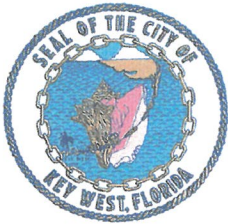


# **Application**





# Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

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



## Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

### Development Plan

#### Minor:

Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00

#### Major:

Conditional Use	\$ 1,470.00
Extension	\$ 840.00

#### Minor Deviation

\$ 840.00

#### Major Deviation

\$ 1,470.00

Conditional Use (not part of a development plan)	\$ 2,940.00
--	-------------

Extension (not part of a development plan)	\$ 840.00
--	-----------

## Applications will not be accepted unless complete

### Development Plan

Major ☐

Minor ☒

### Conditional Use

☐

### Historic District

Yes ☐

No ☒

Please print or type:

- 1) Site Address: 2822 North Roosevelt Blvd.
- 2) Name of Applicant: Richard Milelli
- 3) Applicant is:  
Property Owner: ☐  
Authorized Representative: ☒  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 201 Front St. Ste 203  
Key West FL 33040
- 5) Applicant's Phone #: 305-481-0400 Email: nsef1keys@gmail.com
- 6) Email Address: nsef1keys@gmail.com
- 7) Name of Owner, if different than above: Km 2822 LLC
- 8) Address of Owner: 2764 N. Roosevelt Blvd Key West FL
- 9) Owner Phone #: 305-304-4186 Email: tryprent@hotmail.com





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- 10) Zoning District of Parcel: CG RE# 00065210-000000
- 11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No ☒
- If Yes: Date of approval \_\_\_\_\_
- HARC approval # \_\_\_\_\_
- OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
- Construction of seven (7) affordable housing units.
- 13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No ☒
- If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_
- Attach resolution(s). Applicant has applied for variances
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?
- Yes \_\_\_\_\_ No ☒
- If Yes, describe and attach relevant documents.
- \_\_\_\_\_
- \_\_\_\_\_
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**





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## Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
  - 2) Buildings, structures, and parking;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

### II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.

- ✓ 1) Buildings
- ✓ 2) Setbacks
- ✓ 3) Parking:
  - a. Number, location and size of automobile and bicycle spaces
  - b. Handicapped spaces
  - c. Curbs or wheel stops around landscaping
  - d. Type of pavement
- ✓ 4) Driveway dimensions and material
- ✓ 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- ✓ 6) Location of garbage and recycling
- ✓ 7) Signs
- 8) Lighting
- 8) Project Statistics:
  - ✓ a. Zoning
  - ✓ b. Size of site
  - ✓ c. Number of units (or units and Licenses)
  - ✓ d. If non-residential, floor area & proposed floor area ratio
  - ✓ e. Consumption area of restaurants & bars
  - ✓ f. Open space area and open space ratio
  - ✓ g. Impermeable surface area and impermeable surface ratio
  - ✓ h. Number of automobile and bicycle spaces required and proposed

B) Building Elevations

- ✓ 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
  - ✓ 2) Height of building.
  - ✓ 3) Finished floor elevations and bottom of first horizontal structure
  - ✓ 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.





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- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

## Development Plan Submission Materials

### Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

### Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

### Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.





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- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

## **Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

## **Sec. 108-231. Residential developments.**

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms;
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

## **Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.





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## CONDITIONAL USE CRITERIA

### Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

### Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.





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(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
  - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.





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- b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
- c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



# **Warranty Deed**



This Instrument Prepared by and Return to:

**Debbie Condella**  
THE CLOSING DEPARTMENT, INC.  
3432 Duck Avenue  
Key West, Florida 33040

Deed Doc Stamp \$5,635.00  
Filed and Recorded in Official Records of  
**MONROE COUNTY KEVIN MADOK, CPA**

Property Appraisers Parcel Identification (Folio) Numbers: **00065210-000000**

Florida Documentary Stamps in the amount of **\$5,635.00** have been paid hereon.  
Consideration Paid: \$805,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## *Trustee's Deed*

*This Trustee's Deed* made this 20th day of August, 2019 between **Dennis P. Saviano**, individually and as Trustee of **Dennis P. Saviano Trust** dated May 18, 1993, whose post office address is **Post Office Box 2025, Key West, FL 33045**, grantor, and **KM2822, LLC, FL Limited Liability Co.**, whose post office address is **2822 N. Roosevelt Blvd., Key West, FL 33040**, grantee:

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

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

Commencing at the intersection of the Northwest Corner of Parcel No. 9, as recorded in plat of Survey and recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida, and the Southerly right-of-way line (curb line) of North Roosevelt Boulevard, bear Southwesterly along the Southerly right-of-way line (curb line) of North Roosevelt Boulevard for a distance of 150 feet to the Point of Beginning of the Parcel of land hereinafter described; from said Point of Beginning, continue bearing Southwesterly along the Southerly right-of-way line (curb line) of Roosevelt Boulevard for a distance of 50 feet to a point; thence at right angles and Southeasterly for a distance of 150 feet to a point; thence at right angles and Northeasterly and parallel with North Roosevelt Boulevard for a distance of 50 feet to a point; thence at right angles and Northwesterly for a distance of 150 feet back to the Point of Beginning, Less and except that portion of the premises conveyed to the State of Florida Department of Transportation by Quit Claim Deed dated February 2, 2012 and recorded in Official Records Book 2593, Page 978, of the Public Records of Monroe County, Florida.

Having an address of **2822 N. Roosevelt Blvd., Key West, FL 33040**

**GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.**

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.



IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Dennis P. Saviano Trust dated May 18, 1993

Deborah Condella  
Witness #1 Signature

By: [Signature]  
Dennis P. Saviano, Individually and  
as Trustee

**Deborah Condella**  
Witness #1 Printed Name

Vivian Perez  
Witness #2 Signature

**VIVIAN PEREZ**  
Witness #2 Printed Name

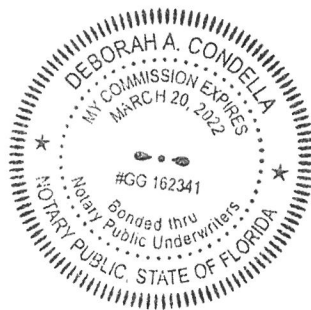
STATE OF FLORIDA  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 20th day of August, 2019 by Dennis P. Saviano, Individually and as Trustee of Dennis P. Saviano Trust dated May 18, 1993, who is personally known to me or has produced PERSONALLY KNOWN as identification.

Deborah A. Condella  
Notary Public

Printed Notary Name

My Commission Expires:





# Verification Form



City of Key West  
Planning Department



**Verification Form**

*(Where Authorized Representative is an Entity)*

I, Richard J. Milelli, in my capacity as Principle  
*(print name)* *(print position; president, managing member)*  
of Meridian Engineering LLC  
*(print name of entity serving as Authorized Representative)*

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

2822 North Roosevelt Blvd

*Street Address of subject property*

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

  
*Signature of Authorized Representative*

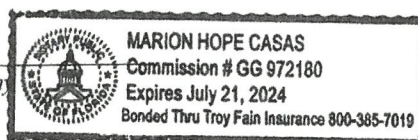
Subscribed and sworn to (or affirmed) before me on this 11-2-20 by  
*date*  
Richard J. Milelli  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

MARION HOPE CASAS  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*





# **Authorization Form**





**City of Key West  
Planning Department**

**Authorization Form**  
(Where Owner is a Business Entity)

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

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

Managing Member of KM2822 LLC  
Name of office (President, Managing Member) Name of owner from deed

authorize Meridian Engineering LLC  
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 11-2-20  
Date

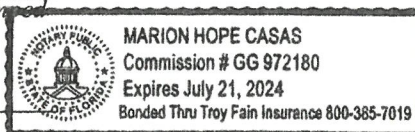
by ROBERT EUGENE III  
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented FL. DL. R500-765521260 as identification.

