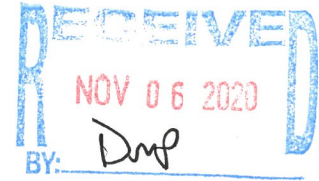


601 Truman Avenue

&

919 Simonton Street

5 affordable-rate units



Building Permit Allocation System (BPAS) Application

(Year 8: July 1, 2020-June 30, 2021)

City of Key West, Florida • Planning Department

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

Application Fee: \$1,155.00 (Market-Rate)
\$525.00 (Affordable-Rate)

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

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 1st Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: N/A Office: 305-293-8983

Email: thomas@owentrepanier.com

PROPERTY OWNER:

Name: Venter Enterprises, LLC

Mailing Address: 608 Griffin Lane

City: Key West State: FL Zip: 33040

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

Email: c/o thomas@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 601 Truman Avenue & 919 Simonton Street

Parcel ID RE#: 00017270-000000 & 00017270-000100 Alternate Key: 1017736 & 8804016

Zoning District: HNC-1 Size of Site: 10,239 sq. ft.

Density Allowed: 16 du/acre + 2 du density incentive Commercial Floor Area: 4,426 sq. ft.

B. EXISTING DEVELOPMENT:

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

The commercial property is currently the site of a small Power-driven recreational vehicle business.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	0
Affordable Residential Dwelling Unit(s) ²	0	0	5
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			5

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 this property located within a Historic Zoning District?

Yes ☒

No ☐

Are buildings on the property listed as contributing historic structures?

Yes ☐

No ☒

Is the proposal for mixed residential and commercial use?

Yes ☒

No ☐

Are density bonuses proposed?

Yes ☒

No ☐

Advanced affordable allocation request?

Yes ☐

No ☒

Will the allocation require development review?

Yes ☒ No ☐

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

☒ Major Development Plan

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

N/A - Property is not located in the Flood Zone (FEMA Zone X)

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

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

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

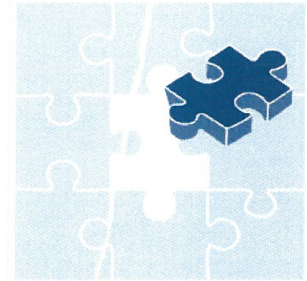
BPAS Application

Project Analysis

601 Truman Avenue & 919 Simonton Street

(RE No. 00017270-000000 & 00017270.0001)

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS



Description of Proposed Development and Land Use:

601 Truman Avenue and 919 Simonton Street are two independent lots of record under common ownership. Both lots are currently used for the scooter, e-car, and bicycle rentals, sales, service/repair, manufacturing, outdoor display, and indoor and outdoor storage commonly known as the "Moped Hospital".

We seek to reduce the scope and scale of the existing small power-driven recreational vehicle operation and convert the corner to a restaurant and construct 5 non-transient affordable allocations.

This application specifically supports a major development plan and conditional use approval to reduce the capacity and intensity of the existing scooter, e-car, and bicycle rentals, sales, service/repair, manufacturing and outdoor display and storage; demolish 1,080 sq. ft. of existing non-historic covered commercial floor area to construct 1,000 sq. ft. of new indoor commercial floor area with rear and second floor affordable employee housing, and 638 sq. ft. of landscaping; convert 380 sq. ft. of existing indoor commercial floor area to indoor consumption area and convert 1,200 sq. ft. of outdoor service/repair and outdoor display and storage area to outdoor consumption area; reduce 1,761 sq. ft. of accessory retail, service/repair, manufacturing, and storage to 1,120 sq. ft. of accessory retail, service/repair, manufacturing, and storage; convert 1,900 sq. ft. of outdoor display and storage to 5 new onsite automobile parking spaces and 29 bike/scooter spaces.

This application is part of several applications necessary for this project:

1. Major Development Plan and Conditional Use w/ Landscape Waiver: \geq 5 residential units and restaurant use in the HNC-1
2. BPAS: 5 affordable units
3. Variance: minimum residential unit size, parking requirements, and rear setback

Analysis:

The following is an analysis of the proposed project pursuant to BPAS approval criteria. Existing and proposed development is depicted in attached surveys and plans.

Title block (Sec. 108-227):

Name of development:	601 Truman Avenue
Owner/developer:	Venter Enterprises, LLC
Scale:	Engineering plans provided, 1"=20'
Preparation and revision dates:	As noted on plans
Location:	601 Truman Avenue & 919 Simonton Street

Key persons and entities (Sec. 108-228):

Owner:	Venter Enterprises, LCC
Authorized Agent:	Trepanier & Associates, Inc.
Engineer:	Meridian Engineering
Surveyor:	Monroe County Surveying & Mapping
Legal and Equitable Owner:	Marius Venter

Project Description (Sec. 108-229):

The existing historic commercial building built prior to 1945¹, was originally used as a gas station, requiring large front setbacks to allow for vehicle traffic on and off the property. Maintaining the historic characteristics of the structure, the project proposes to construct 5 permanent affordable dwelling units as accessory unit infill, rebuild commercial space, introduce commercial restaurant space, and reduce the property's overall parking demand, requiring a waiver from landscape requirements and variances for auto parking spaces, property rear and side setbacks, and impervious surface and open space ratios.

The property is located in the Historic Neighborhood Commercial-1 ("HNC-1") zoning district, the Historic Commercial ("HC") future land use district, and the Historic Commercial Pedestrian-Oriented Area ("Parking Waiver Zone").

Addresses - 601 Truman Avenue RE No. 00017270-000000 and 919 Simonton Street RE No. 00017270.0001.

Uses by Property:

601 Truman Avenue:
Historic Use:

¹ 1945 Sanborn Map outlines the existing building. The historic Property Card depicts that by 1960, the property had been remodeled to include an additional covered fueling pump station, today this area has been fully enclosed.

- Gas and auto service station.

Existing Use:

- Vehicular rentals, sales, service/repair, indoor and outdoor storage, and manufacturing.
 - 2,600 sq. ft. indoor
 - 4,044 sq. ft. outdoor (covered and uncovered)

Proposed Uses:

- Convert the area and use of the 3,684 sq. ft. of outdoor storage of rental vehicles to restaurant seating and three new auto parking spaces, 19 new bicycle-scooter spaces, and landscaping area, while maintaining a small display area for approximately 5 rental vehicles on the corner of Simonton and Truman.
- Reduce accessory small vehicle sales, service/repair, and manufacturing.
- Construct an ADA restroom
- Convert 2,330 sq. ft. of indoor accessory vehicular sales, service/repair, storage, and manufacturing area to restaurant-related uses (kitchen, seating, etc.), accessory retail, and storage and manufacturing.
- Reduce impervious surface by approximately 100 sq. ft. (98.5 % impervious ratio).
- Create approx. 100 sq. ft. of landscaping.
- Create a stormwater management system.

919 Simonton Street:

Historic Use:

- Restaurant

Existing Use:

- Vehicular service/repair, storage, and manufacturing.
 - 3,545 sq. ft. outdoor or covered

Proposed Uses:

- Demolish 1,122 sq. ft. of nonconforming nonhistorical commercial structures used for vehicular service/repair, storage, and manufacturing.
- Build 1,000 sq. ft. of commercial floor area to accommodate indoor vehicular service/repair, and storage.
- Build 5 affordable accessory infill units of approximately 400-600 sq. ft.
- Convert 1,423 sq. ft. of outdoor vehicular service/repair, storage, and manufacturing to two new auto parking spaces, 10 new bicycle-scooter spaces for the affordable accessory infill units, and new landscaping area.
- Reduce impervious surface by approximately 500 sq. ft.
- Create approx. 500 sq. ft. of landscaping.
- Create a stormwater management system.

601 Truman Ave Site Data

Site Data	Permitted/ Required	601 Truman Ave		
		Existing	Proposed	Compliance
Zoning	HNC-1	HNC-1	No Change	Complies
FLUM	HC	HC	No Change	Complies
FEMA	X-Zone	X-Zone	No Change	Complies
Year Built	-	Pre-1945	No Change	Complies
Height	35 ft.	35 ft.	No Change	Complies
Site Size	≥ 4,000 sq. ft.	6,644 sq. ft.	No Change	Complies
Density	16 u/ac (2.5 units) + 1 aff. du bonus	0	0	Complies
Building Coverage	50% (3,322 sq. ft.)	49% (3,254 sq. ft.)	49.6% (3,297 sq. ft.)	Complies
Floor Area Ratio	1.0	0.5 (3,254 sq. ft.)	0.5 (3,297 sq. ft.)	Complies
Impervious Surface	60% (3,986 sq. ft.)	100%	98.5% (6,544 sq. ft.)	Improved Non-Conformity
Open Space	35% (2,325 sq. ft.)	0%	1.5% (100 sq. ft.)	Improved Non-Conformity
Landscape Ratio	20% (1,329 sq. ft.)	0%	1.5% (100 sq. ft.)	Improved Non-Conformity
Setback – Front	5 ft.	5 ft.	No Change	Complies
Setback – Side	5 ft.	2.4 ft.	No Change	Complies
Setback – Street Side	7.5 ft.	7.5 ft.	No Change	Complies
Setback – Rear	15 ft.	0 ft.	No Change	Complies

919 Simonton Street Site Data

Site Data	Permitted/ Required	919 Simonton Street		
		Existing	Proposed	Compliance
Zoning	HNC-1	HNC-1	No Change	Complies
FLUM	HC	HC	No Change	Complies
FEMA	X-Zone	X-Zone	No Change	Complies
Height	35 ft.	15 ft.	35 ft.	Complies
Site Size	≥ 4,000 sq. ft.	3,595 sq. ft.	No Change	Complies
Density	16 du/ac (1.3 units) + 1 aff. du bonus	0	5 Affordable	Complies
Building Coverage	50% (1,798 sq. ft.)	31.4% (1,127 sq. ft.) ²	50.9% (1,831 sq. ft.) ³	Variance
Floor Area Ratio	1.0	0.3 (1,127 sq. ft.) ⁴	0.3 (1,050 sq. ft.) ⁵	Complies
Impervious Surface	60% (2,157 sq. ft.)	100%	85% (3,057 sq. ft.)	Improved Non-Conformity
Open Space	35% (1,259 sq. ft.)	0%	15% (538 sq. ft.)	Improved Non-Conformity
Landscape Ratio	20% (719 sq. ft.)	0%	15% (538 sq. ft.)	Improved Non-Conformity
Setback – Front	5 ft.	5 ft.	5 ft.	Complies
Setback – Side	5 ft.	0 ft.	5 ft.	Complies
Setback – Street Side	5 ft.	0 ft.	0 ft.	Existing Non-Conformity ⁶
Setback – Rear	15 ft.	0 ft.	5 ft.	Improved Non-Conformity

² 50 sq. ft. extends over the property line from the principal structure of 601 Truman

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ The principal structure of 601 Truman extends over the property line of 919 Simonton creating a 0-ft side setback.

Combined Site Data (601 Truman & 919 Simonton)

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HNC-1	HNC-1	No Change	Complies
FLUM	HC	HC	No Change	Complies
FEMA	X-Zone	X-Zone	No Change	Complies
Year Built	-	Pre-1945	No Change	Complies
Site Size	4,000 sq. ft.	10,239 sq. ft.	No Change	Complies
Height	35 ft.	35 ft.	35 ft.	Complies
Density	16 du/ac (3.8 units) + 2 aff. du bonus	0	5 Affordable	Complies
Building Coverage	50% (5,120 sq. ft.)	43% (4,381 sq. ft.)	50% (5,128 sq. ft.)	Complies
Floor Area Ratio	1.0	0.4 (4,426 sq. ft.)	0.4 (4,346 sq. ft.)	Complies
Impervious Surface	60% (6,143 sq. ft.)	100%	93.8% (9,601 sq. ft.)	Improved Non-Conformity
Open Space	35% (3,584 sq. ft.)	0%	6.2% (638 sq. ft.)	Improved Non-Conformity
Landscape Ratio	20% (2,048 sq. ft.)	0%	6.2% (638 sq. ft.)	Improved Non-Conformity
Setback – Front	5 ft.	5 ft.	5 ft.	Complies
Setback – Side	5 ft.	0 ft.	2.4 ft. ⁷	Existing Non-Conformity
Setback – Street Side	7.5 ft.	7.5 ft.	7.5 ft.	Complies
Setback – Rear	15 ft.	0 ft.	5 ft.	Improved Non-Conformity
Parking – Auto	Existing = 133 Proposed = 133	0 spaces	5 spaces	Improved Non-Conformity
Parking – Bicycle-Scooter	Existing = 14 Proposed = 29	0 spaces	29 spaces	Complies

Other project info. (Sec. 108-230):

- The following development approval process is anticipated:

Step	Date
1. Submit Applications: a. Major Development Plan and Conditional Use b. BPAS	11/06/20
2. Submit Variance Application (No DRC required)	12/18/20
3. Tree Commission Submission	11/18/20
4. Historical Architecture Review Committee ("HARC") Pre-application	11/25/20
5. Historical Architecture Review Committee ("HARC") Submission	11/30/20
6. Tree Commission Hearing (Conceptual Plan)	12/08/20
7. Development Review Committee ("DRC") Meeting	12/17/20
8. Tree Commission (Final approval) submission	01/20/21
9. Planning Board Meeting	02/18/21
10. Tree Commission (Final approval)	02/09/21
11. Historical Architecture Review Committee ("HARC") Meeting	02/23/21
12. City Commission	TBD
13. City appeal Period	+30 days
14. Florida Department of Economic Opportunity Appeal Period (45 days)	+45 days

⁷ Existing building sits 2.4 ft away from lot line will remain, existing accessory structure that sits on a zero-ft setback at lot line will be removed.

The following development phases are anticipated:

Phase	Location	Start Date	End Date	Description of Activities
1	601 Truman	Immediately Upon Approval	Est. 1yr	Establish and convert existing building to restaurant uses; Reduce the indoor and outdoor intensity of the small recreational vehicle rentals; Establish indoor and outdoor consumption area; Develop landscaped areas; Develop 3 auto spaces and 19 bicycle-scooter spaces
2	919 Simonton	Within 5 years of Approval	Est. 1yr	Demolish nonhistorical structures; Construct new mixed-use building for small recreational power-driven vehicles and 5 affordable dwelling units; Develop swales; Develop landscaped areas; Develop 2 auto spaces and 10 bicycle-scooter spaces

2. Target dates for the approval phase and the development phases are anticipated above.
3. The expected completion date of the approval phase is TBD, and the expected completion date of each development is estimated to be a year after the phase begins, for a maximum of 5 years for the second phase to begin + 1 additional year to complete.
4. The proposed development plan is found herewith.
5. The plan proposes 5 accessory infill affordable housing residential dwellings, redesigned commercial floor area, indoor and outdoor restaurant seating area, decreased auto and bicycle parking demand and increased auto and bicycle parking spaces.

Density and Intensity:

Commercial – The proposed redevelopment will be more appropriate to the zoning district and the neighborhood, have less intensity and less impact on the surrounding land uses.

Residential – HNC-1 permits 16 units/ac. for a density of 3.8 units and Sec. 108-998 permits a density bonus of 2 affordable units for compact infill development, for a maximum of 5.8 units on the property.

Restaurant Use:

Restaurant use in the HNC-1 is a conditional use.

Parking:

The property is located within the Historic Commercial Pedestrian-Oriented Area. There is currently no approved parking on site. We propose adding 2 auto spaces at 919 Simonton and 3 auto spaces at 601 Truman. Accessory unit infill residences require 2 bicycle-scooter spaces per unit. However, the overall reduction in intensity results in a reduction in overall auto parking demand by 1 space.

6. N/A – This is not a planned unit development.
7. The property is in the X flood zone. Development shall comply with flood resistant development requirements within this zone.
8. N/A – The property is not located within an environmentally sensitive area.

Residential Development (Sec. 108-231):

- A. Dimensional requirements for the HNC-1 zoning district allows for 16 dwelling units per acre (16 du/acre). Per Sec. 108-998, compact infill development and mixed-use development

incentives allows an additional 2 units for the proposed development. With a site size of 10,239 sq. ft., the allowable density is 3.8 units + 2-unit density bonus = 5.8 units.

Per Sec. 108-91, a residential development project within the historic district of five or more units requires a major development plan approval.

1. This project proposes to construct 5 affordable housing (AH) units as accessory unit infill. All 5 units will be less than 600 sq. ft. in size. The following city approvals are required for the residential aspects of the project:
 - Major development plan application w/ landscape waiver
 - BPAS application for 5 AH units
 - Variances for rear and side setbacks and impervious surface and open space ratios



Allocated density = 3.8 units

Density bonus Sec. 108-998 = 2 affordable units

Total Proposed = 5 units

Per Sec. 122-1470, accessory infill units of 600 sq. ft. or less are treated as an 0.78 equivalent dwelling unit (EDU). These 5 AH accessory unit infills = 3.9 EDUs (BPAS).

2. Tenure will be non-transient renter-occupied.
 3. The 5 AH residential dwellings are proposed as infill development as part of a single mixed-use multi-family and commercial building.
- B. The project proposes to comply with the City's affordable housing requirements. The 5 AH units are proposed as accessory unit infill, pursuant to Sec. 122-1470.

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 including the following:

BPAS – In order to construct residential units on this parcel, the owner must obtain building permit allocations through the city's building permit allocation system (BPAS). The BPAS application process does require all new development to achieve at least a baseline green building certification.

HARC – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.

Site location and character of use. – (Sec. 108-235):

Location – The subject property is composed of two parcels under single ownership located at the corner of the 900 block of Simonton Street and the 600 block of Truman Avenue. It is within the historic district and within the HNC-1 zoning district, which allows for mixed-use development but requires conditional use approval for restaurant use.

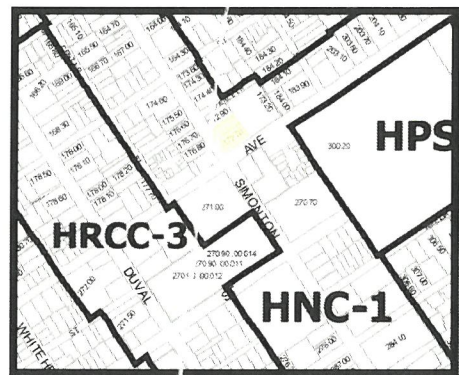
Flood zone – According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is in a moderate risk area within the 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.



Zoning - ("HNC-1") Sec. 122-806 – The historic neighborhood commercial district – Truman/ Simonton (HNC-1) consists of Simonton, Truman Avenue, and White Street South Corridors. The *HNC-1* district is located along major segments of Simonton Street, from Caroline South to United Street; Truman Avenue, from Simonton Street northeast to White Street; and White Street, from Truman Avenue south to United Street; and generally includes larger scale commercial uses oriented toward the motoring public.

Permitted as of right:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 2,500 square feet.
- (7) Hotels, motels and transient lodging.
- (8) Medical services.
- (9) Parking lots and facilities.
- (10) Veterinary medical services without outside kennels.

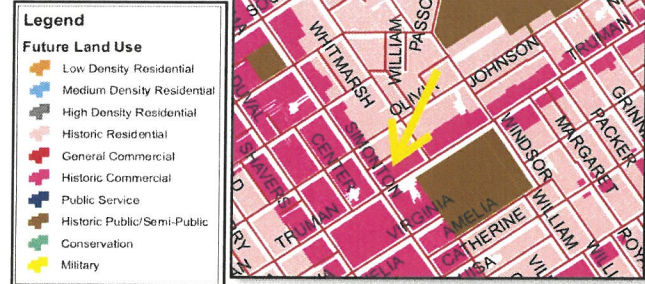


Conditional uses in HNC-1 are as follows:

- (1) Group homes with seven to 14 residents as provided in.
- (2) Community centers, clubs and lodges.
- (3) Cultural and civic activities.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Commercial retail low and medium intensity greater than 2,500 square feet.
- (10) Commercial retail high intensity.
- (11) Funeral homes.
- (12) Light industrial.
- (13) Restaurants, excluding drive-through.
- (14) Small recreational power-driven equipment rentals.

