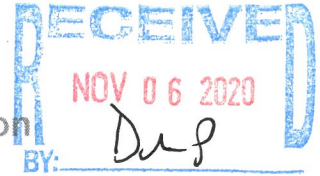


1213 14th Street

35 market-rate & 11 affordable-rate



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 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-293-8983

Office: 305-293-8983

Email: Owen@owentrepanier.com

PROPERTY OWNER:

Name: Island West Investment Corp

Mailing Address: 1213 Glynn Archer Jr. Dr.

City: Key West

State: FL

Zip: 33040

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

Office: C/o 305-293-8983

Email: C/o Owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1213 14th Street

Parcel ID RE#: 00065030-000000

Alternate Key: 1065552

Zoning District: MDR

Size of Site: 22.38 ac (974,872.8 sq. ft.)

Density Allowed: 16 du / acre

Commercial Floor Area: 1,880 sq. ft.

B. EXISTING DEVELOPMENT:

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

The property is a 22.38 ac (974,872.8 sq. ft.) mobile home park with 278 mobile homes and a vacant parcel that is 121,633 sq. ft. The vacant lot is the subject location for this application.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	278	278+27 BPAS Approved	35
Affordable Residential Dwelling Unit(s) ²	0	0+9 BPAS Approved	11
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			46

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: _____

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

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

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

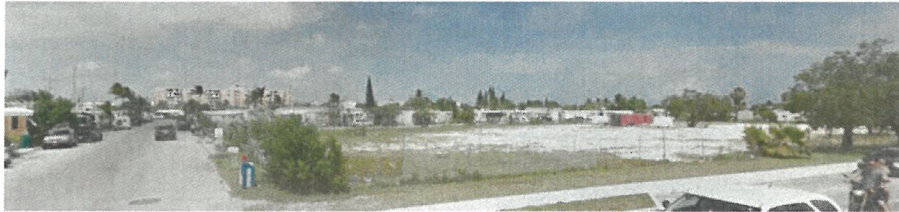
*An applicant may request to be exempted from the rainwater catchment requirement, if:

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

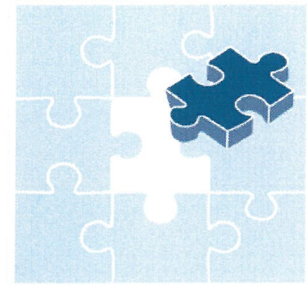
BPAS Application

Island West

1213 14th Street, Key West, Florida (RE# 00065030-000000)



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

This application is a request for 35 non-transient market rate BPAS allocations to construct new non-transient market rate residential units and 11 affordable BPAS allocations to construct new affordable residential units on the vacant lot at the corner of 14th Street and Northside Drive. These 46 units are in addition to the previously approved 36 non-transient market rate BPAS allocations awarded on April 19, 2018. The 8 structures housing these 82 units will be designed as 2-story buildings over parking. The size of the structures varies depending on the number of units located therein. Units will be a mix of 1-bed/bath, 2-bed/bath, 3-bed/bath, and 4-bed/bath suites. In order to meet & exceed the 30% affordable requirement, 9 of the previously approved 36 non-transient market rate BPAS allocations will developed as affordable housing, totaling 62 non-transient market rate units and 20 affordable units (18.6 affordable units required) will be deed restricted as affordable housing.



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

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:.....Island-West
 Owners Authorized Agent:.....Trepanier & Associates, Inc.
 Scale:.....As noted on Plans
 Preparation and revision dates:.....As noted on plans
 Location:.....1213 Fourteenth Street
 Owner:.....Island-West Investment Corporation
 Architect/ Engineer:.....Will Shepler
 Surveyor:.....Island Surveying, Fred Hildebrandt
 Legal and Equitable Owners:.....Island-West Investment Corporation

- Kenneth Harding
- Richard A Harding
- Jeffery A Harding
- Patricia A Harding
- Robert Hiller

Project Description (Sec. 108-229):

The proposed project site is a vacant parcel within the Stadium Mobile Home Park at 1213 14th Street. The vacant lot is sited between the Searstown shopping center, Key West High School athletic stadium and Poinciana Elementary School.

The proposed development will be eight 2-story buildings over parking; with a mix of 1-bed/bath, 2-bed/bath, 3-bed/bath, and 4-bed/bath suites. The layout of the site will allow for future expansion.

All required parking for both automotive and bicycle will be provided on-site.

To satisfy the affordable housing requirement¹, [62 MR units x 30% = 18.6 (19) affordable units] 9 of the previously approved 36 non-transient market rate BPAS allocations will developed as affordable housing, totaling 62 non-transient market rate units and 20 affordable units.

1213 14 th St.	Market-Rate	Affordable Required	Affordable Proposed
Approved BPAS Allocations	27	8.1	9
Additional Proposed BPAS Allocations	35	10.5	11
Total	62	18.6	20

SITE DATA:

SITE DATA		PERMITTED/ REQUIRED	EXISTING	PROPOSED
Zoning		MDR	MDR	
Height		35 ft.	20 ft.	35 ft.
Site Size	Entire Site	1 ac (43,560 sq. ft.)	22.38 ac (974,872 sq. ft.)	No Change
	Vacant Lot	1 ac (43,560 sq. ft.)	2.78 ac (121,349 sq. ft.)	No Change
Density	Entire Site	16 u/a (358)	278 units	360 units
Floor Area Ratio	Entire Site	NA	1,880 sq. ft. ²	No Change
	Vacant Lot	NA	0	No Change
Building Coverage	Entire Site	40% (389,949 sq. ft.)	20% (201,428 sq. ft.) ³	24% (238,384 sq. ft.)
	Vacant Lot	NA	0% (0 sq. ft.)	30% (36,956 sq. ft.)
Impervious Surface	Entire Site	60% (584,923 sq. ft.)	38% (371,428 sq. ft.)	45% (444,344 sq. ft.)
	Vacant Lot	NA	95% (115,281 sq. ft.)	60 % (72,809 sq. ft.)
Setbacks ⁴	Front	30 ft.	30 ft.	30 ft.
	Side	25 ft.	NA	NA
	Street Side	25 ft.	NA	NA
	Rear	25 ft.	NA	NA
Auto Parking	Entire Site	1 spaces/unit	278	381
	Vacant Lot	2 spaces/MR unit (54 sp)	0	103 ⁵
Bike Parking	Entire Site	10% of auto (28 sp)	0	134
	Vacant Lot	10% (5 sp)	0	78
Scooter Parking	Entire Site	NA	NA	72
	Vacant Lot	NA	0	72

¹ Code Sec. 122-616

² According to the Monroe County Property Appraiser's Record

³ Taken from 5.3.2001 Letter to DCA Regional from owner

⁴ Setbacks for the existing mobile homes are grandfathered pursuant to Ch. 583.382 of the FL. Stat.; the proposed new development will comply with all applicable (front) setbacks.

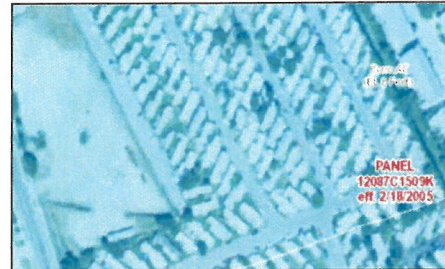
⁵ 72 spaces are required by code, excess spaces are provided and anticipated for future development

LOCATION:

This mobile home residential property is in what is known locally as “new town” at the corner of 14th Street and Northside Drive. It is centrally located next to area shopping centers, multi-family complexes, business offices, banks, grocery stores, restaurants, an elementary school and athletic fields.

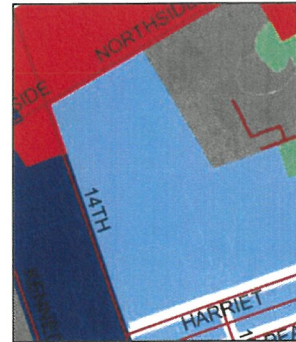
FLOOD ZONE:

According to the 2005 FEMA Flood Insurance Map, the property is located within the AE-8 base flood elevation (BFE) zone. (Panel #12087C1509K) This means that new construction is required to have the first floor elevation of habitable space to be 1.5 ft. above the BFE or, for this project, 9.5 ft. This project proposes all new structures will be built 4 feet above BFE.



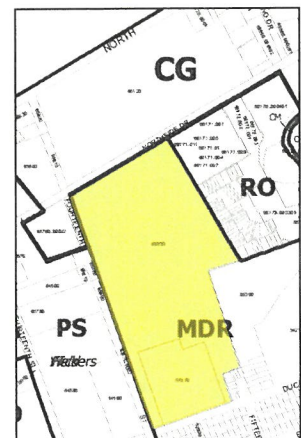
FUTURE LAND USE MAP DESIGNATION (“FLUM”):

The property’s FLUM designation is Medium Density Residential (“MDR”) Objective 1-1.2.1: of the comprehensive plan establishes that sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies such as Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse and Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.



ZONING (“MDR”):

The intent of the Medium Density Residential (MDR) is established to implement comprehensive plan policies for areas designated "MDR" on the comprehensive plan future land use map. The MDR district shall provide sufficient land area for *medium density* residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses. The MDR district shall accommodate a mixture of single-family and multiple-family structure types. Supportive community facilities and accessory land uses may be located within areas designated "MDR." This district shall not accommodate transient lodging and guesthomes, commercial uses or freestanding office buildings. However, accessory uses, including approved home occupations, conducted within the residential structures are permitted so long as all such accessory uses are customarily incidental to and subordinate to the



residential use. Other customary accessory uses and community facilities may also be located in areas designated MDR.

Review of specific *densities* of developments shall be directed toward preserving stability of established residential areas. Sites for *medium density* residential developments should be located so that they provide a smooth transition between lower *density* residential areas and areas developed and/or designated for other more intense uses. Generally, *medium density* areas should be located between the perimeter of low *density* residential areas and areas of high *density* residential concentrations or other less restrictive uses.

Residential Developments (Sec. 108-231):

The proposed residential development will consist of eight structures housing a total of 46 dwelling units. Each unit will consist of four bdrms and 4 baths. The structures will be two stories over parking for a total height of 35 ft. The structures will have a mix of 1 bed/bath, 2 bed/bath, 3 bed/bath, and 4 bed/bath single-family units.

- 1 bed/bath single family units; approx. 439 sq. ft.
- 2 bed/bath single family units; approx. 877 sq. ft.
- 3 bed/bath single family units; approx. 1,502 sq. ft.
- 4 bed/bath single family units; approx. 2,176 sq. ft.

Total: 82 single family residential dwelling units

Intergovernmental Coordination (Sec. 108-232):

As a major development plan, coordination will occur through the development review process of the City of Key West and all applicable Regional, State and Federal Agencies.

SOLUTION STATEMENT:

Key West and the Florida Keys employee sustainability is severely impacted by the lack of affordable housing for the work force population that is crucial to the Keys' economy. The geographic constraints, size and LDRs are constant obstacles for overcoming this critical issue. The proposed application seeks to increase the number of residential units currently existing on the site in order to provide relief from part of this housing crisis by providing a clean, safe, economic alternative to housing.

This project will exceed the minimum requirements for affordable housing by converting fifteen existing market-rate dwelling units into deed restricted affordable units. The first finished floors will exceed minum flood plain elevations; storm water management will come into compliance on the development site and will include rainwater catchment and drainage swales. The project will feature high-voltage electrical conduit for electric car changing; light colored, solar reflective non-roof materials and energy-rated appliances, lighting and mechanical systems.

Per Sec. 108-997 (b) Prerequisites

- a. All new units are to be constructed in compliance with and obtain green building certification as per attached point sheet.
- b. The proposed new construction will be constructed so the first habitable floor exceeds 1.5 feet above the required base flood elevation. This site is within the AE-8 flood zone and the first habitable floor will be 4 ft. above BFE.
- c. The proposed new construction will be constructed with a rainwater catchment system that will hold an amount equivalent to 100% of the new roof area in gallons.

As well as:

- being designed by a LEED certified architect
- exceeding the minimum required percentage of affordable housing
- contributing to the Arts in Public Places
- improving stormwater management on the site
- provide energy rated appliances
- providing electric car charging stations
- use light colored, highly reflective materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29

Density

MDR zoning allows for 16 dwelling units per acre. With a site size of 22.38 ac (974,872.8 sq. ft.), the permitted number of residential units is 323. This property currently has 279 residential units on site and this proposal is to add 46 additional residential unit for workforce housing.

Building coverage

Building coverage is currently at ~20% of the permitted 40%. The proposed new development will increase building coverage to ~26% (259,716 sq. ft.). No variance is required.

Open space and Landscaping

The proposed development site is currently a vacant portion of the larger mobile home park.

Storm water and Surface Water Management (Article VIII):

Storm water management will be addressed by a rainwater catchment system as well as appropriate landscape design.

Parking

Two parking spaces will be required for every dwelling unit as this is a multi-family development outside of the historic district. If the parking requirement is not met, a variance will be obtained to allow for bicycle substitution (4 bicycles per 1 parking space). All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on plans.

Height

The proposed plan falls within the height limitation for the MDR zoning district.

Exterior Lighting

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

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

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed removal of existing commercial use and replacement with residential use of five units.

Policy 2-1.1.1- Transportation

Please see attached Traffic study by KBP Consulting, Inc.

Notwithstanding the attached traffic study provided, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to be 84,614 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use by approximately 11,200 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁶	LOS	Daily Capacity ⁷	
Proposed	100g/capita/day	[(278 x 2.63) MH capita + 112 bdrms] x 100g = 84,314 gal	100g/capita/day	3 capita x 100g = 300 gal	84,614 gal
Existing	100g/capita/day	(278 x 2.63) MH capita x 100g = 73,114 gal	100g/capita/day	3 capita x 100g = 300 gal	73,414 gal

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2. A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be 84,324.48 gal/day

Summary Response: There is currently no sanitary sewage generated by this vacant lot. The proposed residential development will generate approximately 11,200 gallons per day of new usage; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ⁸	Rate	Daily Capacity ⁹	
Proposed	100 g/capita/day	[(278 x 2.63) MH capita + 112 bdrms] x 100g = 84,314 gal	660 gal/acre/day	0.04 ac x 660 gal = 28.48 gal	84,342.48 gal
Existing	100 g/capita/day	(278 x 2.63) MH capita x 100g = 73,114 gal	660 gal/acre/day	0.04 ac x 660 gal = 28.48 gal	73,142.48 gal

⁶ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

⁷ Based on 3 employees

⁸ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

⁹ Based on existing office space

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.¹⁰

Policy 4-1.1.2. D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand will increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs./capita/day) and the solid waste LOS for residential development is 2.66 lbs./capita/day).

The solid waste is anticipated to be 2,261.86 lbs./day

Summary Response: Currently the lot is vacant therefore there is no solid waste generated by the current use. The proposed development will generate approximately 297.92 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹¹	LOS	Daily Capacity ¹²	
Proposed	2.66 lbs./capita/day	[(278 x 2.63) MH capita + 112 bdrms] x 2.66 lbs. = 2,242.75 lbs.	6.37 lbs./capita/day)	6.37 x 3 = 19.11 lbs./day	2,261.86 lbs.
Existing	2.66 lbs./capita/day	(278 x 2.63) MH capita x 2.66 lbs. = 1,944.83 lbs.	6.37 lbs./capita/day)	6.37 x 3 = 19.11 lbs./day	1,963.94 lbs.

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc.

¹⁰ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

¹¹ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

¹² Based on 3 employees

reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹³

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs./capita/day) and the recyclable waste LOS for residential development is 0.50 lbs./capita/day).

The recyclable waste is anticipated to be 422.32 lbs./day

Summary Response: The current lot is vacant and therefore does not produce any recyclable material. The proposed development is expected to generate approximately 56 pounds per day of recyclable waste. The team will coordinate with waste management services to provide an adequate number of waste & recycling containers.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹⁴	LOS	Daily Capacity ¹⁵	
Proposed	0.5 lbs./capita/day	[(278 x 2.63) MH capita + 122 bdrms] x 0.5 lbs. = 421.57 lbs.	0.25 lbs./capita/day	0.25 x 3 = 0.75 lbs.	422.32 lbs.
Existing	0.5 lbs./capita/day	(278 x 2.63 x 0.5 lbs. = 365.57 lbs.	0.25 lbs./capita/day	0.25 x 3 = 0.75 lbs.	366.32 lbs.

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

¹³ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

¹⁴ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

¹⁵ Based on 3 employees

- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

Construction Management Plan and Inspection Schedule (Sec 108-248):

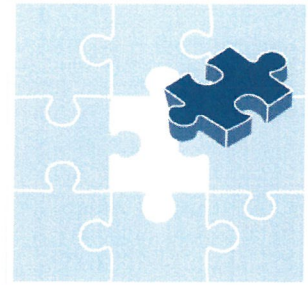
The proposed development is single-phase. Construction is proposed to progress steadily based on Key West LDRs, building codes, and funding. Construction is expected to commence as soon as possible.

BPAS Application Island West

1213 14th Street, Key West, Florida (RE# 00065030-000000)



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.



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • 305-809-3720
www.cityofkeywest-fl.gov

April 26, 2018

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

Re: Award for Year 5 (2017-18) Building Permit Allocation System (BPAS)
1213 14th Street RE #00065030-000000; AK # 1065552

Dear Applicant:

The Planning Board approved the final determination of award for Year 5 (2017-2018) of the Building Permit Allocation System (BPAS) on April 19, 2018 via Resolution No. 2018-17. Congratulations on your BPAS award allocation for thirty-six (36) market-rate BPAS units for property located at 1213 14th Street with 115 points.

Per City Code, Section 108-997 (e), building permits shall be obtained within two (2) years of the final determination award date or no later than April 18, 2020. If a building permit is not issued within that timeframe, the allocated units will revert back to the City as a recovered unit for allocation during the following sequential award year.

Please note that the development as proposed will require the following additional approvals to be obtained within the two-year period:

Additional Approvals Required:

1. All applicable building permits.
2. All applicable Planning Board approvals.
3. All applicable Historic Architectural Review Committee (HARC) approvals.
4. All applicable Tree Commission approvals.
5. Arts in Public Places (AIPP) for applicable projects.

Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss this or any future applications.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Sellers".

Vanessa Sellers, Planner I
305-809-3723
vsellers@cityofkeywest-fl.gov

Attachment: Planning Board Resolution 2018-17
Final Ranking

**PLANNING BOARD
RESOLUTION NO. 2018-17**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING BUILDING PERMIT ALLOCATION SYSTEM
(BPAS) RANKINGS AND MAKING THE FINAL
DETERMINATION OF AWARD OF 5 AFFORDABLE AND 46
MARKET-RATE UNITS FROM YEAR 5 (JULY 1, 2017 –
JUNE 30, 2018) PURSUANT TO SECTIONS 86-9 AND 108-997
OF THE LAND DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**



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

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

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

WHEREAS, for Year 5 (July 1, 2017 – June 30, 2018), a maximum of 46 market-rate units (of which 10 may be transient) and a minimum of 45 affordable units are available for allocation; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, in the event that two


Chairman
 Planning Director

applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee; and

WHEREAS, on April 19, 2018, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, the Planning Board desires to approve the rankings and make the final determination of award for Year 5:

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA:

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

Section 2. The Planning Board approves the attached rankings and makes its Final Determination of Award of 46 market-rate units, 5 affordable units, and 0 transient units from BPAS Year 5:

Market-Rate:

- Four (4) units with a 1.00 ESFU to 3228 Flagler Avenue with 130 points;
- One (1) unit with a 1.00 ESFU to 1300 Angela Street with 120 points;
- Thirty-six (36) units with a 1.00 ESFU will be awarded to 1213 14th Street with 115 points; and
- Five (5) units with a 1.00 ESFU will be awarded to 638 United Street with 115 points

Affordable:

- Four (4) units with a 1.0 ESFU to 3228 Flagler Avenue with 130 points;
- One (1) unit with a 0.78 ESFU to 2907 Seidenberg Avenue with 5 points;

Transient:

- Zero (0) units with a 0.86 ESFU;

Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of April 2018.

Authenticated by the Chairman of the Planning Board and the Planning Director.




Sam Holland, Planning Board Chairman

4-24-18

Date

Attest:

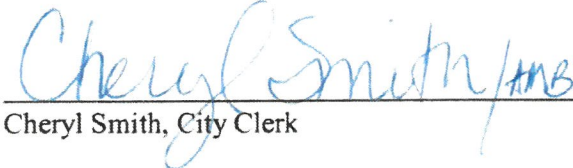


Patrick Wright, Planning Director

4-23-18

Date


Filed with the Clerk:




Cheryl Smith, City Clerk

4-24-18

Date



Chairman


Planning Director

[illegible][illegible][illegible][illegible]

YEAR 5 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM (MAXIMUM OF 10 MAY BE TRANSIENT)

YEAR 5 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM

In case of tie scores and insufficient available units, a drawing of lots will determine the awardee.

PW 4-23-18 4-24-18

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

PROJECTS																																																
Units Requested		Equivalent Single-Family Unit (ESFU) Factor		Major/Minor Renovation		CRITERIA FOR 1 OR 2 UNITS:														CRITERIA FOR 3 OR MORE UNITS:		TOTAL BPAS POINTS: CLAIMED		TOTAL BPAS POINTS: VERIFIED																								
						Building 1.5' higher than BFE (+5) Providing add'l affordable housing (+10) GBC Upgrade 1 (+30) GBC Upgrade 2 (+40) ALPP / Tree Fund (+60) LEED Architect (+10) Electric Car Charging (+5) Non-roof Sp of at least 29 (+10) Vegetated Roof 50% (+15)														Building 1.5' higher than BFE (+5) Providing add'l affordable housing (+5) GBC Upgrade 1 (+30) GBC Upgrade 2 (+40) ALPP / Tree Fund (+60) LEED Architect (+10) Electric Car Charging (+5) Open Space / On-site Recreational (+10) Vegetated Roof 50% (+15)																												
						TOTAL BPAS POINTS: CLAIMED														TOTAL BPAS POINTS: VERIFIED																												
3228 Flagler Avenue	4	1.00	4.00	MAJOR		5	0	0	0	60	10	10	5	10	5	15	5	5	0	0	60	10	10	5	10	10	15	130	130																			
1300 Angela Street	1	1.00	1.00	MAJOR													5	5	0	0	60	10	10	5	10	10	0	115	120																			
1213 14th Street	46	1.00	46.00	MAJOR													5	5	0	0	60	10	10	5	10	10	0	115	120																			
638 United Street	5	1.00	5.00	MAJOR													5	5	0	0	60	10	10	5	10	10	0	115	115																			
700 Duval Street	1	1.00	1.00	MAJOR		0	0	0	0	60	10	10	5	10	5	0																																
917 Duval Street	2	0.86	1.72	MAJOR		5	0	0	0	60	10	0	0	10	5	0																																
322 Amelia Street	2	1.00	2.00	MAJOR		5	0	0	0	10	10	5	10	5	0																																	
922 Thomas Street	1	1.00	1.00	MAJOR		5	0	30	0	0	10	10	5	10	5	0																																
3800 N Roosevelt Blvd	10	0.86	8.60	MAJOR		5	0	30	0	0	10	10	0	10	0	0																																
2407 N Roosevelt Blvd	0	0.00	0.00	MAJOR													5	0	0	0	0	10	10	5	10	10	0	50	50																			
917 Duval Street	0	0.00	0.00	MAJOR																																												
YEAR 5 MARKET-RATE AND TRANSIENT BPAS APPLICATIONS																				A	P	P	L	L	I	C	A	T	I	O	N	W	I	T	H	D	R	A	W	N								
TOTAL REQUESTED:																				17																												

AFFORDABLE PROJECTS				Units Requested	Equivalent Single-Family Unit (ESFU) Factor																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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NOTES:
YEAR 5 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM (MAXIMUM OF 10 MAY BE TRANSIENT)
YEAR 5 AFFORDABLE UNITS AVAILABLE: 45 MINIMUM
In case of the scores and insufficient available units, a drawing of lots will determine the awardee.

