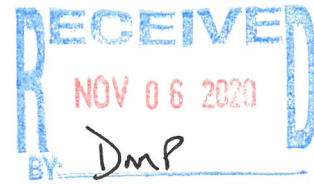


500 White Street

5 affordable rates



Building Permit Allocation System (BPAS) Application

(Year 8: July 1, 2020-June30, 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: Meridian Engineering LLC

Mailing Address: 201 Front St. Ste 203

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-241-0400 Office: 305-293-3263

Email: r.m.elli@meflkeys.com

PROPERTY OWNER:

Name: Khadija Akhter Arif

Mailing Address: 8236 NW 125th Ln.

City: Parkland State: FL Zip: 33076

Home/Mobile Phone: 954 854 2200 Office:

Email: prsal8@gmail.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 500 White St

Parcel ID RE#: 00006890-000000 Alternate Key: 1007145

Zoning District: HNC-2 Size of Site: 10,602.75

Density Allowed: 40 Commercial Floor Area: 3960

B. EXISTING DEVELOPMENT:

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

The property is currently operated as the Sunbeam groceries and deli.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
DWELLING UNIT DESCRIPTION	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	0	0	0
Affordable Residential Dwelling Unit(s) ²	0	0	5
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			5

- 1 Please provide City Licensing Records from the Building Department.
 2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(e).
 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 specific what type of development review will be required: _____

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

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

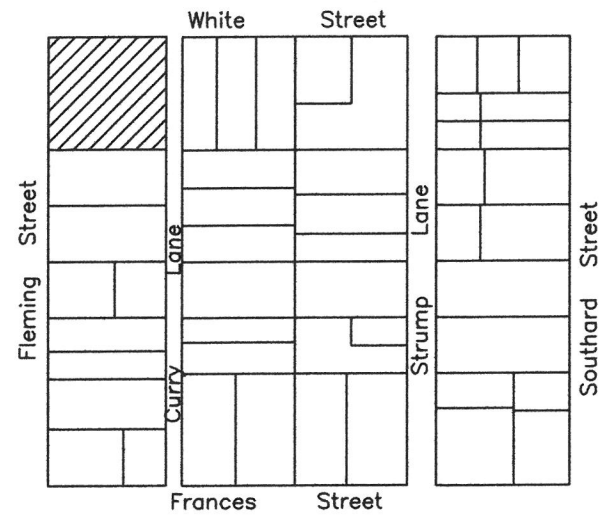
- 1. **Description of Proposed Development and Use.** Please be specific, describe and list existing, and proposed buildings and uses, accessory structures and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference 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.

Survey



LOCATION MAP
Square 44, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map delineated in February, 1829, as part of Lot 2, Square 44, but now better known as all of Lot 8 in Square 44, according to map or plan of Charles Howe, duly recorded in Deed Book "G", Page 485, Monroe County, Florida Records: Commencing at the corner of Fleming and White Streets and running thence in a SW'y direction along Fleming Street 100 feet, 6 inches; thence at right angles in a SE'y direction 105 feet, 6 inches, to an alley; thence at right angles in a NE'y direction along said alley 100 feet, 6 inches, to White Street; thence at right angles in a NW'y direction along White Street 105 feet, 6 inches, to the point of Beginning.

SURVEYOR'S NOTES:

North arrow based on plat
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.91

Monumentation:

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

Abbreviations:

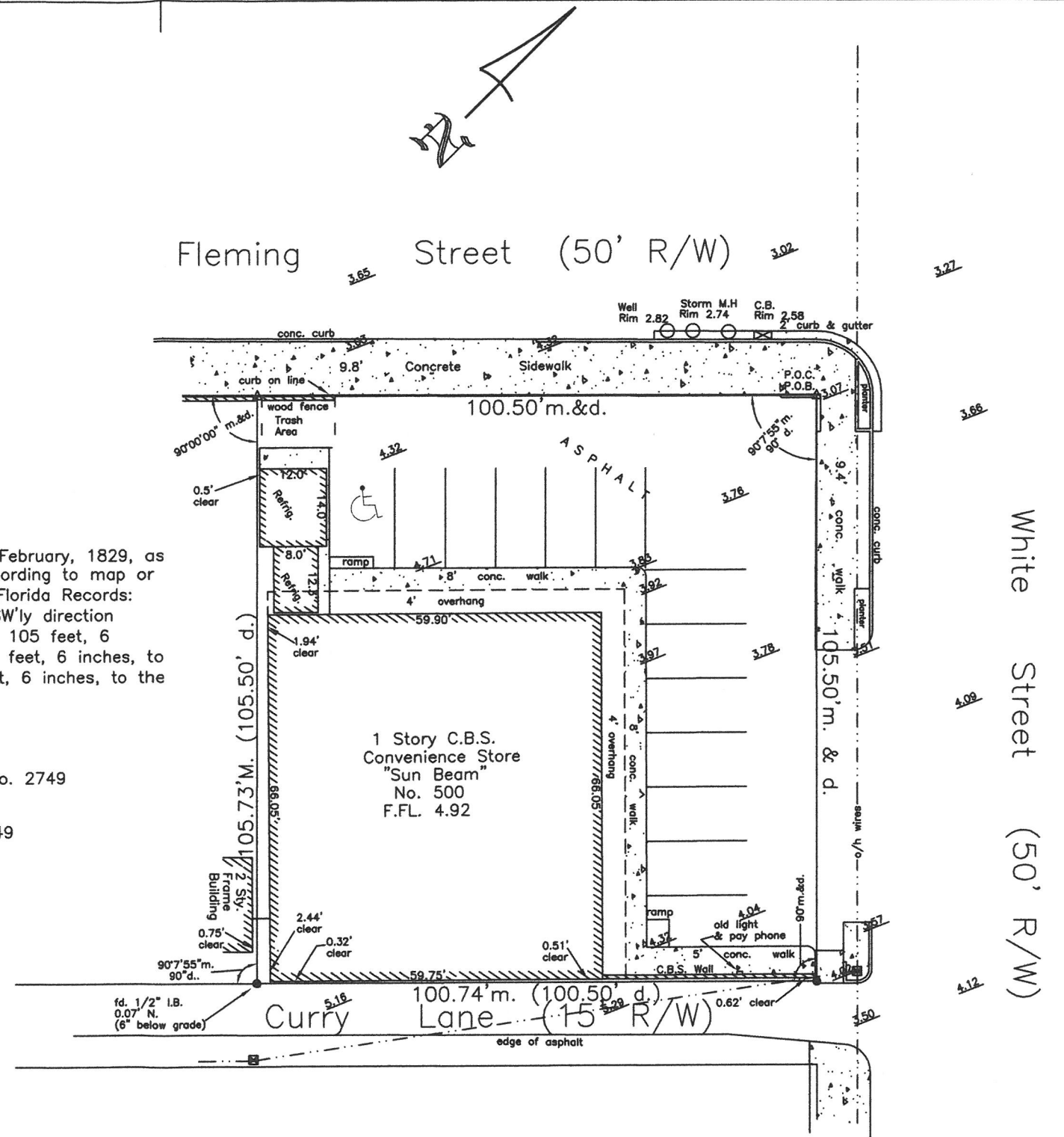
- | | |
|----------------------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plat | L.B. = Low Beam |
| m. = Measured | Irr. = Irregular |
| N.T.S. = Not to Scale | conc. = concrete |
| ⊕ = Centerline | I.P. = Iron Pipe |
| Elev. = Elevation | I.B. = Iron Bar |
| B.M. = Bench Mark | C.B. = Concrete Block |
| P.B. = Plat Book | C.B.S. = Concrete Block Stucco |
| pg. = page | cov'd. = Covered |
| C.L.F. = Chain Link Fence | wd. = Wood |
| Field Work performed on: 8/12/15 | w.m. = Water Meter |

CERTIFICATION:

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Khadija Akhter D. Arif & Mohammed Abdul Mannan 500 White Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 15-388	
Scale: 1"=20'	Ref. 219-61	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/18/15		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
f/datafred/dwg/keywest/block37/500white			

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Authorization & Verification



City of Key West
Planning Department

Authorization Form
(Individual or Joint Owner)

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

I, KHADIIJA AKHTER D ARIF authorize
Please Print Name(s) of Owner(s) as appears on the deed

Maria Elena Garcia
Please Print Name of Representative

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

Khadija Arif
Signature of Owner

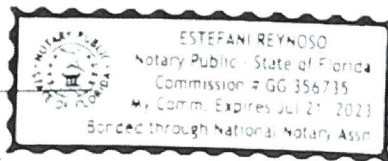
[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this NOVEMBER 6th 2020
Date

by Khadija Akhter Dily Arif
Name of Owner

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

[Signature]
Notary's Signature and Seal



Estefani Reynoso
Name of Acknowledger typed, printed or stamped

GG 356735
Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

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

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:

500 White Street
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

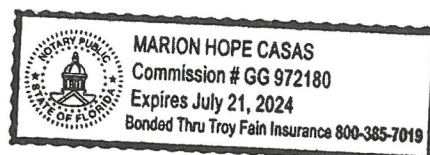
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 11-6-20 by
date
Richard J. Milelli
Name of Applicant

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

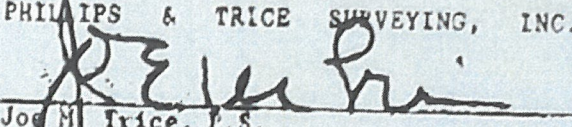
Warranty Deed

... in a NW'ly direction along said alley 100 feet, 6 inches, to White
there at right angles in a NW'ly direction along White Street 105 feet, 6 inches,
Point of Beginning.

BOUNDARY SURVEY FOR: FRANK B. BERVALDI

HEREBY CERTIFY to Frank B. Bervaldi; First State Bank of the Florida Keys, its
successors and/or assigns; Spottwood, Spottwood & Spottwood; and Attorneys' Title
Insurance Fund, Inc. that the survey delineated hereon meets or exceeds the minimum
technical standards as set forth by the Florida Board of Land Surveyors, pursuant to
Section 472.027 of the Florida Statutes, and that there are no encroachments, above
ground, other than those shown hereon.

**THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL.**
December 20, 1991

PHILIPPS & TRICE SURVEYING, INC.

Joe M. Trice, P.S.
Florida Reg. Cert. #2110

Site Plans

BUILDING PERMIT ALLOCATION PLANS FOR 500 WHITE STREET AFFORDABLE HOUSING

PART OF SECTION 31, TOWNSHIP 67, RANGE 25
KEY WEST, FLORIDA

SITE INFORMATION

ADDRESS: 500 WHITE STREET, KEY WEST, FL 33040
RE #: 00006890-000000
LEGAL DESCRIPTION: KW PT LOT 2 SQR 44 G23-309
FLOOD ZONE: AE-6
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
ZONING - HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)

DENSITY CALCULATION:
MAX AFFORDABLE HOUSING DENSITY: 40 DU/ ACRE
LOT AREA: 0.2434 ACRES (10,602.75 SF)
ALLOWABLE AFFORDABLE DENSITY: (0.2434 ACRES*40 DU/ACRE) = 9.73 (10 AFFORDABLE DWELLING UNITS)
DENSITY BONUS: 1 AFFORDABLE UNIT (SEC. 108-998)

TOTAL DENSITY OF AFFORDABLE HOUSING = 10 AFFORDABLE UNITS

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS-1.0	COVER SHEET AND LOCATION MAP
C-1.0	PROPOSED SITE PLAN
A-1.0	PROPOSED FLOOR PLAN
A-2.0	PROPOSED ELEVATIONS

DESCRIPTION OF PROPOSED DEVELOPMENT

THE SITE CURRENTLY CONSISTS OF A 3,690 SF COMMERCIAL BUILDING. THE BUILDING IS CURRENTLY OCCUPIED BY A CONVENIENCE STORE. THERE IS AN EXISTING HANDICAPPED PARKING SPACE.

THE PROPOSED DEVELOPMENT CONSISTS OF (5) STUDIO APARTMENTS CONSTRUCTED ABOVE THE EXISTING BUILDING. ALL FIVE APARTMENTS WILL BE ALLOCATED FOR AFFORDABLE HOUSING. THE RELOCATION OF THE EXISTING HANDICAP PARKING SPOT.

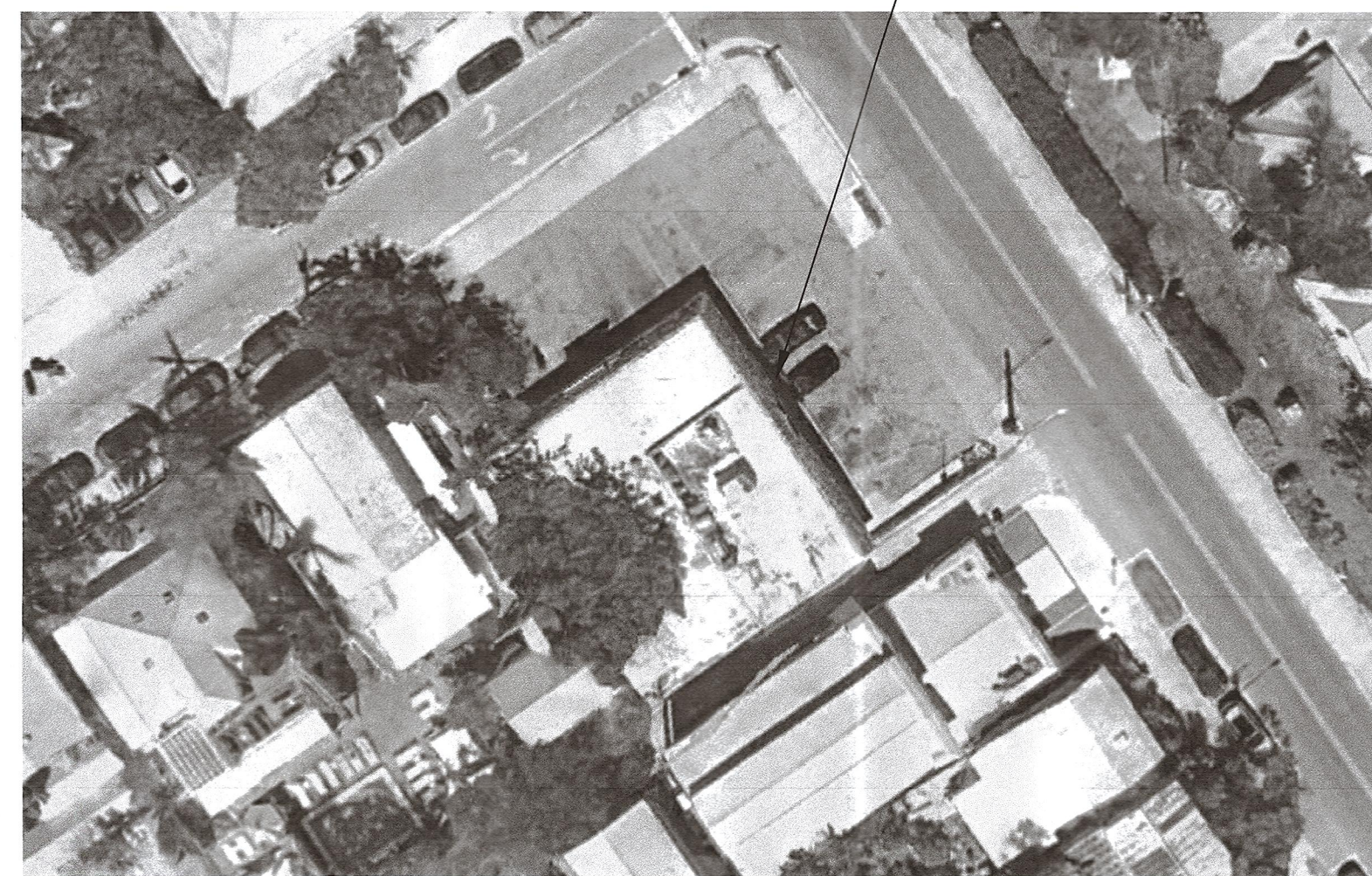
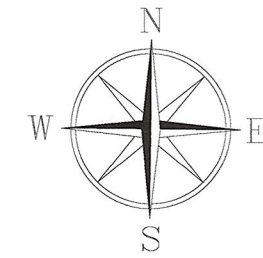
SOLUTION STATEMENT

THE PROPOSED DEVELOPMENT SHALL WILL ADDRESS SEVERAL COMMUNITY ISSUES. SINCE THE NEW AFFORDABLE UNITS WILL BE CONSTRUCTED ON THE EXISTING BUILDING, THE DEVELOPMENT WILL NOT AFFECT BUILDING COVERAGE, IMPERVIOUS, OR OPEN SPACE REQUIREMENTS. 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 5 NEW AFFORDABLE HOUSING UNITS IN AN AREA THAT IS POPULATED WITH BUSINESSES. THIS PROJECT COULD POTENTIALLY PROVIDE THESE BUSINESSES 10 NEW EMPLOYEES THAT ARE IN WALKING DISTANCE TO ESSENTIAL BUSINESSES ELIMINATING THE NEED FOR FULL SIZE CARS.

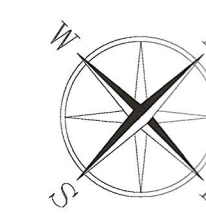
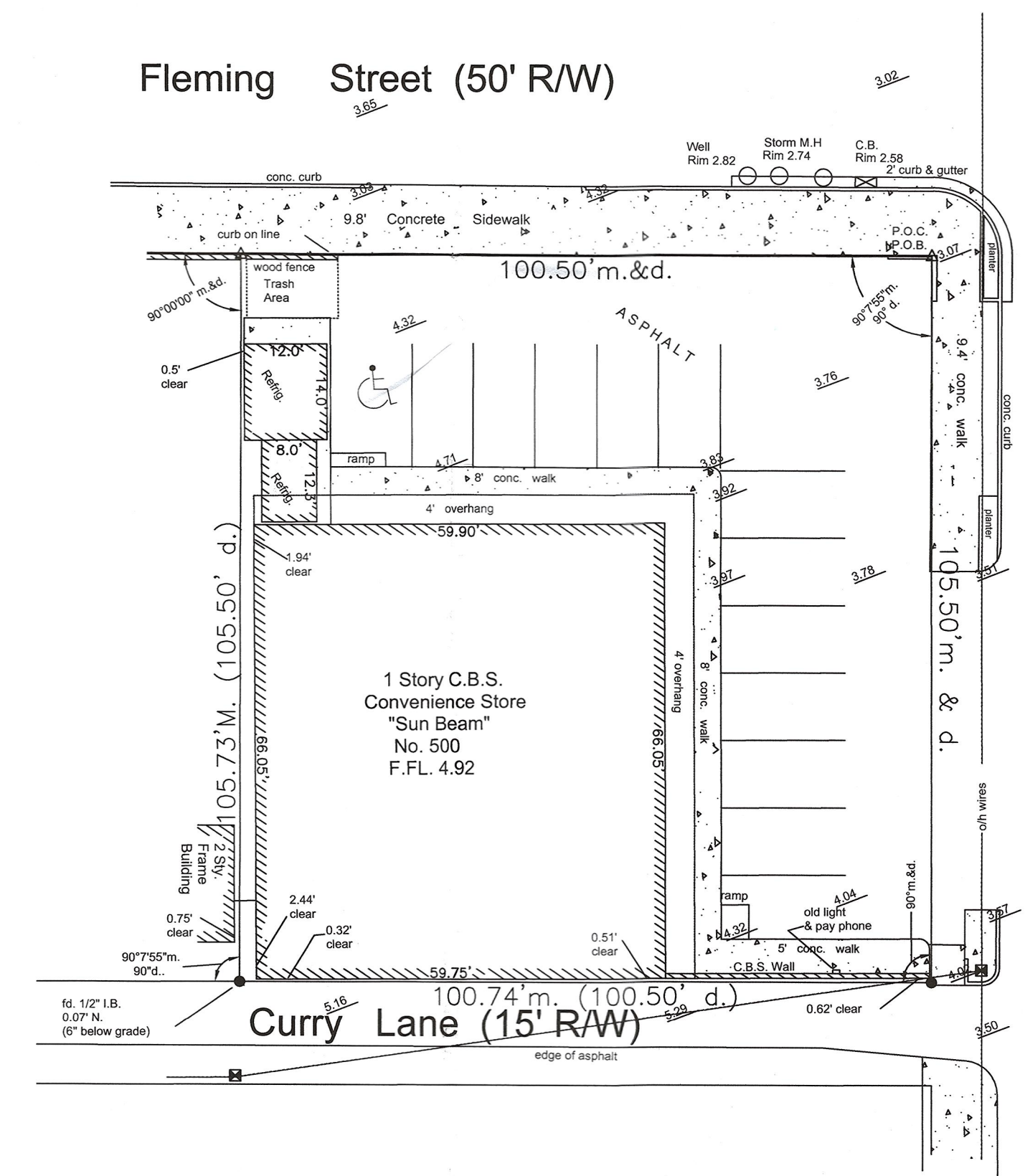
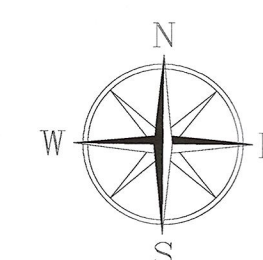
- THIS PROJECT MEETS THE PREREQUISITE MAJOR CONSTRUCTION/RENOVATION STANDARDS.
- ALL UNITS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FGBC AND OBTAIN A BASELINE GREEN BUILDING CERTIFICATION AS DESCRIBED IN PRELIMINARY FGBC SCORE SHEET (PROVIDED SEPARATELY). WHEN A CONTRACTOR IS AWARDED THE PROJECT, 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.
 - NO CISTERN WILL BE PROVIDED. PROJECT IS EXEMPT FOR AFFORDABLE HOUSING.



