 90°08'50" deflected to the left for a distance of 57.67 feet back to the Point of Beginning.

SCALE: 1"=20'
FIELD WORK DATE: 12/29/14
REVISION DATE: -/-/-
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: RER
INVOICE #: 14121201

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (1) (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: [Signature]
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

CERTIFIED TO -

Attorneys' Title Insurance Fund, Inc.
Old Republic National Title Insurance Company
Martin's on Duval, LLC

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOS = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TOS = TOP OF SLOPE
C = CALCULATED	FN&D = FOUND NAIL & DISK	PCP = PERMANENT CONTROL POINT	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	FO = FENCE ON LINE	PI = POINT OF INTERSECTION	TOP = TYPICAL
CB = CONCRETE BLOCK	FOL = FENCE ON LINE	PK = PARKER KALON NAIL	UEASE = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PM = PARKING METER	UPC = CONCRETE UTILITY POLE
CI = CURB INLET	GI = GRATE INLET	POB = POINT OF BEGINNING	UPW = METAL UTILITY POLE
CL = CENTERLINE	GL = GROUND LEVEL	POC = POINT OF COMMENCEMENT	VB = WOOD BOX
CLF = CHAINLINK FENCE	GW = GUY WIRE	PRC = POINT OF REVERSE CURVE	WD = WOOD DECK
CM = CONCRETE MONUMENT	HB = HOSE BIB	PT = POINT OF TANGENT	WL = WOOD FENCE
CONC = CONCRETE	IP = IRON PIPE	R = RADIUS	WM = WOOD LANDING
C/S = CONCRETE SLAB	IR = IRON ROD	ROL = ROOF OVERHANG LINE	WM = WATER METER
COV = COVERED	L = ARC LENGTH	ROWL = RIGHT OF WAY LINE	WM = WATER VALVE
D = DEED	LE = LOWER ENCLOSURE	R/W = RIGHT OF WAY	T = TREE
DEASE = DRAINAGE EASEMENT	LS = LANDSCAPING	SCO = SANITARY CLEAN-OUT	TBW = BUTTWOOD
DELTA = DELTA ANGLE	M = MEASURED	SN&D = SET NAIL & DISK LB 7846	TOL = GUMBO LIMBO
DMH = DRAINAGE MANHOLE	MB = MAILBOX	SIR = SET IRON ROD 1/2" LB 7846	TMA = MAHOGANY
EB = ELECTRIC BOX	MHW = MEAN HIGH WATER LINE	SMH = SANITARY MANHOLE	TPA = PALM
EL = ELEVATION	MTL = METAL FENCE	SPV = SPRINKLER CONTROL VALVE	TPAC = COCONUT PALM
ELEV = ELEVATED	NTS = NOT TO SCALE	SV = SEWER VALVE	TPOIN = ROYAL PONCIANA
ENCL = ENCLOSURE	OWH = OVERHEAD WIRES	TB = TELEPHONE BOX	TSDH = SCHEFFLERA
FFE = FINISHED FLOOR ELEVATION		TBM = TIDAL BENCHMARK	TSS = SEAGRASS
FI = FIRE HYDRANT		TMH = TELEPHONE MANHOLE	TUNK = UNKNOWN



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018

Trepanier & Associates
1421 1st Street Unit 101
Key West FL 33040

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
917 Duval Street (RE # 00017810-000000)

Dear Mr. Trepanier,

Thank you for your BPAS application for two (2) market-rate residential dwelling units for property located at 917 Duval 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 not complete.

- X Please provide **flood elevation certificates** as required by page 3, number 5 of the application, for all new construction.
- ✓ Staff has obtained a copy of the licensing records for the existing commercial unit to satisfy requested document number 6.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a.: The submitted FGBC checklist gives the construction a score of 104, resulting in a "bronze" certification level.
- ✓ Sec. 108-997 (b) (1) b.: Although the elevation plans do not provide measurements to verify the height of the new additions, this parcel is in an area of minimal flood hazard and the new construction will be above the existing structure.
- X Sec. 108-997 (b) (1) c.: The submitted site plans do not indicate a location for a cistern, although the Solution Statement states that the proposed new construction will include one. Please submit **revised plans indicating the size and location of the proposed cistern.**

BPAS Scoring Criteria

The points claimed in Exhibit C and D have been verified by staff.

Additional Documentation & Comments

The estimated score sheet submitted with the application says the development type is minor renovation. However, the solution statement part B and page 1 of the application indicate this development will be a major construction project. Staff placed a phone call to the applicant on December 6 and confirmed that the project is indeed a major construction project. Please **submit a revised Exhibit C** with the corrected prerequisite development type marked (blank form attached for your convenience).

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers
Planner II
P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov

January 23, 2019

Mr. Patrick Wright, Planning Director
City of Key West
1300 White Street
Key West, FL 33040

**Re: 917 Duval Street – Martin's restaurant
BPAS – Response to Staff Comment Letter**



Dear Mr. Wright,

Please accept the attached documents in response to the "Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application" dated December 28th, 2018.

Per staff's letter, the following documents are attached:

- Corrected application from Minor Renovation to Major Development
- Revised plans indicating the size and location of the proposed cistern
- Revised Exhibit "C"
- Updated Solution Statement

Thank you for your time and consideration in this matter.

Please don't hesitate to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Thompson', is positioned above the printed name.

Lori Thompson, Project Manager

BPAS Application

Martins on Duval

917 Duval Street, Key West, FL (RE# 00017810-000000)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Solution Statement:

This BPAS application request is for two market-rate allocations to construct two residential units above the existing one-story commercial space located at 917 Duval Street. The site is located within the HRCC-3 zoning district which permits residential use. The proposed plans constitute a major development project as an addition to an existing structure. The proposed new development is located within the X flood zone, will provide a rainwater catchment system as required and will achieve Florida Green Building Certification.

Identification of Key Persons:

Name of development:..... Martins on Duval
Owners Authorized Agent:..... Trepanier & Associates, Inc.
Scale:..... As noted on Plans
Preparation and revision dates:..... As noted on plans
Location:..... 917 Duval Street
Owner:..... Martins on Duval, LLC.
Architect/ Engineer:..... William Rowan
Surveyor:..... Reece & Associates Surveying
Legal and Equitable Owners:..... Martins on Duval, LLC, Martin Busam

Project Description:

Martins Restaurant is located at 917 Duval Street within the HRCC-3 zoning district and the historic commercial pedestrian-oriented area. The commercial structure is listed as a contributing resource within the historic commercial core of downtown Key West by

the Historic Architectural Review Commission (“HARC”). The one-story commercial CBS structure has functioned as a restaurant since at least 1985¹.

This proposed development will consist of two residential units over the existing commercial/restaurant space. The design proposes a green area in the courtyard between the units. The units will be accessed from an interior stair.

The site cannot provide the required parking (2 auto spaces) for the additional units. A parking variance for bicycle substitution will be sought.

Residential Developments:

The proposed development consists of two units above commercial. Each unit will consist of the following:

Unit 1 – 5 bed, 3 bath dwelling unit approximately 1,716 sq. ft.

Unit 2 – 4 bed, 3½ bath dwelling unit approximately 1,672.5 sq.

Total: 2 market rate residential dwelling units

SITE DATA:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	HRCC-3	HRCC-3	HRCC-3
Height	35 ft. + 5 ft. for pitched roof	10 ft. 6 in.	35 ft.
Site Size ²	4,000 sq. ft.	(4,802 sq. ft.)	(4,802 sq. ft.)
Density	22 u/ac (2.4 u/ac)	0	2
Floor Area Ratio Total	1.0	(4,802 sq. ft.)	No Change (Residential Addition)
Building Coverage	50%	60% (2,877 sq. ft.)	60% (2,877 sq. ft.)
Impervious Surface	60%	79% (3,805 sq. ft.)	79% (3,805 sq. ft.)
Open Space		18% (897 sq. ft.)	18% (897 sq. ft.)
Setback – Front	5 ft.	.50 ft.	.50 ft.
Setback – Side	5 ft.	2.5 ft.	2.5 ft.
Setback – Side	5 ft.	5 ft. 7 in.	5 ft. 7 in.
Setback – Rear	15 ft.	22 ft. 7 in.	22 ft. 7 in.
Parking	2 auto	0	Variance for bicycle substitution

Location:

This commercial property is located along the 900 block of Duval Street between Truman Avenue and Olivia Street. It is within the historic downtown commercial core and within the HRCC-3 zoning district.

Legal description:

On the island of Key West and known as William A Whitehead’s Map of said Island, delineated in February, A.D., 1829, as part of Tract 4, but better described as a part of Lot 6 in Square 8, of said Tract 4, according to



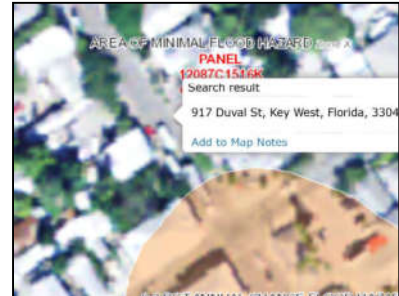
¹ City of Key West permit records

² According to the Monroe County Property Appraiser’s Records

Gwynn's diagram, recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County Public Records.

Flood zone:

According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is considered to be in an area determined to be outside the 500 -year floodplain and out outside of the 1% and 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.



Future land use map designation ("FLUM"):

The property's FLUM designation is Historic Commercial ("HC").

Policy 1-1.1.8: Allowed Uses in the Historic Residential Commercial Core

The Historic Residential Commercial Core (HRCC) zoning district, located within the Historic Commercial Future Land Use District, is designed to accommodate the Historic Preservation District residential commercial core mixed use center.

The HRCC zoning district is intended to provide a management framework for preserving the nature, character and historic quality of the Historic Preservation District commercial core, including related residential development.



Zoning ("HRCC-3"):

Located toward the southern end of Duval Street, this corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the gulf side of Duval Street. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. This area shall be regulated by more restrictive performance standards than those applicable to the HRCC-1 district north of Petronia Street. The criteria for development within the HRCC-3 district shall require larger open space ratios,



design standards which preserve and reinforce the physical characteristics of the area, and land use restrictions which exclude sidewalk bars and lounges which may produce excessive noise incompatible with surrounding activities.

Single-family and two-family residential dwellings are permitted by right in the HRCC-3 zoning district.

- The proposed change is expected to increase demand for Potable Water by 490 gallons per day
- The proposed change is expected to increase sanitary sewage supply by 526 gallons per day
- The proposed change is expected to increase Solid Waste supply by 14 pounds per day
- The proposed change is expected to increase recyclable supply by 2.6 pounds per day
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The proposed change is not expected to impact noise or noxious odors.
- A rainwater catchment system is being installed on site
- Interior lighting is designed to be LED
- All proposed exterior lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from adjacent properties.
- Project will meet or exceed Florida Water Star

Concurrency Facilities and Other Utilities or Services:

Policy 2-1.1.1- Transportation

Because we are adding two residential units to the site and the commercial space is remaining the same, the maximum predicted potential trip generation of the proposed land use is more than the maximum predicted potential trip generation from the current land use.

As this is a property without automobile parking, future residents will depend on alternative means of transportation.

Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to be **1,241.6 gal/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by approximately 490 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ³	LOS	Daily Capacity ⁴	
Proposed	100 g/capita/day	(2.63 x 2) capita x 100g = 526 gal	100g/capita/day	(4,802/ 1000* 1.4902) x 100g = 715.6 gal	1,241.6 gal
Existing	100 g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	(4,802/ 1000* 1.4902) x 100g = 715.6 gal	751.6 gal

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be **598 gal/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 526 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁵	Rate	Daily Capacity	
Proposed	100 g/capita/day	(2.63 x 2) capita x 100g = 526 gal	660 gal/acre/day	0.11 acres x 660 gal = 72.75 gal	598 gal
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	0.11 acres x 660 gal = 72.75 gal	72.5 gal

³ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁴ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4902 persons per 1,000 sf of Community Retail

⁵ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁶

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to decrease at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be **59.5 lbs/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by **14.0 pounds per day**; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁷	LOS	Daily Capacity ⁸	
Proposed	2.66 lbs/capita/day	(2.63 x 2) capita x 2.66 lbs = 13.99 lbs	6.37 lbs/capita/day	(4,802/ 1000*1.4902) x 6.37lbs= 45.5 lbs	59.5 lbs
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	(4,802/ 1000*1.4902) x 6.37lbs= 45.5 lbs	45.5 lbs

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc.

⁶ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

⁷ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁸ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4902 persons per 1,000 sf of Community Retail

reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.⁹

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be **4.41 lbs/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by **2.6 pounds per day**. The team will coordinate with waste management services to provide an adequate amount of recycling containers per unit.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹⁰	LOS	Daily Capacity ¹¹	
Proposed	0.5 lbs/capita/day	(2.63 x 2) capita x 0.5 lbs = 2.63 lbs	0.25 lbs/capita/day	(4,802/1000* 1.4902) x 0.25lbs= 1.78	4.41 lbs
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	(4,802/1000* 1.4902) x 0.25lbs= 1.78 lbs	1.78 lbs

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

⁹ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

¹⁰ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹¹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4902 persons per 1,000 sf of Community Retail



Building Permit Allocation System (BPAS) Application

(Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00

- 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: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____

Email: _____

PROPERTY OWNER:

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____

Email: _____

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: _____

Parcel ID/ RE#: _____ Alternate Key: _____

Zoning District: _____ Size of Site: _____

Density Allowed: _____ Commercial Floor Area: _____

B. EXISTING DEVELOPMENT:

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

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

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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 ___ Minor Development Plan ___ Conditional Use
 ___ Variance(s) ___ Beneficial Use ___ HARC
 ___ Lawful Unit Determination ___ Transient Transfer ___ Tree Commission
 ___ Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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



305-809-3720 • www.cityofkeywest-fl.gov

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

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

Applicant: Trepanier & Associates, Inc. **Site Address:** 917 Duval

Number and type of Units Requested: Market Rate 2 Affordable

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

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

Initial here

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

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

TOTAL ESTIMATED POINTS 0



Exhibit D – BPAS Certification Form

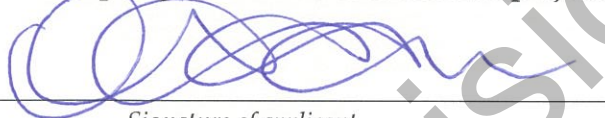
Building Permit Allocation System Application

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 +0. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.


Signature of applicant


Nov 15, 2018
Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

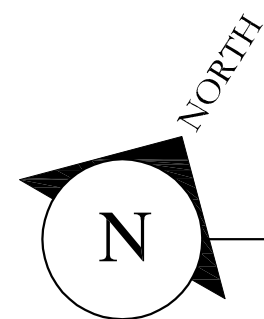
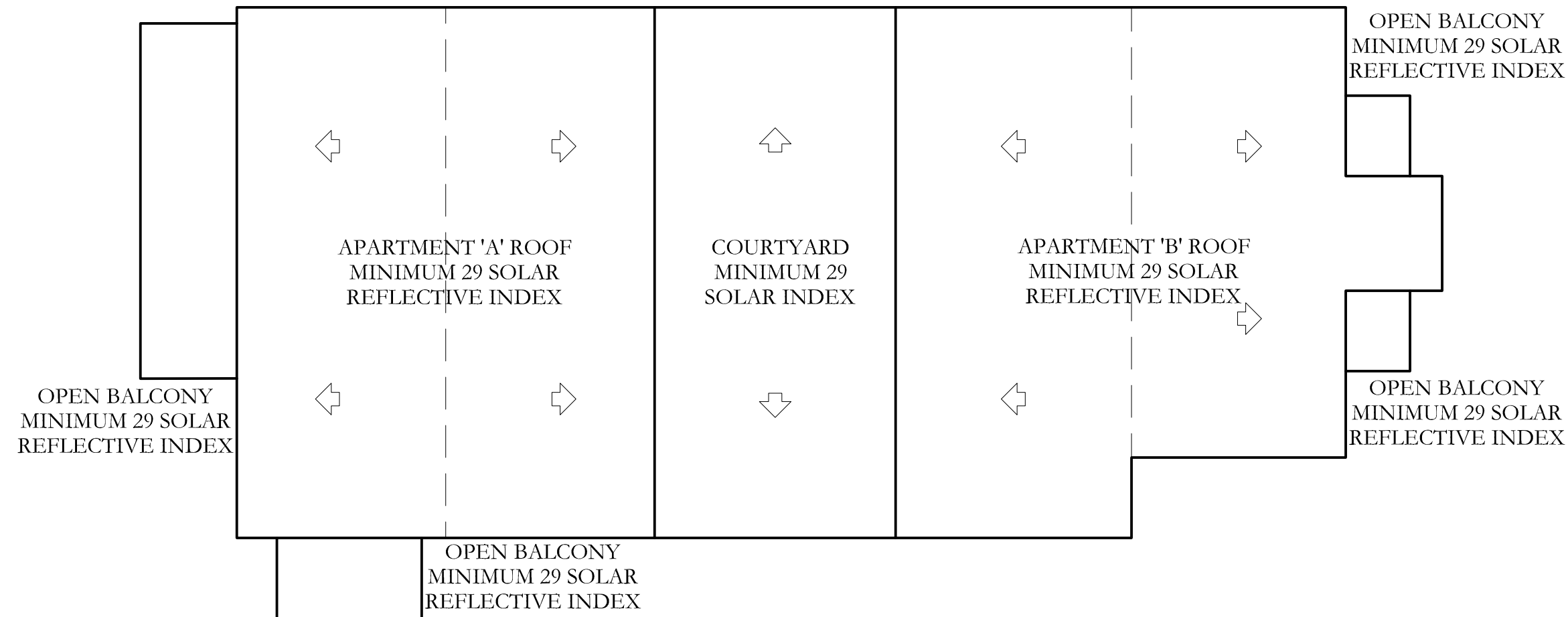
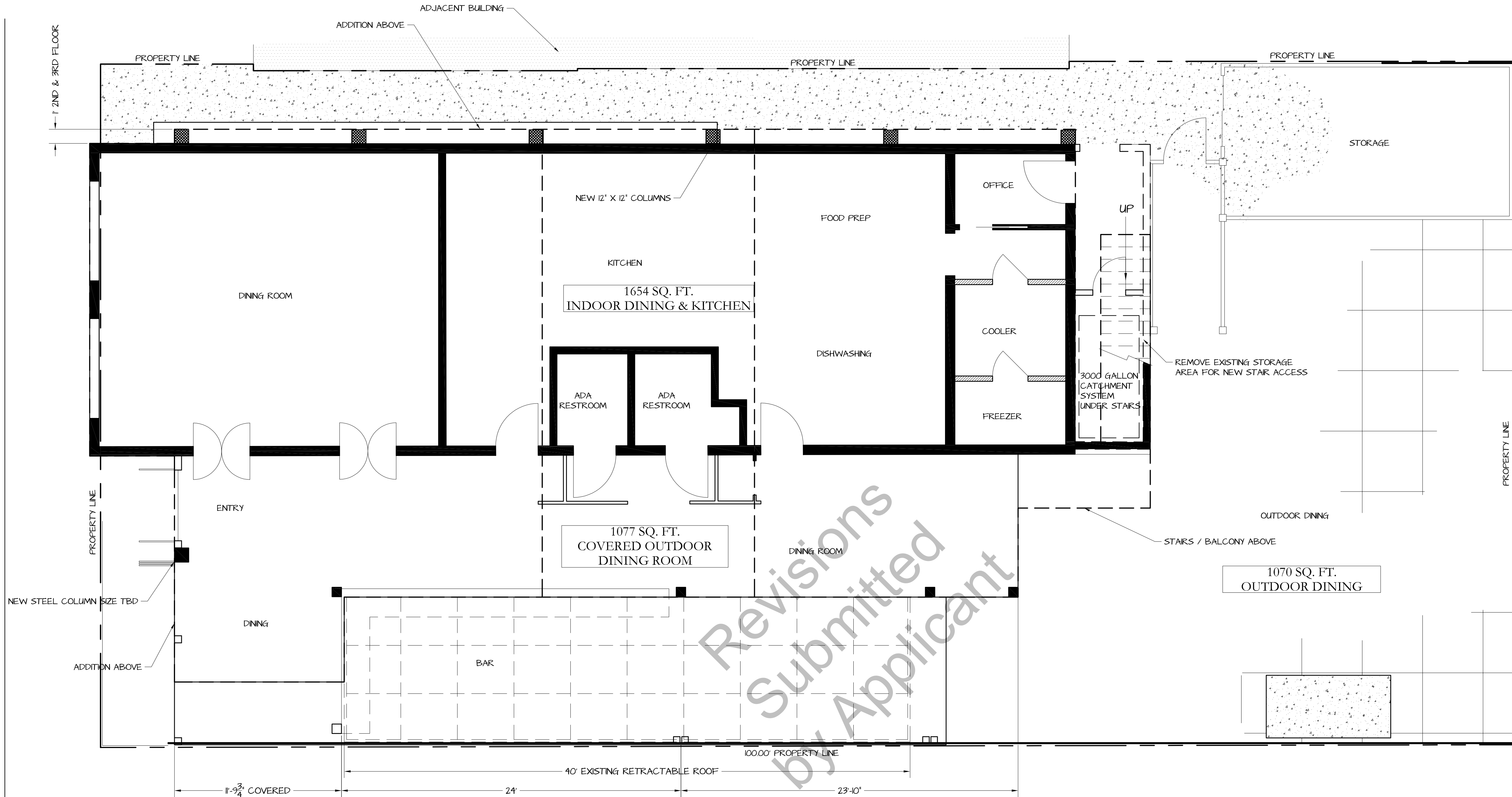


Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

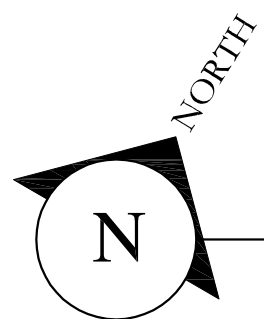
DUVAL STREET



ROOF PLAN

1/8" = 1'-0"

2243 SQ. FT. TOTAL ROOF
COVERAGE
MINIMUM 29 SOLAR
REFLECTIVE INDEX



FLOOR PLAN

1/4" = 1'-0"

FIRST / GROUND

SHEET INDEX		
SHT	NO.	DESCRIPTION
1	1	FIRST FLOOR - EXISTING / PROPOSED
2	2	SECOND FLOOR PLAN - PROPOSED
3	3	THIRD FLOOR PLAN / ROOF PLAN - PROPOSED
4	4	ELEVATIONS - EXISTING / PROPOSED
5	5	EELVATIONS - PROPOSED

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, Florida, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING: Florida Building Code, 2014
ELECTRICAL: National Electrical Code, 2014
PLUMBING: Florida Building Code (Plumbing), 2014
MECHANICAL: Florida Building Code (Mech.), 2014
GAS: LP Gas Code, 2014 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