Detail by Entity Name

Florida Profit Corporation

ISLAND-WEST INVESTMENT CORPORATION

Filing Information

Document Number 484264
FEI/EIN Number 59-1638922
Date Filed 09/11/1975
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 12/30/1997
Event Effective Date NONE

Principal Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Mailing Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Registered Agent Name & Address

MORGAN, HUGH J
317 WHITEHEAD STREET
KEY WEST, FL 33040

Address Changed: 02/18/2003

Officer/Director Detail

Name & Address

Title STD

HARDING, RICHARD A
PO BOX 905
TERRY, MT 59349-0905

Title VD

HARDING, JEFFREY A
PO BOX 905
TERRY, MT 59349-0905

Title PD

HARDING, KENNETH L
1213 14TH STREET
KEY WEST, FL 33040-4100



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1065552 Parcel ID: 00065030-000000

Ownership Details

Mailing Address:
ISLAND-WEST INVESTMENT CORP
1213 GLYNN R ARCHER JR DR OFC
KEY WEST, FL 33040-4141

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 10KW
Affordable Housing: No
Section-Range: 33-67-25
Property Location: 278 1213 14TH ST KEY WEST
Subdivision: Key West Foundation Co's Plat No 2
Legal Description: KW NO 16 A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & FLAGLER AVE & A PARCEL OF LAND LYING NORTHEASTERLY OF 14TH ST & KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 2,3 & 11 & ALL OF 12 OR254-3/5 OR457-558/561 OR642-211/213 OR642-216/17 (RE 5430 COMBINED WITH THIS PARCEL FOR 1993 TAX ROLL)

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
020D - MOB HOME DRY	0	0	974,872.80 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 2594
Year Built: 1965

Building 1 Details

Building Type	Condition E	Quality Grade 300
Effective Age 21	Perimeter 200	Depreciation % 26
Year Built 1965	Special Arch 0	Grnd Floor Area 1,880
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	
Extra Features:		
2 Fix Bath 0		Vacuum 0
3 Fix Bath 0		Garbage Disposal 0
4 Fix Bath 0		Compactor 0
5 Fix Bath 0		Security 0
6 Fix Bath 0		Intercom 0
7 Fix Bath 0		Fireplaces 0
Extra Fix 4		Dishwasher 0

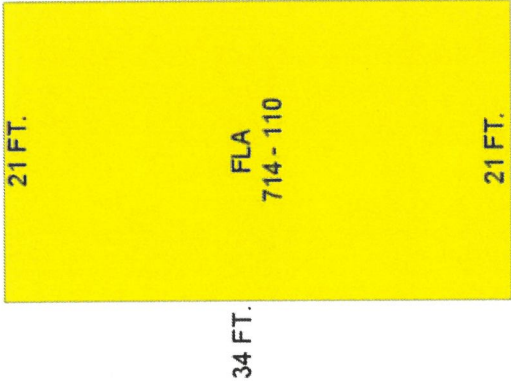


Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					1,880
2	OPF		1	1991					28
3	SBF		1	1999					16

Building 2 Details

Building Type		Condition <u>F</u>		Quality Grade 300	
Effective Age 21		Perimeter 110		Depreciation % 27	
Year Built 1965		Special Arch 0		Grnd Floor Area 714	
Functional Obs 0		Economic Obs 0			
Inclusions:		Roof Type		Foundation	
		Heat 1		Bedrooms 0	
		Heat Src 1			
Extra Features:		2 Fix Bath 0		Vacuum 0	
		3 Fix Bath 0		Garbage Disposal 0	
		4 Fix Bath 0		Compactor 0	
		5 Fix Bath 0		Security 0	
		6 Fix Bath 0		Intercom 0	
		7 Fix Bath 0		Fireplaces 0	
		Extra Fix 0		Dishwasher 0	



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	4:CONC BLOCK	1	1965				714

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CAMP BLDG-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	CONC BLOCK	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	170,700 SF	0	0	1979	1980	2	25
2	CL2:CH LINK FENCE	14,364 SF	0	0	1973	1974	1	30
3	FN2:FENCES	114 SF	19	6	1975	1976	5	30
4	UB3:LC UTIL BLDG	32 SF	8	4	1981	1982	1	30
5	AC2:WALL AIR COND	3 UT	0	0	1964	1965	1	20

Appraiser Notes

STADIUM MH PARK 280 PERM SITES EXCESS LAND = 2.04 ACRES AT \$7.00 PER SQUARE FOOT 2001/10/29 SB, TPP: 8516495 - PARK EQ 8929441 - ATL PRODUCTIONS - LOT 157 - DISC JOCKEY 8982062 - WINDUS, J - LOT 275 - MASSAGE 8787308 - THAI CUISINE - LOT 199 - REST EQ *****FOR LIST OF MOBILE HOME ATTACHMENTS SEE 1041858*****

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-3905	01/14/2008	3,000	Commercial	RUN BLUMING FOR ONE WASHER BOX
1	13-0350	02/04/2013	6,000	Commercial	INSTALL 1000 S.F. OF VINYL SIDING, REPLACE 5 ALUMINUM WINDOWS, INSULATE UNDERNEATH 660 S.F. SPRAY, REPLACE 110 S.F. OF VINYL FLOOR IN KITCHEN, REPLACE SKIRTING AROUND TRAILER 112 L.F.
1	13-032	01/08/2013	500	Residential	Remove Fencing doors from porch, remove hard siding, tile from slab, and overhead work from porch door.
1	13-0850	03/05/2013	450	Commercial	INTALL ELECTRICAL FOR SPLIT A/C UNIT.
1	12-4366	12/11/2012	950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-700 SERIES AT UNIT #201
1	12-4375	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #181
1	12-4376	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #182
1	12-4378	12/11/2012	950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-900 SERIES AT UNIT #183
1	12-4371	12/11/2012	950	Residential	REPLACE ONE (1) WINDOW WITH HIGH IMPACT SH-700 SERIES AT UNIT #203
1	12-4370	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #202
1	12-4373	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #180
1	12-4372	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #220
1	10-3607	11/04/2010	880	Residential	ENCLOSE PORCH FOR PLAYROOM 40' X 10'
1	12-3529	09/26/2012	200	Residential	DEMOLISH DECK AWNING & WASH SHED ON SLAB
1	12-3449	09/20/2012	300	Residential	AFTER THE FACT: REMOVE EXISTING PLYWOOD ON PORCH AND REPLACE WILATICE 60 SQ/FT.
1	12-3778	10/17/2012	200	Residential	RECOAT WHITE COAT ON ROOF ON TRAILER.

1	13-0937	03/15/2013	7,500	Residential	ADD TOILET LAV. & TRIM OUT	
1	13-0902	03/11/2013	2,000	Residential	INSTALL AN ALUMINUM SCREEN ROOM 8' X 20' OVER EXISTING SLAB	
1	13-0928	03/13/2013	2,000	Residential	SCOPE OF WORK TO INSTALL USED DAIKIN 18,000 BTU 26 SEER CONDENSER UNIT AND TWO (2) 9,000 BTU FAN COILS, CONDENSER UNIT TO SIT ON STAND. ALL ASSOCIATED PIPING.	
1	13-0937	03/12/2013	5,500	Residential	ROUGH TRIM OUT TOILET LAV, SHOWER & KITCHEN SINK & DISHWASHER	
1	11-1967	06/17/2011	600	Commercial	INSTALL PLASTIC UTILITY SHED 8'x7'	
1	11-1310	06/01/2011	900	Residential	600 SF TRAILER TO HAVE 5 NEW WINDOWS, 2 DOORS, PAINT ROOF.	
1	11-1414	04/26/2011	1,800	Residential	REPLACE 4 WINDOWS REPLACE PAINTING IN LIVING ROOM AND KITCHEN W/DRYWALL 175 SF	
1	11-0657	04/04/2011	1,000	Residential	**AFTER THE FACT** ADD LATTICE TO EXISTING SCREEN PORCH. REPLACE A WINDOW, REMOVE CARPET AND INSTALL 6' X 5' TILE; DRYWALL 15' X 18' ADD A CLOSET DOOR & PAINT THE ROOM	
1	11-0978	03/28/2011	800	Residential	ENCLOSE 270 SQ FT UNDER EXISTING AVNING WITH ALUMINUM FRAME, SCREENING AND LATTICE	
1	11-0561	02/16/2011	1,200	Residential	EMERGENCY PERMIT: DISCONNECT BY KES. REPLACE RISER, METER SOCKET RISER CONDUCTOR & NEW GROUNDING ELECTRODES GROUNDING ELECTRODE CONDUCTOR & INTER SYSTEM GROUND.	
1	11-0727	03/10/2011	1,000	Residential	**AFTER THE FACT** INSTALL NEW TILE IN KITCHEN & LIVING ROOM & REPLACE EXISTING WALLS IN BATH & KITCHEN W/DRYWALL	
1	11-0525	02/16/2011	100	Residential	**AFTER THE FACT** REPLACE EXISTING LATTICE, 20 LF, 8' HIGH.	
1	11-0283	01/25/2011	400	Residential	DEMO/REMOVE APPROX. 8' X 10' PLYWOOD STRUCTURE & ROOF AT THE BACK OF TRAILER	
1	11-4236	11/18/2011	4,465	Residential	INSTALL 787 SF ROOF OVER ON A MOBILE HOME. INCLUDES 106LF, 6 DOWNBOWS.	
1	11-2550	10/05/2011	240	Residential	**AFTER THE FACT** ADD 2 OUTLETS IN BEDROOM AND ONE IN THE BATHROOM.	
1	12-0108	01/17/2012	350	Residential	**AFTER THE FACT** ANCHORING EXISTING 4X4 FOOTING TO EXISTING CONCRETE SLAB. REMOVE SIDE WALL 1/2" PLYWOOD FROM PORCH, INSTALL RAILING & 2 STEP STRINGERS.	
1	12-0703	02/28/2012	950	Residential	INSTALL A 8' X 10' SHED TIED DOWN WITH METAL AUGERS AND CABLES (2 SETS)	
1	11-0505	03/04/2011	200	Residential	**AFTER THE FACT** BUILDING PORCH, PLACE LATTICE AND PAINT.	
1	11-0713	03/03/2011	500	Residential	**AFTER THE FACT** REPLACE PANELING WITH DRYWALL (BEDROOM AREA) TILE WORK DON'T NEED PERMIT	
1	10-3607	11/04/2010	880	Residential	ENCLOSE PORCH FOR PLAYROOM 40' X 10'	
1	10-2747	08/17/2010	0	Residential	REPLACE 4 WINDOWS. REPLACE ONE DOOR. WRAP WITH LINES.	
1	10-1077	04/08/2010	3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNSPOUTS	
1	10-2245	10/12/2010	0	Residential	ENCLOSE SCREEN PORCH OVER PORCH, 9 X 24	
1	10-1629	05/19/2010	1,000	Residential	CLOSING EXISTING PORCH WITH ALUMINUM SCREEN PORCH	
1	10-1434	05/10/2010	1,500	Residential	**AFTER THE FACT** DEMOLITION OF INTERIOR FLOORS IN TRAILER 11' X 30". INSTALLING NEW FLOOR & SUB FLOOR 12' X 12" WITH 600 SQ FT PLYWOOD.	
1	10-1033	03/31/2010	2,400	Residential	REPLACE 60 AMP SERVICE WITH NEW POLE RISER METER AND DISCONNECT W/2 GROUND RODS	
1	10-1260	04/22/2010	2,500	Residential	REMOVE AND INSTALL NEW KITCHEN CABINETS, REPAIR FLOORING, REPAIR MISCELLANEOUS DRYWALL (APPROXIMATELY 10 SHEETS), AND PAINT THE INTERIOR	
1	10-0484	02/17/2010	1,800	Residential	10 X 22 PATIO COVER AT FRONT OF UNIT	

1	10-1201	04/19/2010	500	Residential	**AFTER THE FACT** WIRING 648 SQ FT. RECEPTACLES REMOVE & REPLACED	
1	10-1077	04/08/2010	3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNBOWS	
1	11-1766	06/01/2011	3,500	Residential	INSTALL NEW FLOORING, INCLUDING SUBFLOOR; 712 SF.	
1	11-2101	06/21/2011	8,647	Residential	INTERIOR WORK...REMOVE/REPLACE SHOWER, CABINETS, PANELING, (160 SF) AND 126 SF PLYWOOD SUBFLOOR, 126 SF CERAMIC TILE FLOOR, BASE TRIM AND PAINT.	
1	11-2100	06/21/2011	485	Residential	INSTALL VINYL LATTICE @ EXISTING PATIO ROOF STRUCTURE, APPROXIMATELY 56 S.F. INSTALL GATE/DOOR @ ENTRY	
1	11-1916	06/07/2011	250	Residential	**AFTER THE FACT** WINDOW REPLACEMENT WALL REPAIR 4FT X 6FT FLOOR REPAIR 2FT X 3FT	
1	11-2076	06/20/2011	500	Residential	REPLACE FEEDER WIRE FROM 100 AMP DISCONNECT TO JUNCTION BOX. 2 X #3 AWG. 1 X #4 AWG. 1 X #6 AWG	
1	11-2748	07/29/2011	18,500	Residential	REPLACE 320 SQ/FT OF PLYWOOD IF NEEDED. RE-ROOF.	
1	11-2747	07/29/2011	1,500	Residential	NEW ROOF 17 SQS. REMOVE EXISTING AND INSTALL MODIFIED BITUMEN.	
1	09-3626	10/23/2009	491	Residential	REPAIR 160 SQ FT DRYWALL ON THE HALLWAY, LIVING ROOM & CEILING & PAINT.	
1	13-0350	04/02/2013	10,500	Residential	REMOVE & REPLACE APPROX. 700 S.F. OF MOLDED SHEETROCK & INSTALL 1/2" MRF NEW DRYWALL, REPLACE 3 INTERIOR DOORS & TRIM, 18 L.F. OF KITCHEN COUNTER TO W/GRANITE, ADD FIBERGLASS SHOWER PANELS IN NEW SHOWER AREA IN EXISTING CLOSET 3' X 6', ADD 18 S.F. OF VINYL TILE IN NEW 1/2 BATH AREA.	
1	12-4352	05/19/2013	1,450	Commercial	INSTALL AN 8' X 10' HIGH IMPACT SHED & TIE DOORS AS PER SPEC'S	
1	13-2301	05/29/2013	1,000	Commercial	CONSTRUCT A STORAGE ON PATIO INSIDE SCREEN ROOM.	
	13-3116	07/30/2013	80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. REMOVE/DEMO EXISTING MOBILE HOME AND SLAB.	
	13-3109	07/30/2013	80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. DEMO SLAB AND BUILD COVERED PORCH.	
	13-2918	07/08/2013	6,000		10 SQS. RE-ROOF ELEVATED TAKE OFF ASPHALT SHINGLES PLACE BACK 5 V CRIMP.	
	13-3106	07/30/2013	2,400		INSTALL A 10' X 20' PATIO COVER ON TO EXISTING PATIO & INSTALL SHED.	
	13-3117	07/30/2013	2,800		INSTALL A THREE (3) TON PACKAGE UNIT.	
	13-3111	07/30/2013	3,500		INSTALL A THREE (3) TON PACKAGE UNIT.	
	15-0649	04/23/2015	500		INSTALL SHED AT MOBILE HOME; SECURE WITH 12' X 12' X 24' FOOTERS. 5' FT SETBACK REQUIRED FROM ALL EXISTING MOBILE HOMES PER E.C. FLOODPLAIN: 80SI OF FLOOD VENTING REQUIRED, SPLIT BETWEEN TWO VENTS.	
1	96-3999	10/01/1996	2,485	Commercial	ROOF	
1	00-4352	12/14/2000	2,000	Commercial	A/C REPLACEMENT	
1	02-2497	09/11/2002	8,001	Commercial	EMER., REPAIRS ELECTRIC	
1	02-3157	11/27/2002	300,000	Commercial	REPLACE WATER SYSTEM	
1	02-02526	09/17/2002	800	Commercial	RELOCATE W/ D	
1	02-2526	09/17/2002	500	Commercial	ELECTRICAL	

1	02-02526	09/17/2002	12/18/2002	500	Commercial	REPLACE SHED	
1	05-5700	12/14/2005		4,000	Commercial	HURRICANE REPAIRS INSTALL NEW MOBILE HOME IN THE SAME FOOT PRINT	
1	05-5702	12/14/2005		1,000	Commercial	HURRICANE REPAIRS RECONNECT ELECTRIC TO MOBILE HOME	
1	05-5701	12/14/2005		1,000	Commercial	HURRICANE REPAIRS RECONNECT PLUMBING TO MOBILE HOME	
1	05-5358	11/29/2005		3,000	Commercial	REPLACE 3 TON PACKAGE UNIT AND DUCT	
1	06-0470	01/31/2006		35,000	Commercial	DEMO & REMOVE TRAILER & INSTALL NEW TRAILER 14' x 66'	
1	05-2348	06/15/2005		475	Commercial	REPAIR 148'x4' CHAINLINK FENCE	
1	05-2950	07/15/2005		1,000	Commercial	MOVE EXISTING SERVICE TO NEW LOCATION	
1	05-3469	09/26/2005		1,500	Commercial	INSTALL WHEELCHAIR RAMP	
1	05-3213	08/02/2005		300	Commercial	INSTALL 100 AMP SERVICE FOR NEW MOBILE LOT-42	
1	06-0895	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT224	
1	06-0893	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT222	
c	06-0894	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT223	
1	06-0892	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT221	
1	06-0453	02/23/2006		500	Commercial	REPLACE EXISTING ROOF 8'x30'-STORM DAMAGE	
1	06-0351	02/23/2006		500	Commercial	REPLACE EXISTING FLOORS FOR LOT-F	
1	06-12347	02/28/2006		600	Commercial	HURRICANE DAMAGES-PLACE ELECTRIC INSIDE FOR LOT-29	
1	06-6798	12/21/2006		1,200	Commercial	EMERGENCY REPAIR TO SERVICE BUILDING 100 AMP SERVICE	
1	07-0794	02/27/2007		11,900	Commercial	INSTALL NEW 14'x60' MOBILE HOME IN EXIST'G SPACE	
1	07-3905	12/07/2007		3,000	Commercial	REPLACE EXISTING PLUMBING, 1 LAV, 1 TOILET, 1 SHOWER, 1 KITCHEN SINK	
1	07-5210	11/28/2007		2,400	Commercial	RE-WIRE MOBILE HOME & INSTALL NEW 150 AMP PANEL & POSSIBLE UP-GRADE	
1	08-0125	01/22/2008		1,000	Commercial	INSTALL FOUR GANG METER CAN	
1	08-0124	01/22/2008		1,000	Commercial	INSTALL FOUR GANG METER CAN	
1	08-0103	01/22/2008		1,000	Commercial	INSTALL FOUR GANG METER CAN	
1	08-0127	02/22/2008		1,000	Commercial	INSTALL FOUR GANG METER CAN	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
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2014	177,169	147,609	23,215,621	9,031,364	9,031,364	0	9,031,364
2013	134,351	147,609	23,215,621	9,701,379	9,701,379	0	9,701,379
2012	134,351	147,609	23,215,621	8,940,717	8,940,717	0	8,940,717
2011	134,351	147,609	25,795,134	10,553,914	10,553,914	0	10,553,914
2010	141,330	147,609	6,489,417	10,553,914	10,553,914	0	10,553,914
2009	141,330	147,609	9,650,256	10,193,549	10,193,549	0	10,193,549
2008	148,309	147,609	16,205,280	10,410,100	10,410,100	0	10,410,100
2007	103,747	146,517	16,205,280	10,410,100	10,410,100	0	10,410,100
2006	103,747	146,517	22,509,630	8,977,875	8,977,875	0	8,977,875
2005	106,188	146,517	8,103,467	7,806,848	7,806,848	0	7,806,848
2004	106,185	146,517	8,103,467	6,700,931	6,700,931	0	6,700,931
2003	106,185	146,517	8,103,467	6,700,931	6,700,931	0	6,700,931
2002	106,155	146,037	8,103,467	6,700,931	6,700,931	0	6,700,931
2001	97,241	145,923	8,103,467	6,700,931	6,700,931	0	6,700,931
2000	97,241	80,678	8,103,467	5,303,087	5,303,087	0	5,303,087
1999	97,241	80,680	8,103,467	5,303,087	5,303,087	0	5,303,087
1998	64,979	80,684	8,103,467	5,303,087	5,303,087	0	5,303,087
1997	64,979	80,686	6,302,696	5,303,087	5,303,087	0	5,303,087
1996	59,072	80,688	6,302,696	4,913,000	4,913,000	0	4,913,000
1995	59,072	80,692	6,302,696	4,913,000	4,913,000	0	4,913,000
1994	59,072	88,205	6,302,696	4,913,000	4,913,000	0	4,913,000
1993	59,072	95,724	6,302,696	4,913,000	4,913,000	0	4,913,000
1992	59,072	61,713	6,186,827	3,809,004	3,809,004	0	3,809,004
1991	0	61,565	6,186,827	3,809,004	3,809,004	0	3,809,004
1990	0	61,565	7,956,441	3,809,004	3,809,004	0	3,809,004
1989	0	61,565	7,956,441	3,809,004	3,809,004	0	3,809,004
1988	0	61,565	7,956,441	3,721,177	3,721,177	0	3,721,177
1987	0	61,565	3,041,836	3,001,294	3,001,294	0	3,001,294
1986	0	61,565	1,566,067	2,658,126	2,658,126	0	2,658,126
1985	0	61,565	1,183,420	2,224,527	2,224,527	0	2,224,527
1984	0	61,565	1,183,420	1,673,385	1,673,385	0	1,673,385
1983	0	61,565	1,183,420	1,451,699	1,451,699	0	1,451,699

1982	0	61,565	952,692	1,358,255	1,358,255	0	1,358,255
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Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1976	642 / 216	770,000	00	Q

This page has been visited 53,529 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

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, Kenneth L Harding as
Please Print Name of person with authority to execute documents on behalf of entity

President of Island-West Investment Corp.
Name of office (President, Managing Member) *Name of owner from deed*

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

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

Kenneth L Harding, Pres.
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/12/17
Date

by Kenneth L Harding
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented Florida Driver License as identification.

Yuneisi Canizares Garcia
Notary's Signature and Seal

Yuneisi Canizares Garcia
Name of Acknowledger typed, printed or stamped

No FF242724
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:

1213 Glynn R Archer Jr. Dr.

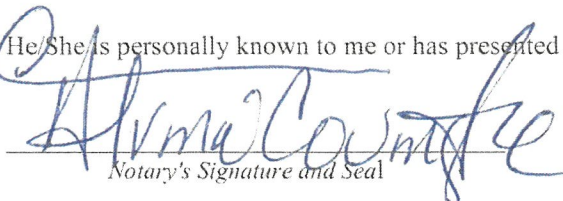
Street Address of subject property

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


Signature of Authorized Representative

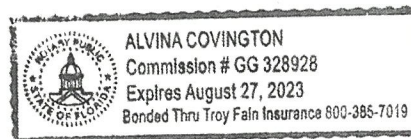
Subscribed and sworn to (or affirmed) before me on this 22 January 2020 by
Owen Trepanier
Name of Authorized Representative date

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


Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Warranty Deed

82290

642 PAGE 216

QUIT CLAIM DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975,
 between STADIUM MOBILE HOME PARK, INC., a corporation existing under the
 laws of the State of Florida, having its principal place of business in
 the County of Monroe and State of Florida, party of the first part, and
 ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws
 of the State of Florida, having its principal place of business in the
 County of Monroe and State of Florida, whose mailing address is 1213
 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, that the said party of the first part, for and in consid-
 eration of the sum of One Dollar (\$1.00) and other good and valuable con-
 siderations, in hand paid by the said party of the second part, the receipt
 whereof is hereby acknowledged, has remised, released and quitclaimed, and
 by these presents does remise, release and quitclaim unto the said party of
 the second part all the right, title, interest, claim and demand which the
 said party of the first part has in and to the following described lots,
 pieces or parcels of land, situate, lying and being in the County of Monroe,
 State of Florida, to-wit:

A strip of land in the City of Key West, Florida and being more particularly
 described by metes and bounds as follows: COMMENCING at the Northeast
 Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF
 KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35, of
 the Public Records of Monroe County, Florida, bear North 57 degrees, 45
 minutes and 40 seconds East, along the Southerly right-of-way line of North-
 side Drive, 722.55 feet to the Northwest Corner of The Aldersgate Property;
 thence bear South 32 degrees, 14 minutes and 20 seconds East, along the
 Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly
 right-of-way line of the Former F.E. C. Rwy.; thence bear South 68 degrees,
 41 minutes and 40 seconds West, along the Southerly right-of-way line of
 the Former F.E.C. Rwy., 29.34 feet to the POINT OF BEGINNING of the strip
 of land hereinafter described; from said POINT OF BEGINNING, continue bear-
 ing South 68 degrees, 41 minutes and 40 seconds West, along the Southerly
 right-of-way line of the Former F.E.C. Rwy., 109.69 feet, more or less;
 thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet,
 more or less, to a Cyclone Fence; thence bear North 68 degrees, 41 minutes
 and 40 seconds East, along said Cyclone Fence, 185 feet, more or less;
 thence Southeasterly, 1.27 feet, more or less, back to the POINT OF
 BEGINNING.