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").

Historic & Archeological Resources – The proposed project will coordinate with HARC in its development. The existing historic gas station building, built in 1958, will be preserved. The building is not a contributing historic structure within the HNC-1 district. No other historic and archeological resources will be impacted by this proposed project.



Building coverage

Building coverage is currently at 43% of the permitted 50%. The proposed development increases building coverage to 50%. No variance is required.

Open space and Landscaping

The proposed plans incorporate improving the quality of both open space and landscaping (0 sq. ft. existing).

Storm water and Surface Water Management (Article VIII):

Proposed changes to the existing storm water management system will be addressed by improvement in landscaping and providing a rainwater catchment system.

Parking

The property is located within the Historic Commercial Pedestrian-Oriented Area. The current parking situation is an existing non-conformity, with no existing automobile or bicycle-scooter parking spaces. Within the Historic Commercial Pedestrian-Oriented Area parking requirements are applied to the proposed development due to the construction and conversion of new non-residential floor area, pursuant to Sec. 108-573(b). The proposed conversion of FAR has a net-zero (0) effect on auto parking demand, with an existing and proposed demand of 133 auto spaces. The proposed conversion and development increases the demand for bicycle-scooter spaces from 14 to 29 bicycle-scooter spaces.

Per Sec. 108-572, the parking requirement for scooter, moped and bicycle rental is 1 space per 3 scooters, e-car, and bicycle rentals based on licensed capacity, or 1 space per 200 sq. ft. of gross floor area, whichever is greater, with a 10% bicycle-scooter requirement; the parking requirement for consumption area is 1 space per 45 sq. ft. with a 25% bicycle-scooter requirement; warehousing / storage areas have a parking requirement of 1 space per 600 sq. ft. and a 10% bicycle-scooter requirement; and, per Sec. 122-1470, the accessory unit infill residences do not require automobile parking spaces, but do require 2 bicycle-scooter spaces per unit.

Per Sec. 108-572, the existing and proposed reduction of scooter, e-car, and bicycle rentals has a calculated parking demand that is greater when measured by the total count of rentals than when measured by its gross floor area. Existing commercial floor area of the vehicle rental FAR will be converted to consumption area and warehousing / storage use for the proposed restaurant. The proposed development and conversion of uses has associated auto and bicycle-scooter parking demands. Per Sec. 122-1470, the proposed 5 accessory dwelling units only have an associated bicycle-scooter parking demand, having no associated auto parking demand. If there is a change in the commercial operation, the change in parking demand is to be analyzed in accordance with requirements of the Sec. 108-572.

Demand for automobile parking will **increase by 0 spaces**.

Demand for bicycle-scooter parking will **increase by 15 spaces**.

Parking Demand		Automobile Spaces		Bicycle-Scooter Spaces	
		Required	Demand	Required	Demand
Existing	177 Scooters ⁸	1 per 3 small	59.0	10% of auto	5.9
	50 Electric Cars ⁹	rec. vehicles or	16.7		1.7
	150 Bicycles ¹⁰	1 per 200 sq. ft. of floor area	50.0		5.0
	Accessory Retail & Service (1,060 sq. ft.)	1 per 300 sq. ft. of floor area	3.5	25% of auto	0.9
	Accessory Manufacturing & Warehousing (1,821 sq. ft.)	1 per 600 sq. ft. of floor area	3.1	10% of auto	0.3
	Total		132.3 (133)		13.8 (14)
Proposed	177 Scooter rentals	1 per 3 small	59.0	10% of auto	5.9
	50 Electric car rentals	rec. vehicles or 1	16.7		1.7
	56 Bicycle rentals	per 200 sq. ft. of floor area	18.7		1.9
	Consumption Area (1,580 sq. ft.)	1 per 45 sq. ft. of floor area	35.1	25% of auto	8.8
	Accessory Retail and Service (500 sq. ft.)	1 per 300 sq. ft. of floor area	1.7	25% of auto	0.4
	Accessory Manufacturing & Warehousing (620 sq. ft.)	1 per 600 sq. ft. of floor area	1.0	10% of auto	0.1
	Accessory Unit Infill (5 AH units)	0 per unit	0	2 per unit	10
	Total		132.2 (133)		28.8 (29)
	Change in Parking Demand		+0		+15

The development proposes 5 off-street auto parking spaces (4 auto + 1 ADA) and 29 bicycle spaces. With its location in the Historic Commercial Pedestrian-Oriented Area, a parking waiver is being applied for the remaining reduced auto parking demand.

⁸ Grandfathering letter by Donald Craig; August 27,2013

⁹ Grandfathering letter by Donald Craig; August 27,2013

¹⁰ Grandfathering letter by Donald Craig; August 27,2013

Height

The proposed plan will comply with HNC-1 zoning district requirements for height limitation.

Exterior Lighting (Section 108-284):

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Noise (Section 26-192):

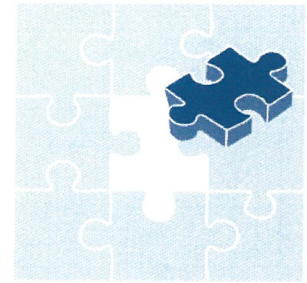
The proposed use does not permit unreasonable excessive noise. No negative impact of dust, fumes or other environmental hazards.

BPAS Application

601 Truman Avenue & 919 Simonton Street
(RE No. 00017270-000000 & 00017270.0001)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

SOLUTION STATEMENT:

Key West and the Florida Keys employee sustainability is severely impacted by the lack of housing. This project creates a wide range of housing options, from larger standalone single-family residences to multifamily rental units including deed-restricted affordable units.

Per Sec. 108-997 (b) the proposed development will meet the prerequisites for major construction by:

- constructing infill development and mixed-use development by adding 5 affordable infill units
 - improving stormwater management onsite by developing swales
 - contributing to the Arts in Public Places
 - located within the historic zoning district and the FEMA X-zone, the property will be compliant with required base flood elevation
 - complying with and obtaining a baseline green building certification
 - being energy efficient
 - meeting waste and recycling requirements
 - meeting parking requirements
 - improving existing open space & impervious surface
- a. All new units are to be constructed in compliance with and obtain a baseline green building certification as per attached point sheet.
 - b. The proposed new construction will be constructed so the first habitable floor is 1.5 feet above the required base flood elevation. This site is within the AE-8 flood zone therefore the first habitable floor will be above 9.5 ft.
 - c. The proposed new construction will 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.

Authorization & Verification

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, Marius Venter as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Venter Enterprises, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier and 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.

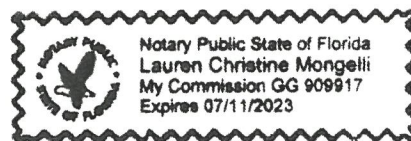
[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 10/16/2020
Date

by Marius Venter
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



Lauren Mongelli
Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, 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:

601 Truman Ave

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 black ink, appearing to read "Owen Trepanier", is written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/11/2020 by
owen Trepanier
Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to read "Alvina Covington", is written over a horizontal line.

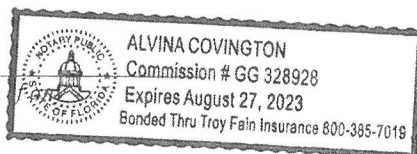
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

FF913801

Commission Number



Warranty Deed

Doc # 2285415 Bk# 3049 Pg# 1163 Recorded 10/9/2020 at 12:32 PM Pages 6
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$52.50 Deed Doc Stamp \$10,675.00

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 20-619
Consideration: \$1,525,000.00

Parcel Identification No. 00017270-000000 and 00017270-000100

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 30th day of September, 2020 between Square Foot Properties, Inc., a Florida corporation whose post office address is 22 Spoonbill Way, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Venter Enterprises, LLC, a Florida limited liability company whose post office address is 608 Griffin Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

On the Island of Key West and is known as a part of Tract Four according to William A. Whitehead's map of said island, delineated in February, 1829, and is further known as a part of Lot Two in Square Number Seven according to Simonton & Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One of Block One, according to a diagram of Charles R. Pierce's Subdivision of Lots One and Two, Square Seven in said Tract Four, according to C.W. Tift's map dated 1874, which diagram of Charles R. Pierce's is recorded in Plat Book 1 on Page 20, of the Public Records of Monroe County, Florida. Said part of Lot One according to Charles R. Pierce's diagram being described by metes and bounds as follows:

Commencing at the corner of Division and Simonton Streets and running thence in a Northeasterly direction along the Northwestern side of Division Street Ninety-nine (99) feet and Two (2) inches; thence at right angles in a Northwesterly direction Sixty-seven (67) feet; thence at right angles in a Southwesterly direction Ninety-nine (99) feet and Two (2) inches out to Simonton Street; thence at right angles in a Southeasterly direction along Simonton Street Sixty-seven (67) feet to the Point of Beginning.

AND

On the Island of Key West and is known as a part of Tract Four (4), according to William A. Whitehead's map of said Island delineated in February, 1829, and is further known as a part of Lot Two (2), in Square Seven (7), according to Simonton and Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One (1) and part of Lot Two (2), of Block One (1), according to a diagram of Charles R. Pierce's subdivision of Lots One (1) and Two (2), Square Seven (7), in said Tract Four (4), according to C.W. Tift's map, dated 1874, which diagram of Charles R. Pierce's subdivision is recorded in Plat Book 1, at Page 20, of the Public Records of Monroe County, Florida.

DoubleTime®

Commencing at a point on the Northeasterly side of Simonton Street, distant 67 feet Northwesterly from the corner of the intersection of Simonton Street and Truman Avenue (formerly Division Street) and from said point run thence North 38° 30' West 36.25 feet; thence North 51° 30' East 99.165 feet; thence South 38° 30' East 36.25 feet; thence South 51° 30' West 99.2 feet to the Point or Place of Beginning on Simonton Street.

Subject to taxes for 2020 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.

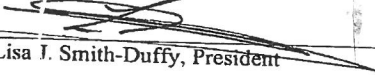
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


Square Foot Properties, Inc., a Florida corporation

By:


Lisa J. Smith-Duffy, President

Signature of Witness

Printed Name of Witness


ANN HINES

Signature of Witness

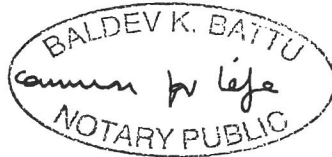
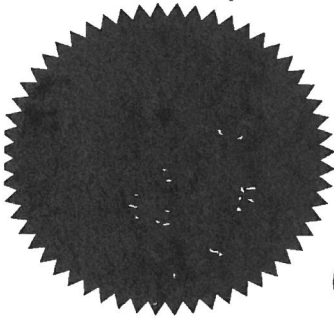
Printed Name of Witness


JANE CUMBERPATCH

Doc. # 2285415 Page Number: 3 of 6

State of London
County of England

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 28th day of September, 2020 by Lisa J. Smith-Duffy, President of Square Foot Properties, Inc., a Florida corporation, on behalf of the corporation. ~~He/she~~ [] is ~~personally known to me~~ or [] has produced British Passport 558125527 as identification.



Baldev Battu
Notary Public

Printed Name: BALDEV K. BATTU

My Commission Expires: TD for Life

This 28th September 2020

Prepared by and Return to:
Oropeza Stones & Cardenas
221 Simonton Street
Key West, FL 33040

**RESOLUTIONS OF CORPORATE BOARD AUTHORIZING EXECUTION OF SALE OF ALL
ASSETS NOT IN THE ORDINARY COURSE OF BUSINESS AND SHAREHOLDER
APPROVAL AND COMPLIANCE WITH FLORIDA STATUTES §607.1202**

LISA J. SMITH-DUFFY, the President/Secretary/Treasurer, sole Director and sole Shareholder of SQUARE FOOT PROPERTIES, INC., a Florida corporation (the "Corporation"), does hereby certify as follows:

1. I am the duly elected and qualified President/Secretary/Treasurer of SQUARE FOOT PROPERTIES, INC., a Florida corporation (the "Corporation") and the keeper of the records and corporate seal of said Corporation.

2. The Corporation owns fee simple title to real properties located 601 Truman Avenue, Key West, Florida and 919 Simonton Street, Key West, Florida, which properties are more particularly described as follows:

On the Island of Key West and is known as a part of Tract Four according to William A. Whitehead's map of said island, delineated in February, 1829, and is further known as a part of Lot Two in Square Number Seven according to Simonton & Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One of Block One, according to a diagram of Charles R. Pierce's Subdivision of Lots One and Two, Square Seven in said Tract Four, according to C.W. Tift's map dated 1874, which diagram of Charles R. Pierce's is recorded in Plat Book 1 on Page 20, of the Public Records of Monroe County, Florida. Said part of Lot One according to Charles R. Pierce's diagram being described by metes and bounds as follows:

Commencing at the corner of Division and Simonton Streets and running thence in a Northeasterly direction along the Northwestern side of Division Street Ninety-nine (99) feet and Two (2) inches; thence at right angles in a Northwesternly direction Sixty-seven (67) feet; thence at right angles in a Southwesterly direction Ninety-nine (99) feet and Two (2) inches out to Simonton Street; thence at right angles in a Southeasterly direction along Simonton Street Sixty-seven (67) feet to the Point of Beginning.

AND

On the Island of Key West and is known as a part of Tract Four (4), according to William A. Whitehead's map of said Island delineated in February, 1829, and is further known as a part of Lot Two (2), in Square Seven (7), according to Simonton and Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One (1) and part of Lot Two (2), of Block One (1), according to a diagram of Charles R. Pierce's subdivision of Lots One (1) and

DocuSign Envelope ID: FE049BE5-016F-466C-91ED-94E04E812F06

Two (2), Square Seven (7), in said Tract Four (4), according to C.W. Tift's map, dated 1874, which diagram of Charles R. Pierce's subdivision is recorded in Plat Book 1, at Page 20, of the Public Records of Monroe County, Florida.

Commencing at a point on the Northeasterly side of Simonton Street, distant 67 feet Northwesterly from the corner of the intersection of Simonton Street and Truman Avenue (formerly Division Street) and from said point run thence North 38° 30' West 36.25 feet; thence North 51° 30' East 99.165 feet; thence South 38° 30' East 36.25 feet; thence South 51° 30' West 99.2 feet to the Point or Place of Beginning on Simonton Street.

(collectively the "Property")

3. The following is a true and correct copy of resolutions duly adopted at a special meeting of the Board of Directors of SQUARE FOOT PROPERTIES, INC., a Florida corporation held in accordance with its bylaws at its offices located in Key West, Florida, on the ____ day of September, 2020, and the same are now in full force and effect.

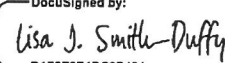
COPY OF RESOLUTIONS

RESOLVED that the execution and delivery of that certain Commercial Contract (the "Contract") dated August 10, 2020, for the purchase and sale of the Property, by and between, SQUARE FOOT PROPERTIES, INC., a Florida corporation, as Seller, and MARIUS VENTER, which Contract was assigned to VENTER ENTERPRISES, LLC, a Florida limited liability company, as Buyer, and any and all amendments thereto (the "Contract Documents"), and other documents referred to therein, and/or related thereto are hereby ratified and approved; and

FURTHER RESOLVED that the taking of any and all necessary action to consummate purchase and sale of the Property (the "Purchase and Sale Transaction") and the execution of all documents by LISA J. SMITH-DUFFY, on behalf of the Corporation, to effect said Purchase and Sale Transaction, are hereby ratified and approved; and

FURTHER RESOLVED that, the Purchase and Sale Transaction is a disposition of all or substantially all of the Company's property otherwise than in the usual and regular course of business, requiring approval of all shareholders in accordance with the requirements of Florida Statutes §607.1202; and

4. The following named person has been duly elected to the office of President of SQUARE FOOT PROPERTIES, INC., a Florida corporation, he/she continues to hold this office at the present time, and the signature appearing hereon is the genuine, original signature of said person;


DocuSigned by:

D1F3F0E1BC2B404...

LISA J. SMITH-DUFFY, as President

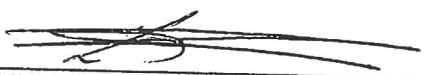
5. LISA J. SMITH-DUFFY, is duly authorized to enter into the Purchase and Sale Transaction, and is duly authorized to execute any and all documents on behalf of the Corporation, in connection with said transaction.

WHEREOF, I have hereunto affixed my name as President/Secretary/Treasurer of said Corporation, this 30 day of September, 2020.


SQUARE FOOT PROPERTIES, INC., a Florida corporation,

By: 
LISA J. SMITH-DUFFY, President/Secretary/Treasurer

I / WE HEREBY CERTIFY that I/we are all of the directors of SQUARE FOOT PROPERTIES, INC., a Florida corporation and that the foregoing is a true and correct copy of resolutions passed as therein set forth, and that the same are now in full force and effect, and that the Purchase and Sale Transaction referenced therein is approved.


LISA J. SMITH-DUFFY, sole director of SQUARE FOOT PROPERTIES, INC., a Florida corporation

I / WE HEREBY CERTIFY that I/we are all of the shareholders of SQUARE FOOT PROPERTIES, INC., a Florida corporation, and that the foregoing is a true and correct copy of resolutions passed as therein set forth, and that the same are now in full force and effect, and that the Purchase and Sale Transaction referenced therein is approved.


LISA J. SMITH-DUFFY, sole shareholder of SQUARE FOOT PROPERTIES, INC., a Florida corporation

Survey

ABBREVIATIONS:	
A	= ARC
AC	= AIR CONDITIONER
BLDG	= BUILDING
CB	= CATCH BASIN
CB	= CONCRETE BLOCK STUCCO
CH BR	= CHORD
CH BR	= CHORD BEARING
C & G	= CURB AND GUTTER
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D	= DEGREE
DELTA	= DELTA
DI	= DUCTILE IRON PIPE
DI	= DUCTILE IRON PIPE
EN	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
EP	= FOUND IRON PIPE
EP	= FLOOR POWER AND LIGHT
FND	= FOUND
FL	= FLOW PIPE
FL	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
MBR	= MEASURED AND RECORDED
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO	= NUMBER
N & DISC	= NAIL AND DISC
NO ID	= NO IDENTIFICATION NUMBER
N	= NOT TO SCALE
ORV	= OBSERVED ANGLE
OE	= OVERHEAD ELECTRIC
OE	= OVERHEAD ELECTRIC
ORV	= OFFICIAL RECORDS BOOK
ORV	= MINUTE OR FEET
O	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PL	= PLANTER
PCC	= POINT OF COMPOUND CURVATURE
PCC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POS	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
POS	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
REG	= REGISTERED LAND SURVEYOR
R	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDE WALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:	
COMMUNITY NUMBER	12016R
PANEL NUMBER	12087C1516
EFH#	K
DATE OF FIRM	02-18-2005
FIRM FIRM	N/A
BASE FLOOD ELEVATION	N/A

FIELD WORK INFORMATION:	
DATE FIELD WORK	03-17-2020
DATE DRAFTING	03-23-2020
DATE REVIEWED AND APPROVED	03-24-2020
REVISED FIELD SURVEY	N/A

SYMBOL LEGEND:

	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER



MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC. (ESTAB. 1926)
 1101 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB6236
 PH: (305) 534-4658 OR (305) 253-4666 FAX: (305) 531-1608 WWW.MCSMCO.COM
 MEMBER - FLORIDA LAND SURVEYORS' COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

SQUARE FOOT PROPERTIES, INC.
601 TRUMAN AVENUE
KEY WEST, FL 33040

Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND
 MAPPER NO. LB575
 STATE OF FLORIDA

JOB No.	N/A	DRAWN	DRF
FIELD BOOK	N/A	REVISED	EAM
SCALE	1"=20'	SHEET No.	1 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5L-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 471.027.
 CAD FILE:
 \\wv\landm\Surveying Data\Date 03/24/2020\Drawings\Key West\Book 24\001 TRUMAN 3-17-2020\TRUMAN Key West.dwg

SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES. TITLE/ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED.
- BENCHMARK USED - NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/INS REFERENCE NETWORK. BASE STATION USED: FLWV (KEY WEST STATION).
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1 FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (5.4-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY THE TOTAL STATION AND OR GPS.