MARTINS RESTAURANT
2ND & 3RD FLOOR ADDITION

917 DUVAL STREET KEY WEST, FLORIDA 33040

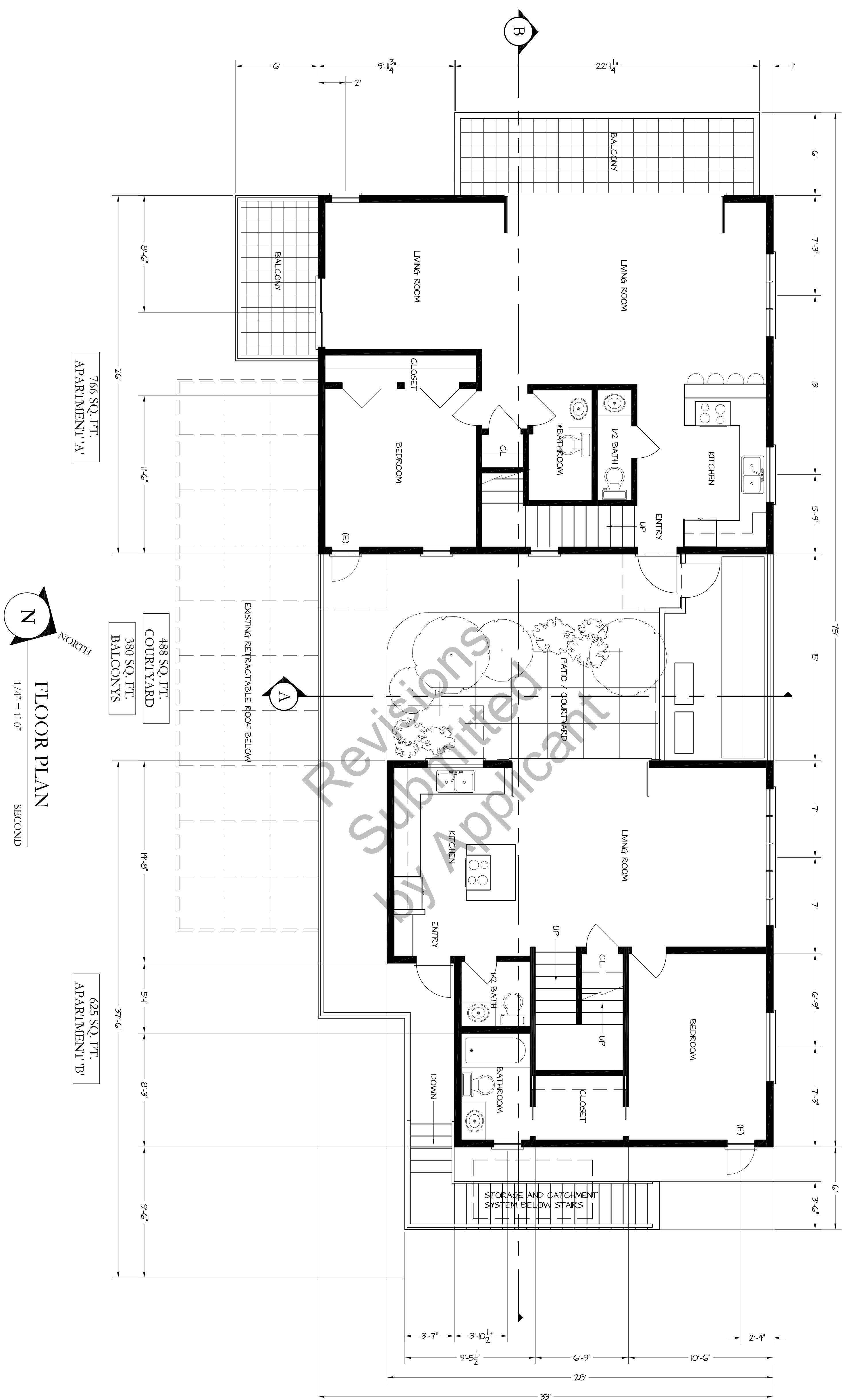
WILLIAM ROWAN
ARCHITECTURE

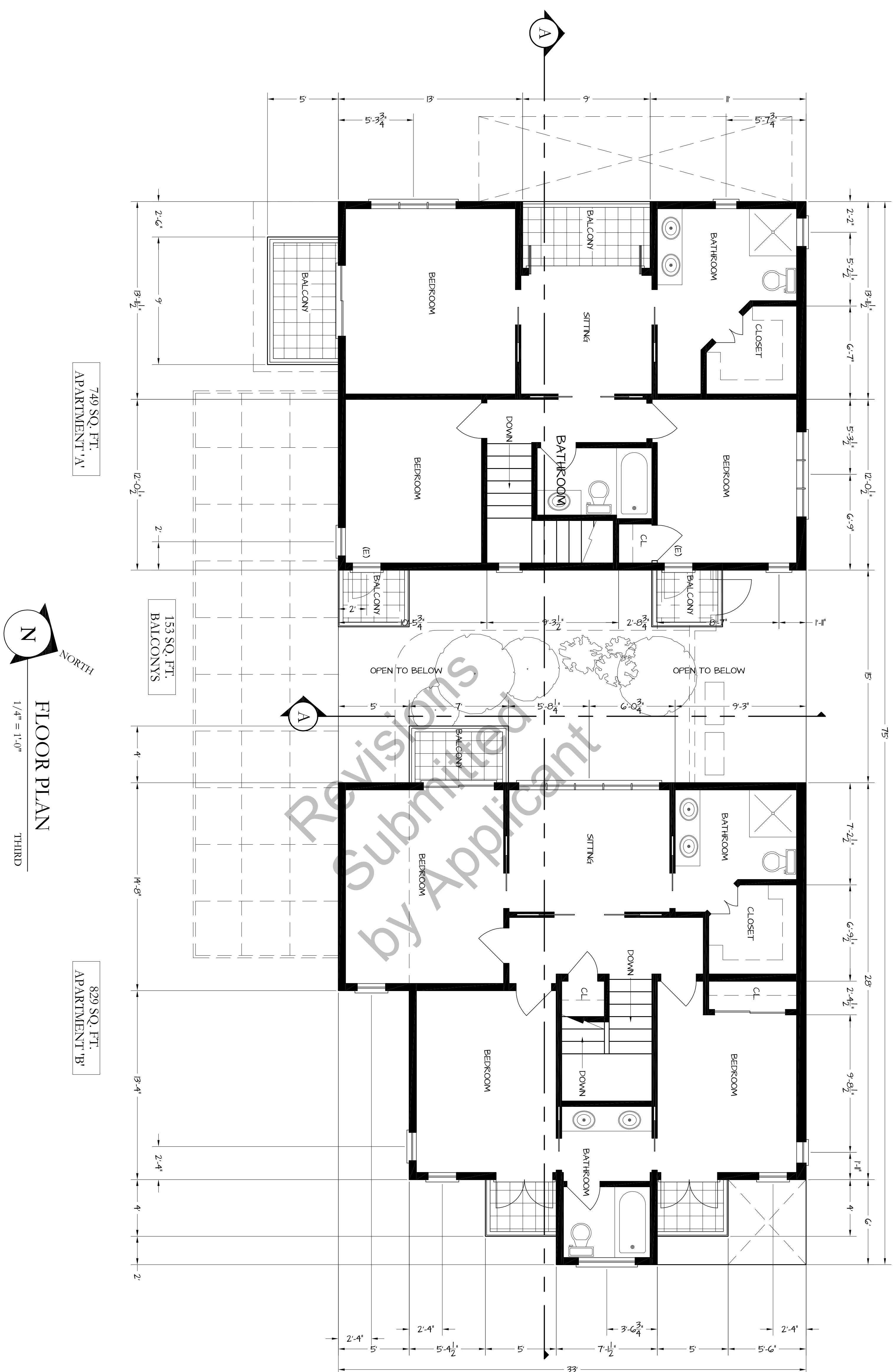
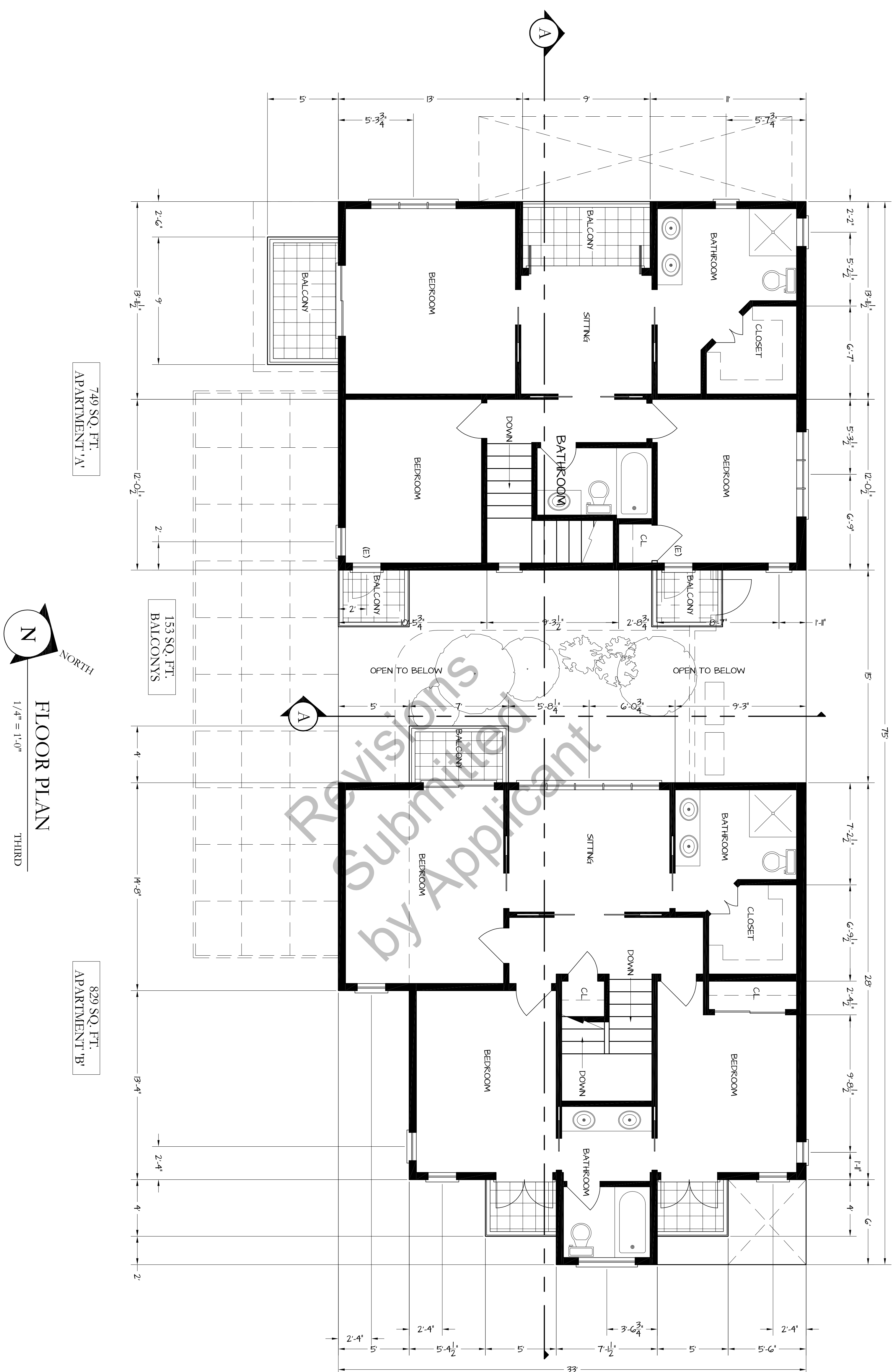
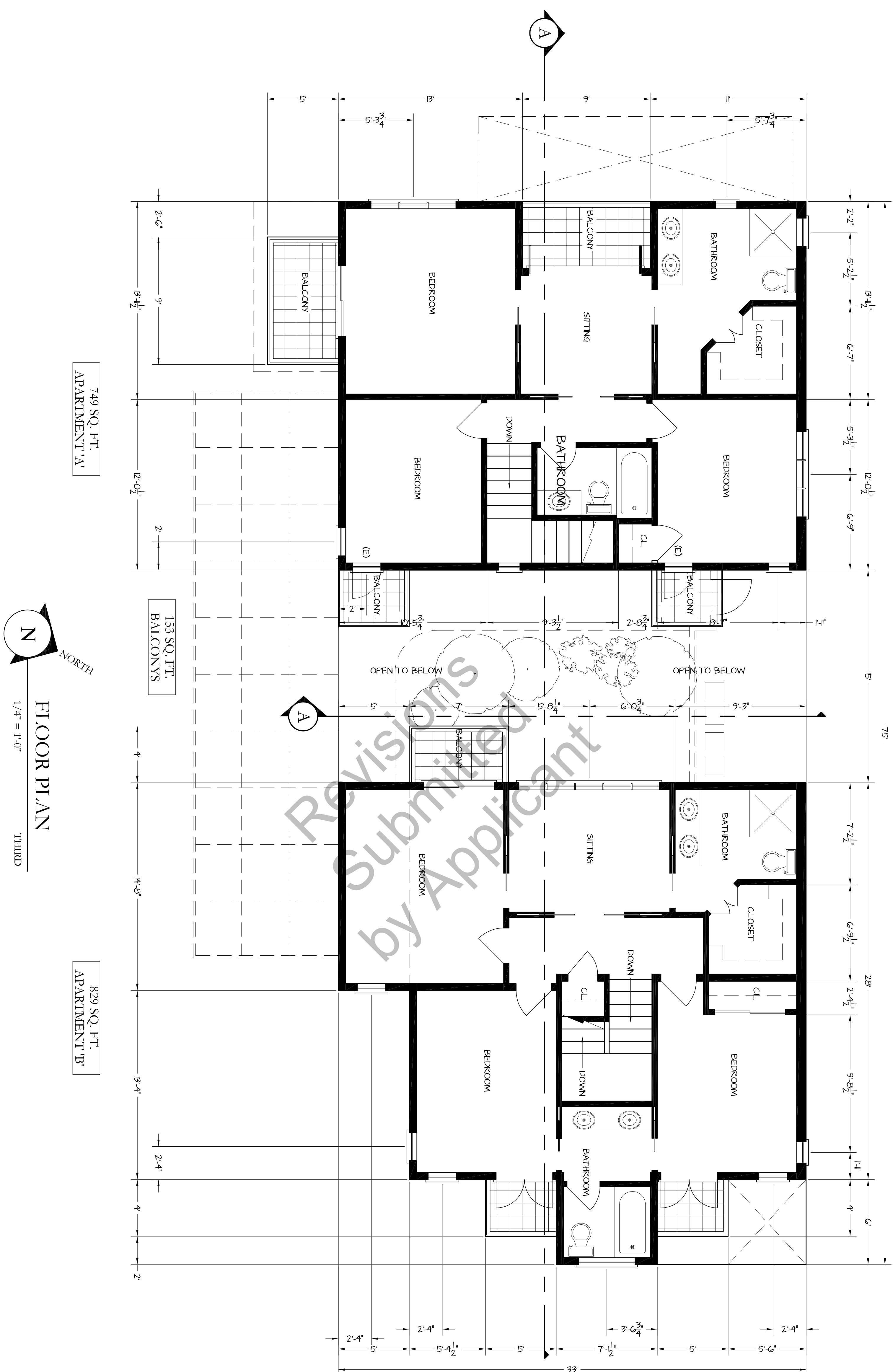
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO :

12/29/2017
DATE : 8/4/2017

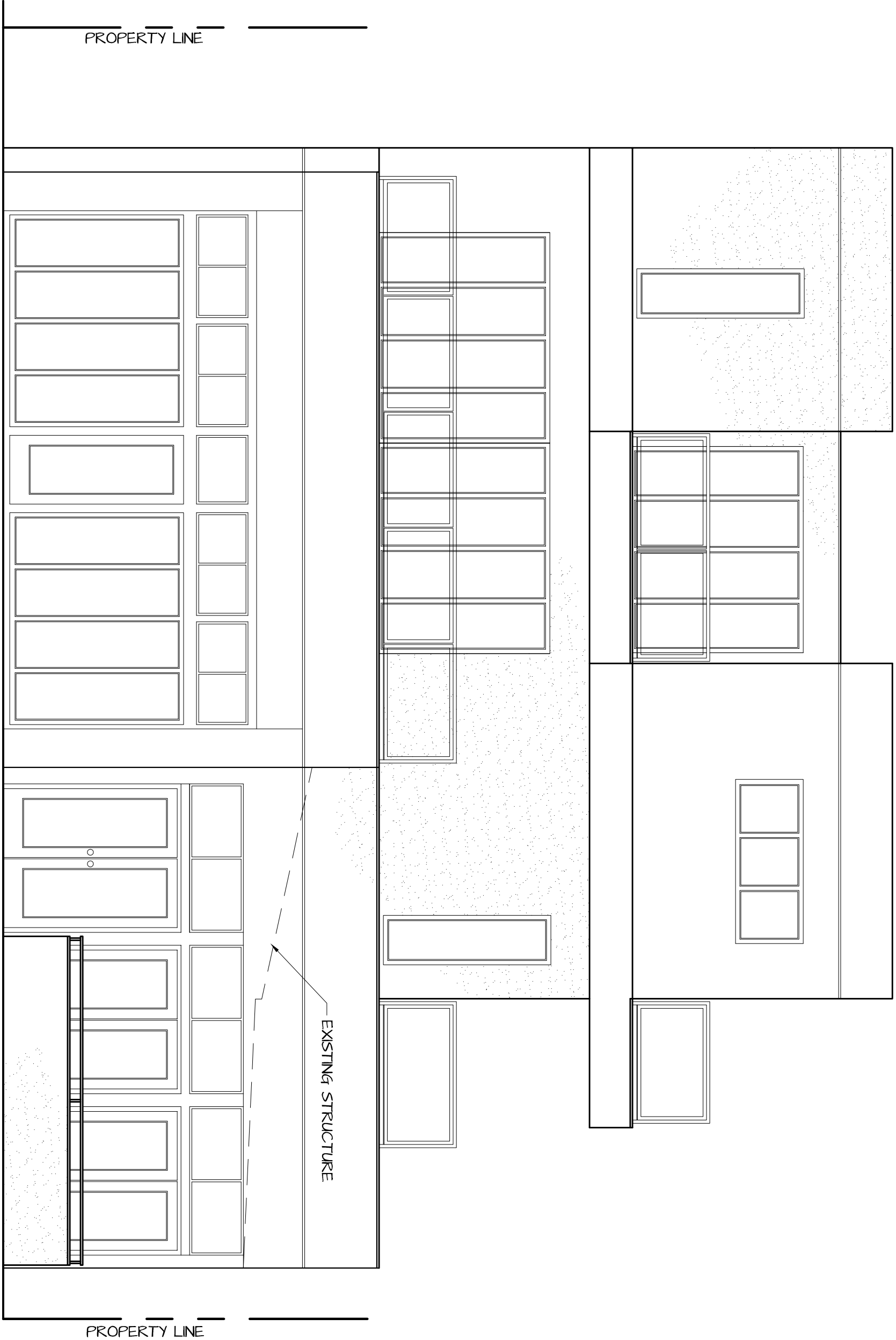
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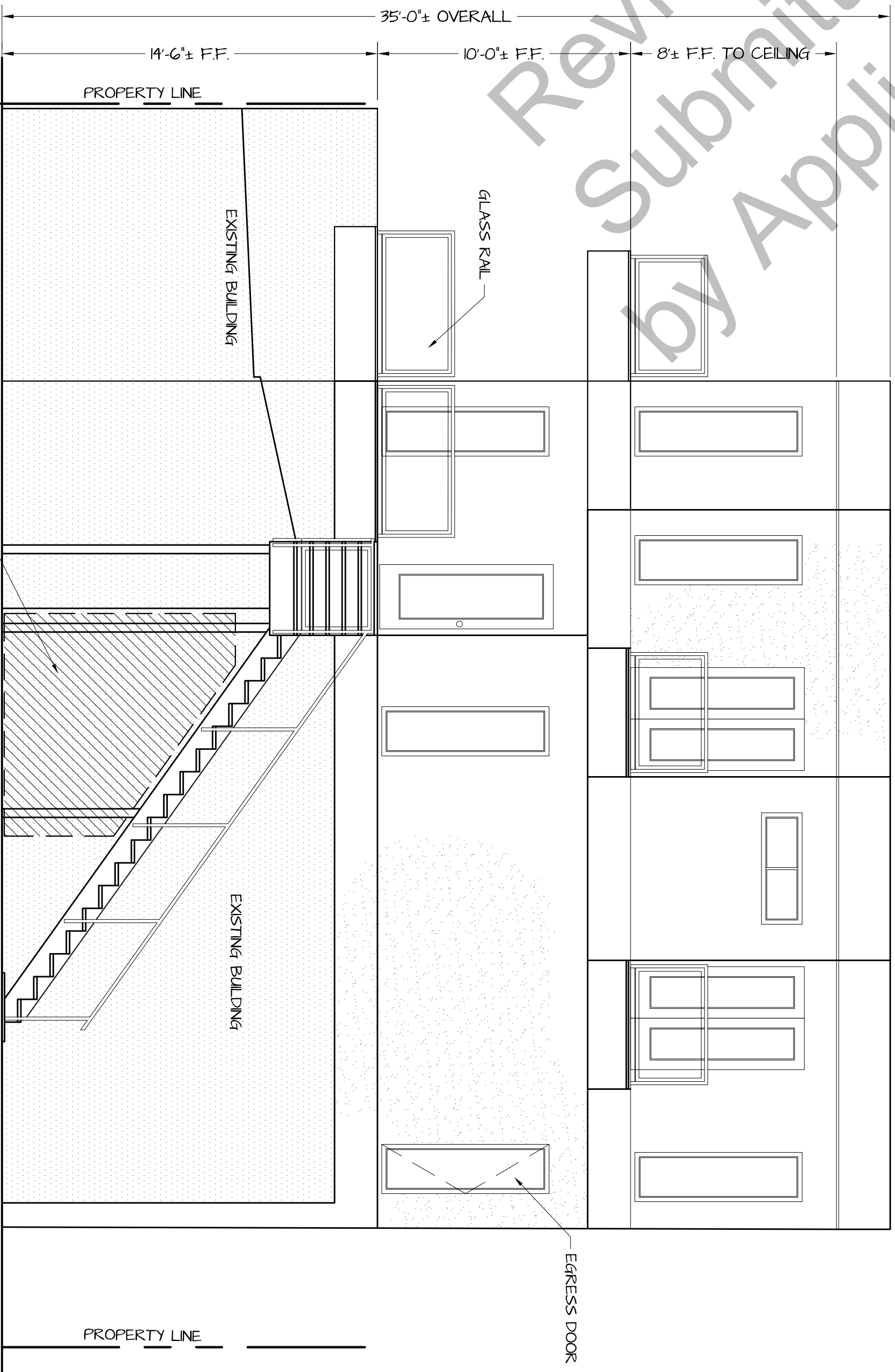