Marion Hope Casas  
Notary's Signature and Seal

MARION HOPE CASAS  
Name of Acknowledger typed, printed or stamped

Commission Number, if any





# Site Plans



ABBREVIATIONS:	
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING
C & G	= CURB AND GUTTER
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
IP	= IRON PIPE
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCIC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:	
COMMUNITY NUMBER	120168
PARCEL NUMBER	12087C 1509
SUFFIX	K
DATE OF FIRM	02-18-2005
FIRM ZONE	AE
BASE FLOOD ELEVATION	8'
FIELD WORK INFORMATION:	
DATE FIELD WORK	10-01-2019
DATE DRAFTING	10-03-2019
DATE SIGNED AND SEALED	10-04-2019
REVISED FIELD SURVEY	N/A

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



**MONROE COUNTY SURVEYING & MAPPING, INC**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)  
 1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236  
 PH: (305) 534-4658 OR (305) 293-0466 FAX: (305) 531-4586 WWW.MCSMCO.COM  
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

**KM2822, LLC**  
**2822 N. ROOSEVELT BLVD.**  
**KEY WEST, FL 33040**

*Eddie A. Martinez*  
**EDDIE A. MARTINEZ**  
 PROFESSIONAL SURVEYOR AND  
 MAPPER NO. LS6755  
 STATE OF FLORIDA

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

REVISIONS	

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:  
 2:\Data MCSM\Drawings\Key West\2822 N. ROOSEVELT, ROBERT\2824 N. ROOSEVELT, ROBERT\2824 N. ROOSEVELT, ROBERT\10\_3\_19\_email to rick.dwy

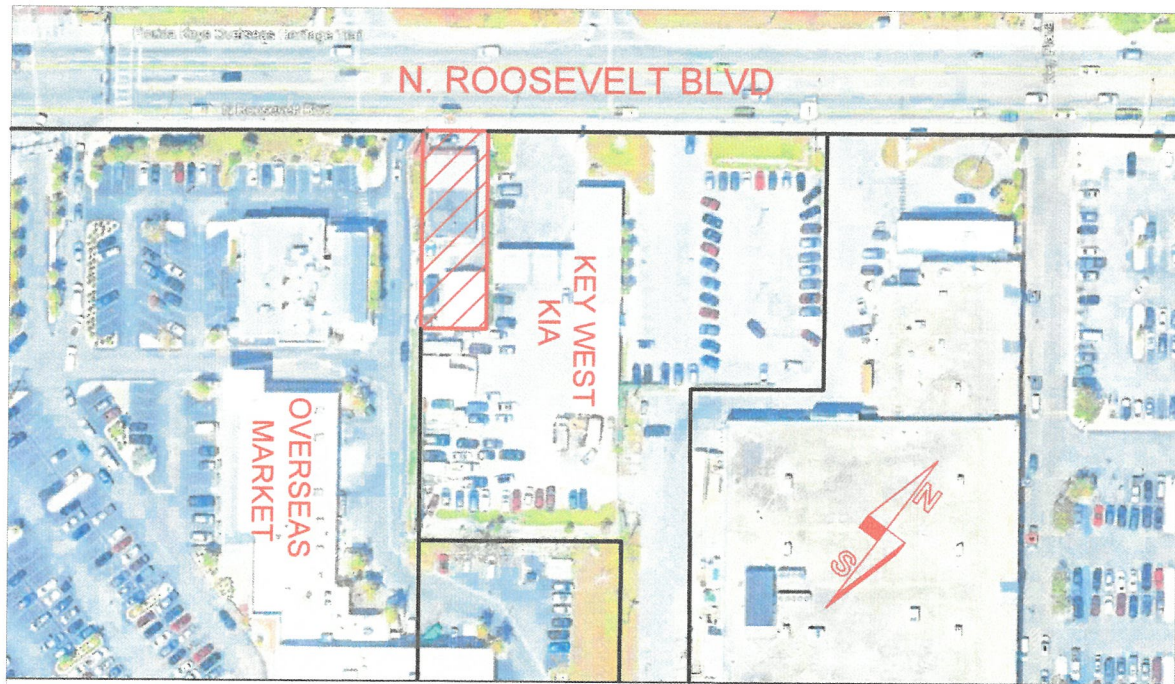
#### SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1988 UNLESS OTHERWISE NOTED
- BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

COMMERCIAL/HIGH RISK  
 SUBURBAN  
 RURAL

#### LOCATION MAP (N.T.S.)

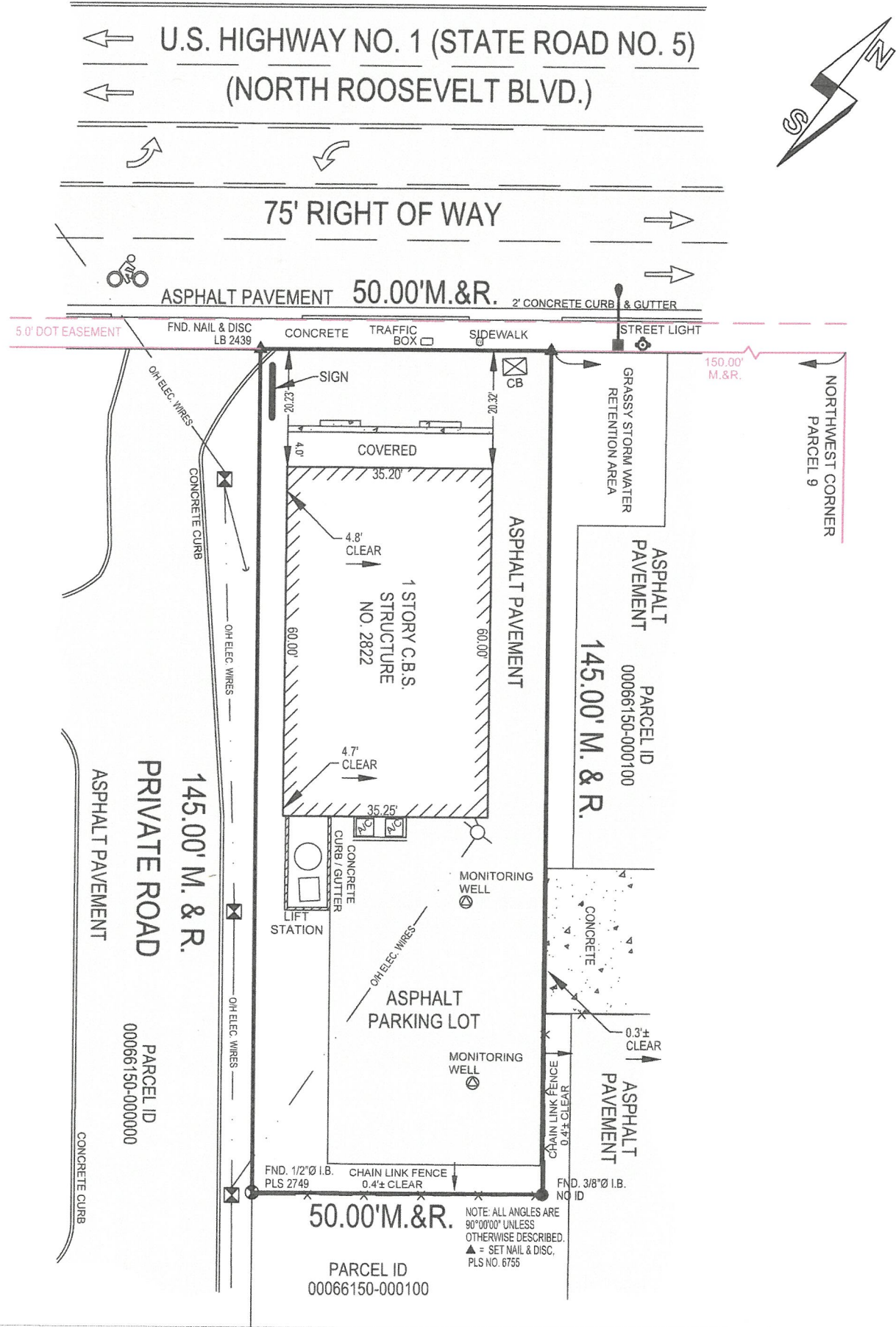
A PART OF PARCEL 9  
 PLAT OF SURVEY OF LANDS  
 ON THE ISLAND OF  
 KEY WEST, MONROE COUNTY, FL



**LEGAL DESCRIPTION:**  
 Commencing at the intersection of the Northwest corner Parcel 9, as recorded in Plat of Survey and recorded in Plat Book 3, at Page 35, Public Records of Monroe County, Florida, and the Southerly Right-of-Way line (curb line) of North Roosevelt Boulevard, bear Southwesterly along the Southerly Right-of-Way (curb line) of North Roosevelt Boulevard for a distance of 150 feet to the Point of Beginning of the Parcel of land hereinafter described; from said Point of Beginning, continue bearing Southwesterly along the Southerly Right-of-Way line (curb line) of Roosevelt Boulevard for a distance of 50 feet to a point; thence at right angles and Southeasterly for a distance of 150.00 feet to a point; thence at right angles and Northeasterly and parallel with North Roosevelt Boulevard for a distance of 50.00 feet to a point; thence at right angles and Northwesterly for a distance of 150 feet back to the Point of Beginning. Less and Except that portion of the premises conveyed to the State of Florida Department of Transportation by Quit Claim Deed dated February 2, 2012, and recorded in Official Records Book 2593, Page 978, of the Public Records of Monroe County, Florida. Having an address of 2822 N. Roosevelt Blvd., Key West, FL 33040.