- COMMERCIAL/HIGH RISK
- SUBURBAN
- RURAL

LOCATION MAP (N.T.S.)



LOCATION MAP

LEGAL DESCRIPTION:

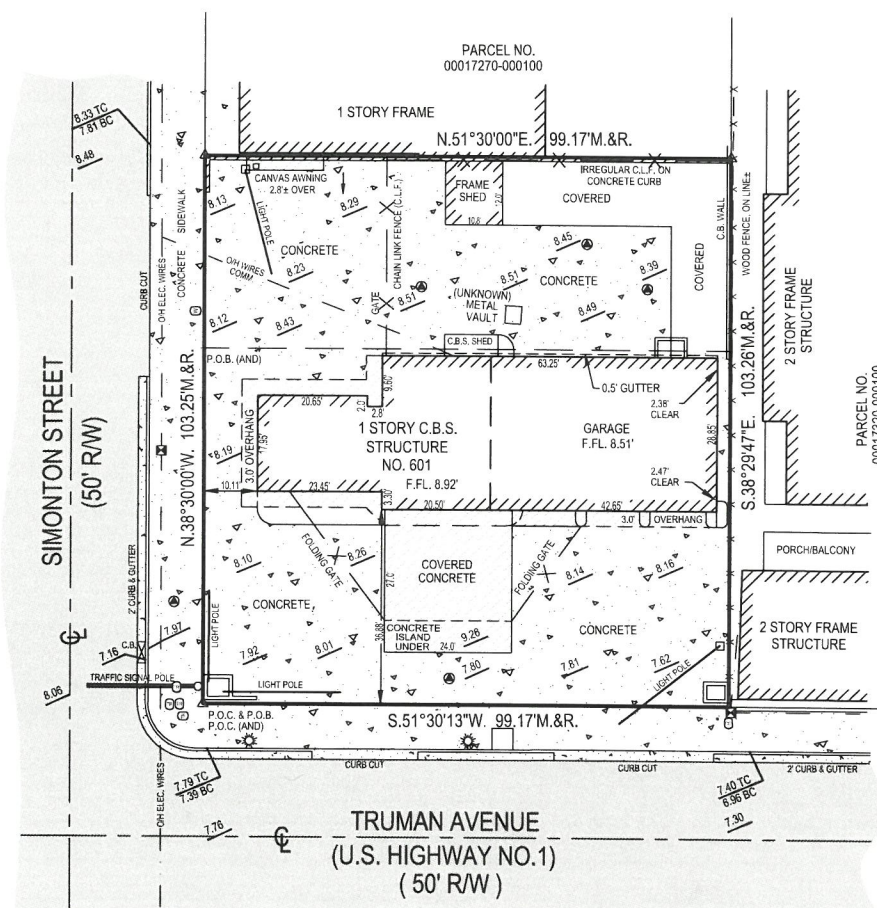
On the Island of Key West and is known as a part of Tract Four according to William A. Whitehead's map of said Island, delineated in February, 1829, and is further known as a part of Lot Two in Square Number Seven according to Simonton & Wall's addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One of Block One, according to a diagram of Charles R. Pierce's subdivision of Lots One and Two, Square Seven in said Tract Four, according to C.W. Tift's map dated 1874, which diagram of Charles R. Pierce's is recorded in Plat Book 1 on Page 20, of the Public Records of Monroe County, Florida. Said part of Lots One according to Charles R. Pierce's diagram being described by metes and bounds as follows:

Commencing at the corner of Division and Simonton Streets and running thence in a Northeasterly direction along the Northwesterly side of Division Street Ninety-nine (99) feet and two (2) inches; thence at right angles in a Northwesterly direction Sixty-seven (67) feet; thence at right angles in a Southwesterly direction Ninety-nine (99) feet and two (2) inches out to Simonton Street; thence at right angles in a Southeasterly direction along Simonton Street Sixty-seven (67) feet to the point of beginning. Being the same property conveyed to Gulf Refining Company, a corporation chartered and existing under the laws of the State of Texas, by Dr. J.M. Renedo and Nieves Marias Renedo, his wife and Ygnacio Cobo and Amparo Cobo, his wife, by deed dated February 9, 1929 and recorded in the Office of the Clerk of the Circuit Court of Monroe County, Florida on 2/19/29 in Book G-2, Pages 177 to 180, inclusive.

AND ALSO property described as follows:

On the Island of Key West and is known as a part of Tract Four (4), according to William A. Whitehead's map of said Island delineated in February, 1829, and is further known as a part of Lot Two (2), in Square Seven (7), according to Simonton and Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One (1) and part of Lot Two (2), of Block One (1), according to a diagram of Charles R. Pierce's subdivision of Lots One (1) and Two (2), Square Seven (7), in said Tract Four (4), according to C.W. Tift's map, dated 1874, which diagram of Charles R. Pierce's subdivision is recorded in Plat Book 1, at Page 20, of the Public Records of Monroe County, Florida.

Commencing at a point on the Northeasterly side of Simonton Street, distant 67 feet Northwesterly from the corner of the intersection of Simonton Street and Truman Avenue (formerly Division Street), and from said point run thence N 38°30' W 36.25 feet; thence N 51°30' E 99.165 feet; thence S 38°30' E 36.25 feet; thence S 51°30' W 99.2 feet to the point or place of beginning on Simonton Street. Being the same property conveyed to Gulf Oil Corporation, a corporation existing under the laws of Pennsylvania, by Celio Diaz and Angelina Diaz, his wife, by Warranty Deed dated December 28, 1956 and recorded in the Public Records of Monroe County, Florida in Official Records Book 84, Pages 460 to 462, inclusive.

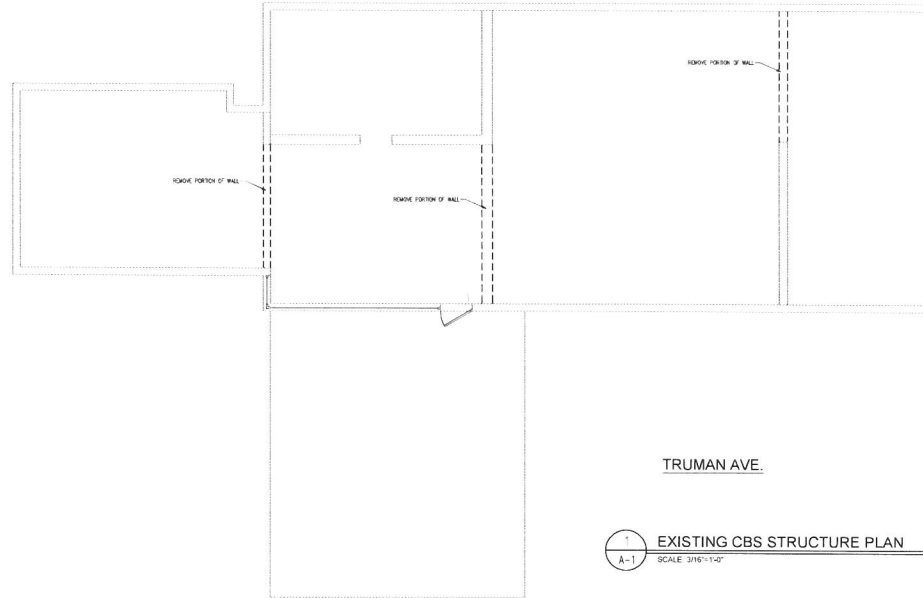


CAD FILE:
\\Fred\land Surveying Data\Date WCSM\Drawings\Key West\Block 74\001 TILMAN 3-17-20\001 TILMAN CLEAN.dwg

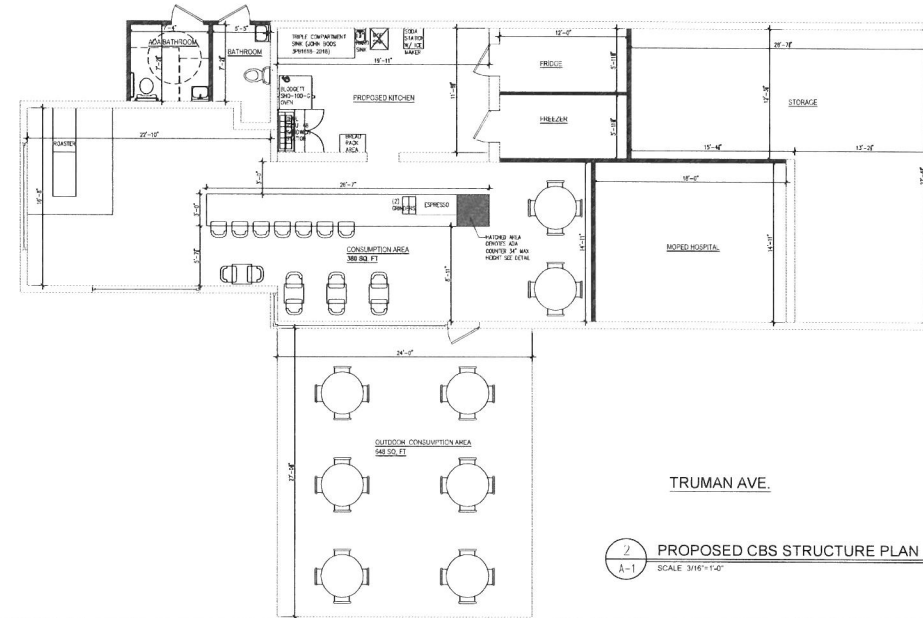
Site Plans

SIMONTON ST.

SIMONTON ST.



1
A-1
EXISTING CBS STRUCTURE PLAN
SCALE: 3/16"=1'-0"



2
A-1
PROPOSED CBS STRUCTURE PLAN
SCALE: 3/16"=1'-0"



Mordani Engineering LLC
201 First Street, Suite 200
Key West, Florida 33040
AUTOCAD/PLT/PC/4851
PH: 305-293-1213 FAX: 231-4899

Seal

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. MUELLER
PE #55315

General Notes

CONCEPTUAL PLANS

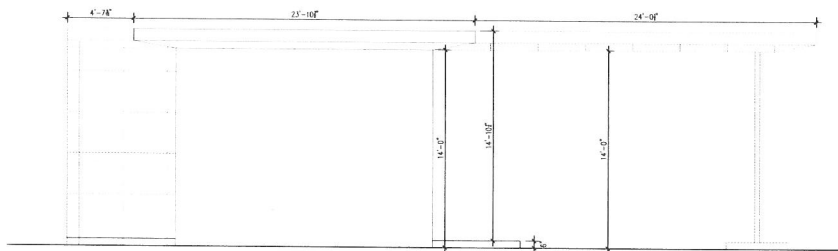
601 TRUMAN AND 919 SIMONTON
KEY WEST, FL

Drawn By: JMT
Project No.:
AutoCad File No.:
Checked By: RJM
Scale: AS NOTED

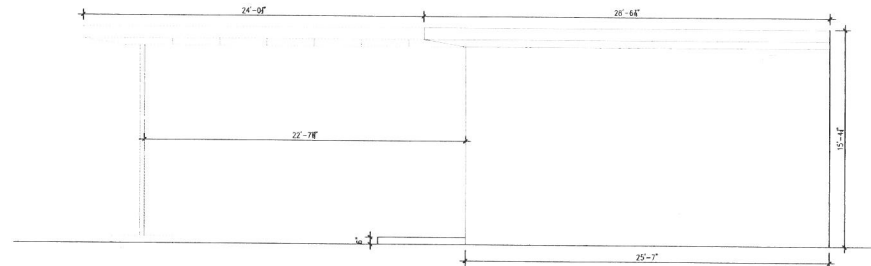
Revisions

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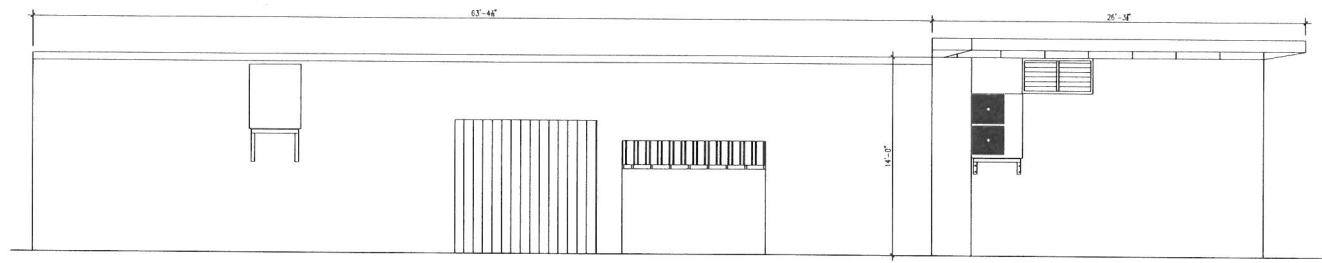
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Date: FEBRUARY 14, 2020



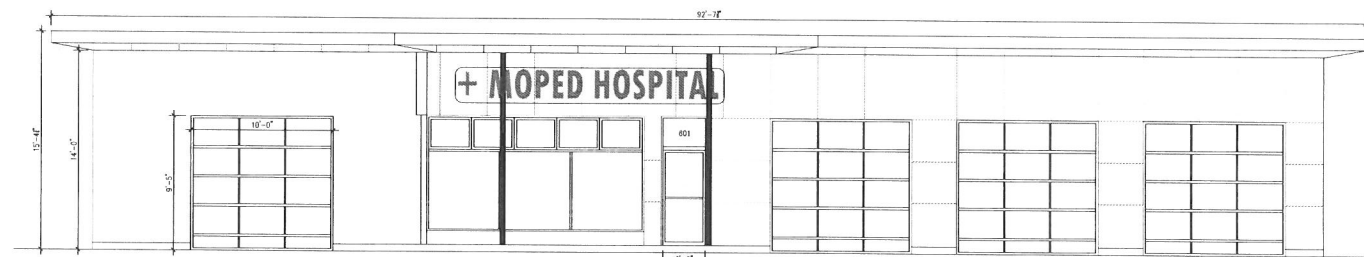
3 EXISTING SIMONTON ELEVATION
A-2
SCALE 1/4"=1'-0"



4 EXISTING SIDE ELEVATION
A-2
SCALE 1/4"=1'-0"



2 EXISTING REAR ELEVATION
A-2
SCALE 1/4"=1'-0"



1 EXISTING TRUMAN ELEVATION
A-2
SCALE 1/4"=1'-0"



Mendon Engineering LLC
201 First Street, Suite 201
Key West, Florida 33540
AUTORIZATION #04001
pi 1062916-1214/rev 21-04-09

Seal

NO. 1062916-1214/rev 21-04-09
RICHARD J. McLELL
PE #06315

Comments

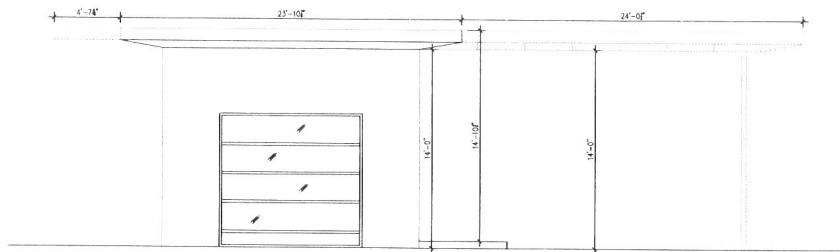
CONCEPTUAL PLANS
601 TRUMAN AND 515 SIMONTON
KEY WEST, FL

Drawn By: JMT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCAD File No.:

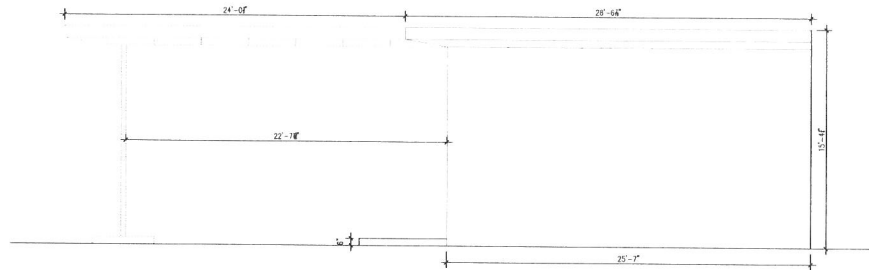
Revisions

Title:
EXISTING
ELEVATIONS

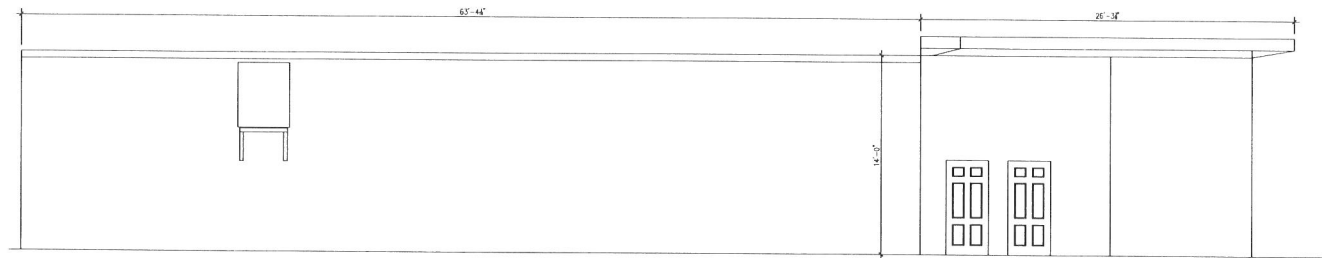
Sheet Number
A-2
Date: FEBRUARY 14, 2020



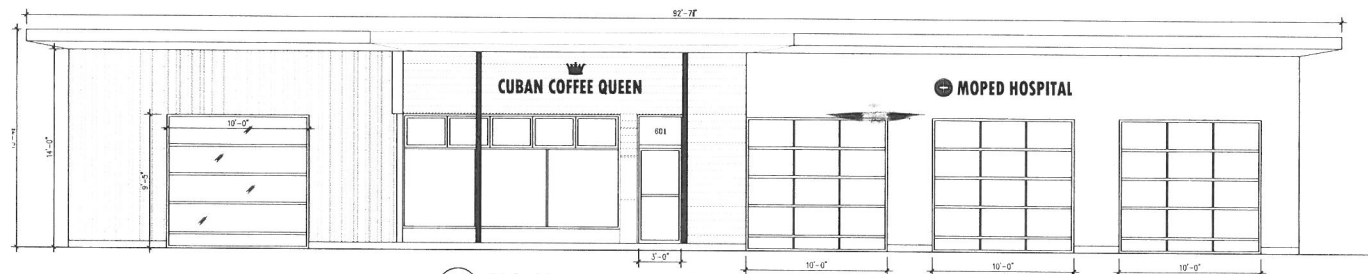
3 PROPOSED SIMONTON ELEVATION
A-2 SCALE 1/4"=1'-0"



4 PROPOSED SIDE ELEVATION
A-2 SCALE 1/4"=1'-0"



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



1 PROPOSED TRUMAN ELEVATION
A-2 SCALE 1/4"=1'-0"



Meridian Engineering LLC
2011 Frost Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #044891
pi-10-293-1243 Rev 20-04-09

Seal

REV. 04-14-17 FOR CONSTRUCTION RECORD
DRAWN AND CHECKED BY THE ARCHITECT
RICHARD J. MUELLER
P.E. #50315

Comments/Notes

CONCEPTUAL PLANS
807 TRUMAN AND 919 SIMONTON
KEY WEST, FL

Drawn By: JMT Checked By: RJM
Project No.: Scale: AS NOTED
AutoCad File No.:

Revisions

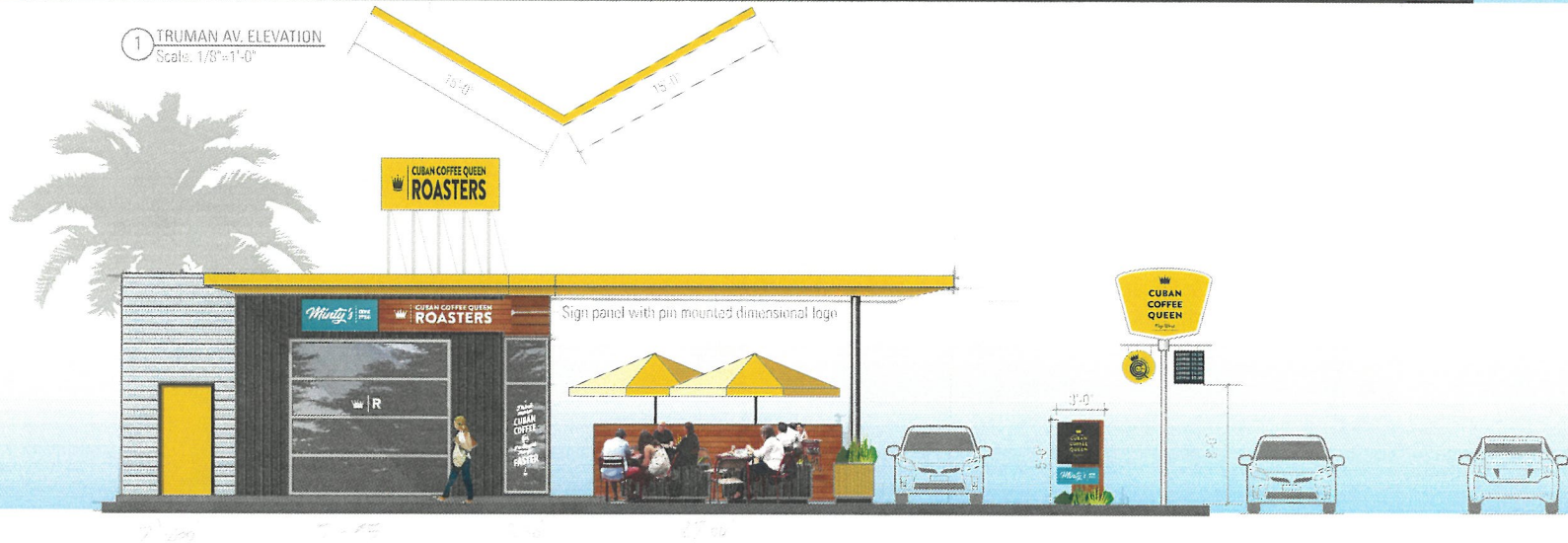
Title: PROPOSED ELEVATIONS

Sheet Number: A-3

Date: FEBRUARY 14, 2020



1 TRUMAN AV. ELEVATION
Scale: 1/8"=1'-0"



2 SIMONTON ST. ELEVATION
Scale: 1/8"=1'-0"

2/21/2020



906.330.1692
ivan@ivantwodesign.com
www.ivantwodesign.com

These drawings are for the sole purpose of expressing visual design intent only and not intended for actual construction purposes. Contractor accepts total responsibility for materials selection, fabrication and installation.

Minty's
CRUISING
KEY WEST

SHEET NAME
DATE
REVISION DATE

Concept 4, Option 7
October 20, 2020
November 6, 2020

SHEET NUMBER

7.0

Certification Form



Exhibit D – BPAS Certification Form

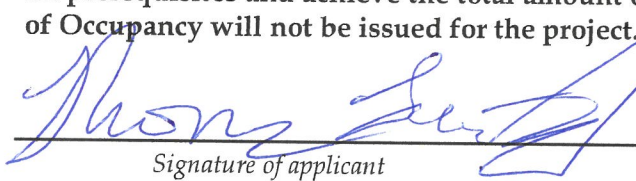
Building Permit Allocation System Application

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 _____. 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 4, 2020

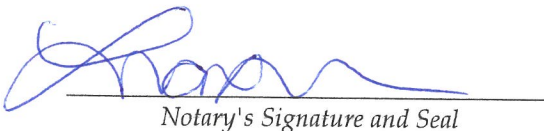
Date

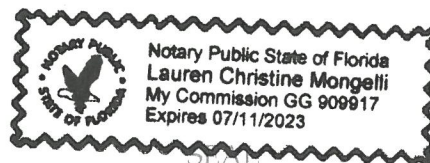
Thomas Francis-Siburg

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 5 day of November, 2020,
by Thomas Francis-Siburg (name of person signing the application)
as Associate (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates (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



Lauren Mongelli
Name of Acknowledger typed, printed or stamped

GG 909917
Commission Number, if any

Estimated Score Sheet



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:** 601 Truman Ave & 919 Simonton St

Number and type of Units Requested: Market Rate _____ Affordable 5

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: TDFS
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 | <u>30</u> |
| 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 30

FGBC Checklist

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

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

	A	B	C	D	E	F	G	H	I
1									
2									
3									
4									
5	<h2>Florida Green Home Standard</h2>								
6	<h3>Version 11 Rev 0.0</h3>								
7	<h3>Pre-Application & Request for Yard Sign</h3>								
8	<i>(Use this form to order an "Application Pending Yard Sign for site use during construction)</i>								
9									
10	Builder Information								
11	FGBC #	_____ FHBA #: _____							
12	Name:	_____							
13	Company:	_____							
14	Address:	_____							
15	City / Zip:	_____							
16	Phone:	_____							
17	E-mail:	_____							
18	DBPR License #:	_____							
19									
20	Home Information								
21	Address:	919 Simonton Street							
22	City/ST	Key West, FL							
23	Zip Code	33040							
24									
25	Certifying Agent Information								
26	Name:	_____							
27	Company:	_____							
28	Address:	_____							
29	City / Zip:	_____							
30	Phone:	_____							
31	Fax:	_____							
32	E-mail:	_____							
33									
34	Amount Due:	\$75 (Will be Applied to Final Application Fee)							
35									
36	Payment Information								
37	Credit Card Payment:	_____ Visa _____ Mcard _____ Amex _____ Discover							
38	Card Number:	_____							
39	Expiration Date:	_____ Billing Zip Code _____							
40	Name on Card:	_____							
41	Cardholder Signature:	_____							
42									
43	Send To:								
44	FGBC, 25 E. Central Blvd.,								
45	Orlando, FL 32801								
46	PH: 407-777-4914	Email: info@floridagreenbuilding.org							
46	Fax: 407-777-4915								

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (Required)					
8	Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://spaces.hightail.com/uplink/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	FGBC					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Single Family New and Existing Home Fees					
21	Fee	Builder or Homeowner Must Be Member				
22	\$75	Member of FGBC and FHBA				
23	\$100	Member of FGBC or FHBA				
24	\$125	Non Member				
25	Multi-Family Fees					
26	Multi-family applications: Use TAB 18					
27						
28	Additional Options					
29	\$38	FGBC Certified Home Bronze Plaque				
30	\$40	Florida Water Star Certification				
31	Free	FGBC Certified Home Yard Sign (Electronic Version)				
32	Builder Information					
33	Name:	To Be Determined				
34	Company:					
35	Address:					
36	City/ST/Zip:					
37	Phone:					
38	E-mail:					
39	DBPR License #:					
40	FGBC Member #:					
41	FHBA Member #:					
42	Signature					
43						
44	Certifying Agent Information					
45	Name:	To Be Determined				
46	Company:					
47	Address:					
48	City / Zip:					
49	Phone:					
50	Fax:					
51	E-mail:					
52	CA Registration #:					
53	Signature:					
54	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.					
55						
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100				
58	Points Toward Qualification (points over category maximums excluded)	137				
59	Total Points Achieved	139				
60						
61	Category	Your Score		Required Min - Max		
62	Category 1: Energy	75		30 - 75		
63	Category 2: Water	15		15 - 40		
64	Category 3: Lot Choice	12		0 - 15		
65	Category 4: Site	5		5 - 30		
66	Category 5: Health	15		15 - 35		
67	Category 6: Materials	10		10 - 35		
68	Category 7: Disaster Mitigation	5		5 - 30		
69	Category 8: General	0		0 - 40		
70	Total:	137				
71	Total Needed:	100				
72	Certified Home Score	137				
73	Certification Level	Silver				

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

- | | | |
|-------|-----|---|
| P1.01 | N/A | Sanitation system that reduces chlorine use |
| P1.02 | N/A | Pool Cover |
| P1.03 | N/A | Solar pool heating system |
| P1.04 | N/A | Dedicated PV's to run pool equipment |
| P1.05 | 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 |

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 **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 **0** 1 Roofed porch, Min 100ft² 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)
79 Enter the Solar Reflective Index (SRI) of Paint
- E2.13 **2** 1 - 2 Light colored interior walls, ceilings, carpet/floors
Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50%
59 Enter the Light Reflectance Value (LRV) of Paint
Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored
59 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 **0** 1 Energy-efficient ovens/ranges
- E2.20 **0** 1 Energy Star® clothes washers
- E2.21 **0** 1 Efficient well pumping
- E2.22 **0** 1 Efficient envelope volume
0 Total Gross Wall Area
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 **0** 3 Energy Star® Advanced Lighting Package
- E2.26 **0** 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

77 112 Total Points

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

Name of HERS Rater: **To Be Determined**

Certifying Agent Category 1: **0**

CATEGORY 2: WATER

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 40

Revised 3-27-18

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	0	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 l
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	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	3	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	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	0	1	Non-Cypress mulch used
W5.09	0	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	10	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03	0	3	Landscape irrigated to FGBC standard
			0 Separate zones for turf and landscape beds - multi program controller
			0 High-volume irrigation does not exceed 60% of landscape area
			0 Head to head coverage for rotor/spray heads
			0 Micro-irrigation only in landscape beds and narrow areas
			0 Provide owner & FGBC with plan and instructions
W6.04	0	1	
	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
	15	56	Total Points

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

Certifying Agent Category 2: To Be Determined

Landscape Auditor: To Be Determined

Credentials of Auditor: 0

CATEGORY 3: LOT CHOICE

Version 11 Rev 0.0

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	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
			0 Arts and entertainment center
			0 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 Supermarket
			0 Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total 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 3-27-18

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

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

Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	0	2	Direct filtered rooftop runoff to planted area(s)
S4.3	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
			Partial Pervious
	60	% Pervious Material	3595 Total Lot Area (sq. ft.)
	0	Coverage Area (sq. ft.)	538 100% Pervious sq. ft.
	0	Equivalent Pervious Area -->	538 Equivalent Pervious Area (semi-pervious)
	0	Total points for pervious area	

5 34 Total Points

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

Certifying Agent Category 4: 0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-18

Combustion

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

Space Heating

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

Water Heating

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

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

H5.01	0	1 - 3	Universally designed living area
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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	0	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	0	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

	15	53	Total Points
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15 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 3-27-18

Components

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
		0	homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
		0	home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	0	1	Concrete with fly ash or blast furnace slag
M1.05	0	1	Recycled content siding or soffit material
M1.06	1	1	Eco-friendly insulation
M1.07	0	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	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	2	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
		0	# of items implemented
		0	
M2.04	1	1	Compost bin/built in collection of recyclables
M2.05	0	1 - 2	Engineered roof and floor components
		0	80% of floor (or code allowance)
		0	80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	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	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	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	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed
	10	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

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	0	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	2	2	Raised Slab or Pier Foundation
DM1.10	0	5	Comply with Fortified For Safer Living Standards

DM2 Flood (must incorporate all three)

DM2	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			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	0	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			0	Fire resistant soffit and vent material
DM3.02	0	3	-	Fire Sprinkler System

Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
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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
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DM6.01	0	2	Mold Prevention - ASTM D3273
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	5	47	Total Points
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5 Total points for Category 7 (5 min / 30 max)

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 0 / Category Maximum 40

Small House Credit

G1.01 0 - 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)

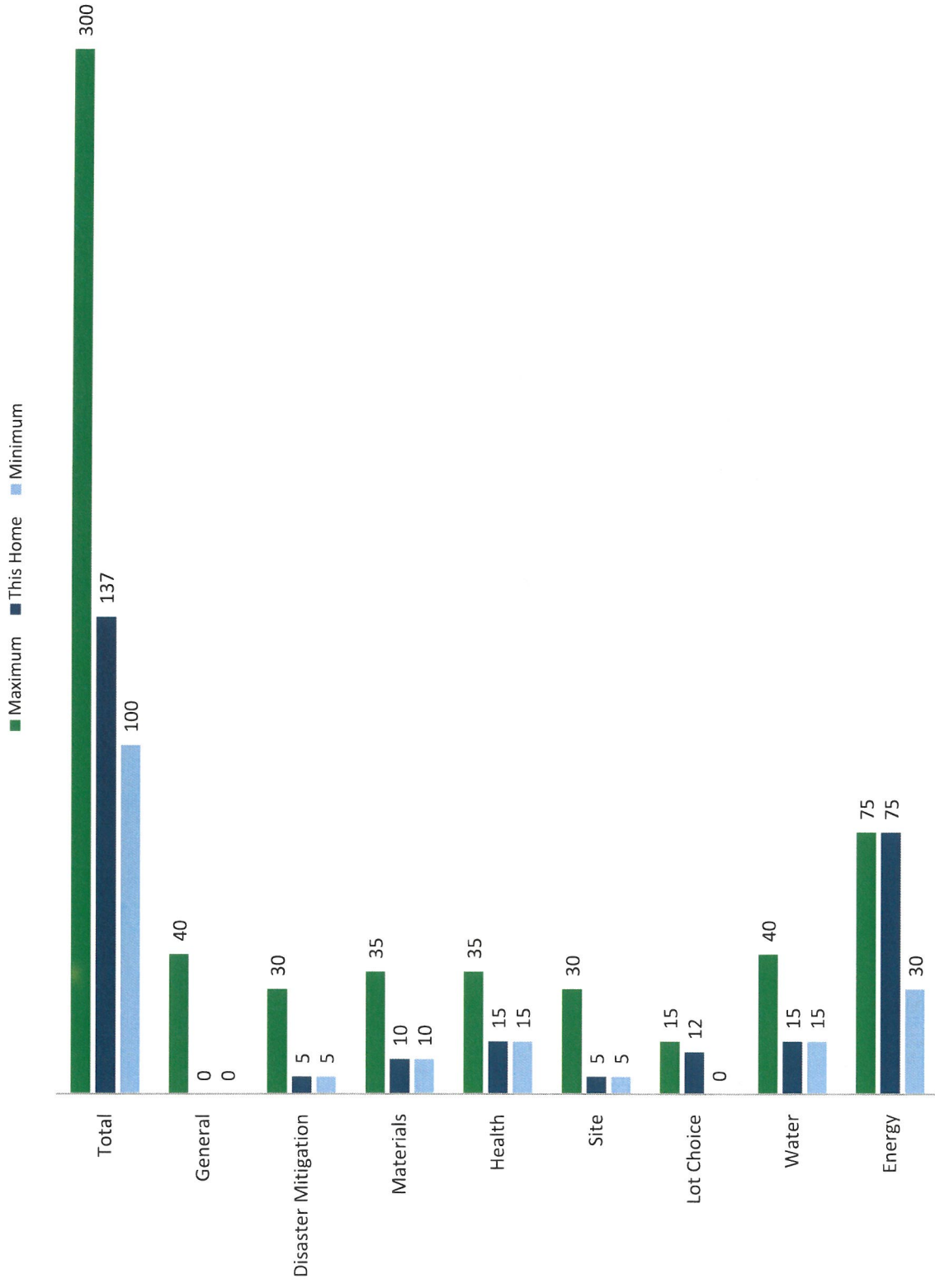
Certifying Agent Category 8:

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	15	15 - 40	
Category 3: Lot Choice	12	0 - 15	
Category 4: Site	5	5 - 30	
Category 5: Health	15	15 - 35	
Category 6: Materials	10	10 - 35	
Category 7: Disaster Mitigation	5	5 - 30	
Category 8: General	0	0 - 40	
Total:	137		
Total Need:	100		
Certified Home Score	137		
Certification Level:	Silver		

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

Home Address
919 Simonton Street Key West / FL / 33040

FGBC Green Home Certification Summary Chart



<p>PREREQUISITES:</p> <p>At least one measure from each of the following:</p> <p>Required: One item from each of the following 3 prerequisites MUST be incorporated in the home for FGBC Certification</p>			Revised 3-27-18
Prerequisite 1: Swimming Pool / Spa			Certifying Agent Notes
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			Certifying Agent Notes
P2.01	N/A	Use of native aquatic vegetation in shoreline area	
P2.02	N/A	No turf adjacent to natural water bodies(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			Certifying Agent Notes
P3.01	N/A	Landscape Considerations	
	New	Is the landscape existing or new	

NOTE:; You must do one prerequisite from P1.01-P1.05
 You must do one prerequisite from P2.01-P2.04
 And comply with P3.01

Submittal

Prerequisite 1: Swimming Pool / Spa		Submit	
none		0	
none		0	
none		0	
none		0	

Prerequisite 2: Waterfront Consideration		Submit	
none		0	
none		0	
none		0	
none		0	

Prerequisite 3: Invasive Exotic Species		Submit	
none		0	

	A	B	C	D	E		F
1	CATEGORY 1: ENERGY						
2	Category Minimum 30 / Category Maximum 75						
3		Points Achieved	Points Possible	Criteria			
4	E1 HERS Index - Energy Rating						
5	E1.01	75	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80			
6				:Does the Home have a confirmed HERS Index			
7				:Confirmed HERS Index			
8							
9	E2 ENERGY – DESIGN, FIELD TESTING AND INSPECTIONS, FINISHES, AMENITIES						
10	E2.01	0	1	Thermal Enclosure System Inspection			
11	E2.02		1	Ductwork joints sealed with mastic			
12	E2.03		1	Ductwork smoke tested allowing leaks to be sealed prior to drywall			
13	E2.04		1	Cross vent and ceiling fans code credit			
14	E2.05		1	Roofed porch, Min 100ft^2 AND meets cross-ventilation requirements			
15	E2.06		1	Passive solar space heating system			
16	E2.07		1	Passive solar day-lighting			
17	E2.08		1	Deciduous trees on south			
18	E2.09	0	1 - 4	House shaded on east and west by trees			
19				0	% of the designated wall areas (average of east and west walls) that are shaded by trees.		
20	E2.10		1	Washer and dryer outside of conditioned space			
21	E2.11		1	Floor joist perimeter insulated and sealed			
22	E2.12		1	Light colored exterior walls (80% minimum)			
23				79	Enter the Solar Reflective Index (SRI) of Paint		
24	E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors			
25				Yes	all major living spaces wall and ceiling surfaces have a reflectance of at least 50%		
26				59	Enter the Light Reflectance Value (LRV) of Paint		
27				Yes	bedrooms and all major living spaces have floors, walls, & ceilings are light-colored		
28				59	Enter the Light Reflectance Value (LRV) of Paint		
29	E2.14		1	Max 100W fixtures in bathrooms			
30	E2.15		1	Pre-plumb for solar hot water			
31	E2.16		2	Install a State Certified rated solar hot water system			
32	E2.17		1	Insulate all hot water pipes			
33	E2.18		1	Energy-efficient clothes dryers			
34	E2.19		1	Energy-efficient ovens/ranges			
35	E2.20		1	Energy Star® clothes washers			
36	E2.21		1	Efficient well pumping			

	A	B	C	D	E	F
37	E2.22	0	1	Efficient envelope volume		
38				Total Gross Wall Area		
39				1		
40				1		
41	E2.23		1	Dwelling unit attached, zero lot-line, row house		
42	E2.24		1 - 2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)		
43	E2.25		3	Energy Star® Advanced Lighting Package		
44	E2.26		2	Outdoor lights are energy efficient.		
45	E2.27		1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures		
46	E2.28		1	Energy Efficient Sheathing		
47		77	112	Total Possible Points		
48						
49		75		Total points for Category 1 (30 min / 75 max)		
50						
51				Name of HERS Rater:	To Be Determined	
52				Certifying Agent Category 1:		

A NOTE ABOUT ENERGY

As you review the FGBC Green Home Standard you may wonder why many energy saving features do not appear as line items. The FGBC has elected to use a whole-house, performance-based energy rating for points versus offering an exhaustive list of prescriptive energy saving alternatives. The performance-based Energy Rating is called a HERS Index. For information purposes the adjacent chart lists many of the inputs used to calculate a home's HERS Index.