LOCATION MAP
N.T.S.

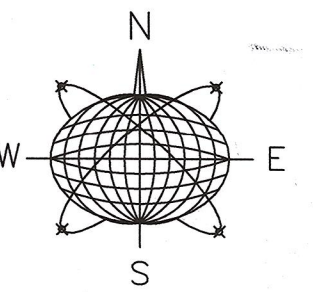
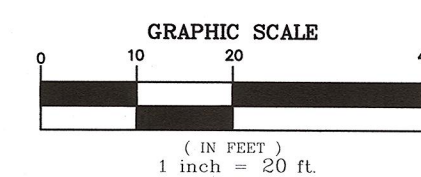


SITE AERIAL
N.T.S.

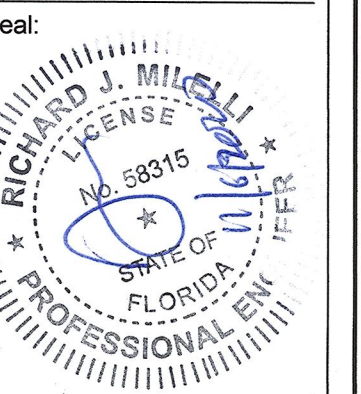


EXISTING SITE PLAN

SCALE: 1:20



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899



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

General Notes:

AFFORDABLE HOUSING
500 WHITE STREET
KEY WEST, FLORIDA

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

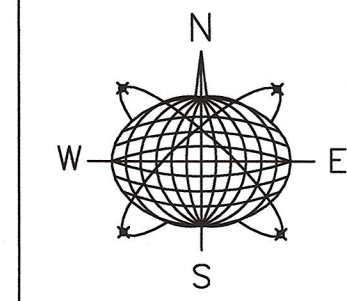
Revisions:

Title:
COVER SHEET AND
LOCATION MAP

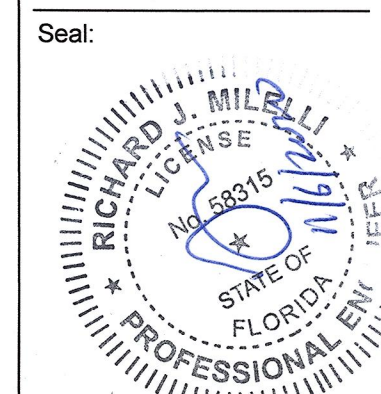
Sheet Number:

CS-1.0

Date: NOVEMBER 5, 2020



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph. 305-293-3263 fax: 293-4899



NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BOOK
 RICHARD J. MILELLI
 PE #588315

General Notes:

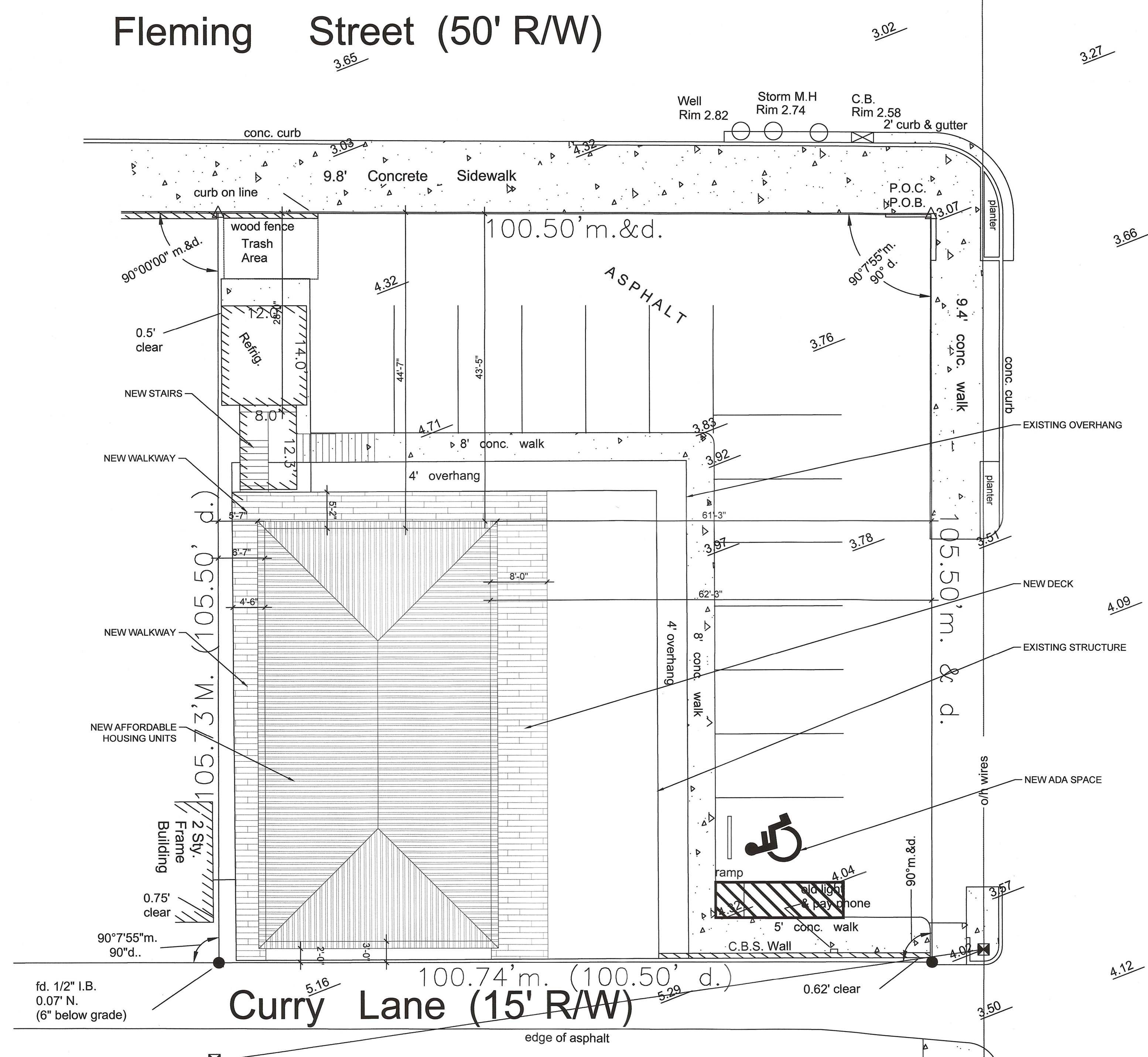
AFFORDABLE HOUSING
 500 WHITE STREET
 KEY WEST, FLORIDA

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

Revisions:

Title:
PROPOSED SITE PLAN

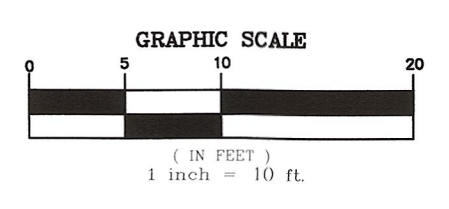
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 Date: NOVEMBER 5, 2020