**BENCHMARK INFORMATION:**  
 NOT REQUESTED

SHEET SIZE 13"X19"





BUILDING PERMIT ALLOCATION PLANS  
FOR

2822 NORTH ROOSEVELT BLVD  
AFFORDABLE HOUSING

SITE INFORMATION

PART OF SECTION 33, TOWNSHIP 67, RANGE 25  
KEY WEST, FLORIDA

ADDRESS: 2822 N. ROOSEVELT BLVD, KEY WEST, FL 33040  
RE #: 00065210-000000  
LEGAL DESCRIPTION: PT KW NO 10 A PARCEL OF LAND LYING SE OF N ROOSEVELT BOULEVARD 50FT x 150 FT  
FLOOD ZONE: AE-8  
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1509 SUFFIX K; DATE: 02-18-05  
ZONING - CG (GENERAL COMMERCIAL)

DENSITY CALCULATION:  
EXISTING COMMERCIAL SQUARE FOOTAGE: 2,112 SF  
MAX AFFORDABLE HOUSING DENSITY: 40 DU/ACRE  
LOT AREA: 0.166 ACRES (7250 SF)  
ALLOWABLE AFFORDABLE DENSITY: (0.166 ACRES\*40 DU/ACRE) = 6.64 (6 AFFORDABLE DWELLING UNITS)  
DENSITY BONUS: 1 AFFORDABLE UNIT (SEC. 108-998) - COMMERCIAL SQ. FT. 2,112 SF  
TOTAL DENSITY OF AFFORDABLE HOUSING = 7 AFFORDABLE UNITS

PARKING CALCULATION: AFFORDABLE INFILL UNITS LESS THAN 600 SF CAN HAVE 2 BICYCLE SPACES PER UNIT PER SEC 122-1470  
PARKING REQUIREMENT: 7 UNITS X 1 SPACE PER UNIT = 7 SPACES  
2 BICYCLE SPACES/SPACE \* 7 SPACES = 14 BICYCLE SPACES  
15 BICYCLE SPACES ARE PROVIDED.

PROJECT DATA	REQUIRED	EXISTING	PROPOSED	VARIANCE
SETBACKS:				
FRONT	25'-0"	14'-0"	NO CHANGE	NONE
SIDE	15'-0"	4'-11-3/4"	NO CHANGE	NONE
REAR	25'-0"	9'-11 3/4"	5'-0"	YES
LOT SIZE	N/A	7250 SF	NO CHANGE	N/A
BUILDING COVERAGE	40% MAX	2341.47 SF 32.3%	3887.86 SF 53.6%	YES
FLOOR AREA	0.8 MAX	0.272 1969.13 SF	0.796 5772.02 SF	NONE
BUILDING HEIGHT	40'	11'-4"	39'- 4 3/4"	NONE
IMPERVIOUS AREA	80% MAX	5928.7 SF 81.8%	5982.29 SF 82.5%	YES
OPEN SPACE	35% MIN	1306.27 SF 18.0%	1267.71 SF 17.5%	YES

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS-1.0	COVER SHEET AND LOCATION MAP
C-1.0	PROPOSED SITE PLAN
A-1.0	GROUND LEVEL FLOOR PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-2.0	PROPOSED ELEVATIONS
A-2.1	PROPOSED ELEVATIONS

DESCRIPTION OF PROPOSED DEVELOPMENT

THE SITE CURRENTLY CONSISTS OF A RECENTLY RENOVATED 1970 SF COMMERCIAL BUILDING. THE BUILDING HAS 2 COMMERCIAL UNITS. THERE IS AN EXISTING HANDICAPPED PARKING SPACE BEHIND THE BUILDING.

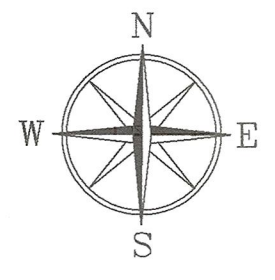
THE PROPOSED DEVELOPMENT CONSISTS OF (3) 1 BEDROOM/1 BATHROOM CONSTRUCTED ABOVE THE EXISTING BUILDING. THERE WILL ALSO BE AN ADDITION TO THE REAR OF THE STRUCTURE. THE ADDITION IN THE REAR WILL BE A 2-STORY STRUCTURE ON STILTS. THE REAR STRUCTURE WITH (4) 1 BEDROOM/1 BATHROOM AND (2) COMMON LAUNDROMATS THAT WILL CONNECT TO THE EXISTING BUILDING. WITH A BRIDGE. ALL SEVEN APARTMENTS WILL BE ALLOCATED FOR AFFORDABLE HOUSING. THE PROPOSED SITE PLAN CALLS FOR A NEW PARALLEL PARKING SPOT IN THE FRONT OF THE BUILDING. THE RELOCATION OF THE EXISTING HANDICAP PARKING SPOT, AND THE ADDITION OF 15 SCOOTER/BICYCLE PARKING SPOTS. A DENSITY BONUS IS BEING UTILIZED FOR 1 ADDITIONAL AFFORDABLE HOUSING UNIT AS PER SEC. 108-998 OF THE CITY OF KEY WEST LAND DEVELOPMENT CODE.

SOLUTION STATEMENT

THE PROPOSED DEVELOPMENT SHALL WILL ADDRESS SEVERAL COMMUNITY ISSUES. ALTHOUGH THE PROPOSED IMPERVIOUS AREA IS INCREASING, THE PROPOSED STORMWATER PLAN WILL CONSIST OF NEW EXFILTRATION TRENCHES AND SWALES THAT WILL RESULT IN IMPROVED RUNOFF CONTAINMENT AND PRETREATMENT. ALL UNITS WILL HAVE LOW-FLOW SHOWER HEADS, HIGH EFFICIENCY WATER CLOSETS, AND COMPACT HOT WATER DISTRIBUTION SYSTEMS TO PROMOTE POTABLE WATER CONSERVATION. THE BUILDING SHALL BE PAINTED WITH A LIGHT COLOR, HAVE A LIGHT COLORED REFLECTED ROOF, INSULATION, HIGH EFFICIENCY LIGHTS AND APPLIANCES FOR ENERGY CONSERVATION. THE PROPOSED DEVELOPMENT WILL PROVIDE 7 NEW AFFORDABLE HOUSING UNITS IN AN AREA THAT IS DENSELY POPULATED WITH BUSINESSES. THIS PROJECT COULD POTENTIALLY PROVIDE THESE BUSINESSES 14 NEW EMPLOYEES THAT ARE IN WALKING DISTANCE TO GROCERY STORES, POST OFFICES, AND OTHER ESSENTIAL BUSINESSES ELIMINATING THE NEED FOR FULL SIZE CARS.