Energy Gauge USA / HERS Index					
Envelope			Roof		
Floors	Windows		Roof Configuration / Slope	Roof Material / Color	
Foundation type	# & size of windows		Attic Details	Conditioned ceiling Area	
Insulation value	Tint / U-factor		Solar absorbance	Roof deck insulation level	
Perimeter / Area	Type of Frame		Radiant barrier system	Attic Ventilation ratio	
Floor covering	Overhang details		Building envelope leakage		
Walls	Ceilings				
Orientation	Ceiling style				
Area	Insulation value				
Insulation value	Area				
Doors	Garage				
Door Area / U Value	Attached or not				
Equipment			Appliances and Lights		
Hot Water	Ducts		Programmable Thermostat	Refrigerator	
Type / location	Insulation value		% fluorescent lighting	Ceilings fans	
Efficiency	Duct Location		Dishwasher	Photovoltaic's	
Daily usage	Air Handler Location				
Set Temperature	Amount of leakage				
Solar or heat recovery	Duct surface area				
Cooling	Heating		Array	Inverter	
System Type	System Type		Batteries		
Capacity	Efficiency				
SEER	Capacity				

	A	B	C	D	E	F
1	CATEGORY 2: WATER					
2	Category Minimum 15 / Category Maximum 40					Revised 3-27-18
3	New	Is the landscape existing or new				
4	Points Achieved	Points Possible	Criteria			
5	W1 Fixtures and Appliances					Certifying Agent Notes
6	W1.01		3	Water saving clothes washer		
7	W1.02		1	Low-flow shower heads (must be ≤ 2.0 gpm)		
8	W1.03		1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)		
9	W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)		
10	W1.05		2 - 3	High-efficiency Water Closets, Dual Flush or Single-Flush toilets (3 points if all WC ≤ 1.1 gpf)		
11	W1.06		1	Water Closet with UNAR MaP Rating of 600 gpf or greater		
12	W1.07		1	Compact Hot Water Distribution		
13						
14	W2 Greywater Reuse					Certifying Agent Notes
15	W2.01		1 - 3	Greywater system installed		
16						
17	W3 Rainwater Harvesting					Certifying Agent Notes
18	W3.01		1 - 3	Rainwater harvesting system installed with dedicated use		
19						
20	W4 Reclaimed Water Reuse					Certifying Agent Notes
21	W4.01		1 - 2	Water for irrigation		
22	W4.02		1	Meter on reclaimed irrigation system		
23	W4.03		1	Volume-based pricing arrangement		
24	W4.04		2	For toilet flushing		
25						
26	W5 Installed Landscape					Certifying Agent Notes
27	W5.01		2 - 3	No turf or Drought-Tolerant Turf Installed		
28	W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list		
29				:Percentage of drought tolerant plant		
30	W5.03		2	All plants/trees selected to be compatible with their location in the landscape		
31	W5.04	3	3	Turf less then 50% of landscape		
32	W5.05		2	No turf in densely shaded areas		
33	W5.06		2	Plants with similar sun and water requirements grouped together		
34	W5.07	1	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)		
35	W5.08		1	Non-cypress mulch used		
36	W5.09		2	Soil tested and amended where necessary		
37						
38	W6 Installed Irrigation					Certifying Agent Notes
39	W6.01	10	10	No permanent in-ground irrigation system		
40	W6.02		2	Innovative irrigation technology		
41						
42	W6.03	0	3	Landscape irrigated to FGBC standard		
43				Separate zones for turf and landscape beds - multi program controller		
44				High-volume irrigation does not exceed 60% of landscape area		
45				Head to head coverage for rotor/spray heads		
46				Micro-irrigation only in landscape beds and narrow areas		
47				Provide owner & FGBC with plan and instructions		
48						
49	W6.04	0	1	Pressure Compensating Spray Heads or Pressure Regulating Valves Installed In Spray Zones		
50		OR		Pressure compensating spray heads installed in spray zones		
51				Pressure regulating valves are installed for spray zones		
52	W6.05		1	In poor drainage (low) areas, heads are installed with check valves		
53	W6.06		1	High volume irrigated areas have matched precipitation rates		
54	W6.07		1	Pop-up sprinkler heads significantly rise above turf grass height		
55						
56	W7 Additional Water Certification Requirements					Certifying Agent Notes
57	W7.01		5	Meet or exceed Florida Water Star SM or WaterSense standards		
58	W7.02		2	Florida Friendly Landscape TM Program new construction certification		
59		15	56	Total Possible Points		
60						
61		15	Total points for Category 2 (15 min / 40 max)			
62						
63	Certifying Agent Category 2:			To Be Determined		
64	Landscape Auditor:			To Be Determined		
65	Credentials of Auditor:					

	A	B	C	D	E	F	G			
1	CATEGORY 3: LOT CHOICE									
2	Category Minimum 0 / Category Maximum 15									
3		Points Achieved	Points Possible	Criteria						
4	L1 Lot Choice			Certifying Agent Notes						
5	LC1.01	0	2 - 6					House built within designated FGBC green land development		
6								-		Name of FGBC Green Development
7									% above certification requirement of the FGBC Certified land development	
8	LC1.02		2					Home within a certified green local government		
9	LC1.03	2	2					Built on an infill site		
10	LC1.04	1	1					Site within 1/8 mile of existing infrastructure		
11	LC1.05	2	2 - 4	Site within 1/4 mile to mass transit						
12	LC1.06	2	2	Site within 1/2 mile of public open/green space						
13	LC1.07	5	1 - 5	Site within 1/2 Mile of EXISTING Basic Community Resources						
14					Arts and entertainment center					
15					Bank					
16					Beauty Shop					
17					Bike Share Station					
18					Civic Center					
19					Community Center					
20					Convenience store					
21					Daycare center					
22					Dry Cleaners					
23					Fire station					
24				yes	Fitness center or gym					
25					Laundromat					
26					Library					
27					Local Government Facility					
28					Medical or dental office					
29				yes	Pharmacy					
30				yes	Place of worship					
31					Police station					
32					Post office					
33				yes	Restaurant					
34					School					
35					Senior Care Facility					
36					Supermarket					
37					Theater					
38				yes	Other Neighborhood-serving retail					

Revised 3-27-18

Revised 3-27-18

	A	B	C	D	E	F	G
39					Other office building or major employment center		
40	LC1.08		2	Site located in small lot cluster development			
41	LC1.09		2	Brownfield site			
42		12	21	Total Possible Points			
43							
44		12		Total points for Category 3 (0 min / 15 max)			
45							
46		Certifying Agent Category 3:					

	A	B	C	D	E	F	G	H
1							CATEGORY 4: SITE	
2		Category Minimum 5 / Category Maximum 30						
3		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.				
4								
5								
		Points Achieved	Points Possible	Criteria				
6		S1 Native Tree and Plant Preservation						Certifying Agent Notes
7		S1.01	2	Maximize tree survivability				
8		S1.02	0	Minimize soil compaction				
9				Restrict all construction equipment from driving on site during construction except for				
10				?				
11		S1.03	2	Replant or donate removed vegetation				
12		S1.04	0	Preserve or create wildlife habitat / shelter				
13				% of property that was created or preserved as a wildlife habitat or shelter				
14								
15		S2 On Site Use of Cleared Materials						Certifying Agent Notes
16		S2.01	2	Mill clear trees				
17		S2.02	0	Reuse cleared materials for mulch / landscape				
18				Mulch is both cleared and reused:				
19								
20		S3 Erosion Control / Topsoil Preservation						Certifying Agent Notes
21		S3.01	2	Develop and Implement an Erosion Control Site Plan				
22		S3.02	1	Stabilize disturbed soil				
23		S3.03	2	Stage disturbance				
24		S3.04	1	Control sediment runoff during construction				
25		S3.05	1	Save and Reuse All Removed Topsoil				
26								
27		S4 Drainage / Retention						Certifying Agent Notes
28		S4.01	2	Onsite designated retention area				
29		S4.02	2	Direct filtered rooftop runoff to planted area(s)				
30		S4.03	0	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)				
31				Partial Pervious				
32				60	% Pervious Material	3595	Total Lot Area (sq. ft.)	
33					Coverage Area (sq. ft.)	538	100% Pervious sq. ft.	
34				0	Equivalent Pervious Area -->	538	Equivalent Pervious Area (semi-pervious)	
35				0	Total points for pervious area			
36		5	34	Total Possible Points				
37								
38		5		Total points for Category 4 (5 min / 30 max)				
39								

40	A	B	C	D	E	F	G	H
	Certifying Agent Category 4:							

	A	B	C	D	E	F	G
1	CATEGORY 5: HEALTH						
2	Category Minimum 15 / Category Maximum 35						
3		Points Achieved	Points Possible	Criteria			
4	H1 Combustion						
5	H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage			
6	H1.02		1	Garage (attached or detached) - Exhaust Fan on Motion Sensor and Timer			
7	H1.03	1	1	No Fireplace			
8	H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric			
9				Space Heating	Water Heating		
10				Yes	Electric		Electric
11					Sealed combustion equipment		Sealed combustion equipment
12					Sealed combustion closet		Sealed combustion closet
13						Yes	Outside of conditioned space
14							
15	H2 Moisture Control						
16	H2.01		1	Drainage tile on and around top of footing			
17	H2.02		1	Drainage board for below grade walls			
18	H2.03		1	Gravel bed beneath slab on grade floors			
19	H2.04	1	1	Seal Slab on grade Penetrations.			
20	H2.05		1	Capillary break between foundation and framing			
21	H2.06		3	Central dehumidification system			
22	H2.07		1	No vapor barrier on inside of assemblies			
23	H2.08		1	Moisture control for tub/shower and shower surrounds			
24	H2.09		1	Seal Entire Slab on grade			
25							
26	H3 Source Control						
27	H3.01		1	No exposed urea-formaldehyde wood products			
28	H3.02		1 - 2	Low or No VOC paints, stains, and finishes			
29	H3.03	1	1	Low VOC sealants and adhesives			
30	H3.04	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)			
31	H3.05		1	Healthy flooring			
32	H3.06		1	Healthy insulation			
33	H3.07	1	1	Protect ducts, range hood, and bath exhaust fans during construction			
34	H3.08		3	Integrated pest management plan			
35							
36	H4 Cleanability						

	A	B	C	D	E	F	G
37	H4.01	0	1 - 2	Central vacuum system			
38				System roughed in			Installed with exhaust outdoor
39							Installed with exhaust indoor thru HEPA filter
40	H4.02		1	Useable entry area			
41							
42	H5 Universal Design						
43	H5.01		1 - 3	Universally designed living area			
44							
45	H6 Ventilation						
46	H6.01		2 - 4	Controlled mechanical ventilation			
47	H6.02		1	Radon/Soil gas vent system installed			
48	H6.03	1	1	Floor Drains Sealed			
49	H6.04		1	Energy star® bath fans with timer or humidistat			
50	H6.05	1	1	Kitchen range hood vented to exterior			
51	H6.06		1	Laundry rooms inside conditioned space must have a make-up air source			
52	H6.07		3	Whole house positive filtration			
53	H6.08	1	1 - 2	Efficient HVAC filter			
54	H6.09		1	HVAC filter easily accessible			
55	H6.10	1	1	Install screens on all windows and doors			
56	H6.11		1	Manual D duct design			
57		15	53	Total Possible Points			
58							
59		15	Total points for Category 5 (15 min / 35 max)				
60							
61	Certifying Agent Category 5:						

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41	M3.01	1	1	Roof slope ≥ 3 in 12 but ≤ 6 in 12				
42	M3.02		1	Large overhangs (eave and gable)				
43	M3.03		1	Air admittance vents				
44	M3.04		1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen				
45	M3.05		1	Siding and exterior trim primed all sides				
46	M3.06	1	1	Plants/turf minimum of 2-ft. from foundation				
47	M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation				
48	M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances				
49	M3.09	2	2	Automatic in home water sensor/shut off system installed				
50	M3.10		1	Access panel to non-accessible plumbing fixture installed				
51	M3.11		1	Laundry room below living floor or drain installed				
52		10	47	Total Possible Points				
53								
54		10	Total points for Category 6 (10 min / 35 max)					
55								
56		Certifying Agent Category 6:						

	A	B	C	D	E	F
1	CATEGORY 7: DISASTER MITIGATION					
2	Category Minimum 5 / Category Maximum 30					
3		Points Achieved	Points Possible	Criteria		
4	DM1 Hurricane (wind, rain, storm surge)				Certifying Agent Notes	
5	DM1.01		2	Safe room		
6	DM1.02		2	Unvented attic or No attic		
7	DM1.03	2	2	Window, door, and skylight protection or impact resistant type		
8	DM1.04		1	Attached garage and exterior door protection		
9	DM1.05	1	1	Exterior structures and equipment properly anchored		
10	DM1.06		2	Secondary water protection installed on roof		
11	DM1.07		2	Adhesive applied to roof sheathing		
12	DM1.08		2	Roof Shingles		
13	DM1.09	2	2	Raised Slab or Pier Foundation		
14	DM1.10		5	Comply with Fortified For Safer Living Standards		
15						
16	DM2 Flood (must incorporate all three)				Certifying Agent Notes	
17	DM2.01	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain	
18					Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage	
19					Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor	
20						
21	DM3 Fire (must incorporate all three for 3.1)				Certifying Agent Notes	
22	DM3.01	0	3		Fire resistant exterior wall cladding	
23				Yes	Fire resistant roof covering or sub-roof	
24					Fire resistant soffit and vent material	
25	DM3.02	0	3		Fire Sprinklers installed to cover 100% of living area of home	
26						
27	DM4 Lightning & Electronics Protection				Certifying Agent Notes	
28	DM4.01		1 - 2		Installed Surge Suppression or Lightning Protection System	
29						
30	DM5 Termites (must comply w/required credits listed below AND EITHER DM 5.1 OR DM 5.2 OR DM 5.3 to receive points)				Certifying Agent Notes	
31			required	Yes	Seal slab penetrations (Health: H2.04)	
32			required	Yes	Vegetation > 2 ft. from foundation (Materials: M3.06)	
33			required	Yes	Sprinklers & emitters are 2 feet from house (Materials: M3.07) OR no installed irrigation (Water: W6.01)	
34	DM 5.01	0	10		DM 5.01: Chemical Soil Treatment Used	
35					Exterior cladding installed to prohibit intrusion	
36					Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')	
37					Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent	
38					Irrigation/sprinkler water does not hit building	
39					Damage replacement warranty issued and available for annual renewal	
40	OR					

	A	B	C	D	E	F
41	DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided		
42				Chemical soil treatment avoided		
43				Alternative Florida Building Code approved method of foundation protection employed		
44		OR				
45	DM 5.03		12	DM 5.3: Treated wood products		
46				All wood products serving structural or exterior finish purposes are borate or ACQ treated		
47	DM5.04		1	80% of Cellulose insulation used is Borate treated		
48						
49	DM6 Mold Prevention				Certifying Agent Notes	
50	DM6.01		2	Mold Prevention - ASTM D3273		
51						
52		5	47	Total Possible Points		
53		5		Total points for Category 7 (5 min / 30 max)		
54						
55						
56		Certifying Agent Category 7:				

	A	B	C	D	E
1	CATEGORY 8: GENERAL				
2	Category Minimum 0 / Category Maximum 40				
3		Points Achieved	Points Possible	Criteria	
4	G1 - Small House Credit				
5	G1.01	0	0 - 25	Conditioned house size (enter no if not claiming any points)	
6				No	Square feet of conditioned area (pulls from Application Tab)
7					
8	G2 - Adaptability				
9	G2.01		2	Roof trusses designed for addition	
10	G2.02		1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF	
11	G2.03		1	Install a minimum of 2 upgraded automation system	
12					
13	G3 - Renewable Power Generation				
14	G3.01	0	1 - 5	Reduce peak demand or annual load	
15				Enter size of PV System in kW (1 point for each 2kW)	
16					
17	G4 - Remodel & Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes				
18	G4.01		10	Remodeling structure (HERS Index ≤ 80)	
19	G4.02		3	Water Closet 1.6 gpf and showers 2.5 gpm or less	
21	G4.04		2	Existing homes with pools - Upgrade pump to variable speed or dual speed	
22	G4.05		2	Improve roof to wall connections	
23					
24	G5 - Other / ADDITIONAL CREDITS				
25	G5.01	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC	
26				:Number of members on the team that are members of FGBC	
27	G5.02		2	Homeowner's manual, including information, benefits, operations - per reference guide	
28	G5.03		2	FGBC Green Homeowner Checklist	
29	G5.04		1	Plan for edible landscape/food garden	
30	G5.05		2	Guaranteed energy bills	
31	G5.06		2	FGBC Certified Professional	
32	G5.07		5	Energy Star Qualified Home	
33	G5.08		1 - 5	INNOVATIVE CREDITS	
34				Description of innovation:	
35					
36		0	56	Total Possible Points (56 for new homes, 73 for existing homes)	
37					
38		0		Total points for Category 8 (0 min / 40 max)	
39					

40	A	B	C	D	E
Certifying Agent Category 8:					

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2	Revised 3-27-18
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4	Certifying Agent Notes
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	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Existing Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
8	• Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://dropbox.hightail.com/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	Florida Green Building Coalition (FGBC)					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Single Family New and Existing Home Fees					
21	Fee	Builder or Homeowner Must Be Member				
22	\$75	Member of FGBC and FHBA				
23	\$100	Member of FGBC or FHBA				
24	\$125	Non Member				
25	Multi-Family Fees					
26	Multi-family applications: Use TAB 18					
27						
28	Additional Options					
29	\$38	FGBC Certified Home Bronze Plaque				
30	\$40	Florida Water Star Certification				
31	Free	FGBC Certified Home Yard Sign (Electronic Version)				
32	Builder Information					
33	Name: _____					
34	Company: _____					
35	Address: _____					
36	City/ST/Zip: _____					
37	Phone: _____					
38	E-mail: _____					
39	DBPR License #: _____					
40	FGBC Member #: _____					
41	FHBA Member #: _____					
42	Signature _____					
43						
44	Certifying Agent Information					
45	Name: _____					
46	Company: _____					
47	Address: _____					
48	City / Zip: _____					
49	Phone: _____					
50	Fax: _____					
51	E-mail: _____					
52	CA Registration #: _____					
53	Signature: _____					
54	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.					
55	Date: _____					
56	Project Point Summary					
57	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.		
58	Points Toward Qualification (points over category maximums excluded)		137			
59	Total Points Achieved		139			
60						
61	Category	Your Score	Required Min - Max			
62	Category 1: Energy	75	30 - 75			
63	Category 2: Water	15	15 - 40			
64	Category 3: Lot Choice	12	0 - 15			
65	Category 4: Site	5	5 - 30			
66	Category 5: Health	15	15 - 35			
67	Category 6: Materials	10	10 - 35			
68	Category 7: Disaster Mitigation	5	5 - 30			
69	Category 8: General	0	0 - 40			
70	Total:		137			
71	Total Needed:		100			
72	Certified Home Score		137			
73	Certification Level		Silver			
74						
75						

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Multi-Family Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
8	• Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://dropbox.hightail.com/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	Florida Green Building Coalition (FGBC)					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Multi-Family Fees					
21	Members	\$100	application fee + \$100 per building + \$25 per unit			
22	Non Members	\$100	application fee + \$100 per building + \$35 per unit			
23						
24	Enter your project information below:					
25	1		Number of Buildings			
26	5		Number of Units			
27						
28	\$325		MEMBER Fee			
29	\$375		NON MEMBER Fee			
30						
31						
32	Builder Information					
33	Name:	To Be Determined				
34	Company:					
35	Address:					
36	City/ST/Zip:					
37	Phone:					
38	E-mail:					
39	DBPR License #:					
40	FGBC Member #:					
41	FHBA Member #:					
42	Signature					
43						
44	Certifying Agent Information					
45	Name:	To Be Determined				
46	Company:					
47	Address:					
48	City / Zip:					
49	Phone:					
50	Fax:					
51	E-mail:					
52	CA Registration #:					
53	Signature:					
54	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.					
55						
56	Project Point Summary					
57	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.	
58	Points Toward Qualification (points over category maximums excluded)			137		
59	Total Points Achieved			139		
60						
61	Category		Your Score		Required Min - Max	
62	Category 1: Energy		75		30 - 75	
63	Category 2: Water		15		15 - 40	
64	Category 3: Lot Choice		12		0 - 15	
65	Category 4: Site		5		5 - 30	
66	Category 5: Health		15		15 - 35	
67	Category 6: Materials		10		10 - 35	
68	Category 7: Disaster Mitigation		5		5 - 30	
69	Category 8: General		0		0 - 40	
70	Total:			137		
71	Total Needed:			100		
72	Certified Home Score			137		
73	Certification Level			Silver		
74						
75						

Draft Ranking



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

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

December 29, 2020

Trepanier & Associates, Inc.
1421 First Street Unit #101
Key West FL 33040

Re: Staff Comments for Year 8 (2020-2021) Building Permit Allocation System (BPAS) Application
601 Truman Avenue & 919 Simonton Street (RE # 00017270-000000 & 00017270-000100)

Dear Mr. Trepanier,

Thank you for your BPAS application for five (5) affordable-rate residential dwelling units on property located at 601 Truman Avenue & 919 Simonton 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 Scoring Criteria

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

Additional Documentation & Comments

The proposed design will require HARC review.