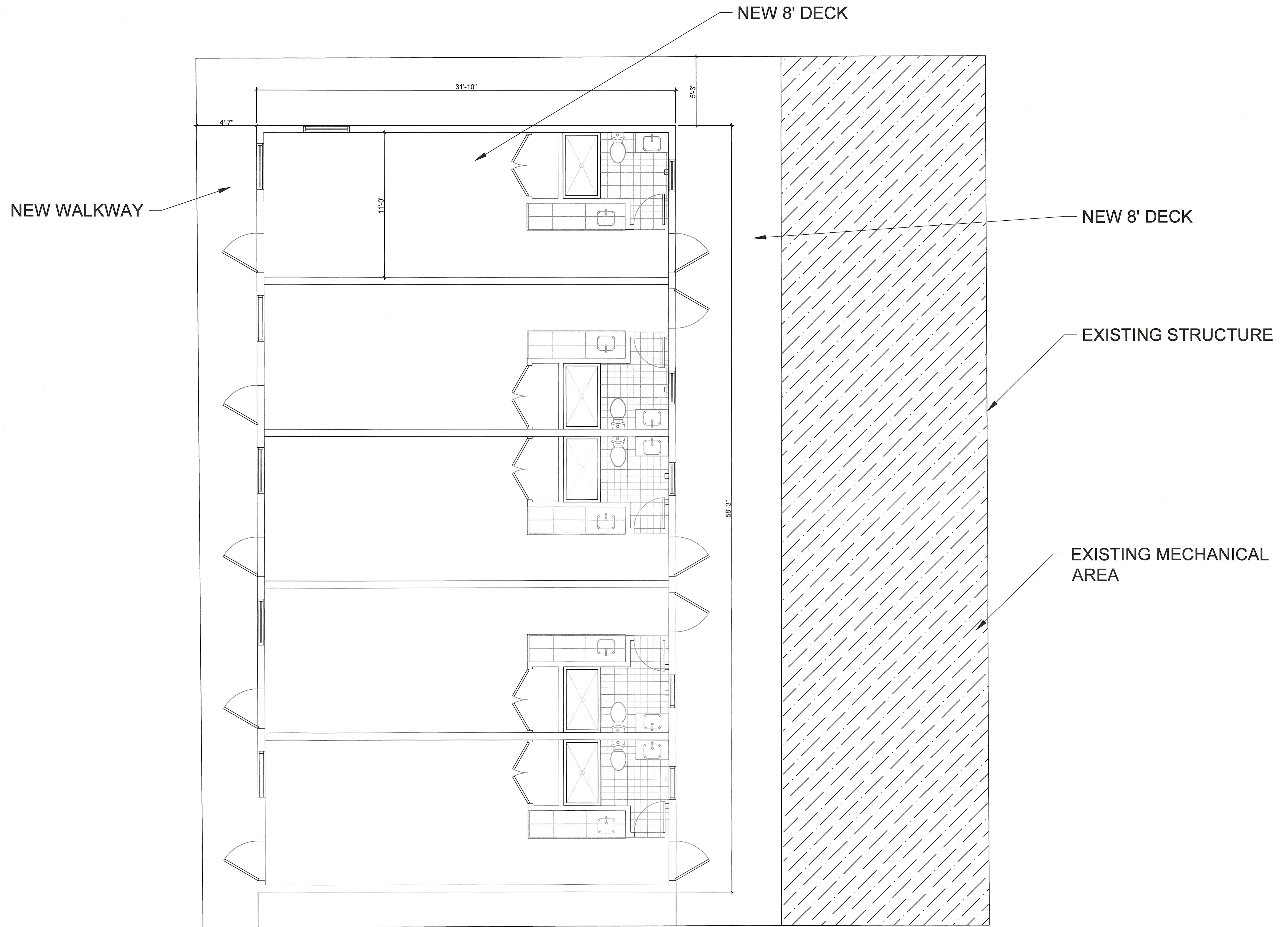


PROJECT DATA				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
SETBACKS:				
FRONT	10'-0"	34'-6"	61'-3"	NONE
STREET SIDE	7'-6"	34'-9"	28'-0"	NONE
SIDE	5'-0"	0'-4"	2'-0"	YES
REAR	15'-0"	2'-4"	5'-7"	YES
LOT SIZE	N/A	10,602.75 SF	NO CHANGE	NONE
BUILDING COVERAGE	40% MAX	4,732.6 SF 44.6%	NO CHANGE	NONE
FLOOR AREA	1.0 MAX	0.373 3960 SF	0.548 5812 SF	NONE
BUILDING HEIGHT	30'	13'-0"	24'-6"	NONE
IMPERVIOUS AREA	60% MAX	5928.7 SF 81.8%	NO CHANGE	NONE
OPEN SPACE	20% MIN	224 SF 2.1%	NO CHANGE	NONE

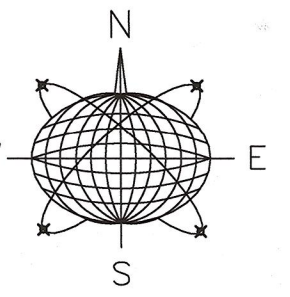


1
 C-1.0
 SCALE: 1" = 10'-0"





1 HOUSING FLOOR PLAN
 A-1.0 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-5283 fax:293-4899



General Notes:

AFFORDABLE HOUSING
 500 WHITE STREET
 KEY WEST, FLORIDA

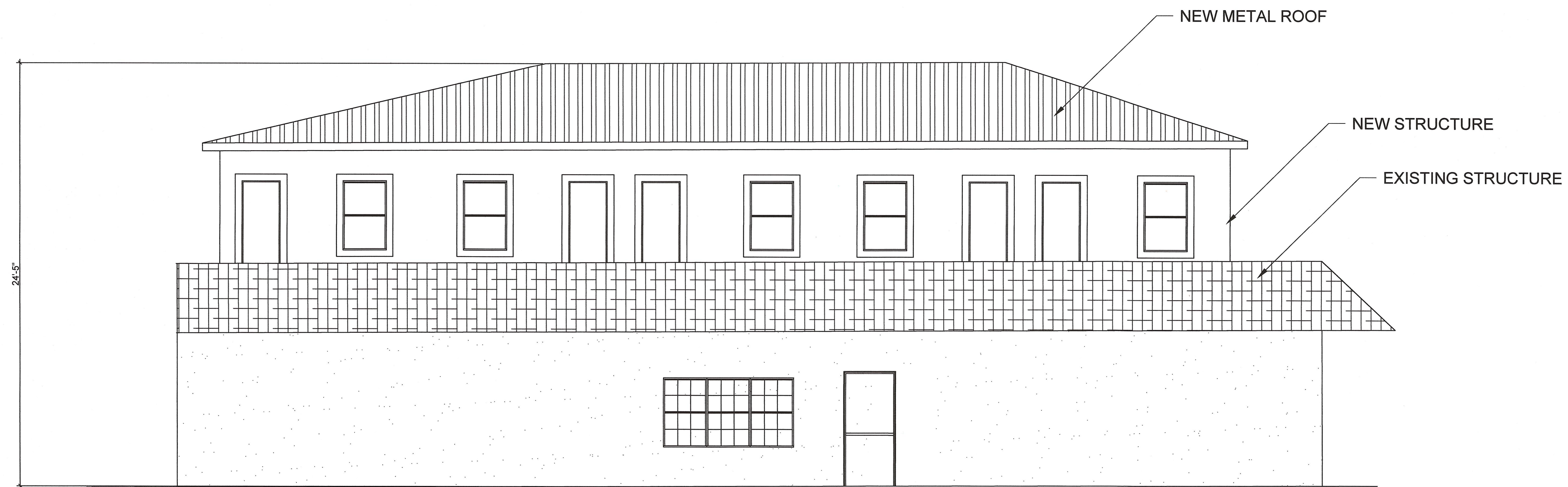
Drawn By: ANF	Checked By: RJM
Project No. AS NOTED	Scale:
AutoCad File No.	

Revisions:

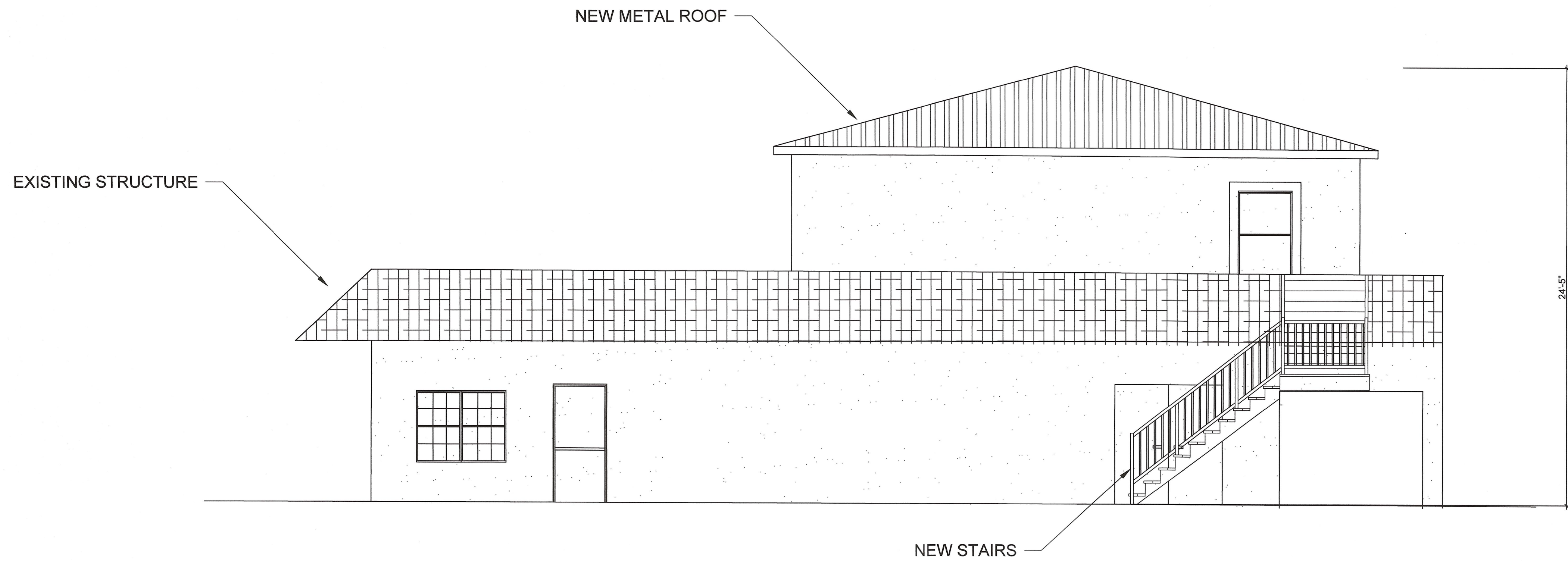
Title:
FLOOR PLAN

Sheet Number:
A-1.0

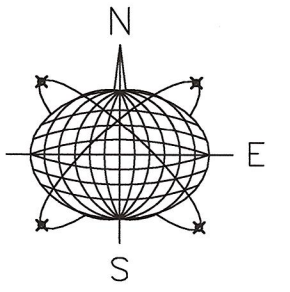
Date: NOVEMBER 5, 2020



1 EAST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:



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

General Notes:

**AFFORDABLE
HOUSING**
500 WHITE STREET
KEY WEST, FLORIDA

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

Revisions:

Title:
**PROPOSED
ELEVATIONS**

Sheet Number:

A-2.0

Date: NOVEMBER 5, 2020

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

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

Signature of applicant
Richard J. Milelli
Print name of Applicant

11/6/2020
Date

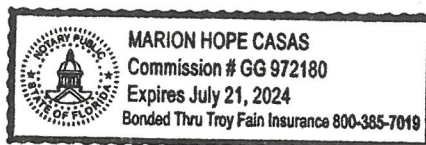
Subscribed and sworn to (or affirmed) before me on this 6th day of November, 2020,
by Richard J. Milelli (name of person signing the application)
as _____ (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

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

Notary's Signature and Seal

SEAL

MARION Hope CASAS
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Estimated Score Sheet



Exhibit C – Applicant’s Estimated Score Sheet

Building Permit Allocation System Application

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

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

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

Applicant: Mendian Engineering

Site Address: 500 White St

Number and type of Units Requested: _____

Market Rate _____ Affordable 5

Prerequisite Development Type: _____

Major Construction/ Renovation
 Minor Renovation _____

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

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

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

TOTAL ESTIMATED POINTS 10

FGBC Checklist

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Multi-Family Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
8	• Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://dropbox.hightail.com/certifications					
12	Mailing Instructions					
13	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
14	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
15	Florida Green Building Coalition (FGBC)					
16	25 E. Central Blvd.					
17	Orlando, FL 32801					
18						
19	FEES					
20	Multi-Family Fees					
21	Members	\$100 applicaion fee + \$100 per building + \$25 per unit				
22	Non Members	\$100 application fee + \$100 per building + \$35 per unit				
23						
24	Enter your project information below:					
25	2	Number of Buildings				
26	7	Number of Units				
27						
28	\$475	MEMBER Fee				
29	\$545	NON MEMBER Fee				
30						
31						
32	Builder Information					
33	Name: _____					
34	Company: _____					
35	Address: _____					
36	City/ST/Zip: _____					
37	Phone: _____					
38	E-mail: _____					
39	DBPR License #: _____					
40	FGBC Member #: _____					
41	FHBA Member #: _____					
42	Signature _____					
43						
44	Certifying Agent Information					
45	Name: _____					
46	Company: _____					
47	Address: _____					
48	City / Zip: _____					
49	Phone: _____					
50	Fax: _____					
51	E-mail: _____					
52	CA Registration #: _____					
53	Signature: _____					
54	Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.					
55	Date: _____					
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100	Please refer to Standards Documents and Green Home Reference Guide for additional information.			
58	Points Toward Qualification (points over category maximums excluded)	106				
59	Total Points Achieved	107				
60						
61	Category	Your Score	Required Min - Max			
62	Category 1: Energy	31	30 - 75			
63	Category 2: Water	15	15 - 40			
64	Category 3: Lot Choice	15	0 - 15			
65	Category 4: Site	5	5 - 30			
66	Category 5: Health	15	15 - 35			
67	Category 6: Materials	10	10 - 35			
68	Category 7: Disaster Mitigation	15	5 - 30			
69	Category 8: General	0	0 - 40			
70	Total:	106				
71	Total Needed:	100				
72	Certified Home Score	106				
73	Certification Level	Bronze				
74						
75						

PAYMENT

_____ Do You Want A Yard Sign? (Free)

_____ Home Fees

_____ Bronze Plaques

_____ Florida Water Star Certification

_____ \$0.00 Total Amount Authorized

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

CC#: _____

Expiration Date: _____

Name on Card: _____

Billing Zip Code: _____

Signature: _____

Home Information

Address: _____

City/ST/Zip: _____

County: _____

Development: _____

Please answer the following questions:

	Is the home New or Existing?
	Is this Single Family or Multi-Family?
Yes	Is this home Affordable? List Funding Source

	Square Footage of home/unit
	Sales Price

Optional Information

Owner: _____

Company: _____

Address: _____

City/ST/Zip: _____

Phone: _____

E-mail: _____

Draft Ranking



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

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

December 21, 2020

Meridian Engineering, LLC.
201 Front Street, Suite #203
Key West FL 33040

Re: Staff Comments for Year 8 (2020-2021) Building Permit Allocation System (BPAS) Application
500 White Street (RE # 00006890-000000)

Dear Mr. Milleli,

Thank you for your BPAS application for five (5) affordable-rate residential dwelling units on property located at 500 White Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

- ✓ The application included all of the documentation required.

BPAS Scoring Criteria

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

Additional Documentation & Comments

The proposed plans do not indicate a rainwater catchment system. Please submit revised plans including a rainwater catchment system that meets the minimum requirements. Please provide the total commercial square footage of the building in order to confirm the density bonus, and provide the minimum parking requirements for the proposed residential units. The proposed design will require a major development plan, landscape waiver, and variances to the minimum side and rear yard setbacks. Also, will require HARC review.

General Information

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.

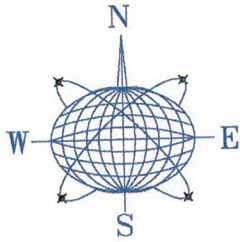
Sincerely,

Melissa Paul-Leto

Planner I

P: 305.809.3724 ■ E: mleto@cityofkeywest-fl.gov

Revised Plans



MERIDIAN ENGINEERING

201 FRONT STREET, SUITE 203, KEY WEST, FLORIDA 33040
PH: 305-293-3263 CERT. OF AUTH.: 29401
EMAIL: rmilelli@meflkeys.com

January 8, 2021

Ms. Melissa Leto, Planner
Key West Planning Department
1300 White Street
Key West, FL 33040

**RE: BPAS Application
500 White Street
Key West, Florida**

Dear Ms. Leto:

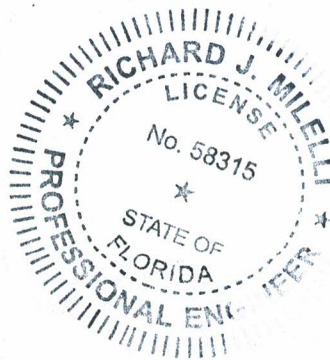
As requested by the Key West Planning Department on December 21, 2020, please accept the revised plans for the above referenced BPAS application. The following revisions were made:

1. A rainwater catchment system is shown on the site plan.
2. The existing commercial square footage is shown on the cover sheet.
3. The minimum parking requirements are shown on the cover sheet. Ten (10) bicycle spaces are shown on the site plan for the new affordable units.

If you have any questions or need additional information, please call me.

Sincerely,

Richard J. Milelli
Florida Professional Engineer #58315
Certificate of Authorization 29401



BUILDING PERMIT ALLOCATION PLANS FOR 500 WHITE STREET AFFORDABLE HOUSING

SITE INFORMATION

ADDRESS: 500 WHITE STREET, KEY WEST, FL 33040
RE #: 00006890-000000
LEGAL DESCRIPTION: KW PT LOT 2 SQR 44 G23-309
FLOOD ZONE: AE-6
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
ZONING - HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)

DENSITY CALCULATION:
MAX AFFORDABLE HOUSING DENSITY: 40 DU/ ACRE
LOT AREA: 0.2434 ACRES (10,602.75 SF)
ALLOWABLE AFFORDABLE DENSITY: (0.2434 ACRES * 40 DU/ACRE) = 9.73 (10 AFFORDABLE DWELLING UNITS)
DENSITY BONUS: 1 AFFORDABLE UNIT (SEC. 108-998)
COMMERCIAL SQUARE FOOTAGE: 3,946 SF

TOTAL DENSITY OF AFFORDABLE HOUSING = 10 AFFORDABLE UNITS

PARKING CALCULATION: AFFORDABLE INFILL UNITS LESS THAN 600 SF CAN HAVE 2 BICYCLE SPACES PER UNIT PER SEC 122-1470
PARKING REQUIREMENT: 5 UNITS X 1 SPACE PER UNIT = 5 SPACES
2 BICYCLE SPACES/SPACE * 5 SPACES = 10 BICYCLE SPACES
10 BICYCLE SPACES ARE PROVIDED.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS-1.0	COVER SHEET AND LOCATION MAP
C-1.0	PROPOSED SITE PLAN
A-1.0	PROPOSED FLOOR PLAN
A-2.0	PROPOSED ELEVATIONS

DESCRIPTION OF PROPOSED DEVELOPMENT

THE SITE CURRENTLY CONSISTS OF A 3,690 SF COMMERCIAL BUILDING. THE BUILDING IS CURRENTLY OCCUPIED BY A CONVENIENCE STORE. THERE IS AN EXISTING HANDICAPPED PARKING SPACE.

THE PROPOSED DEVELOPMENT CONSISTS OF (5) STUDIO APARTMENTS CONSTRUCTED ABOVE THE EXISTING BUILDING. ALL FIVE APARTMENTS WILL BE ALLOCATED FOR AFFORDABLE HOUSING. THE RELOCATION OF THE EXISTING HANDICAP PARKING SPOT.

