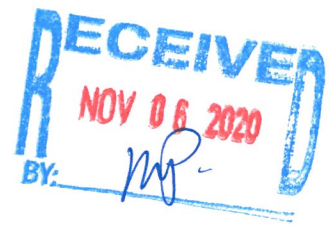


1663 Dunlap Drive

2 market-rate & 1 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: City of Key West- Karen Wilman

Mailing Address: 1300 White Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-809-3963

Email: karen.wilman@cityofkeywest-fl.gov

PROPERTY OWNER:

Name: City of Key West- Gregory W. Veliz

Mailing Address: 1300 White Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-809-3879

Email: gveliz@cityofkeywest-fl.gov

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1663 Dunlap Drive

Parcel ID RE#: 00064740-000200 Alternate Key: _____

Zoning District: MDR Size of Site: 18,693.46

Density Allowed: 8 Commercial Floor Area: 1,985 sf per floor = 5,955 sf

B. EXISTING DEVELOPMENT:

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

The property is currently being used by the Key West Police Department. There are four units in a two story building. The building will be demolished due to a mold issue.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	4		2
Affordable Residential Dwelling Unit(s) ²			6
Transient Unit(s)			----- N/A -----
Accessory Dwelling Unit(s) ³			
Single Room Occupancy Unit(s)			
Nursing Home Unit(s)			
Total Number of Units Requested			8

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

☒ 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.



THE CITY OF KEY WEST

1300 White Street, Key West, FL 33041-1409 (305) 809-3700

Building Permit Allocation System

Date: November 6, 2020

To: Melissa Paul-Leto, Planner

From: Karen Wilman, Sr. Construction Manager

Subject: Key West Police Department- Work force housing

Description of Proposed Development and Use

The City of Key West is working with the Key West Police Department, to building 8 units of workforce housing, located at 1663 Dunlap Drive. The property was gifted to the City, from the Navy, in November of 1999. The current building is a 2 story CBS Townhouse that contains 4 units. The building will need to be demolished due to mold issues.

The proposed property will have a total of 8 units consisting of (4) one-bedroom units and (4) two-bedroom units. The property will be three stories in height, and each unit will have access to a private outdoor space. The parking lot will have 10 regular parking spots and 1 ADA parking space. An ADA ramp will be provided for the accessible units on the first floor. An elevator will not be provided, but may be added in the future.

Solution Statement

- a. The project will address community issues in various ways.
 1. Workforce Housing- affordable workforce housing is greatly needed for the Police Department to attract new hires, and will provide them an affordable, safe, and clean place to live in Key West.
 2. Safe and Clean building- the current building has mold and is not safe for use. We will be providing a new building with healthy indoor air quality.
 3. Environmental- The building will meet the baseline green building certification by providing energy efficient mechanical systems and lighting systems. The site will meet the standard for rainwater catchment systems. See below for more information.

- b.** This project will be a major development project and will need to meet the following minimum requirements:

 - a.** Florida Green Home- The proposed building will meet or exceed requirements for baseline green building certification for Florida Green Home. Enclosed is a checklist that highlights possible points for the project. Currently the point total is higher than what is required. The main points will come from the following:

 - i. Energy Efficient heating and cooling systems for the building
 - ii. Smart Building Design- Items on the list that will be done as “good design” practice. For example, light colored building material to reduce solar heat gain. Smart landscaping that reduces the need for watering while providing shade for the building.
 - iii. Rainwater containment system
 - iv. Lot Choice- the lot is in the heart of Key West with access to mass transit, parks, green space, and within proximity to retail/ shops.
 - b.** Flood Elevation- The new building first floor elevation will be 1.5 feet above base flood elevation.
 - c.** Rainwater Catchment system will be designed to meet the requirements of the city and will be used for site irrigation.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name City of Key West

For Insurance Company Use:

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Dunlap Court, KWPD Special Ops.

Company NAIC Number

City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
BK 19, LTS 2 thru 10 and part of LT 11 and part of Land N. of said BLK, KW, KW FWDN SUB, Plat 2, Parcel ID 00064740-000000

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

A5. Latitude/Longitude: Lat. 24 33.900 Long. 81 47.548

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

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

A7. Building Diagram Number 1

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

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

A9. For a building with an attached garage:

- a) Square footage of attached garage n/a sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

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

B2. County Name
Monroe

B3. State
Florida

B4. Map/Panel Number
12087C1509

B5. Suffix
K

B6. FIRM Index
Date 2/18/05

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

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
7'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
Designation Date _____ ☐ CBRS ☐ OPA ☐ Yes ☒ No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized Bayou Vertical Datum NGVD 1929

Conversion/Comments _____

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.51
b) Top of the next higher floor 17.1
c) Bottom of the lowest horizontal structural member (V Zones only) n/a
d) Attached garage (top of slab) n/a
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 6.6
f) Lowest adjacent (finished) grade next to building (LAG) 5.7
g) Highest adjacent (finished) grade next to building (HAG) 6.2
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.9

Check the measurement used.

- ☒ feet ☐ meters (Puerto Rico only)
☒ feet ☐ meters (Puerto Rico only)
☐ feet ☐ meters (Puerto Rico only)
☐ feet ☐ meters (Puerto Rico only)
☒ feet ☐ meters (Puerto Rico only)
☒ feet ☐ meters (Puerto Rico only)
☒ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

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

Certifier's Name Frederick H. Hildebrandt

License Number PLSM 2749

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

Company Name Island Surveying Inc.

Address 3152 Northside Drive

City Key West

State FL

ZIP Code 33040

Signature

Date 8/13/12

Telephone (305) 293-0466

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

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Dunlap Court, KWPD Special Ops.

City Key West State FL ZIP Code 33040

For Insurance Company Use:

Policy Number

Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments A5. Lat. and Long. obtained using hand held G.P.S. C2.e) Hot water heater at elevation 6.2'

Signature

Date 8/13/12

☒ Check here if attachments

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

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

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

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

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

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☒ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____

G10. Community's design flood elevation _____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☒ Check here if attachments

Building Photographs

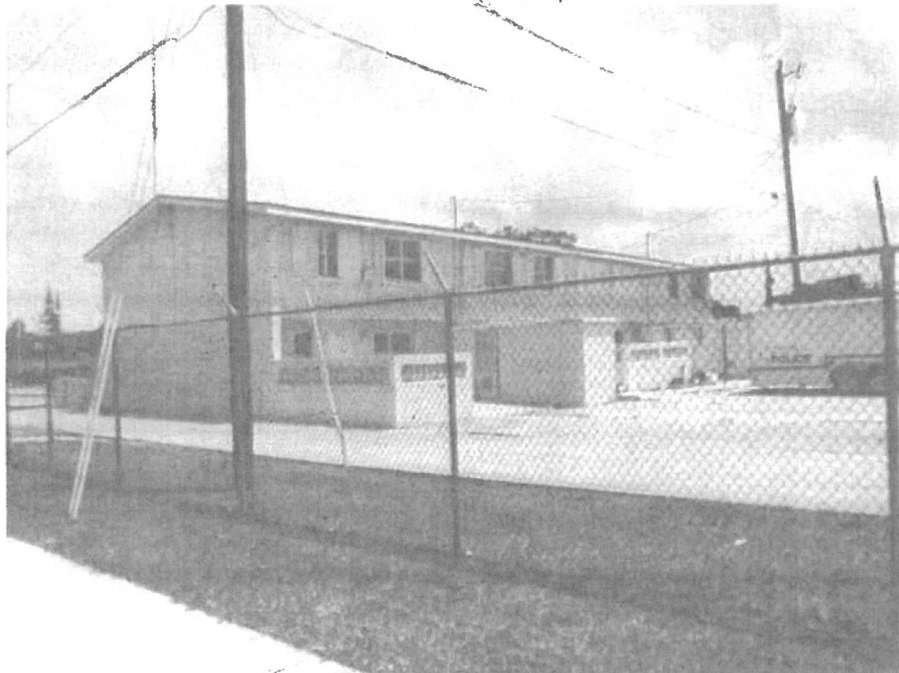
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Dunlap Court, KWPD Special Ops.	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.



Front View (8/9/12)



Rear View (8/9/12)

Authorization & Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Gregory Veliz, 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:

1663 Dunlop Drive, Key West FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Nov 10, 2020 by
date

Gregory W. Veliz
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Dorian E. Patton III
Name of Acknowledger typed, printed or stamped



GG 957401
Commission Number, if any

Warranty Deed

STATE OF FLORIDA)
)
 COUNTY OF MONROE)

MONROE COUNTY
 OFFICIAL RECORDS

FILE # 1 1 5 4 6 3 2
 BK# 1 5 0 7 PG# 5 4 6

RCD Dec 03 1999 02:48PM
 DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
 12/03/1999 *[Signature]* DEP CLK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the United States of America, acting by and through the Department of the Navy, pursuant to Section 203(p)(1) of the Federal Property and Administrative Services Act of 1949, as amended ("Act") Pub. L. 81-152, 63 Stat. 377, 40 U.S.C. 484(p), (hereinafter called "GRANTOR") whose mailing address is Southern Division, Naval Facilities Engineering Command, P.O. Box 190010, 2155 Eagle Drive, North Charleston, SC 29419-9010, for and in consideration of Ten Dollars (\$10.00), the performance by the City of Key West (hereinafter called "GRANTEE") of the covenants, conditions and restrictions hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged does hereby bargain, sell, remise, release, quitclaim and convey unto the Grantee the following described real property and related personal property in County of Monroe, Florida (herein called the "Property") to wit:

0.43 acres of land, more or less, located in Poinciana Housing Complex, Key West, Florida, described in Exhibit "A", attached hereto and made a part hereof.

The Property contains Building No. P-1663.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, its successors and assigns forever.

Subject, however, to any easements and rights-of-way for roads, highways, pipeline, and public utilities of record, and subject to the following covenants, conditions and restrictions.

The property hereby conveyed has heretofore been declared surplus to the need of the United States of America and is presently under the jurisdiction of the Department of the Navy, is available for disposal pursuant to Title XXIX of Public Law 101-510 and Title 40 U.S.C.A. 484.

A Finding of Suitability to Transfer (FOST) is attached as Exhibit "B" and an Addendum for Transfer to the Environmental Baseline Survey for Lease (AFTEBSL) is attached as Exhibit "C" to the Deed; an Environmental Baseline Survey (EBS) report is referenced in the FOST; the FOST, AFTEBSL, and EBS reference environmental conditions on the Property and on other property not subject to this Deed. Those restrictions and environmental conditions described in the FOST, AFTEBSL, and EBS which are applicable to the Property are contained in this Deed. The FOST sets forth the

basis for the GRANTOR's determination that the Property is suitable for transfer. The GRANTEE is hereby made aware of the notifications contained in the EBS, AFTEBSL, and the FOST.

**NOTICE OF HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCTS
STORED FOR MORE THAN ONE YEAR OR MORE KNOWN TO HAVE BEEN
RELEASED OR DISPOSED OF.**

The information contained in this notice is required under the authority of Section 120(h)(3) of the Comprehensive Environmental Response, Liability, and Compensation Act 9CERCLA or "Superfund") 42 U.S.C. Section 9620(h)(3) and (h) (4).

Petroleum fuel products, paints, and janitorial supplies were stored in quantities below that required for reporting under 40 CFR 373 (EPA Hazardous Substances Reporting Requirements for Selling or Transferring Federal Real Property).

GRANTEE hereby acknowledges that Lead-Based Paint has been identified in Building P-1663. A lead Based paint Disclosure Statement is provided as Exhibit "D" to this Deed.

GRANTEE hereby acknowledges that non-friable asbestos containing material (ACM) has been found on the property. The ACM on the property does not currently pose a threat to human health or the environment. GRANTEE shall manage the ACM in accordance with applicable laws and regulations.

GRANTOR covenants that any response or corrective action found to be necessary after such date of transfer shall be performed by the United States.

GRANTEE covenants that the GRANTOR, its officers, agents, employees, contractors and subcontractors, in accordance with Section 120(h) of Comprehensive Environmental Response, Compensation and Liability Act, shall have access to the Property in any case in which remedial action or corrective action is found to be necessary after the date of the conveyance of the Property. GRANTEE agrees to comply with activities of the GRANTOR in furtherance of these covenants and will take no action to interfere with future necessary remedial and investigative actions of the GRANTOR. The GRANTOR and the GRANTEE agree to cooperate in good faith to minimize any conflict between necessary environmental investigation and remediation activities and operations of GRANTEE, its successors and assigns, and of any Lessee or any Sublessee of the Property. Any inspection, survey, investigation, or other response or remedial action will to the extent practicable, be coordinated with representatives designated by GRANTEE or its successors and assigns.

The GRANTOR recognizes its obligations under Section 330 of the National Defense Authorization Act of 1993, as amended (Pub.L. No. 102-484).

FILE #11154632
BR#1607 PG#547

GRANTEE covenants for itself, successors, and assigns and every successor in interest to the Property, or any part thereof, that GRANTEE and such successors, and assigns shall not discriminate upon the basis of race, color, religion, disability, or national origin in the use, occupancy, sale, or lease of the Property, or in their employment practices conducted thereon. This covenant shall not apply however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to Property used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

GRANTEE agrees to comply with the provisions of any health or safety plan in effect during the course of any of the above described response or remedial actions. Any inspection, survey, investigation, or other response or remedial action will, to the extent practicable, be coordinated with representatives designated by GRANTEE and any lessee. GRANTEE, any lessees, or licensees shall have no claim on account or such entries against the United States or any officer, agent, employee, contractor, or subcontractor thereof. In addition, GRANTEE shall comply with all applicable Federal, State, and local occupational safety and health regulations.

GRANTEE has made a firm offer to purchase the Property under the provisions of the Act and its application for public benefit discount dated 6 April 1999, whereby GRANTEE proposes to use the Property for law enforcement purposes, has been approved by Department of Justice by its letter of 15 October 1999.

GRANTEE covenants that the Property so conveyed shall be used and maintained for the purpose of a law enforcement facility by the City of Key West for improving law enforcement and community policing, and that in the event the Property ceases to be used or maintained for such purpose during such period, or in the event of a breach of any of the terms, conditions, covenants, or restrictions herein set for, whether caused by the legal or other inability of GRANTEE, its successors and assigns, to perform any of the terms and conditions of this Deed, GRANTOR will, at its option, have an immediate right of re-entry to all or any portion of the Property, and to cause all right, title and interest in and to the Property to revert to the UNITED STATES OF AMERICA and GRANTEE, its successors and assigns, shall forfeit all right, title and interest in and to the Property and in and to any and all of the tenements, hereditaments, and appurtenances thereto.

GRANTEE, by the acceptance of this Deed, covenants that upon receipt of a notice of reverter, on demand of the United States of America to quit possession of all or any portion of the Property, it will immediately quit possession and execute a Deed reconveying such property to the UNITED STATES OF AMERICA, conveying all right, title and interest conveyed to it by GRANTOR.

Grantee, BY THE ACCEPTANCE OF THIS Deed, covenants and agrees for itself and its successors and assigns that in the event GRANTOR exercises its option to revert all right, title, and interest in and to all or any portion of the Property to GRANTOR, or GRANTEE voluntarily returns title to all or any portion of the Property in lieu of a reverter, then GRANTEE shall provide protection to and maintenance of such property at all times until such time as the title is actually reverted or returned to and accepted by GRANTOR, including the period of any notice of intent to revert. Such

protection and maintenance shall, at a minimum, conform to the standards prescribed in Section 101-47.4913 of the Federal Property Management Regulations.

GRANTEE shall not sell, resell, lease, rent, mortgage, encumber, or otherwise transfer any interest in any part of the Property except as GRANTOR may authorize in advance in writing.

GRANTOR reserves the right to enter and inspect the Property for purposes of confirming compliance with the requirements of the public benefit discount for the conveyance.

GRANTEE covenants that in the event that undiscovered buried cultural materials are encountered during construction or disturbance activities, work shall cease in the immediate area until professional archeological evaluation(s) is made in accordance with 36 CFR 800.11(b)(2) and the State of Florida Historic Preservation Officer (SHPO) is consulted. Should the professional evaluation indicate that the finding is significant, GRANTEE will seek professional determination of eligibility for inclusion in the National Register of Historic Places (Register) in accordance with 36 CFR 800.4 (c).

The failure of GRANTOR to insist in any one or more instances upon complete performance of the conditions subsequent, terms, or covenants of this Deed shall not be construed as a waiver of, or a relinquishment of, GRANTOR's right to the future performance of any of those conditions subsequent, terms and covenants and the GRANTEE's obligations with respect to such future performance shall continue in full force and effect.

All covenants, conditions subsequent and restrictions contained in this Deed shall run with the land and be binding upon GRANTEE, its successors and assigns to all of or any part of the Property. All rights and powers reserved to GRANTOR by this Deed may be exercised by any successor in function to GRANTOR, and all references to GRANTOR shall include any successor in function. All covenants and conditions subsequent contained herein are for the sole benefit of GRANTOR and may be modified or abrogated by it as provided by the Act.

FILE #11154632
BK#1607 PG#549

EFFECTIVE the 30th day of November 1999.

UNITED STATES OF AMERICA
Acting by and through

Name

Title: Director, Real Estate Division

WITNESSES:

Judy Blackwell
Grenette Hue

CONCURRENCE:

Scott J. Hinn
Commanding Officer
Naval Air Station
Key West, Florida

FILE #1154632
BK#1607 PG#550

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

BEFORE me the undersigned, Notary Public in and for the said County
and State on this day personally appeared E.R. Nelson, Jr., known to me to be
the person whose name is subscribed to the foregoing instrument, and acknowledged to
me, that he executed the foregoing instrument for the purposes therein expressed.