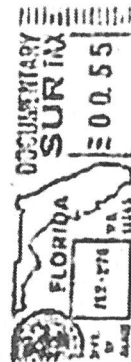
RECORDED IN BOOK 3, PAGE 35
 OF THE PUBLIC RECORDS OF
 MONROE COUNTY, FLORIDA
 92.07.15 8 2 83J

THIS INSTRUMENT PREPARED
 BY Robert E. Sauer OF
 LAW FIRM OF NEULETT & SAUER

ALSO:

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest Corner of Block 21 of the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida, bear North 68 degrees, 45 minutes and 40 seconds East, along the Northernly right-of-way line of Duck Avenue, 542.77 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 172.87 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 foot, more or less, to a Cyclone Fence; thence bear North 21 degrees, 14 minutes and 20 seconds West, along said Cyclone Fence, 635.55 feet to the Southerly right-of-way line of the Former F. E. C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way of the Former F. E. C. Rwy., 1.0 foot, more or less, to the Easterly Property Line of The Stadium Mobile Home Apartments; thence bear South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Property Line of the Stadium Mobile Home Apartments, 635.55 feet, back to the POINT OF BEGINNING.



IN WITNESS WHEREOF, the said party of the first part has caused these

presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Executed in the Presence of:

Robert R. Shaw
Helene G. Alling

STADIUM MOBILE HOME PARK, INC.

By Vincent Conkey
President.

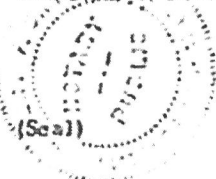
Attest: (Corporate Seal)

Helene G. Alling
Secretary.

STATE OF FLORIDA, ss.
COUNTY OF MONROE.

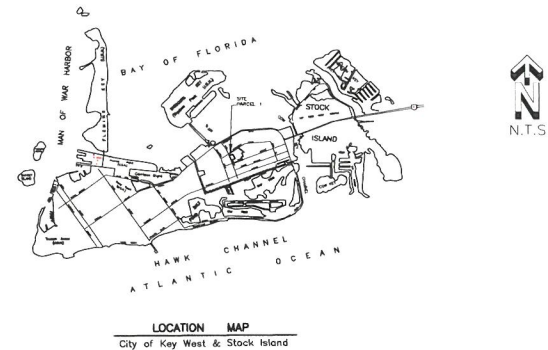
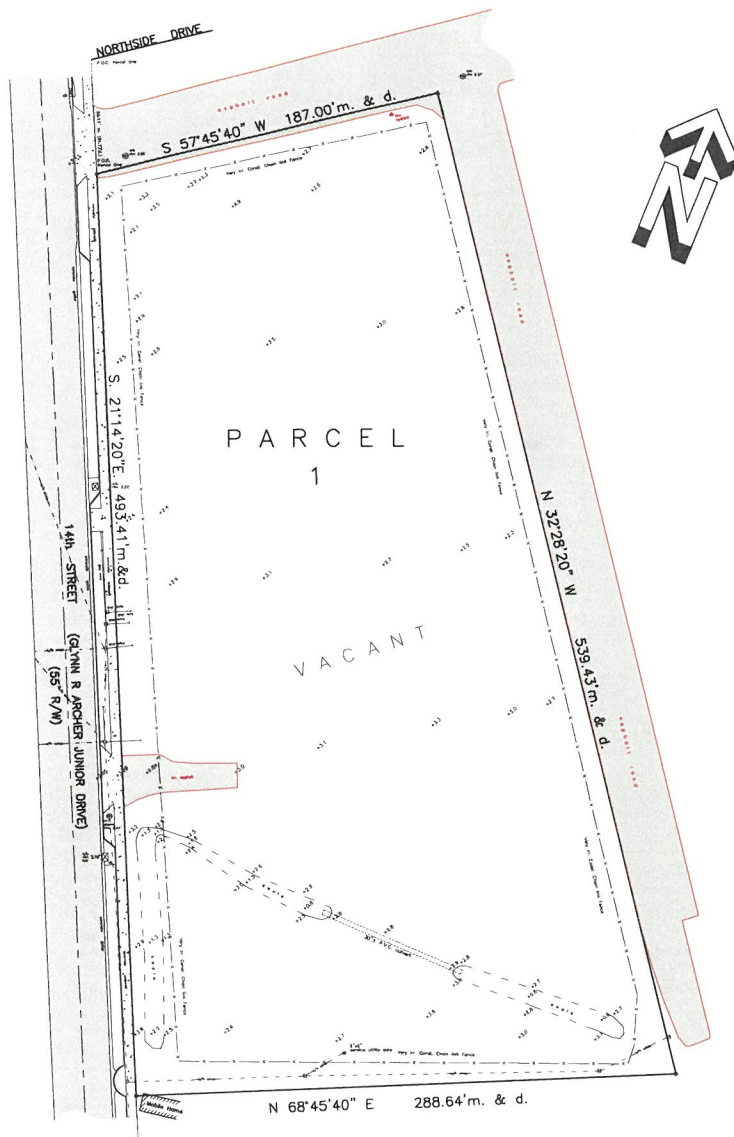
I HEREBY CERTIFY, That on this 1st day of February, A. D. 1976, before me personally appeared Vincent Conkey and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

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



Robert R. Shaw
Notary Public, State of Florida at Large.
My commission expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE







Site Plans



LEGAL DESCRIPTION:

PARCEL ONE:

A parcel of land on the Island of Key West, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northeasterly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida, bear South 21°14'20" East, along the Easterly line of Lot 15, the same being the Easterly right-of-way line of 14th Street, 91.73 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing South 21°14'20" East along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68°45'40" East, 288.64 feet; thence bear North 32°28'20" West, 539.43 feet; thence bear South 57°45'40" West, 187.00 feet, back to the Point of Beginning.

LEGEND			
A/C	Air Conditioner	LB	Licensed Business
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not to Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Post
C.B.S.	Concrete Block Stucco	PB	Post Block
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Dred	R.O.K.	Right Of Key
ELEV	Elevation	SB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found Iron Bar	SPK	Set Nail And Disc
FB	Found Iron Bar	STY	Story
PIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve
SYMBOLS			
	Concrete Utility Pole		Street Light
	Sanitary Sewer Clean Out		Wood Utility Pole
	Fire Hydrant		Electric Junction Box

SURVEYOR'S NOTES:

North arrow based on bearings from legal description.
Reference Bearing: Bearings per deed.
3.4 denotes existing elevation.
Elevations based on N.G.D. 1929 Datum.
Bench Mark No. Boyas Elevation: 3.914.
Field Work performed on: 1/28/14

Monumentation:

● = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

CERTIFICATION:
I, FREDERICK W. WILDEGRANT, do hereby certify that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-5, Florida Statute, Section 61G17-5(1) and the American Land Title Association, and that there are no visible attachments unless shown herein.

FREDERICK W. WILDEGRANT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 35610
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Utility Board of the City of Key West
14th Street, Key West, FL

BOUNDARY SURVEY		Drawn by
Scale: 1"=30'	Date: 3/29/13	14-227
Sheet: 1 of 1	File: 14-227	Drawn by: F.W.W.
Revisions AND/OR ADDITIONS	Revised by: F.W.W.	Drawn by: F.W.W.
3/29/14: Updated, drawings, utilities, street, etc.	Revised by: F.W.W.	Drawn by: F.W.W.
3/29/14: Updated, drawings, utilities, street, etc.	Revised by: F.W.W.	Drawn by: F.W.W.
3/29/14: Updated, drawings, utilities, street, etc.	Revised by: F.W.W.	Drawn by: F.W.W.

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 933-0466
Fax: (305) 933-0337
Mobile: (305) 933-0337
E-Mail: info@islandsurveying.com
L.S. No. 7700

SITE DATA	PERMITTEE/REQUIRED	EXISTING	PROPOSED
Zoning	MDR	MDR	MDR
Height	35 ft.	20 ft.	35 ft.
Site Size	1.36 (43,560 sq. ft.)	27.38 ac (974,872 sq. ft.)	No Change
Entire Site	1.36 (43,560 sq. ft.)	2.78 ac (121,249 sq. ft.)	No Change
Density	16 u/s (150)	276 units	314 units
Floor Area Ratio	NA	1,000 sq. ft.	No Change
Building	40% (197,947 sq. ft.)	20% (221,418 sq. ft.)	24% (230,384 sq. ft.)
Coverage	NA	0% (0 sq. ft.)	30% (136,956 sq. ft.)
Impervious Surface	60% (154,923 sq. ft.)	38% (171,428 sq. ft.)	45% (144,344 sq. ft.)
Setbacks	NA	95% (113,261 sq. ft.)	60% (72,899 sq. ft.)
Auto Parking	2 spaces/MB unit (54 sq)	0	103*
Bike Parking	10% of auto (28 sq)	0	134
Scoter Parking	Entire Site	NA	72
	Vacant Lot	NA	72

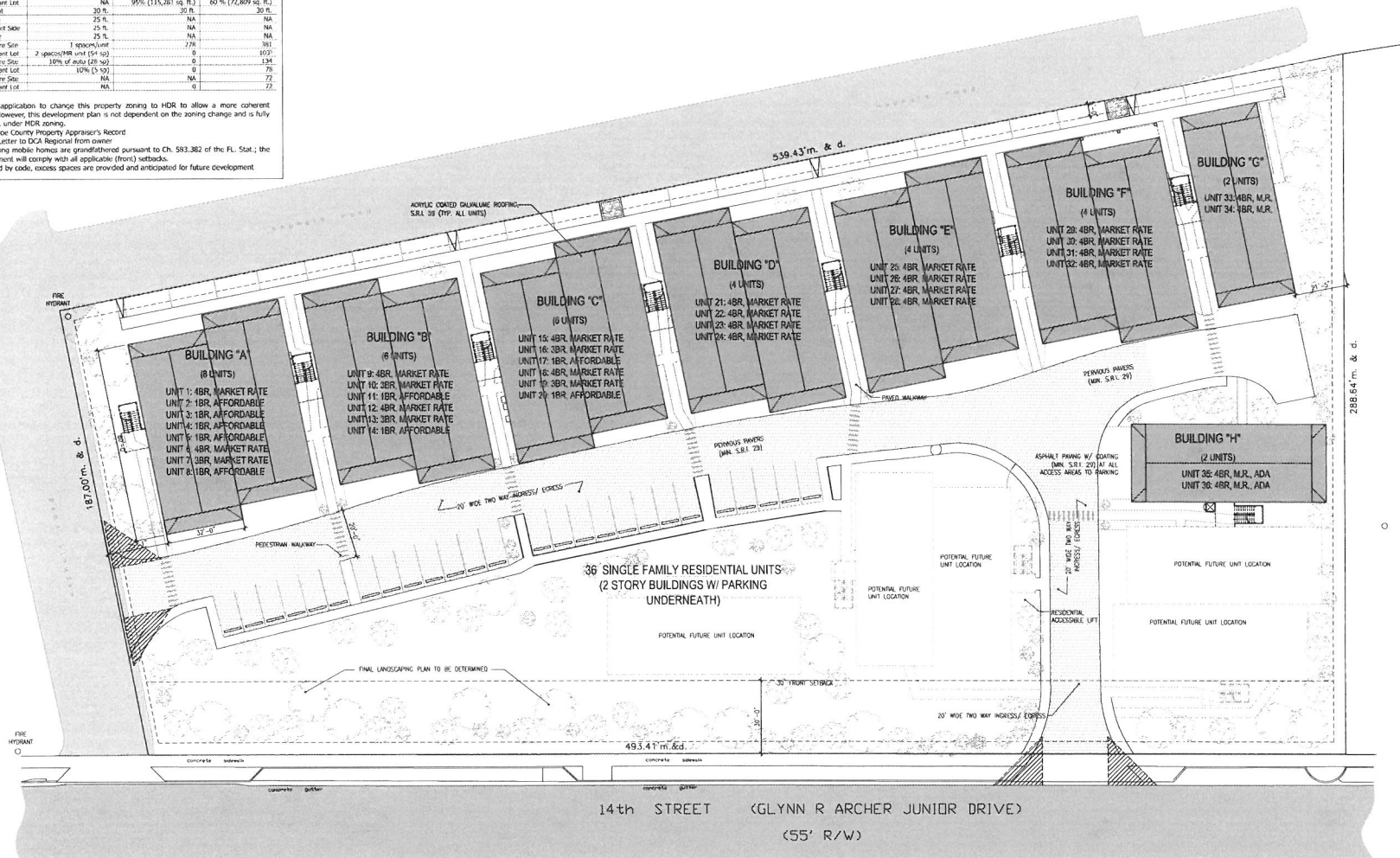
1 There is a pending application to change this property zoning to HDR to allow a more coherent development pattern. However, this development plan is not dependent on the zoning change and is fully compliant, as proposed, under MDR zoning.

2 According to the Monroe County Property Appraiser's Record.

3 Taken from 5.3.2001 Letter to DCA Regional from owner.

4 Setbacks for the existing mobile homes are grandfathered pursuant to Ch. 583.382 of the FL. Stat.; the proposed new development will comply with all applicable (front) setbacks.

5 72 spaces are required by code, excess spaces are provided and anticipated for future development.



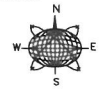
1 SITE PLAN
A2.1 SCALE: 1"=20'

WSA
william shepler & associates
architecture

201 First Street, Suite 203
Key West, FL 33401
Tel: 305.755.1111
Email: info@wsaarch.com

Consultants
Meridian Engineering LLC
AUTHORIZATION #204371
2014/02/20/2015/02/20/2017/02/20/2019/02/20/2021/02/20/2023/02/20/2025/02/20/2027/02/20/2029/02/20/2031/02/20/2033/02/20/2035/02/20/2037/02/20/2039/02/20/2041/02/20/2043/02/20/2045/02/20/2047/02/20/2049/02/20/2051/02/20/2053/02/20/2055/02/20/2057/02/20/2059/02/20/2061/02/20/2063/02/20/2065/02/20/2067/02/20/2069/02/20/2071/02/20/2073/02/20/2075/02/20/2077/02/20/2079/02/20/2081/02/20/2083/02/20/2085/02/20/2087/02/20/2089/02/20/2091/02/20/2093/02/20/2095/02/20/2097/02/20/2099/02/20/2101/02/20/2103/02/20/2105/02/20/2107/02/20/2109/02/20/2111/02/20/2113/02/20/2115/02/20/2117/02/20/2119/02/20/2121/02/20/2123/02/20/2125/02/20/2127/02/20/2129/02/20/2131/02/20/2133/02/20/2135/02/20/2137/02/20/2139/02/20/2141/02/20/2143/02/20/2145/02/20/2147/02/20/2149/02/20/2151/02/20/2153/02/20/2155/02/20/2157/02/20/2159/02/20/2161/02/20/2163/02/20/2165/02/20/2167/02/20/2169/02/20/2171/02/20/2173/02/20/2175/02/20/2177/02/20/2179/02/20/2181/02/20/2183/02/20/2185/02/20/2187/02/20/2189/02/20/2191/02/20/2193/02/20/2195/02/20/2197/02/20/2199/02/20/2201/02/20/2203/02/20/2205/02/20/2207/02/20/2209/02/20/2211/02/20/2213/02/20/2215/02/20/2217/02/20/2219/02/20/2221/02/20/2223/02/20/2225/02/20/2227/02/20/2229/02/20/2231/02/20/2233/02/20/2235/02/20/2237/02/20/2239/02/20/2241/02/20/2243/02/20/2245/02/20/2247/02/20/2249/02/20/2251/02/20/2253/02/20/2255/02/20/2257/02/20/2259/02/20/2261/02/20/2263/02/20/2265/02/20/2267/02/20/2269/02/20/2271/02/20/2273/02/20/2275/02/20/2277/02/20/2279/02/20/2281/02/20/2283/02/20/2285/02/20/2287/02/20/2289/02/20/2291/02/20/2293/02/20/2295/02/20/2297/02/20/2299/02/20/2301/02/20/2303/02/20/2305/02/20/2307/02/20/2309/02/20/2311/02/20/2313/02/20/2315/02/20/2317/02/20/2319/02/20/2321/02/20/2323/02/20/2325/02/20/2327/02/20/2329/02/20/2331/02/20/2333/02/20/2335/02/20/2337/02/20/2339/02/20/2341/02/20/2343/02/20/2345/02/20/2347/02/20/2349/02/20/2351/02/20/2353/02/20/2355/02/20/2357/02/20/2359/02/20/2361/02/20/2363/02/20/2365/02/20/2367/02/20/2369/02/20/2371/02/20/2373/02/20/2375/02/20/2377/02/20/2379/02/20/2381/02/20/2383/02/20/2385/02/20/2387/02/20/2389/02/20/2391/02/20/2393/02/20/2395/02/20/2397/02/20/2399/02/20/2401/02/20/2403/02/20/2405/02/20/2407/02/20/2409/02/20/2411/02/20/2413/02/20/2415/02/20/2417/02/20/2419/02/20/2421/02/20/2423/02/20/2425/02/20/2427/02/20/2429/02/20/2431/02/20/2433/02/20/2435/02/20/2437/02/20/2439/02/20/2441/02/20/2443/02/20/2445/02/20/2447/02/20/2449/02/20/2451/02/20/2453/02/20/2455/02/20/2457/02/20/2459/02/20/2461/02/20/2463/02/20/2465/02/20/2467/02/20/2469/02/20/2471/02/20/2473/02/20/2475/02/20/2477/02/20/2479/02/20/2481/02/20/2483/02/20/2485/02/20/2487/02/20/2489/02/20/2491/02/20/2493/02/20/2495/02/20/2497/02/20/2499/02/20/2501/02/20/2503/02/20/2505/02/20/2507/02/20/2509/02/20/2511/02/20/2513/02/20/2515/02/20/2517/02/20/2519/02/20/2521/02/20/2523/02/20/2525/02/20/2527/02/20/2529/02/20/2531/02/20/2533/02/20/2535/02/20/2537/02/20/2539/02/20/2541/02/20/2543/02/20/2545/02/20/2547/02/20/2549/02/20/2551/02/20/2553/02/20/2555/02/20/2557/02/20/2559/02/20/2561/02/20/2563/02/20/2565/02/20/2567/02/20/2569/02/20/2571/02/20/2573/02/20/2575/02/20/2577/02/20/2579/02/20/2581/02/20/2583/02/20/2585/02/20/2587/02/20/2589/02/20/2591/02/20/2593/02/20/2595/02/20/2597/02/20/2599/02/20/2601/02/20/2603/02/20/2605/02/20/2607/02/20/2609/02/20/2611/02/20/2613/02/20/2615/02/20/2617/02/20/2619/02/20/2621/02/20/2623/02/20/2625/02/20/2627/02/20/2629/02/20/2631/02/20/2633/02/20/2635/02/20/2637/02/20/2639/02/20/2641/02/20/2643/02/20/2645/02/20/2647/02/20/2649/02/20/2651/02/20/2653/02/20/2655/02/20/2657/02/20/2659/02/20/2661/02/20/2663/02/20/2665/02/20/2667/02/20/2669/02/20/2671/02/20/2673/02/20/2675/02/20/2677/02/20/2679/02/20/2681/02/20/2683/02/20/2685/02/20/2687/02/20/2689/02/20/2691/02/20/2693/02/20/2695/02/20/2697/02/20/2699/02/20/2701/02/20/2703/02/20/2705/02/20/2707/02/20/2709/02/20/2711/02/20/2713/02/20/2715/02/20/2717/02/20/2719/02/20/2721/02/20/2723/02/20/2725/02/20/2727/02/20/2729/02/20/2731/02/20/2733/02/20/2735/02/20/2737/02/20/2739/02/20/2741/02/20/2743/02/20/2745/02/20/2747/02/20/2749/02/20/2751/02/20/2753/02/20/2755/02/20/2757/02/20/2759/02/20/2761/02/20/2763/02/20/2765/02/20/2767/02/20/2769/02/20/2771/02/20/2773/02/20/2775/02/20/2777/02/20/2779/02/20/2781/02/20/2783/02/20/2785/02/20/2787/02/20/2789/02/20/2791/02/20/2793/02/20/2795/02/20/2797/02/20/2799/02/20/2801/02/20/2803/02/20/2805/02/20/2807/02/20/2809/02/20/2811/02/20/2813/02/20/2815/02/20/2817/02/20/2819/02/20/2821/02/20/2823/02/20/2825/02/20/2827/02/20/2829/02/20/2831/02/20/2833/02/20/2835/02/20/2837/02/20/2839/02/20/2841/02/20/2843/02/20/2845/02/20/2847/02/20/2849/02/20/2851/02/20/2853/02/20/2855/02/20/2857/02/20/2859/02/20/2861/02/20/2863/02/20/2865/02/20/2867/02/20/2869/02/20/2871/02/20/2873/02/20/2875/02/20/2877/02/20/2879/02/20/2881/02/20/2883/02/20/2885/02/20/2887/02/20/2889/02/20/2891/02/20/2893/02/20/2895/02/20/2897/02/20/2899/02/20/2901/02/20/2903/02/20/2905/02/20/2907/02/20/2909/02/20/2911/02/20/2913/02/20/2915/02/20/2917/02/20/2919/02/20/2921/0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Consultants:



Meridian Engineering LLC

AUTHORIZATION 029401
(in accordance with 24-00000)

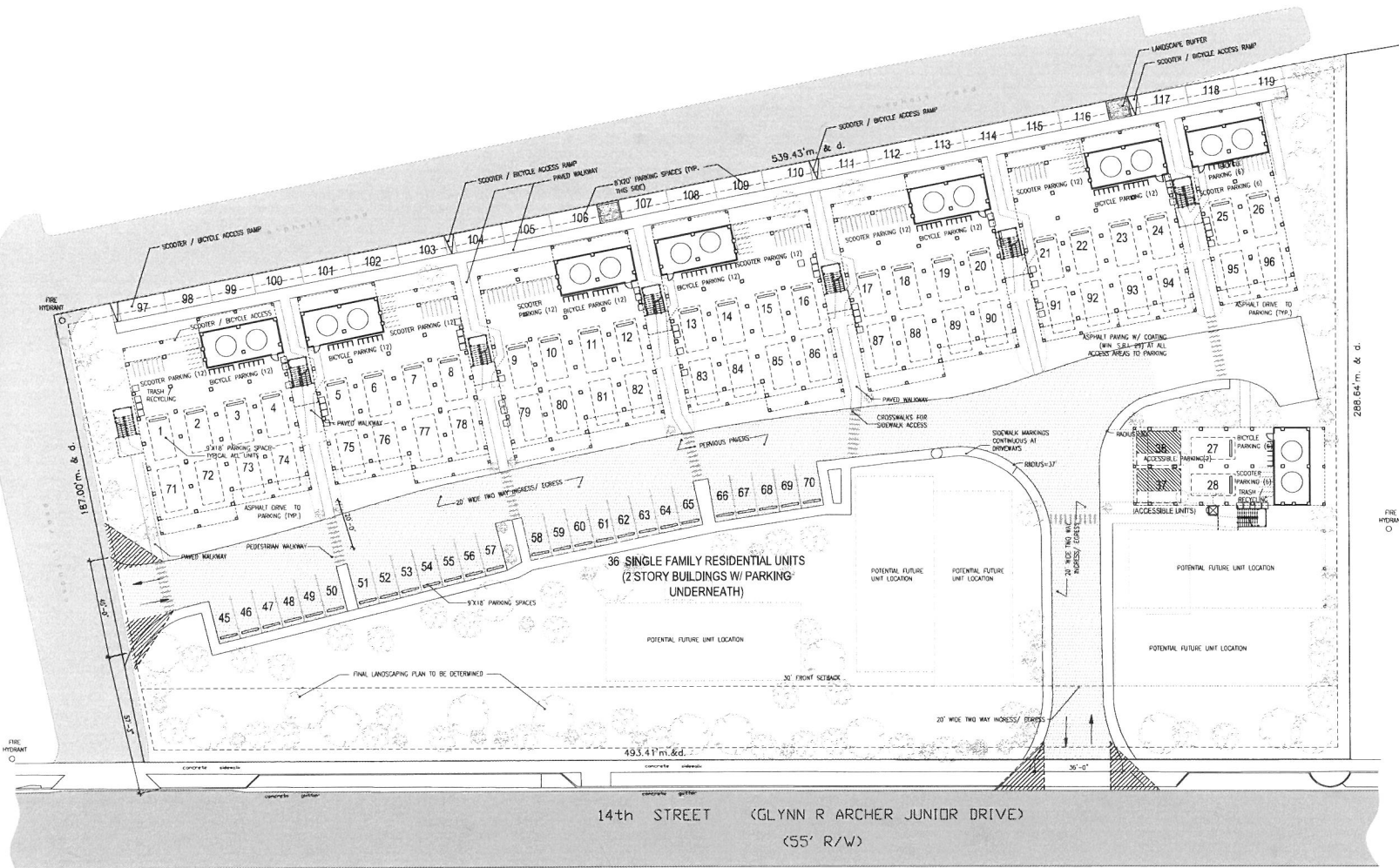
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 REVISION 3.1.3.17
 REVISION 4.1.4.17
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 REVISION 7.1.7.17