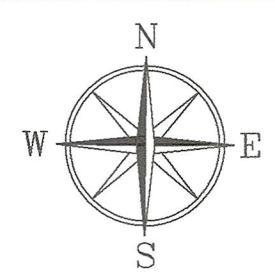
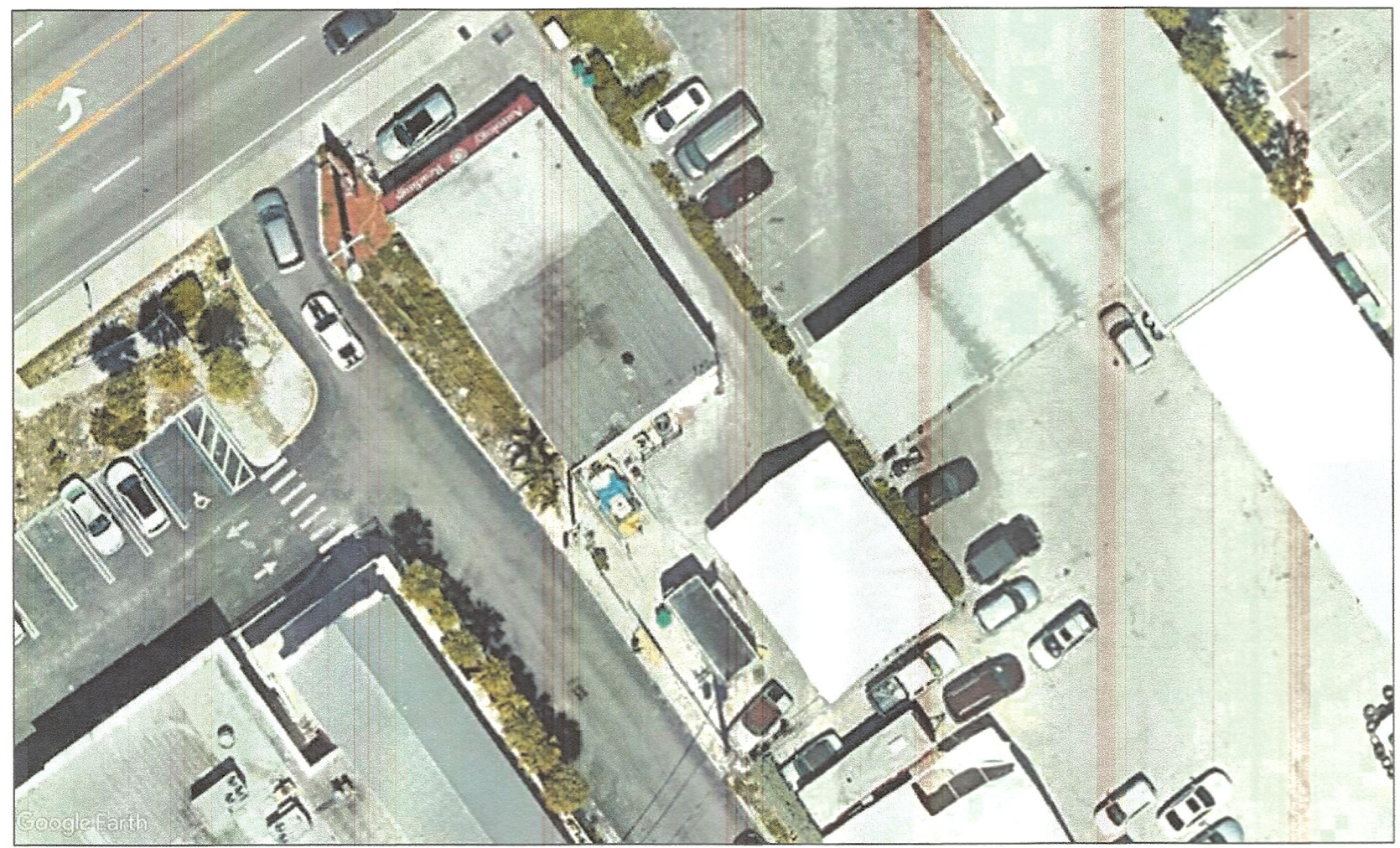
THIS PROJECT MEETS THE PREREQUISITE MAJOR CONSTRUCTION/RENOVATION STANDARDS.

- ALL UNITS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FGBC AND OBTAIN A BASELINE GREEN BUILDING CERTIFICATION AS DESCRIBED IN PRELIMINARY FGBC SCORE SHEET (PROVIDED SEPARATELY). WHEN A CONTRACTOR IS AWARDED THE PROJECT, THEY WILL BE REQUIRED TO APPLY AND RECEIVE THE FGBC CERTIFICATION PRIOR TO THE COMPLETION OF THE PROJECT.
- THE PROPOSED FINISHED FLOOR ELEVATION OF THE PROPOSED WORK IS SIGNIFICANTLY HIGHER THAN THE MIN. REQUIREMENT OF 1.5 FT ABOVE THE BASE FLOOD ELEVATION.
- THE SITE IS NOT LOCATED WITHIN THE HISTORIC DISTRICT.



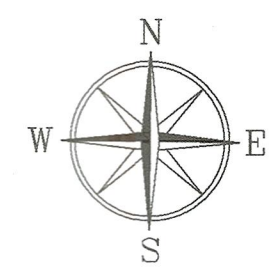
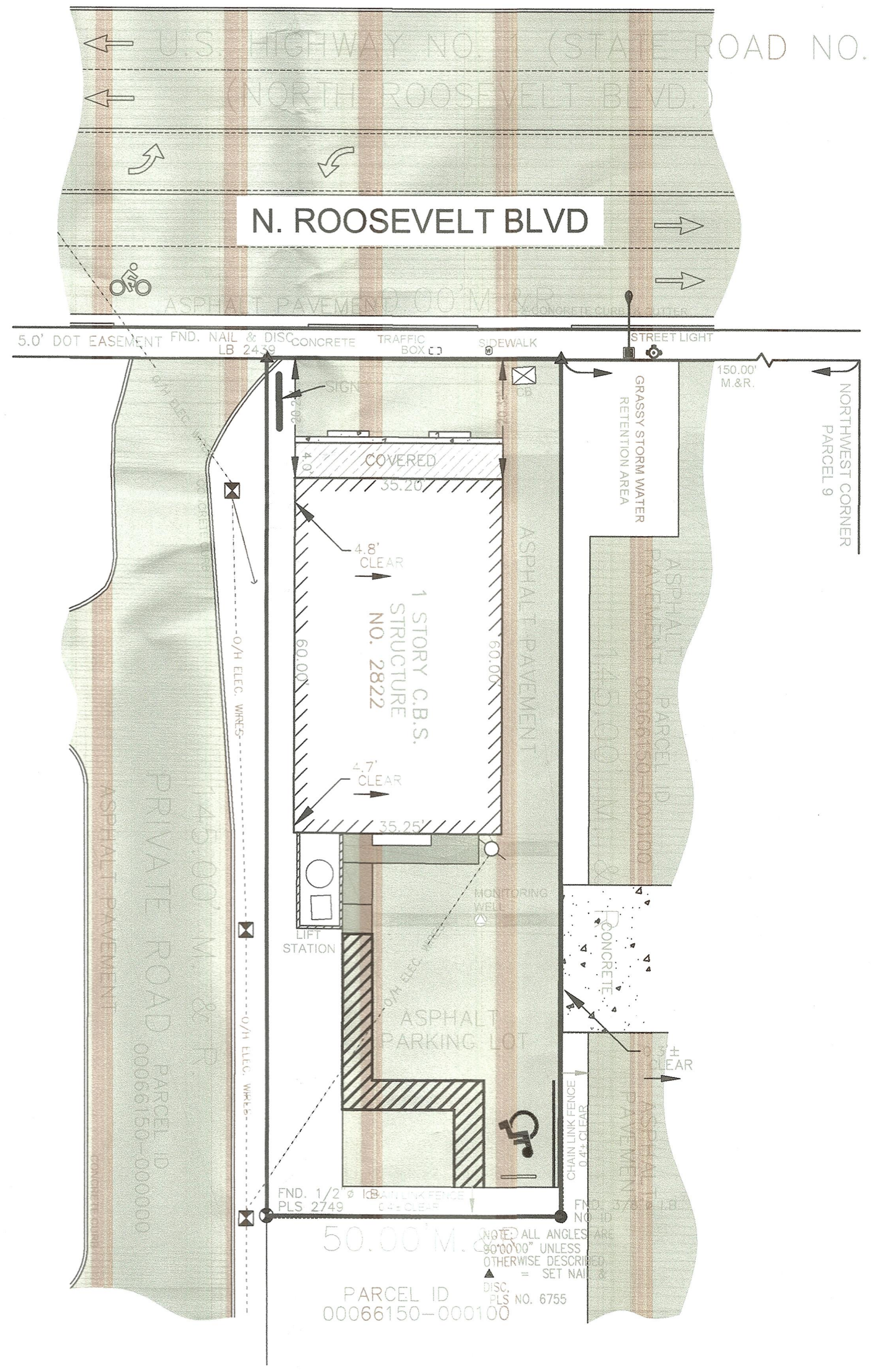
LOCATION MAP

N.T.S.