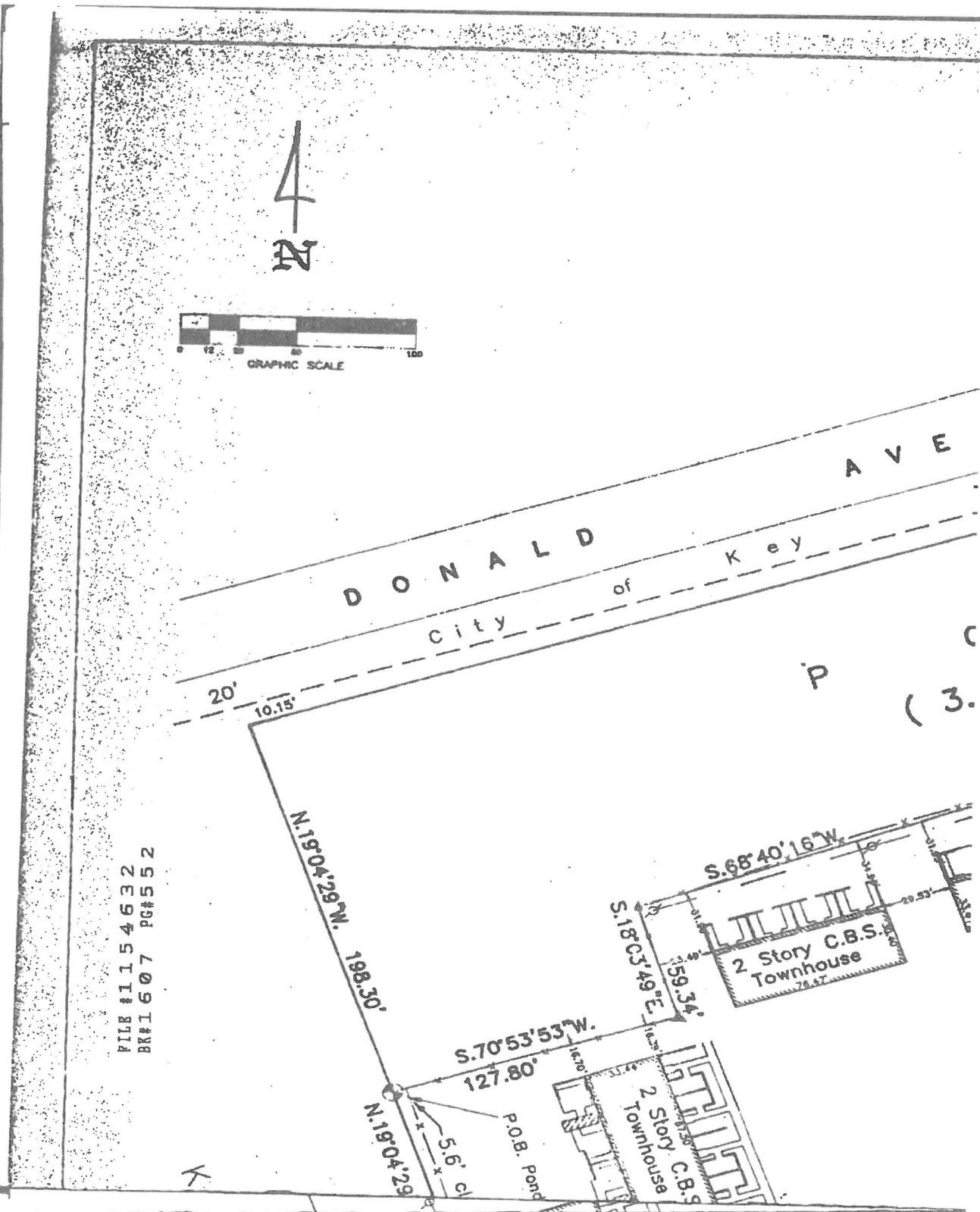
Given under my hand and seal of office this 30 day of November, 1999

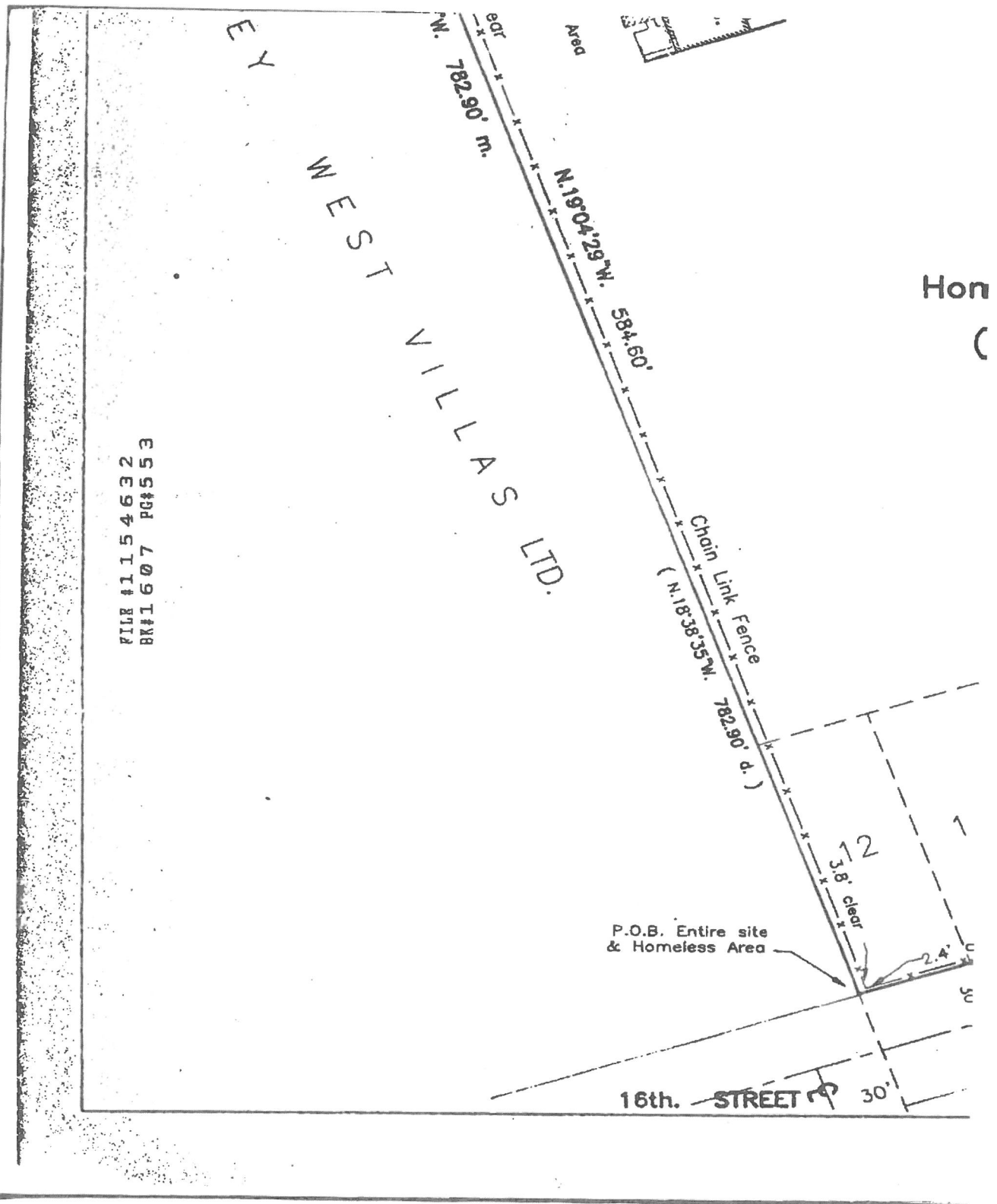
Claudia L. Smith

Notary Public - State of South Carolina

My commission expires: NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires November 20, 2003

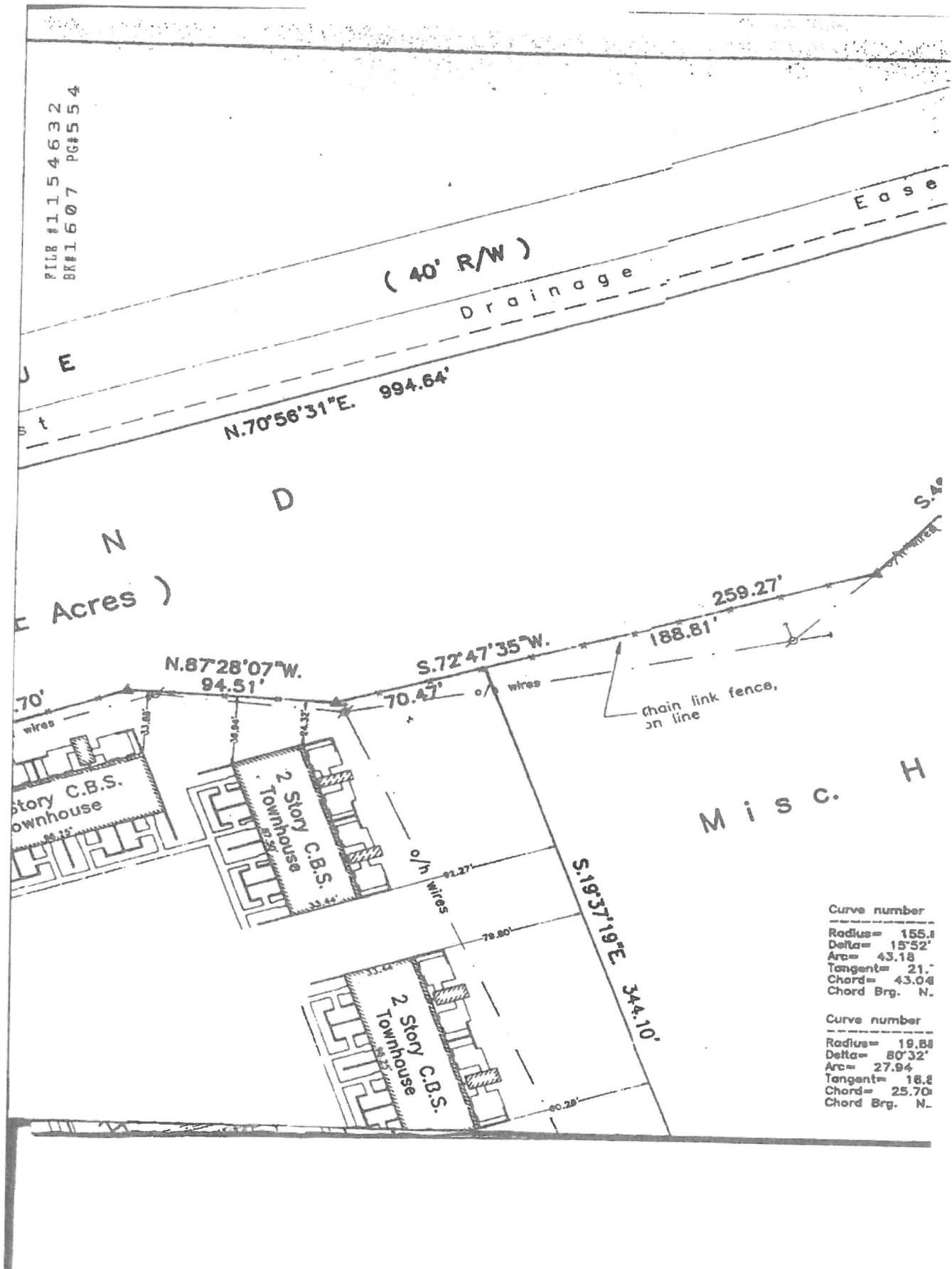
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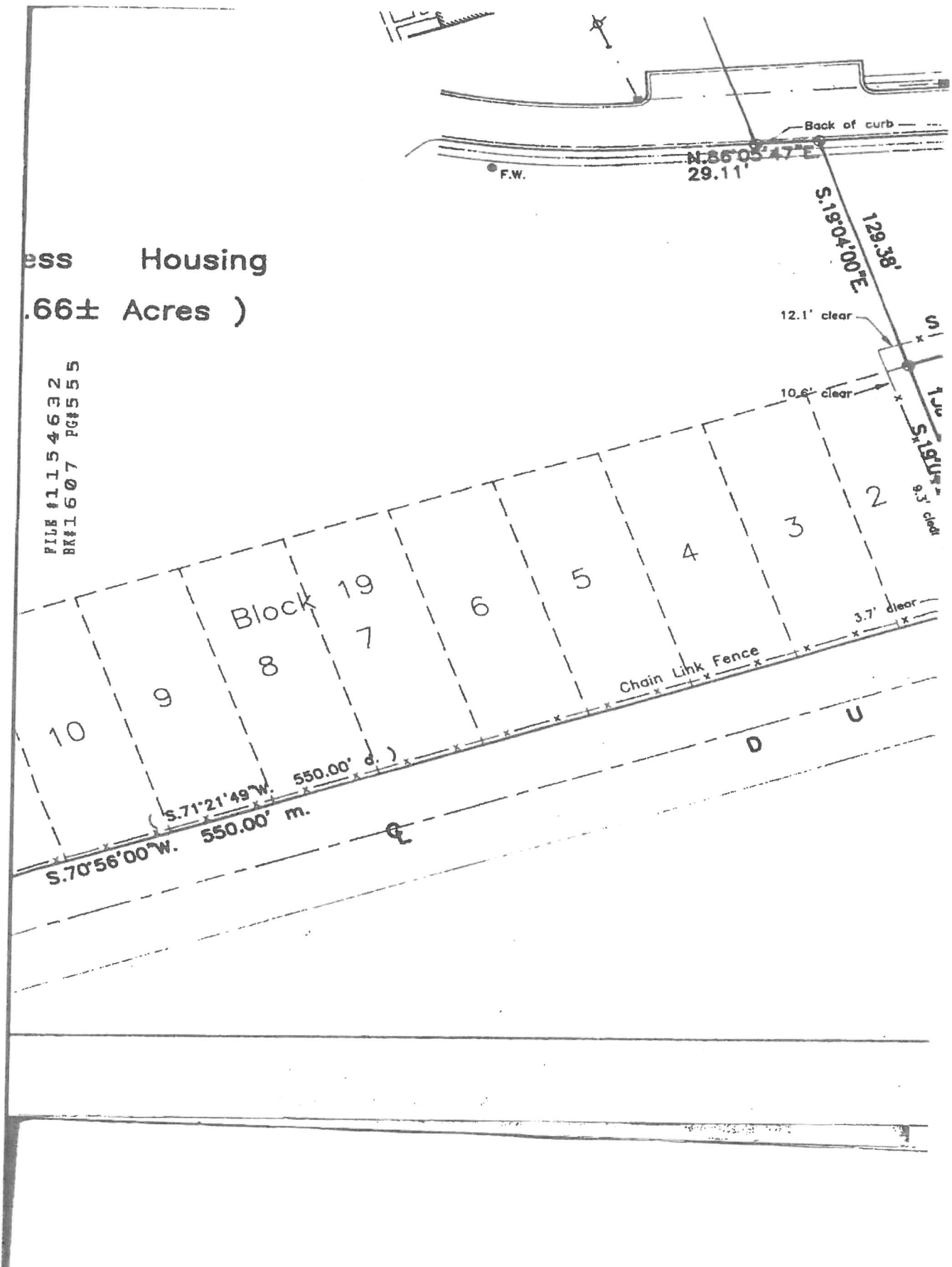


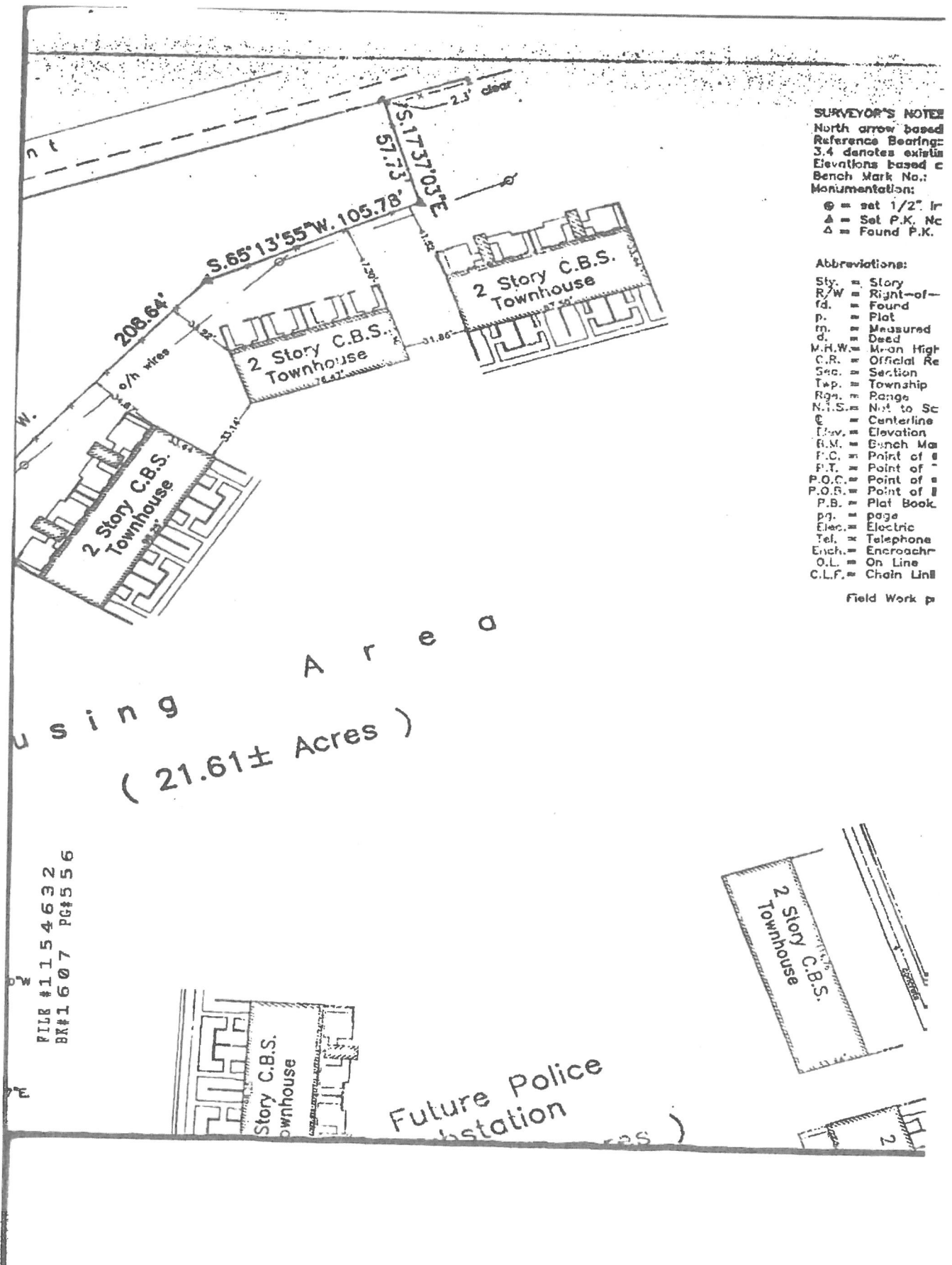
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 Chord Brg. N.