1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

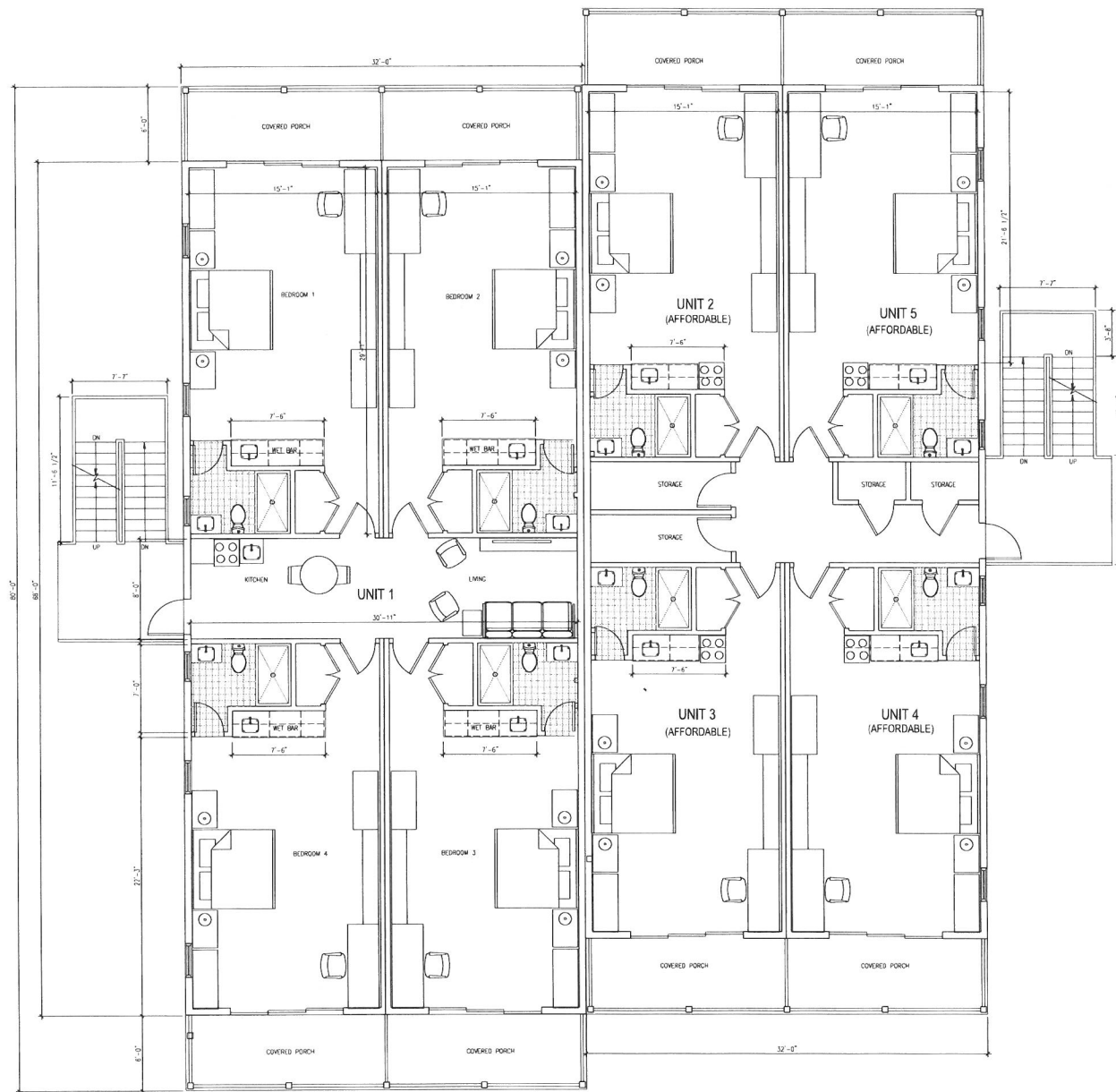
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GROUND
LEVEL SITE /
PARKING
PLAN**

Sheet Number:
A-1.3

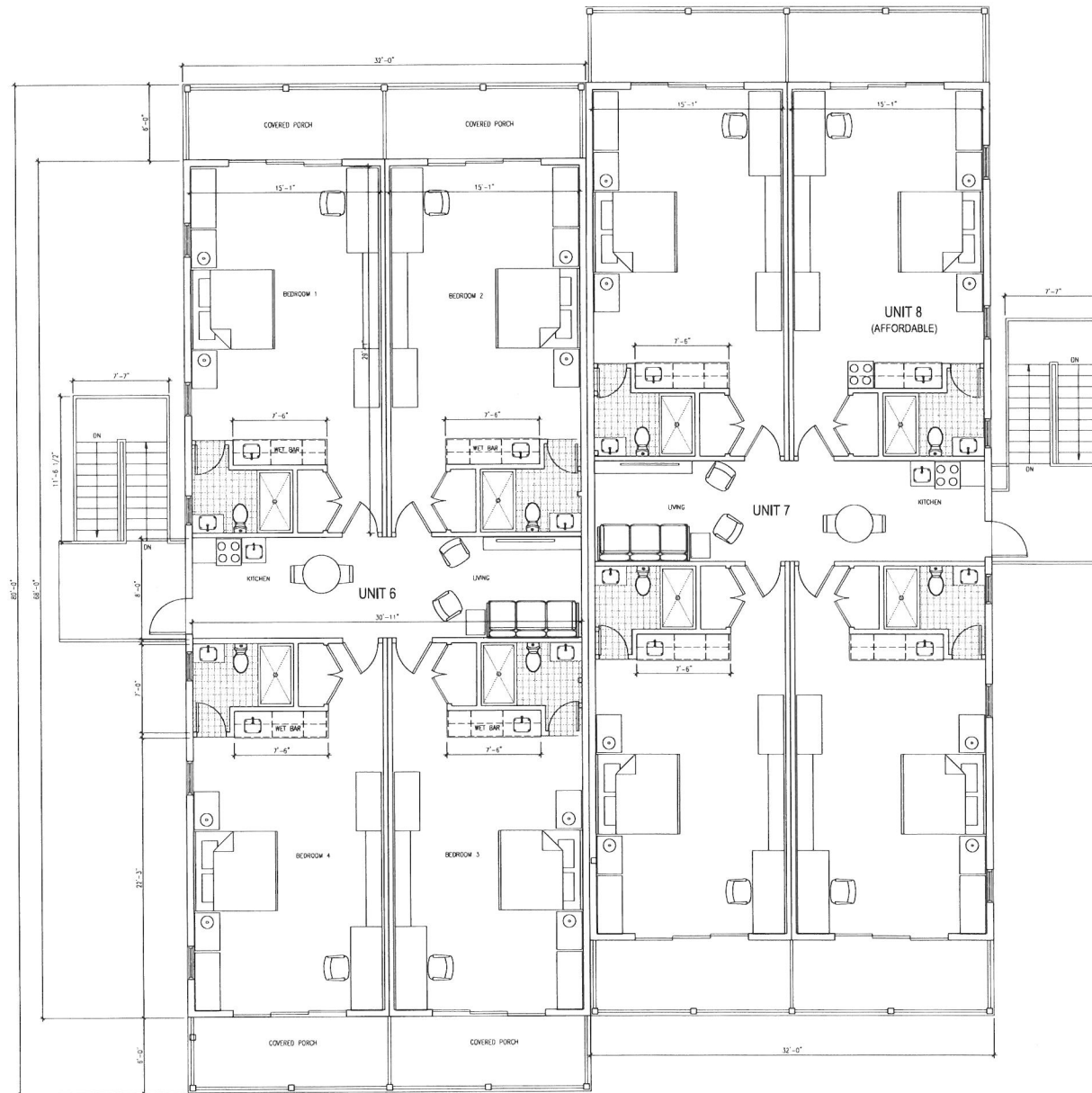
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1
A3.1
PROPOSED GROUND LEVEL SITE / PARKING PLAN
 SCALE: 1"=20'



1 FIRST FLOOR PLAN
 A2.1a SCAI F: 1/4"=1'-0"



1
A2.2a

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

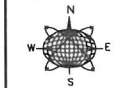
WSa

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Seal

Comments



Meridian Engineering LLC

AUTHORIZATION #29401
on 10/26/2018 for 24 hours

Submissions / Revisions

U.S.A.S. 30/05/2018 - 10.31.17
W.A.S. 30/05/2018 - 12.31.17
R0509.1.1.1.18
R0509.2.1.1.1.18
R0509.3.1.1.1.18
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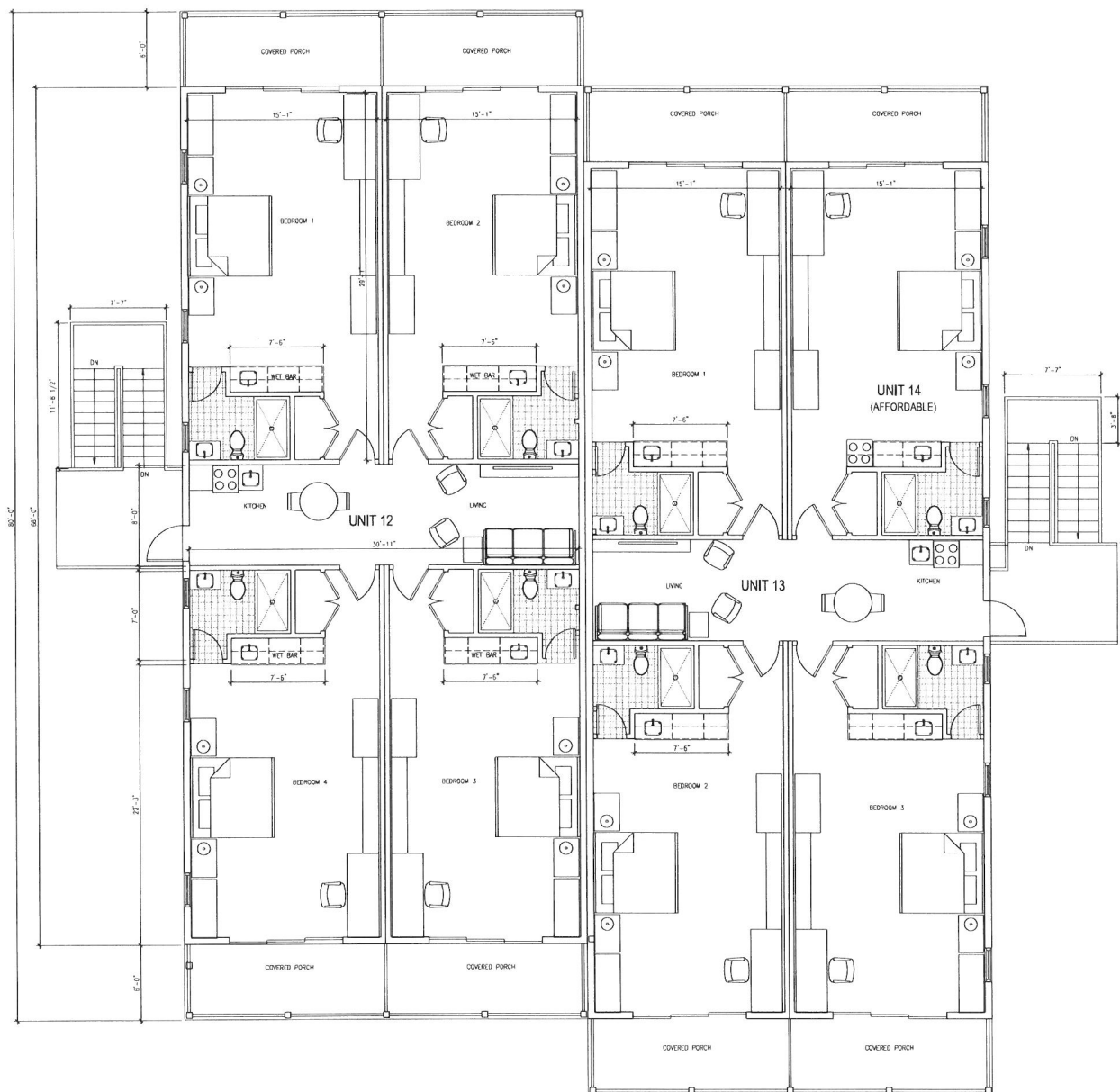
1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Size: 7x20 Project #: 1718

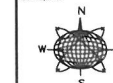
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SECOND
FLOOR PLAN**

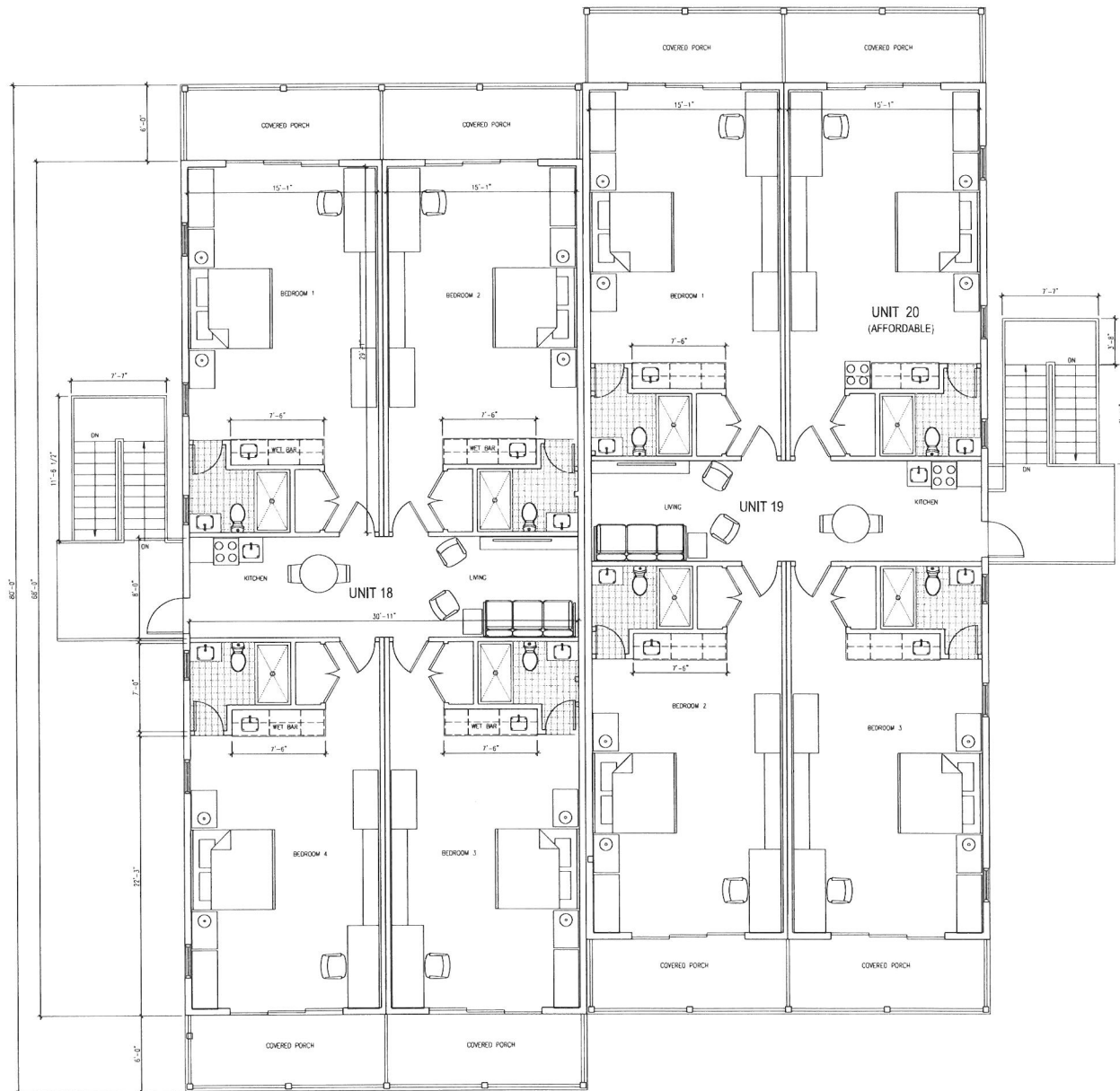
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A-2.2a

Date: 10/26/2018
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1 SECOND FLOOR PLAN
A2.2b SCALE: 1/4"=1'-0"





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

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Consultants:

Meridian Engineering LLC
AUTHORIZATION #29401
ON 10/24/2019 FOR 20 YEARS

Submissions / Revisions:

REVISION	DATE	DESCRIPTION
REVISION 1	10/24/2019	ISSUED FOR PERMIT
REVISION 2	10/24/2019	ISSUED FOR PERMIT
REVISION 3	10/24/2019	ISSUED FOR PERMIT
REVISION 4	10/24/2019	ISSUED FOR PERMIT
REVISION 5	10/24/2019	ISSUED FOR PERMIT
REVISION 6	10/24/2019	ISSUED FOR PERMIT
REVISION 7	10/24/2019	ISSUED FOR PERMIT

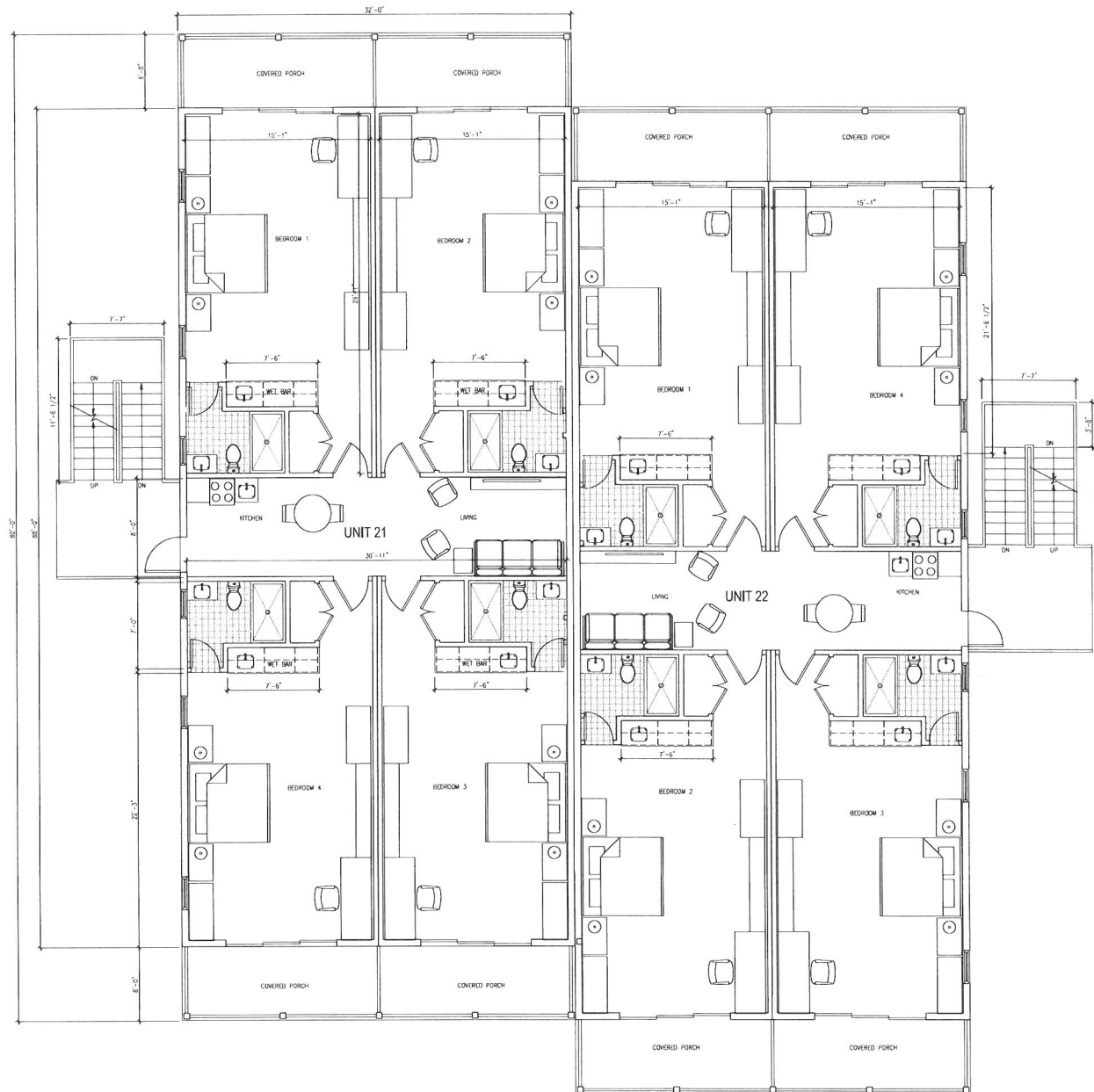
1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Size: 11x17
Project #: 1710

Title:
**BUILDING "C"
SECOND
FLOOR PLAN**

Sheet Number:
A-2.2c

Date: 10/24/2019
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1
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FIRST FLOOR PLAN

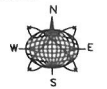
SCALE: 1/4"=1'-0"

wsa
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architecture

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Tel: 305.264.1119
Email: info@wsaarch.com

3/2018

Consultants



Meridian Engineering LLC

AUTHORIZATION #054011

or 106766 (001) for 30-44000

Submissions / Revisions:

REVISION 10.21.17

REVISION 10.21.17

REVISION 10.21.17

REVISION 10.21.17

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1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Size: Project #

1/4"=1'-0" 101111

Title:

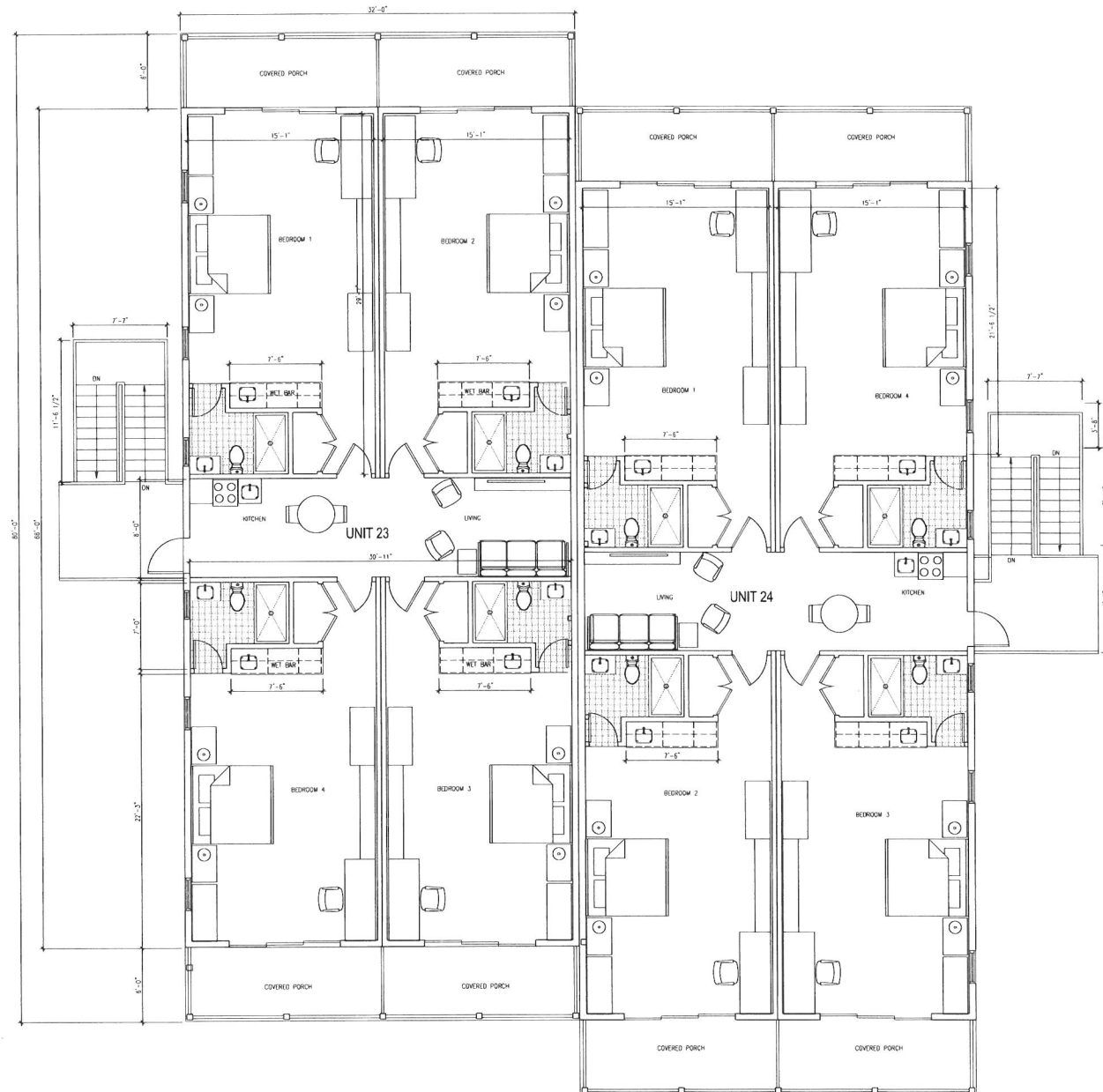
BUILDING "D"
FIRST FLOOR
PLAN

Sheet Number:

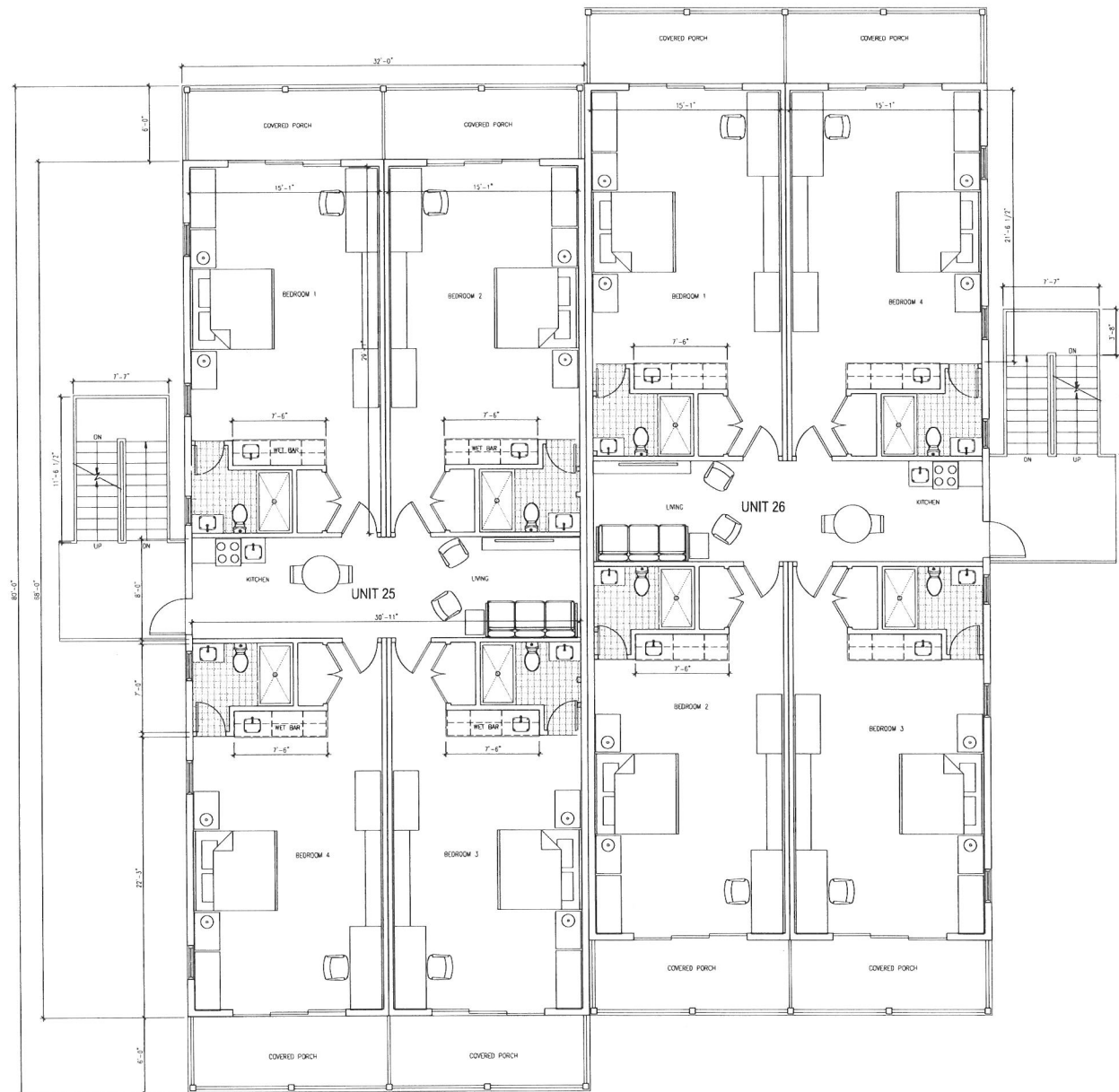
A-2.1d

Date: - APR. 2, 2017

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



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

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New York, NY 10003
Tel: 212-779-1111
Email: info@wsaarch.com

Client:

Consultants:

Meridian Engineering LLC
AUTHORIZATION K014011
(in accordance with EIR 2014001)

Submissions / Revisions:

REVISION 1	10/11/17
REVISION 2	10/11/17
REVISION 3	10/11/17
REVISION 4	10/11/17
REVISION 5	10/11/17
REVISION 6	10/11/17
REVISION 7	10/11/17
REVISION 8	10/11/17
REVISION 9	10/11/17
REVISION 10	10/11/17
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REVISION 12	10/11/17
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REVISION 19	10/11/17
REVISION 20	10/11/17

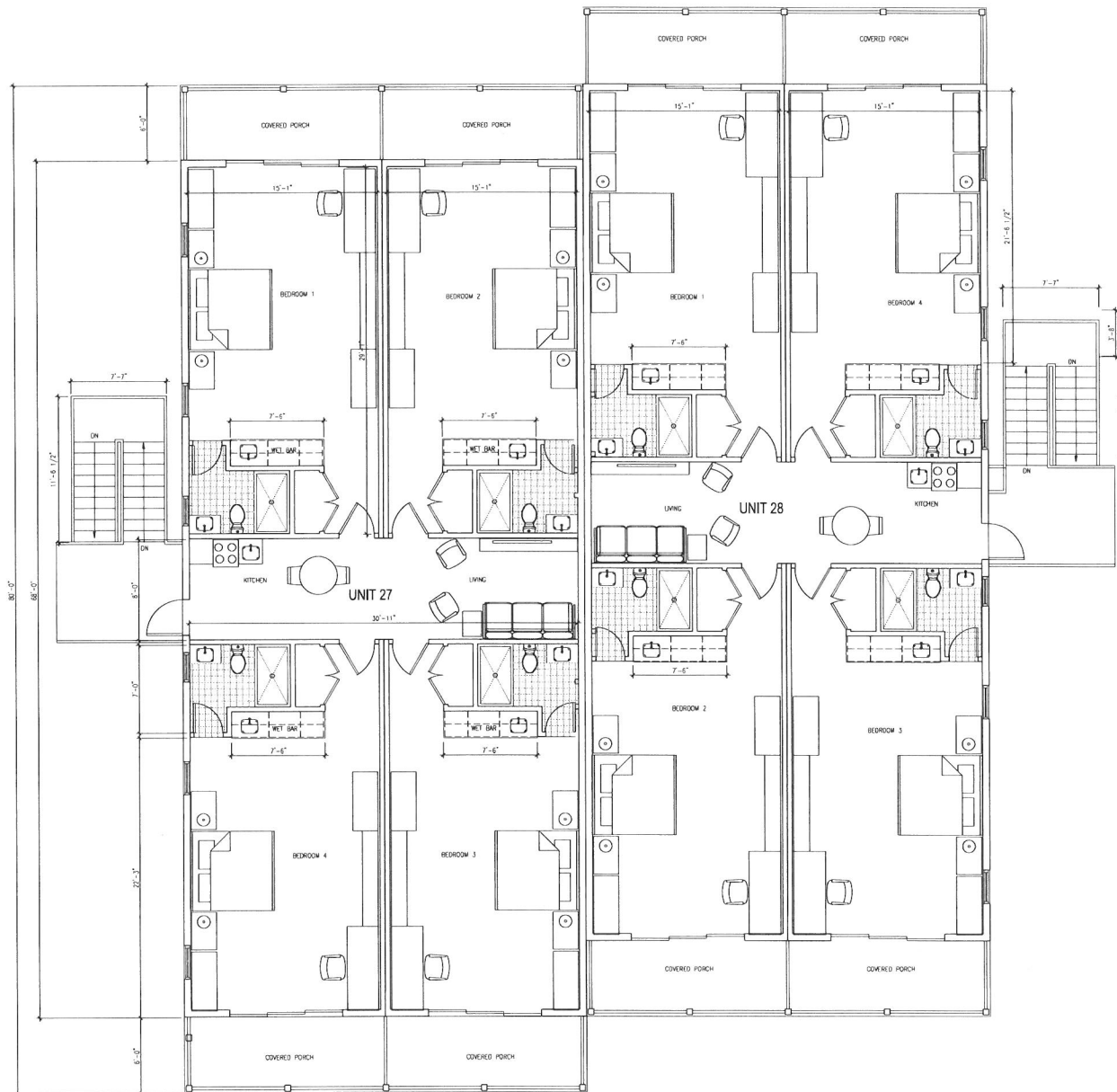
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Project #: 171717

File:

BUILDING "E"
FIRST FLOOR
PLAN

Sheet Number:
A-2.1e

Date: 10/11/17
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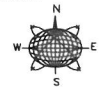
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A2.2e

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

Sheet

Consultants



Meridian Engineering LLC

AUTHORIZATION: K254031

or 10/25/2015 (see 2015 rules)

Submissions / Revisions:

RFAS: SUBMISSION: 10.31.17

REVISION: SUBMISSION: 10.31.17

REVISION: 1.31.18

REVISION: 2.14.18

REVISION: 3.14.18

REVISION: 4.23.18

REVISION: 5.10.18

REVISION: 6.11.18

REVISION: 7.24.2020

1213 14th STREET KEY WEST, FL RESIDENTIAL DEVELOPMENT

Drawing Size: Project #

A4x36 1711W

Title:

**BUILDING "E"
SECOND
FLOOR PLAN**

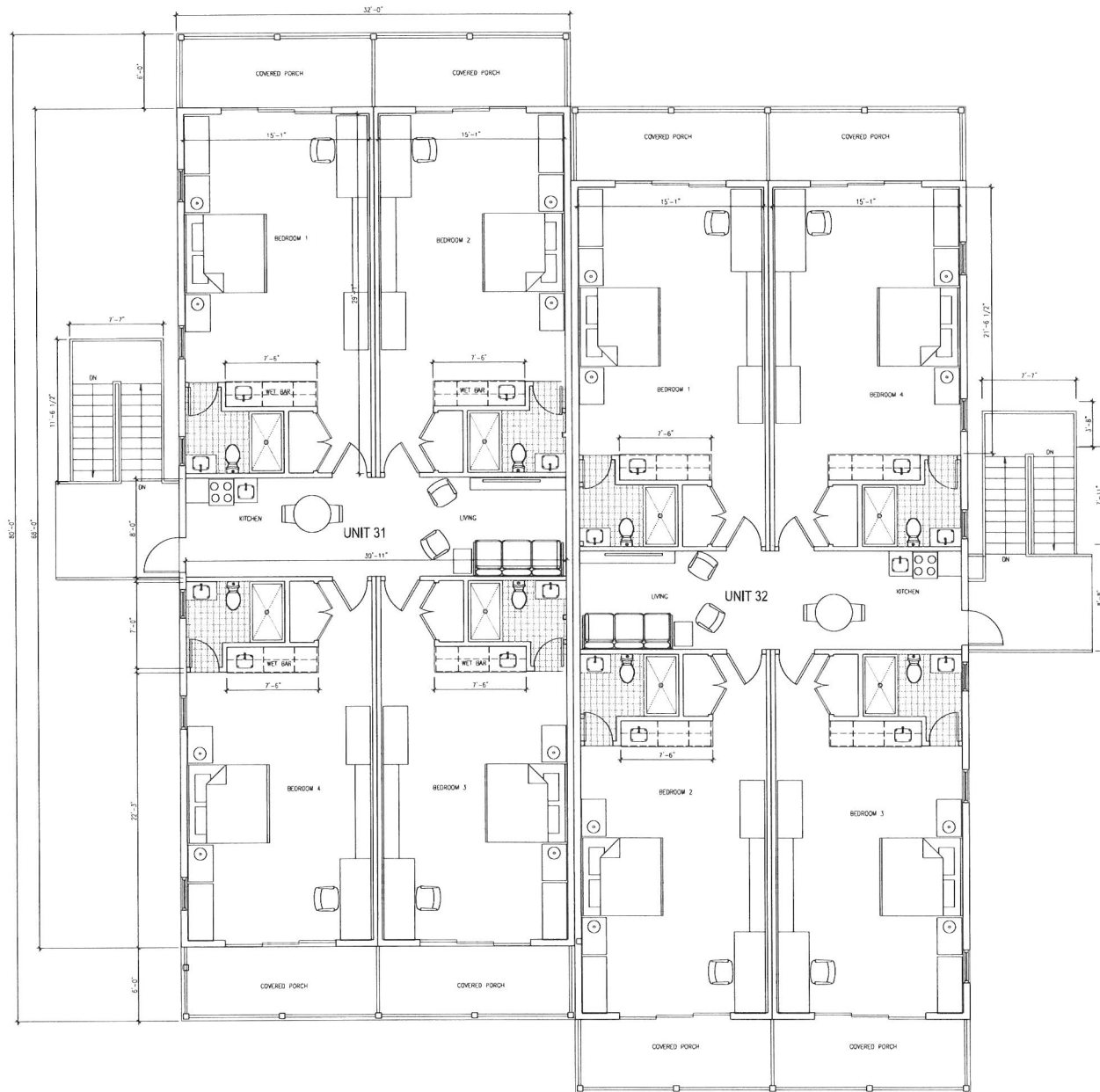
Sheet Number:

A-2.2e

Date: 10/24/2017

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1
A2.2f

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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Scale

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401

or PROJECT/DATE/NO. 20/44/00

Submissions / Revisions:

REVISION 1: 10/31/17

REVISION 2: 11/14/17

REVISION 3: 11/14/17

REVISION 4: 12/11/17

REVISION 5: 12/11/17

REVISION 6: 12/11/17

REVISION 7: 12/11/17

REVISION 8: 12/11/17

REVISION 9: 12/11/17

REVISION 10: 12/11/17

REVISION 11: 12/11/17

REVISION 12: 12/11/17

REVISION 13: 12/11/17

REVISION 14: 12/11/17

REVISION 15: 12/11/17

REVISION 16: 12/11/17

REVISION 17: 12/11/17

REVISION 18: 12/11/17

REVISION 19: 12/11/17

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REVISION 56: 12/11/17

REVISION 57: 12/11/17

REVISION 58: 12/11/17

REVISION 59: 12/11/17

REVISION 60: 12/11/17

1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Size: 24x36

Project #: 17114

Title:

BUILDING "F"

SECOND

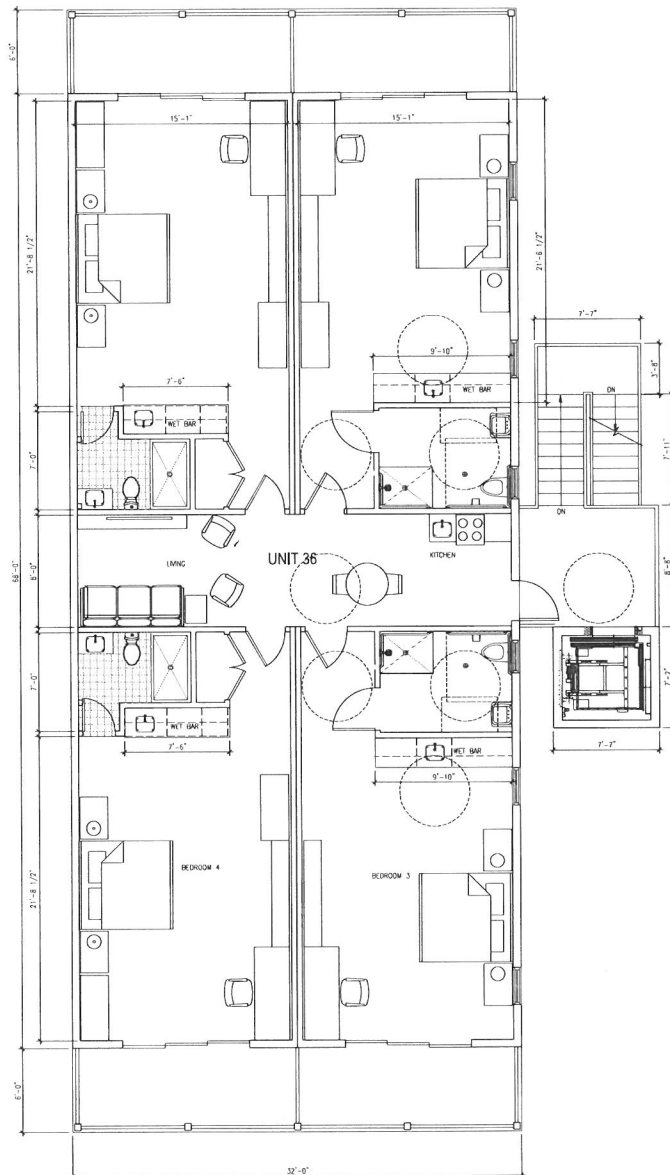
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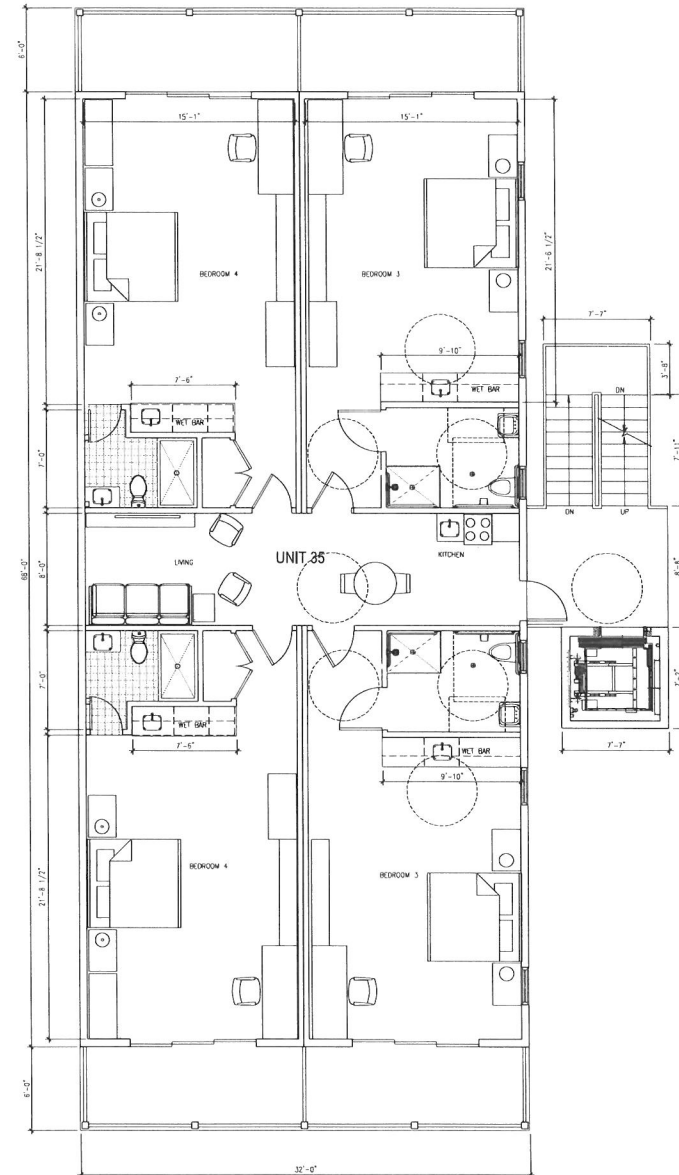
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Date: 10/31/17

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



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





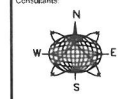
2
A3.1
TYP. FRONT ELEVATION - 4 UNITS
SCALE: 1/4"=1'-0"



1
A3.1
TYP. RIGHT SIDE ELEVATION - 4 UNITS
SCALE: 1/4"=1'-0"

3rd

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29621

Submissions / Revisions:

REAS. SUBMISSION: 10.31.17

REAS. SUBMISSION: 11.16.17

REVISION 1: 3.1.18

REVISION 2: 12.28.18

1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Size: 24x36 Project #: 17034

Title:

FRONT & RIGHT SIDE ELEVATIONS

Sheet Number:

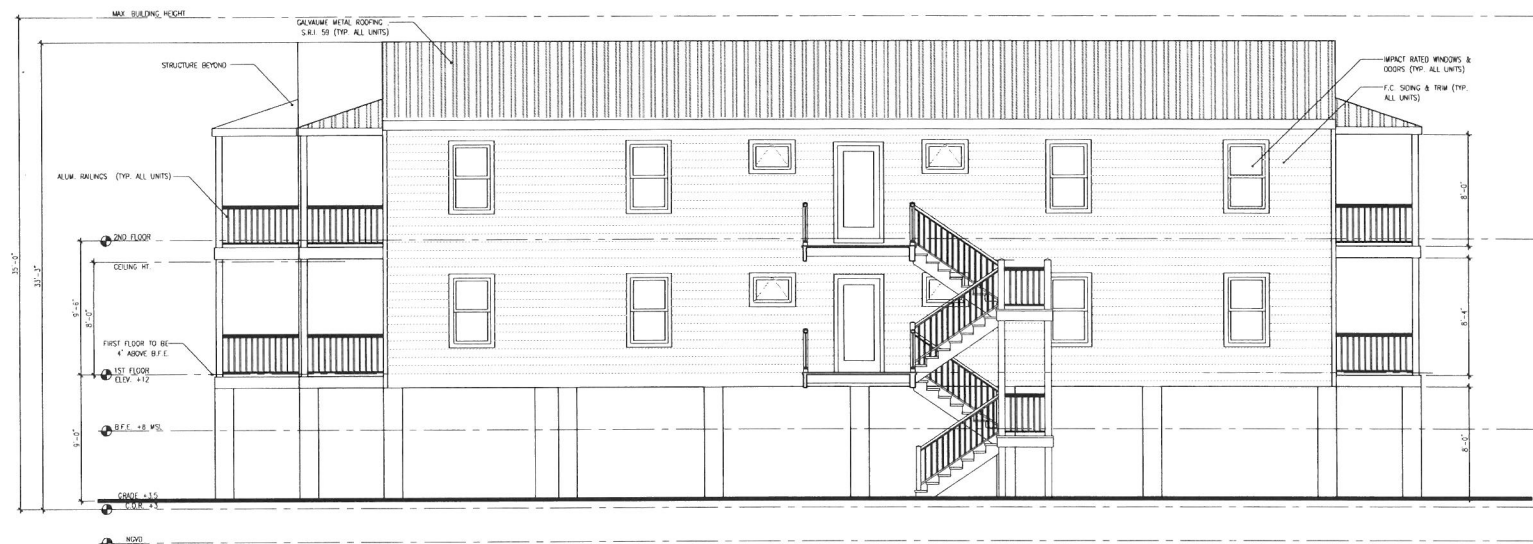
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Date: 1 FEBRUARY 15, 2017