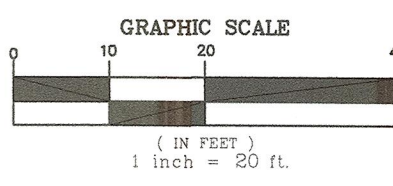
SITE AERIAL

N.T.S.



EXISTING SITE PLAN

SCALE: 1:20



Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph.305-293-3293 fax.293-4899

Seal:

RICHARD J. MILELLI  
PE #58315

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD J. MILELLI, PE ON 09/20/2020 USING A DIGITAL SIGNATURE.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SEA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Electronic Signature:

General Notes:

1. KMPD Comments 1.7.21

Revisions:


Title:

COVER SHEET AND LOCATION MAP

Sheet Number:

CS-1.0

Date: SEPTEMBER 25, 2020

RAMEY FOUNDATION  
AFFORDABLE HOUSING

2822 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA









THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND  
BY RICHARD J. MILELLI, PE ON (DATE)  
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Electronic Signature:

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**RAMEY FOUNDATION**  
**AFFORDABLE HOUSING**

2822 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA

---

ect No.	Scale:
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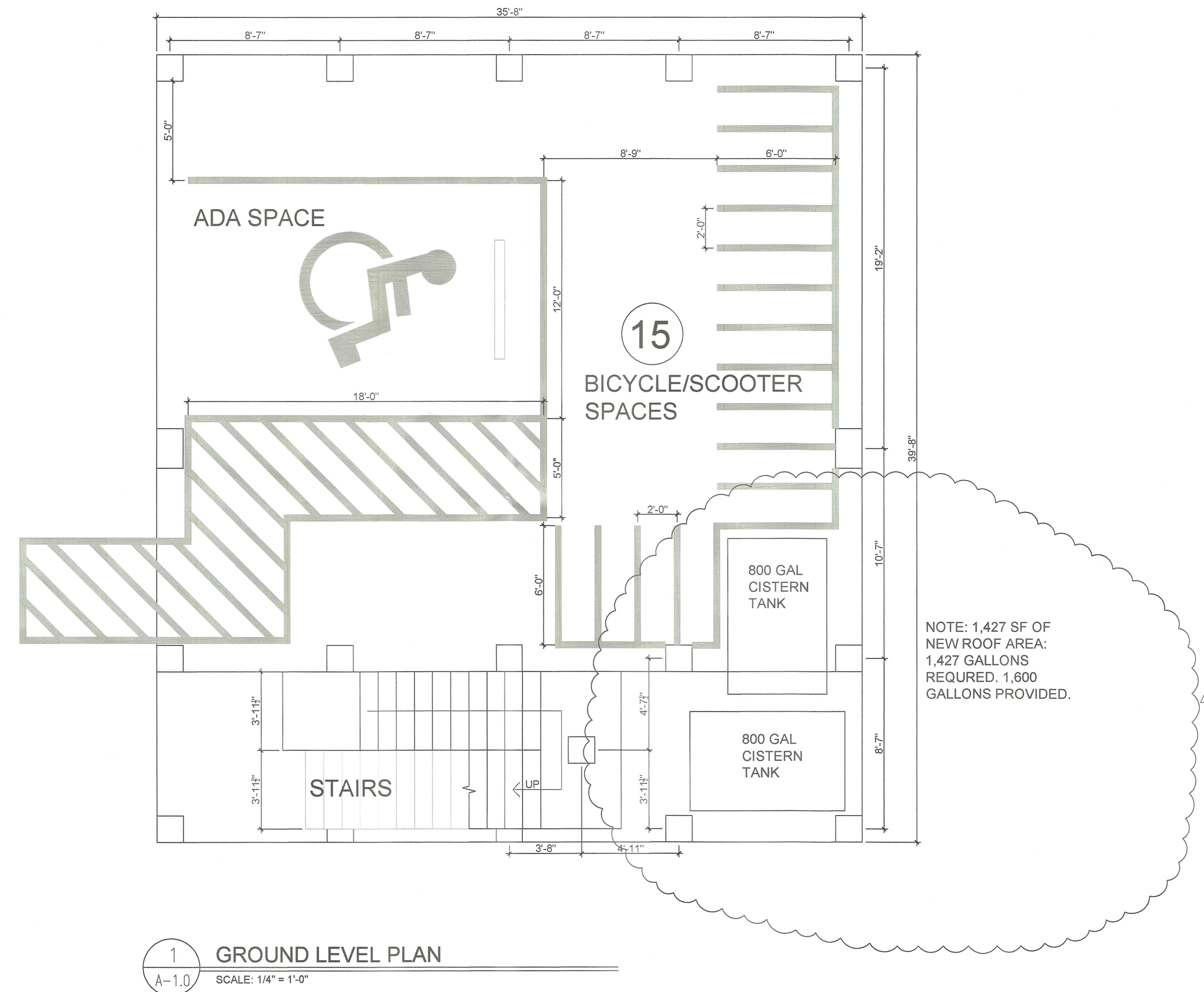
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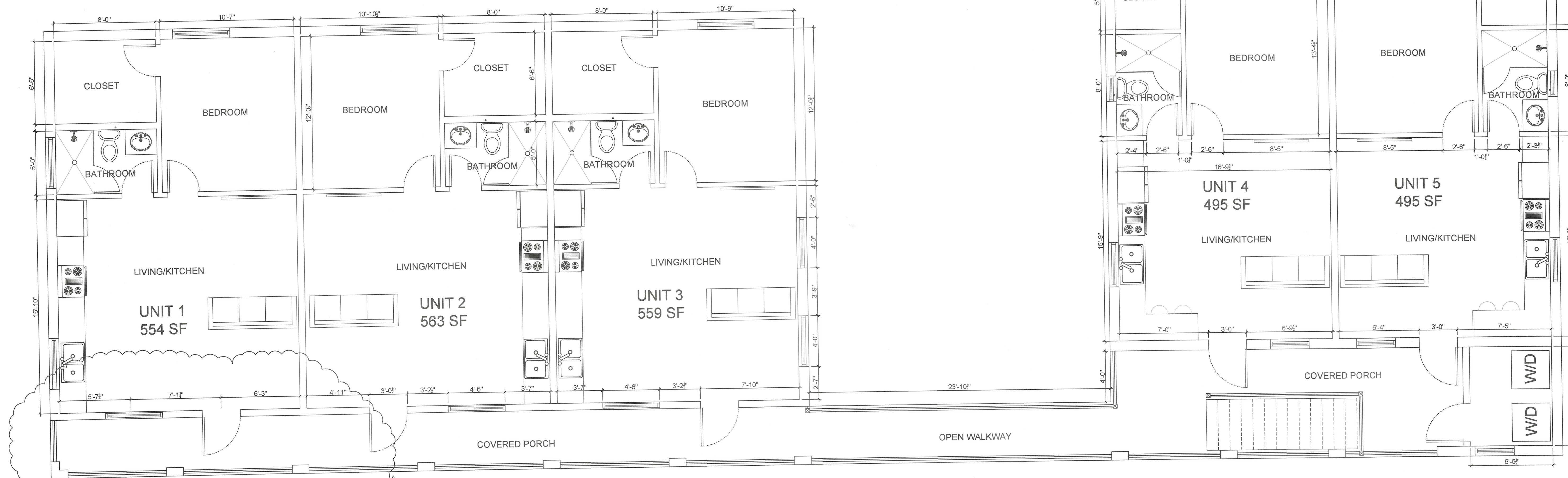
et Number:

A-1.0

: SEPTEMBER 25, 2020







1 HOUSING 1ST FLOOR PLAN  
A-1.1 SCALE: 1/4" = 1'-0"

Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #28401  
PH: 305-253-3263 FAX: 305-4899

Seal  
RICHARD J. MILELLI  
No. 58315  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

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General Notes:

RAMEY FOUNDATION  
AFFORDABLE HOUSING

2822 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA

Drawn By: ANF  
Project No. AS NOTED  
AutoCad File No.