SOLUTION STATEMENT

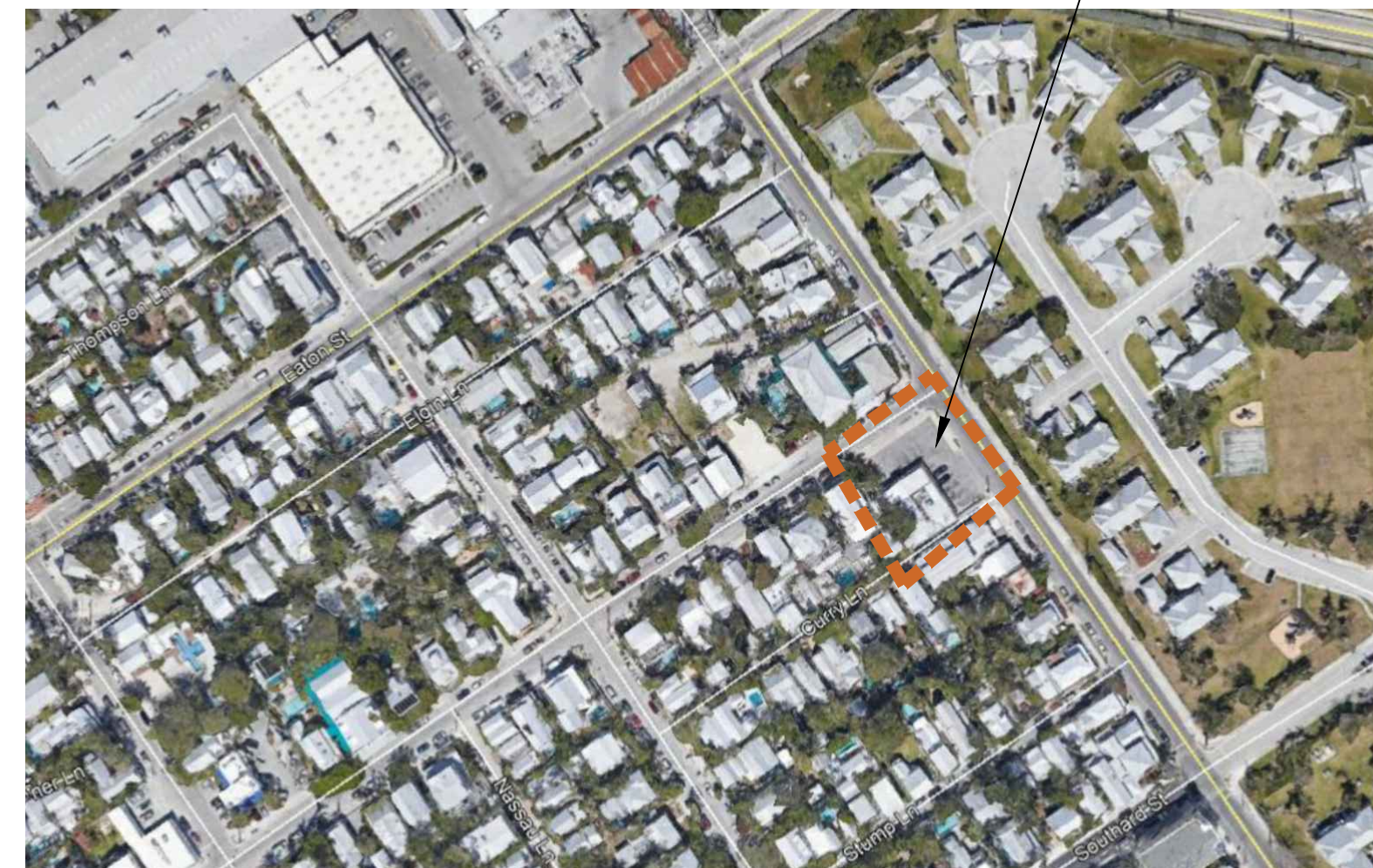
THE PROPOSED DEVELOPMENT SHALL WILL ADDRESS SEVERAL COMMUNITY ISSUES. SINCE THE NEW AFFORDABLE UNITS WILL BE CONSTRUCTED ON THE EXISTING BUILDING, THE DEVELOPMENT WILL NOT AFFECT BUILDING COVERAGE, IMPERVIOUS, OR OPEN SPACE REQUIREMENTS. ALL UNITS WILL HAVE LOW-FLOW SHOWER HEADS, HIGH EFFICIENCY WATER 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 5 NEW AFFORDABLE HOUSING UNITS IN AN AREA THAT IS POPULATED WITH BUSINESSES. THIS PROJECT COULD POTENTIALLY PROVIDE THESE BUSINESSES 10 NEW EMPLOYEES THAT ARE IN WALKING DISTANCE TO 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.

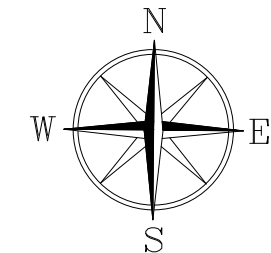
PART OF SECTION 31, TOWNSHIP 67, RANGE 25 KEY WEST, FLORIDA

SITE LOCATION

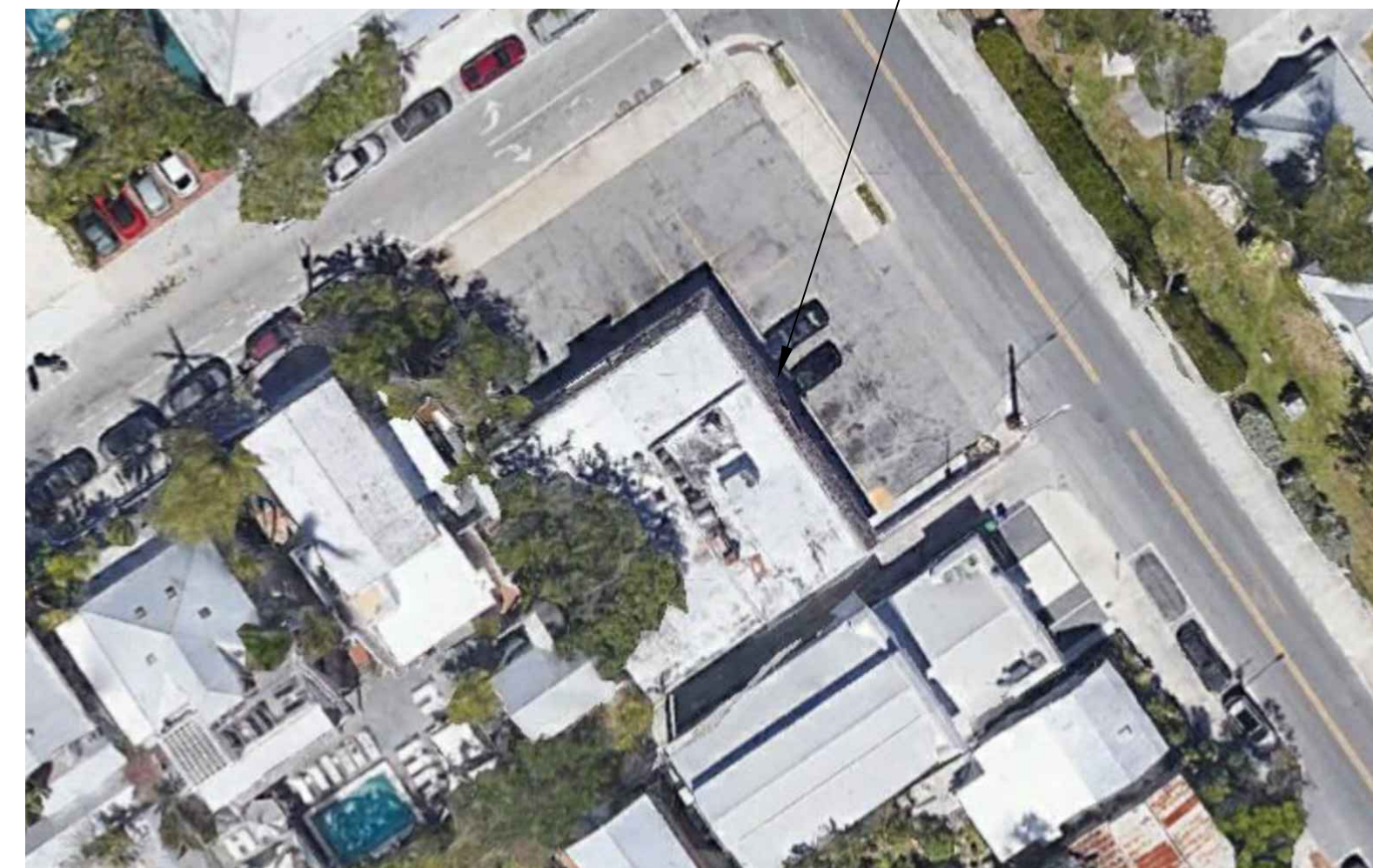


LOCATION MAP

N.T.S.