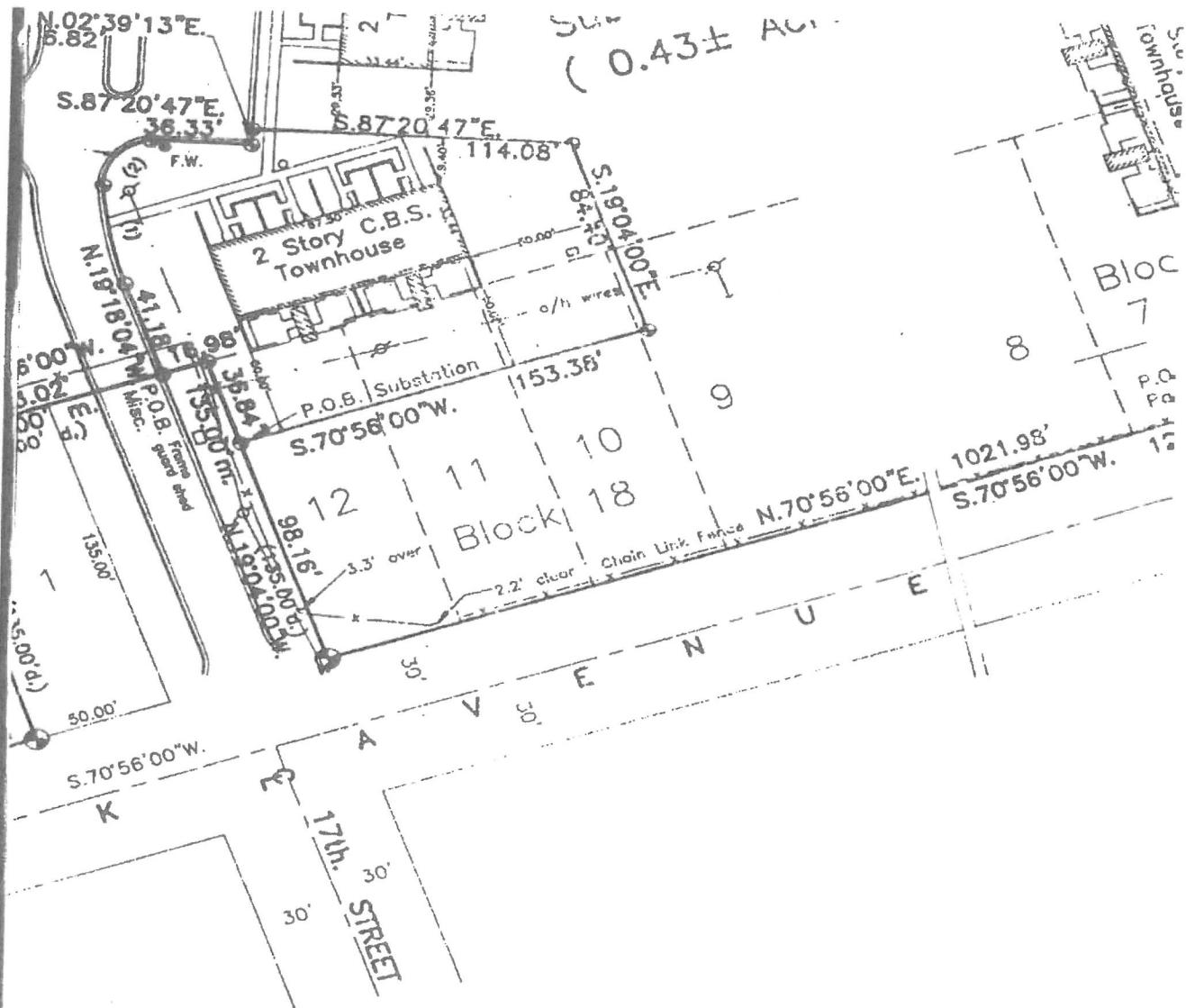
Curve number
 Radius= 19.88
 Delta= 80°32'
 Arc= 27.94
 Tangent= 16.8
 Chord= 25.70
 Chord Brg. N.

ess Housing
 .66± Acres)

FILE #11154632
 BK#1607 PG#555





**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.02, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

FILE # 1 1 5 4 6 3 2
BK # 1 6 0 7 PG # 5 5 7

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ate Plane Coordinate System
 line Duck Ave. per State Plane Coord. System
 ation
 V.D. 1929 Datum
 F Elevation: 5.14 (Riviera Canal Bridge)

a. P.L.S. No. 2749
 S. No. 2749

o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 L.B. = Low Beam
 Rad. = Radial
 Irr. = Irregular
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 @ = Baseline
 C.B. = Concrete Block
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 P.I. = Point of Intersection
 wd. = Wood
 R = Radius
 A = Arc (Length)
 D = Delta, (Central angle)
 w.m. = Water Meter
 Bal. = Balcony
 Pl. = Planter
 Hydt. = Fire Hydrant
 F.W. = Fire Well

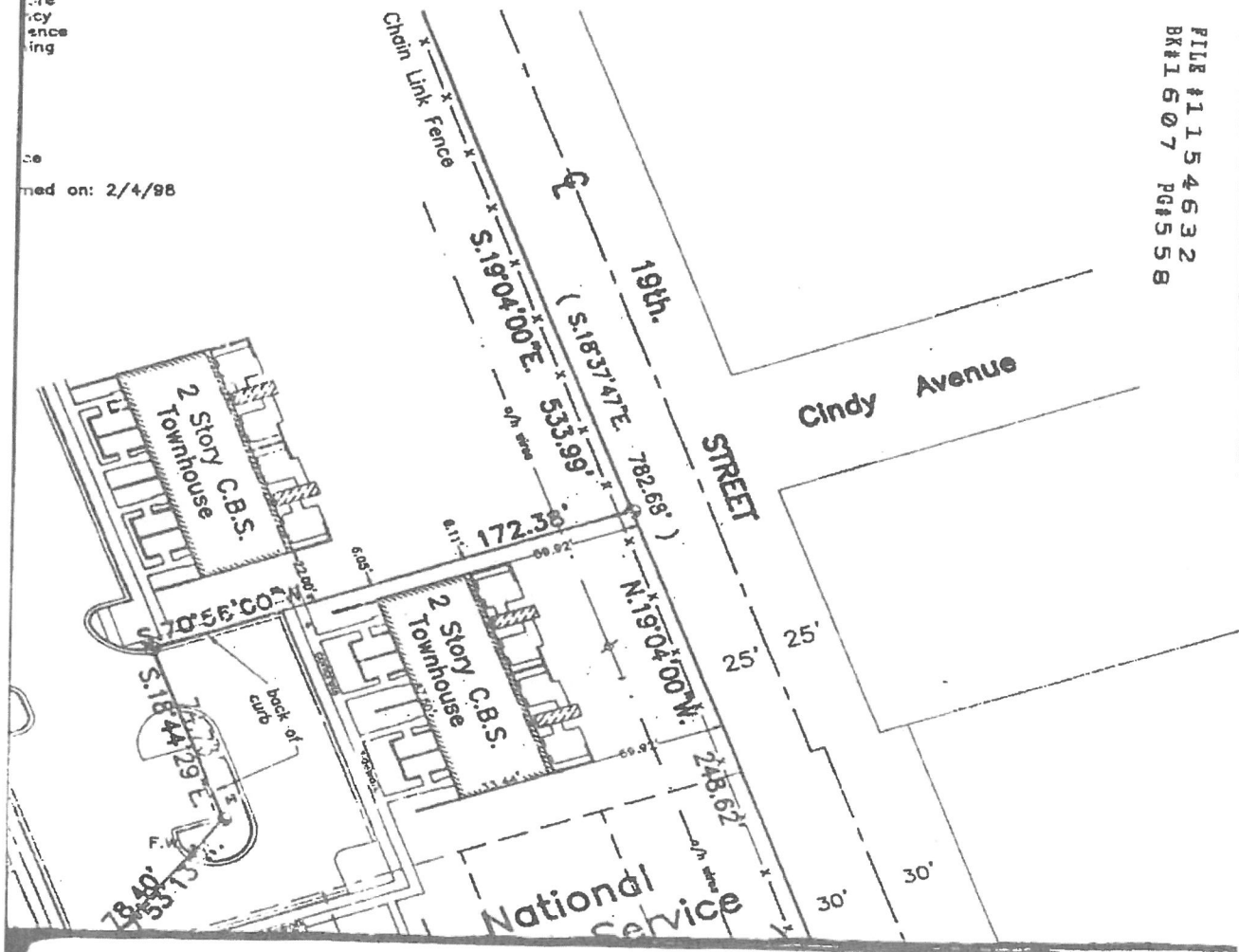
■ = Concrete Utility Pole
 □ = Wood utility Pole
 ○ = Wood Utility Pole
 with Guy wire
 ● F.W. = Fire Well
 ● M.W. = Monitoring Well
 ○ = Water Meter
 □ = Water Valve
 ○ E. = Electric Manhole
 □ E. = Electric Utility Vault
 ○ M.H. = Man Hole
 San. = Sanitary
 C.B. = Storm Water Catch Basin
 Inv. = Invert
 B.P.Z. = Backflow Prevention Valve
 P.V.C. = Polyvinyl Pipe
 R.C.P. = Reinforced Concrete pipe
 + = Fire Hydrant
 * = Light
 ⊙ = sign
 A/C = Air Conditioner

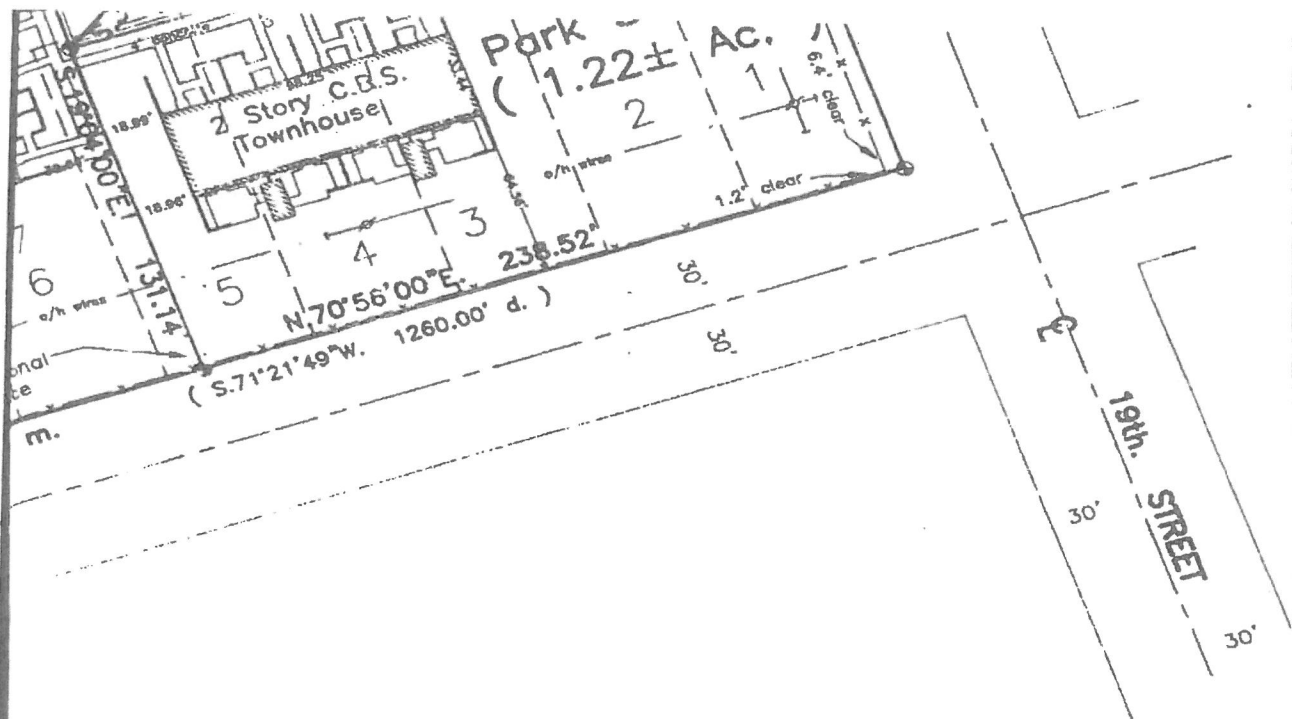
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 BK#1607 PG#558





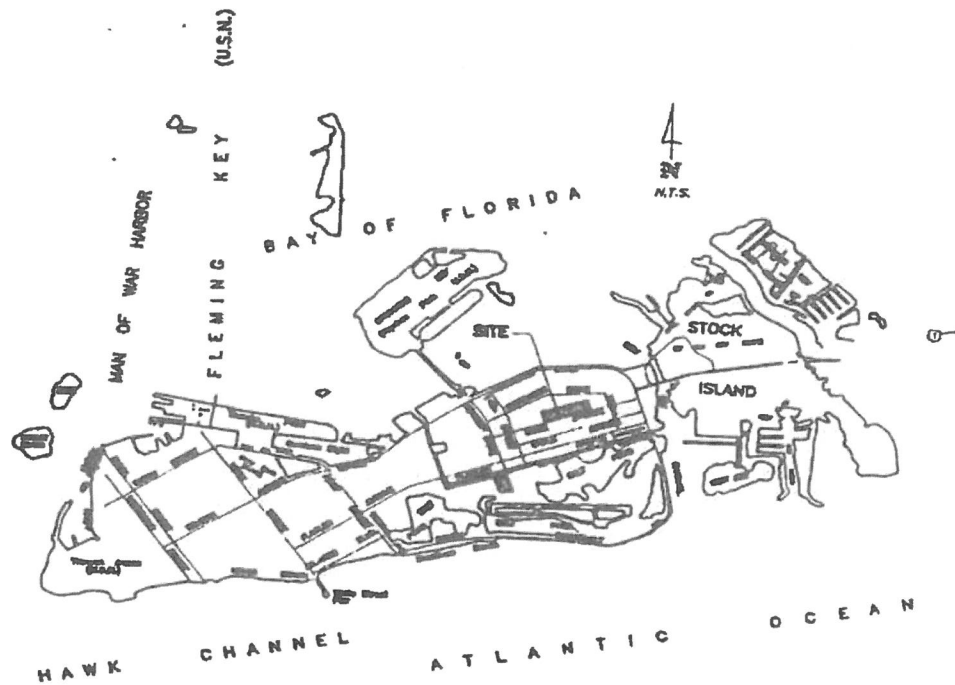
FILE #1154632
 BK#1607 PG#559

Sheet 2 of 2

Poinciana Housing Duck Avenue, Key West, Fl. 33040			
Boundary Survey		Dwn No.: 98-116	
Scale: 1"=50'	Ref.: 133-25	Flood panel No.: 1709 F	Dwn. By: F.H.H.
Date: 2/9/98		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
3/18/98: Typos			
D:\customer, City of key West\poin.			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237



LOCATION MAP

City of Key West &
Stock Island

FILE #1154632
BK#1607 PG#560

LEGAL DESCRIPTION, Homeless tract:

A Tract of land lying on the Island of Key West, Monroe County, Florida and being known as Lots 2 thru 12, Block 19, "KEY WEST FOUNDATION COMPANY'S Plat No. 2, as recorded in Plat Book 1 at Page 189, of the Public Records Monroe County, Florida and lands located North of Block 19, of said Plat and being more particularly described as follows:

BEGIN at the intersection of the Northerly Right-of-Way Line of Duck Avenue and the easterly line of the Eastern Plats of the

N. 18° 04' 29" W.

1983.30'

S. 70° 15' E.

point also being the Southwest corner of Lot 12, Block 19 of the "KEY WEST FOUNDATIONS COMPANY'S Plat No. 2"; thence N.18°04'29"W., a distance of 584.60 feet; thence N.70°53'53"E., a distance of 127.80 feet; thence N.18°03'49"W., a distance of 59.34 feet; thence N.68°40'18"E., a distance of 231.70 feet; thence S.87°28'07"E., a distance of 94.51 feet; thence N.72°47'35"E., a distance of 70.47 feet; thence S.19°37'19"E., a distance of 344.10 feet; thence N.86°05'47"E., a distance of 29.11 feet; thence S.19°04'00"E., a distance of 129.38 feet to the Northeast corner of Lot 2, Block 19, of "KEY WEST FOUNDATIONS COMPANY'S Plat No. 2"; thence S.19°04'00"E., a distance of 135.00 feet to the said Northerly Right-of-Way Line of Duck Avenue; thence S.70°56'00"W., and along the said Northerly Right-of-Way Line of Duck Avenue a distance of 550.00 feet to the Point of Beginning.

Parcel contains 333839 square feet or 7.66 acres, more or less.