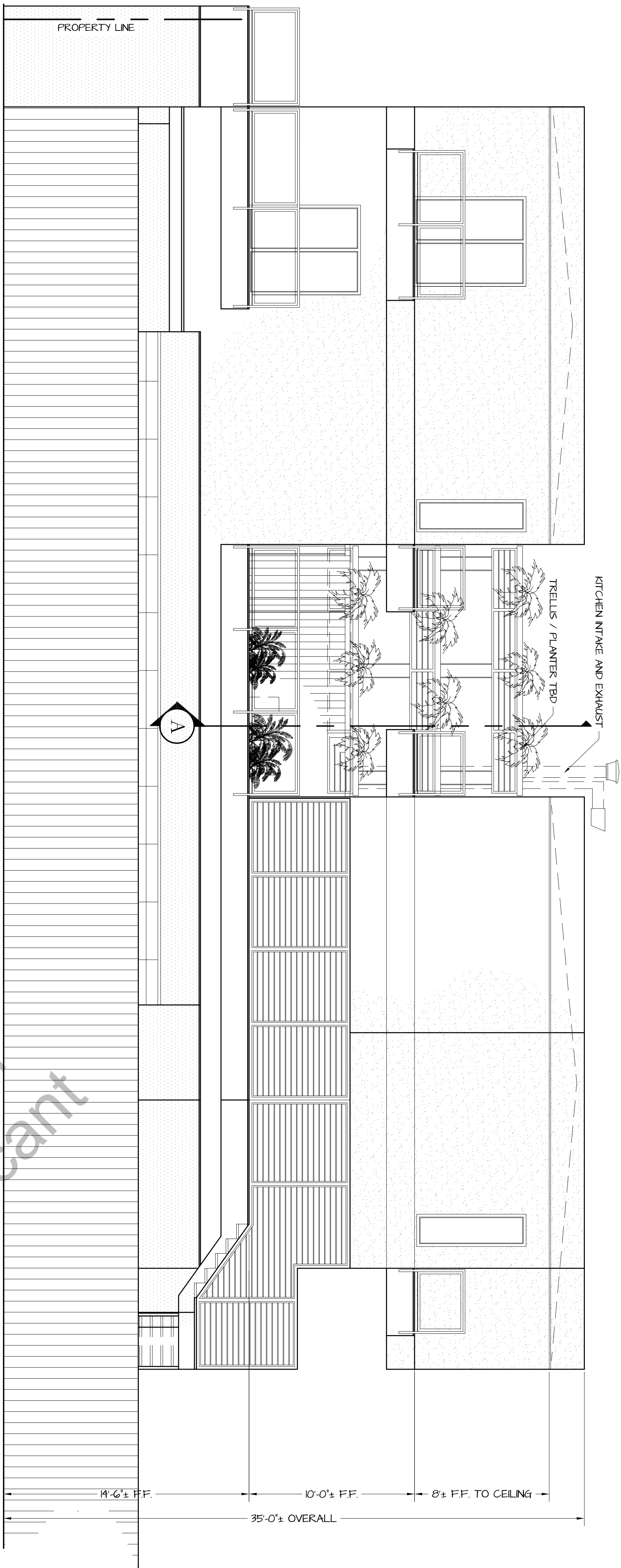
SOUTH ELEVATION
1/4" = 1'-0"
EXISTING



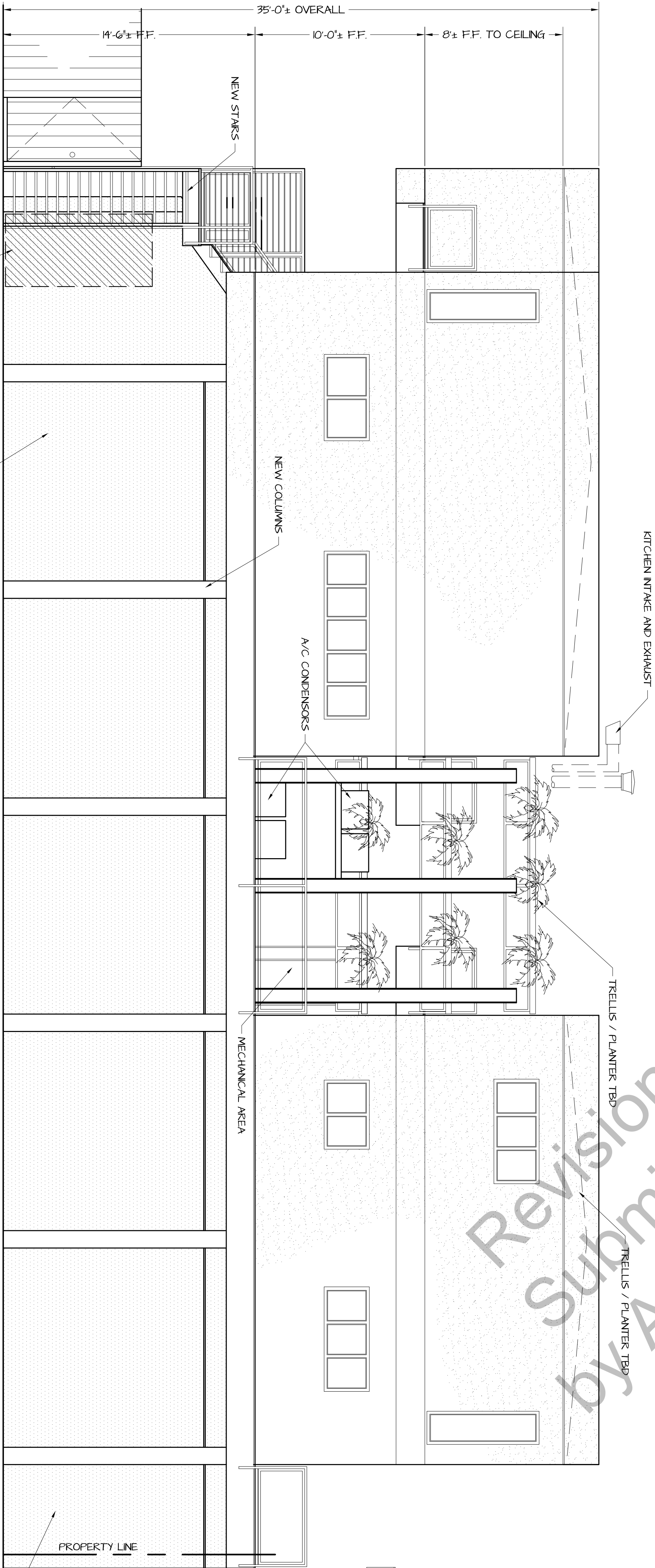
SOUTH ELEVATION
1/4" = 1'-0"
PROPOSED



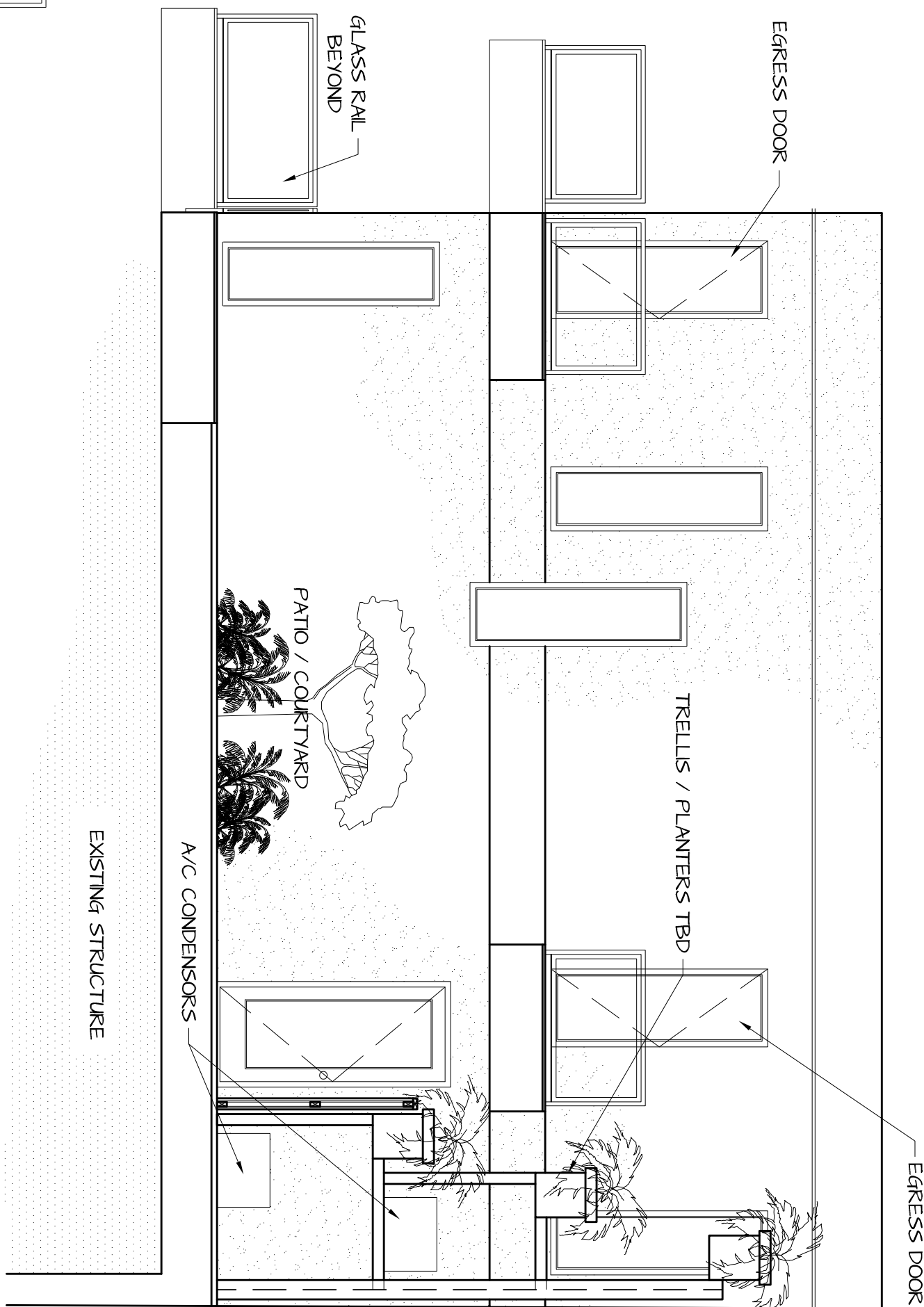
NORTH ELEVATION
1/4" = 1'-0"
PROPOSED



EAST ELEVATION
1/4" = 1'-0"
PROPOSED



WEST ELEVATION
1/4" = 1'-0"
PROPOSED



A SECTION
1/4" = 1'-0"
PROPOSED

524 Southard Street



Building Permit Allocation System (BPAS) Application (Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$1,000.00

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

Name: Trepanier & Associates, Inc.

Mailing Address: 524 Southard Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983

Email: lori@owentrepanier.com

PROPERTY OWNER:

Name: 524 Southard, LLC

Mailing Address: 524 Southard Street

City: Key West State: FL Zip: 33040

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

Email: c/o lori@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 524 Southard Street

Parcel ID/ RE#: 00012250-000000

Alternate Key: 1012581

Zoning District: HNC-1

Size of Site: 2,981 sq. ft.

Density Allowed: _____

Commercial Floor Area: 2,981 sq. ft.

B. EXISTING DEVELOPMENT:

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

Rum distillery

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	1
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

¹ Please provide City Licensing Records from the Building Department.

² Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

³ 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 the property located within the Historic 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:

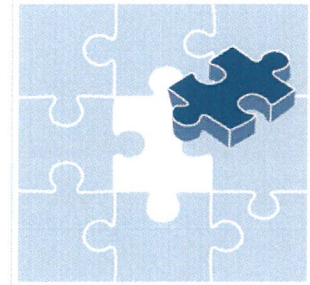
- ☒ 1. **Description of Proposed Development and Use.** Please be specific, describe and list existing and proposed buildings and uses, accessory units and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference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

BPAS Application

524 Southard, Key West, Florida (RE# 00012250-000000)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 1 market-rate BPAS allocation to construct one new residential unit in the rear of this existing commercial structure.

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE: Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development: 524 Southard Street
Owners Authorized Agent: Trepanier & Associates, Inc.
Scale: As noted on Plans
Preparation and revision dates: As noted on plans
Location: 524 Southard Street
Owner: 524 Southard, LLC.
Architect/ Engineer: T.S. Neal Architects, Inc.
Surveyor: Island Surveying
Legal and Equitable Owners: Jeffrey Louchheim

Project Description (Sec. 108-229):

524 Southard Street is a commercial structure listed as a contributing resource within the historic district of downtown Key West by the Historic Architectural Review Commission ("HARC").

This proposed development will consist of one residential units in the rear of existing commercial space.

SITE DATA:

Site Data	Permitted/ Required	Existing	Proposed
Zoning	HRCC-1	HRCC-1	No Change
Height	35ft +5ft	~22ft	No Change
Site Size ¹	4,000 sq. ft.	2,971 sq. ft.	No Change
Density	22 u/ac (2.4)	0	1
Floor Area Ratio	1.0 (2,971 sq. ft.)	0.5 (1,497 sq. ft.)	0.09 (275 sq. ft.)
Building Coverage	50% (1,485 sq. ft.)	50% (1,497 sq. ft.)	No Change
Impervious Surface	70% (2,079 sq. ft.)	100% (2,971 sq. ft.)	No Change
Open Space	20% (594 sq. ft.)	0.0 (0 sq. ft.)	No Change
Setback – Front	0 ft.	0 ft.	No Change
Setback – Side	0 ft.	0 ft.	No Change
Setback – Street Side	2.5 ft.	0 ft.	No Change
Setback – Rear	10 ft.	10 ft.	No Change
Parking	1sp/300 sq. ft.	Required: 10	Required: 2

SOLUTION STATEMENT:

This BPAS application request is for one market-rate allocation. The proposed development will be constructed above the base flood elevation and will achieve Baseline Florida Green Building Certification.

¹ According to the Monroe County Property Appraiser's Records

Doc# 1937204 06/14/2013 3:09PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Gregory D. Davila, Esq.
Law Office of Gregory D. Davila, P.A.
1111 12th Street Suite 310
Key West, FL 33040

06/14/2013 3:09PM
DEED DOC STAMP CL: DS \$4,060.00

File Number: 13-00386

Doc# 1937204
Bk# 2633 Pg# 2326

Consideration: \$580,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of June, 2013 between Ramona's Shirt Put-On, LC, a Florida limited liability company whose post office address is 3228 N. Roosevelt Blvd., Key West, FL 33040, grantor, and Jeff Louchheim whose post office address is P.O. Box 434, Key West, FL 33041, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of 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 and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

From the intersection of the southwesterly line of Simonton Street and the southeasterly line of Southard Street go southwesterly along the southeasterly line of Southard Street a distance of 160.58 feet to a point which point is the point of beginning; thence continue southwesterly along the southeasterly line of Southard Street a distance of 18.40 feet to a point; thence southeasterly and at right angles a distance of 162.00 feet to a point; thence northeasterly and at right angles a distance of 18.40 feet to a point; thence northwesterly and at right angles a distance of 162.00 feet back to the point of beginning.

Parcel Identification Number: 1012581

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

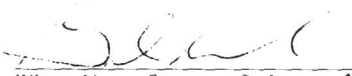
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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


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:

Ramona's Shirt Put-On, LC, a Florida limited liability company

By: 
Connie L. Fowler, Managing Member


Witness Name: GREGORY D. DAVILA



Witness Name: HEIDI E. DAVILA

State of Florida
County of Monroe

The foregoing instrument was subscribed, sworn to and acknowledged before me this 14th day of June, 2013 by Connie L. Fowler, Managing Member of Ramona's Shirt Put-On, L.C., a Florida limited liability company, on behalf of said firm. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: HEIDI E. DAVILA

My Commission Expires: Nov 11, 2016

Application

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

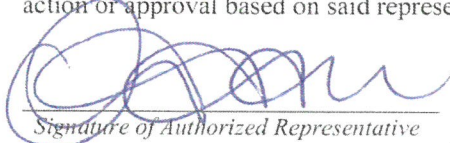
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

524 Southard Street

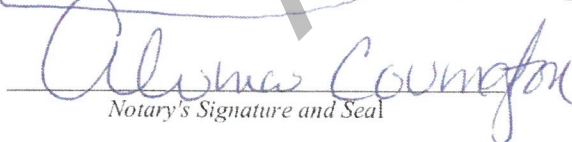
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11-15-2018 by
Owen Trepanier
Name of Authorized Representative
date

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


Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

FF913801

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

Managing Member of 524 Southard, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 11-9-18
Date

by Jeffery Louchheim
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Notary Public, State of Florida, Commission # GG 231952
Expires June 25, 2022
Bonded thru Budget Notary Services
Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
Residential Floor Area				N/A
Density				N/A
Commercial Floor Area				N/A
F.A.R (Commercial)				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				N/A
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				N/A
Consumption Area or Number of seats				N/A



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

305-809-3720 • www.cityofkeywest-fl.gov

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

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

Applicant: Trepanier & Associates, Inc Site Address: 524 Southard Street

Number and type of Units Requested: Market Rate 1 Affordable 0

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: _____

Initial here

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

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

TOTAL ESTIMATED POINTS 5



Exhibit D – BPAS Certification Form

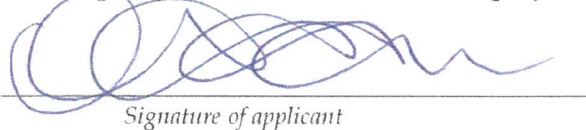
Building Permit Allocation System Application

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 5. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.


Signature of applicant

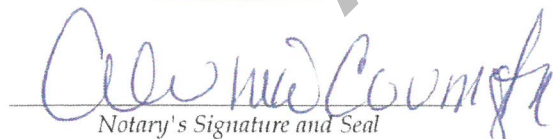
Date

Owen Trepanier

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



Alvina Covington

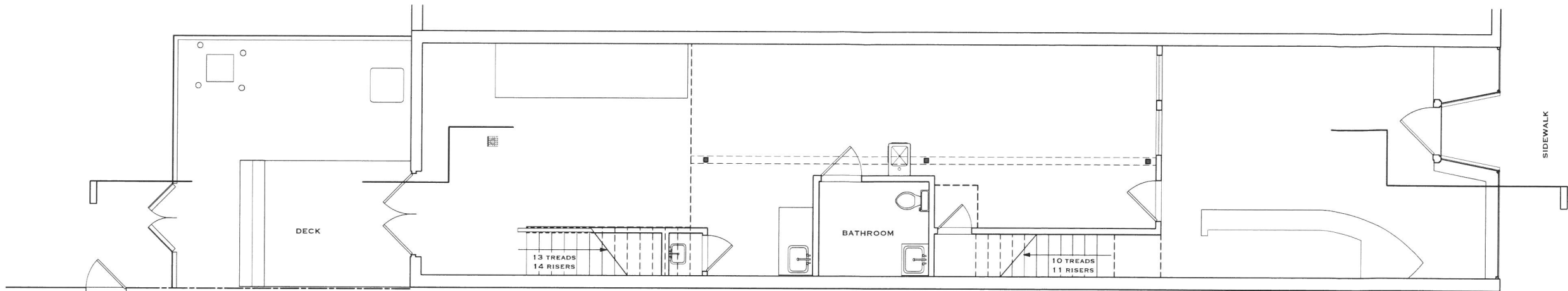
COMMISSION #FF913801

EXPIRES: August 27, 2019

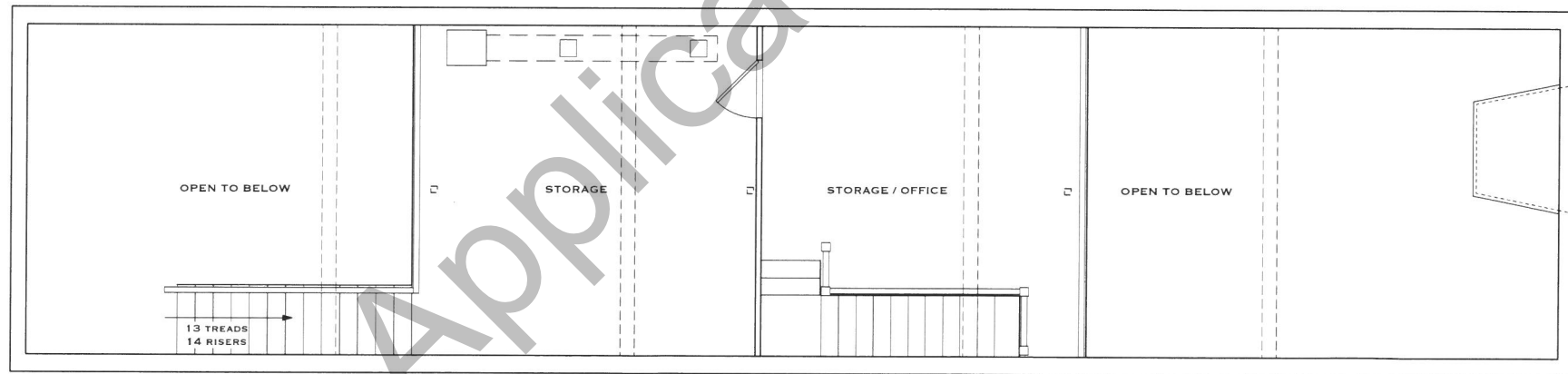
WWW.AARONNOTARY.COM

FF913801

Commission Number, if any



1 EXISTING 1ST FLOOR PLAN
E1.1 SCALE: 1/4" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
E1.1 SCALE: 1/4" = 1'-0"



T.S. NEAL
ARCHITECTS INC.
22972 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

THE LOUCHHEIM
RESIDENCE
524 SOUTHARD STREET
KEY WEST, FL. 33040

DRAWING TITLE:
EXISTING PLANS

DRAWN: EDSA.TSN
CHECKED: -
DATE: 11-06-2018

REVISION # DATE

EX1.1

SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



T.S. NEAL
ARCHITECTS INC.

22972 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

THE LOUCHHEIM
RESIDENCE
524 SOUTHARD STREET
KEY WEST, FL. 33040

DRAWING TITLE:
EXISTING SECTIONS &
ELEVATIONS

DRAWN: EDSA, TSN
CHECKED: -
DATE: 11-06-2018

REVISION # DATE

EX1.2

SHEET #

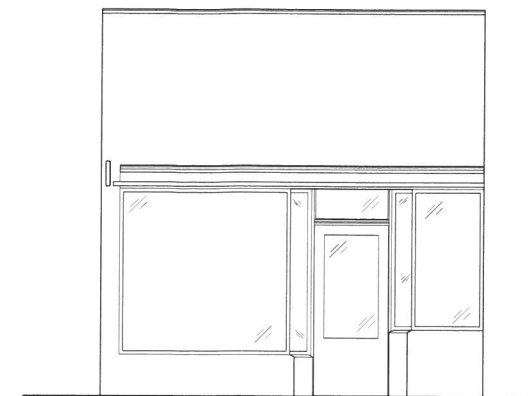


TSN

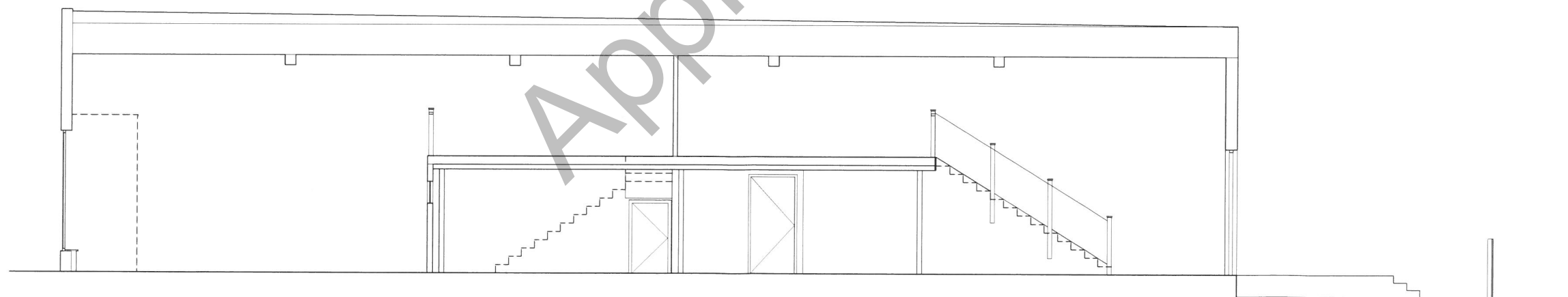
T S NEAL ARCHITECTS INC.