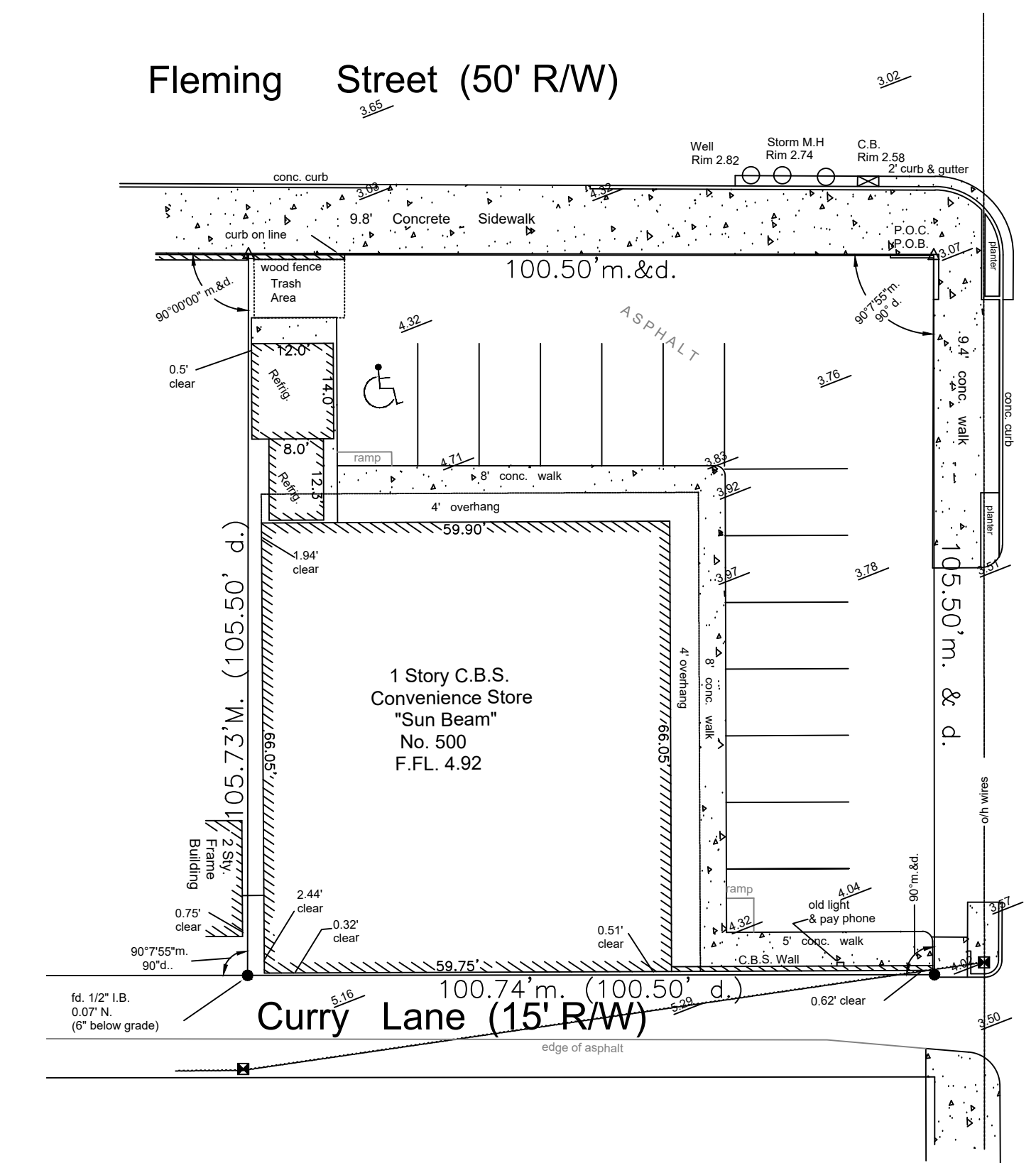
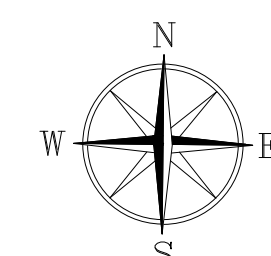


SITE LOCATION



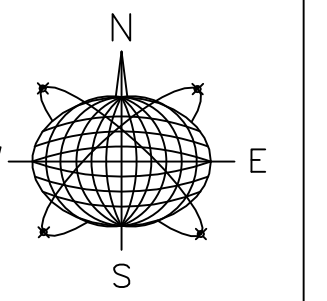
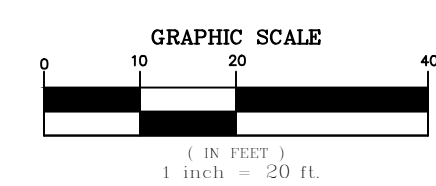
SITE AERIAL

N.T.S.



EXISTING SITE PLAN

SCALE: 1:20



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-5283 fax:293-4999

Seal:

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

General Notes:

AFFORDABLE HOUSING
500 WHITE STREET
KEY WEST, FLORIDA

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

Revisions:

1. KWFPD Comments 1.7.21

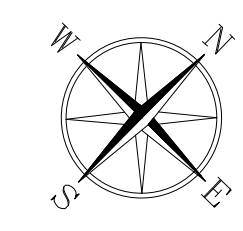
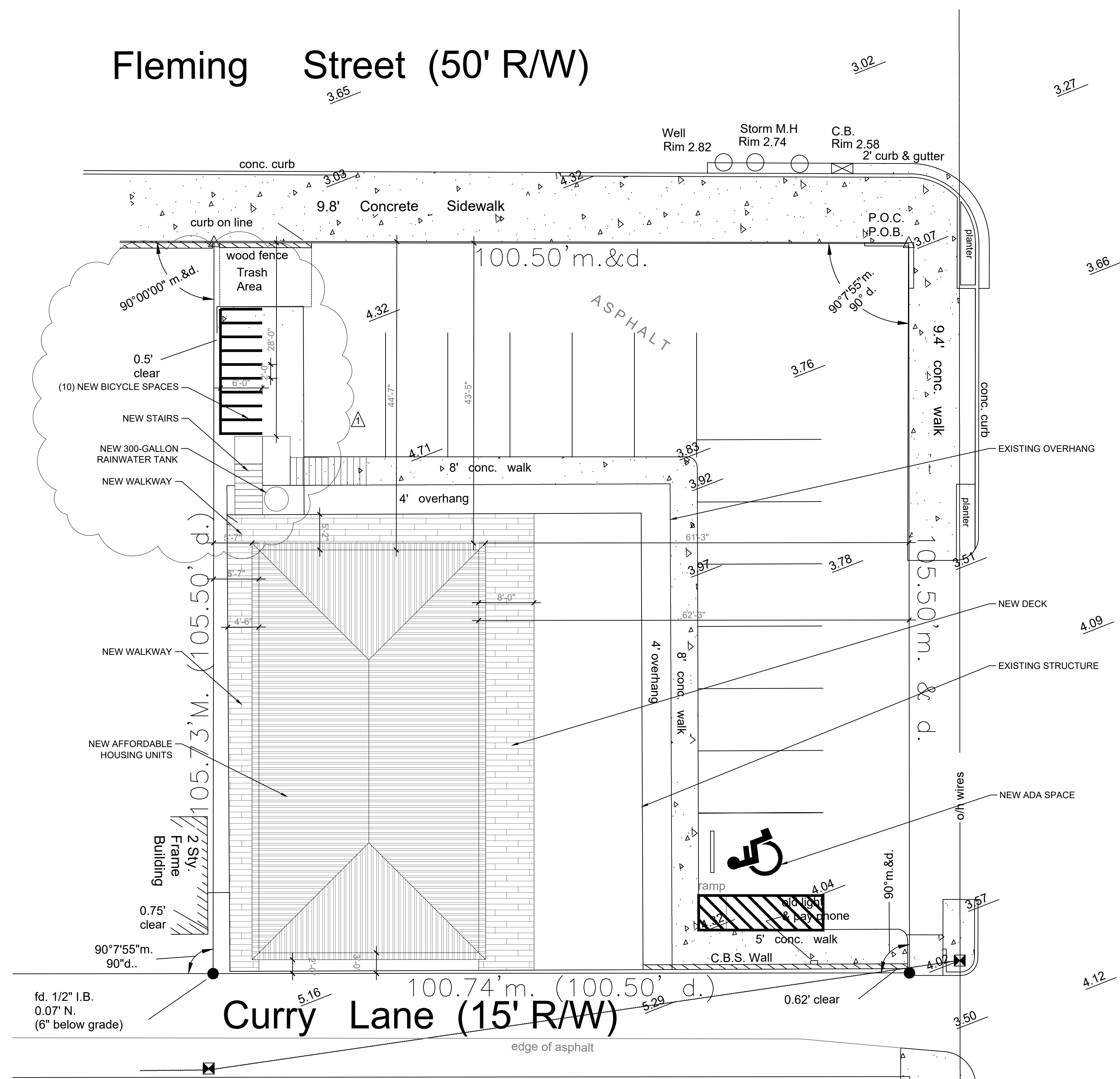
Title:
COVER SHEET AND LOCATION MAP

Sheet Number:

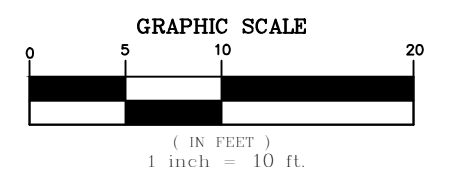
CS-1.0

Date: NOVEMBER 5, 2020

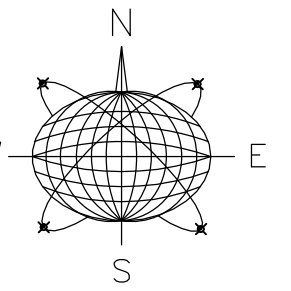
PROJECT DATA				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
SETBACKS:				
FRONT	10'-0"	34'-6"	61'-3"	NONE
STREET SIDE	7'-6"	34'-9"	28'-0"	NONE
SIDE	5'-0"	0'-4"	2'-0"	YES
REAR	15'-0"	2'-4"	5'-7"	YES
LOT SIZE	N/A	10,602.75 SF	NO CHANGE	NONE
BUILDING COVERAGE	40% MAX	4,732.6 SF 44.6%	NO CHANGE	NONE
FLOOR AREA	1.0 MAX	0.373 3960 SF	0.548 5812 SF	NONE
BUILDING HEIGHT	30'	13'-0"	24'-6"	NONE
IMPERVIOUS AREA	60% MAX	5928.7 SF 81.8%	NO CHANGE	NONE
OPEN SPACE	20% MIN	224 SF 2.1%	NO CHANGE	NONE



1 PROPOSED SITE PLAN
 C-1.0 SCALE: 1" = 10'-0"



White Street (50' R/W)



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-5283 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE DESIGNER
 RICHARD J. MILELLI
 PE #58315

General Notes:

AFFORDABLE HOUSING
 500 WHITE STREET
 KEY WEST, FLORIDA

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

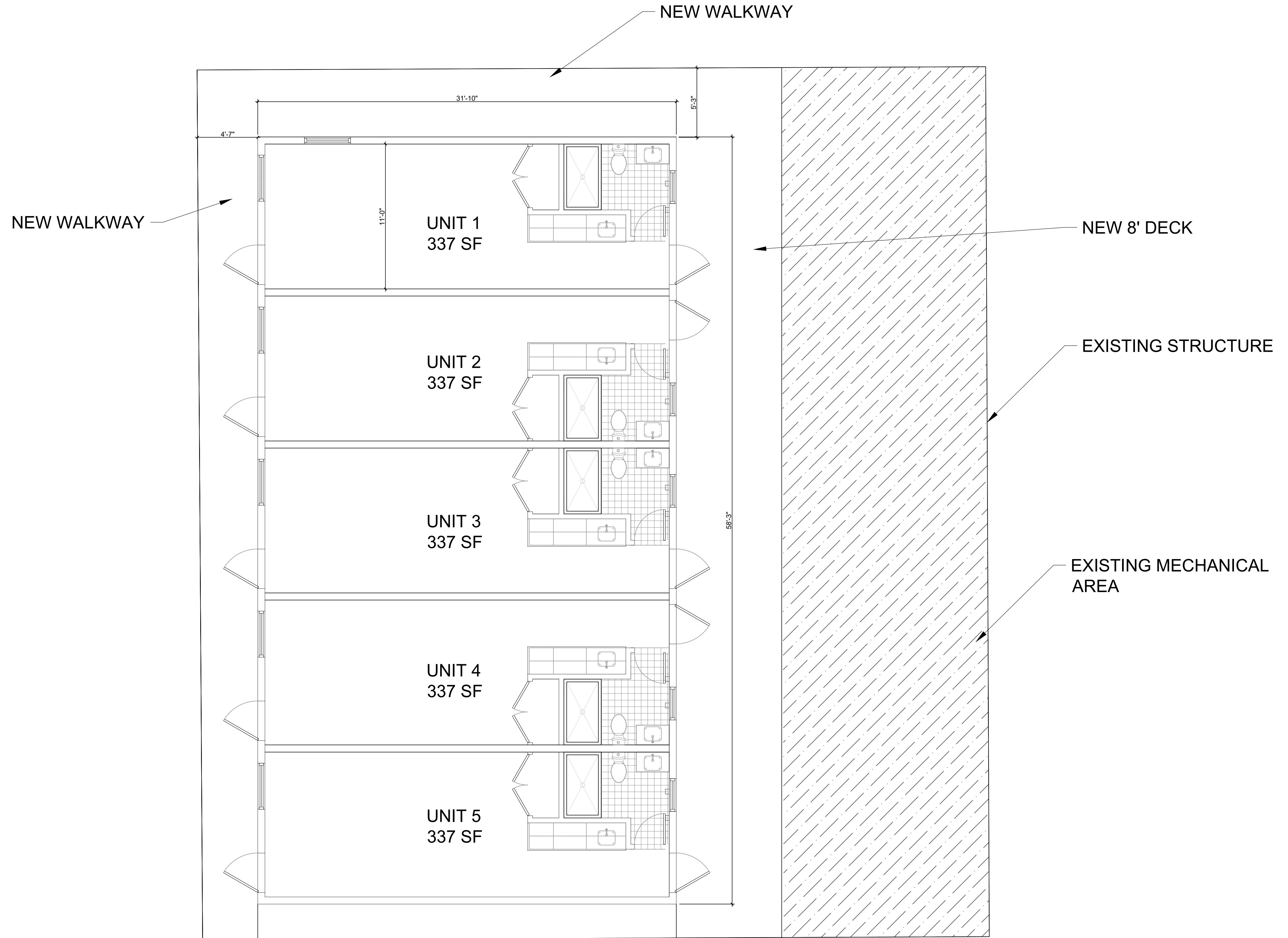
Revisions:

Title:
FLOOR PLAN

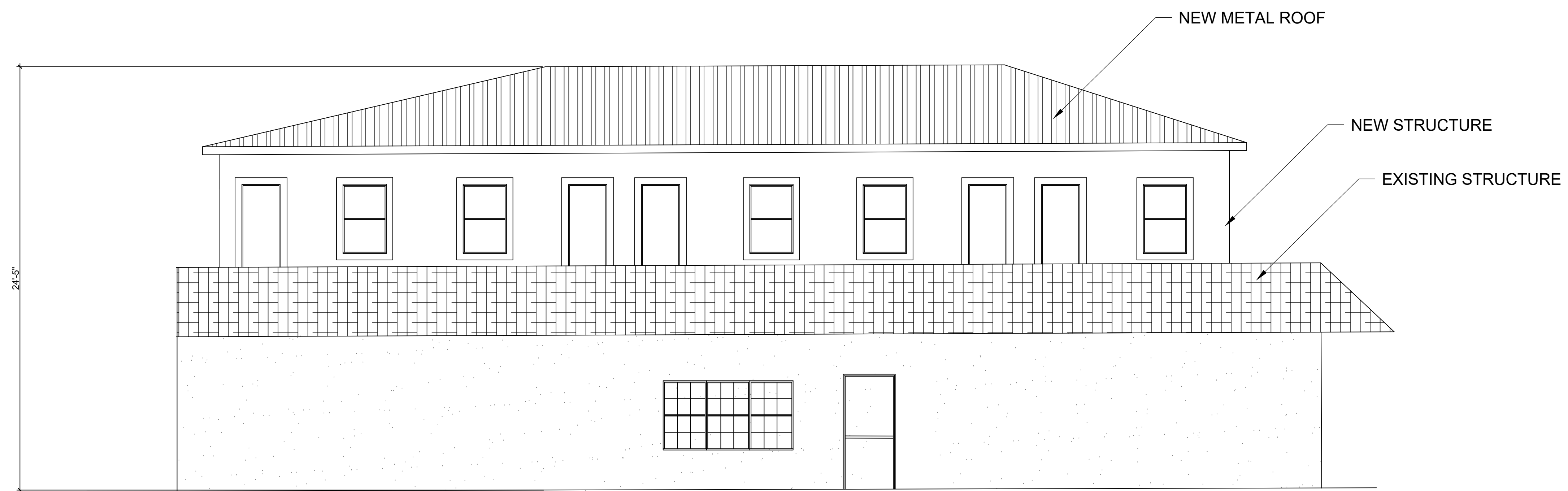
Sheet Number:

A-1.0

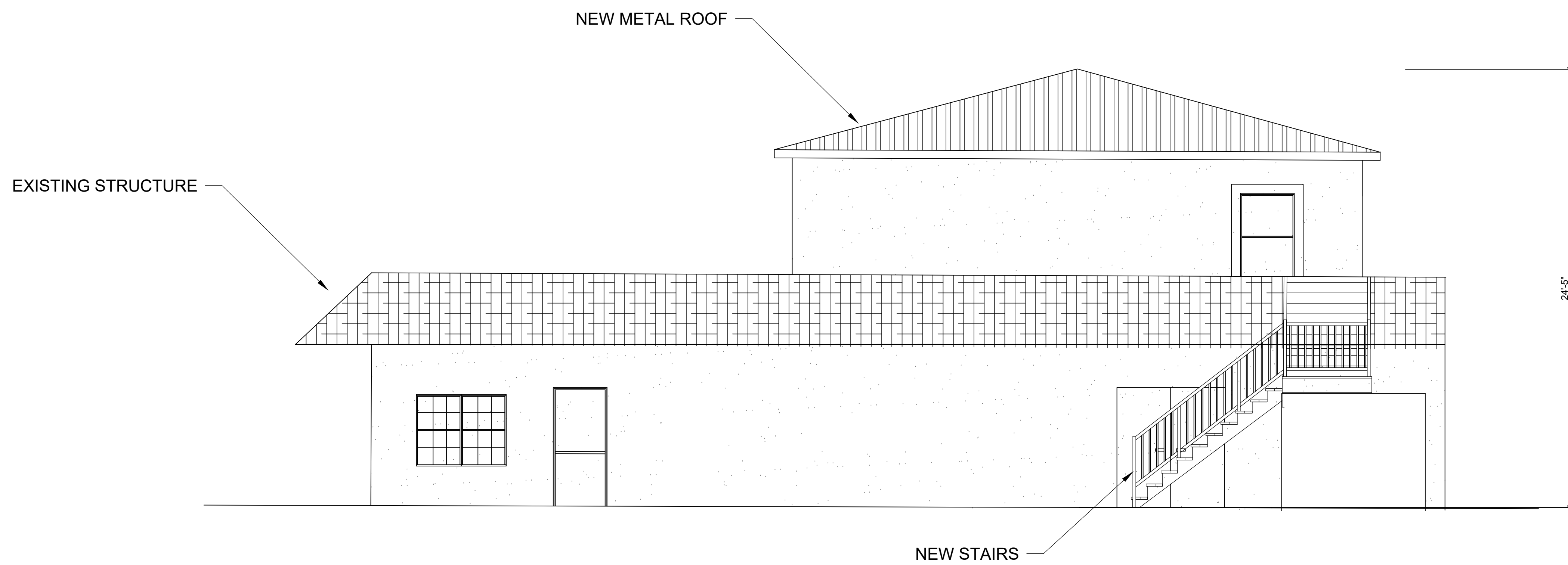
Date: NOVEMBER 5, 2020



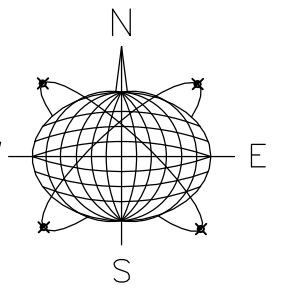
1 HOUSING FLOOR PLAN
 A-1.0 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-5283 fax:293-4899

Seal:

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

General Notes:

**AFFORDABLE
HOUSING**
500 WHITE STREET
KEY WEST, FLORIDA

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

Revisions:

Title:
**PROPOSED
ELEVATIONS**

Sheet Number:

A-2.0

Date: NOVEMBER 5, 2020