LEGAL DESCRIPTION, Misc. Housing Area:

A Tract of land lying on the Island of Key West, Monroe County, Florida and being known as a portion of Lots 1 thru 5, Lots 6 thru 12, Block 17, and Lots 1 thru 6, a portion of Lots 9 thru 12, Block 18 and land lying North ad said Blocks and being more particularly described as follows:

COMMENCE at the intersection of the Northerly Right-of-Way Line of Duck Avenue and the extension of the Easterly Right-of-Way Line of 16th. Street, said point also being the Southwest corner of Lot 12, Block 19 of the "KEY WEST FOUNDATIONS COMPANY'S Plat No. 2"; thence N.70°56'00"E., and along the said Northerly Right-of-Way Line of Duck Avenue a distance of 680.00 feet to the Southwest corner of said Lot 12, Block 18; thence N.19°04'00"W., and along the Westerly line of said Lot 12, Block 18 a distance of 135.00 feet; thence S.70°56'00"W., a distance of 16.98 feet to the Point of Beginning; thence S.70°56'00"W., a distance of 93.02 feet; thence N.19°04'00"W., a distance of 129.38 feet; thence S.86°05'47"W., a distance of 29.11 feet; thence N.19°37'19"W., a distance of 344.10 feet; thence N.72°47'35"E., a distance of 188.81 feet; thence N.40°51'10"E., a distance of 208.64 feet; thence N.65°13'55"E., a distance of 105.78 feet; thence N.17°37'03"W., a distance of 57.73 feet; thence N.70°56'31"E., and along the Northerly Boundary of Polciana Housing a distance of 825.97 feet to the Westerly Right-of-Way Line of 19th. Street; thence S.19°04'00"E., and along the said Westerly Right-of-Way Line of 19th. Street a distance of 533.99 feet; thence S.70°56'00"W., a distance of 172.58 feet; thence S.18°44'29"E., a distance of 74.73 feet; thence S.37°53'13"W., a distance of 78.40 feet; thence S.19°04'00"E., a distance of 131.14 feet to the Northerly Right-of-Way Line of Duck Avenue; thence S.70°56'00"W., and along the said Northerly Right-of-Way Line of Duck Avenue a distance of 1021.99 feet; thence N.19°04'00"W., and along the said Westerly line of Lot 12, Block 18 a distance of 98.16 feet; thence N.70°56'00"E., a distance of 153.38 feet; thence N.19°04'00"W., a distance of 84.40 feet; thence N.87°20'47"W., a distance of 114.08 feet; thence S.02°39'13"W., a distance of 6.82 feet; thence N.87°20'47"W., a distance of 36.33 feet to a point on a curve to the left, having: a radius of 19.88 feet, a central angle of 80°32'18", a chord bearing of S.40°14'27"W. and a chord length of 25.70 feet; thence along the arc of said curve, an arc length of 27.94 feet to a point on a curve to the left, having: a radius of 155.85 feet, a central angle of 15°52'21", a chord bearing of S.10°49'00"E. and a chord length of 43.04 feet; thence along the arc of said curve, an arc length of 43.18 feet to the end of said curve; thence S.19°18'04"E., a distance of 41.18 feet to the Point of Beginning.

Parcel contains 941316 square feet or 21.61 acres, more or less.

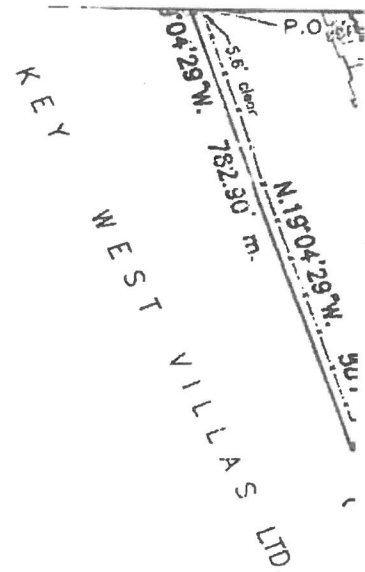
FILE #1154632
BK#1607 PG#561

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.27, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



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**FINDING OF SUITABILITY TO TRANSFER
POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

1.0 Purpose

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that the real property and associated improvements known as that portion of Poinciana Plaza Housing available for conveyance (Subject Property), Naval Air Station Key West, Florida, are environmentally suitable for deed transfer to the City of Key West Navy Properties Local Redevelopment Authority (NPLRA) for use as affordable housing and police substation in accordance with the NPLRA's Redevelopment Plan.

This decision is based on my review of information contained in the attached Addendum for Transfer to the Environmental Baseline Survey for Lease (AFTEBSL), and the Reuse Plan developed by the NPLRA. Factors leading to this decision and other pertinent information related to property transfer requirements are stated below.

2.0 Description of the Property

The Subject Property is located in Monroe County, Key West, Florida, within the boundaries of the City of Key West, as more particularly described in the attached AFTEBSL. Subject Property comprises approximately 21.6 acres containing 35 buildings, comprising 148 housing units, and is bounded by Duck Key Avenue on the south, Donald Avenue on the north, 19th Street on the east, and Dunlap Drive on the west.

3.0 Past Use and Proposed Reuse

The parcel was originally acquired by the Housing and Home Finance Agency (precursor to the Department of Housing and Urban Development) by condemnation in October 1942 from the City of Key West, the Key West Foundation Company, and Key West Realty Company to build affordable housing. The Navy received the property in December 1947 to use for housing. This original housing was subsequently demolished and replaced with the existing buildings in 1966. The Navy used the property until mid-1997.

The City of Key West intends to renovate the 144 units for reuse as affordable housing. Four units have been approved for Public Conveyance through the Department of Justice for use as a police substation.

4.0 Environmental Findings

All available information concerning the past storage, release or disposal of any hazardous substances and/or petroleum products on the Subject Property as collected through record searches, available aerial photographs, personnel interviews and on-site visual inspections conducted is contained in the attached AFTEBSL. The Subject Property has been inspected annually since 1994. Some buildings sustained storm damage during the 25 September 1998 hurricane; however, the overall environmental

Exhibit "B"

**FINDING OF SUITABILITY TO TRANSFER
POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

condition of the property remains unchanged. The following paragraphs summarize those findings and corresponding DoD condition of property classifications assigned to the real property:

A. Hazardous Substances Contamination

In December 1997, surface soils on the Subject Property were investigated as part of the Phase I Site Inspection under the Navy's BRAC Installation Restoration Program. This investigation found lead in soils but at levels below the U.S. EPA recommended action limit of 400 ppm. Inorganics were also detected but did not exceed any applicable action level. After consultation with the U.S. EPA and FDEP representatives, it was determined that such lead and inorganic findings were not a result of a release of a CERCLA hazardous substance and no remedial action was necessary for surface soils on the Subject Property.

The Phase I Site Inspection also investigated the groundwater beneath the Subject Property. Groundwater screening samples did not reveal the presence of hazardous substances or petroleum contamination. Based upon the soil and groundwater sampling data results obtained and reflected in the SI the Subject Property has been classified in accordance with DoD policy as "Category 1/White" (i.e., areas on which no hazardous substances and no petroleum products or their derivatives were known to have been release, or disposed of.)

B. Petroleum Contamination

No existing underground or aboveground storage tanks are known to be associated with the Subject Property. A former gas station was located to the south of the Subject Property. Three underground storage tanks were removed and no contamination was noted. Some minor petroleum-related staining was evident in the parking lots. This staining is related to motor vehicle usage and does not pose a threat to human health or the environment.

C. Other Environmental Aspects

1. Asbestos-Containing Material (ACM)

The Navy performed An Asbestos-Containing Material (ACM) and a Lead-Based Paint (LBP) survey on the Subject Property in March 1997. Non-friable, miscellaneous ACM was noted in the transite-type panels in the kitchens above the stoves; kitchen vinyl sheet flooring, backing, and mastic (gray & white); floor tile and mastic (9"x 9" light green, dark green, gray, and blue); residual flooring mastic; and roof flashing/sealer materials. These materials are non-friable and in good condition.

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BK#1607 PG#569

**FINDING OF SUITABILITY TO TRANSFER
POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

The downstairs hall light fixture in two units, 1624A Flagg Court and 1658B Reordan Court, contains friable ACM light fixture paper. Although potentially accessible by tenants, this paper is in good condition. The paper need not be removed under applicable ACM regulations and DoD policy.

2. Lead-Based Paint (LBP)

The LBP survey noted that LBP above 1.0 milligrams per centimeter squared (mg/cm²) was present on one or more of the following component surfaces:

Component	Location	Condition
vinyl baseboards	all floor plan types - 2 nd floor bath	Good
wood exterior door casings	all floor plan types - entry, back, & exterior storage room doors	Fair
wood exterior door trim	all floor plan types - entry, back, & exterior storage room doors	Fair
wood fascia	all floor plan types - building exterior	Fair
wood exterior window trim	3 & 4 bedroom floor plan types - exterior upper trim around 2 nd floor rear bedroom windows	Fair
wood upper trim	3 & 4 bedroom floor plan types - exterior upper trim molding on rear of buildings	Fair
yellow parking stripe	exterior parking lots	Fair
red manhole covers	exterior areas	Good

Nineteen representative soil samples were collected and analyzed for lead. These composite soil samples were collected from the drip lines of a minimum of two buildings from each group (court) and two from the playground area and one from the basketball court area. Soil sampling confirmed no levels of lead contamination were present above the Florida Department of Environmental Protection (FDEP) regulatory action level of 400 parts per million (ppm).

In accordance with federal regulatory requirements (24 CFR 35 and 40 CFR 745), a LBP disclosure form and a copy of the pamphlet "Protect Your Family From Lead in Your Home", Attachment "2", will be provided to the NPLRA. Additionally, the NPLRA has already been provided a copy of the LBP survey that was performed.

**FINDING OF SUITABILITY TO TRANSFER
POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

3. Polychlorinated Biphenyls (PCBs)

All electrical transformers located on the subject property are owned by the city utility company. No releases from these transformers has been reported.

4. Radon

Radon sampling conducted at the Subject Property found no levels above the U.S. EPA action limit of 4 picoCuries per liter of air.

5.0 Requirements Applicable to Property Transfer

A. National Environmental Policy Act (NEPA)

An Environmental Assessment was prepared in accordance with the National Environmental Policy Act requirements to assess the potential environmental impacts associated with the proposed transfer and reuse of the Subject Property. The Finding of No Significant Impact was signed in July 1999.

B. Hazard Substance Notice

In accordance with Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), each deed transferring the federally-owned property shall provide a notice as to those hazardous substances which it is known, based upon a complete search of agency files, were stored for one year or more, released, or disposed of on the Subject Property and all response actions taken to date. As noted in the attached EBSL, hazardous substances and petroleum products were stored and used by tenants on the Subject Property from 1947 until 1997. While actual products and their amounts are not specifically known, the types of products used were consistent with those purchased by most households for home use during this time. Because it is believed that any hazardous substances were used, stored, or disposed on the Subject Property in excess of reportable quantities, no specific deed notice will be provided.

C. CERCLA Covenants

In accordance with CERCLA Section 120(h)(4)(D)(i), the deed transferring the Subject Property shall contain a covenant warranting that any response action or corrective action found to be necessary after the date of such sale or transfer shall be conducted by the United States.

FILE # 11154632
BK # 1607 PG # 571

**FINDING OF SUITABILITY TO TRANSFER
POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

D. CERCLA Access Clause

In accordance with CERCLA 120(h)(4)(D)(ii), the deed transferring the Subject Property shall contain a clause granting the United States access to the property in any case in which a response action or corrective action is found to be necessary after such date at such property, or access is necessary to carry out a response action or corrective action on adjoining property.

The right to enter to be set forth shall include the right to conduct tests, investigations, five-year reviews, surveys, and, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response action or corrective action as required or necessary, including but not limited to, monitoring wells, pumping wells, and treatment facilities. These access rights are in addition to those granted to federal, state, and local authorities under appropriate and applicable environmental regulations.

E. Land and/or Groundwater Restrictions

No groundwater or land use restrictions need to be imposed in connection with the transfer of the Subject Property. Lead-based paint hazards must be abated by the City of Key West prior to reoccupancy of the housing units.

F. Indemnification

The federal government shall hold harmless, defend and indemnify the NPLRA and any future successor, assignee, transferee, lender, or lessee of the Subject Property from any suit, demand, cost or liability arising out of any claim for personal injury or property damage that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant or contaminant resulting from Department of Defense activities on the property subject to the conditions specified in and to the extent authorized by Section 330 of Public Law 102-484.

G. Environmental Compliance Agreements/Permits/Orders

There are no environmental compliance agreements/permits/orders associated with the Subject Property.

H. Notification to Regulatory Agencies/Public

In accordance with DoD guidance, the U.S. EPA and FDEP have been advised of the proposed transfer of the Subject Property and draft copies of the EBSL and FOSL have been provided to those agencies for review. The draft AFTEBSL, EBSL, and FOST were also made available for public review during a thirty-day

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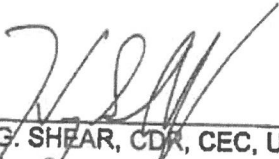
**FINDING OF SUITABILITY TO TRANSFER
POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

public comment period. All regulatory agency and public comments received were considered and incorporated as deemed appropriate. There were no unresolved comments received from the review. Copies of all transfer documentation provided to the NPLRA will be made available to the U.S. EPA and FDEP representatives upon request after execution of the same.

6.0 Suitability Determination

Now Therefore, based upon my review of the information contained in the attached AFTEBSL as well as the NPLRA's Reuse Plan, I have determined that the Subject Property is presently suitable for transfer to the NPLRA for the intended purpose.

30 July 1999
Date



W.G. SHEAR, CDR, CEC, USN
Acting Commanding Officer
Southern Division
Naval Facilities Engineering Command
North Charleston, S.C.

FILE # 1154632
BK # 1607 PG # 573

**ADDENDUM FOR TRANSFER
148 HOUSING UNITS AT POINCIANA PLAZA HOUSING
NAVAL AIR STATION KEY WEST, FLORIDA**

The Base Closure and Realignment Act (BRAC) of 1990, ordered the realignment of Naval Air Station Key West, Florida. Under the realignment, Poinciana Plaza Housing was determined to be excess to the Department of Defense (DoD) mission. An Environmental Baseline Survey for Lease (EBSL) for Poinciana Plaza Housing was prepared in August 1998. This Addendum documents the environmental condition of 21.6 acres and 148 of the housing units (subject property) at Poinciana Plaza Housing and supports the determination that the subject property is suitable for transfer. It is the Navy's intent to transfer 144 units to the Navy Properties Local Reuse Authority (NPLRA) by negotiated sale. Four units will be transferred to the NPLRA by Public Conveyance through the Department of Justice. The subject property is bounded by 19th Street on the east, Donald Avenue on the north, Duck Key Avenue on the south and Dunlap Street on the west as shown on Attachment 1 to this Addendum.

Surface soils at Poinciana Plaza Housing were investigated as part of the Phase I Site Inspection (SI) (Appendix B of the EBSL) under the Navy's BRAC Installation Restoration Program. Inorganics such as aluminum, barium, chromium, cobalt, copper, iron, lead, manganese, mercury, nickel, tin, vanadium, and zinc were present in the surface soils of the subject property but did not exceed U.S. EPA or Florida Environmental Protection Department (FDEP) action levels. No arsenic or lead was noted in the subject property surface soils. The groundwater was also sampled during the Phase I SI in 1997. Arsenic was detected in five of nine groundwater screening samples. Only one of the screening samples exceeded the FDEP marine criteria for total arsenic in marine surface water (50 micrograms per liter ($\mu\text{g/l}$)). This screening sample was taken behind Truesdale Court, which is on adjacent property located to the west of the subject property. There were no levels of organic or inorganic constituents found in the groundwater of the subject property above FDEP action levels. There is little risk of migration from the adjacent property due to a surface-water body on the northwestern boundary of Poinciana Plaza Housing. This pond would be the most natural receiver of the groundwater flow. Additionally, the groundwater in Key West is classified as G-III, non-potable due to turbidity and high salinity.

As noted in the EBSL, lead-based paint (LBP) is present in the housing units. Appendix C to the EBSL further addresses the LBP impacts and locations. Asbestos-containing material (ACM) is also present in the subject property as indicated in Appendix C to the EBSL. Two hallway light fixtures contain an ACM paper (P-1624A Flagg Court and P-1658 Reordan Court) which will need to be managed in the transferee's Asbestos Containing Material Operations and Management Plan.

Based on the findings of the EBSL and the 1997 SI, the subject property may be classified in accordance with joint DoD/U.S. EPA guidance as 1/White (areas where no release or disposal of hazardous substances and/or petroleum products or their derivatives has occurred.)

7/30/99
Date

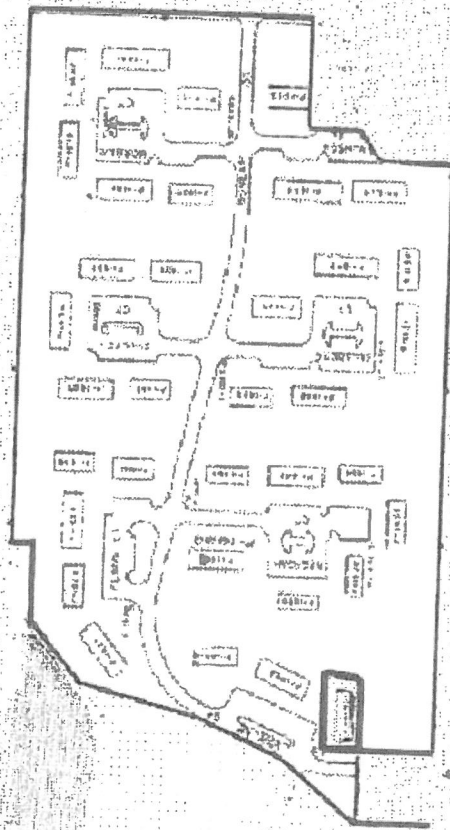
Karen Snodgrass
KAREN SNODGRASS
Environmental Protection Specialist

Exhibit "C"

FILE #1154632
BK#1607 PG#574

POINCIANA PLAZA HOUSING - NEGOTIATED SALE

FILE #1154632
BK#1607 PG#575



- ☐ Public Benevolent Corporation
- ☐ McKinney Act Parcel
- ☐ Subject Property
- ☐ Pond

**LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGEMENT FORM
(NON-RESIDENTIAL STRUCTURES - TRANSFER)**

LEAD WARNING STATEMENT

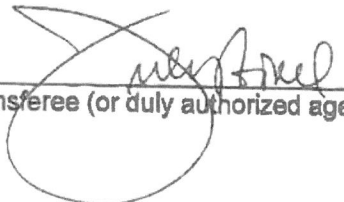
YOU ARE ADVISED THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. YOU ARE FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM LEAD DUST OR FUME EXPOSURE.