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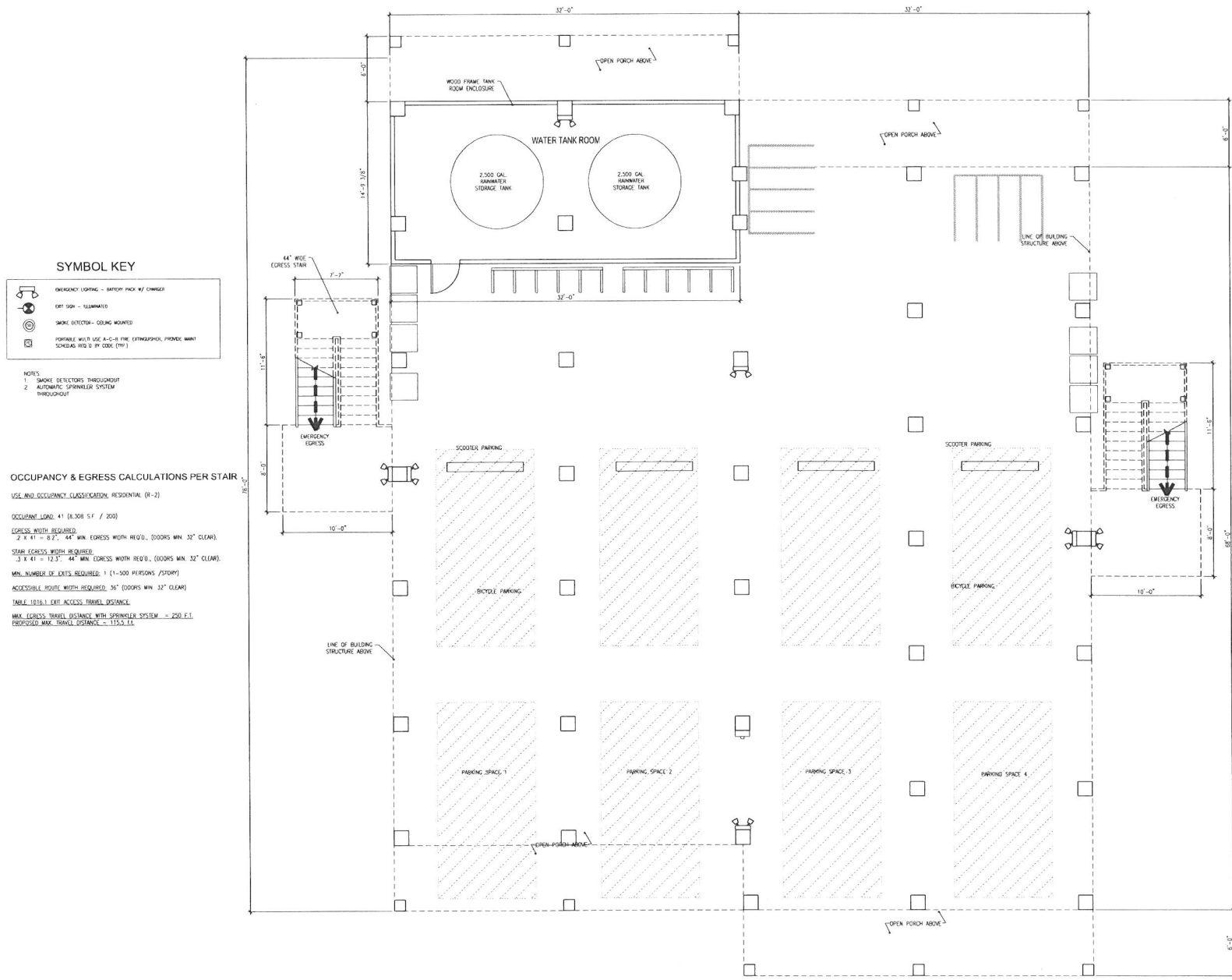


2 TYP. REAR ELEVATION - 4 UNITS
A3.2 SCALE: 1/4"=1'-0"

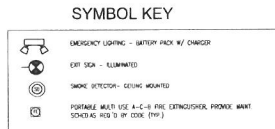


1 TYP. LEFT SIDE ELEVATION - 4 UNITS
A3.2 SCALE: 1/4"=1'-0"





1
A2.0 **TYPICAL GROUND FLOOR LIFE SAFETY PLAN**
SCALE: 1/4"=1'-0"



NOTES:
1. SMOKE DETECTORS THROUGHOUT
2. AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

OCCUPANCY & EGRESS CALCULATIONS PER STAIR

USE AND OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)

OCCUPANT LOAD: 41 (8,308 SF / 200)

EGRESS WIDTH REQUIRED:
3 x 41 = 123' - 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)

STAIR EGRESS WIDTH REQUIRED:
3 x 41 = 123' - 44" MIN. EGRESS WIDTH REQ'D. (DOORS MIN. 32" CLEAR)

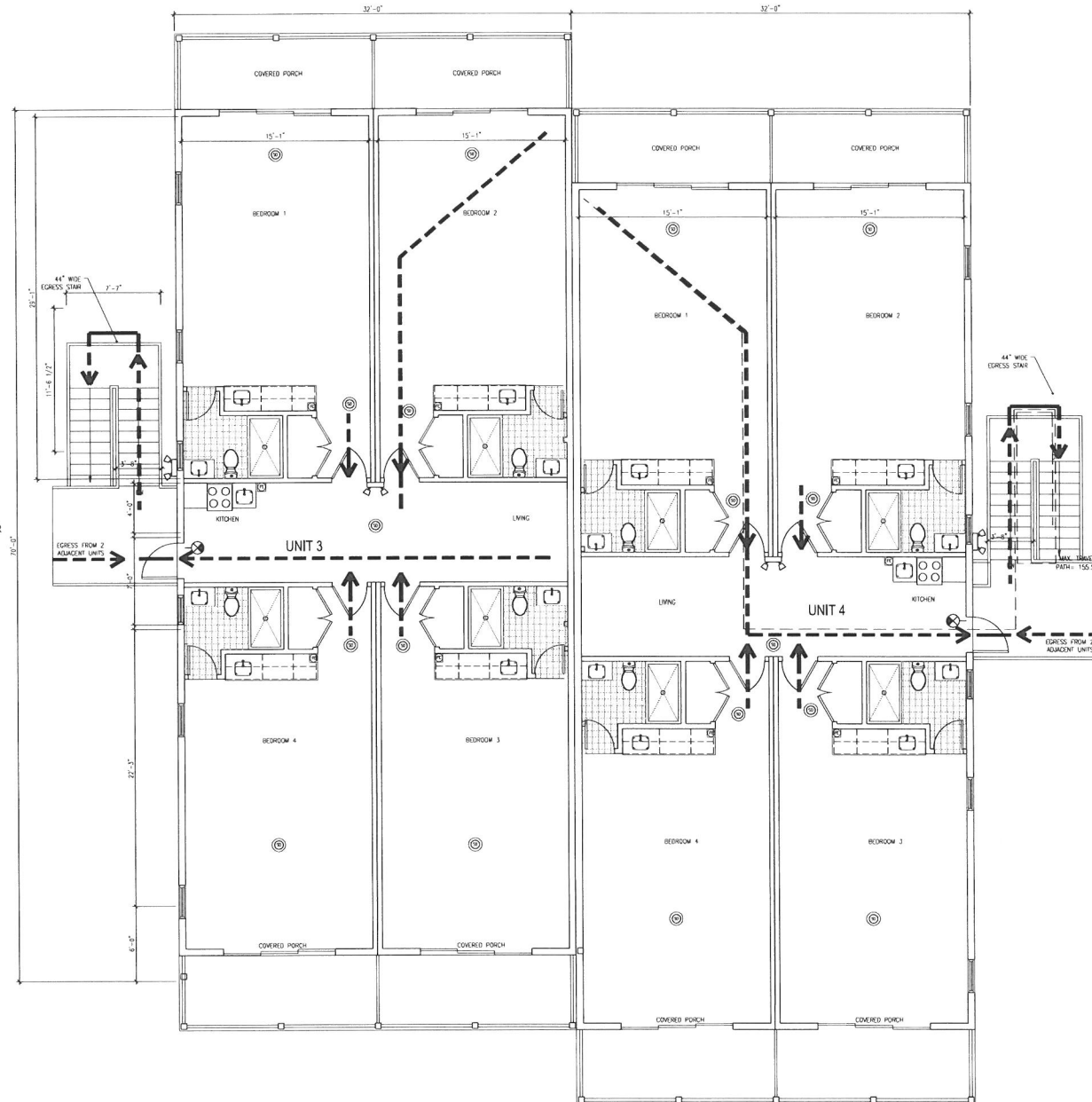
MIN. NUMBER OF EXITS REQUIRED: 1 (1-500 PERSONS / STORY)

ACCESSIBLE ROUTE WIDTH REQUIRED: 36" (DOORS MIN. 32" CLEAR)

TABLE 1009.1.1.1.1. ACCESS TRAVEL DISTANCE

MAX. EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 F.T.

PROPOSED MAX. TRAVEL DISTANCE = 215.2 F.T.



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

Seal

Consultants:



Meridian Engineering LLC

AUTHORIZATION #29401
PH 305.426.1201 FAX 305.426.1201

Submissions / Revisions

RFPS SUBMISSION 10.11.17

REVISION 01 SUBMISSION 12.18.17

REVISION 1.3.1.18

1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

Drawing Set: 24x36 Project #: 17014

Title:

**TYPICAL
SECOND
FLOOR LIFE
SAFETY PLAN**

Sheet Number:

LS-2.2

Date: 10/26/2017 10:24:17

2017 by William Shepler Architect

DRAINAGE CALCULATIONS

Type of Project: Residential Project
 Calculated for 1 unit for 1.000000

Water Quantity - Preliminary		
Project Area	2,700 sq. ft.	121,944 sq. ft.
Impervious Area	1,100 sq. ft.	48,816 sq. ft.
% Impervious	40.74%	
Runoff for 1" (24 in. event)	11.00 cu. ft.	
Runoff for 1" (24 in. event)	11.00 cu. ft.	
Depth to Water Table	1.0 ft.	
15-in. depth available storage	4.95 cu. ft.	
15-in. depth available storage	4.95 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	5.70 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	37.81 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	37.81 cu. ft.	2,700 sq. ft.

Water Quantity - Preliminary		
Project Area	2,700 sq. ft.	121,944 sq. ft.
Impervious Area	1,100 sq. ft.	48,816 sq. ft.
% Impervious	40.74%	
Runoff for 1" (24 in. event)	11.00 cu. ft.	
Runoff for 1" (24 in. event)	11.00 cu. ft.	
Depth to Water Table	1.0 ft.	
15-in. depth available storage	4.95 cu. ft.	
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Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	5.70 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	37.81 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	37.81 cu. ft.	2,700 sq. ft.

Development - Preliminary		
Project Area	1,100 sq. ft.	48,816 sq. ft.
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	11.00 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	11.00 cu. ft.	48,816 sq. ft.

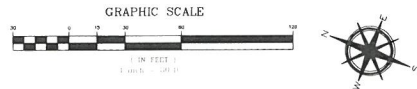
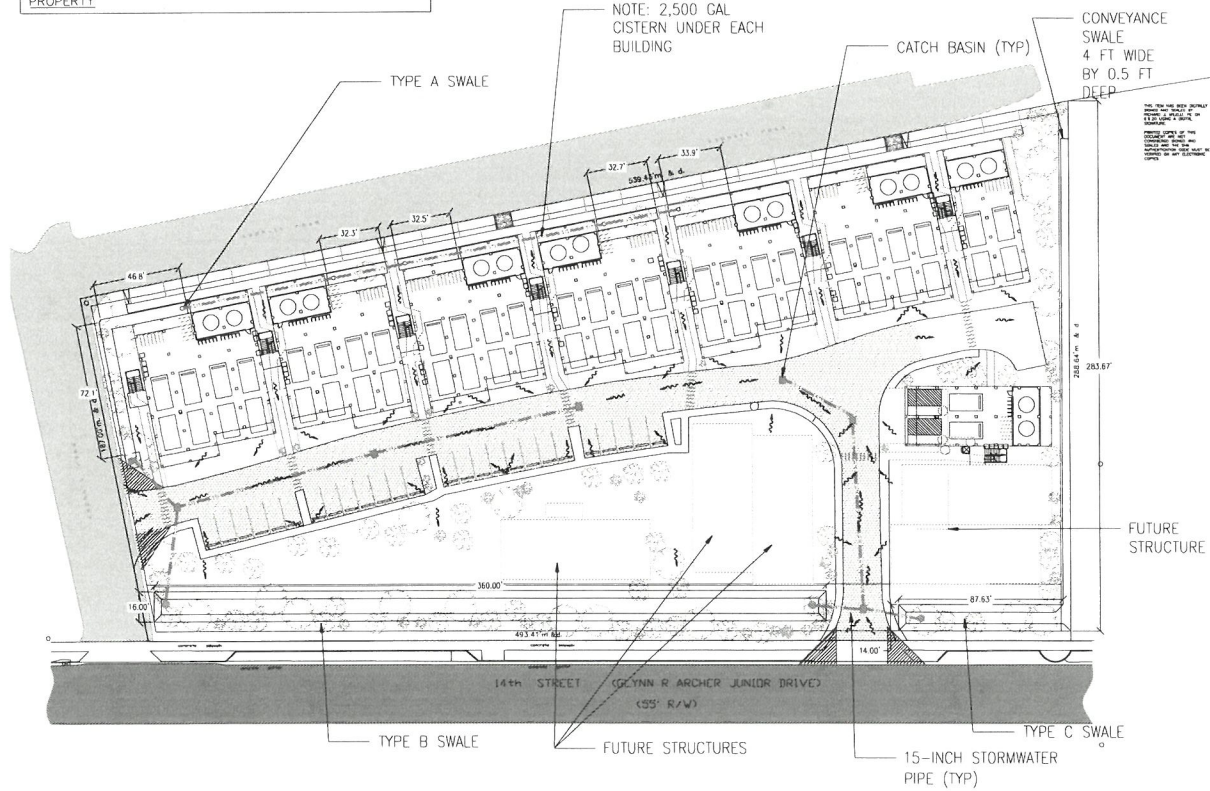
Water Quantity		
Project Area	2,700 sq. ft.	121,944 sq. ft.
Impervious Area (including Road Water Areas)	1,100 sq. ft.	48,816 sq. ft.
% Impervious (including Road Water Areas)	40.74%	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	5.70 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	37.81 cu. ft.	
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	37.81 cu. ft.	2,700 sq. ft.

Water Quantity To Water Quality	Minimum	Maximum
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	5.70 cu. ft.	37.81 cu. ft.

Swale Volume Required	Minimum	Maximum
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	5.70 cu. ft.	37.81 cu. ft.

Swale Volume Provided	Minimum	Maximum
Volume (1" = 0.208333 ft., 1" = 0.000125 cu. ft.)	5.70 cu. ft.	37.81 cu. ft.

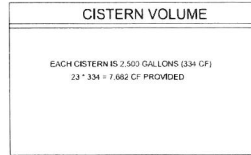
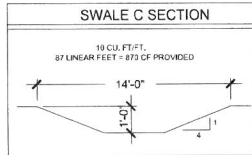
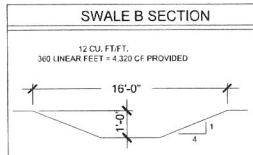
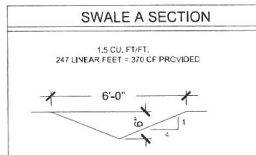
NOTE: DRAINAGE PROJECT AREA DIFFERS FROM ARCHITECTURAL SITE PLAN PROJECT AREA BECAUSE ARCHITECTURAL SITE PLAN ACCOUNTS FOR THE ENTIRE PROPERTY WHILE THE DRAINAGE PLAN IS ONLY FOR THE NEW AFFORDABLE PROJECT IN THE VACANT PORTION OF THE PROPERTY







PROPOSED DRAINAGE PLAN

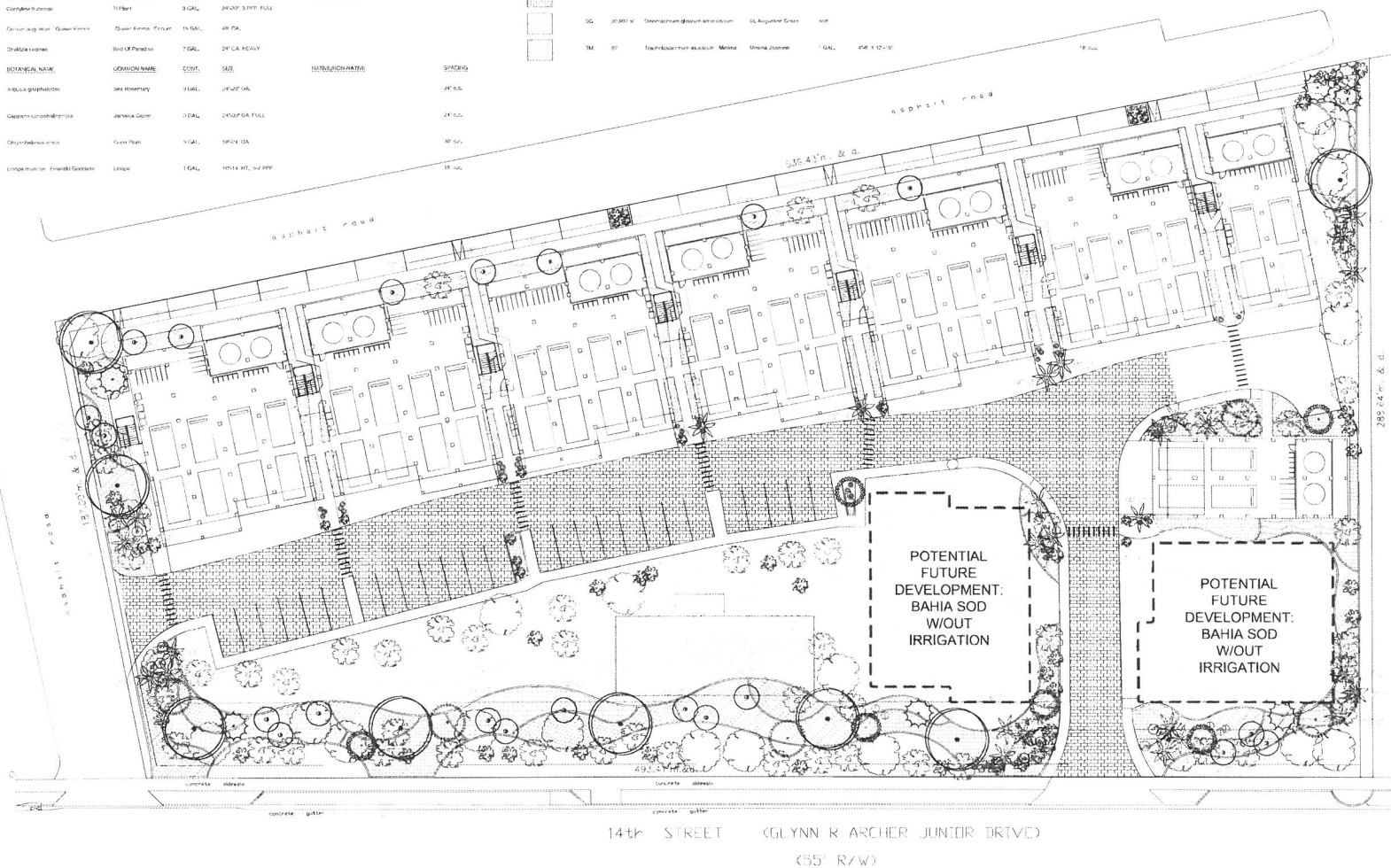
DRAINAGE NOTES:

- SWALES SHALL HAVE VEGETATION THAT IS APPROVED BY CITY OF KEY WEST.
- STORMWATER PIPE SHALL BE ADS HDPE PIPE OR EQUAL.
- STORMWATER STRUCTURES IN THE ROAD SHALL BE PRECAST CONCRETE WITH TRAFFIC RATED GRATES. STORMWATER STRUCTURES IN THE SWALES SHALL BE ADS PLASTIC STRUCTURES.
- THERE ARE APPROXIMATELY (23) 2,500-GALLON CISTERNS ON THE SITE. STORAGE IN THE CISTERNS IS NOT USED FOR STORMWATER RETENTION VOLUMES.
- SWALE VOLUME PROVIDED EXCEEDS THE REQUIRED IN ORDER TO COMPENSATE FOR ANY LANDSCAPING IN THE SWALES.
- FUTURE STRUCTURES ARE NOT INCLUDED IN THE STORMWATER CALCULATIONS.



INDEX	CODE	QTY	BOTANICAL NAME	COMMON NAME	COST	SALE	CAL	NUTRITIONAL VALUE	
	BU	8	Bursera simaruba	Quercuo Simoa	45 GAL	14-16 MT, 48-50 lbs, 6 Gal		YES	
	ED	9	Coccoloba diversifolia	Pigman Plant	10 GAL	10-12 MT			
	EN	20	Croton megalophyllus	Ground Palm	Field grown			SEE BELOW FOR C.M.E.	
	ES	8	Crotonyca speciosa - Bananas	Star Bananwood	45 GAL	4-6 MT, 3-4-5 SPK			
	FI	7	Ficus phillyrifolia	Jamaican Dogwood	45 GAL	11-15 MT, 6-8 CT		YES	
	GP	25	Gesneria polyantha	Gesneria polyantha	1 GAL	30-35 LBS, 1 CM C. H		30-35 LBS, 1 CM C. H.	
	CODE	QTY	BOTANICAL NAME	COMMON NAME	COST	SALE	NUTRITIONAL VALUE		
	GR	41	Combretum leucanthum	Tree Pet	3 GAL	24-30 MT, 3-4 MT, FULL			
	HA	15	Haemodorum corymbosum - Queen Anne's	Queen Anne's Flower	15 GAL	48-60 GAL			
	HO	16	Hebebea indica	Bird of Paradise	7 GAL	24-30 GAL HEAVY			
	CODE	QTY	BOTANICAL NAME	COMMON NAME	COST	SALE	NUTRITIONAL VALUE	SHADING	
	AL	209	Alouia grandifolia	Sea Anemone	3 GAL	12-14 MT		48-60 GAL	
	CI	359	Capparis cynodaphnoides	Jamaica Guava	3 GAL	24-30 GAL, FULL		48-60 GAL	
	CI	114	Citrofortunella microcarpa	Guava Fruit	3 GAL	18-24 GAL		48-60 GAL	
	LO	75	Lonicera macrantha - Emerald Goodenia	Lonicera	1 GAL	12-14 MT, 3-4 MT, FULL		48-60 GAL	

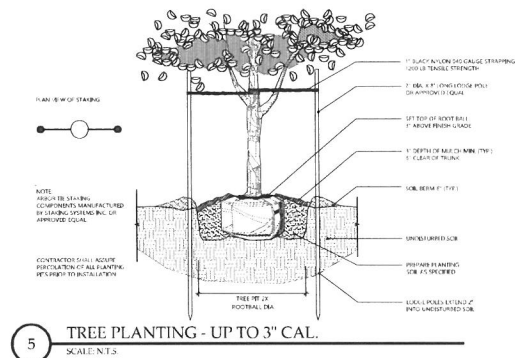
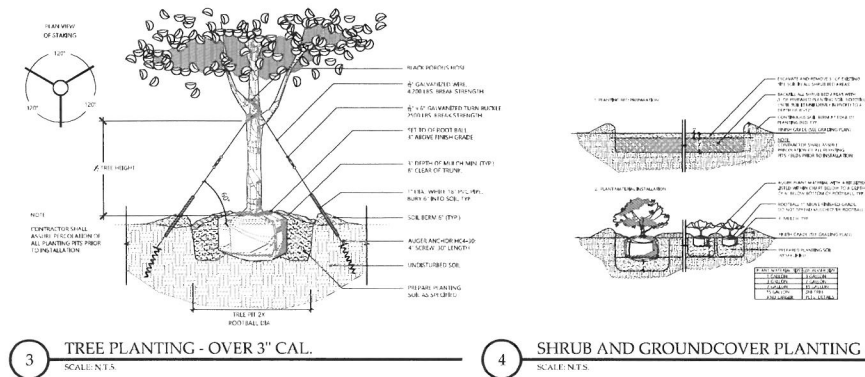
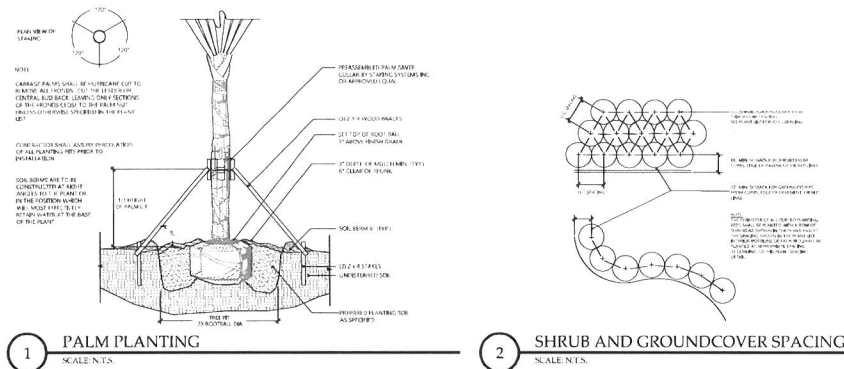
	MC	207	Mulberry seedlings	Pink Warty	3 GAL	19-24 GA	207		
	PK	462	Philadelphion nanus	Rosea Philadelphion	3 GAL	19-24 GA, 30 PFT	247		
	PN	250	Prostrata nanus	Reda Galles	3 GAL	19-24 GA	387		
	SB	56	Savaria repens, Claret	Silver Saw Palmetto	7 GAL	21-29 GA	927		
	SB2	376	Scabris balat	Sand Cord Grass	3 GAL	24-33 GA, FULL	387		
	CHICKEN COVERS								
	CODE	QTY	BUTANIAN NAME	COMMON NAME	COST	SIZE	NATIVE/NONNATIVE	SPR	
	PL	166	Indian macrocarpa	Green Island	Green Island Palm	1 GAL	18-24 GA	NO	247
	GG	20,000	Green macrocarpa	Green Island	Green Island Palm	1 GAL	18-24 GA	NO	247
	SM	67	Trachypogon nanus	Mosses	Mosses	1 GAL	4-6" x 12" x 3"		



LANDSCAPE CONCEPT PLAN

SCALE: 1"=20'

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	BU	9	Bursaria ornata	Gumbo Limbo	45 gal.	14'-16" HT, X 6'-8" sppd, 4" Cal	
	CO	6	Coccoloba diversifolia	Pigeon Plum	45 gal.	2" CAL., 10'-12" HT.	
	CN	27	Coccotheca nucleata	Coconut Palm	Field grown		
	CES	6	Conocarpus erectus "Sensuous"	Silver Buttonwood	45 gal.	8'-9" HT., 5'-6" SFR.	
	FI	7	Freziera pasopalis	Jamaican Daywood	45 gal.	14'-16" HT., 6" CT	
	BP	3C	Babul palmetto	Cabbage Palmetto	FL.	-	
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	CF3	26	Condalia frutescens	Ti Plant	3 GAL.	24'-33", 3 PPP, FULL	
	CAG	14	Ornithoglossum "Queen Emma"	"Queen Emma" Ornithoglossum	15 GAL.	48" GR.	
	SR2	18	Strobilites repens	Bird Of Paradise	7 GAL.	24" DIA, HEAVY	
SUPLUB ARIEAG	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	AG	548	Argusia gophalodes	Sea Rosemary	3 GAL.	24'-26" DIA.	24" o.c.
	CC	211	Capparis cynophallophora	Jamaica Capser	3 GAL.	24'-32" DIA, FULL	24" o.c.
	CI	97	Chrysobalanus icaco	Coco Plum	3 GAL.	18"x24" DIA.	30" o.c.
	LME	33	Liriodendron "Emerald Goddess"	Liriodendron	1 GAL.	10'-14" HT., 5'-7 PPP	18" o.c.
	MC	201	Muhlenbergia capillaris	Pink Muhly	3 GAL.	18"x24" DIA.	30" o.c.
	PX	425	Philodendron xanadu	Xanadu Philodendron	3 GAL.	10"-18" HT., 3-5 PPP	24" o.c.
	PNI	269	Psychotria nervosa	Wild Coffee	3 GAL.	18"x24" DIA.	36" o.c.
	SR	126	Sesuvium repens "Crimson"	Silver Saw Palmetto	7 GAL.	24'-26" DIA.	30" o.c.
	SB2	699	Spartina bakeri	Sand Cord Grass	3 GAL.	24'-32" DIA, FULL	36" o.c.
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	FG	774	Ficus microcarpa "Green Island"	Green Island Ficus	1 GAL.	18"x24" DIA.	24" o.c.
	SG	21,571 sf	Stenotaphrum glabrum americanum	St. Augustine Grass	sod		
	TM	80	Trachypogon asiaticum "Minuta"	Minuta Jasmine	1 GAL.	4'-6" X 12"x18"	18" o.c.