2 EXISTING ELEVATION - REAR
EX1.2 SCALE: 1/4" = 1'-0"



1 EXISTING ELEVATION - FRONT
EX1.2 SCALE: 1/4" = 1'-0"



3 EXISTING SECTION
EX1.2 SCALE: 1/4" = 1'-0"



**THE LOUCHHEIM
RESIDENCE**
524 SOUTHARD STREET
KEY WEST, FL. 33040

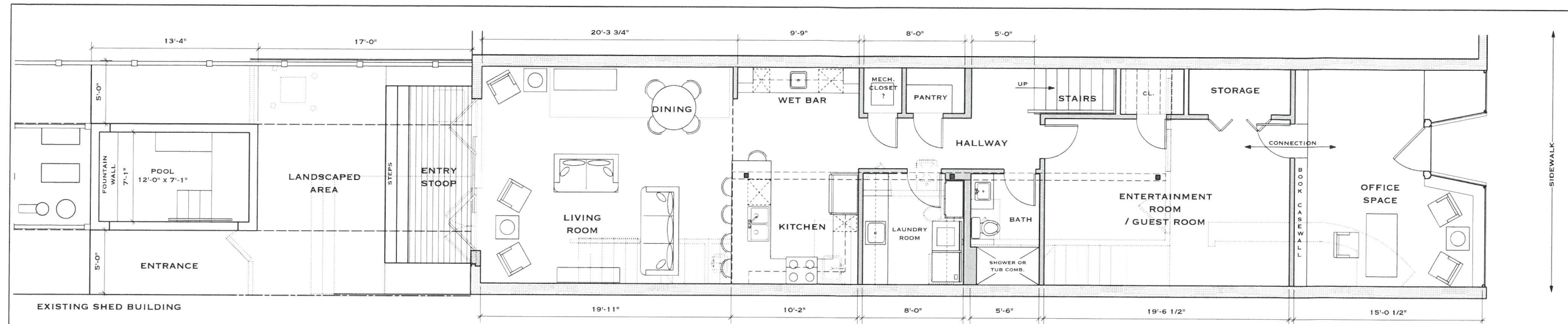
DRAWING TITLE:
**PROPOSED FLOOR PLANS
AND ELEVATION**

DRAWN: EDSA, TSN
CHECKED: .
DATE: 11-06-2018

•	•
•	•
VISION #	DATE

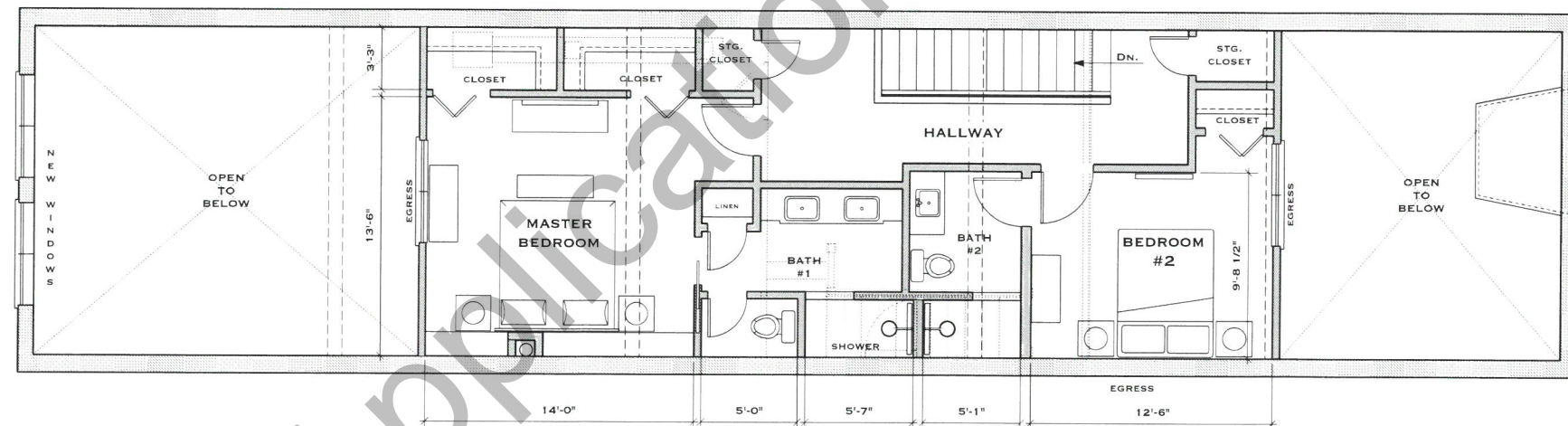
A1.1

SHEET #

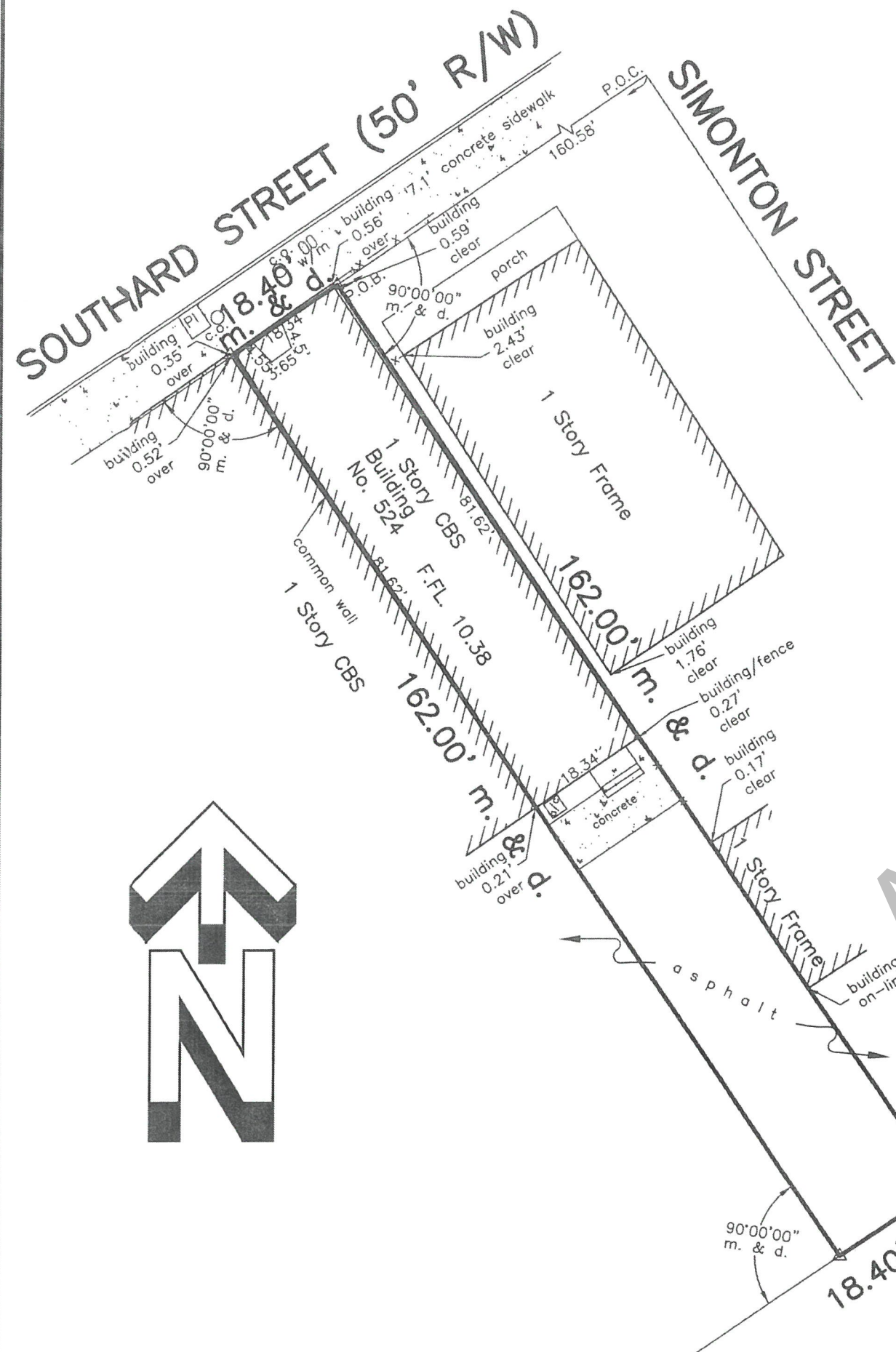


1
A1.1

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



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



SURVEYOR'S NOTES:
North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation:
Title search has not been performed
of surrounding properties 14.324

Abbreviations:

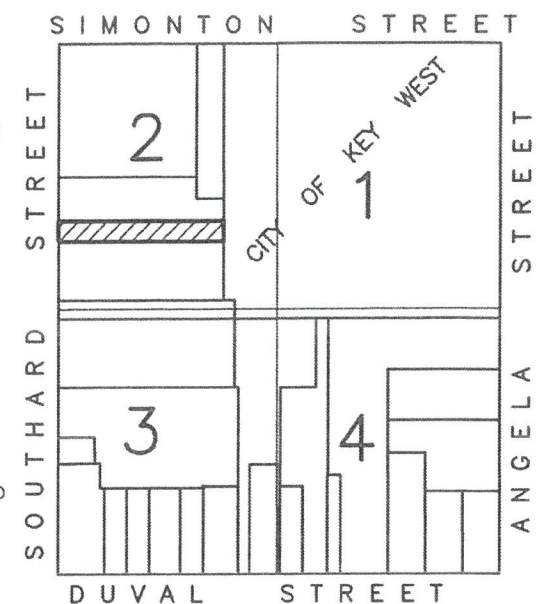
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation

B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
o/h = Overhead
F.F.L. = Finish Floor Elevation
C.U.P. = Concrete Utility Pole
W.U.P. = Wood utility Pole
conc. = concrete

MONUMENTATION:

⊕ = set 1/2" Iron Bar, P.L.S. No. 2749
△ = set P.K. Nail, P.L.S. No. 2749
▲ = found P.K. nail
● = found 1/2" I.B.

I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner



LOCATION MAP

SQUARE 61, City of Key West, FL.

Field Work performed on: 6/7/13

LEGAL DESCRIPTION:

On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:
From the intersection of the southwesterly line of Simonton Street and the southeasterly line of Southard Street go southwesterly along the southeasterly line of Southard Street a distance of 160.58 feet to a point which point is the point of beginning; thence continue southwesterly along the southeasterly line of Southard Street a distance of 18.40 feet to a point; thence southeasterly and at right angles a distance of 162.00 feet to a point; thence northeasterly and at right angles a distance of 18.40 feet to a point; thence northwesterly and at right angles a distance of 162.00 feet back to the point of beginning.

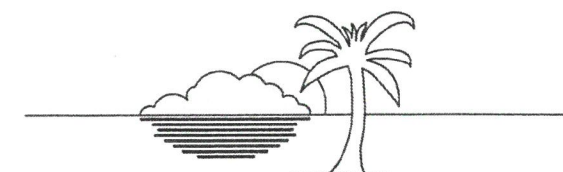
CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Jeffrey Louchheim 524 Southard Street Key West, FL. 33040			
BOUNDARY SURVEY		Dwg. No. 13-238	
Scale 1"= 20'	Ref. 190-74	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 1/4/07	file	Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
6/11/13: Updated, owner			
fred\drawings\keywest\sunshinesub\1308laird			



ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018

Trepanier & Associates
1421 1st Street Unit 101
Key West FL 33040

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
524 Southard Street (RE # 00012250-000000)

Dear Mr. Trepanier,

Thank you for your BPAS application for one (1) market-rate residential dwelling unit for property located at 524 Southard 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 not complete.

X Please provide a more detailed **Solution Statement** that describes the aspects of the design that address community issues including, but not limited to, water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.

X Please acknowledge that the prerequisites required for the proposed project shall be met in accordance with the solution statement to be provided ("**initial here**" on **Exhibit C**).

X Please provide a copy of the required **energy and water baseline report** as described below:

Minor Renovation Prerequisites. For redevelopment constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing copy of the required Energy and Water Baseline Report consisting of 12 months of energy and water use. For commercial buildings (including multifamily), building data must be input into EPA Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either EnergyGauge or RESNET may be used to establish a baseline. Please provide a description how 15% of both water and energy use will be reduced on the property.

✓ Staff has obtained a copy of the licensing records for the existing commercial unit to satisfy requested document number 6.

BPAS Prerequisites

Pursuant to Sec. 108-997 (b) (2), 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.

X Please provide a copy of the required energy and water baseline report as requested in bold above.

BPAS Scoring Criteria

a. *Building more than 1.5' higher than the base flood elevation (+5)* Points 5

X According to the application, this is a minor renovation project of an existing building. Please remove points claimed for building more than 1.5' above BFE and **submit a revised Exhibit C and Exhibit D** reflecting 0 estimated points (blank forms attached for your convenience).

Additional Documentation & Comments

No other comments at this time.

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers
Planner II
P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 6 RANKINGS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Building more than 1.5' higher than the BFE (1)	Exceeding the minimum required percentage	Voluntarily providing affordable housing wh	Voluntarily providing affordable housing wh	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fu	Using light colored, high reflectivity material	Providing on-site recreational amenities or e	Using light-colored, high-reflectivity roofing	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
322 Amelia Street	1	1.00	1.00	Major	5					40	5	5	5	10	5	75	75	
2303 Linda Avenue	1	1.00	1.00	Major	5	30					5	5	5	10	5	70	65	Claimed 10 points for a 5 point item
1319 William Street	2	1.00	2.00	Major	5											5	5	
917 Duval Street	2	1.00	2.00	Major	5											5	5	Will require a parking variance
524 Southard Street	1	1.00	1.00	Minor	5											5	0	Existing building is not being elevated
423 Front Street	2	2.00	2.00	Minor	5											5	0	Existing building is not being elevated
YEAR 6 MARKET-RATE BPAS APPLICATIONS																		
TOTAL REQUESTED:	9		9.00															

YEAR 6 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS																		
911 Watson Street	2	1.00	2.00	Minor		30	40	20			5	5	5	105	110			Claimed 5 points for a 10 point item
2303 Linda Avenue	1	0.78	0.78	Major	5	30				5	5	10	10	5	70	70		
5220-5230 College Road	104	1.00	104.00	Major		30								30	30			
1721 Johnson Street	1	0.78	0.78	Major	5									5	5			FGBC checklist gives this home a silver rating
TOTAL REQUESTED:	108		107.56															

NOTES:
YEAR 6 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
YEAR 6 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM
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.

January 23, 2019

Mrs. Vanessa Sellers, Planner II
City of Key West
1300 White Street
Key West, FL 33040

**Re: 524 Southard Street
BPAS – Response to Staff Comment Letter**



Dear Mrs. Sellers,

Please accept the attached documents in response to the "Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application" dated December 28th, 2018. This project was originally applied for as a minor renovation but will meet the requirement as a major reconstruction.

The following documents are attached:

- Updated Application from Minor Renovation to Major Reconstruction
- Updated Solution Statement
- Revised Exhibit "C"
- Revised Exhibit "D"
- FGB score sheet

Thank you for your time and consideration in this matter.

Please don't hesitate to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Thompson', is positioned above the printed name.

Lori Thompson, Project Manager



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

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

Applicant: Trepanier & Associates, Inc **Site Address:** 524 Southard Street

Number and type of Units Requested: Market Rate 1 Affordable

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

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

Initial here

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

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

TOTAL ESTIMATED POINTS 0



Exhibit D – BPAS Certification Form


Building Permit Allocation System Application

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

I certify that my total estimated points are 0. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.


Signature of applicant

Nov 15, 2018
Date

Owen Trepanier
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 15 day of NOVEMBER, 20 18,
by Owen Trepanier (name of person signing the application)
as President (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates, Agent (name of entity or party on behalf of whom application was
executed).

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any



Building Permit Allocation System (BPAS) Application

(Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00

- 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: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Home/Mobile Phone: _____ Office: _____
Email: _____

PROPERTY OWNER:

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Home/Mobile Phone: _____ Office: _____
Email: _____

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: _____
Parcel ID/ RE#: _____ Alternate Key: _____
Zoning District: _____ Size of Site: _____
Density Allowed: _____ Commercial Floor Area: _____

B. EXISTING DEVELOPMENT:

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

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

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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 ___ Minor Development Plan ___ Conditional Use
 ___ Variance(s) ___ Beneficial Use ___ HARC
 ___ Lawful Unit Determination ___ Transient Transfer ___ Tree Commission
 ___ Other

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

BPAS Application

524 Southard Street

(RE No. 00012250-000000)



SOLUTION STATEMENT:

This application is a request for one market-rate BPAS unit to allow the property located at 524 Southard Street to convert from 100% commercial to mixed use. The current rum distillery will be relocated, and the property will convert to residential use with a small commercial retail storefront.

Comp plan policy 2-1.1.3 recognizes the city as a dense urban land area and identifies mixed-use development as a primary strategy for addressing current and projected transportation needs.

Identification of Key Persons:

Name of development:	524 Southard Street
Owners Authorized Agent:	Trepanier & Associates, Inc.
Location:	524 Southard Street
Owner:	524 Southard, LLC
Architect/ Engineer:	Seth Neal
Surveyor:	Island Surveying, Inc.
Legal and Equitable Owners:	Jeff Louchheim

Project Description:

524 Southard Street is a commercial structure listed as a contributing resource within the historic district of downtown Key West by the Historic Architectural Review Commission ("HARC").

This proposed development will consist of one residential unit approximately 2,711 sq. ft. while maintaining approximately 270 sq. ft. of commercial retail at the front of the building. The current rum distillation operation will be relocated, and the majority of that space converted to residential use. A small portion of storefront square footage will remain and used as retail space.

Site data:

Site Data	Permitted/Required	Existing	Proposed	Compliance
Zoning	HNC-1	HNC-1	HNC-1	Complies
Site Size ¹	4,000 sq. ft.	2,981 sq. ft.	No Change	Complies
Density	16 u/ac (1.09)	0 units	1 unit	Complies
Floor Area Ratio	1.0 (2,981 sq. ft.)	0.65 (1,349 sq. ft.)	0.09 (270 sq. ft.)	Complies
Building Coverage	50% (1,192 sq. ft.)	48% (1,445 sq. ft.)	No Change	Complies
Impervious	60% (1,788 sq. ft.)	98% (2,945 sq. ft.)	77% (2,313 sq.)	Improvement
Open Space	35% (1,043 sq. ft.)	1% (35 sq. ft.)	22% (667 sq. ft.)	Improvement
Setback – Front	5 ft.	0 ft.	No Change	Complies
Setback – Side	5 ft.	0 ft.	No Change	Complies
Setback – Side	5 ft.	0 ft.	No Change	Complies
Setback – Rear	15 ft.	15 ft.	No Change	Complies
Parking	1sp/600 sq. ft.	Required: 5	Required: 2	Complies

Concurrency Facilities and Other Utilities or Services:

Levels of Service –The impacts of the proposed project are generally summarized as follows:

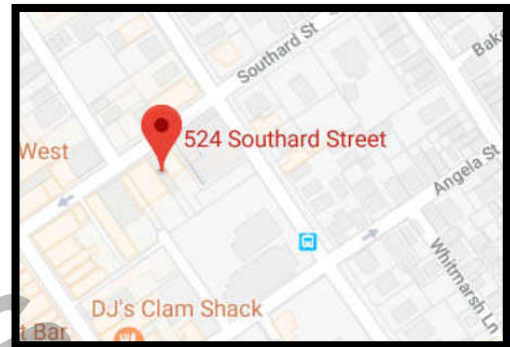
- The proposed change is expected to decrease the parking demand from 5 cars to 2
- The proposed change is expected to increase demand on the surrounding transportation system by approximately 2 trips per weekend day and 7-8 trips during the weekdays
- The proposed change is expected to decrease demand for Potable Water by 182 gallons per day
- The proposed change is expected to increase sanitary sewage supply by 222 gallons per day
- The proposed change is expected to decrease Solid Waste supply by 22 pounds per day
- The proposed change is expected to increase recyclable supply by 0.2 pounds per day
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The proposed change is not expected to impact noise or noxious odors.
- A rainwater catchment system is being installed on site

¹ According to the Monroe County Property Appraiser's Records

- Interior lighting is designed to be LED
- Project will meet or exceed Florida Water Star

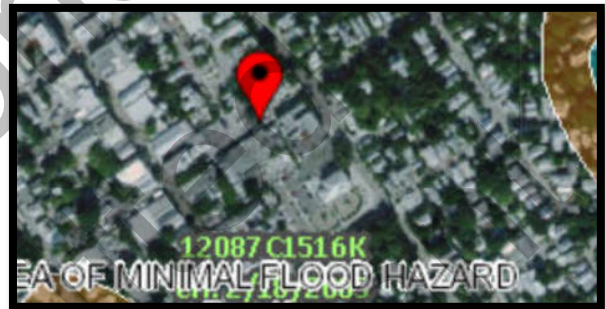
Location:

Property is located on the 500 block of Southard Street between Duval and Simonton streets. It is a non-contributing resource within the Downtown Historic District.



Flood zone:

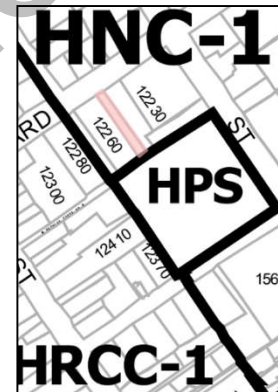
According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is in a moderate risk area within the 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.



Zoning ("HMDR"):

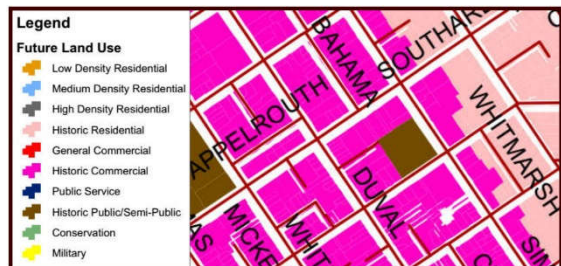
Land Use Compatibility.

The Historic Neighborhood Commercial (**HNC**) districts are established to implement comprehensive plan policies for areas designated "HNC-1-3" on the comprehensive plan future land use map. The HNC districts shall accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to central core commercial area of the city. Residential activities permitted within the HNC-1 through 3 districts include single-family and duplex structures as well as multiple-family structures.



Future land use map designation ("FLUM"):

According to the City of Key West 2013 Comprehensive Plan, the property's FLUM designation is Historic Commercial ("**HC**"). Areas zoned HNC within the HC Future Land Use District are intended to accommodate both residential and neighborhood commercial uses typically



located along major thoroughfares which lead into or are adjacent to the central core commercial area of the City of Key West.

Density

Located within the Historic Neighborhood Commercial (HNC-1) zoning district, where single family dwelling units are permitted by right. Maximum density is 16 dwelling units per acre, therefore, maximum density allowed for this parcel is 1 dwelling unit.

Noise:

This proposal is to convert from a manufacturing use to a residential use and will adhere to code Sec. 26-192.

Storm water and Surface Water Management:

There is no change proposed to the existing approved storm water plan. This project will involve the redevelopment of an existing structure.

On-site parking

Overall parking demand will decrease by 3 automobile spaces as a result of the redevelopment. There is a 2,711 sq. ft. reduction in non-residential floor area and thus a commensurate reduction in non-residential parking demand of 4 spaces. There is a proposed increase of 1 market-rate residential dwelling with an associated increase in residential parking demand of 1 space (1 space/1 unit within the historic district).

Parking Demand		Automobile	
		Required	Demand
Existing	Manufacturing (2,981 sf)	1/600 sf	4.9
	Residential (0 units)	1/unit	0
	Total		5
Proposed	Retail (270 sf)	1/300 sf	1
	Residential (1 unit)	1/unit	1
	Total		2
Change in Parking Demand			-3

Transportation

The maximum predicted potential trip generation of the proposed land use is more than the maximum predicted potential trip generation from the current land use.

Trip Generation	Multiplier	Week Day			Saturday			Sunday		
		Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Residential (ITE 210)	Per unit	9.57	0.00	9.57	10.10	0.00	10.10	8.78	0.00	8.78
Manufacturing (ITE 140)	Per 1k sq. ft.	3.82	11.38	3.82	1.49	4.44	1.49	0.62	1.84	0.62
Total	--	--	11.38	13.39	--	4.44	11.59	--	1.84	9.40

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to be **307 gal/day**

Summary Response: The proposed redevelopment will **decrease** the expected impact from the existing use of the property by approximately **182 gallons per day**; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ²	LOS	Daily Capacity ³	
Proposed	100 g/capita/day	(1x2.63) capita x 100g = 263 gal	100g/capita/day	(270/ 1000*1.6409) x 100g =44.30 gal	307 gal
Existing	100 g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	(2,981/ 1000*1.6409) x 100g = 489.15 gal	489 gal

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be **267 gal/day**

² For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

³ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.6409 persons per 1,000 sf of Manufacturing

Summary Response: The proposed redevelopment will **increase** the expected impact from the existing use of the property by **222 gallons per day**; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁴	Rate	Daily Capacity ⁵	
Proposed	100 g/capita/day	(1 x 2.63) capita x 100g = 263 gal	660 gal/acre/day	0.006 acres x 660 gal = 4.09 gal	267.09 gal
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	0.06 acres x 660 gal = 45.1 gal	45.1 gal

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁶

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to decrease at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be **8.70 lbs/day**

Summary Response: The proposed redevelopment will **decrease** the expected impact from the existing use of the property by **22.45 pounds per day**; however, it is not expected that the proposal will result in excess capacity on this public facility.