ACKNOWLEDGEMENT

I acknowledge that:

- (1) I have read and understand the above stated Lead Warning Statement;
- (2) I have received from the Government the following document(s): The Environmental Baseline Survey for Lease - Poinciana Housing, Addendum for Transfer, and Finding of Suitability to Transfer - Poinciana Housing representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards in the buildings covered by this Transfer.
- (3) I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender;
- (4) I understand that upon execution of this Transfer, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable federal, state, or local laws or regulations, for abating any lead-based paint hazard which may pose a risk to human health.

FILE #11154632
BK#1607 PG#576


Transferee (or duly authorized agent)

12/2/99
Date

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "D"

DESCRIPTION, Future Police Substation:

of land lying on the Island of Key West, Monroe County, Florida and
own as a portion of Lots 9 thru 12, Block 18, "KEY WEST
ON COMPANY'S Plat No. 2, as recorded in Plat Book 1 at Page 189.
Public Records Monroe County, Florida and lands located North of Block
18 and being more particularly described as follows:
at the intersection of the Northerly Right-of-Way Line of Duck Avenue
extension of the Easterly Right-of-Way Line of 16th Street, said
being the Southwest corner of Lot 12, Block 19 of the "KEY WEST
ON COMPANY'S Plat No. 2; thence N.70°56'00"E., and along the said
Right-of-Way Line of Duck Avenue a distance of 660.00 feet
Westwest corner of said Lot 12, Block 18; thence N.19°04'00"W., and
Westerly line of said Lot 12, Block 18 a distance of 98.18 feet
Point of Beginning; thence N.19°04'00"W., a distance of 36.84 feet;
thence S.70°56'00"W., a distance of 16.95 feet; thence N.19°18'04"W., a
distance of 41.18 feet to a point on a curve to the right, having a radius
of 43.18 feet, a central angle of 15°32'21", a chord bearing of
N.4°14'27"E. and a chord length of 25.70 feet; thence along the
arc of length of 43.18 feet to a point on a curve to the right,
radius of 19.88 feet, a central angle of 30°32'13", a chord
bearing of N.4°14'27"E. and a chord length of 25.70 feet; thence along the
arc of length of 27.94 feet to the end of said curve;
thence S.72°47'35"W., a distance of 188.81 feet; thence S.87°20'47"E., a
distance of 84.40 feet; thence S.70°56'00"W., a distance of 131.14 feet
to the Point of Beginning.

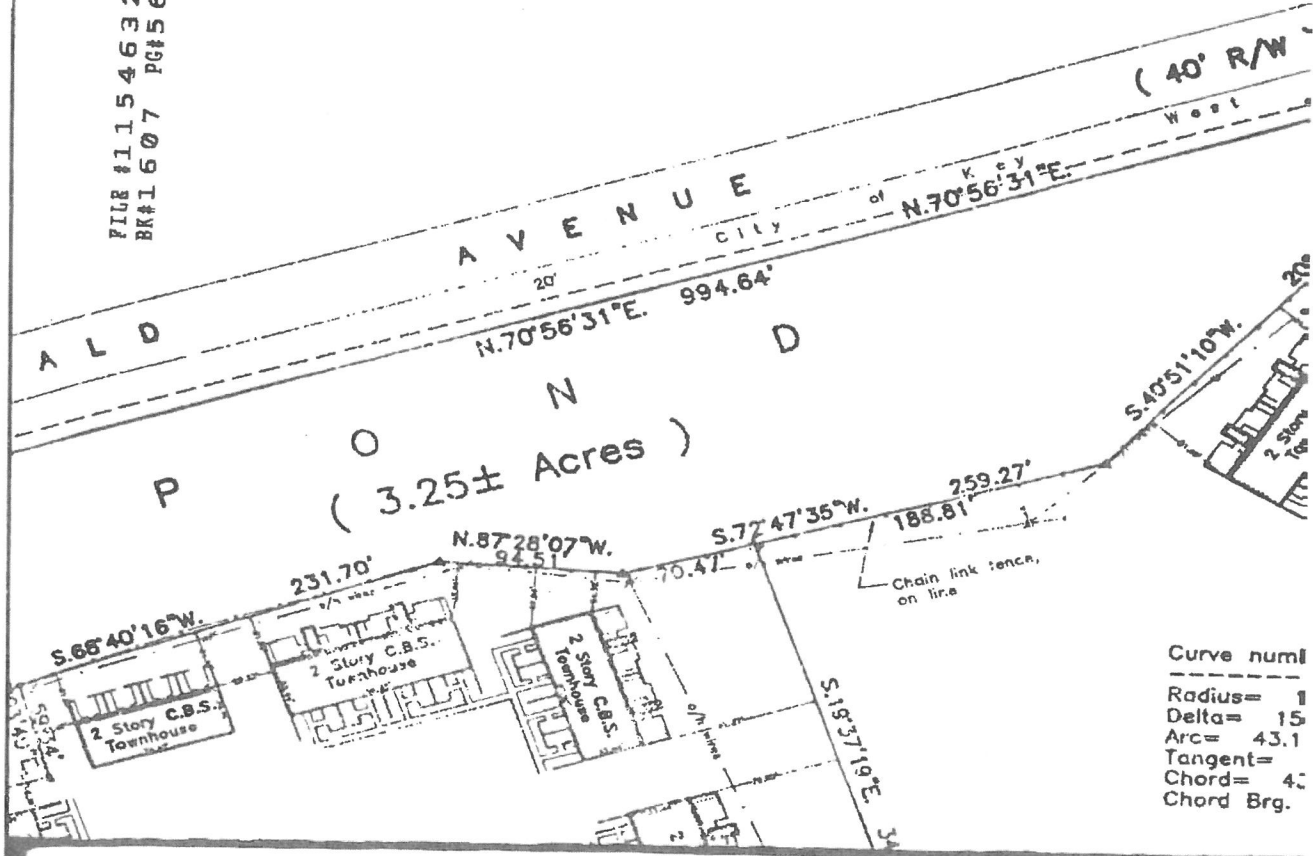
ains 18694 square feet or 0.43 acres, more or less.

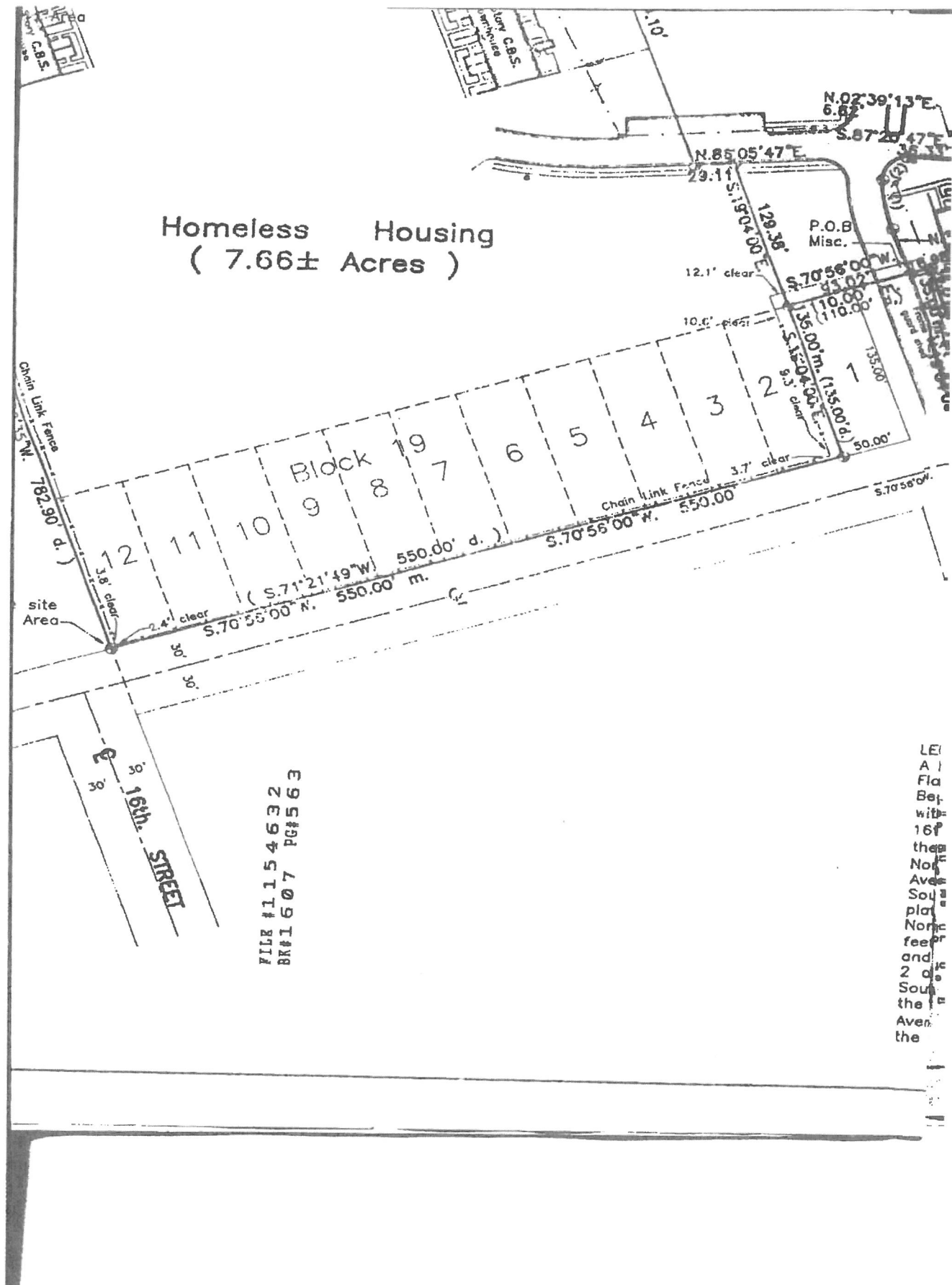
LEGAL DESCRIPTION, National Park Service:

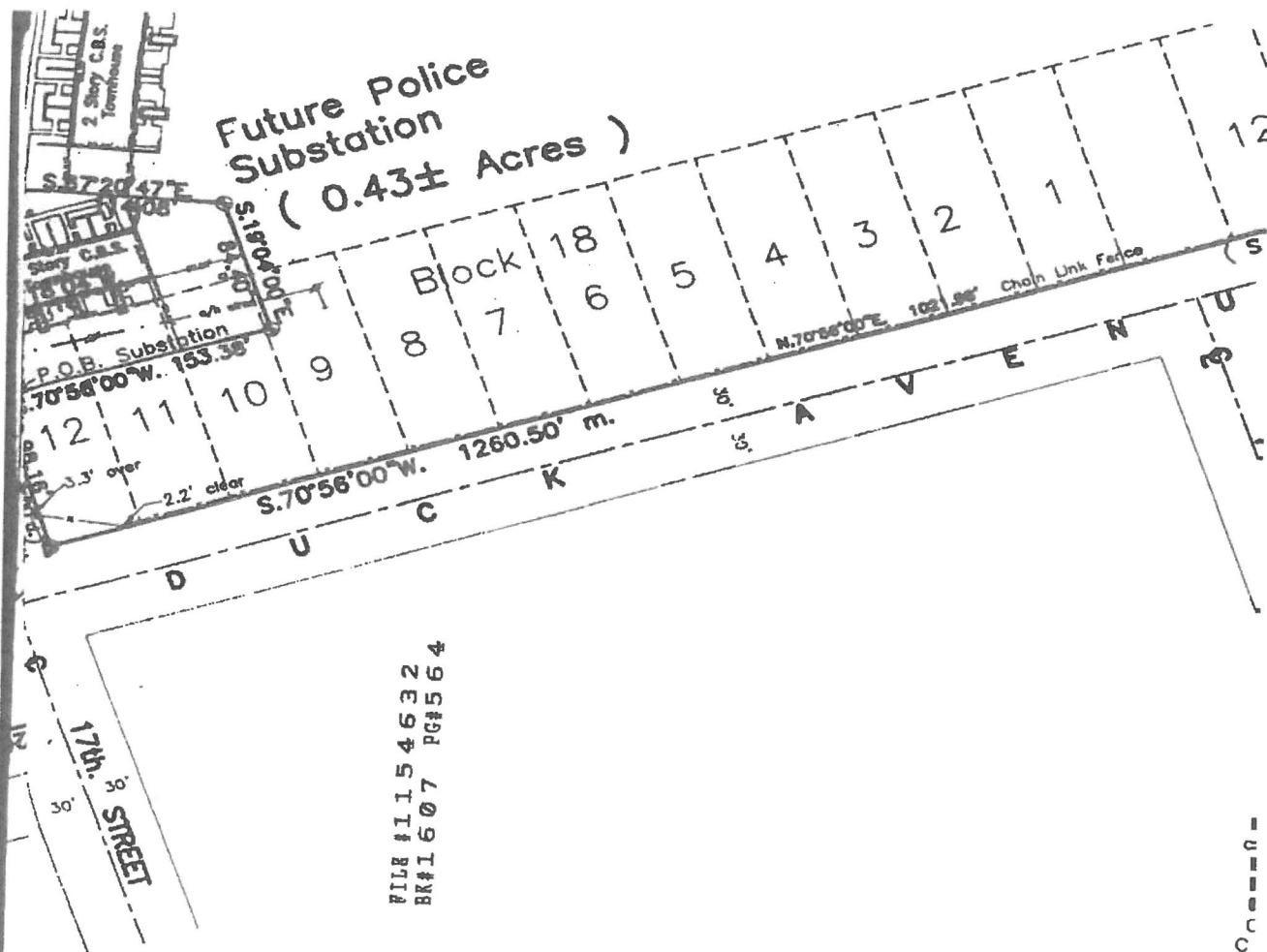
A Tract of land lying on the Island of Key West, Monroe County,
being known as Lots 1 thru 4, and a portion of Lot 5 Block
FOUNDATION COMPANY'S Plat No. 2, as recorded in Plat Book
of the Public Records Monroe County, Florida and lands located
17, of said Plat and being more particularly described as follows:
COMMENCE at the intersection of the Northerly Right-of-Way Line of
and the extension of the Easterly Right-of-Way Line of 16th Street,
point also being the Southwest corner of Lot 12, Block 19 of
FOUNDATION COMPANY'S Plat No. 2; thence N.70°56'00"E., and a
Northerly Right-of-Way Line of Duck Avenue a distance of 168
the Point of Beginning; thence N.70°56'00"E., and continuing along
Northerly Right-of-Way Line of Duck Avenue a distance of 238
Westerly Right-of-Way Line of 19th Street; thence N.19°04'00"W.
the said Westerly Right-of-Way Line of 19th Street a distance
feet; thence S.70°56'00"W., a distance of 172.38 feet; thence
S.18°44'29"E., a distance of 74.73 feet; thence S.37°53'13"W., a
distance of 78.40 feet; thence S.19°04'00"E., a distance of 131.14 feet
Northerly Right-of-Way Line of Duck Avenue and the Point of E

Parcel contains 52969 square feet or 1.22 acres, more or less.

FILE #11154632
BK#1607 PG#562







3AL DESCRIPTION:(as supplied by client):

tract of land lying and being in the City of Key West, County of Monroe, State of Florida, more particularly described as follows:

beginning at a point formed by the intersection of the Northerly Line of Duck Avenue and the Easterly Line of 16th. Street; thence N 18°38'35" W along the Easterly Line of 16th. Street, 782.9 feet to a point; thence N 71°22'25" E 1920.33 feet to a point in the Westerly line of 19th. Street; thence S 18°37'47" E, 782.68 feet to a point in the Northerly Line of Duck Avenue; thence S 71°21'49" W along the Northerly Line of Duck Avenue, 1260 feet to a point in the Easterly Line of 17th. Street, said point being the northwesterly corner of Lot 12, Block 18, as shown on Key West Foundation Company Plat No. 2, and recorded in Plat Book 1, page 189, Monroe County, Florida; thence southwardly along the Easterly line of 17th. Street and the Westerly Line of Lot 12, 135 feet to a point being the Northwesterly corner of said Lot 12; thence S 71° 21'49" W parallel with Duck Avenue, 110 feet to a point being the Northeasterly corner of Lot 12, Block 19, as shown on said Key West Foundation Company Plat No. 2, thence southwardly along the Easterly line of said Lot 2, parallel with and distant 50 feet from the Westerly line of 17th. Street, 135 feet to a point in the Northerly line of Duck Avenue; thence South 71°21'49" W along the Northerly Line of Duck Avenue, 550 feet to Point or place of beginning. Containing 35.410 Acres.

side and
KEY WEST
page 189,
of Block

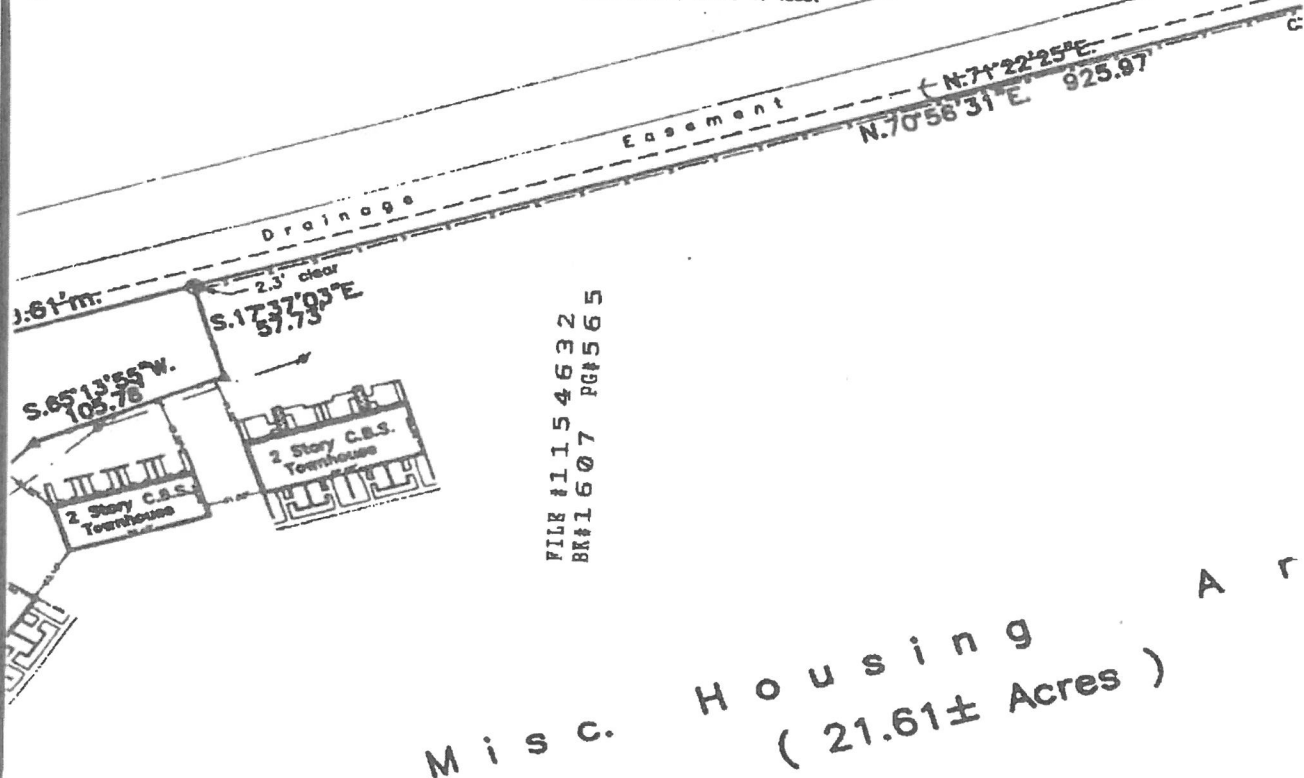
Duck Avenue
said
KEY WEST
the said
east to
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8.62

ince
said
ng.