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 8, 2021.**

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,

Melissa Paul-Leto
Planner I
P: 305.809.3724 ■ E: mleto@cityofkeywest-fl.gov

Revised Plans

S I T E D A T A 601 TRUMAN AVE.

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HNC-1	HNC-1	HNC-1	HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT
SITE AREA	10,241 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY 99.17' X 103.25'	40' X 100' (MIN)	EXISTING	EXISTING
IMPERVIOUS	10,241 SQ. FT. 100%	6,144 SQ FT (60% MAX)		
OPEN SPACE	0 SQ. FT.	3,584 SQ FT (35% MIN)		
BUILDING COV.	4,308 SQ. FT. 42%	5,120 SQ FT (50% MAX)		
MAXIMUM DENSITY: 16 DWELLING UNITS PER ACRE (16 DU/ACRE)				
MAXIMUM FLOOR AREA RATIO: 1.0.				

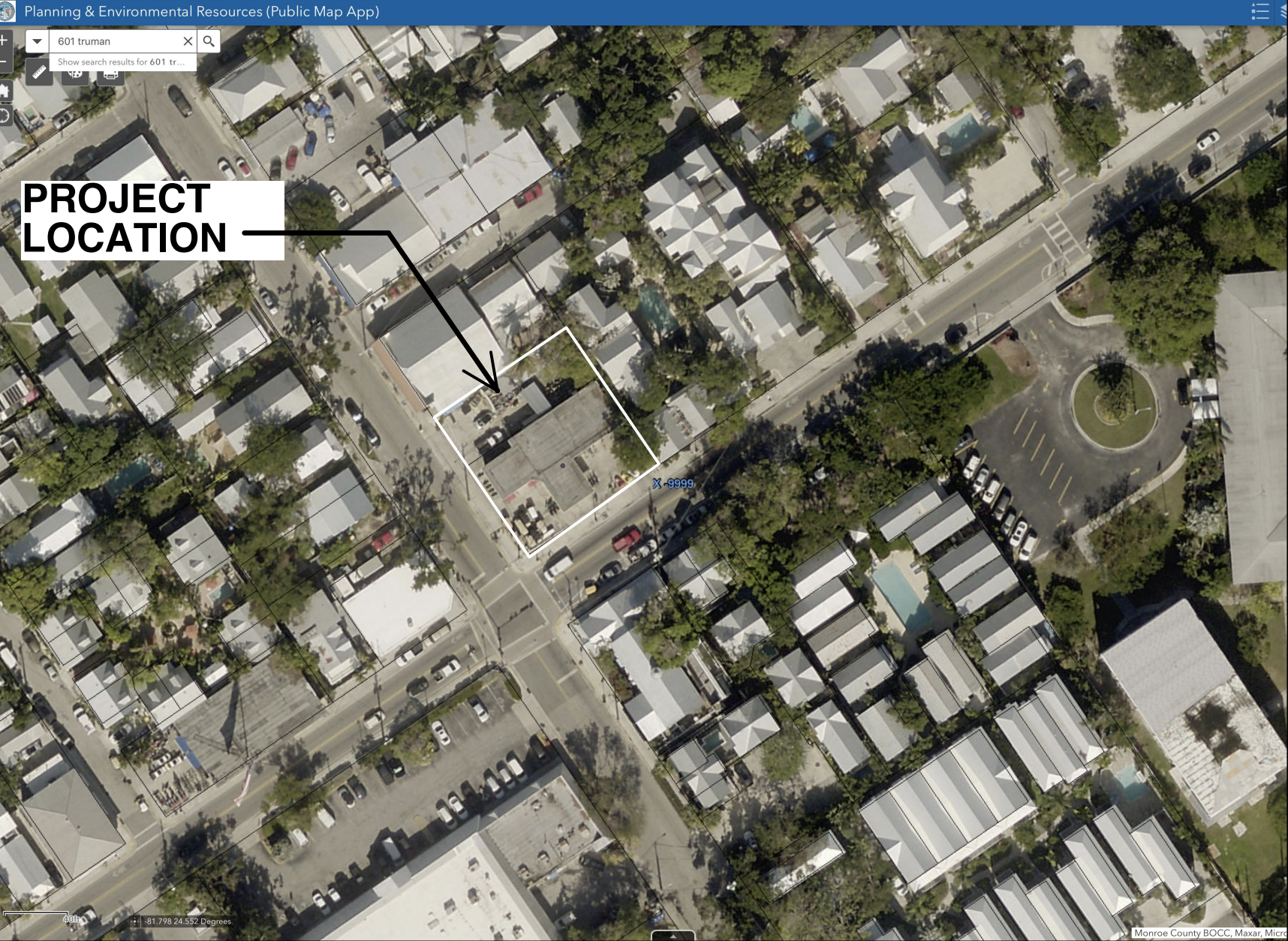
SETBACKS				
FRONT SETBACK TRUMAN	10'-8"	5' TRUMAN	10'-8"	EXISTING
SIDE SETBACK TRUMAN	2'-2"	5'	2'-2"	EXISTING
SIMONTON STREET SETBACK	7'-2 1/2"	7.5' SIMONTON	7'-2 1/2"	EXISTING
SIDE SETBACK SIMONTON	10"	5'	5'-2"	CONFORMING
BUILDING HEIGHT	16'-0" EXISTING	35'	23'-6 1/2"	CONFORMING

SCOPE OF WORK:

FEMA MAP FLOOD ZONE X



SITE LOCATION MAP



ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
ADJA. = ADJACENT
ALUM. = ALUMINUM
ARCH. = ARCHITECTURAL
BALC. = BALCONY
BD. = BOARD
C.I.P. = CAST IN PLACE
C.J. = CONTROL JOINT
CL. = CLOSET
CONC. = CONCRETE
D = DRYER
DIM. = DIMENSION
DN. = DOWN
DW = DISHWASHER
DWG = DRAWING
ELECT. = ELECTRICAL
ELEV. = ELEVATOR
E.P. = ELECTRICAL PANEL
EQ. = EQUAL
EX. = EXISTING
E.J. = EXPANSION JOINT
FREZ. = FREEZER
GYP. BD. = GYPSUM WALL BOARD
HORZ. = HORIZONTAL
HR. = HOUR
MAX. = MAXIMUM
MECH. = MECHANICAL
MIC. = MICROWAVE OVEN
MIN. = MINIMUM
M.R. = MOISTURE RESISTANT
N.A. = NOT APPLICABLE
N.I.C. = NOT IN CONTRACT
O.H. = OPPOSITE HAND
PT. = PAINTED
P.T. = PRESSURE TREATED
R.A. = RETURN AIR
REF. = REFERENCE
REFR. = REFRIGERATOR
REQ. = REQUIRED
SCHED. = SCHEDULE
S.F. = SQUARE FOOT
SIM. = SIMILAR
STOR. = STORAGE
STRUCT. = STRUCTURAL
SQ. = SQUARE
TL = TILE
TRDS. = TREADS
TYP. = TYPICAL
U.C. = UNDER COUNTER
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL
V.I.F. = VERIFY IN FIELD
W = WASHER
W/ = WITH
WD. = WOOD
W.H. = WATER HEATER

DESIGN NOTES:

THE NEW WORK IS
DESIGNED TO MEET THE FOLLOWING:
FBC 2017 -
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

GENERAL NOTES:

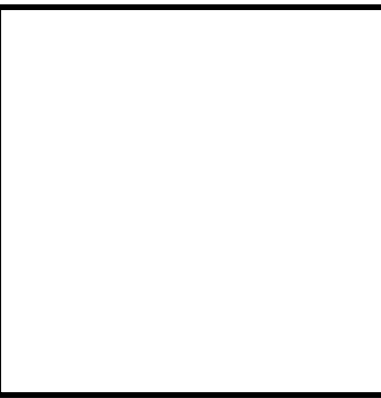
1. DO NOT SCALE ANY DRAWING.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

T1.1	TITLE & PROJECT INFORMATION
C1.0	SURVEY
C1.1	EXISTING SITE PLAN
EX1.1	EXISTING FLOOR PLAN
EX1.2	EXISTING ELEVATIONS
A1.0	PROPOSED ARCHITECTURAL SITE PLAN
A1.1	PROPOSED FLOOR PLAN
A1.2	PROPOSED FLOOR PLAN BACK BUILDING
A2.1	PROPOSED ELEVATIONS FRONT BUILDING
A2.2	PROPOSED ELEVATIONS BACK BUILDING
A2.3	CONTEXT ELEVATIONS



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ARCHITECTS INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547



A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, F L 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

REVISION #	DATE
T1.1 SHEET #	

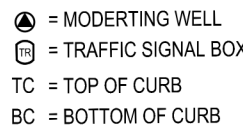


T S N
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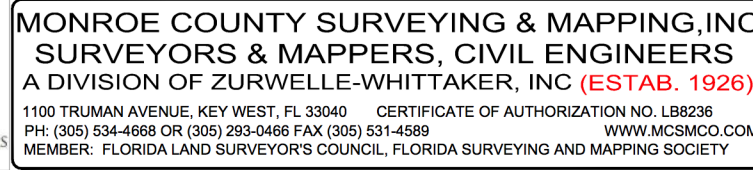


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**A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, F L 33040**



SURVEYORS NOTE:
THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS
LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2
SHEET SIZE 13"X19"



SQUARE FOOT PROPERTIES, INC.
601 TRUMAN AVENUE
KEY WEST, FL 33040

JOB No. N/A	DRAWN: DRF	DATE: 03-24-2020
FIELD BOOK: N/A	REVISED: EAM	
SCALE: 1"=20'	SHEET No. 1 OF 2	

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREIN.

CAD FILE:
 \\Fred\land Surveying Data\Jobs\MCNM\Drawings\Key West\Draw\74-061 TRAMM 3-17-25\061 TRAMM_CLEAN.dwg

SURVEY PROVIDED BY OWNER

DRAWING TITLE:
SURVEY & FEC

DRAWN: EDSA-TSN

CHECKED:

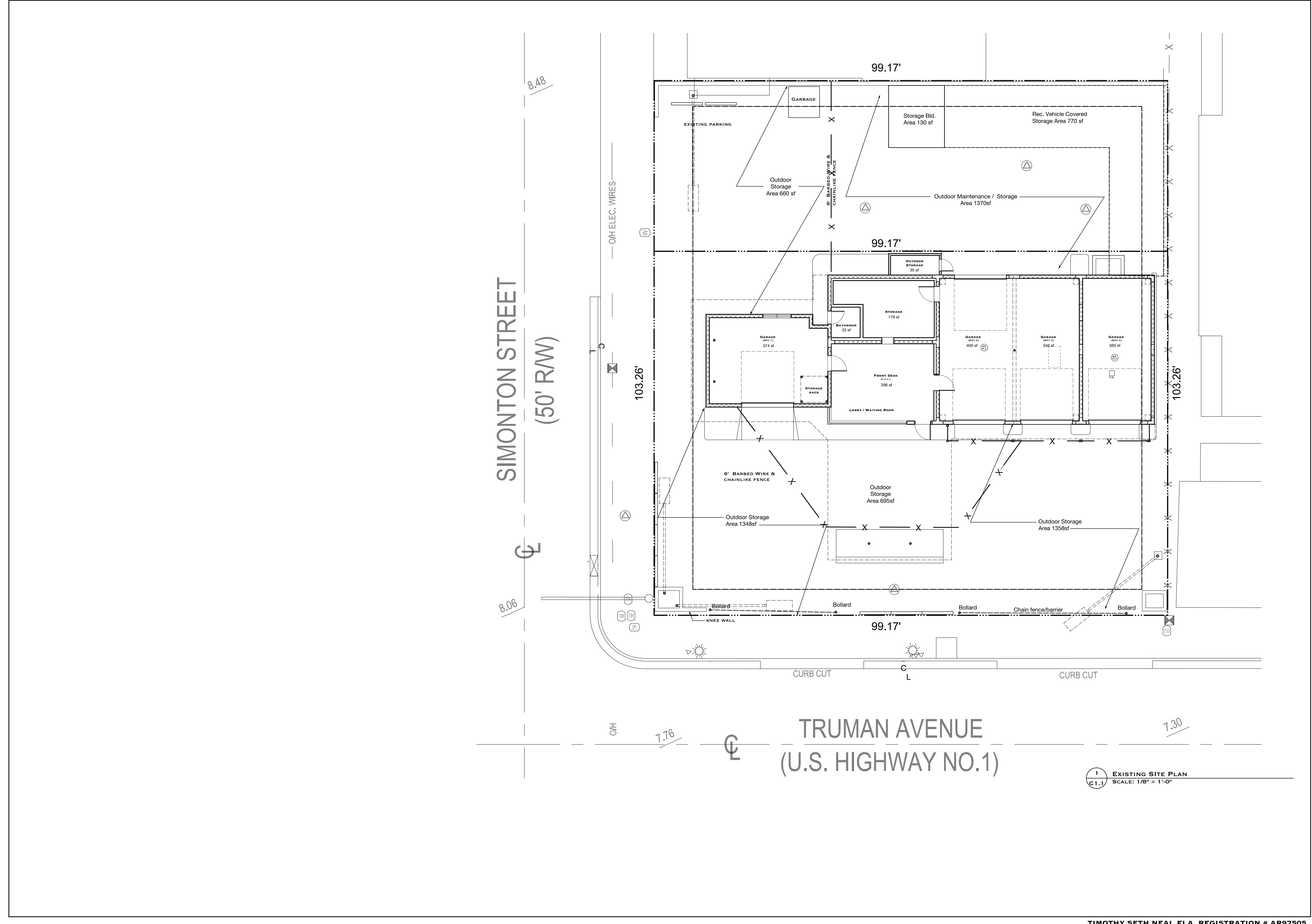
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REVISION #	DATE

C1.0
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

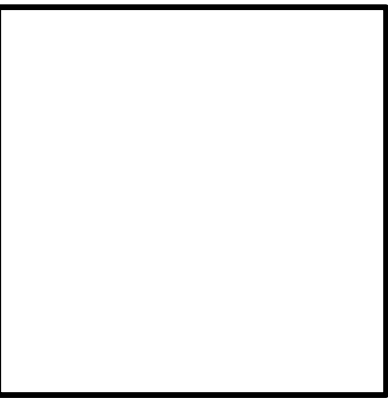




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A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, F L 33040

DRAWING TITLE:
EXISTING SITE PLAN

DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

REVISION #	DATE
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C1.1
SHEET #



T S N
T. S. NEAL ARCHITECTS, INC.

1
C1.1
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



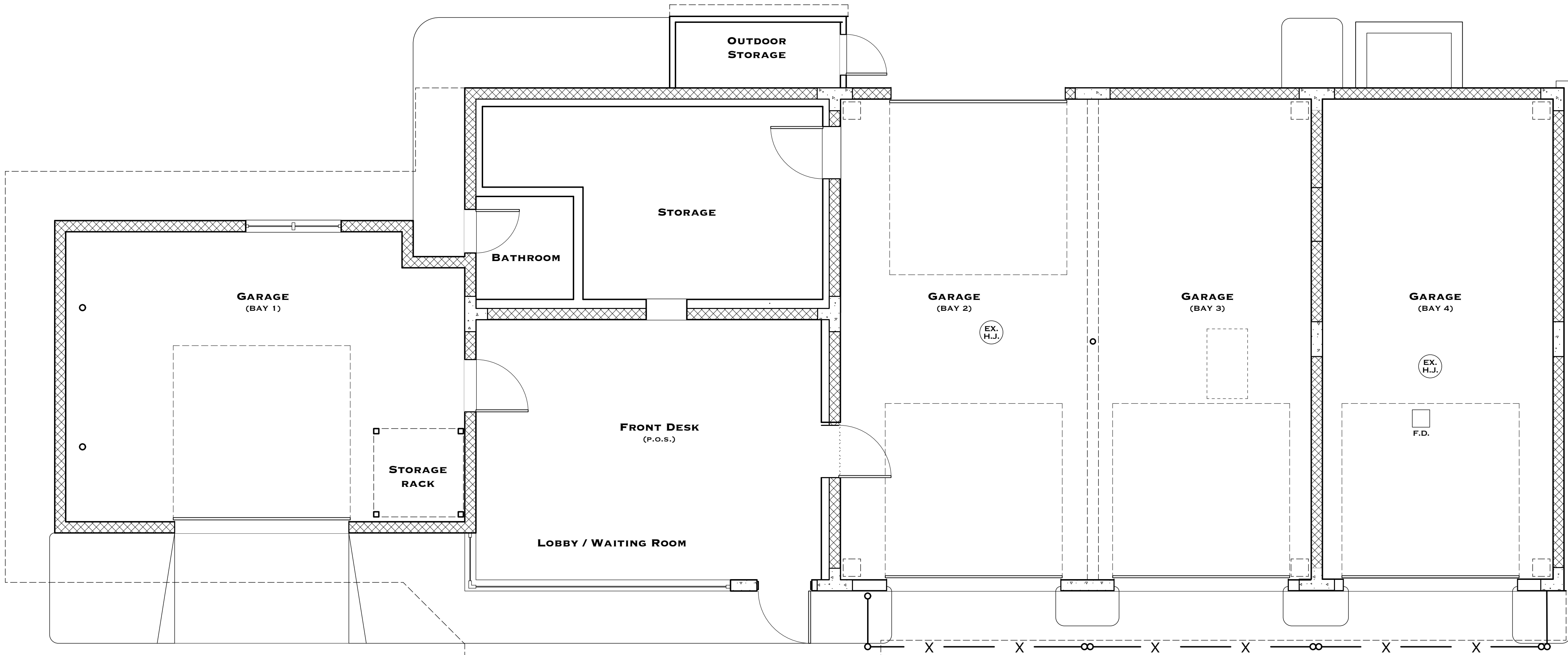
A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, F L 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