Checked By: RJM  
Scale:

Revisions:

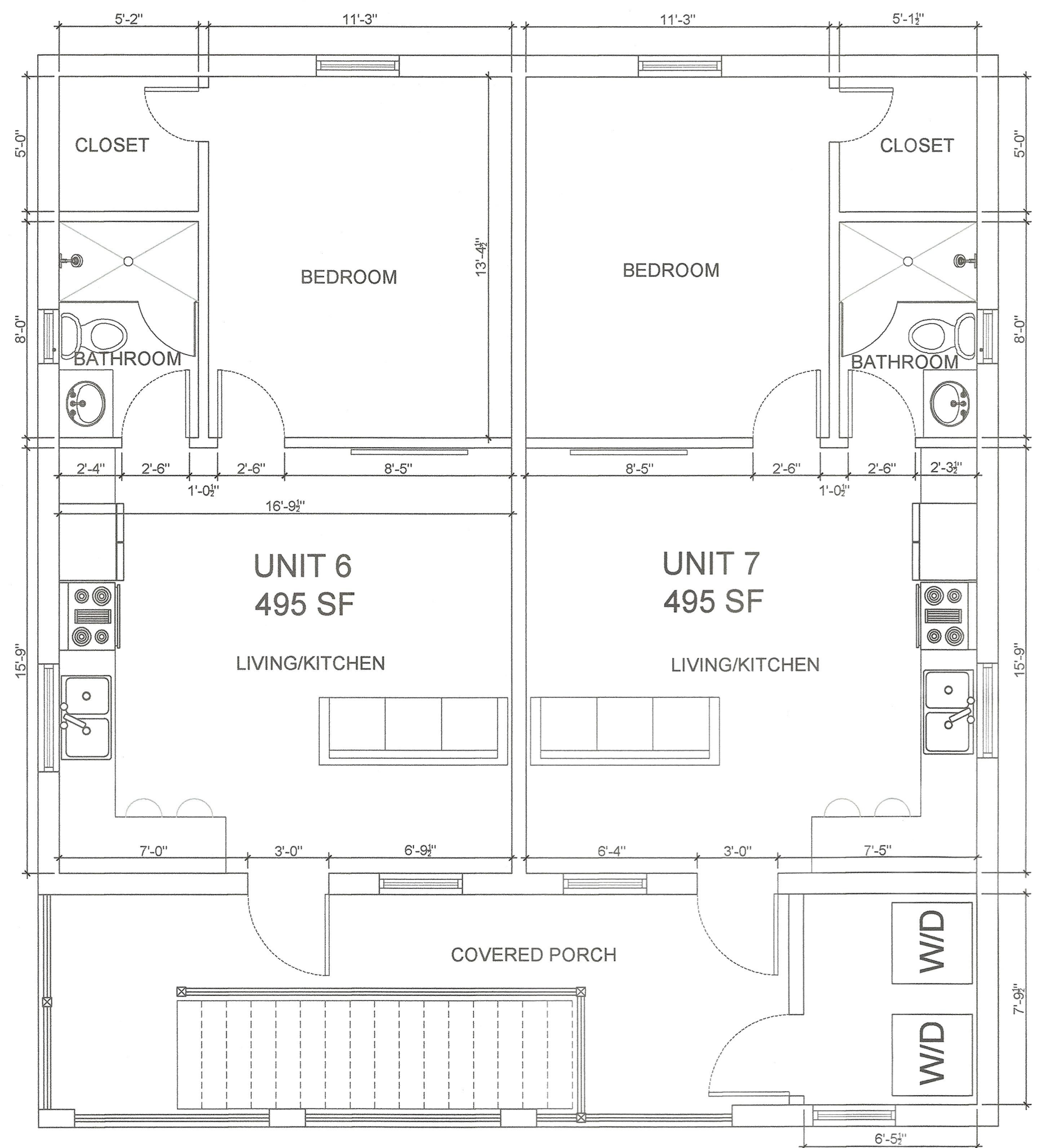
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1.	KWPD Comments 1.7.21

Title:  
FIRST FLOOR PLAN

Sheet Number:  
A-1.1

Date: SEPTEMBER 25, 2020





1 HOUSING 2ND FLOOR PLAN  
A-1.2 SCALE: 1/4" = 1'-0"

Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
PH: 305-265-5283 FAX: 305-4989

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NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315  
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Electronic Signature:

General Notes:

RAMEY FOUNDATION  
AFFORDABLE HOUSING  
2822 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA

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

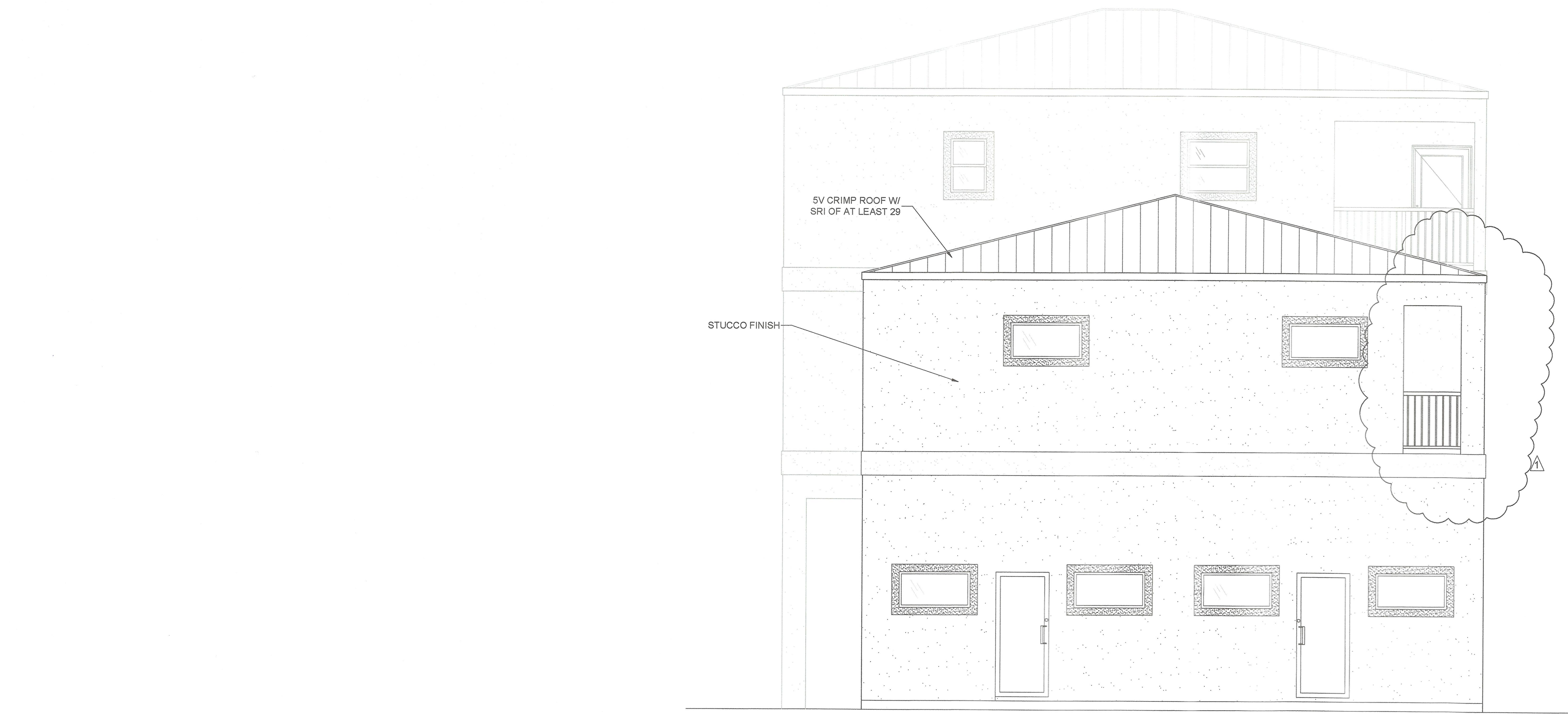
Revisions:


Title:  
FIRST FLOOR PLAN

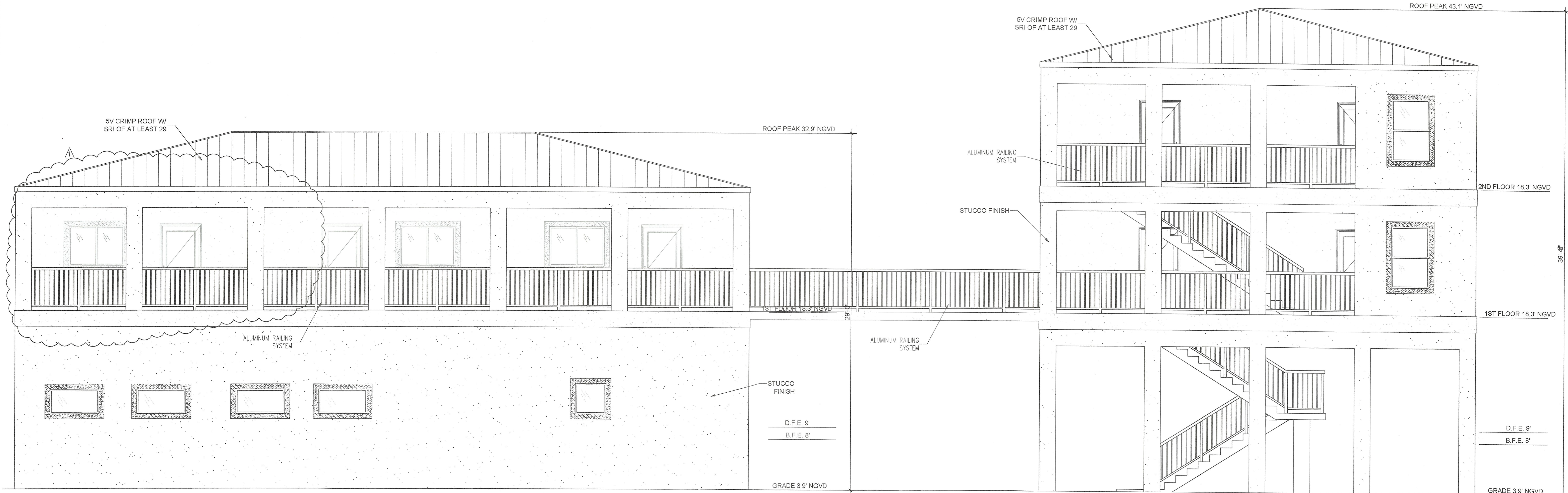
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A-1.2

Date: SEPTEMBER 25, 2020

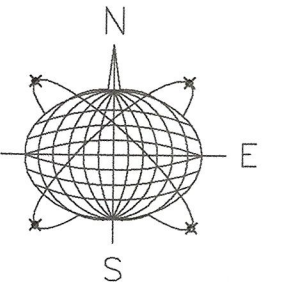




1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #23401  
ph:305-293-3263 fax: 293-4899

Seal:



NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THE BLOCK

RICHARD J. MILELLI  
PE #58315

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AUTHENTICATION CODE MUST BE VERIFIED ON  
ANY ELECTRONIC COPIES.

Electronic Signature:

General Notes:

RAMEY FOUNDATION  
AFFORDABLE HOUSING

2822 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA

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

Revisions:  
1. KVPD Comments 1.7.21

Title:  
PROPOSED  
ELEVATIONS

Sheet Number:

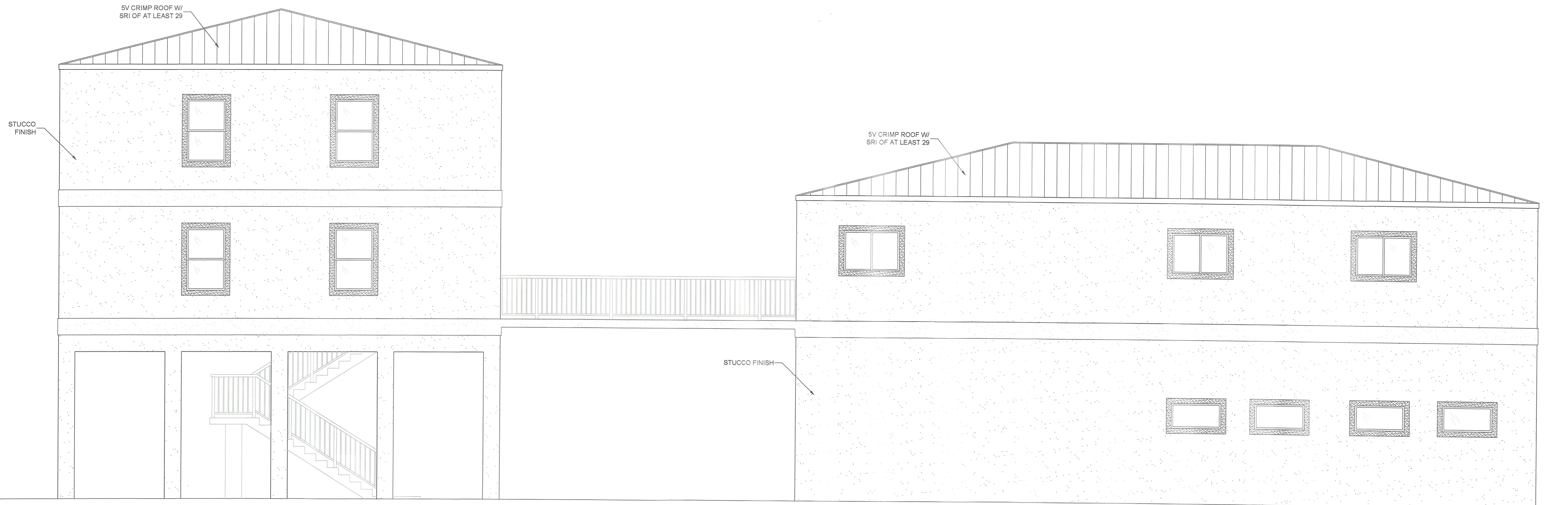
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Date: SEPTEMBER 25, 2020

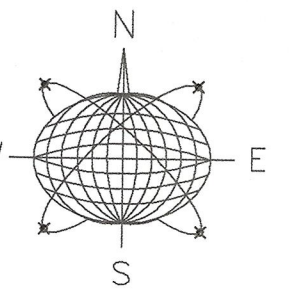




1  
A-2.1  
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A-2.1  
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3283 fax:293-4889



NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY RICHARD J. MILELLI, PE, ON DATE  
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Electronic Signature:

General Notes:

**RAMEY FOUNDATION  
AFFORDABLE HOUSING**  
2822 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA

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

Revisions:

Title:  
**PROPOSED  
ELEVATIONS**

Sheet Number:

**A-2.1**

Date: SEPTEMBER 25, 2020



# Site Visit



















































# **Additional Information**





### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00065210-000000  
**Account#** 1067822  
**Property ID** 1067822  
**Millage Group** 10KW  
**Location** 2822 N ROOSEVELT Blvd, KEY WEST  
**Address**  
**Legal** PT KW NO 10 A PARCEL OF LAND LYING SE OF N ROOSEVELT BOULEVARD 50FT X 150FT OR264-548/51 OR1378-2441/45 OR1402-1646/48 OR2359-484 OR2980-2221  
**Description** (Note: Not to be used on legal documents.)  
**Neighborhood** 31030  
**Property Class** RETAIL-SINGLE TENANT (1100)  
**Subdivision**  
**Sec/Twp/Rng** 33/67/25  
**Affordable** No  
**Housing**