1213 14th STREET
KEY WEST, FL
RESIDENTIAL DEVELOPMENT

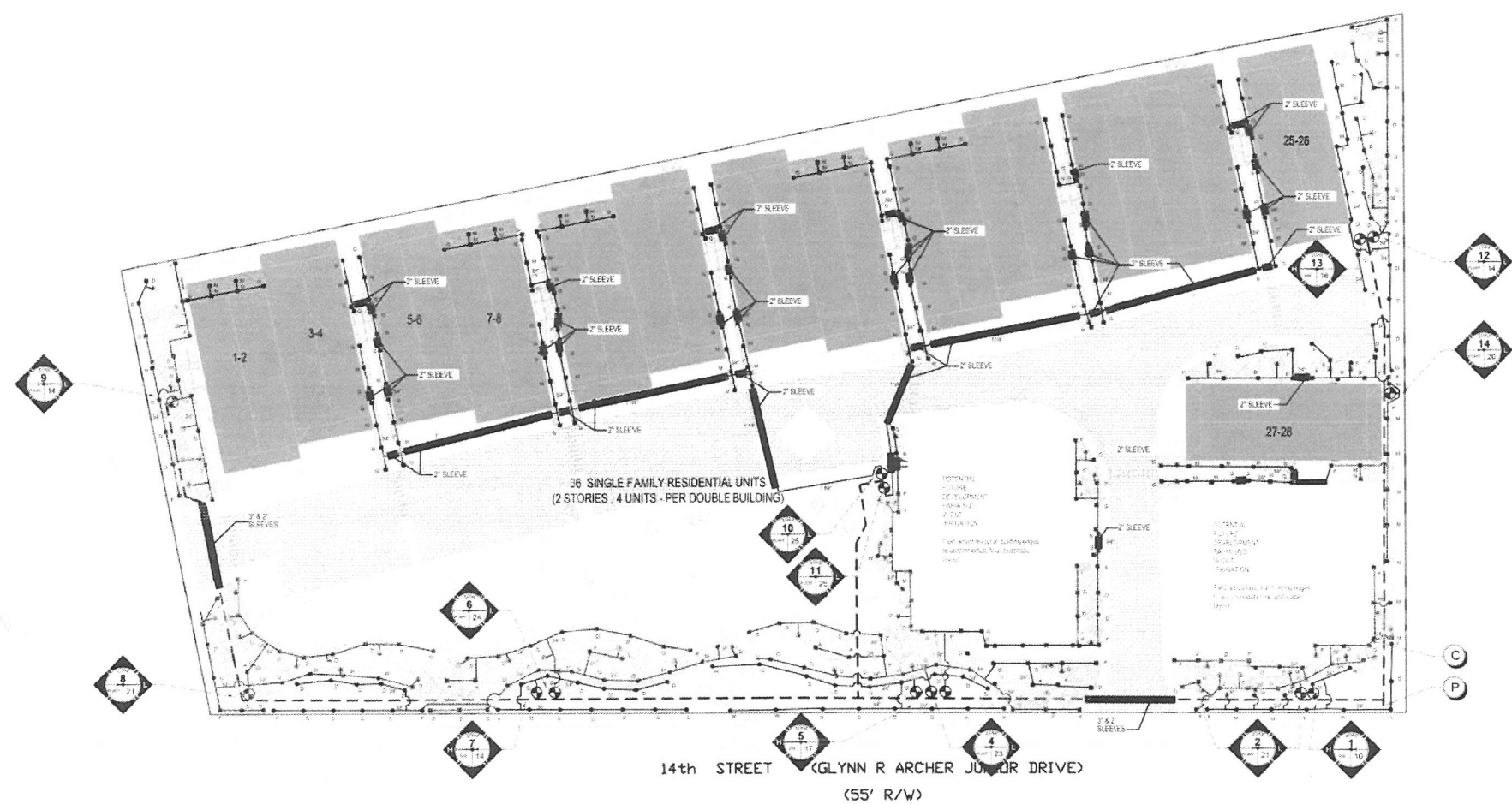
**IRRIGATION
CONCEPT
PLAN**

Sheet Number

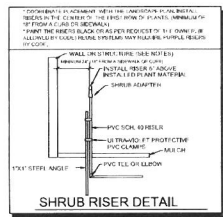
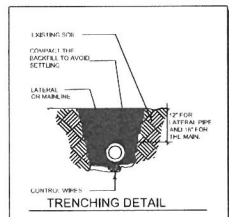
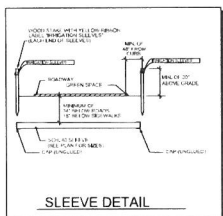
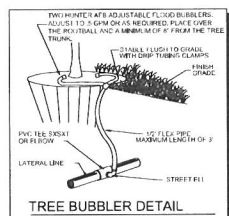
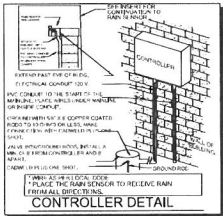
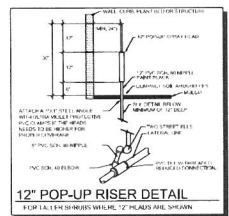
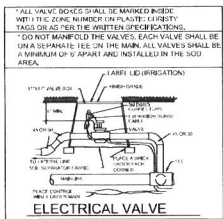
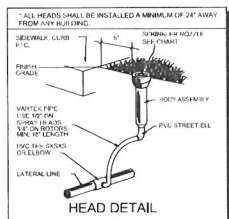
LI-1.1

Date - 10/26/2017

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IRRIGATION PLAN
SCALE: 1"=20'



GENERAL NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS, HAND DIG AROUND ANY EXISTING TREES, DO NOT CUT ANY ROOTS OVER 7" IN DIAMETER.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 1/2" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDED TEE WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GEL ON ALL CONNECTIONS.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLOBS, WALLS, THROTTLE ALL VALVES ON DRINK LINES AS REQUIRED TO PREVENT FLOODING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND REQUIRED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE OR NECLAM'S SYSTEMS.
- ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING JUNCTION BOXES AND WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINS AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN PROVIDES THE OWNER A POC OF THE AS-BUILT PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING REQUIRED WATER.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREA OR INSIDE A SOG 40 SLEEVE.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 12" FROM ANY SIDEWALK, PATIO OR ROAD. MINIMUM OF 24" WHERE THERE ARE NO SUPPORT STRUCTURES. THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY THE SHRUBS.
- THE CONTRACTOR SHALL TAKE CARE TO NOT DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL SLEEVES, EQUIPMENT AND CONNECTIONS AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL VOID THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR CROPS IN THESE AREAS.
- IN 48 HOURS BEFORE DIGGING, CALL 1-800-434-7475 (SPEAKING STATE ONE CALL CENTER).
- INSTALL THREE EXTRA CONTROL WIRFS TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRFS SHALL BE INSTALLED INSIDE OF SOG 40 CHAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

LITER	SPEC.	COLOR	4-1/2" 40 PIP	4-1/2" 40 PIP	RADIUS	ZONE LABELS
F	MP2000	RED	1/2"	1/2"	360"	1/2" FOR NUMBER
F	MP CORNER	TURQUOISE	1/2"	1/2"	100"	1/2" FOR NUMBER
C	MP CORNER	TURQUOISE	1/2"	1/2"	45"	1/2" FOR NUMBER
D	MP2000	BLACK	1/2"	1/2"	180"	1/2" FOR NUMBER
F	MP2000	BLACK	1/2"	1/2"	60"	1/2" FOR NUMBER
G	MP2000 STRIP	COOPER	22"	5' X 15'	END STRIP	1/2" FOR NUMBER
H	MP2000	BLACK	22"	5' X 15'	END STRIP	1/2" FOR NUMBER
M	MP2000	BROWN	44"	5' X 32'	SIDE STRIP	1/2" FOR NUMBER
S	MP2000	GRAY	25-30"	5' X 18'	END STRIP	1/2" FOR NUMBER
V	MP2000	BLUE	36"	36"	QUARTER	1/2" FOR NUMBER
W	MP2000	BLUE	1/2"	1/2"	180"	1/2" FOR NUMBER
X	MP2000	YELLOW	1/2"	1/2"	270"	1/2" FOR NUMBER
Y	MP2000	GRAY	1/2"	1/2"	360"	1/2" FOR NUMBER
Z	MP2000	GREEN	1/2"	1/2"	270"	1/2" FOR NUMBER

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INITIAL, CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER IN THE HEAD ON THE PLAN. DO NOT USE MP ROTOR NOZZLES. THE GPM DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT ONLY 100% ON TO BUILDINGS, WALLS, FENCES, ETC. THE HEADS SHALL BE SPACED AS SHOWN ON THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROL UNIT BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

LEGEND

USE HUNTER MP ROTATOR NOZZLES

- HUNTER PRS40 SPRAY SERIES 6" POP-UP
- HUNTER PRS40 SPRAY SERIES 12" POP-UP
- HUNTER PRS40 SPRAY SERIES SHRUB ADAPTER ON RISER
- TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
- CLASS 200 PVC MAINLINE 1 1/2"
- CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
- SOG 40 SLEEVE MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS I AMF1 ON THE PLAN
- HUNTER IGV ELECTRIC VALVE- SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"x17" VALVE BOX AND COVER
 - 0-25 GPM-1"
 - 26-50 GPM-1 1/2"
 - 51 AND HIGHER GPM-2"
- CONTROL IFR-HUNTER IGV- WHERE SHOWN ON THE PLAN, INSTALL WITH A HUNTER MINICLK RAIN SENSOR. GROUND WITH A MINIMUM 8" COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
- POINT OF CONNECTION TO A 1" WATER METER AND BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

ZONE CHART

ZONE	PLANT	IRRIGATION	WATER	PRECIP.	APPLIC.	ZONE	MINUTES	TOTAL
1	SOG	Spray	HIGH	0.75	1.5	13	60	600
2	PLANT	Spray	LOW	0.75	3.5	21	20	420
3	PLANT	Spray	LOW	0.75	3.5	24	20	480
4	PLANT	Spray	LOW	0.75	3.5	23	20	460
5	SOG	Spray	HIGH	0.75	1.5	17	60	1,020
6	PLANT	Spray	LOW	0.75	3.5	24	20	480
7	SOG	Spray	HIGH	0.75	1.5	14	60	840
8	PLANT	Spray	LOW	0.75	3.5	21	20	420
9	PLANT	Spray	LOW	0.75	3.5	14	20	280
10	PLANT	Spray	LOW	0.75	3.5	25	20	500
11	PLANT	Spray	LOW	0.75	3.5	25	20	500
12	PLANT	Spray	LOW	0.75	3.5	14	20	280
13	SOG	Spray	HIGH	0.75	1.5	15	60	900
14	PLANT	Spray	LOW	0.75	3.5	25	20	500
TOTAL GPM PER RUN CYCLE							358	440
TOTAL GPM PER WEEK (7 DAYS)							15,260	15,260

THE RUN TIMES SHOWN FOR THE ZONE ARE FOR ONE RUN CYCLE AND WILL PROVIDE THE REQUIRED AMOUNT OF WATER. IRRIGATION PER WEEK, TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO ALLOW THE IRRIGATION PER WEEK TO BE MAINTAINED. IRRIGATION TIMES SHALL BE SET TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAILY OR SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PREPARED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND ANY REQUIREMENTS. THE TOTAL IRRIGATION PER WEEK WILL BE LESS THAN THE TOTAL DEMAND FOR WEEK TIMES OF WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY VARIATIONS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

Certification Form



Exhibit D – BPAS Certification Form

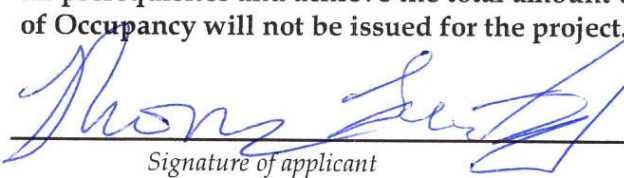
Building Permit Allocation System Application

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

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


Signature of applicant

Nov 4, 2020

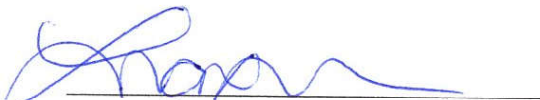
Date

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:** 1213 14th Street

Number and type of Units Requested: Market Rate 35 Affordable 11

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

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

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


- | | |
|---|------------------|
| a. Building more than 1.5' higher than the base flood elevation (+5) | Points _____ |
| 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	Florida Green Home Standard								
6	Version 11 Rev 0.0								
7	Pre-Application & Request for Yard Sign								
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:	511 Truman Avenue							
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., Orlando, FL 32801								
45	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:																	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>PAYMENT</p> <p>Do You Want A Yard Sign? (Free) _____</p> <p>Home Fees _____</p> <p>Bronze Plaques _____</p> <p>Florida Water Star Certification _____</p> <p><u>\$0.00</u> Total Amount Authorized</p> <p>Pay Online or Authorize Credit Card Here: (Visa/MC/AX)</p> <p>CC#: _____</p> <p>Expiration Date: _____</p> <p>Name on Card: _____</p> <p>Billing Zip Code: _____</p> <p>Signature: _____</p> </div> <div style="width: 45%;"> <p>Home Information</p> <p>Address: 1213 Glynn Archer Jr. Dr</p> <p>City/ST/Zip: Key West FL 33040</p> <p>County: Monroe</p> <p>Development: Stadium Mobile Home Park</p> <p>Please answer the following questions:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">New</td> <td>Is the home New or Existing?</td> </tr> <tr> <td>Multi</td> <td>Is this Single Family or Multi-Family?</td> </tr> <tr> <td>No</td> <td>Is this home Affordable? List Funding Source</td> </tr> <tr> <td>\$140,000</td> <td>Total Square Footage of home/unit</td> </tr> <tr> <td>121,856</td> <td>Conditioned Square Footage of home/unit</td> </tr> <tr> <td>TBD</td> <td>Sales Price</td> </tr> </table> <p>Optional Information</p> <p>Owner: Island-West Investment Corporation</p> <p>Company: Island-West Investment Corporation</p> <p>Address: 1213 Glynn Archer Jr. Dr</p> <p>City/ST/Zip: Key West FL 33040</p> <p>Phone: c/o 305-293-8983</p> <p>E-mail: Owen@owentrepanier.com</p> </div> </div>							New	Is the home New or Existing?	Multi	Is this Single Family or Multi-Family?	No	Is this home Affordable? List Funding Source	\$140,000	Total Square Footage of home/unit	121,856	Conditioned Square Footage of home/unit	TBD	Sales Price
New	Is the home New or Existing?																	
Multi	Is this Single Family or Multi-Family?																	
No	Is this home Affordable? List Funding Source																	
\$140,000	Total Square Footage of home/unit																	
121,856	Conditioned Square Footage of home/unit																	
TBD	Sales Price																	

	A	B	C	D	E	F
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.					Date: 11/6/2020
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)				135	
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		10		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:				135	
71	Total Needed:				100	
72	Certified Home Score				135	
73	Certification Level				Silver	

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

- | | | |
|-------|------------------------------|----------------------------------|
| P3.01 | <input type="checkbox"/> Yes | Landscape Considerations |
| | <input type="checkbox"/> 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	-	1	Ductwork joints sealed with mastic
E2.03	-	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	-	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	-	1	Light colored exterior walls (80% minimum) 79 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 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	-	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	-	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	79	112	Total Points

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

Name of HERS Rater: **To be determined**

Certifying Agent Category 1:

0

CATEGORY 2: WATER

Version 11 Rev 0.0

Revised 3-27-18

Category Minimum 15 / Category Maximum 40

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

W1.01	N/A	3	Water saving clothes washer
W1.02	N/A	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	N/A	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	N/A	2 - 3	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.06		1	Water Closet with UNAR MaP Rating of 600 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	N/A	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list
			0% :Percentage of drought tolerant plant
W5.03	N/A	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less then 50% of landscape
W5.05	N/A	2	No turf in densely shaded areas
W5.06	N/A	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	0	1	Non-Cypress mulch used
W5.09	0	2	Soil tested and amended where necessary

W6 Installed Irrigation

W6.01	10	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03	0	3	Landscape irrigated to FGBC standard
			0 Separate zones for turf and landscape beds - multi program controller
			0 High-volume irrigation does not exceed 60% of landscape area
			0 Head to head coverage for rotor/spray heads
			0 Micro-irrigation only in landscape beds and narrow areas
			0 Provide owner & FGBC with plan and instructions
W6.04	0	1	
	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	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
			Yes Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			- Medical or dental office
			Yes Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 School
			0 Supermarket
			- Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	10	21	Total Points

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

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

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	0	2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	0	1	Save and reuse any removed topsoil

Drainage / Retention

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

5 34 Total Points

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

Certifying Agent Category 4: 0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

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

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	-	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials
	0		minimum 80% of all new windows & doors are from local manufacturers & are operable
	0		50% of all doors are reused doors or 50% of all windows are reused windows
	0		80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

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

Durability

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

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

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

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

56 Total Points

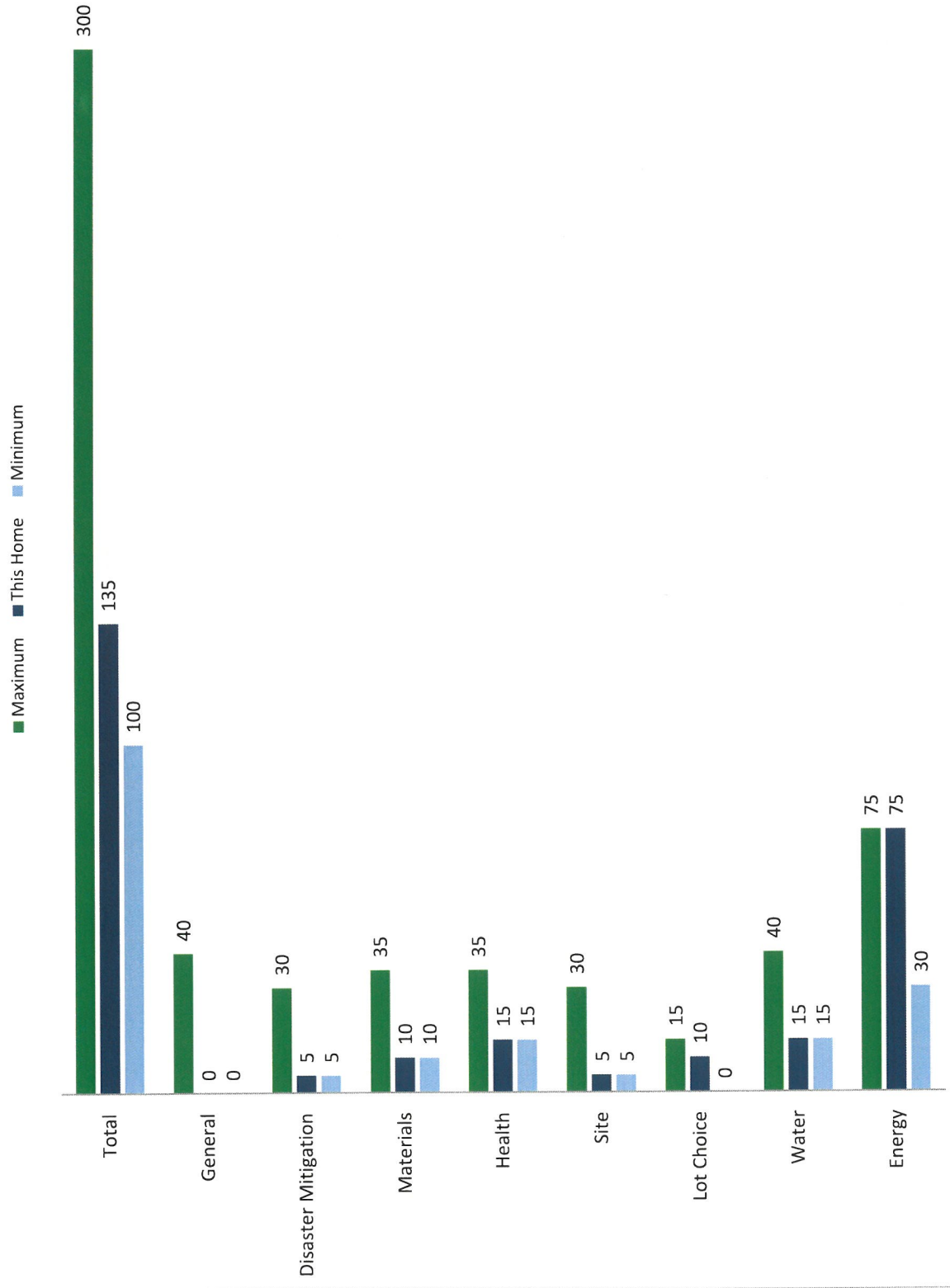
Total points for Category 8 (0 min / 40 max)

Certifying Agent Category 8:

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	15	15 - 40	
Category 3: Lot Choice	10	0 - 15	
Category 4: Site	5	5 - 30	
Category 5: Health	15	15 - 35	
Category 6: Materials	10	10 - 35	
Category 7: Disaster Mitigation	5	5 - 30	
Category 8: General	0	0 - 40	
Total:	135		
Total Need:	100		
Certified Home Score	135		
Certification Level:	Silver		
			Home Address
			1213 Glynn Archer Jr. Dr Key West FL 33040

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

FGBC Green Home Certification Summary Chart



PREREQUISITES:			Revised 3-27-18
At least one measure from each of the following:			
Required: One item from each of the following 3 prerequisites MUST be incorporated in the home for FGBC Certification			
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	Yes	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	Yes	No turf adjacent to natural water bodies(Low maintain plants instead)	
P2.03	Yes	Use of terraces, swales, or berms to slow storm water	
P2.04	Yes	Home site does not border natural water body	
Prerequisite 3: No Invasive Exotic Species			Certifying Agent Notes
P3.01	Yes	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	
Photo and plant list	[]	
Photo	[]	
Site plan	[]	