⁴ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.6409 persons per 1,000 sf of Manufacturing

⁶ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁷	LOS	Daily Capacity ⁸	
Proposed	2.66 lbs/capita/day	(2.63 x 1) capita x 2.66 lbs = 6.99 lbs	6.37 lbs/capita/day	270/1000*1.6409 x 6.37 lbs = 1.71 lbs	8.70 lbs
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	2,981/1000*1.6409 x 6.37 lbs = 31.15 lbs	31.15 lbs

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.⁹

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be **1.42 lbs/day**

Summary Response: The proposed redevelopment will **increase** the expected impact from the existing use of the property **by 0.2 pounds per day**. The team will coordinate with waste management services to provide an adequate amount of recycling containers per unit.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹⁰	LOS	Daily Capacity ¹¹	
Proposed	0.5 lbs/capita/day	(2.63 x 1) capita x 0.5 lbs = 1.31 lbs	0.25 lbs/capita/day	(270/1000*1.6409 x 0.25lbs= 0.11	1.42 lbs
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	(2,981/1000*1.6409) x 0.25lbs= 3.16 lbs	1.22 lbs

⁷ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁸ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.6409 persons per 1,000 sf of Manufacturing

⁹ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

¹⁰ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹¹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.6409 persons per 1,000 sf of Manufacturing

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Revisions
Submitted
by Applicant

Energy and Water 15% Reduction Plan

Exhibit A

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 3rd 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

Quantifiable Fixtures	Existing consumption (gallons per minute OR gallons/year)	Upgrade consumption (gallons per minute)	Percent Change (Upgrade minus Existing divided by Existing)
Bathroom 1 Faucet	2.2 gpm	<1.87 gpm	15%
Bathroom 1 Toilet	5 gpf	<1.6 gpf	68%
Bathroom 1 Shower	2.1 gpm	<1.785 gpm	15%
Bathroom 2 Faucet	2.2 gpm	<1.87 gpm	15%
Bathroom 2 Toilet	5 gpf	<1.6 gpf	68%
Bathroom 2 Shower	2.1 gpm	<1.785 gpm	15%
Kitchen Faucet	2.2 gpm	<1.87 gpm	15%
Dishwasher	6 gpc	4 gpc	44%
Clothes Washer	40 gpl	13 gpl	73.5%
Other water fixture?	NA		

Energy Fixture Efficiencies

Exhibit A

Same thing, now with Energy metrics:

Energy Fixtures	Existing consumption (wattage or kWh/year)	Upgrade consumption (wattage or kWh/year)	Percent change
Lightbulb, Type 1 (#___)	60w	15w	75%
Lightbulb, Type 2 (#___)	100w	25w	75%
Lightbulb, Type 3 (#___)	NA		
Clothes Dryer	1,204 kWh/yr	<1,023 kWh/yr	>15%
Dishwasher	547 kWh/yr	<465 kWh/yr	>15%
Refrigerators	495 kWh/yr	<420 kWh/yr	>15%
Freezers	73 kWh/yr	<62 kWh/yr	>15%
Air conditioner	3.517 kWh	<2.989 kWh/yr	>15%
Water Heater	4.5 kWh	<3.82 kWh/yr	>15%
Television	1.14 kWh	<.969 kWh/yr	>15%
Other Energy Fixture?	NA		

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

P3.01	Yes	Landscape Considerations
	New	Is the landscape existing or new

Revisions
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by Applicant

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.01 30 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

Yes :Does the Home have a confirmed HERS Index

70 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	0	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors ? all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint ? bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	?	1	Energy-efficient clothes dryers
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	?	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1445 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	0	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	35	112	Total Points

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

Name of HERS Rater:

0

Certifying Agent Category 1: Drew Smith

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.01	0	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	19	56	Total Points

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

Certifying Agent Category 2:	Drew Smith
Landscape Auditor:	Debbie Smith
Credentials of Auditor:	Florida Water Star Certifier

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	2	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			Yes Arts and entertainment center
			Yes Bank
			0 Community or civic center
			0 Convenience store
			0 Daycare center
			0 Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			0 Medical or dental office
			Yes Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 School
			0 Senior Care Facility
			0 Supermarket
			Yes Theater
			Yes Other Neighborhood-serving retail
			0 Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Possible Points
	12		Total points for Category 3 (0 min / 15 max)
Certifying Agent Category 3: Drew Smith			

CATEGORY 4: SITE

Version 11 Rev 0.0

Revised 10-8-2018

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

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

Drainage / Retention

S4.1	0	2	Onsite designated retention area
S4.2	0	2	Direct filtered rooftop runoff to planted area(s)
S4.3	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious
	0	% Pervious Material	0.1 Total Lot Area (sq. ft.)
	0	Coverage Area (sq. ft.)	0.001 100% Pervious sq. ft.
	0	Equivalent Pervious Area -->	0.001 Equivalent Pervious Area (semi-pervious)
	0	Total points for pervious area	

4 34 Total Points

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

Certifying Agent Category 4: Drew Smith

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

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

Water Heating

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

Moisture Control

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

Source Control

H3.01	1	1	No exposed urea-formaldehyde wood products
H3.02	0	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	1	1	Low VOC Sealants and Adhesives
H3.05	1	1	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	0	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	3	3	Integrated Pest Management

Cleanability

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

Universal Design

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

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

17 53 Total Points

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

Certifying Agent Category 5: Drew Smith

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

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

13 47 Total Points

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

Certifying Agent Category 6: Drew Smith

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

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

DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used
			0 Exterior cladding installed to prohibit intrusion
			0 Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			0 Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			0 Irrigation/sprinkler water does not hit building
			0 Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
			0 Chemical soil treatment avoided
			0 Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
			0 All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated
DM6.01	0	2	Mold Prevention - ASTM D3273
	9	47	Total Points

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

Certifying Agent Category 7: Drew Smith

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

G1.01 15 0 - 25 Conditioned house size (enter **no** if not claiming any points)
1,445 :square feet of conditioned area

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

0

18 56 Total Points

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

Certifying Agent Category 8: Drew Smith

FGBC Home Score			
Category	Your Score	Required Min - Max	
Category 1: Energy	35	30 - 75	
Category 2: Water	19	15 - 40	
Category 3: Lot Choice	12	0 - 15	
Category 4: Site	4	5 - 30	
Category 5: Health	17	15 - 35	
Category 6: Materials	13	10 - 35	
Category 7: Disaster Mitigation	9	5 - 30	
Category 8: General	18	0 - 40	
Total:	127		
Total Need:	101		The Total Need number will automatically adjust as points are earned for each criteria in the checklist.
Certified Home Score	126		
Certification Level:	Bronze		
		Home Address	
		524 Southard Street	
		Key West, FL 33040	

Revisions
Submitted
by Applicant

5220-5230 College Road



Building Permit Allocation System (BPAS) Application (Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00

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: Patrick Wright, Planning Director

Mailing Address: 1300 White Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: N/A

Office: 305-809-3778

Email: pwright@cityofkeywest-fl.gov

PROPERTY OWNER:

Name: City of Key West

Mailing Address: PO Box 1409

City: Key West

State: FL

Zip: 33041

Home/Mobile Phone: N/A

Office: 305-809-3700

Email: N/A

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 5220, 5224, 5228, and 5230 College Road

Parcel ID/ RE#: (see attached property record cards)

Alternate Key: 8757883, 8757875, 1076155, 8757905

Zoning District: High Density Residential - 1 (HDR-1)

Size of Site: 114,173.80-square-feet (2.62 acres)

Density Allowed: Forty (40) dwelling units per acre

Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

5220: Easter Seals Florida Keys Region

5224: Florida Keys Mosquito Control District

5228: Vacant (unimproved)

5230: Florida Keys SPCA



EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	0
Affordable Residential Dwelling Unit(s) ²	0	0	104
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)			0
Total Number of Units Requested			104

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 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 the property located within the Historic 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: DRC, PB, TC, AIPP, and CC



Major Development Plan
Variance(s)



Minor Development Plan
Beneficial Use



Conditional Use
HARC



Lawful Unit Determination
Other



Transient Transfer



Tree Commission

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Individual)

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

5220, 5224, 5228, and 5230 College Road, Key West, FL 33040

Street address of subject property

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

A handwritten signature in blue ink, appearing to read "Patrick Wright", is written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this November 16, 2018 by _____
date

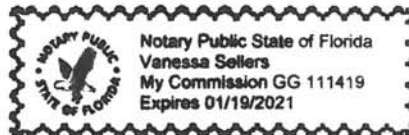
Patrick Wright

Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to read "Vanessa Sellers", is written over a horizontal line.

Notary's Signature and Seal



Vanessa Sellers

Name of Acknowledger typed, printed or stamped

GG 111419

Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

City Manager of the City of Key West, Florida
Name of office (President, Managing Member) *Name of owner from deed*
authorize Patrick Wright, Planning Director
Please Print Name of Representative

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


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

Subscribed and sworn to (or affirmed) before me on this 19 November 2018
Date

by Jim Scholl
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal



Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped

March 22, 2019
Commission Number, if any

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name FLORIDA KEYS SPCA INC
Location Addr 5230 COLLEGE RD
Lic NBR/Class 11518 MISCELLANEOUS OTHER SERVICES
Issued Date 7/2/2018 **Expiration Date: September 30, 2019**

MISCELLANEOUS OTHER SERVICE

Comments: HUMANE SOCIETY

Restrictions:

FLORIDA KEYS SPCA INC
5230 COLLEGE RD

KEY WEST, FL 33040

This document must be prominently displayed.

FLORIDA KEYS SOCIETY FOR
THE P

Application



Disclaimer

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

Summary

Parcel ID 00072082-002200
 Account # 8757883
 Property ID 8757883
 Millage Group 10KW
 Location Address 5220 COLLEGE Rd, KEY WEST
 Legal Description (FLORIDA EASTER SEAL SOCIETY INC)
 (Note: Not to be used on legal documents)
 Neighborhood 31200
 Property Class CLUB (7700)
 Subdivision
 Sec/Twp/Rng 34/67/25
 Affordable Housing No



Owner

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$470,681	\$481,722	\$525,858	\$538,273
+ Market Misc Value	\$23,551	\$23,697	\$23,988	\$20,986
+ Market Land Value	\$2,539,548	\$2,539,548	\$2,550,399	\$2,550,399
= Just Market Value	\$3,033,780	\$3,044,967	\$3,100,245	\$3,109,658
= Total Assessed Value	\$3,033,780	\$3,044,967	\$3,100,245	\$3,109,658
- School Exempt Value	(\$3,033,780)	(\$3,044,967)	(\$3,100,245)	(\$3,109,658)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	46,173.60	Square Foot	1660	200

Commercial Buildings

Style OFF BLDG 1 STY-A / 17A
 Gross Sq Ft 3,519
 Finished Sq Ft 2,947
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1950
 Year Remodeled
 Effective Year Built 1994
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	544	0	0
FLA	FLOOR LIV AREA	2,947	2,947	0
OPF	OP PRCH FIN LL	28	0	0
TOTAL		3,519	2,947	0

Style	PRIVATE SCHOOL D / 72D
Gross Sq Ft	2,286
Finished Sq Ft	1,750
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	METAL SIDING
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	METAL SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	2
Heating Type	
Year Built	1999
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,750	1,750	0
OPU	OP PR UNFIN LL	536	0	0
TOTAL		2,286	1,750	0

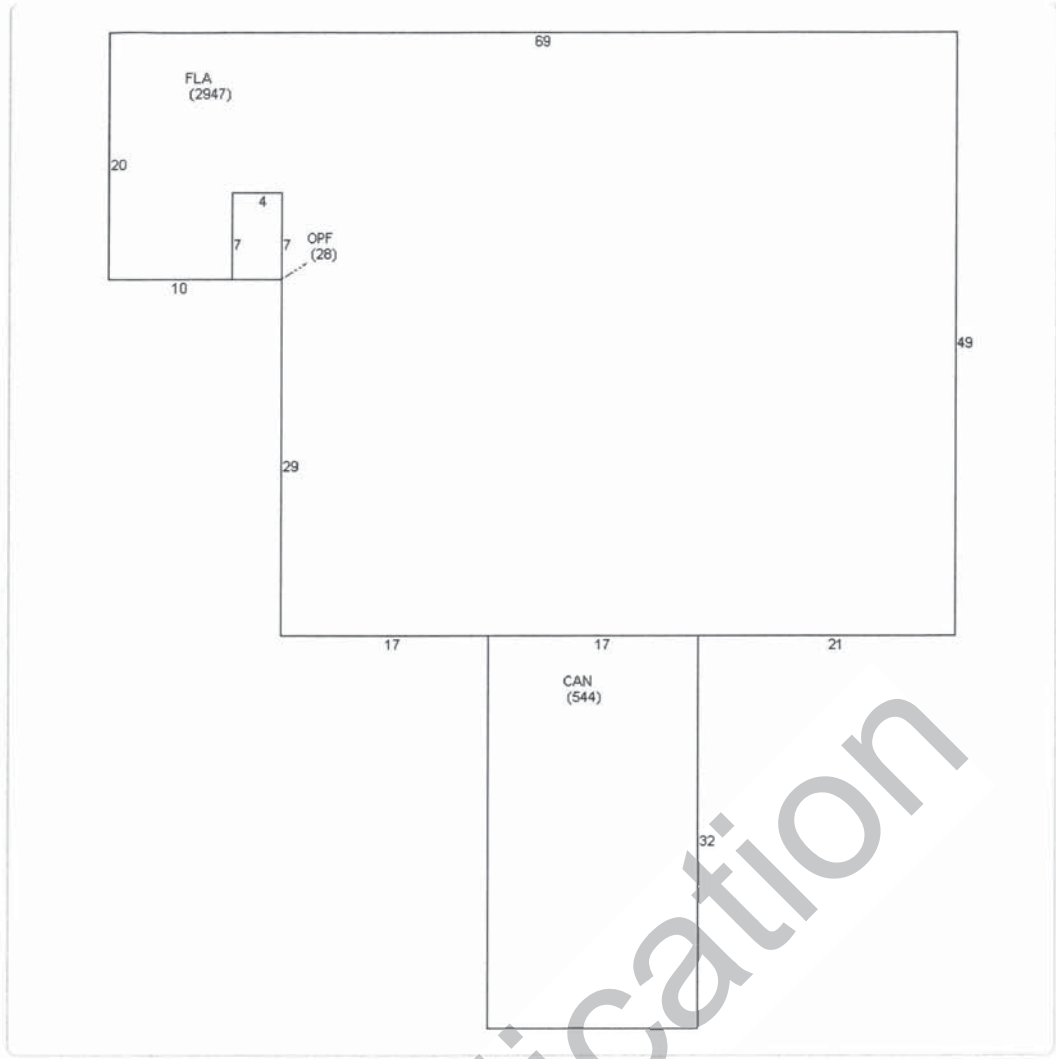
Yard Items

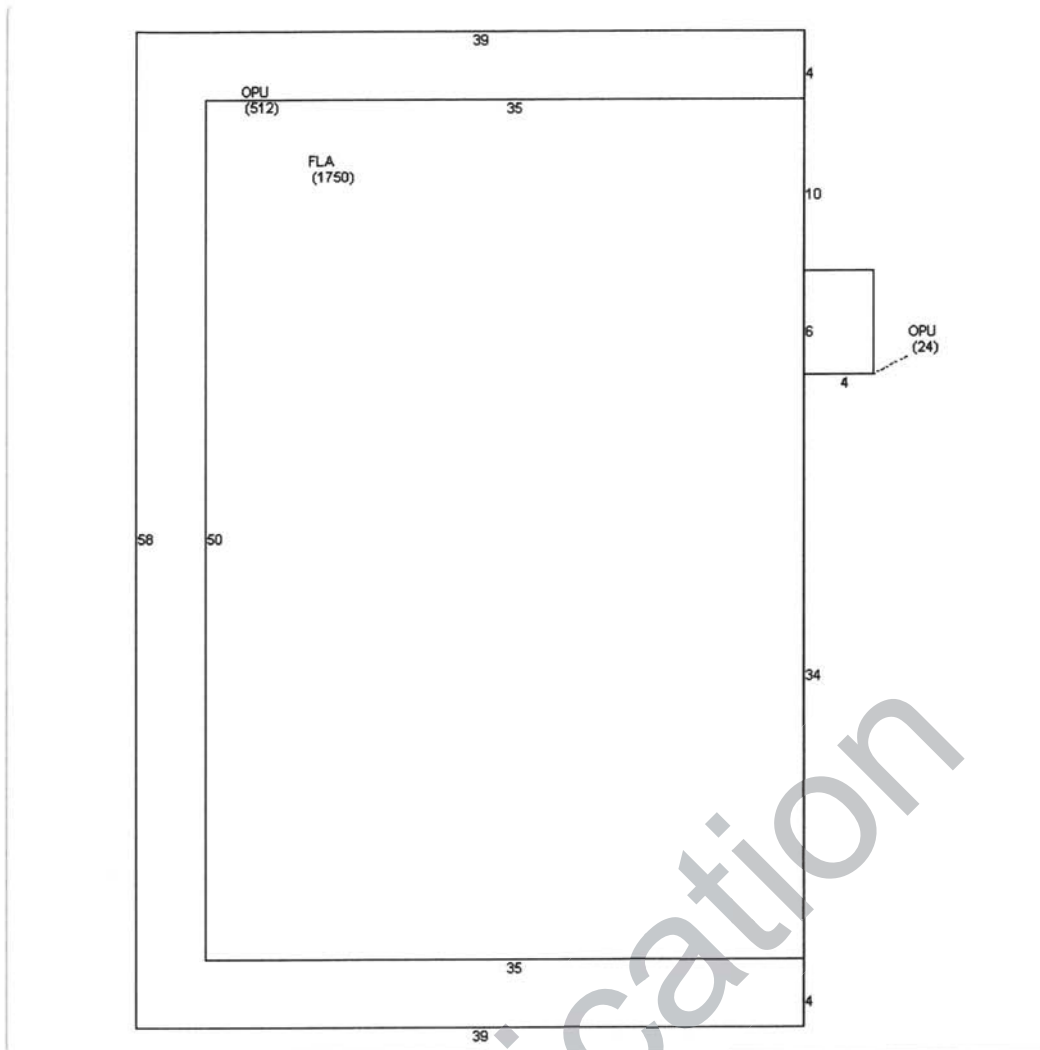
Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1964	1965	1	1 UT	1
WALL AIR COND	1964	1965	1	1 UT	2
ASPHALT PAVING	1964	1965	1	10816 SF	2
CH LINK FENCE	1964	1965	1	1728 SF	2
PATIO	1964	1965	1	874 SF	2
LC UTIL BLDG	1964	1965	1	90 SF	1
TIKI	1990	1991	1	300 SF	1
UTILITY BLDG	2004	2005	1	288 SF	3

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
07-0863	2/23/2007	12/27/2007	\$900	Commercial	UPGRADE TO 100 AMPS. FOR TRAILER OCCUPIED BY JACOBS HUMBERT
	10/4/2004	12/3/2004	\$5,864	Commercial	TED SHED

Sketches (click to enlarge)





Photos



8757883 5220 COLLEGE RD 12/03/04

Trim Notice

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions, Sales.

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Modules: Buildings, Mobile Home Buildings, Exemptions, Sales.

ser's office maintains data on property within the County solely for the purpose of fulfilling its on for ad valorem tax purposes of all property within the County. The Monroe County Property s accuracy for any other purpose. Likewise, data provided regarding one tax year may not be s. By requesting such data, you hereby understand and agree that the

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Summary

Parcel ID 00072082-002100
 Account # 8757875
 Property ID 8757875
 Millage Group 10KW
 Location Address 5224 COLLEGE Rd, KEY WEST
 Legal Description (MOSQUITO CONTROL DISTRICT LEASE) OR152-374 & CITY RES NO 02-124
 (Note: Not to be used on legal documents)
 Neighborhood 31200
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 34/67/25
 Affordable Housing No



Owner

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$1,922,184	\$1,922,184	\$1,922,184	\$1,922,184
+ Market Misc Value	\$21,054	\$21,054	\$21,054	\$18,587
+ Market Land Value	\$2,340,225	\$2,340,225	\$2,340,225	\$2,340,225
= Just Market Value	\$4,283,463	\$4,283,463	\$4,283,463	\$4,280,996
= Total Assessed Value	\$4,283,463	\$4,283,463	\$4,267,872	\$3,879,884
- School Exempt Value	(\$4,283,463)	(\$4,283,463)	(\$4,283,463)	(\$4,280,996)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

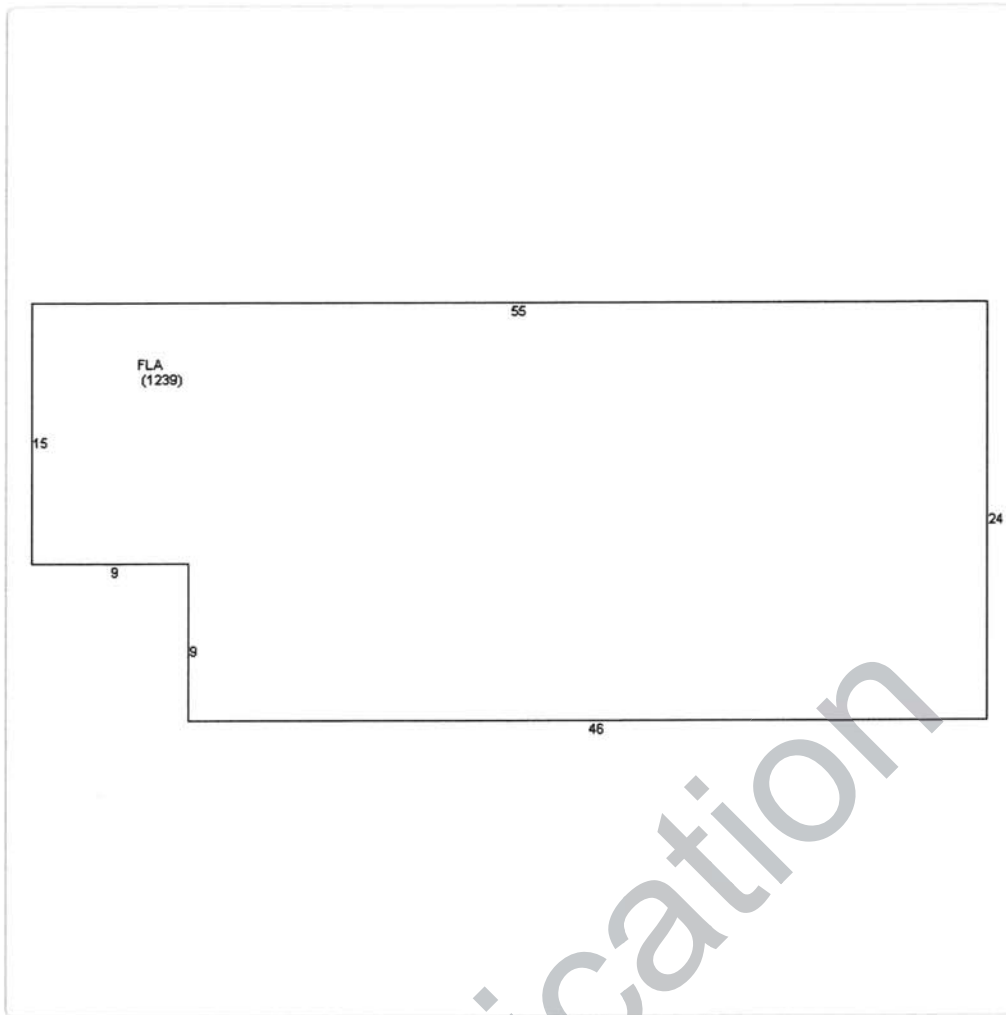
Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	34,670.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1969	1970	1	1106 SF	2
PATIO	1975	1976	1	714 SF	2
RW2	1979	1980	1	342 SF	3
ASPHALT PAVING	1979	1980	1	7354 SF	2
LC UTIL BLDG	1985	1986	1	66 SF	1
CH LINK FENCE	2000	2001	1	1760 SF	2
TIKI	2001	2002	1	144 SF	1
COM CANOPY	2002	2003	1	360 SF	1