LEGAL DESCRIPTION, Pond:

A Tract of land lying on the island of Key West, Monroe County, Florida and being more particularly described as follows:
COMMENCE at the intersection of the Northerly Right-of-Way Line of Duck Avenue and the extension of the Easterly Right-of-Way Line of 18th Street, said point also being the Southwest corner of Lot 12, Block 19 of the KEY WEST FOUNDATIONS COMPANY'S Plat No. 2; thence N.19°04'29"W., a distance of 584.60 feet to the Point of Beginning; thence N.19°04'29"W., a distance of 198.30 feet; thence N.70°58'31"E., a distance of 894.64 feet; thence S.17°37'03"E., a distance of 57.73 feet; thence S.65°13'55"W., a distance of 105.78 feet; thence S.40°51'10"W., a distance of 208.64 feet; thence S.72°47'35"W., a distance of 259.27 feet; thence N.87°28'07"W., a distance of 94.51 feet; thence S.65°40'16"W., a distance of 231.70 feet; thence S.18°03'49"E., a distance of 59.34 feet; thence S.70°53'53"W., a distance of 127.80 feet to the Point of Beginning.

Parcel contains 141660 square feet or 3.25 acres, more or less.

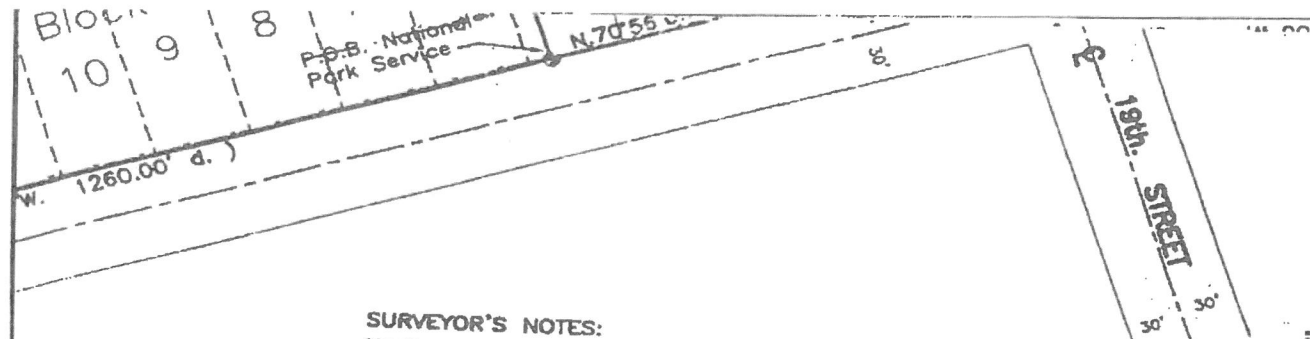


Curve number 2

Radius= 19.88
Delta= 80°32'18"
Arc= 27.94
Tangent= 16.84
Chord= 25.70
Chord Brg. N.40°14'27"E.

1
85
21"
73
10°49'00"W.



**SURVEYOR'S NOTES:**

North arrow based on State Plane Coordinate System
 Reference Bearing: Centerline Duck Ave. per State Plane Coord. System
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: 4529 F Elevation: 5.14 (Riviera Canal Bridge)

Monumentation: Iron Pipe, P.L.S. No. 2749
 ▲ = Set P.K. Nail, P.L.S. No. 2749
 Δ = Found P.K. Nail

SEE SHEET 2 FOR DETAIL INFORMATION
 AREA OF SITE IS 34.1707± ACRES

Abbreviations:

Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 d. = Deed
 M.H.W. = Mean High Water
 O.R. = Official Records
 Sec. = Section
 Twp. = Township
 Rge. = Range
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark
 P.C. = Point of Curvature
 P.T. = Point of Tangency
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plat Book
 pg. = page
 Elec. = Electric
 Tel. = Telephone
 Ench. = Encroachment
 O.L. = On Line
 C.L.F. = Chain Link Fence

FILE # 115 4632
 BK # 1607 PG # 567

☐ = Concrete Utility Pole
 ○ = Wood utility Pole
 ⊕ = Wood Utility Pole with Guy wire
 ⊙ F.W. = Fire Well
 ⊕ M.W. = Monitoring Well
 ○ = Water Meter
 ⊕ = Water Valve
 ⊕ E. = Electric Manhole
 ⊕ E. = Electric Utility Vault
 ○ M.H. = Man Hole
 San. = Sanitary
 ☒ C.B. = Storm Water Catch Basin
 Inv. = Invert
 B.P.Z. = Backflow Prevention Valve
 P.V.C. = Polyvinyl Pipe
 R.C.P. = Reinforced Concrete pipe
 + = Fire Hydrant
 * = Light
 ⊙ = sign
 A/C = Air Conditioner

Field Work performed on: 2/4/98

Poinciana Housing
 Duck Avenue, Key West, FL 33040

Sheet 1 of 2

Boundary Survey

Scale: 1"=80'

Ref. 133-25

Flood panel No. 1709 F

Dwn No.: 98-116

Date: 2/9/98

Flood Zone: AE

Dwn. By: F.H.H.

Flood Elev. 7'

REVISIONS AND/OR ADDITIONS

1/18/98: typo's

customer, City of Key West, Fla.

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, FL 33040
 (305) 293-0488
 Fax: (305) 293-0237

EXHIBIT A

Survey

BEARING BASE:
ALL BEARINGS ARE BASED
ON DEED CALL OF N70°56'00"E
ALONG THE NORTHERLY RW LINE
OF DUCK AVENUE

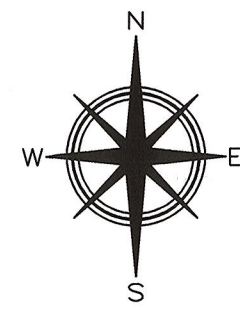
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

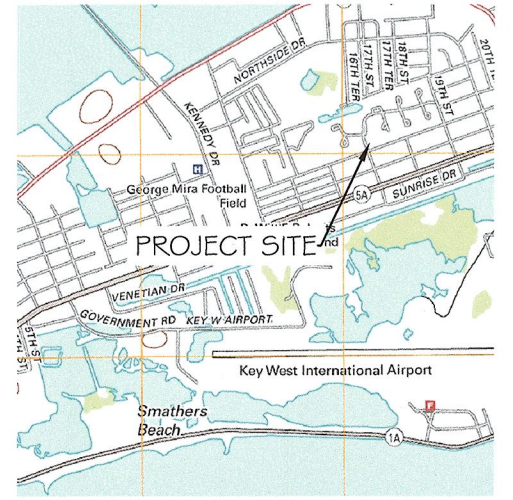
ADDRESS:
1663 DUNLAP DRIVE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1509K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

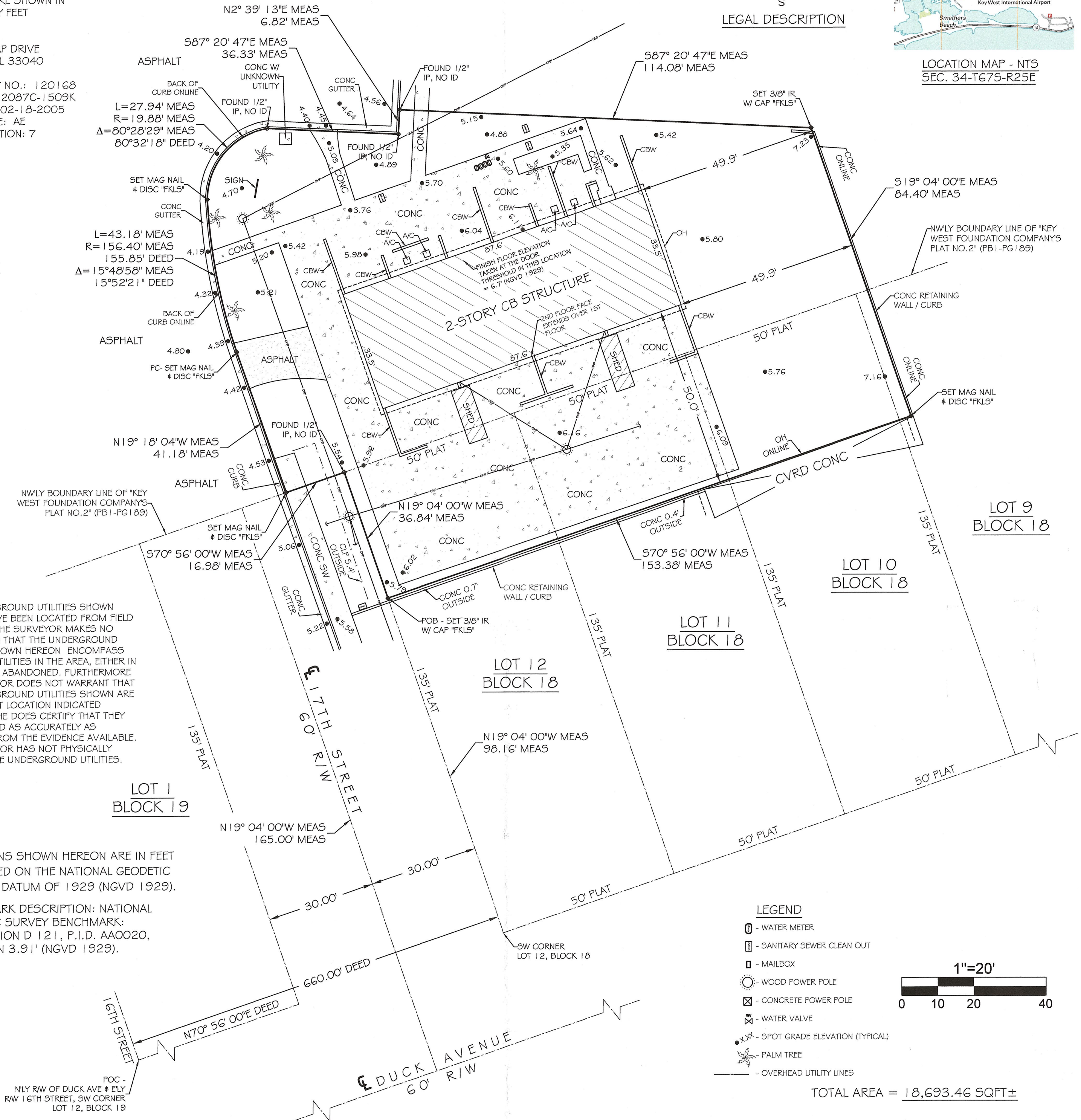
MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION



LOCATION MAP - NTS
SEC. 34-T675-R25E



THE UNDERGROUND UTILITIES SHOWN
HEREON HAVE BEEN LOCATED FROM FIELD
EVIDENCE. THE SURVEYOR MAKES NO
GUARANTIES THAT THE UNDERGROUND
UTILITIES SHOWN HEREON ENCOMPASS
ALL SUCH UTILITIES IN THE AREA, EITHER IN
SERVICE OR ABANDONED. FURTHERMORE
THE SURVEYOR DOES NOT WARRANT THAT
THE UNDERGROUND UTILITIES SHOWN ARE
IN THE EXACT LOCATION INDICATED
ALTHOUGH HE DOES CERTIFY THAT THEY
ARE LOCATED AS ACCURATELY AS
POSSIBLE FROM THE EVIDENCE AVAILABLE.
THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES.

ELEVATIONS SHOWN HEREON ARE IN FEET
AND BASED ON THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL
GEODETIC SURVEY BENCHMARK:
DESIGNATION D 121, P.I.D. AA0020,
ELEVATION 3.91' (NGVD 1929).

CERTIFIED TO -

THE CITY OF KEY WEST;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 04/20/2018
MAP DATE: 05/01/2018
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CKW P.O.: 086532

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

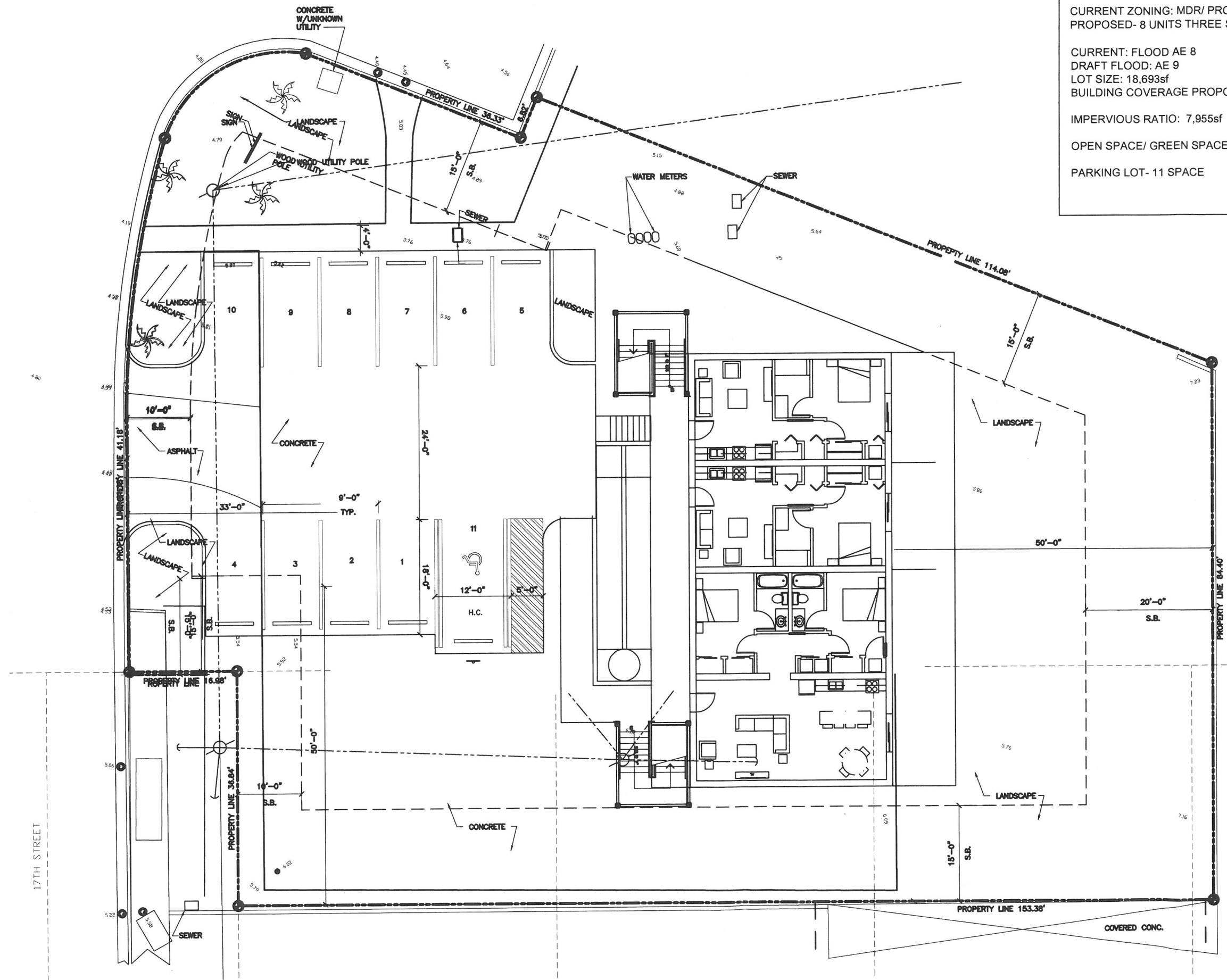


19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSeMail@Gmail.com

LEGAL DESCRIPTION -

A Tract of land lying on the Island of Key West, Monroe County, Florida and being known as a portion of Lots 9 thru 12, Block 18, "KEY WEST" Plat No. 2, as recorded in Plat Book 1 at Page 189, FOUNDATION COMPANY'S Monroe County, Florida and lands located North of Block of the Public Records 17, of said Plat and being more particularly described as follows: COMMENCE at the intersection of the Northerly Right-of-Way Line of Duck Avenue and the extension of the Easterly Right-of-Way Line of 16th Street, said point also being the Southwest corner of Lot 12, Block 19 of the "KEY WEST FOUNDATION COMPANY'S Plat No. 2; thence N.70°56'00"E., and along the said Northerly Right-of-Way Line of Duck Avenue a distance of 660.00 feet to the Southwest corner of said Lot 12, Block 18; thence N.19°04'00"W., and along the Westerly line of said Lot 12, Block 18 a distance of 98.16 feet to the Point of Beginning; thence N.19°04'00"W., a distance of 36.84 feet; thence S.70°56'00"W., a distance of 16.98 feet; thence N.19°18'04"W., a distance of 41.18 feet to a point on a curve to the right, having a radius of 155.85 feet, a central angle of 15°52'21", a chord bearing of N.10°49'00"W. and a chord length of 43.04 feet; thence along the arc of said curve, an arc length of 43.18 feet to a point on a curve to the right, having a radius of 19.88 feet, a central angle of 80°32'18", a chord bearing of N.40°14'27"E. and a chord length of 25.70 feet; thence along the arc of said curve, an arc length of 27.94 feet to the end of said curve; thence S.87°20'47"E., a distance of 36.33 feet; thence N.02°39'13"E., a distance of 6.82 feet; thence S.87°20'47"E., a distance of 114.08 feet; thence S.19°04'00"E., a distance of 84.40 feet; thence S.70°56'00"W., a distance of 153.38 feet to the Point of Beginning.