### Owner

KM2822 LLC  
 2764 N Roosevelt Blvd  
 # 2850  
 Key West FL 33040

### Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$175,680	\$179,653	\$165,281	\$170,366
+ Market Misc Value	\$9,640	\$9,640	\$5,150	\$5,150
+ Market Land Value	\$484,880	\$160,841	\$162,944	\$162,944
= Just Market Value	\$670,200	\$350,134	\$333,375	\$338,460
= Total Assessed Value	\$670,200	\$350,134	\$333,375	\$338,460
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$670,200	\$350,134	\$333,375	\$338,460

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	7,250.00	Square Foot	50	150

### Commercial Buildings

**Style** 1 STY STORE-B / 11B  
**Gross Sq Ft** 2,275  
**Finished Sq Ft** 2,100  
**Perimeter** 0  
**Stories** 1  
**Interior Walls** DRYWALL  
**Exterior Walls** C.B.S.  
**Quality** 350 ()  
**Roof Type** FLAT OR SHED  
**Roof Material** ROLLED COMPOS  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation** CONCRETE SLAB  
**Interior Finish** DRYWALL  
**Ground Floor Area**  
**Floor Cover** CERM/CLAY TILE  
**Full Bathrooms** 0  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1968  
**Year Remodeled** 0



Effective Year Built	2020			
Condition	AVERAGE			
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,100	2,100	0
OPF	OP PRCH FIN LL	175	0	0
TOTAL		2,275	2,100	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	4009 SF	2
CH LINK FENCE	1995	1996	1	840 SF	2
CH LINK FENCE	1997	1998	1	240 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/20/2019	\$805,000	Warranty Deed	2233478	2980	2221	01 - Qualified	Improved
5/1/1996	\$400,000	Warranty Deed		1402	1646	U - Unqualified	Improved

## Permits

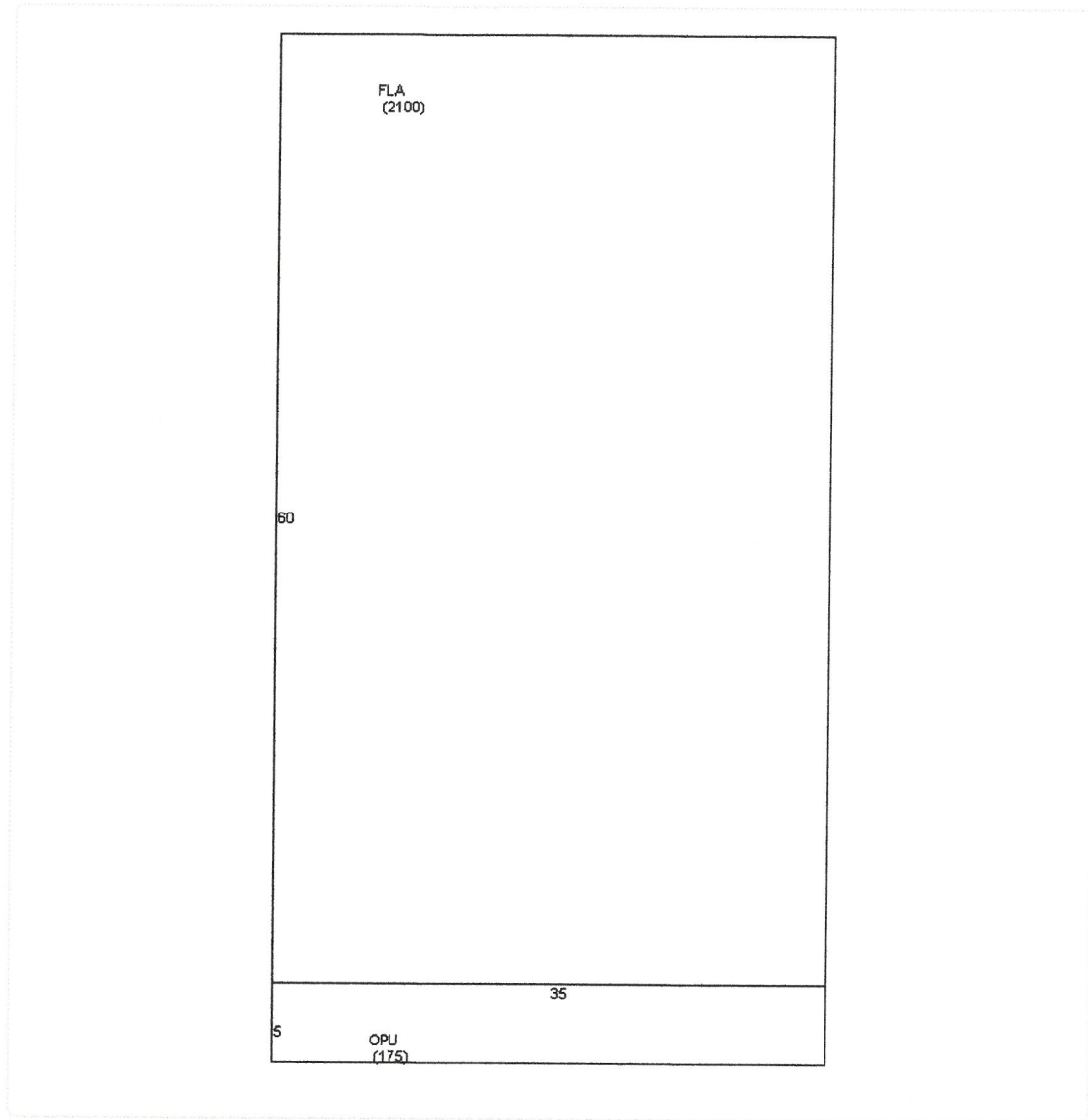
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1091	4/28/2020	6/25/2020	\$37,650	Commercial	INTERIOR BUILD-OUT OF COMMERCIAL UNIT, ADD 2 ADA BATHROOMS, FRAME NEW METAL STUD WALLS AND DRYWALL, INTERIOR DOORS, CABINETS, COUNTER-TOPS, FRAME OF TWO ADA BATHROOMS WITH ADA ACCESSORIES, TRIM, BATHROOMS TILE AND PAINT.
BLD2020-1117	4/16/2020		\$11,200	Commercial	REMODEL OF BATHROOMS AND KITCHEN. TWO WCs, TWO LAVS, ONE SHOWER, KITCHEN SINK, ONE BATHROOM IS ADA.
BLD2020-0750	3/6/2020	4/14/2020	\$2,400	Commercial	AWNINGS- REMOVE AWNING FRAME FOR REPAIRS TO FRAME AND TO FACILITATE CONCRETE SPALLING REPAIRS ON THE FRONT OF THE BUILDING BY OTHERS. REINSTALL REPAIRED FRAME & INSTALL NEW FABRIC ON FRAME.
BLD2020-0468	2/12/2020		\$13,528	Commercial	ELECTRICAL
BLD2020-0408	2/7/2020		\$13,866	Commercial	REMOVE & REPLACE A 5 TON SPLIT A/C SYSTEM. CONDENSER ON BRACKET. RAISE 5 TON CONDENSER ABOVE FLOOD. REMOVE & REPLACE DUCTWORK RUUD. (SAME FOR SAME)
BLD2020-0190	1/30/2020	6/25/2020	\$81,255	Commercial	RENOVATION EXTERIOR - REPAIR SPALLING AND STUCCO (APPROX 207SF), INFILL STORE FRONT GLASS WITH 165 SF, CONCRETE BLOCK POURED SOLID, WITH STUCCO OVER COAT.
17-3850	10/31/2017	1/9/2020	\$1,000	Commercial	AFTER THE FACT. REPLACING EXISTING CONDUIT ADN REROUTE TO 4 X 4 INTO SUB PANEL. INSTALL 50 AMP OUTLET ADN INSTALL NEW 6-4 WHIP IN TRAILER PANEL. SUB PANEL ATTACHED TO POST.
9800998	4/22/1998	12/8/1998	\$10,500	Commercial	A/C, BUILD OUT,AWNINGS, S
9602385	6/1/1996	8/1/1996	\$2,956	Commercial	FENCE
9500098	12/1/1995	8/1/1996	\$950	Commercial	RENOVATIONS
E954194	11/1/1995	12/1/1995	\$400	Commercial	ELECTRICAL UPDATE

## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





## Photos





## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

## 2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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