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-4478	12/9/2011		\$1,250	Commercial	TEMPORARY TRAILER FOR LAB FOR MOSQUITO BREEDING TRIALS. TRAILER WILL BE IN PLACE FOR 6 MONTHS AND WILL BE TIED DOWN. ELECTRICAL AND PLUMBING PERMITS TO BE PULLED. LEASE TO MOSQUITO CONTROL.
10-689	3/8/2010	4/9/2010	\$2,350	Commercial	REPLACE A 2.5 TON PACKAGE A/C ON ALUMINUM STAND
08-4126	11/6/2008		\$9,980	Commercial	REPLACE (4) 5 TON EXISTING AC UNITS
06-6797	12/21/2006	12/27/2007	\$2,200	Commercial	INSTALL ONE 1200 BTU MINI SPLIT A/C UNIT
05-0347	2/4/2005	12/27/2007	\$850	Commercial	INSTALL DEDUCT METER
02-1084	5/23/2002	8/15/2002	\$8,932	Commercial	ELITE ROOF
02-0386	3/15/2002	8/15/2002	\$2,850	Commercial	INSTALL FUEL TANK
01-3344	10/11/2001	11/21/2001	\$5,000	Commercial	ELECTRICAL UPDATE
01-1556	4/17/2001	11/21/2001	\$12,000	Commercial	OVERLAY/RESTRIPED PARKING
00-4386	12/14/2000	11/21/2001	\$2,376	Commercial	GUTTERS
00-2924	9/19/2000	8/15/2002	\$52,000	Commercial	ROOFING



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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Summary

Parcel ID 00072080-002200
 Account # 1076155
 Property ID 1076155
 Millage Group 10KW
 Location Address 5228 COLLEGE Rd, KEY WEST
 Legal Description STOCK ISLAND PT LOT 1 LYING BETWEEN CER PALS & HUMANE SOC OR521-593
 (Note: Not to be used on legal documents)
 Neighborhood 31200
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 27/67/25
 Affordable No
 Housing



Owner

CITY OF KEY WEST FLORIDA
 PO Box 1409
 Key West FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$28,791	\$28,791	\$28,791	\$30,485
+ Market Misc Value	\$5,962	\$5,962	\$5,962	\$5,183
+ Market Land Value	\$977,275	\$977,275	\$977,275	\$977,275
= Just Market Value	\$1,012,028	\$1,012,028	\$1,012,028	\$1,012,943
= Total Assessed Value	\$1,012,028	\$1,012,028	\$1,012,028	\$1,012,943
- School Exempt Value	(\$1,012,028)	(\$1,012,028)	(\$1,012,028)	(\$1,012,943)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	15,035.00	Square Foot	0	0

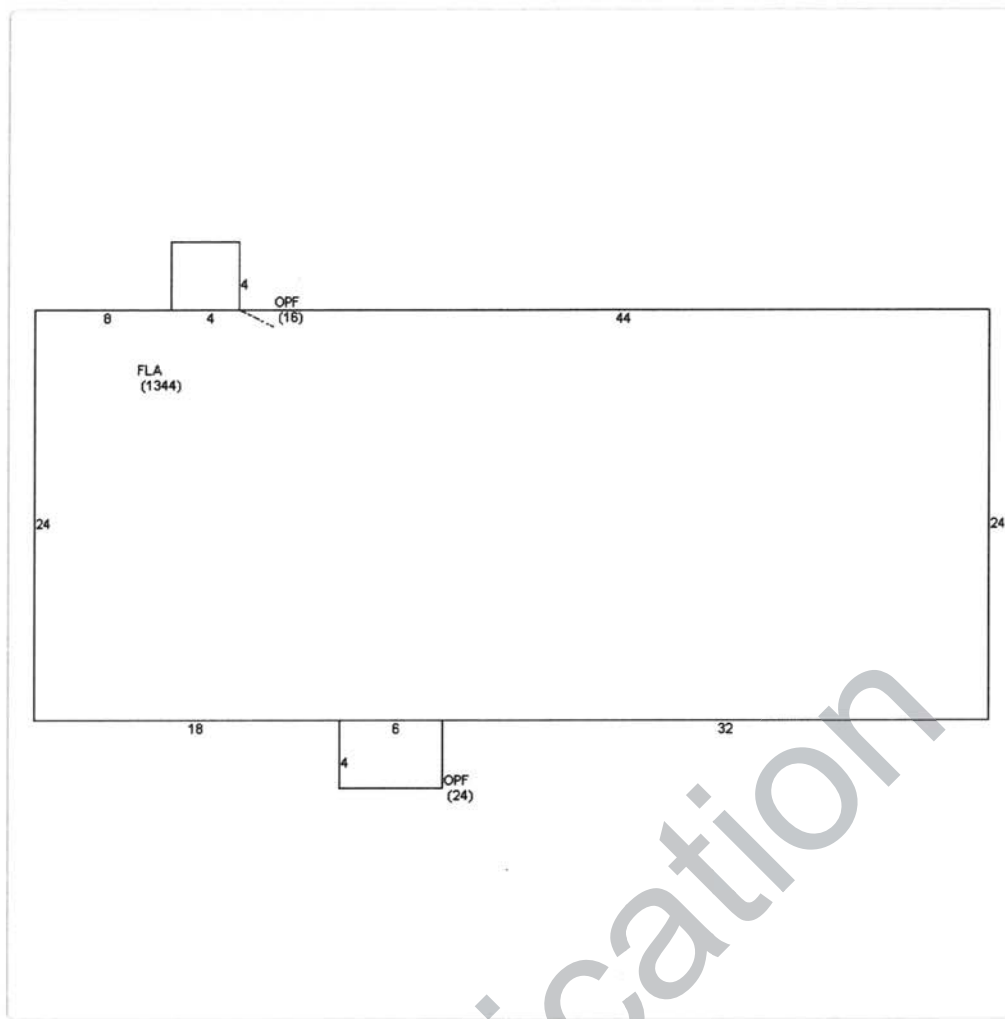
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1950	1951	1	1 UT	1
WATER FEATURE	1950	1951	1	1 UT	1
PATIO	1950	1951	1	523 SF	2
LC UTIL BLDG	1964	1965	1	100 SF	1
LC UTIL BLDG	1964	1965	1	24 SF	1
FENCES	1964	1965	1	288 SF	2
CH LINK FENCE	1964	1965	1	369 SF	1
CH LINK FENCE	1964	1965	1	540 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-2080-002	10/30/2007	11/5/2007	\$1,500		REPAIR OF METER CAN LUGS

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sales, TRIM Notice.

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Application

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Summary

Parcel ID 00072082-002400
 Account # 8757905
 Property ID 8757905
 Millage Group 10KW
 Location Address 5230 COLLEGE Rd , KEY WEST
 Legal Description (MONROE COUNTY ANIMAL SHELTER LEASE)
 (Note: Not to be used on legal documents)
 Neighborhood 31200
 Property Class COUNTY (8600)
 Subdivision
 Sec/Twp/Rng 27/67/25
 Affordable Housing No



Owner

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST FL 33041

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$203,655	\$203,655	\$203,655	\$209,086
+ Market Misc Value	\$53,672	\$53,672	\$53,672	\$47,043
+ Market Land Value	\$1,365,645	\$1,365,645	\$1,365,645	\$1,365,645
= Just Market Value	\$1,622,972	\$1,622,972	\$1,622,972	\$1,621,774
= Total Assessed Value	\$1,622,972	\$1,592,364	\$1,447,604	\$1,316,004
- School Exempt Value	(\$1,622,972)	(\$1,622,972)	(\$1,622,972)	(\$1,621,774)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	18,295.20	Square Foot	150	102.4

Commercial Buildings

Style COUNTY BLDGS C / 86C
 Gross Sq Ft 700
 Finished Sq Ft 532
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1978
 Year Remodeled
 Effective Year Built 1996
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	532	532	0
OPF	OP PRCH FIN LL	168	0	0
TOTAL		700	532	0

Style COUNTY BLDGS D / 86D

Gross Sq Ft 723
 Finished Sq Ft 723
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1970
 Year Remodeled
 Effective Year Built 1982
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	723	723	0
TOTAL		723	723	0

Style COUNTY BLDGS D / 86D
 Gross Sq Ft 854
 Finished Sq Ft 126
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1970
 Year Remodeled
 Effective Year Built 1980
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	126	126	0
OPU	OP PR UNFIN LL	728	0	0
TOTAL		854	126	0

Style COUNTY BLDGS D / 86D
 Gross Sq Ft 1,608
 Finished Sq Ft 255
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1970
 Year Remodeled
 Effective Year Built 1980
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	255	255	0
OPU	OP PR UNFIN LL	1,353	0	0
TOTAL		1,608	255	0

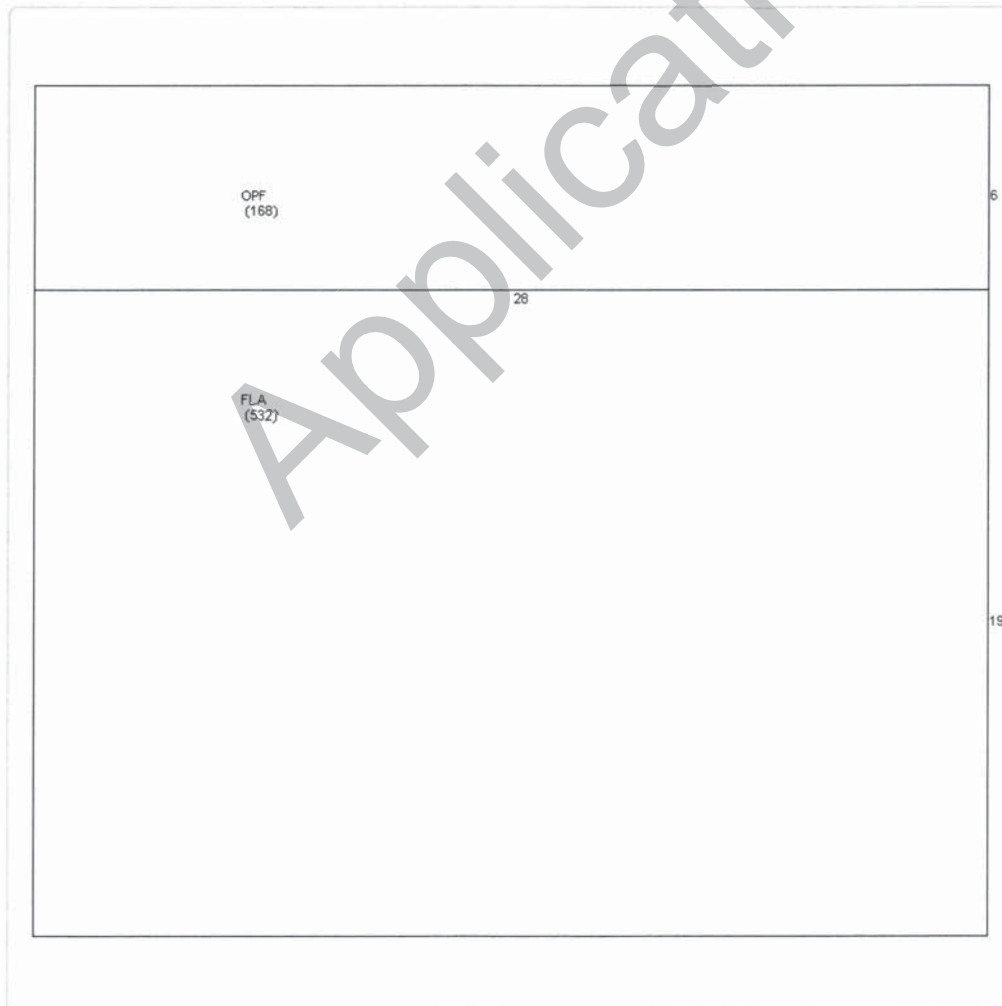
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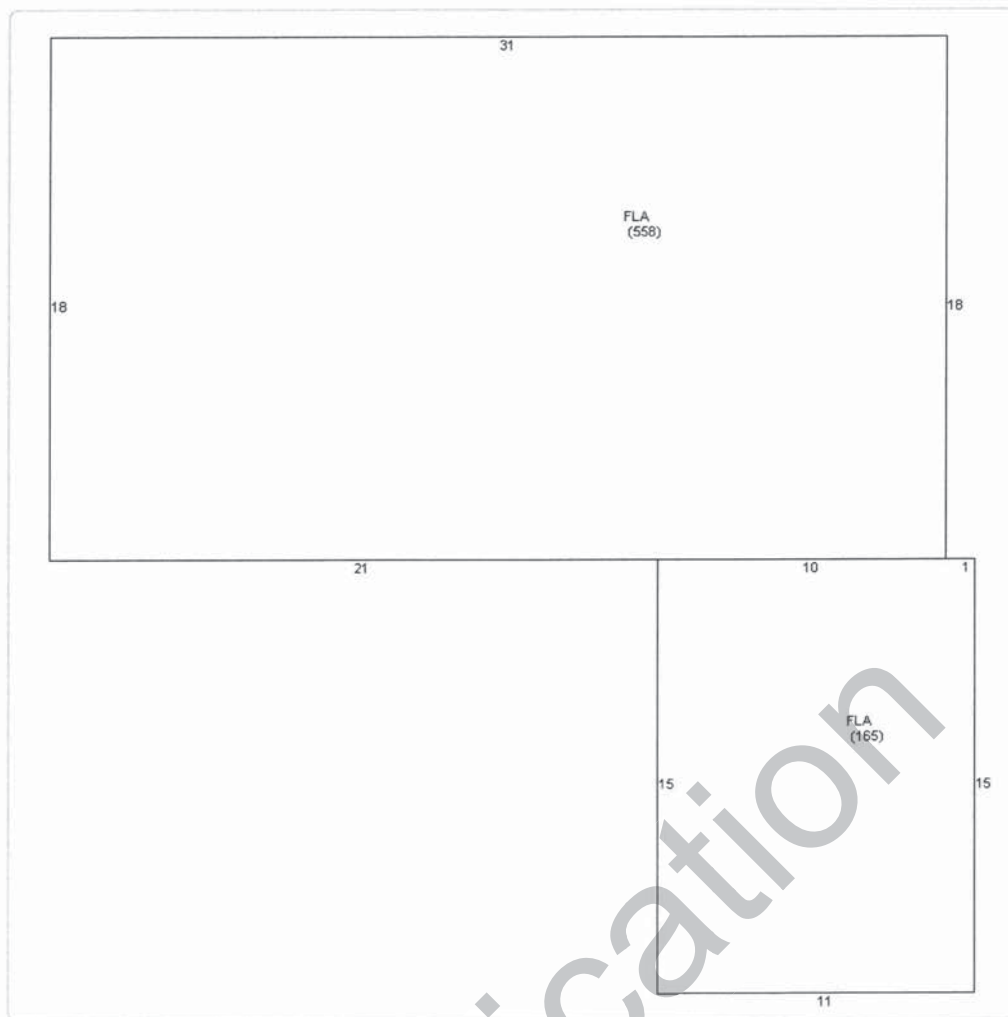
Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1969	1970	1	1526 SF	4
CH LINK FENCE	1969	1970	1	3075 SF	2
WALL AIR COND	1983	1984	1	2 UT	2
CH LINK FENCE	2001	2002	1	156 SF	1
PATIO	2001	2002	1	1696 SF	2
PATIO	2001	2002	1	80 SF	2
PATIO	2004	2005	1	221 SF	3

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-0502	4/28/2014		\$0	Commercial	ADA ACCESSIBILITY UPGRADES, REWORKING EXISTING PARKING AND CURBING TO PROVIDE COMPLAINT ACCESS ROUTE AND RAMP SYSTEM TO FRONT ENTRANCE OF BUILDING. ADA ACCESSIBILITY CODE COMPLIANCY WILL REQUIRE NEW SIGNAGE, COMPLIANT PARKING AND COMPLIANT APPROCH OF ENTRANCE OF BUILDING.
12-2972	8/17/2012		\$6,000	Commercial	ADA COMPLIANT PARKING SPACE SIGNAGE & STRIPING. ADD ADA COMPLIANT HANDRAILS & EXTENSIONS. ADD ADA BUZZER NOT ENTRY.
12-2583	7/17/2012		\$5,000	Commercial	FRONT OFFICE REMOVE EXISTING ROOFING, INSTALL GRACE 26G EAVES DRIP, FLASHING, 26G VCRIMP, 26G RIDGE CAP, REPLACE 30LF OF GUTTER.
12-1754	5/15/2012		\$4,898	Commercial	replace a five ton package unit on the roof with existing power and curb.
08-4584	2/24/2008		\$200	Commercial	ANCHOR 2 SHEDS ON PROPERTY
03-3798	11/7/2003	12/3/2004	\$500	Commercial	17'X13'X4 SLAB
03-3063	11/4/2003	11/19/2003	\$10,000	Commercial	2 A/C'S ON DOG RUNS
0103175	5/7/2002	8/15/2002	\$15,300	Commercial	DEMO SEPTIC/NEW GRAVITY S
0201076	5/7/2002	8/15/2002	\$1,000	Commercial	DEMO/RESTORE SIDEWALKS
0102547	7/23/2001	11/21/2001	\$500	Commercial	CONCRETE PAD
0001796	6/29/2000	11/21/2001	\$1,800	Commercial	NEW SERVICE FOR KENNELS
9700597	3/1/1997	6/1/1997	\$1,500	Commercial	PLUMBING

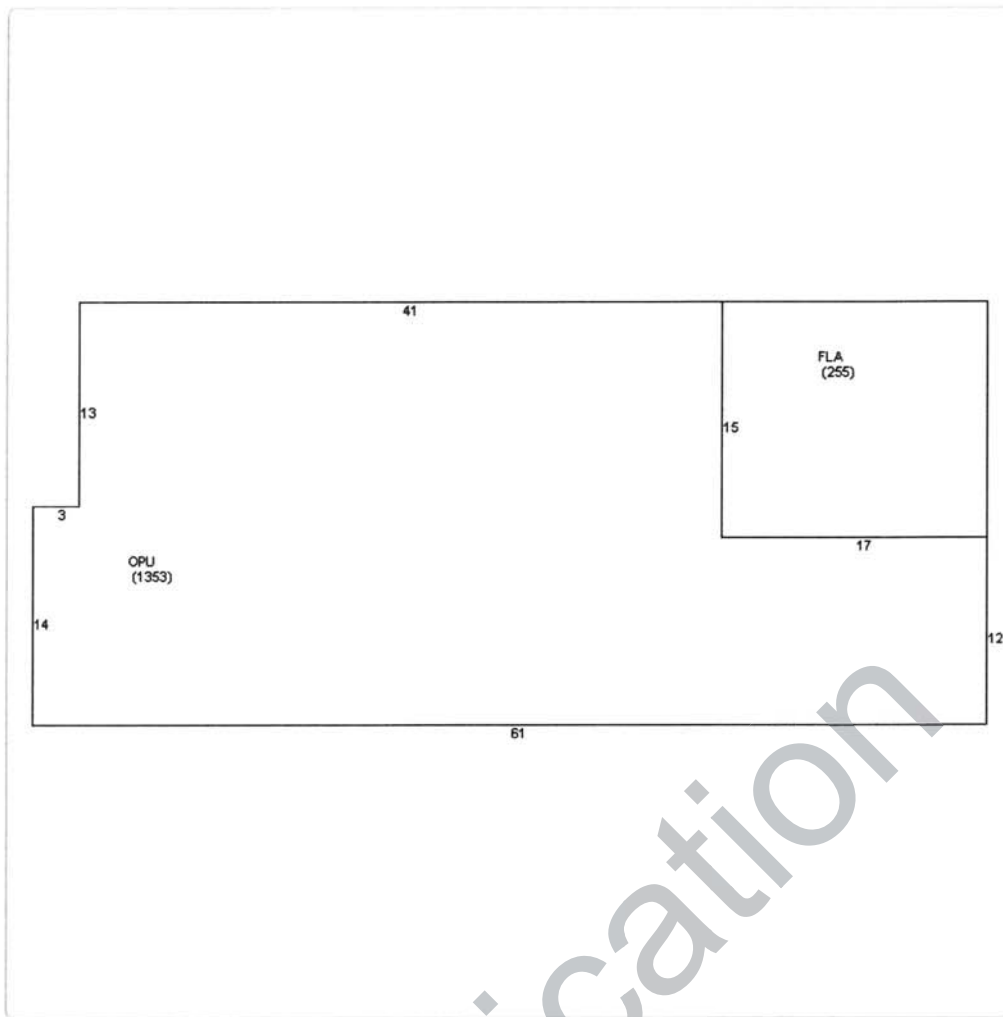
Sketches (click to enlarge)





9	9	43
OPJ (126)	FLA (126)	OPJ (602)
14	14	

Application



Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions, Sales, TRIM Notice.

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

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Developed by



Application

COLLEGE ROAD AFFORDABLE HOUSING

5220, 5224, 5228, 5230 COLLEGE ROAD

STOCK ISLAND, FL



PROPERTY LINE

BUILDING DATA	
FLORIDA BUILDING CODE INFORMATION	
OCCUPANCY TYPE: B-2 APARTMENTS	
CONSTRUCTION TYPE: TYPE III B, SPRINKLERED	
ALLOWABLE NUMBER OF STORIES: 4 STORIES	
ALLOWABLE AREA/FLOOR = 16,000 S.F./FLOOR (5130)	
46,000 S.F./FLOOR (5M)	
ENCLOSED	COVERED
BUILDING A	
GROUND FLOOR	16,000 S.F.
FIRST FLOOR	13,798 S.F.
THIRD FLOOR	13,798 S.F.
BUILDING B	
GROUND FLOOR	16,000 S.F.
FIRST FLOOR	13,798 S.F.
THIRD FLOOR	13,798 S.F.
BUILDING C	
GROUND FLOOR	16,000 S.F.
FIRST FLOOR	13,798 S.F.
THIRD FLOOR	13,798 S.F.
TOTAL:	
65,730 S.F.	