Site Plans



CONCEPTUAL SITE PLAN

PROJECT NORTH

SITE DATA

CURRENT ZONING: MDR/ PROPOSED: CL
PROPOSED- 8 UNITS THREE STORIES

CURRENT: FLOOD AE 8
DRAFT FLOOD: AE 9
LOT SIZE: 18,693sf
BUILDING COVERAGE PROPOSED: 3,785sf

IMPERVIOUS RATIO: 7,955sf

OPEN SPACE/ GREEN SPACE: 10,738sf

PARKING LOT- 11 SPACE



CITY OF KEY WEST

ENGINEERING SERVICES
1300 WHITE STREET, KEY WEST, FL 33040

PROJECT NAME:
KW POLICE WORKFORCE HOUSING

PROJECT ADDRESS:
**1663 DUNLAP DRIVE
KEY WEST, FLORIDA, 33040**

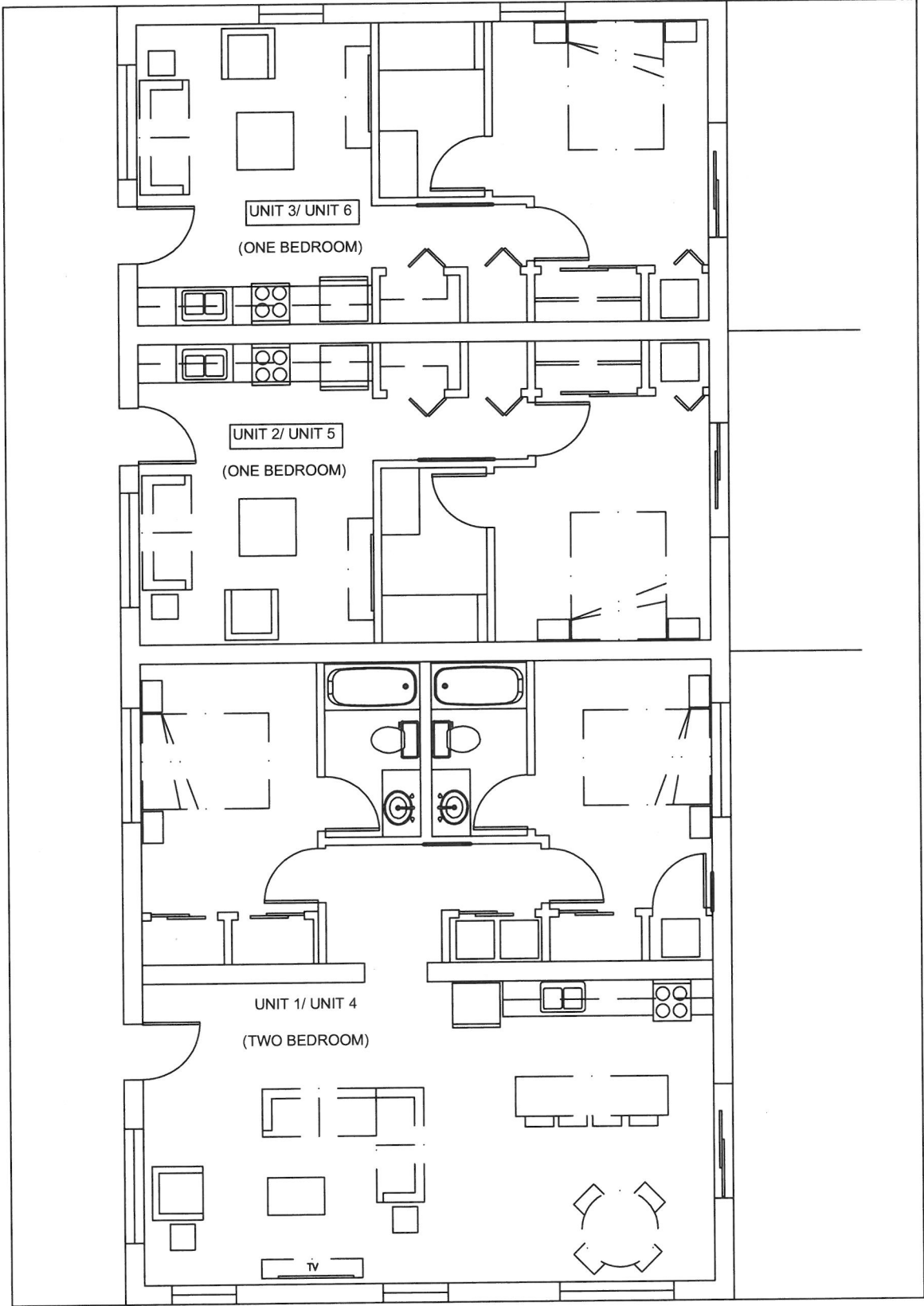
No.	Revision/Issue

DATE: 11/06/2020

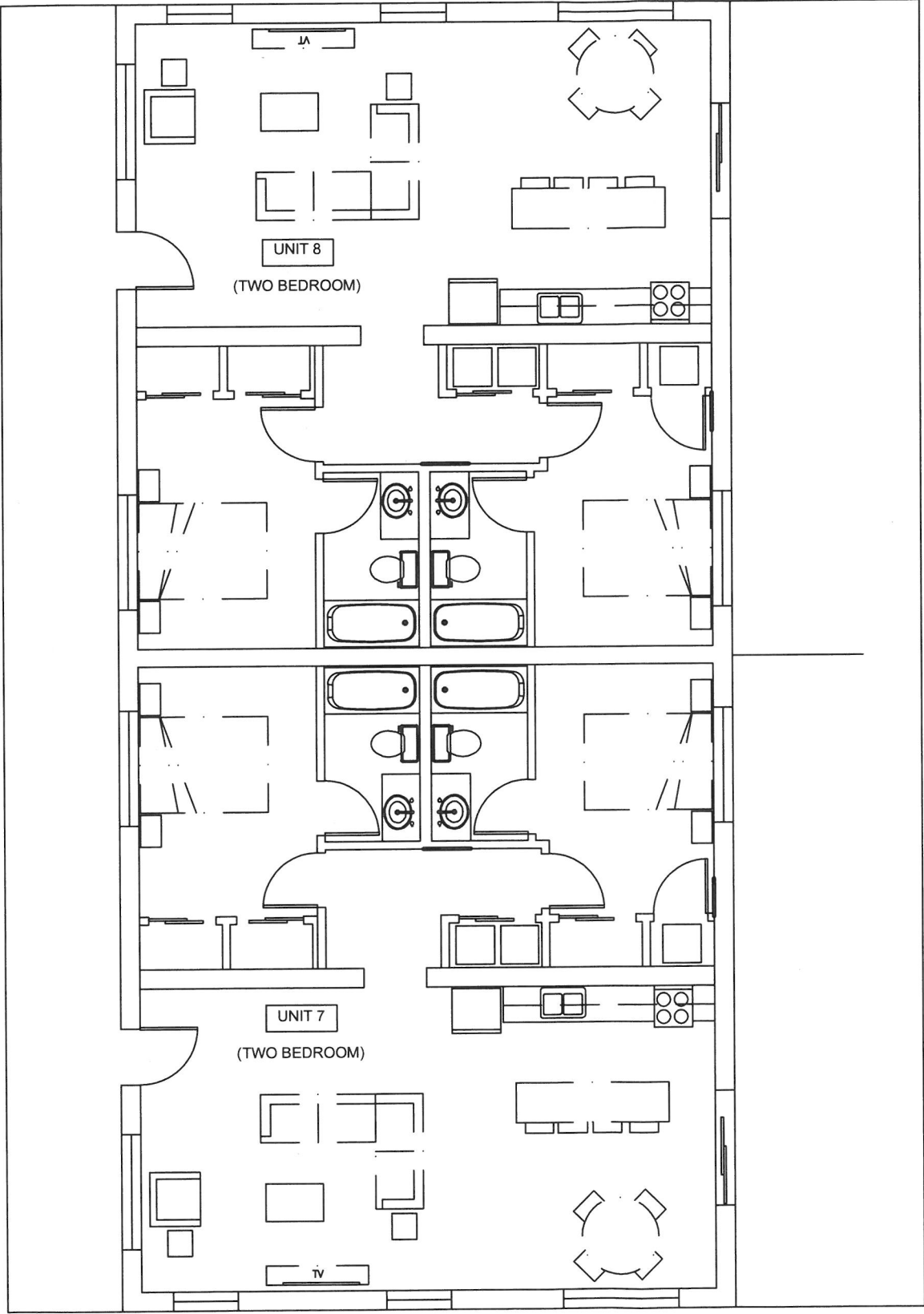
SHEET NAME:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
A.1

Scale
1/16" = 1'-0"



CONCEPTUAL FIRST &
SECOND FLOOR PLAN



CONCEPTUAL
THIRD FLOOR PLAN

UNIT COUNT-
(4) 1 Bed 1 Bath
(4) 2 Bed 2 Bath
8 Units Total



CITY OF KEY WEST

ENGINEERING SERVICES
1300 WHITE STREET, KEY WEST, FL 33040

PROJECT NAME:
KW POLICE WORKFORCE HOUSING

PROJECT ADDRESS:
1663 DUNLAP DRIVE
KEY WEST, FLORIDA, 33040

No.	Revision/Issue	

DATE: 11/06/2020

SHEET NAME:

CONCEPTUAL
FLOOR PLAN

SHEET NUMBER:

A.2

Scale
1/8" = 1'-0"

Certification Form



Exhibit D – BPAS Certification Form

Building Permit Allocation System Application

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

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

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

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

Karen A Wilman
Signature of applicant

11/6/2020
Date

Karen A Wilman
Print name of Applicant

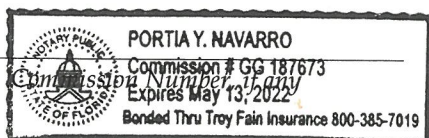
Subscribed and sworn to (or affirmed) before me on this 6th day of November, 2020,
by KAREN WILMAN (name of person signing the application)
as ENGINEER (type of authority...e.g. officer, manager/member, trustee,
attorney)
for City of Key West (name of entity or party on behalf of whom application was
executed).

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

Portia Y. Navarro
Notary's Signature and Seal

PORTIA Y. NAVARRO
Name of Acknowledger typed, printed or stamped

SEAL



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: Karen Wilman
City of Key West Site Address: 16603 Dunlap Drive

Number and type of Units Requested: Market Rate 2 Affordable 6

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: KAW
Initial here

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

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

TOTAL ESTIMATED POINTS 5

FGBC Checklist

PREREQUISITES:**Prerequisite 1: Swimming Pool / Spa**

P1.1	N/A	Sanitation system that reduces chlorine use
P1.2	N/A	Pool Cover
P1.3	N/A	Solar pool heating system
P1.4	N/A	Dedicated PV's to run pool equipment
P1.5	N/A	Home has no pool or spa

Prerequisite 2: Waterfront Considerations

P2.1	Yes	Use of native aquatic vegetation in shoreline area
P2.2	Yes	No turf adjacent to water (Low maintain plants instead)
P2.3	Yes	Use of terraces, swales, or berms to slow storm water
P2.4	Yes	Home site does not border natural water body

Prerequisite 3: No Invasive Exotic Species

P3.1	Yes	Landscape Considerations
	N/A	Is the landscape existing or new

KWPD- Workforce Housing_2020-11-06

This checklist outlines possible points to meet City requirements for baseline green building. NOT all the points will be achieved.

CATEGORY 1: ENERGY

Version 10

Category Minimum 30 / Category Maximum 75

Revised 8-25-16

HERS Index - Energy RatingE1.1 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

10 :Confirmed HERS Index

Design, Finishes, Amenities

E2.1	1	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	1	1	Cross vent and ceiling fans code credit
E2.5	1	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.6	0	1	Passive solar space heating system
E2.7	?	1	Passive solar day-lighting
E2.8	1	1	Deciduous trees on south
E2.9	2	1 - 4	House shaded on east and west by trees 50 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum) 0.52 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0.5 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0.5 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	N/A	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	1	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	N/A	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 3 Number of Stories
E2.24	1	1	Dwelling unit attached, zero lot-line, row house
E2.25	-	2	Recessed, sealed IC fixtures
E2.26	0	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	98	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1:

0

0

CATEGORY 2: WATER

Version 10

Category Minimum 15 / Category Maximum 40

Revised 8-25-16

N/A Is the landscape existing or new

W1 Fixtures

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

W2 Greywater Reuse

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

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

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

W7.1	5	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	2	2	Florida Friendly Landscape™ Program New Construction Certification
	39	57	Total Points

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

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

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
		0	Name of FGBC Green Development
		0	% of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	0	2	Home within a certified green local government
LC1.3	0	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	0	2	Site within 1/4 mile of existing basic community resources
		0	away from basic community resources
		Yes	Arts and entertainment center
		Yes	Bank
		Yes	Community or civic center
		0	Convenience store
		0	Daycare center
		0	Fire station
		0	Fitness center or gym
		0	Laundry or dry cleaner
		0	Library
		0	Medical or dental office
		0	Pharmacy
		0	Police station
		0	Post office
		Yes	Place of worship
		0	Restaurant
		0	School
		Yes	Supermarket
		0	Other Neighborhood-serving retail
		0	Other office building or major employment center
LC1.8	2	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	7	21	Total Points
	7	Total points for Category 3 (0 min / 15 max)	

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 10

Category Minimum 5 / Category Maximum 30

Revised 8-25-16

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

Native Tree and Plan Preservation

- S1.1 2 2 Maximize tree survivability
 S1.2 0 1 - 2 Minimize soil compaction
 Restrict all construction equipment from driving on site during construction except for
 0
 S1.3 2 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 2 2 Develop an erosion control site plan
 S3.2 1 1 Stabilize disturbed soil
 S3.3 2 2 Stage disturbance
 S3.4 1 1 Control sediment runoff during construction
 S3.5 1 1 Save and reuse any removed topsoil

Drainage / Retention

- S4.1 2 2 Onsite designated retention area
 S4.2 2 2 Direct filtered rooftop runoff to planted area(s)
 S4.3 0 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
 Partial Pervious
 50 % Pervious Material 18600 Total Lot Area (sq. ft.)
 50 Coverage Area (sq. ft.) 0 100% Pervious sq. ft.
 25 Equivalent Pervious Area --> 25 Equivalent Pervious Area (semi-pervious)
 0 Total points for pervious area
 15 34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Version 10

Category Minimum 15 / Category Maximum 35

Revised 8-25-16

Combustion

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

Space Heating

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

Water Heating

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

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

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

H6.1	2	2 - 4	Controlled mechanical ventilation
H6.2	0	1	Radon/Soil gas vent system installed
H6.3	1	1	Floor drain sealed
H6.4	1	1	Energy Star® bath fans with timer or humidistat
H6.5	1	1	Kitchen range hood vented to exterior
H6.6	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	3	3	Whole house positive filtration
H6.8	1	1 - 2	Efficient HVAC filter
H6.9	1	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	1	1	Manual D duct design
	28	52	Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 10

Category Minimum 10 / Category Maximum 35

Revised 8-25-16

Components

M1.1	1	1	Recycled content roof material
M1.2	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.
M1.3	1	1	Engineered / alternative material for outdoor living
M1.4	0	1	Concrete with fly ash or blast furnace slag
M1.5	1	1	Recycled content siding or soffit material
M1.6	0	1	Eco-friendly insulation
M1.7	1	1	Recycled content drywall
M1.8	0	1	Recycled content paint
M1.9	0	1	Steel interior studs
M1.10	0	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	1	1 - 3	Locally produced materials
		Yes	minimum 80% of all new windows & doors are from local manufacturers & are operable
		0	50% of all doors are reused doors or 50% of all windows are reused windows
		0	80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

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

Durability

M3.1	1	1	Roof slope \geq 3:12 but \leq 6:12
M3.2	1	1	Large overhangs (eave and gable)
M3.3	0	1	Air admittance vents
M3.4	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	1	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	?	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	?	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	?	2	Automatic in home water sensor/shut off system installed
M3.10	1	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	17	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Version 10

Revised 8-25-16

Hurricane (wind, rain, storm surge)

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

Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

DM4	1	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

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

DM 5.1	0	10	DM 5.1: Chemical Soil Treatment Used
			Yes Exterior cladding installed to prohibit intrusion
			Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			Yes Irrigation/sprinkler water does not hit building
			Yes Damage replacement warranty issued and available for annual renewal
	OR		
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided
			- Chemical soil treatment avoided
			Yes Alternative Florida Building Code approved method of foundation protection employed
	OR		
DM 5.3		12	DM 5.3: Treated wood products
			Yes All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated
	11	38	Total Points

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

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 10

Category Minimum 0 / Category Maximum 40

Revised 8-25-16

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

Description of innovation:

0

8

49 Total Points

8

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

Certifying Agent Category 8:

0

FGBC Home Score

Version 10

Category

Category 1: Energy
 Category 2: Water
 Category 3: Lot Choice
 Category 4: Site
 Category 5: Health
 Category 6: Materials
 Category 7: Disaster Mitigation
 Category 8: General

Your Score

75
 39
 7
 15
 28
 17
 11
 8

Required Min - Max

30 - 75
 15 - 40
 0 - 15
 5 - 30
 15 - 35
 10 - 35
 5 - 30
 0 - 40

Total:

200

Total Need:

100

Certified Home Score

200

Certification Level:

Platinum

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

Home Address

0

0

The project will meet or exceed baseline green building/home requirements for the City. The points listing are possible points for the project but not all points will be achieved. Points will be evaluated through-out the design process and may get eliminated.