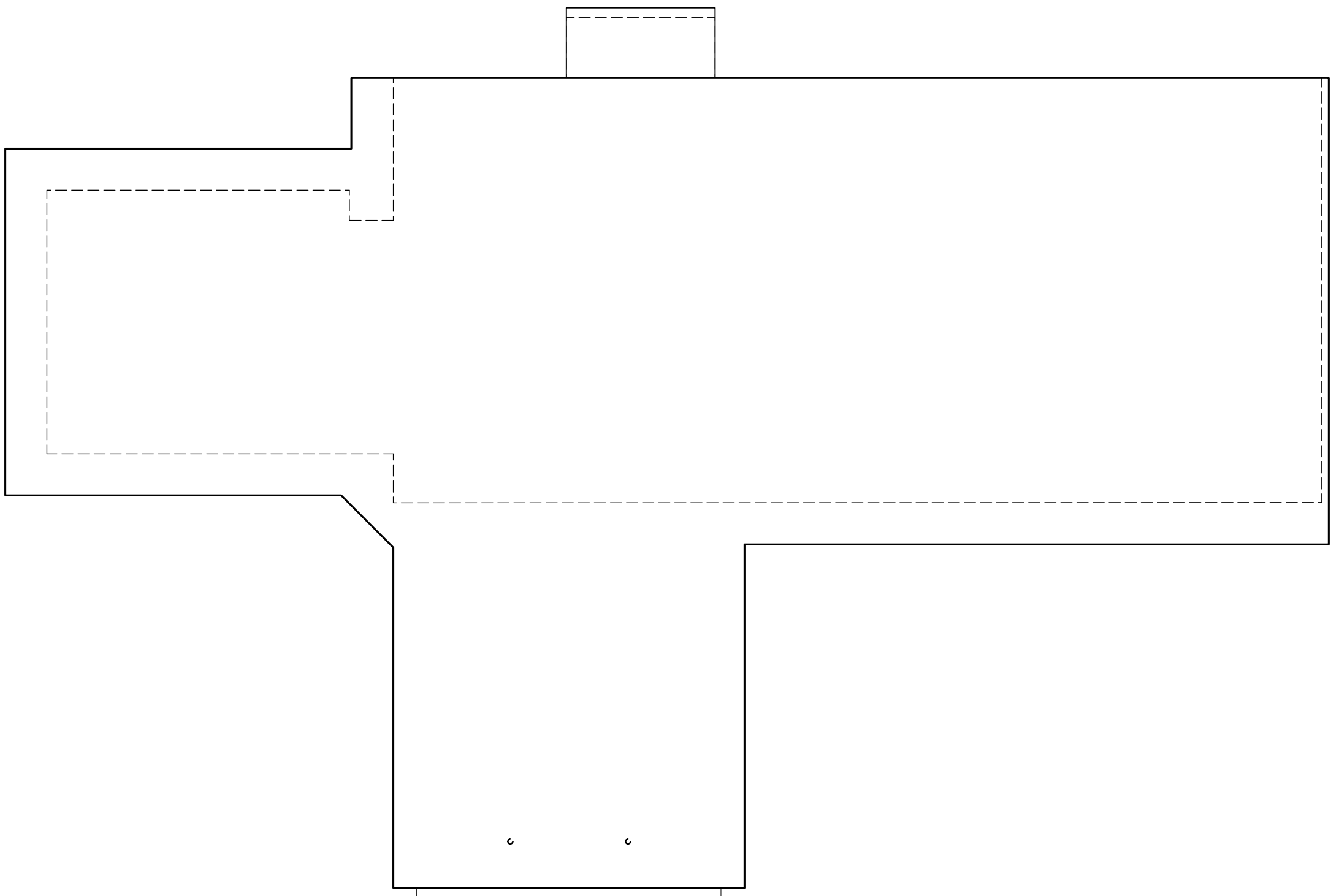
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REVISION #	DATE

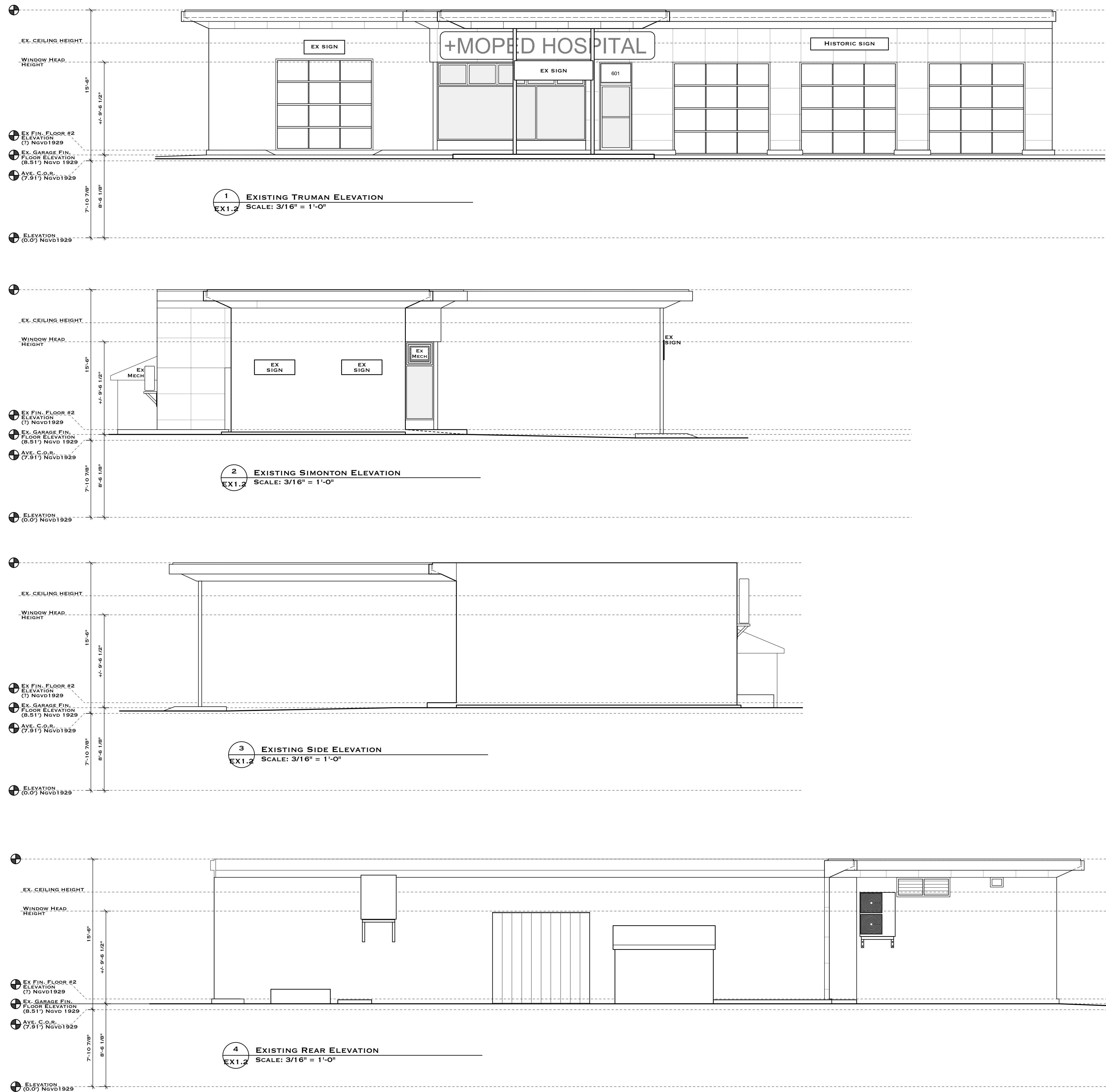
EX1.1
SHEET #

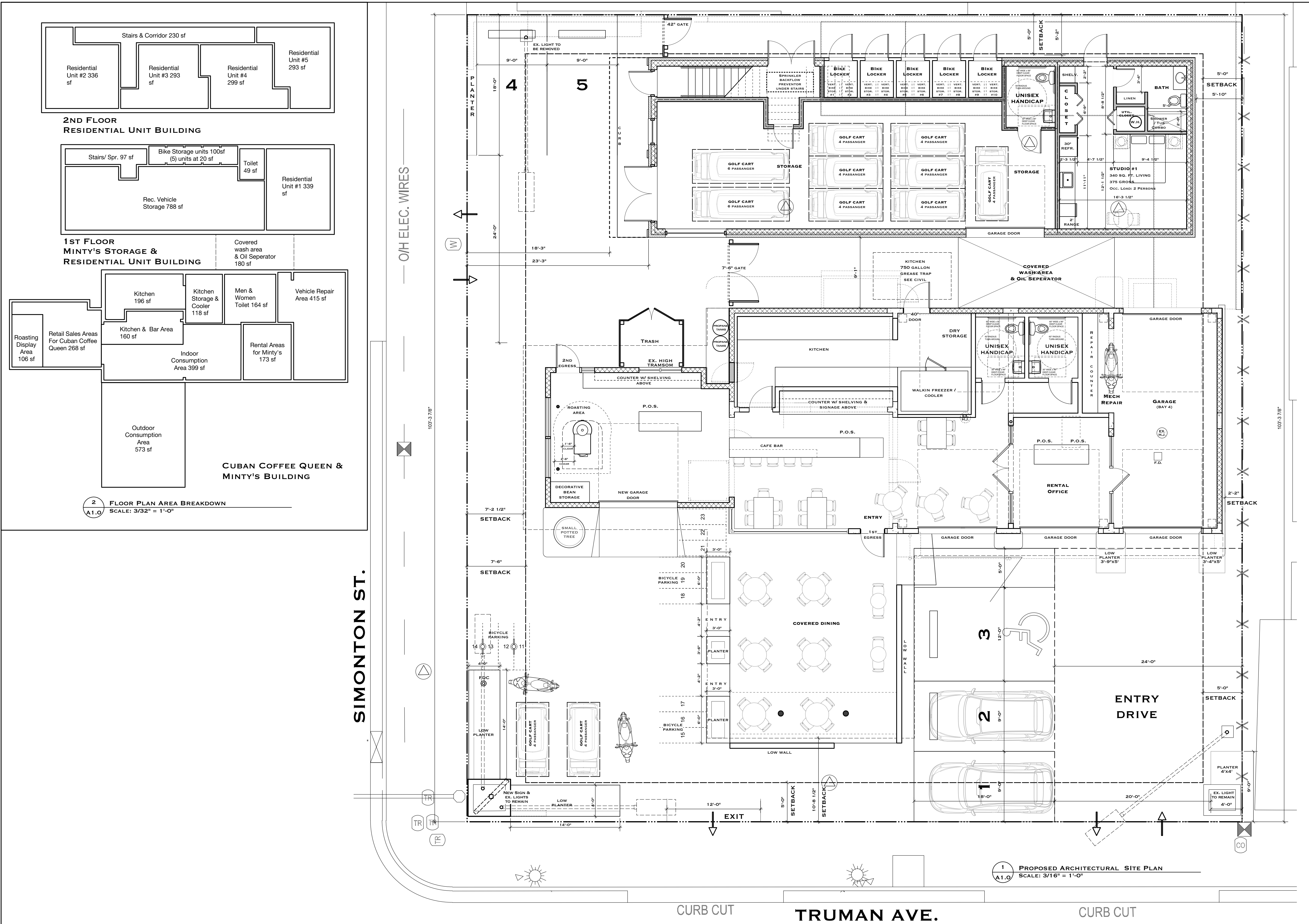


1 FLOOR PLAN
EX1.1 SCALE: 1/4" = 1'-0"



1 ROOF PLAN
EX1.1 SCALE: 1/8" = 1'-0"



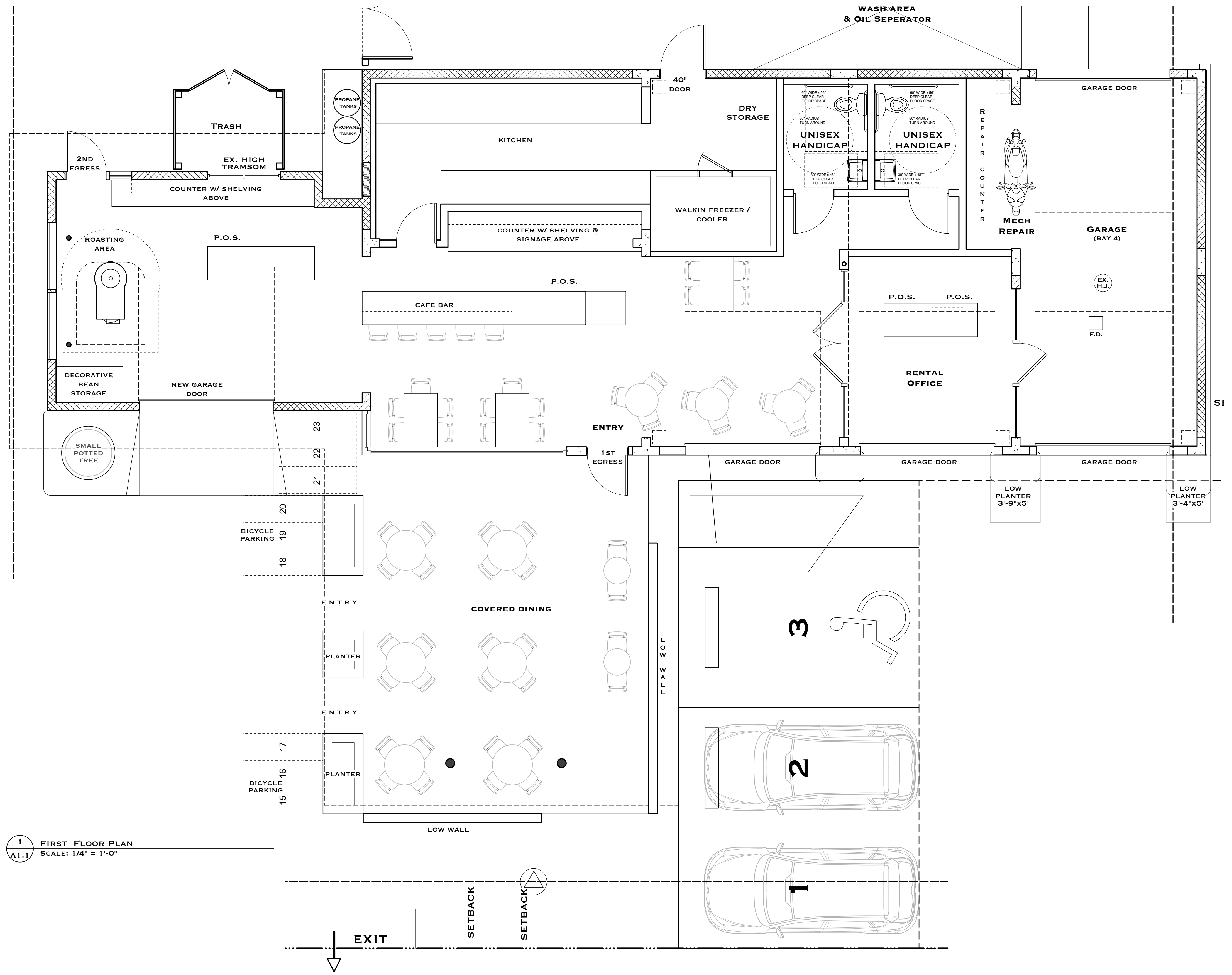


preliminary design only
not for construction

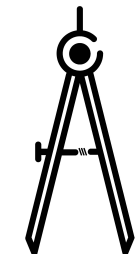
A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ARCHITECTURAL
SITE PLAN
DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

REVISION # DATE
A1.0
SHEET #



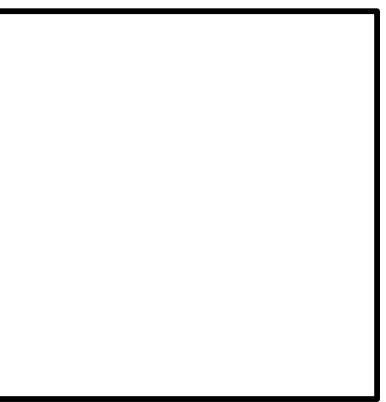
1 FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



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A RENOVATION FOR
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DRAWING TITLE:
BACK BUILDING FLOOR PLAN

DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

REVISION #	DATE
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A1.1

SHEET #



T S N

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DRAWINGS IN PROGRESS



05-340-8857
51-422-9547

**A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, F L 33040**

DRAWING TITLE:
BACK BUILDING

BACK BUILDING FLOOR PLAN

DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

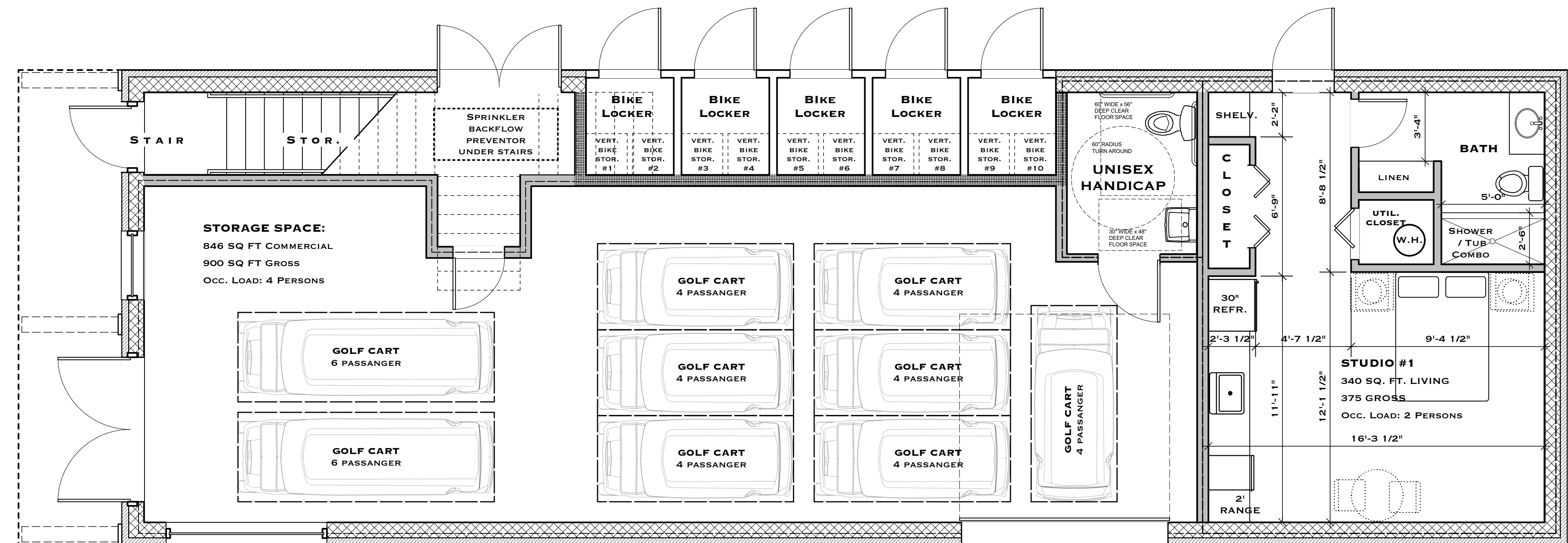
REVISION #	DATE
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A1.2