RESIDENTIAL UNIT COUNT	
104 - 1 BEDROOM UNITS	COVERED
W/BALCONY	49 S.F.
(6 OF THE UNITS ARE FULLY HANDICAP COMPLIANT)	

PAGE	DESCRIPTION
A-0	COVER SHEET
A-1	GOOGLE AERIAL SITE PLAN
A-1.1	CONCEPTUAL SITE PLAN - ROOF PLAN
A-2	CONCEPTUAL GROUND FLOOR PLAN
A-3	CONCEPTUAL TYPICAL FLOOR PLAN
A-4	UNIT PLANS AND SECTIONS
A-5	BUILDING ELEVATIONS
A-5.1	3D RENDERINGS
A-5.2	3D RENDERINGS

SITE DATA	
SITE AREA: 114,594.4 S.F. (2.639 ACRES)	
LAND USE: HOR-1 (HIGH DENSITY RESIDENTIAL 1)	
FLOOD ZONE: AE EL. +9.0', AE EL. +10.0', VE EL. +11.0'	
FAIR: N/A	
DENSITY: ALLOWED = 40 UNITS/ACRE	
2.639 ACRES x 40 UNITS/ACRE = 105.56 UNITS ALLOWED	
104.0 UNITS PROVIDED	
HEIGHT: ALLOWED = 40' + 4" MAX. IF OVER FLOOD	
PROPOSED = 44' MAX.	
= 43'-11"	
SETBACKS:	
FRONT SETBACK:	REQUIRED = 20'-0"
PROPOSED = 20'-0"	
SOUTH SIDE SETBACK:	REQUIRED = 10'-0"
PROPOSED = 13'-0"	
NORTH SIDE SETBACK:	REQUIRED = 10'-0"
PROPOSED = 10'-0"	
REAR SETBACK:	REQUIRED = 10'-0"
PROPOSED = 13'-0"	
BUILDING COVERAGE AREA:	
ALLOWED: 45,883.36 S.F. (40% MAX.)	
PROPOSED: 35,212 S.F. (30%)	
IMPERVIOUS AREA:	
ALLOWED: 48,979.04 S.F. (60% MAX.)	
PROPOSED: 81,504.4 S.F. (71%)	
(VARIANCE REQUIRED)	
LANDSCAPE AREA:	
REQUIRED: 40,235.44 S.F. (35% MIN.)	
PROPOSED: 33,454 S.F. (29%)	
(VARIANCE REQUIRED)	
OPEN SPACE AREA:	
REQUIRED: 40,234.44 S.F. (35% MIN.)	
PROPOSED: 33,454 S.F. (29%)	
(VARIANCE REQUIRED)	
PARKING:	
REQUIRED: 2 SPACES PER UNIT	
PROPOSED: 122 SPACES PROVIDED	
92 REGULAR 9'x18' SPACES	
2 COMPACT 5'x10' SPACES	
8 HANDICAP 12'x21' SPACES	
(VARIANCE OR BIKE SUBSTITUTION REQUIRED)	
BIKE:	
REQUIRED: 10% OF REQUIRED CAR SPACES	
PROPOSED: 208 x 0.10 = 20.8 (21 SPACES)	
75 SPACES PROVIDED	

WILLIAM P. HORN
ARCHITECT, P.A.
1000 N. W. 10TH AVE.
SUITE 100
MIAMI, FL 33136
TEL: 305-384-4400
FAX: 305-384-4401
LICENSE NO. AA 000480

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

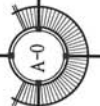
DATE: 09-24-15
PRELIM DESIGN

REVISIONS:

DRAWN BY: JW

CHECKED BY: JPH

SCALE: AS SHOWN



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HERN
ARCHITECT, P.A.

REGISTERED
KEY WEST
FLORIDA
2004

TEL: 305.864.4444
FAX: 305.296-1101
LICENSE NO.
AA 800246

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

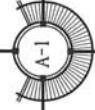
SCALE

DATE
06-24-15 PRELIM DESIGN

REVISIONS

DRAWN BY
JW

CHECKED
BY
10/06



GOOGLE AERIAL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEY'S LAND SURVEYING,
DATED ON 07-03-18

SCALE: 1"=40'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

NO. 14,000-01

KEY WEST
FLORIDA
32040

TEL. 305.240.0000

FAX 305.240.0000

LICENSE NO.

AA 000000

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5225 & 5230
College Road
STOCK ISLAND, FLORIDA

SCALE

DATE
08-24-15 PRELIM DESIGN

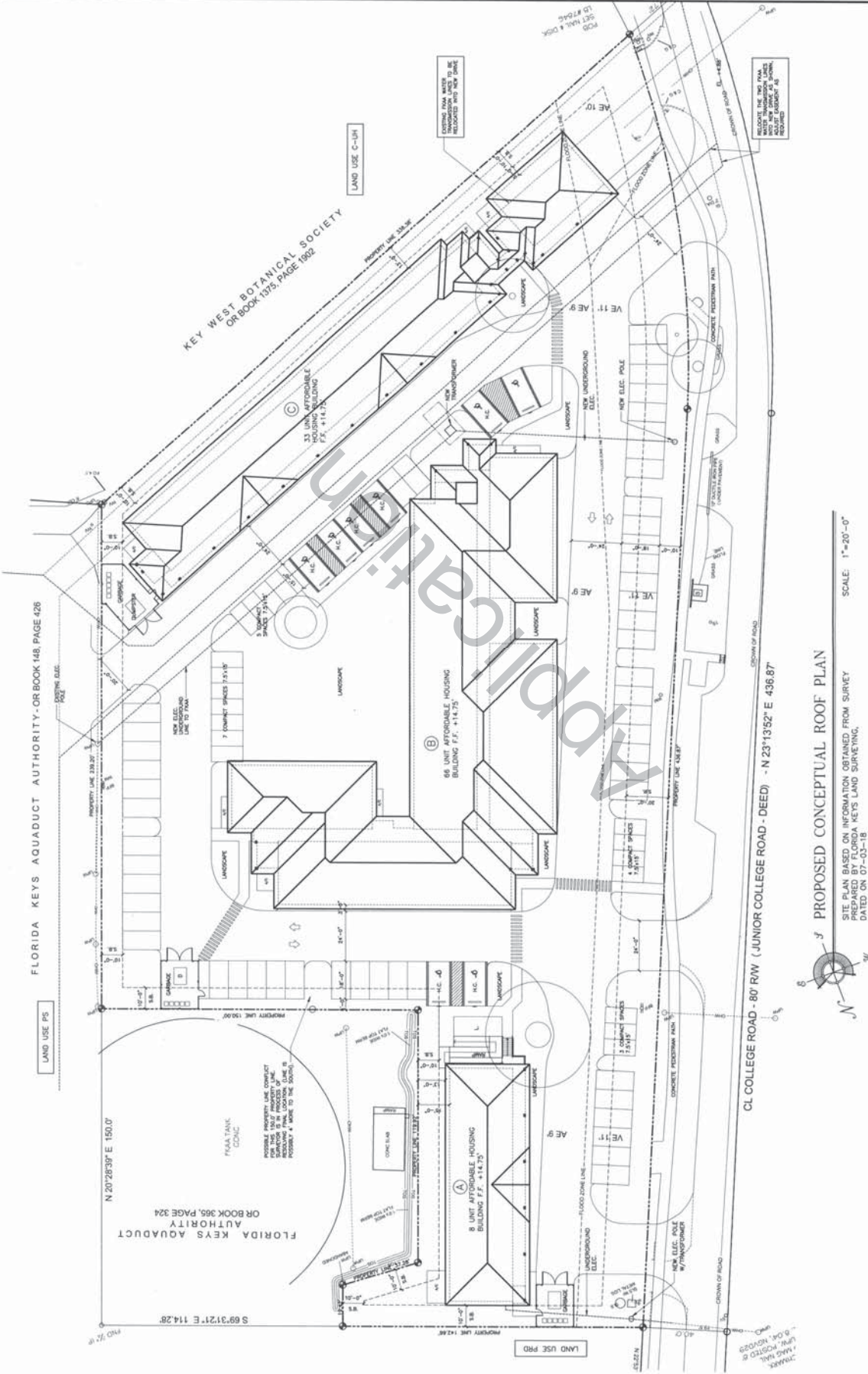
REVISIONS

DRAWN BY
JW

PROJECT
NO.

DATE

A-1.1



PROPOSED CONCEPTUAL ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORENCE HETS LAND SURVEYING,
DATED ON 07-03-18

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5225 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HERN
ARCHITECT, P.A.

WILLIAM P. HERN
KEY WEST
FLORIDA
33401
TEL: 305-796-1542
FAX: 305-796-1542
LICENSE NO.
AA 000546

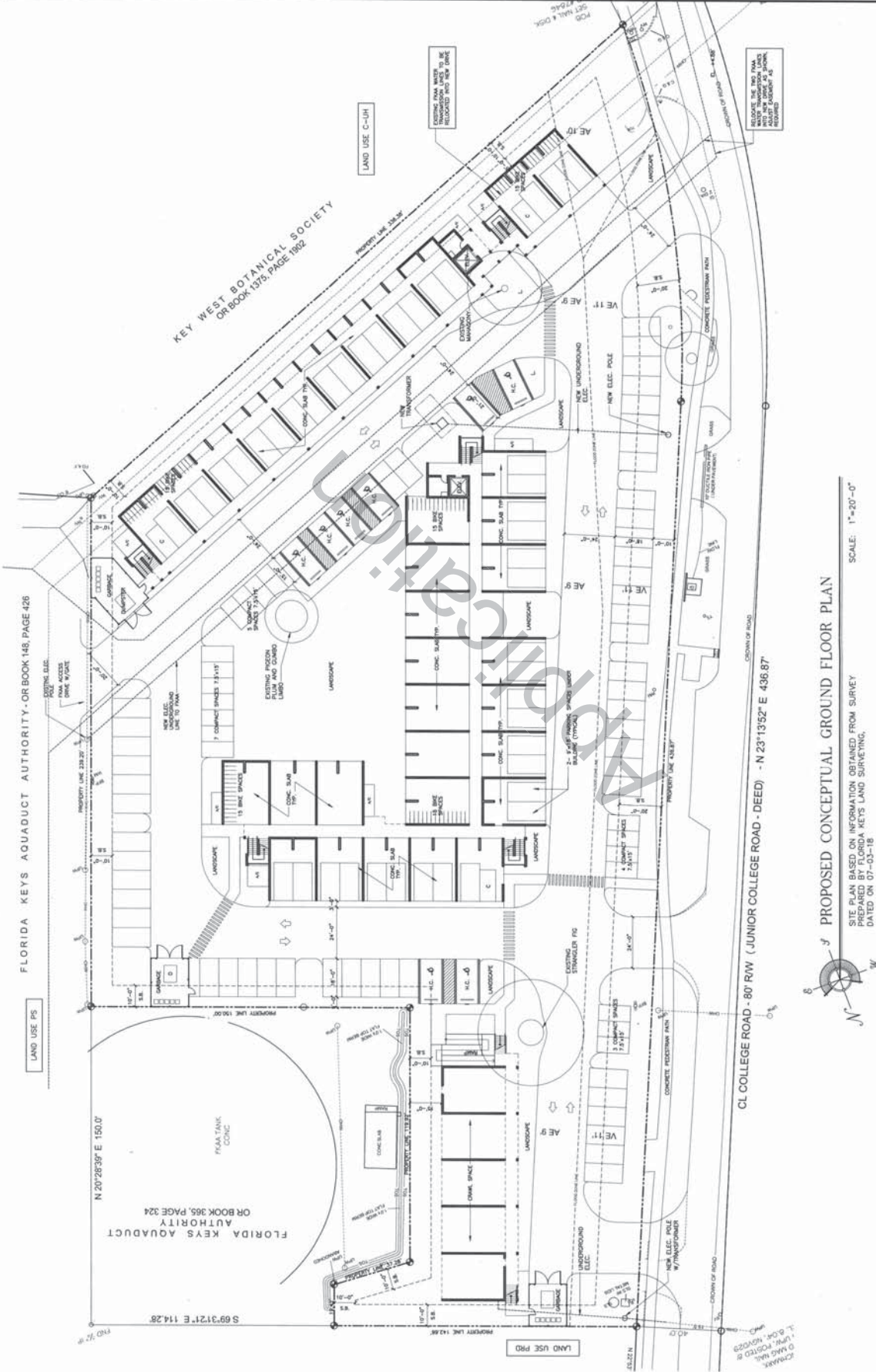
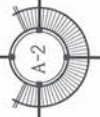
COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

DATE
09-24-18 PRELIM DESIGN

REVISIONS

DRAWN BY
JWH

PROJECT
NO.



PROPOSED CONCEPTUAL GROUND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY CURTIS W. ACTS LAND SURVEYING
DATED ON 07-03-18

SCALE: 1"=20'-0"

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

REGISTERED
KEY WEST
FLORIDA
2004
TEL: 305-296-1001
FAX: 305-296-1002
LICENSE NO.
AA 000046

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5225 & 5230
College Road
STOCK ISLAND, FLORIDA

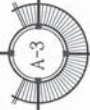
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DATE
05-24-18 PRELIM DESIGN

REVISIONS

DRAWN BY
JPH

PROJECT
NUMBER
1805



FLORIDA KEYS AQUADUCT AUTHORITY - OR BOOK 148, PAGE 426

LAND USE PS

N 20°29'35" E 150.0'
S 69°31'21" E 114.28'
FLORIDA KEYS AQUADUCT
AUTHORITY
OR BOOK 365, PAGE 324
PLANS NAME
CONC

KEY WEST BOTANICAL SOCIETY
OR BOOK 1375, PAGE 1902

LAND USE C-UH

LAND USE PB

CL COLLEGE ROAD - 80' RW (JUNIOR COLLEGE ROAD - DEED) - N 23°13'52" E 436.87'

PROPOSED CONCEPTUAL TYPICAL FLOOR PLAN

SCALE: 1"=20'-0"
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY CURTIS W. LETS LAND SURVEYING,
DATED ON 07-03-18

COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5225 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HERN
ARCHITECT, P.A.

1014 2020 ST
KEY WEST
FLORIDA
33404
TEL: 305-246-5332
FAX: 305-246-5333
LICENSE NO.
AA 000046

COLLEGE ROAD
AFFORDABLE HOUSING
5220, 5224, 5228 & 5230
College Road
STOCK ISLAND, FLORIDA

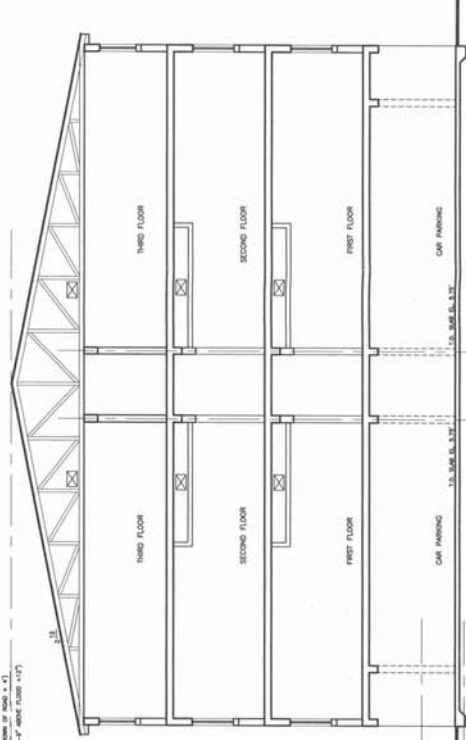
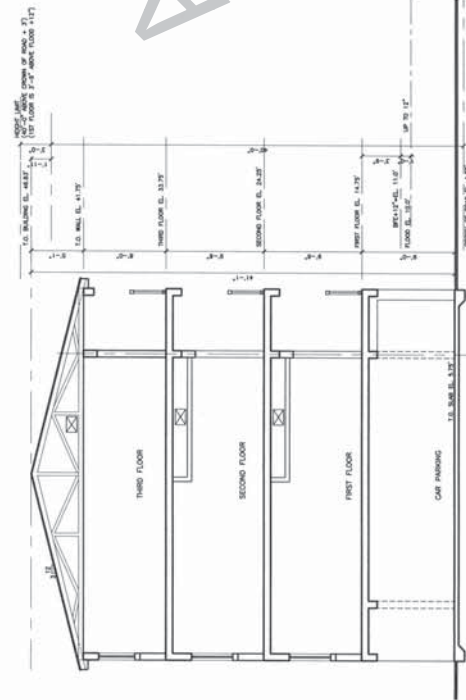
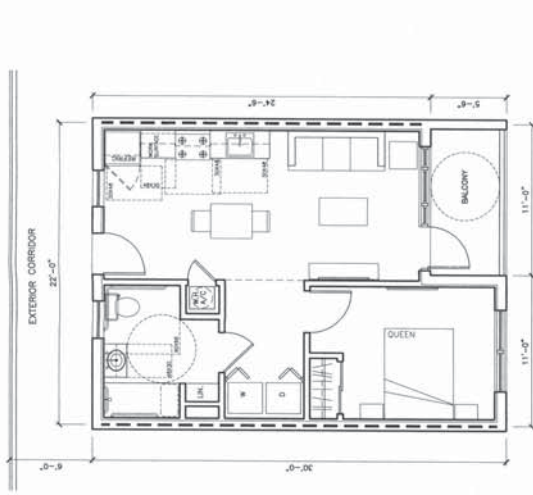
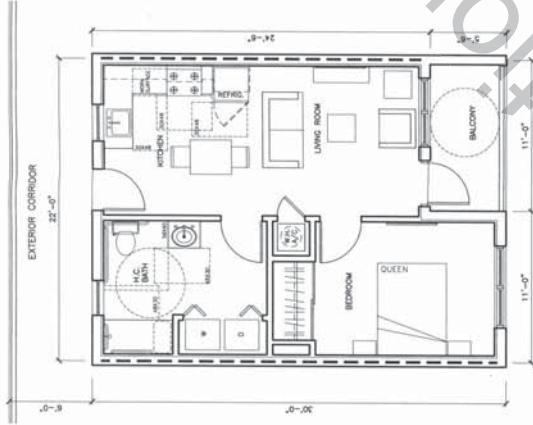
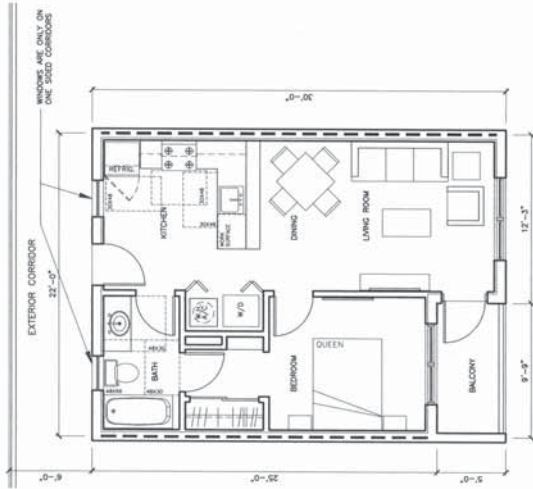
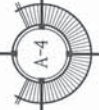
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DATE
05-24-15 PRELIM DESIGN

REVISIONS

DRAWN BY
JPH

PROJECT
NUMBER
100



COLLEGE ROAD AFFORDABLE HOUSING
5220, 5224, 5228 & 5230 College Road
STOCK ISLAND, FLORIDA

WILLIAM P. HORN
ARCHITECT P.A.

REGISTRATION
STATE OF FLORIDA

NO. 12450

DATE

10/1/00

PROJECT NO.

1000

DATE

10/1/00

PROJECT NO.

1000

COLLEGE RD.
HOUSING

THIS DOCUMENT MAY
NOT BE REPRODUCED
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WILLIAM P. HORN
ARCHITECT P.A.

DATE

10/1/00

PROJECT NO.

1000

DATE

10/1/00

PROJECT NO.

1000

DATE

10/1/00

PROJECT NO.

1000

DATE

10/1/00

PROJECT NO.

1000

DATE

10/1/00

PROJECT NO.

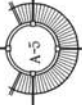
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DATE

10/1/00

PROJECT NO.

1000



COLLEGE ROAD ELEVATION

SCALE: 1"=20'-0"



BUILDINGS A' & B' REAR ELEVATION

SCALE: 1"=20'-0"



BUILDING C' REAR ELEVATION

SCALE: 1"=20'-0"

COLLEGE RD. HOUSING
5220, 5224, 5228 & 5230
COLLEGE RD.
STOCK ISLAND

WILLIAM P. MOEN
ARCHITECT P.A.

1115 EAST 1ST ST.
SUITE 100
FORT MYERS, FL 33901

TEL: 888-288-2888
FAX: 888-288-2888

LYNN H. MOEN
ARCHITECT

COLLEGE RD.
HOUSING

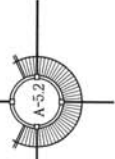
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WILLIAM P. MOEN, ARCHITECT P.A.
SEAL

DATE
08-04-15

REVISIONS

DRAWN BY
E.M.

PROJECT
NUMBER
1508



RENDERING 3



RENDERING 4

COLLEGE RD. HOUSING

5220, 5224, 5228 & 5230
COLLEGE RD.
STOCK ISLAND, FL

WILLIAM P. MOEN
ARCHITECT P.A.

RELATIONSHIP
OF BUILDING
TO SITE
2000

TEL: 800-790-0002
FAX: 800-790-0002

ARCHITECT
ARCHITECT

COLLEGE RD.
HOUSING

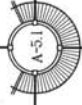
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P.A.

DATE
07/01/00

REVISIONS

DESIGN BY
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PROJECT
NUMBER
1000