Draft Ranking



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

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

December 29, 2020

City of Key west
Attn: Karen Wilman
1300 White Street
Key West FL 33040

Re: Staff Comments for Year 8 (2020-2021) Building Permit Allocation System (BPAS) Application
1663 Dunlap Drive (RE # 00064740-000200)

Dear Ms. Wilman,

Thank you for your BPAS application for two (2) market-rate residential dwelling units, and six (6) affordable rate residential dwelling units on property located at 1663 Dunlap Drive. 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

Exhibit D- BPAS Certification Form must be signed and notarized.

BPAS Scoring Criteria

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

Additional Documentation & Comments

The proposed plans do not indicate a rainwater catchment system. Please submit revised plans including a rainwater catchment system that meets the minimum requirements. Please submit a site plan with the roof line including setback measurements, site data table with required, existing, and proposed MDR dimensional requirements. Also, the proposed design will require a minor development plan. Please provide 10% of the required parking for bike and scooter parking spaces on the site plan as required per Section 108-572 (2). The affordable rate residential dwelling units have a maximum size of 600 square feet. Please keep that in mind when you are revising the floor plan layouts.

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



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: City of Key West- Karen Wilman

Mailing Address: 1300 White Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-809-3963

Email: karen.wilman@cityofkeywest-fl.gov

PROPERTY OWNER:

Name: City of Key West- Gregory W. Veliz

Mailing Address: 1300 White Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-809-3879

Email: gveliz@cityofkeywest-fl.gov

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1663 Dunlap Drive

Parcel ID RE#: 00064740-000200

Alternate Key: _____

Zoning District: MDR

Size of Site: 18,693.46

Density Allowed: 6.866

Commercial Floor Area: 1,985 sf per floor = 5,955 sf

B. EXISTING DEVELOPMENT:

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

The property is currently being used by the Key West Police Department. There are currently Four two story units the will be demolished and a new proposed 3 story apartments building for work force housing.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	4	4	2 (2)
Affordable Residential Dwelling Unit(s) ²			1 (.78)
Transient Unit(s)			----- N/A -----
Accessory Dwelling Unit(s) ³			
Single Room Occupancy Unit(s)			
Nursing Home Unit(s)			
Total Number of Units Requested			3- Requesting

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.

4- Existing- (6.78 density)

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: Minor Development

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

☒ Minor Development Plan
☐ Beneficial Use
☐ Transient Transfer

☐ Conditional Use
☐ HARC
☒ Tree Commission

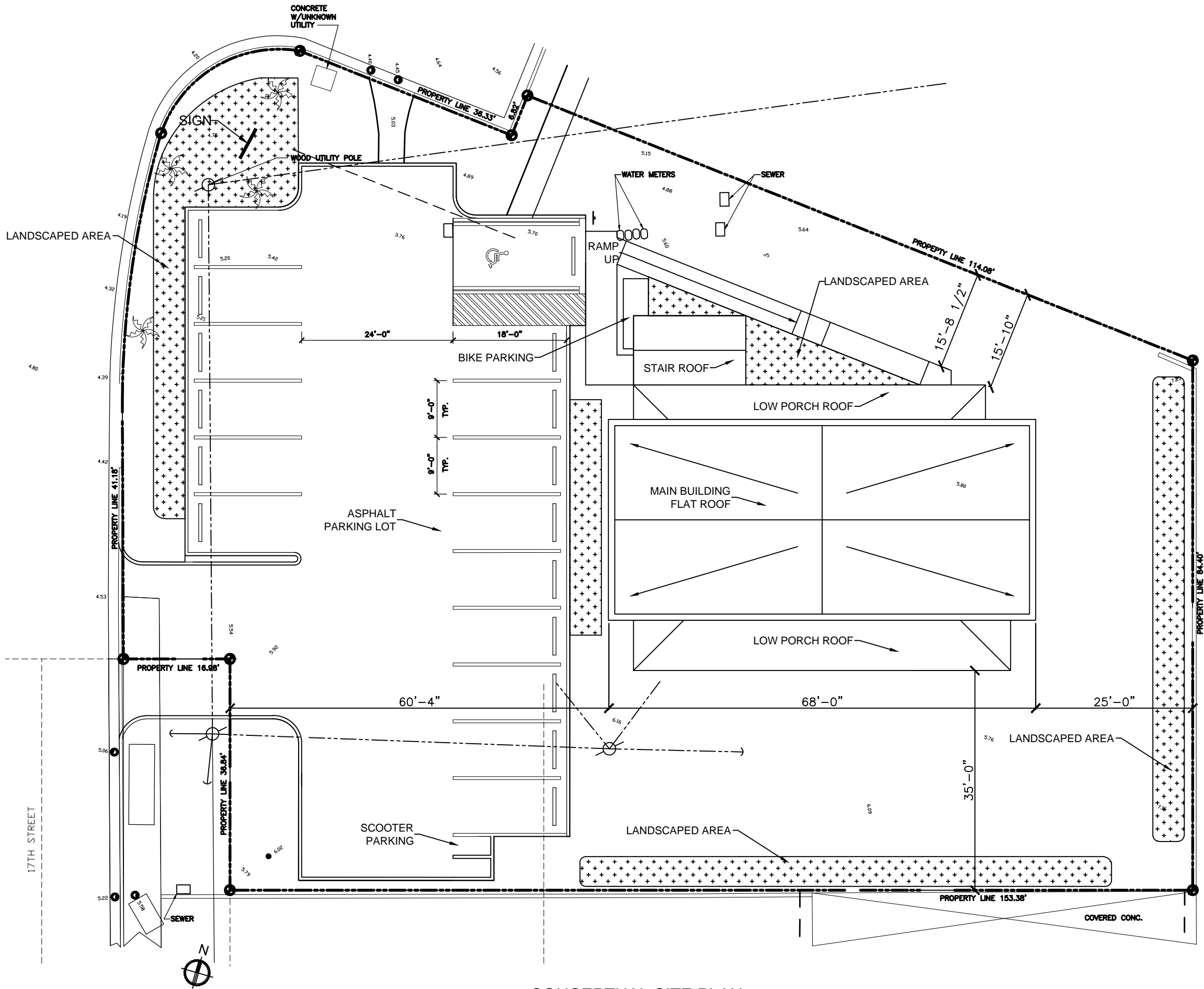
D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

- ☒ 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.



CONCEPTUAL SITE PLAN

SITE DATA

CURRENT ZONING: MDR-1
PROPOSED- 7 UNITS 3 FLOORS

CURRENT: FLOOD AE 7
DRAFT FLOOD: AE 9

SITE AREA: 18,693sf (0.429 ACRES)

DENSITY: 16 UNITS/ACRE

HEIGHT: ALLOWED 35'-0" MAX

SETBACKS:
FRONT SETBACK:
REQUIRED= 30 FT
EXISTING= 33 FT
PROPOSED= 60'-4"

SOUTH SIDE SETBACK:
REQUIRED= 25 FT
EXISTING= 50 FT
PROPOSED= 35 FT

NORTH SIDE SETBACK:
REQUIRED= 25 FT
EXISTING= 19 FT
PROPOSED= 15'-8" (Variance)

REAR SETBACK
REQUIRED= 25 FT
EXISTING= 50 FT
PROPOSED= 25 FT

LOT COVERAGE AREA
ALLOWED: 7,477sf (40%)
EXISTING: 3,430sf (18.3%)
PROPOSED: 3,385sf (18.1%)

IMPERVIOUS AREA
ALLOWED: 11,216.21sf (60% MAX)
EXISTING: 10,904.67sf (58.4%)
PROPOSED: 9,945sf (53.2%)

LANDSCAPE AREA
ALLOWED: 6,542.8sf (35% MIN)
EXISTING: 7,789sf (41.6%)
PROPOSED: 8,748sf (46.8%)

OPEN SPACE AREA
ALLOWED: 6,542.8sf (35% MIN)
EXISTING: 7,789sf (41.6%)
PROPOSED: 8,748sf (46.8%)

PARKING
REQUIRED: 16 SPACES
EXISTING:
PROPOSED: 16 SPACES
2 SCOOTERS / 8 BIKES

BUILDING DATA

PROPOSED BUILDING:

MAIN BUILDING:	ENCLOSED	COVERED
1ST:	2,176 sf	788 sf
2ND:	2,176 sf	788 sf
3RD:	2,176 sf	788 sf
TOTAL	6,528 sf	2,364 sf

STAIR: 200 sf
RAMP: 221 sf

EXISTING BUILDING
MAIN BUILDING 2,931 sf
SHED 1 & 2= 163.2 sf
COVERED 336 sf



CITY OF KEY WEST

ENGINEERING SERVICES
1300 WHITE STREET, KEY WEST, FL 33040

PROJECT NAME:
KW POLICE WORKFORCE HOUSING

PROJECT ADDRESS:
1663 DUNLAP DRIVE
KEY WEST, FLORIDA, 33040

No.	Revision/Issue	

DATE: 01/08/2021

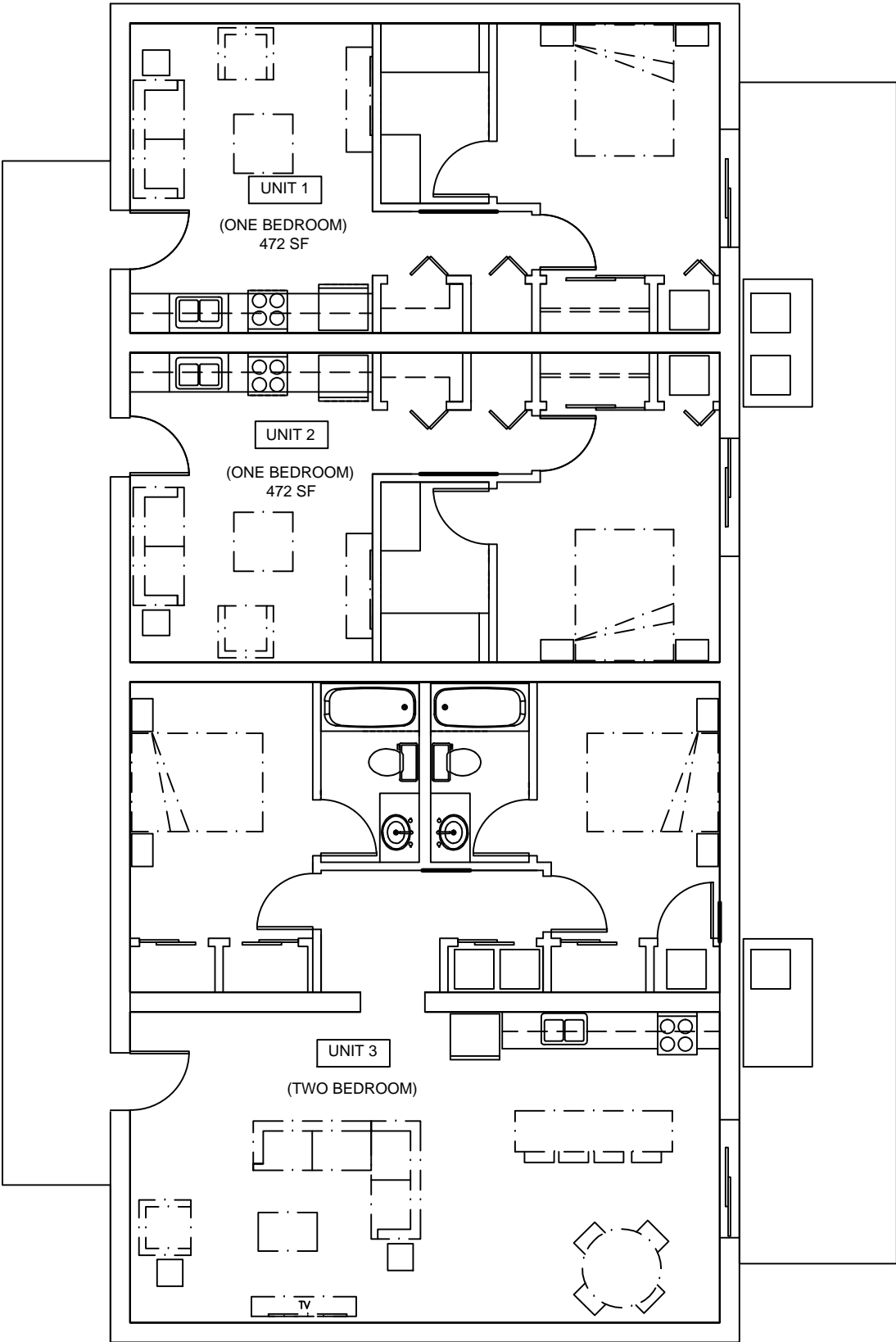
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SITE PLAN

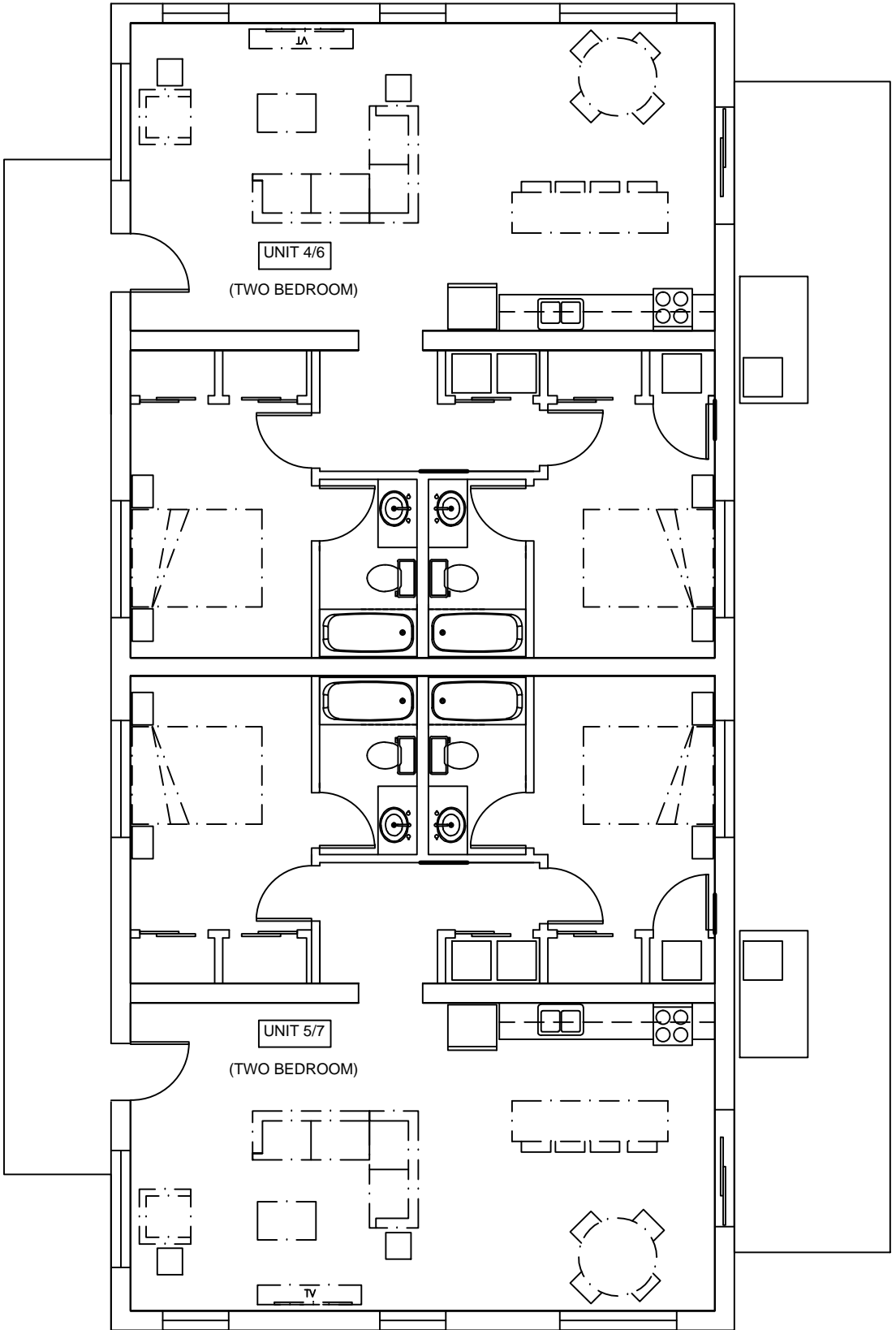
SHEET NUMBER:

A.1

Scale
1/16" = 1'-0"



FIRST FLOOR PLAN



SECOND & THIRD FLOOR PLAN

UNIT COUNT-
(2) 1 Bed 1 Bath
(5) 2 Bed 2 Bath
7 Units Total



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DATE: 01/08/2021

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A.2

Scale
1/8" = 1'-0"