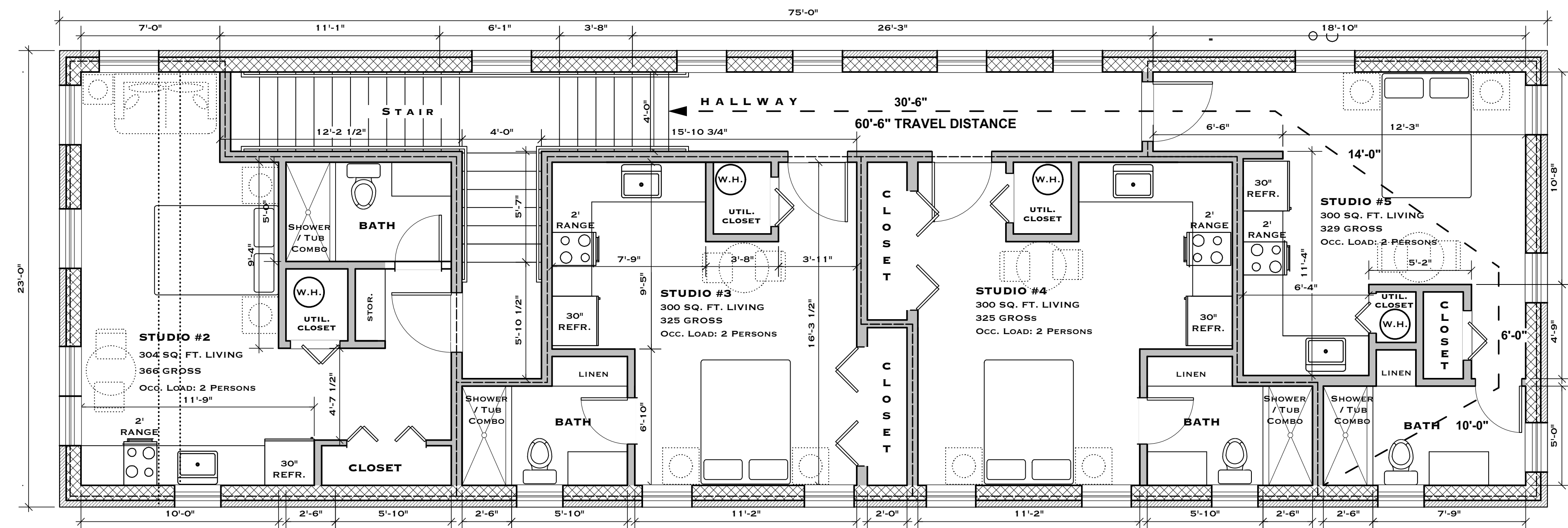
HEET #



S. NEAL ARCHITECTS, INC.



1 FIRST FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"



2 1ST FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

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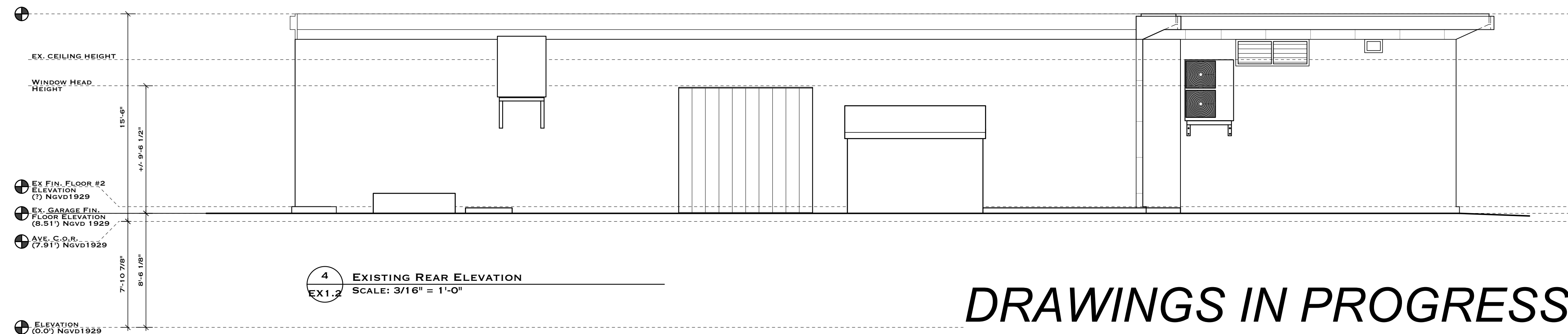
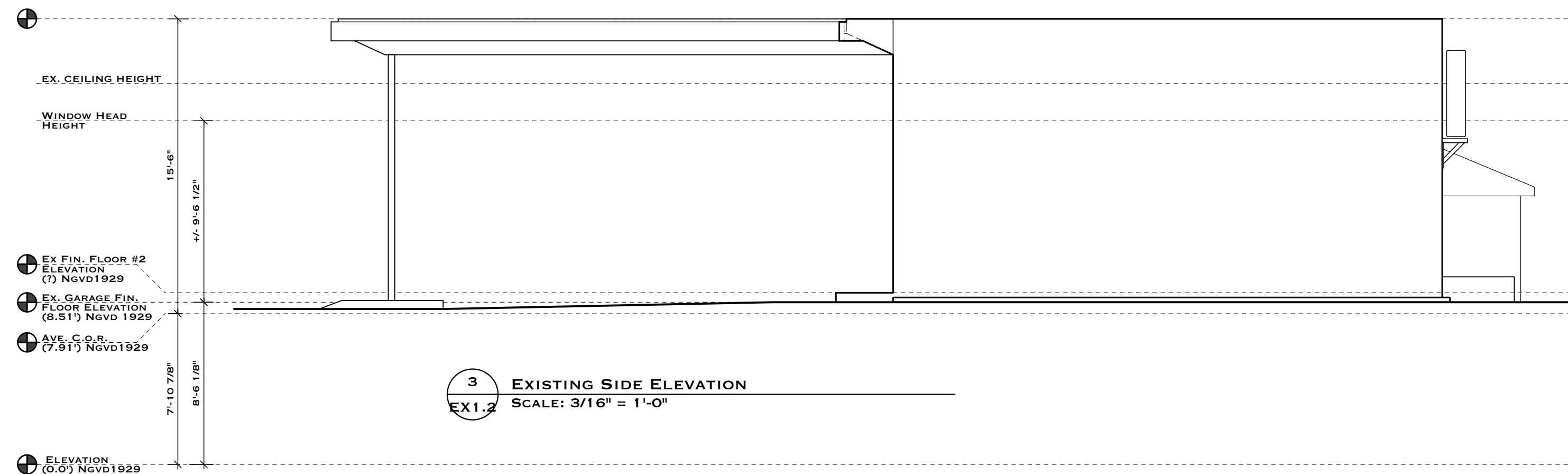
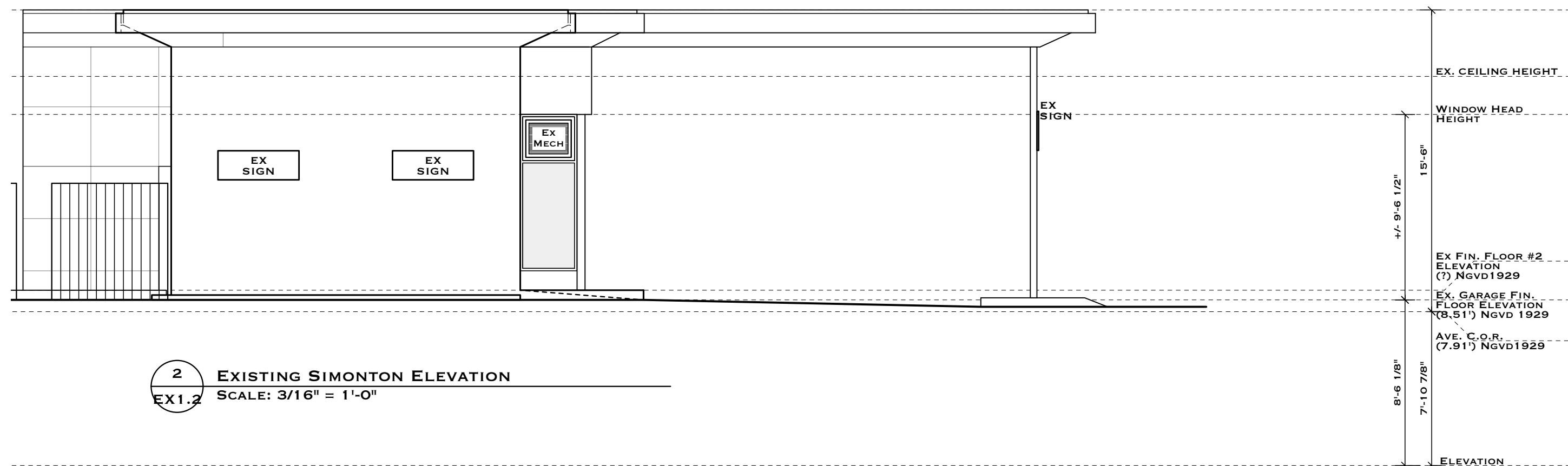


A RENOVATION FOR
601 TRUMAN AVE.
KEY WEST, F L 33040

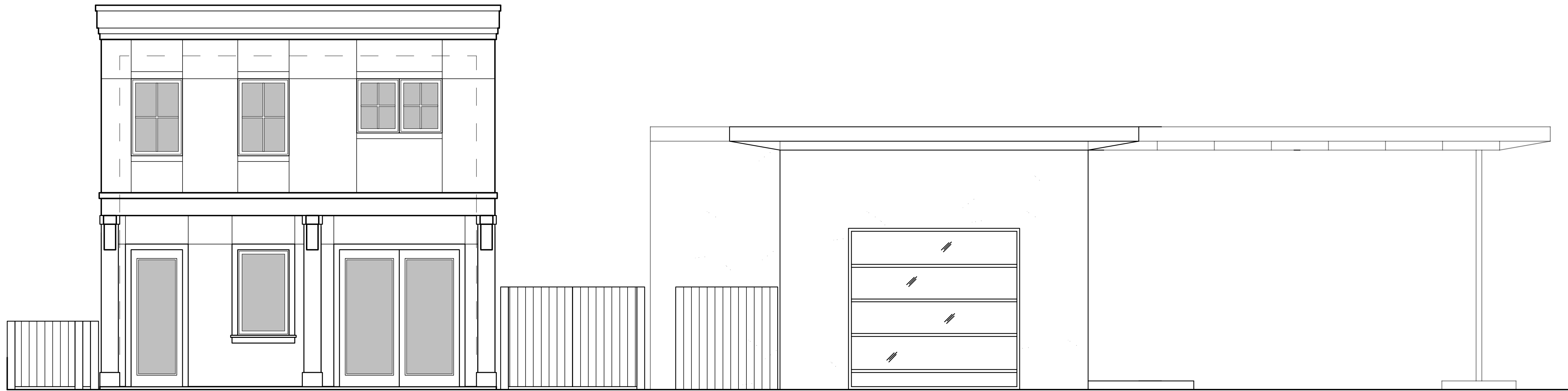
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EXTERIOR ELEVATIONS
DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

REVISION #	DATE

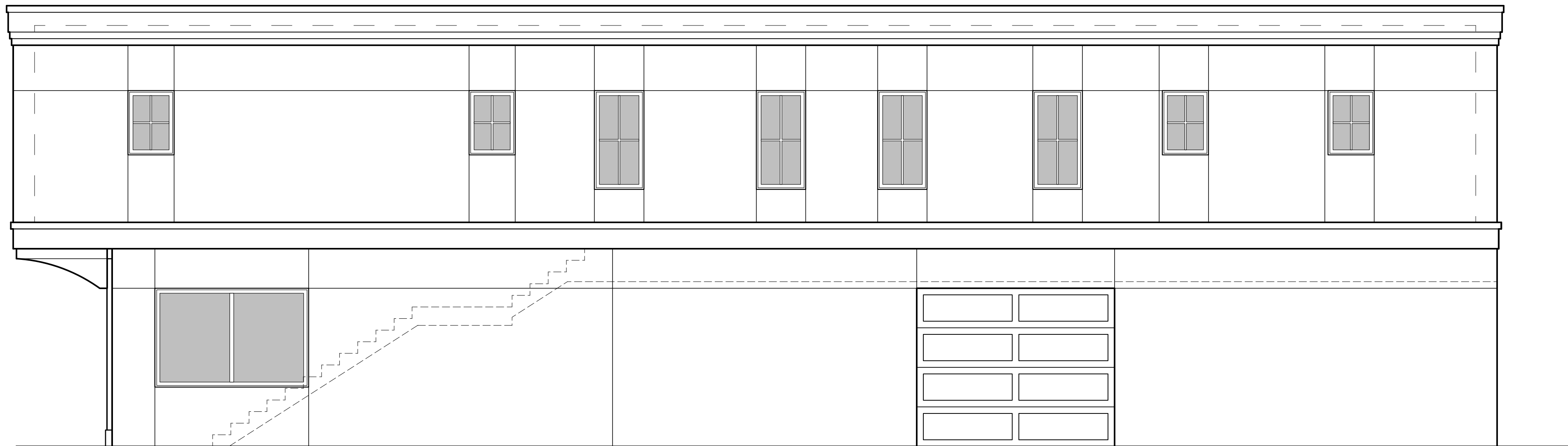
A2.1
SHEET #



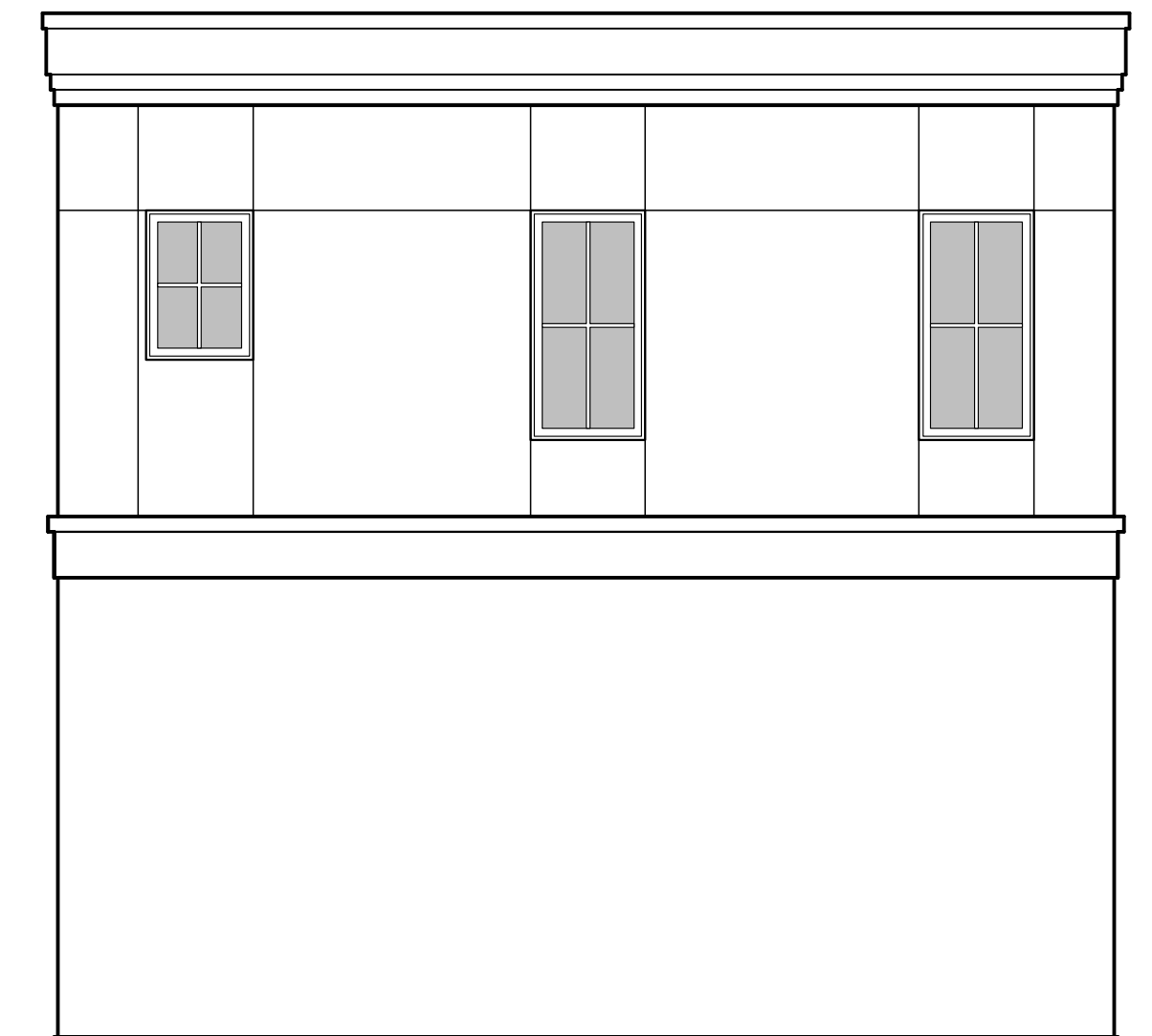
DRAWINGS IN PROGRESS



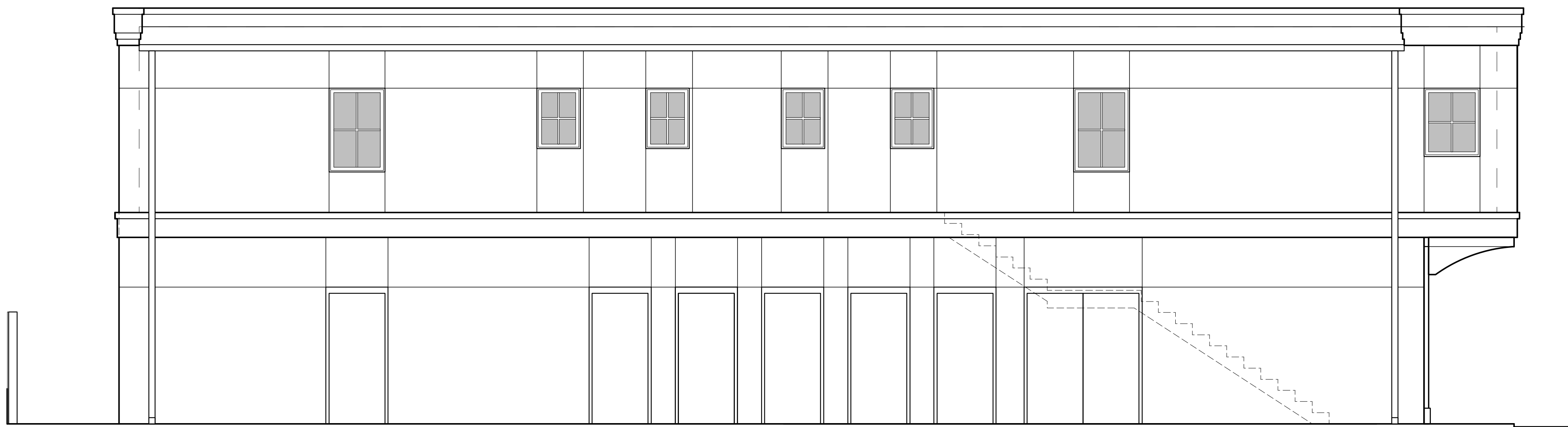
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A2.2
SIMONTON STREET ELEVATION
SCALE: 1/4" = 1'-0"



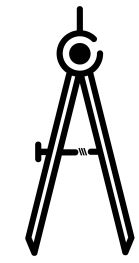
2
A2.2
TRUMAN SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.2
REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
A2.2
NORTHWEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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KEY WEST, F L 33040

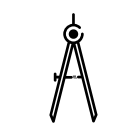
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PROPOSED EXTERIOR ELEVATIONS

DRAWN: EDSA-TSN
CHECKED:
DATE: 12-15-2020

REVISION # DATE

A2.2

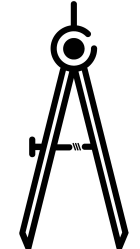
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1 SIDE ELEVATION
A1.2 SCALE: 3/16" = 1'-0"


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PROPOSED EXTERIOR ELEVATIONS

DRAWN: EDSA-TSN
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A2.2
SHEET #

DRAWINGS IN PROGRESS

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