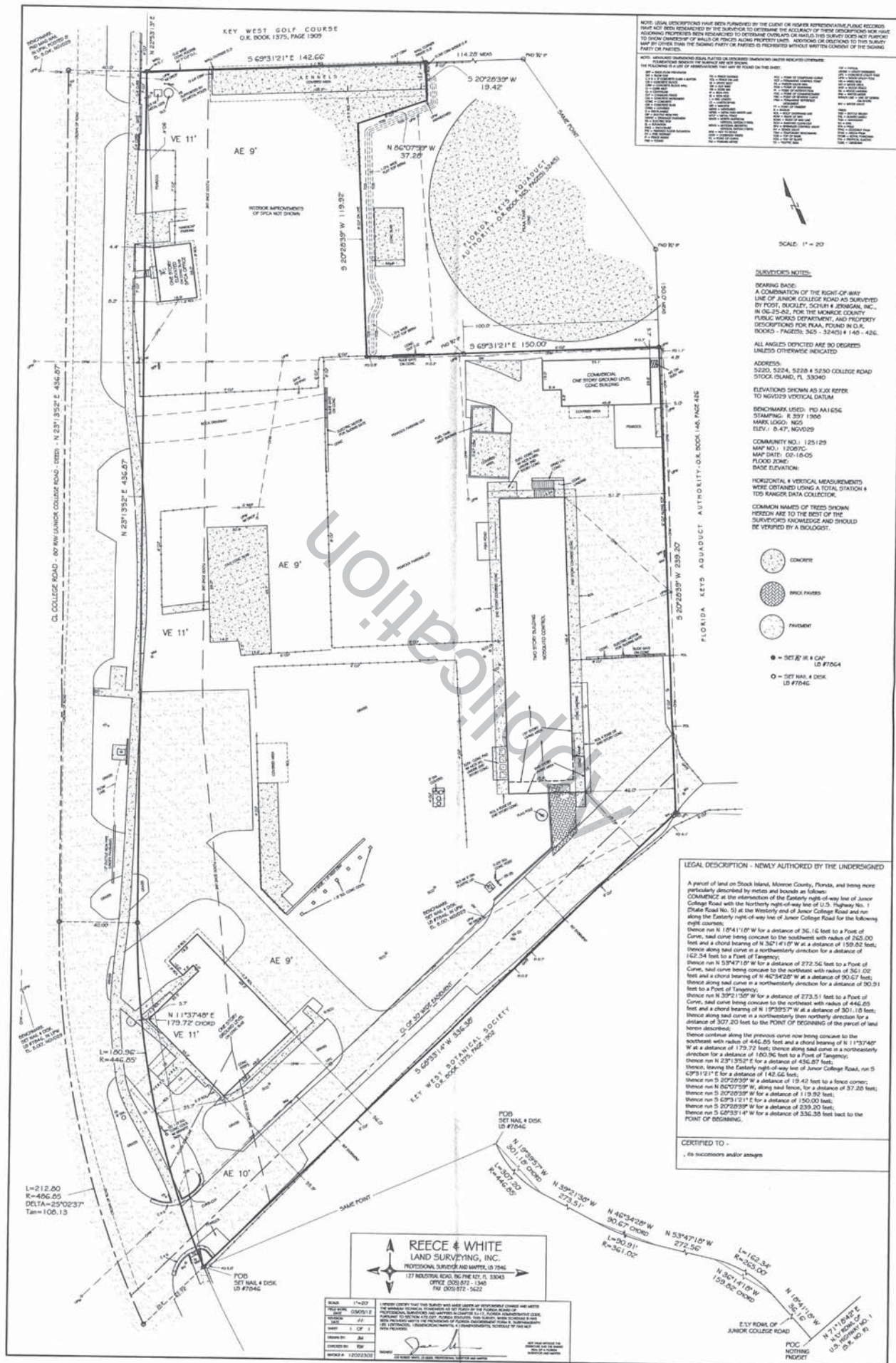
RENDERING 1



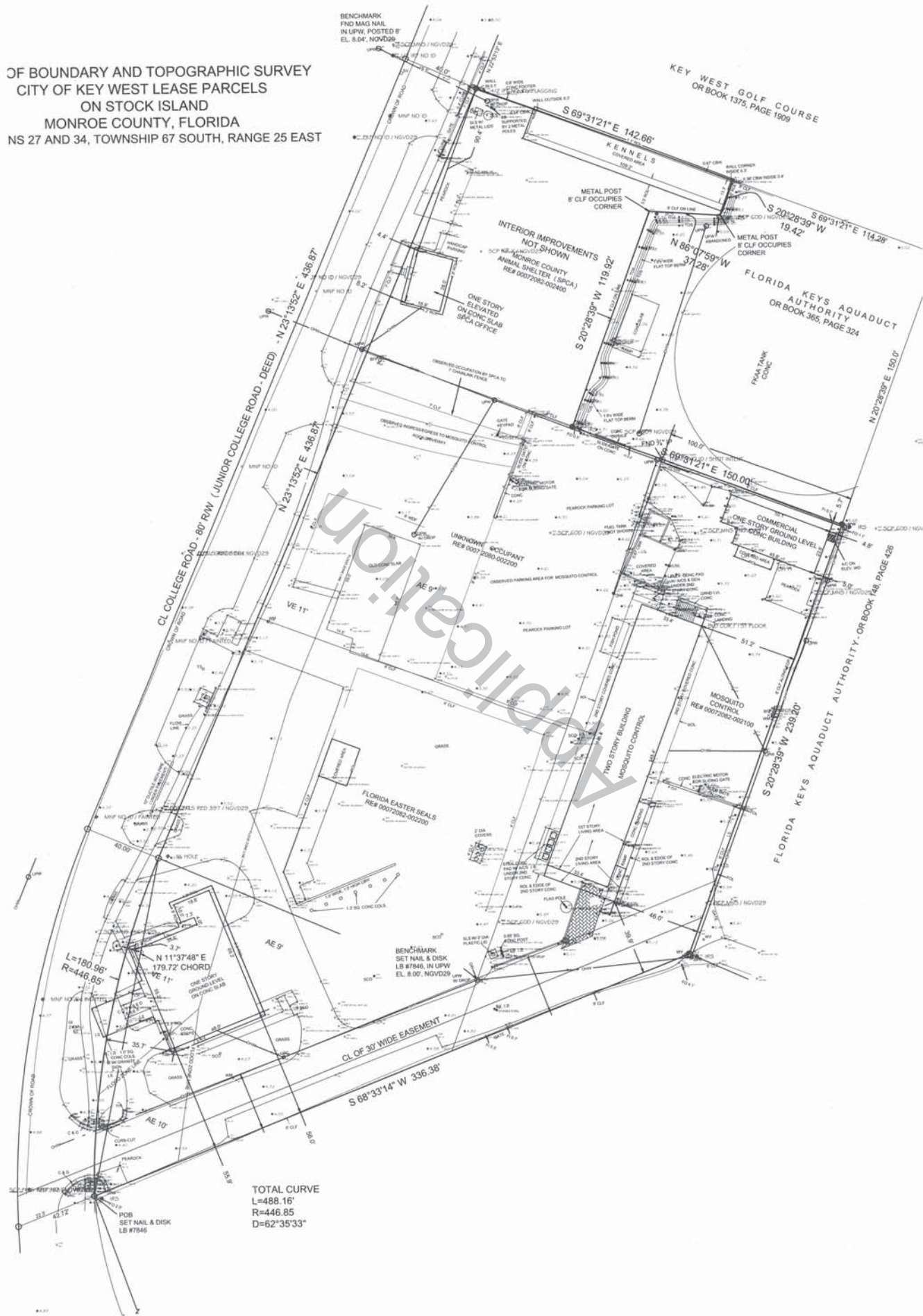
RENDERING 2

COLLEGE RD. HOUSING

5220, 5224, 5228 & 5230
COLLEGE RD.
STOCK ISLAND, FL.



OF BOUNDARY AND TOPOGRAPHIC SURVEY
CITY OF KEY WEST LEASE PARCELS
ON STOCK ISLAND
MONROE COUNTY, FLORIDA
NS 27 AND 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST



1721 Johnson Street



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

November 13, 2018

Patrick Wright, Director of Planning
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Request for Accessory Unit Building Permit Allocation System Allocations for
1721 Johnson Street, Key West, Florida 33040:

Dear Mr. Wright:

Please allow this correspondence to serve as an application for one (1) accessory residential Building Permit Allocation System ("BPAS") unit (the "BPAS Unit") on behalf of James B. Luther and Gerard R. Pfeil ("Applicant"). As counsel for Mr. Luther and Mr. Pfeil, my firm submits the following Application and supporting documents for your consideration:

Title Block:

- a. Name of Owner: James B. Luther and Gerard R. Pfeil
- b. Scale: 1" = 40'
- c. North Arrow: As identified on the site plan
- d. Preparation/Revision Date:

Identification of Key Persons:

- a. Owner: James B. Luther and Gerard R. Pfeil
- b. Owner's Authorized Agent: Oropeza, Stones & Cardenas, PLLC
- c. Engineer: NA
- d. Architect: A20 Architecture
- e. Surveyor: Island Surveying/O'Flynn Surveying
- f. The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: James B. Luther and Gerard R. Pfeil.

Project Description: The proposed project is to construct an accessory structure on the SF subject lot.

Other Project Information:

- a. Proposed Phases of Development and Target Dates: Single Phase.
- b. Expected Date of Completion – On or before November 1, 2020.

Intergovernmental Coordination:

All intergovernmental coordination shall be completed in accordance with the Development Agreement.

Description of Proposed Development and Use:

The proposed development shall consist of one (1) accessory structure which shall comply with the affordability requirements of the Land Development Code. Currently, the property is a vacant lot as a result of a Code case from a prior owner requiring demolition of the partially built single-family structure. The Applicant will be constructing a single-family home at the same time as construction of the accessory structure, understanding the single-family home must receive a C/O prior to the accessory structure receiving a C/O.

Solution Statement:

The proposed accessory structure will be raised above the required 1.5' above Base Flood Elevation. The construction will comply with the baseline Florida Green Building Code.

Thank you for your consideration of this Application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,



Gregory S. Oropeza, Esq.

GSO:gg
Enclosures



Building Permit Allocation System (BPAS) Application

(Year 6: July 1, 2018 – June 30, 2019)

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00

- 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: Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: N/A

Office: 305-294-0252

Email: greg@oropezastonescardenas.com

PROPERTY OWNER:

Name: James Borden Luther and Raymond Gerard Pfeil

Mailing Address: 1604 Seminary Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: N/A

Office: 305-294-0252

Email: greg@oropezastonescardenas.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1721 Johnson Street

Parcel ID/ RE#: 00060900-000000

Alternate Key: 1061328

Zoning District: SF

Size of Site: 3,608 s.f.

Density Allowed: 8 DU/Acre

Commercial Floor Area: N/A

B. EXISTING DEVELOPMENT:

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

The property is currently a vacant lot. The property previously had a single-family home; however, the structure was demolished due to a Code case involving the prior owner. The current owners brought the property into compliance shortly after their purchase.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED ¹ / RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	1	1
Affordable Residential Dwelling Unit(s) ²	0	0	0
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	1
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			

¹ Please provide City Licensing Records from the Building Department.

² Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

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

COPY OF WARRANTY DEED

Application

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: 18-147
Consideration: \$290,500.00

03/29/2018 10:44AM
DEED DOC STAMP CL: Krys \$2,033.50

Doc# 2161867
BK# 2398 Pg# 1535

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of March, 2018 between Randolph E. Schumacher and Beth A. Schumacher a/k/a Bethany A. Schumacher, husband and wife whose post office address is 15512 Bealfred Drive, Fenton, MI 48430, grantor, and James Borden Luther and Raymond Gerard Pfeil, a married couple whose post office address is 1604 Seminary Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of 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:

Lot 22, Square 2, Tract 29, Nuevo Progreso, according to the plat thereof recorded in Plat Book 1, Page 23, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00060900-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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:

Amber L. Andres
Witness Name: Amber L. Andres

Karen A. Crown
Witness Name: KAREN A. CROWN

R E Schumacher
Randolph E. Schumacher

Amber L. Andres
Witness Name: Amber L. Andres

Karen A. Crown
Witness Name: KAREN A. CROWN

Beth A. Schumacher
Beth A. Schumacher a/k/a Bethany A. Schumacher

Doc# 2161867
Bk# 2398 Pg# 1536

State of Michigan
County of Genesee

The foregoing instrument was acknowledged before me this 21 day of March, 2018 by Randolph E. Schumacher and Beth A. Schumacher a/k/a Bethany A. Schumacher, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Dana Wright
Notary Public

Printed Name: Dana Wright

My Commission Expires: 1-21-2019

MONROE COUNTY
OFFICIAL RECORDS

SURVEY

Application

FLAGLER AVENUE

10	11	12	13	14	15	16	17	18
27	26	25	24	23	22	21	20	19

ASHBY STREET

JOHNSON STREET

LOCATION MAP

Lot 22, Square 28, Tract 29
"NUEVO PROGRESO"
(P.B. 1, pg. 23)
City of Key West, FL



LEGAL DESCRIPTION:

Lot 22, Square 2, Tract 29, Nuevo Progreso, according to the Plat thereof, as recorded in Plat Book 1, Page 23, of the Public Records of Monroe County, Florida.
(Found in Book 2898, Page 1535 of the Public Records of Monroe County, Florida)

LEGEND

A/C	LEGEND	LB	Licensed Business
BAL	Air Conditioner	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat Book
CONC	Concrete	P.B.	Point Of Beginning
C.B.S.	Concrete Block Stucco	P.O.C.	Point Of Commence
COVD	Covered	P.O.C.	Point Of Commence
D	Dead End	S/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FPK	Found Nail & Disc	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS

Concrete Utility Pole	Street Light
Fire Hydrant	Wood Utility Pole
Sanitary Sewer Clean Out	Water Meter

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 33-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

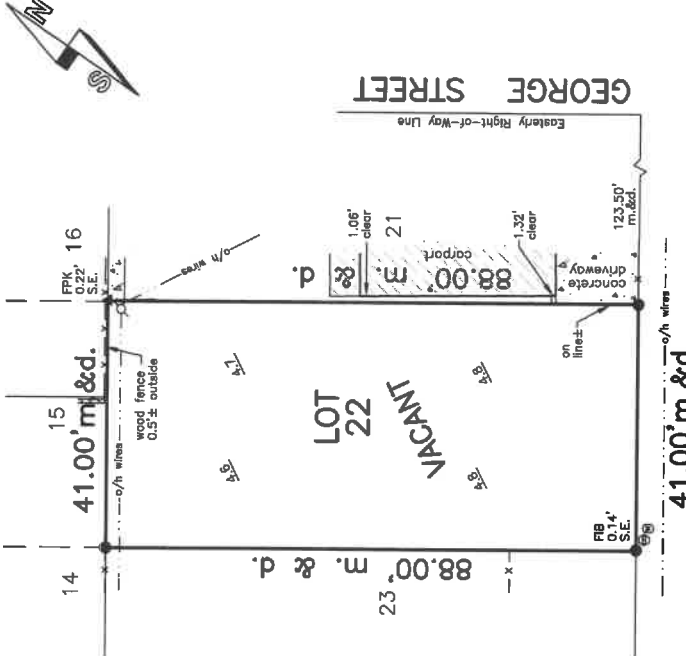
SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Johnson Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum, Bench Mark No.: Basic Elevation: 14.234' No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

MONUMENTATION:

- ▲ = FPK
- △ = SPK, P.L.S. No. 2749
- = RIB/FP
- ⊙ = SIB, 1/2"

Field Work performed on: 5/11/18



JOHNSON STREET
(50' R/W)

James B. Luther and Raymond G. Pfeil
1721 Johnson Street, Key West, FL 33040

BOUNDARY SURVEY

Scale 1" = 20'
Date: 5/14/18

Dwg. No. 18-230
Flood Panel No. 1517 K
Flood Zone AE
Flood Elev. 7'

REVISIONS AND/OR ADDITIONS

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
hildebr@bellsouth.net
L.B. No. 7700

fred\drawings\keywest\block235\1721johnson

FLOOD ELEVATION CERTIFICATE

Application

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JAMES LUTHER & RAYMOND PFEIL				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1721 JOHNSON STREET				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00060900-000000) (KW NUEVO PROG PB1-23 LOT 22 SQR 2 TR 29)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>ACCESSORY</u>					
A5. Latitude/Longitude: Lat. <u>24.5538 N</u> Long. <u>-81.7812 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1517	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 07/05/2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1721 JOHNSON STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 872 4557 TIDAL 3 Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|---|------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 9.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | 19.1 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | 0.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | 0.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 9.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 4.7 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5.0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 4.7 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
J. LYNN O'FLYNN

License Number
6298

Title
P.S.M.

Company Name
J. LYNN O'FLYNN, INC.

Address
3430 DUCK AVENUE

City
KEY WEST

State
Florida

ZIP Code
33040

Signature

Date
11/05/2018

Telephone
(305) 296-7422

Place
Seal
Here

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

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) – AIR CONDITIONER UNIT

LONGITUDE AND LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1721 JOHNSON STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1721 JOHNSON STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

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

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement		
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
Local Official's Name		Title
Community Name		Telephone
Signature		Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1721 JOHNSON STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

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

Photo One

Photo One

Photo One Caption

Photo Two

Photo Two

Photo Two Caption

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**

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

Policy Number:

1721 JOHNSON STREET

City

State

ZIP Code

Company NAIC Number

KEY WEST

Florida

33040

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

Photo One

Photo One

Photo One Caption

Photo Two

Photo Two

Photo Two Caption

EXHIBIT A

Application

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(print name of entity serving as Authorized Representative)

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

1721 Johnson Street

Street Address of subject property

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

[Signature]

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11-13-18 by

Gregory S. Oropeza

date

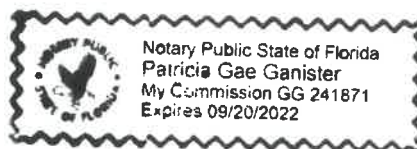
Name of Authorized Representative

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

[Signature]

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, JAMES B. LUTHER & RAYMOND G. PFEIL authorize
Please Print Name(s) of Owner(s) as appears on the deed

OROPPEA & STONE Oropepe Stones Cardenas LLC
Please Print Name of Representative

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

[Signature]
Signature of Owner

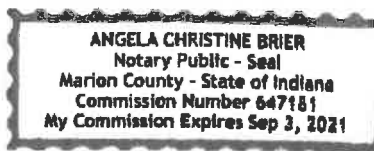
[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this August 3, 2018
Date

by James B. Luther & Raymond G. Pfeil
Name of Owner

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

[Signature]
Notary's Signature and Seal



Angela Christine Brier
Name of Acknowledger typed, printed or stamped

647181
Commission Number, if any



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	SF			
Flood Zone	AE-7			
Size of Site	6,000			
Height	25' / 30'			
Front Setback	30' / 20'	N/A	27' 3"	N
Side Setback	5'	N/A	20'	N
Side Setback	5'	N/A	5' 6"	N
Side Setback	5'	N/A	10' 2"	N
Street Side Setback	N/A	N/A	N/A	N
Rear Setback	5'	N/A	5'	N
Residential Floor Area	N/A	N/A	N/A	N/A
Density	2	1	2	N/A
Commercial Floor Area	N/A	N/A	N/A	N/A
F.A.R (Commercial)	N/A	N/A	N/A	N
Building Coverage	35%	0%	34.9%	N
Impervious Surface	50%	0%	48.9%	N
Parking	1	0	1	N
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35%	100%	38.4%	N
Number and type of units	2	1	2	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A



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

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

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

Oropeza, Stones & Cardenas/

Applicant: Gregory S. Oropeza **Site Address:** 1712 Johnson Street

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

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

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

Initial here

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

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

TOTAL ESTIMATED POINTS 5



Exhibit D – BPAS Certification Form

Building Permit Allocation System Application

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

I certify that my total estimated points are 5. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

Signature of applicant

Nov. 13, 2018

Date

Gregory S. Oropeza

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 13th day of November, 20 18,
by Gregory S. Oropeza (name of person signing the application)
as Managing Partner (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Oropeza, Stones & Cardenas (name of entity or party on behalf of whom application was
executed).

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

EXHIBIT E

Application

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

P3.01	N/A	Landscape Considerations
	New	Is the landscape existing or new

Application

CATEGORY 1: ENERGY

Version 11 Rev 0.0

Category Minimum 30 / Category Maximum 75

Revised 3-27-18

HERS Index - Energy Rating

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

Yes :Does the Home have a confirmed HERS Index

0 :Confirmed HERS Index

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	0	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 0 Enter the Solar Reflective Index (SRI) of Paint
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors 0% all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint 0 bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	0	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	0	1	Energy-efficient clothes dryers
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	0	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	3	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	85	112	Total Points

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

Name of HERS Rater: 0
Certifying Agent Category 1: 0

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
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W3 Rainwater Harvesting

W3.01	1	1 - 3	Rainwater Harvesting System installed with dedicated use
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W4 Reclaimed Water Reuse

W4.01	1	2	Water for irrigation
W4.02	0	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	19	56	Total Points

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

Certifying Agent Category 2:	0
Landscape Auditor:	0
Credentials of Auditor:	0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.01	0	1 - 6	House built within designated FGBC green land development
			<input type="text"/> Name of FGBC Green Development
			<input type="text"/> % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	0	2	Site within 1/4 mile to mass transit
LC1.06	0	2	Site within 1/2 mile of public open/green space
LC1.07	2	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			<input type="text"/> Arts and entertainment center
			<input type="text"/> Bank
			<input type="text"/> Community or civic center
			<input type="text"/> Convenience store
			<input type="text"/> Daycare center
			<input type="text"/> Fire station
			<input type="text"/> Fitness center or gym
			<input type="text"/> Laundry or dry cleaner
			<input type="text"/> Library
			<input type="text"/> Medical or dental office
			<input type="text"/> Pharmacy
			<input type="text"/> Police station
			<input type="text"/> Post office
			<input type="text"/> Place of worship
			<input type="text"/> Restaurant
			Yes <input type="text"/> School
			<input type="text"/> Supermarket
			<input type="text"/> Other Neighborhood-serving retail
			#REF! <input type="text"/> Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	5	21	Total Points
	5	Total points for Category 3 (0 min / 15 max)	

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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

Native Tree and Plan Preservation

S1.01	0	2	Maximize tree survivability
S1.02	1	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for area of <25% of site.
S1.03	0	2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter 0 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

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

Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	2	2	Direct filtered rooftop runoff to planted area(s)
S4.3	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious
	51.1	% Pervious Material	3608 Total Lot Area (sq. ft.)
	0	Coverage Area (sq. ft.)	1762.7 100% Pervious sq. ft.
	0	Equivalent Pervious Area -->	1762.7 Equivalent Pervious Area (semi-pervious)
	2	Total points for pervious area	

7 34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

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

Space Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
0	Outside of conditioned space

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

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

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

8 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

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

Waste Reduction

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

Durability

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

2 47 Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

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

DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used
			0 Exterior cladding installed to prohibit intrusion
			0 Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			0 Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			0 Irrigation/sprinkler water does not hit building
			0 Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided
			0 Chemical soil treatment avoided
			0 Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.03		12	DM 5.03: Treated wood products
			0 All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated

DM6.01	0	2	Mold Prevention - ASTM D3273
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10 Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

56 Total Points

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

Certifying Agent Category 8:

0

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	19	15 - 40	
Category 3: Lot Choice	5	0 - 15	
Category 4: Site	7	5 - 30	
Category 5: Health	8	15 - 35	
Category 6: Materials	2	10 - 35	
Category 7: Disaster Mitigation	10	5 - 30	
Category 8: General	25	0 - 40	
Total:	151		
Total Need:	115		
Certified Home Score	136		
Certification Level:	Silver		

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

Home Address
0
0

Application



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 28, 2018

Gregory Oropeza, Esq.
Oropeza, Stones, and Cardenas, PLLC
221 Simonton Street
Key West FL 33040

Re: Staff Comments for Year 6 (2018-2019) Building Permit Allocation System (BPAS) Application
1721 Johnson Street (RE # 00060900-000000)

Dear Mr. Oropeza,

Thank you for your BPAS application for one (1) affordable-rate accessory dwelling unit for property located at 1721 Johnson 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 included all of the documentation required.

BPAS Prerequisites

- ✓ Sec. 108-997 (b) (1) a.: The submitted FGBC checklist gives the construction a score of 136, resulting in a "silver" certification level.
- ✓ Sec. 108-997 (b) (1) b.: Site plan A2.1 shows the first finished floor at 2-feet above base flood elevation.
- ✓ Sec. 108-997 (b) (1) c.: Site plan A1.1 reflects a proposed 1,000-gallon cistern below the proposed structure.

BPAS Scoring Criteria

The submitted FGBC checklist gives the proposed development a certification level of "Silver." Please submit a **revised Exhibit C and a revised Exhibit D** if you would like to claim 20 points for this upgrade (blank forms attached for your convenience).

Additional Documentation & Comments

City records show a balance due of \$57,000 for Code Enforcement as of the date of the letter. It is planning staff's understanding that this is being addressed, and we request that the applicant submit periodic updates on the issue.

General Information

Draft Rankings: A preliminary draft copy of the Year 6 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 Friday, January 25, 2019.**

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. More information is available at www.cityofkeywest-fl.gov/bpas.

Sincerely,

Vanessa Sellers
Planner II
P: 305.809.3723 ■ E: vsellers@cityofkeywest-fl.gov

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 6 RANKINGS

PROJECTS	Units Requested	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Building more than 1.5' higher than the BFE (1)	Exceeding the minimum required percentage	Voluntarily providing affordable housing wh	Voluntarily providing affordable housing wh	GBC Upgrade 1 (+20)	GBC Upgrade 2 (+27)	GBC Upgrade 3 (+40)	Voluntary contribution to the APP or Tree Fu	Using light colored, high reflectivity material	Providing on-site recreational amenities or e	Using light-colored, high-reflectivity roofing	TOTAL BPAS POINTS: CLAIMED	TOTAL BPAS POINTS: VERIFIED	
322 Amelia Street	1	1.00	1.00	Major	5					40	5	5	5	10	5	75	75	
2303 Linda Avenue	1	1.00	1.00	Major	5	30					5	5	5	10	5	70	65	Claimed 10 points for a 5 point item
1319 William Street	2	1.00	2.00	Major	5											5	5	
917 Duval Street	2	1.00	2.00	Major	5											5	5	Will require a parking variance
524 Southard Street	1	1.00	1.00	Minor	5											5	0	Existing building is not being elevated
423 Front Street	2	2.00	2.00	Minor	5											5	0	Existing building is not being elevated
YEAR 6 MARKET-RATE BPAS APPLICATIONS																		
TOTAL REQUESTED:	9		9.00															

YEAR 6 AFFORDABLE BPAS APPLICATIONS

AFFORDABLE PROJECTS																		
911 Watson Street	2	1.00	2.00	Minor		30	40	20			5	5	5	105	110			Claimed 5 points for a 10 point item
2303 Linda Avenue	1	0.78	0.78	Major	5	30				5	5	10	10	5	70	70		
5220-5230 College Road	104	1.00	104.00	Major		30								30	30			FGBC checklist gives this home a silver rating
1721 Johnson Street	1	0.78	0.78	Major	5									5	5			
TOTAL REQUESTED:	108		107.56															

NOTES:
YEAR 6 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM
YEAR 6 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM
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.