Prerequisite 3: Invasive Exotic Species	Submit	
none	[]	

	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				Certifying Agent Notes	
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				Certifying Agent Notes	
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				% 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		

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	A	B	C	D	E	F
37	E2.22	0	1	Efficient envelope volume		
38				Total Gross Wall Area		
39				1 Conditional Square Footage		
40				1 Number of Stories		
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	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		79	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		
Foundation type	# & size of windows		Roof Material / Color		
Insulation value	Tint / U-factor		Attic Details		
Perimeter / Area	Type of Frame		Conditioned ceiling Area		
Floor covering	Overhang details		Solar absorbance		
Walls	Ceilings		Roof deck insulation level		
Orientation	Ceiling style		Radiant barrier system		
Area	Insulation value		Attic Ventilation ratio		
Insulation value	Area				
Doors	Garage		Infiltration		
Door Area / U Value	Attached or not		Building envelope leakage		
Equipment					
Hot Water		Ducts		Appliances and Lights	
Type / location	Insulation value	Insulation value	Programmable Thermostat		
Efficiency	Duct Location	Duct Location	Refrigerator		
Daily usage	Air Handler Location	Air Handler Location	% fluorescent lighting		
Set Temperature	Amount of leakage	Amount of leakage	Ceiling fans		
Solar or heat recovery	Duct surface area	Duct surface area	Dishwasher		
Cooling		Heating		Photovoltaic's	
System Type	System Type	System Type	Array		
Capacity	Efficiency	Efficiency	Inverter		
SEER	Capacity	Capacity	Batteries		

	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	N/A	3	Water saving clothes washer		
7	W1.02	N/A	1	Low-flow shower heads (must be ≤ 2.0 gpm)		
8	W1.03	N/A	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	N/A	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	N/A	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	N/A	2	All plants/trees selected to be compatible with their location in the landscape		
31	W5.04	3	3	Turf less than 50% of landscape		
32	W5.05	N/A	2	No turf in densely shaded areas		
33	W5.06	N/A	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						
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	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	Yes		
21				Daycare center			
22				Dry Cleaners			
23				Fire station	-		
24				Fitness center or gym	Yes		
25				Laundromat			
26				Library			
27				Local Government Facility	Yes		
28				Medical or dental office			
29				Pharmacy	Yes		
30				Place of worship	Yes		
31				Police station	-		
32				Post office			
33				Restaurant	Yes		
34				School			
35				Senior Care Facility			
36				Supermarket	-		
37				Theater			
38				Other Neighborhood-serving retail	Yes		

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	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		10	21	Total Possible Points			
43							
44		10		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	1	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						
7	S1.01	2		Maximize tree survivability			Certifying Agent Notes
8	S1.02	0	1 - 2	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	1 - 9	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	1 - 2	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	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	2	Onsite designated retention area			
29	S4.02		2	Direct filtered rooftop runoff to planted area(s)			
30	S4.03	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)			
31				Partial Pervious			
32		60		% Pervious Material	5136	Total Lot Area (sq. ft.)	
33				Coverage Area (sq. ft.)	2900	100% Pervious sq. ft.	
34		0		Equivalent Pervious Area -->	2900	Equivalent Pervious Area (semi-pervious)	
35		2		Total points for pervious area			
36	5	34		Total Possible Points			
37							
38	5			Total points for Category 4 (5 min / 30 max)			
39							

	A	B	C	D	E	F	G	H
40	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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4	Certifying Agent Notes
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36	Certifying Agent Notes

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	A	B	C	D	E	F	G	H
1	CATEGORY 6: MATERIALS							
2	Category Minimum 10 / Category Maximum 35							
3		Points Achieved	Points Possible	Criteria				
4	M1 Components							
5	M1.01		1	Recycled content roof material				Certifying Agent Notes
6	M1.02	0	2 - 3	Certified sustainable lumber				
7			OR	homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified				
8				home has no exterior wood walls & 80% of remaining lumber used for the home is certified.				
9	M1.03		1	Engineered / alternative material for outdoor living			..	
10	M1.04		1	Concrete with fly ash or blast furnace slag				
11	M1.05		1	Recycled content siding or soffit material				
12	M1.06	1	1	Eco-friendly insulation				
13	M1.07		1	Recycled content drywall				
14	M1.08		1	Recycled content paint				
15	M1.09		1	Steel interior studs				
16	M1.10	-	1	Eco-friendly flooring material				
17	M1.11		1	Eco-friendly ceiling materials				can not also claim H3.7
18	M1.12	0	1 - 3	Locally produced materials				
19				minimum 80% of all new windows & doors are from local manufacturers & are operable				
20				50% of all doors are reused doors or 50% of all windows are reused windows				
21				80% of all structural components are from local sources - includes panelized & modular systems				
22								
23	M2 Waste Reduction							
24	M2.01		3	Resource efficient wall system with integral insulation				Certifying Agent Notes
25	M2.02	2	2	Develop a construction and demolition waste management plan				
26	M2.03	0	2 - 4	Implement job site waste management				
27				# of items implemented				
28				List items (i.e.: a, b, c, etc.)				
29	M2.04	1	1	Compost bin/built in collection of recyclables				
30	M2.05	0	1 - 2	Pre-Engineered roof and floor components				
31				80% of floor (or code allowance)		80% of roof (or code allowance)		
32	M2.06		1	Finger jointed or laminated products				
33	M2.07	-	1	Eco-friendly trim				
34	M2.08	-	1	Perimeter based on 2 foot dimensions				
35	M2.09		1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls				
36	M2.10		1	Stack framing				
37	M2.11		1	2-stud corners with drywall clips				
38	M2.12		1	T-wall with drywall clips and/or ladder type exterior tee framing				
39								
40	M3 Durability							
								Certifying Agent Notes

	A	B	C	D	E	F	G	H
41	M3.01	1	1	1	Roof slope ≥ 3 in 12 but ≤ 6 in 12			
42	M3.02		1	1	Large overhangs (eave and gable)			
43	M3.03		1	1	Air admittance vents			
44	M3.04		1	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen			
45	M3.05	-	1	1	Siding and exterior trim primed all sides			
46	M3.06	1	1	1	Plants/turf minimum of 2-ft. from foundation			
47	M3.07	1	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation			
48	M3.08	1	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances			
49	M3.09	2	2	2	Automatic in home water sensor/shut off system installed			
50	M3.10		1	1	Access panel to non-accessible plumbing fixture installed			
51	M3.11	-	1	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						
54		5		Total points for Category 7 (5 min / 30 max)		
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					

	A	B	C	D	E
40	Certifying Agent Category 8:				

	F
1	
2	Revised 3-27-18
3	
4	Certifying Agent Notes
5	
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7	
8	Certifying Agent Notes
9	
10	
11	
12	
13	Certifying Agent Notes
14	
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17	Certifying Agent Notes
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21	
22	
23	
24	Certifying Agent Notes
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30	
31	
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	F
40	

	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)	135				
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	10	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:	135				
71	Total Needed:	100				
72	Certified Home Score		135			
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		Number of Buildings			
26		Number of Units			
27					
28	\$100	MEMBER Fee			
29	\$100	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	Date: 11/6/2020				
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)	135			
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	10	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:	135			
71	Total Needed:	100			
72	Certified Home Score		135		
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
1213 14th Street (RE # 00065030-000000)

Dear Mr. Trepanier,

Thank you for your BPAS application for thirty-five (35) market-rate residential dwelling units and eleven (11) affordable-rate residential units on property located at 1213 14th 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 a major development plan, landscape waiver, and a possible variance to the minimum parking requirements.

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

MEMORANDUM

Date: January 8, 2021
To: Ms. Melissa Paul-Leto, City of Key West Planning Department
From: Thomas Francis-Siburg
CC: Mr. Owen Trepanier
Re: **BPAS Application Revisions – 1213 14th Street**



The BPAS application submitted 11/06/2020 requested 35 market-rate and 11 affordable residential dwelling units from the BPAS unit pool. These 46 BPAS units would bring the density of 1213 14th Street to 360 units, exceeding the density permitted by code of 358 units. Trepanier & Associates is formally reducing the request from a total of 35 market-rate and 12 affordable to a total of 34 market-rate and 10 affordable residential dwelling units.

The revisions are limited to following (all else remains unchanged):

BPAS Permit Application System Application

- Sec. B – Existing and Proposed Dwelling Unit Information table to reflect the revised BPAS allocation request of 34 market rate and 10 affordable residential units.

BPAS Application analysis write-up

- Pg. 1 – Intro summary to reflect the revised BPAS allocation request of 34 market rate and 10 affordable residential units.
- Pg. 2 – Project Description (Sec. 108-229) to reflect the revised BPAS allocation request of 34 market rate and 10 affordable residential units.
- Pg. 2 – Site Data to reflect the revised proposed density of 258 dwelling units, complying with MDR density requirements of 16 du/acre.
- Pg. 4 – Residential Developments (Sec. 108-231) to reflect a proposed residential development of 80 single family residential dwelling 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 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-293-8983

Office: 305-293-8983

Email: Owen@owentrepanier.com

PROPERTY OWNER:

Name: Island West Investment Corp

Mailing Address: 1213 Glynn Archer Jr. Dr.

City: Key West

State: FL

Zip: 33040

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

Office: C/o 305-293-8983

Email: C/o Owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1213 14th Street

Parcel ID RE#: 00065030-000000

Alternate Key: 1065552

Zoning District: MDR

Size of Site: 22.38 ac (974,872.8 sq. ft.)

Density Allowed: 16 du / acre

Commercial Floor Area: 1,880 sq. ft.

B. EXISTING DEVELOPMENT:

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

The property is a 22.38 ac (974,872.8 sq. ft.) mobile home park with 278 mobile homes and a vacant parcel that is 121,633 sq. ft. The vacant lot is the subject location for this application.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	278	278+27 BPAS Approved	34
Affordable Residential Dwelling Unit(s) ²	0	0+9 BPAS Approved	10
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			44

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
☒ Variance(s)
☐ Lawful Unit Determination
☐ Other

☐ Minor Development Plan
☐ Beneficial Use
☐ Transient Transfer

☐ Conditional Use
☒ HARC
☐ Tree Commission

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

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

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

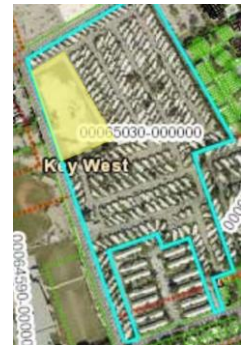
- (i) The applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.
- (ii) The applicant seeks to create an accessory unit(s) but the impervious surface and/ or building coverage ratio maximums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

BPAS Application Island West

1213 14th Street, Key West, Florida (RE# 00065030-000000)



This application is a request for 34 non-transient market rate BPAS allocations to construct new non-transient market rate residential units and 10 affordable BPAS allocations to construct new affordable residential units on the vacant lot at the corner of 14th Street and Northside Drive. These 46 units are in addition to the previously approved 36 non-transient market rate BPAS allocations awarded on April 19, 2018. The 8 structures housing these 82 units will be designed as 2-story buildings over parking. The size of the structures varies depending on the number of units located therein. Units will be a mix of 1-bed/bath, 2-bed/bath, 3-bed/bath, and 4-bed/bath suites. In order to meet & exceed the 30% affordable requirement, 9 of the previously approved 36 non-transient market rate BPAS allocations will developed as affordable housing, totaling 62 non-transient market rate units and 20 affordable units (18.6 affordable units required) will be deed restricted as affordable housing.



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

Sec. 108-227 – 108-228

Identification of Key Persons:

Name of development:	Island-West
Owners Authorized Agent:	Trepanier & Associates, Inc.
Scale:	As noted on Plans
Preparation and revision dates:	As noted on plans
Location:	1213 Fourteenth Street
Owner:	Island-West Investment Corporation
Architect/ Engineer:	Will Shepler
Surveyor:	Island Surveying, Fred Hildebrandt
Legal and Equitable Owners:	Island-West Investment Corporation

- Kenneth Harding
- Richard A Harding
- Jeffery A Harding
- Patricia A Harding
- Robert Hiller

Project Description (Sec. 108-229):

The proposed project site is a vacant parcel within the Stadium Mobile Home Park at 1213 14th Street. The vacant lot is sited between the Searstown shopping center, Key West High School athletic stadium and Poinciana Elementary School.

The proposed development will be eight 2-story buildings over parking; with a mix of 1-bed/bath, 2-bed/bath, 3-bed/bath, and 4-bed/bath suites. The layout of the site will allow for future expansion.

All required parking for both automotive and bicycle will be provided on-site.

To satisfy the affordable housing requirement¹, [61 MR units x 30% = 18.3 (19) affordable units] 9 of the previously approved 36 non-transient market rate BPAS allocations will developed as affordable housing, totaling 61 non-transient market rate units and 19 affordable units.

1213 14 th St.	Market-Rate	Affordable
Approved BPAS Allocations	27	8.1
Additional Proposed BPAS Allocations	34	10.2
Total	61	18.3 (19)

SITE DATA:

SITE DATA		PERMITTED/ REQUIRED	EXISTING	PROPOSED
Zoning		MDR	MDR	MDR
Height		35 ft.	20 ft.	35 ft.
Site Size	Entire Site	1 ac (43,560 sq. ft.)	22.38 ac (974,872 sq. ft.)	No Change
	Vacant Lot	1 ac (43,560 sq. ft.)	2.78 ac (121,349 sq. ft.)	No Change
Density	Entire Site	16 u/a (358)	278 units	358 units
Floor Area Ratio	Entire Site	NA	1,880 sq. ft. ²	No Change
	Vacant Lot	NA	0	No Change
Building Coverage	Entire Site	40% (389,949 sq. ft.)	20% (201,428 sq. ft.) ³	24% (238,384 sq. ft.)
	Vacant Lot	NA	0% (0 sq. ft.)	30% (36,956 sq. ft.)
Impervious Surface	Entire Site	60% (584,923 sq. ft.)	38% (371,428 sq. ft.)	45% (444,344 sq. ft.)
	Vacant Lot	NA	95% (115,281 sq. ft.)	60 % (72,809 sq. ft.)
Setbacks ⁴	Front	30 ft.	30 ft.	30 ft.
	Side	25 ft.	NA	NA
	Street Side	25 ft.	NA	NA
	Rear	25 ft.	NA	NA
Auto Parking	Entire Site	1 spaces/unit	278	381
	Vacant Lot	2 spaces/MR unit (54 sp)	0	103 ⁵
Bike Parking	Entire Site	10% of auto (28 sp)	0	134
	Vacant Lot	10% (5 sp)	0	78
Scooter Parking	Entire Site	NA	NA	72
	Vacant Lot	NA	0	72

¹ Code Sec. 122-616

² According to the Monroe County Property Appraiser's Record

³ Taken from 5.3.2001 Letter to DCA Regional from owner

⁴ Setbacks for the existing mobile homes are grandfathered pursuant to Ch. 583.382 of the FL. Stat.; the proposed new development will comply with all applicable (front) setbacks.

⁵ 72 spaces are required by code, excess spaces are provided and anticipated for future development

LOCATION:

This mobile home residential property is in what is known locally as “new town” at the corner of 14th Street and Northside Drive. It is centrally located next to area shopping centers, multi-family complexes, business offices, banks, grocery stores, restaurants, an elementary school and athletic fields.

FLOOD ZONE:

According to the 2005 FEMA Flood Insurance Map, the property is located within the AE-8 base flood elevation (BFE) zone. (Panel #12087C1509K) This means that new construction is required to have the first floor elevation of habitable space to be 1.5 ft. above the BFE or, for this project, 9.5 ft. This project proposes all new structures will be built 4 feet above BFE.



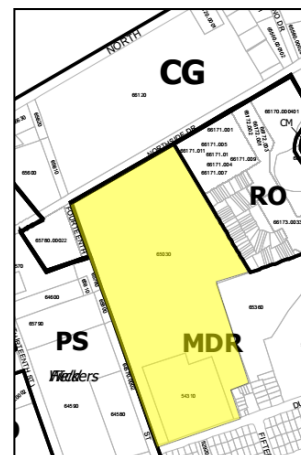
FUTURE LAND USE MAP DESIGNATION (“FLUM”):

The property’s FLUM designation is Medium Density Residential (“MDR”) Objective 1-1.2.1: of the comprehensive plan establishes that sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies such as Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse and Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.



ZONING (“MDR”):

The intent of the Medium Density Residential (MDR) is established to implement comprehensive plan policies for areas designated "MDR" on the comprehensive plan future land use map. The MDR district shall provide sufficient land area for *medium density* residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses. The MDR district shall accommodate a mixture of single-family and multiple-family structure types. Supportive community facilities and accessory land uses may be located within areas designated "MDR." This district shall not accommodate transient lodging and guesthomes, commercial uses or freestanding office buildings. However, accessory uses, including approved home occupations, conducted within the residential structures are permitted so long as all such accessory uses are customarily incidental to and subordinate to the



residential use. Other customary accessory uses and community facilities may also be located in areas designated MDR.

Review of specific *densities* of developments shall be directed toward preserving stability of established residential areas. Sites for *medium density* residential developments should be located so that they provide a smooth transition between lower *density* residential areas and areas developed and/or designated for other more intense uses. Generally, *medium density* areas should be located between the perimeter of low *density* residential areas and areas of high *density* residential concentrations or other less restrictive uses.

Residential Developments (Sec. 108-231):

The proposed residential development will consist of eight structures housing a total of 44 dwelling units. Each unit will consist of four bdrms and 4 baths. The structures will be two stories over parking for a total height of 35 ft. The structures will have a mix of 1 bed/bath, 2 bed/bath, 3 bed/bath, and 4 bed/bath single-family units.

- 1 bed/bath single family units; approx. 439 sq. ft.
- 2 bed/bath single family units; approx. 877 sq. ft.
- 3 bed/bath single family units; approx. 1,502 sq. ft.
- 4 bed/bath single family units; approx. 2,176 sq. ft.

Total: 80 single family residential dwelling units

Intergovernmental Coordination (Sec. 108-232):

As a major development plan, coordination will occur through the development review process of the City of Key West and all applicable Regional, State and Federal Agencies.

SOLUTION STATEMENT:

Key West and the Florida Keys employee sustainability is severely impacted by the lack of affordable housing for the work force population that is crucial to the Keys' economy. The geographic constraints, size and LDRs are constant obstacles for overcoming this critical issue. The proposed application seeks to increase the number of residential units currently existing on the site in order to provide relief from part of this housing crisis by providing a clean, safe, economic alternative to housing.

This project will exceed the minimum requirements for affordable housing by converting fifteen existing market-rate dwelling units into deed restricted affordable units. The first finished floors will exceed minum flood plain elevations; storm water management will come into compliance on the development site and will include rainwater catchment and drainage swales. The project will feature high-voltage electrical conduit for electric car charging; light colored, solar reflective non-roof materials and energy-rated appliances, lighting and mechanical systems.

Per Sec. 108-997 (b) Prerequisites

- a. All new units are to be constructed in compliance with and obtain green building certification as per attached point sheet.
- b. The proposed new construction will be constructed so the first habitable floor exceeds 1.5 feet above the required base flood elevation. This site is within the AE-8 flood zone and the first habitable floor will be 4 ft. above BFE.
- c. The proposed new construction will be constructed with a rainwater catchment system that will hold an amount equivalent to 100% of the new roof area in gallons.

As well as:

- being designed by a LEED certified architect
- exceeding the minimum required percentage of affordable housing
- contributing to the Arts in Public Places
- improving stormwater management on the site
- provide energy rated appliances
- providing electric car charging stations
- use light colored, highly reflective materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29

Density

MDR zoning allows for 16 dwelling units per acre. With a site size of 22.38 ac (974,872.8 sq. ft.), the permitted number of residential units is 323. This property currently has 279 residential units on site and this proposal is to add 46 additional residential unit for workforce housing.

Building coverage

Building coverage is currently at ~20% of the permitted 40%. The proposed new development will increase building coverage to ~26% (259,716 sq. ft.). No variance is required.

Open space and Landscaping

The proposed development site is currently a vacant portion of the larger mobile home park.

Storm water and Surface Water Management (Article VIII):

Storm water management will be addressed by a rainwater catchment system as well as appropriate landscape design.

Parking

Two parking spaces will be required for every dwelling unit as this is a multi-family development outside of the historic district. If the parking requirement is not met, a variance will be obtained to allow for bicycle substitution (4 bicycles per 1 parking space). All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on plans.

Height

The proposed plan falls within the height limitation for the MDR zoning district.

Exterior Lighting

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

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

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed removal of existing commercial use and replacement with residential use of five units.

Policy 2-1.1.1- Transportation

Please see attached Traffic study by KBP Consulting, Inc.

Notwithstanding the attached traffic study provided, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to be 84,614 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use by approximately 11,200 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁶	LOS	Daily Capacity ⁷	
Proposed	100g/capita/day	[(278 x 2.63) MH capita + 112 bdrms] x 100g = 84,314 gal	100g/capita/day	3 capita x 100g = 300 gal	84,614 gal
Existing	100g/capita/day	(278 x 2.63) MH capita x 100g = 73,114 gal	100g/capita/day	3 capita x 100g = 300 gal	73,414 gal

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2. A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be 84,324.48 gal/day

Summary Response: There is currently no sanitary sewage generated by this vacant lot. The proposed residential development will generate approximately 11,200 gallons per day of new usage; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ⁸	Rate	Daily Capacity ⁹	
Proposed	100 g/capita/day	[(278 x 2.63) MH capita + 112 bdrms] x 100g = 84,314 gal	660 gal/acre/day	0.04 ac x 660 gal = 28.48 gal	84,342.48 gal
Existing	100 g/capita/day	(278 x 2.63) MH capita x 100g = 73,114 gal	660 gal/acre/day	0.04 ac x 660 gal = 28.48 gal	73,142.48 gal

⁶ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

⁷ Based on 3 employees

⁸ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

⁹ Based on existing office space

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.¹⁰

Policy 4-1.1.2. D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand will increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs./capita/day) and the solid waste LOS for residential development is 2.66 lbs./capita/day).

The solid waste is anticipated to be 2,261.86 lbs./day

Summary Response: Currently the lot is vacant therefore there is no solid waste generated by the current use. The proposed development will generate approximately 297.92 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹¹	LOS	Daily Capacity ¹²	
Proposed	2.66 lbs./capita/day	[(278 x 2.63) MH capita + 112 bdrms] x 2.66 lbs. = 2,242.75 lbs.	6.37 lbs./capita/day	6.37 x 3 = 19.11 lbs./day	2,261.86 lbs.
Existing	2.66 lbs./capita/day	(278 x 2.63) MH capita x 2.66 lbs. = 1,944.83 lbs.	6.37 lbs./capita/day	6.37 x 3 = 19.11 lbs./day	1,963.94 lbs.

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc.

¹⁰ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

¹¹ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

¹² Based on 3 employees

reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹³

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is (0.25 lbs./capita/day) and the recyclable waste LOS for residential development is 0.50 lbs./capita/day).

The recyclable waste is anticipated to be 422.32 lbs./day

Summary Response: The current lot is vacant and therefore does not produce any recyclable material. The proposed development is expected to generate approximately 56 pounds per day of recyclable waste. The team will coordinate with waste management services to provide an adequate number of waste & recycling containers.

Designation	Residential		Nonresidential		Total
	LOS	Daily Capacity ¹⁴	LOS	Daily Capacity ¹⁵	
Proposed	0.5 lbs./capita/day	[(278 x 2.63) MH capita + 122 bdrms] x 0.5 lbs. = 421.57 lbs.	0.25 lbs./capita/day	0.25 x 3 = 0.75 lbs.	422.32 lbs.
Existing	0.5 lbs./capita/day	(278 x 2.63 x 0.5 lbs. = 365.57 lbs.	0.25 lbs./capita/day	0.25 x 3 = 0.75 lbs.	366.32 lbs.

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

¹³ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

¹⁴ For the purposes of LOS, "capita" was calculated using the following: capita of Stadium Mobile Home Park was calculated as *mobile home units x persons/household* using the 2009-2013 US Census Data 2.63 persons/household, and capita of the proposed units was calculated as *1 person / bedroom*. This is an overestimation, providing for max occupancy when all rooms are rented.

¹⁵ Based on 3 employees

- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

Construction Management Plan and Inspection Schedule (Sec 108-248):

The proposed development is single-phase. Construction is proposed to progress steadily based on Key West LDRs, building codes, and funding. Construction is expected to commence as soon as possible.

BPAS Application

Island West

1213 14th Street, Key West, Florida (RE# 00065030-000000)



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.