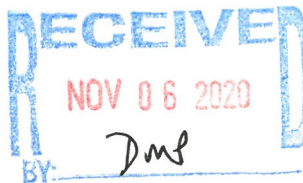


2822 North Roosevelt BLVD

7 affordable-rate units



Building Permit Allocation System (BPAS) Application

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

City of Key West, Florida • Planning Department

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

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

\$525.00 (Affordable-Rate)

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

Name: Meridian Engineering LLC

Mailing Address: 201 Front St Ste 203

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-293-3263 Office: _____

Email: rmilelli@meflkeys.com

PROPERTY OWNER:

Name: KM2822 LLC (Robert Ramsey III)

Mailing Address: Box 2850

City: Key West FL 33045 State: FL Zip: 33045

Home/Mobile Phone: 305 304 4186 Office: 305 304 4186

Email: traprent@hotmail.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2822 North Roosevelt Blvd., Key West, FL

Parcel ID RE#: 00065210-000000 Alternate Key: 1067822

Zoning District: CG - General Commercial Size of Site: 7250 SF

Density Allowed: 7 units Commercial Floor Area: 1969.13 SF

B. EXISTING DEVELOPMENT:

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

The property currently has 2 commercial units. 1 unit is being used as office space, the 2nd unit is being used as storage.

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	7
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			7

1 Please provide City Licensing Records from the Building Department.

2 Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

3 Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

C. PROPOSED DEVELOPMENT:

Please indicate the scope of the proposed development as it relates to the BPAS (Section 108-997 (B)).

☒ **Major construction / renovation** – meaning new development, additions to existing structures, or redevelopment constituting more than 50% of the value of the existing building.

☐ **Minor renovation**- meaning redevelopment constituting less than 50% of the value of the existing building.

Is this property located within a Historic Zoning District?

Yes ☐

No ☒

Are buildings on the property listed as contributing historic structures?

Yes ☐

No ☒

Is the proposal for mixed residential and commercial use?

Yes ☒

No ☐

Are density bonuses proposed?

Yes ☒

No ☐

Advanced affordable allocation request?

Yes ☒

No ☐

Will the allocation require development review?

Yes ☒ No ☐

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

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

☒ Minor Development Plan
☐ Beneficial Use
☐ Transient Transfer

☒ Conditional Use
☐ HARC
☐ Tree Commission

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

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

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

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

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEY MANAGEMENT
Location Addr 2822 N ROOSEVELT BLVD
Lic NBR/Class LIC2020- MISCELLANEOUS OTHER SERVICES
 000381
Issued Date 7/29/2020 **Expiration Date: September 30, 2021**
MISCELLANEOUS OTHER SERVICE

Comments:

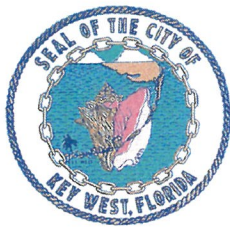
Restrictions:

KEY MANAGEMENT
C/O ROBERT RAMEY
PO BOX 2850
KEY WEST, FL 33045

This document must be prominently displayed.

RAMEY, ROBERT

Authorization & Verification



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, 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

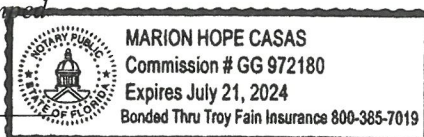
by ROBERT EUGENE III
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented Fl. DL. R500-76552126 0 as identification.

[Signature]
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, 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]
Signature of Authorized Representative

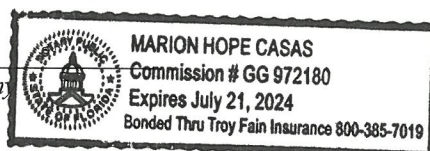
Subscribed and sworn to (or affirmed) before me on this 11-2-20 by
date
Richard J. Milelli
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Warranty Deed

This Instrument Prepared by and Return to:

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

Doc # 2233478 Bk# 2980 Pg# 2221
Recorded 8/21/2019 9:57 AM Page 1 of 2

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)

Witnesseth, 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.

Deborah Condella
Witness #1 Signature

Deborah Condella
Witness #1 Printed Name

Vivian Perez
Witness #2 Signature

VIVIAN PEREZ
Witness #2 Printed Name

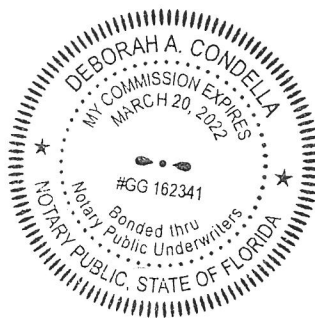
Dennis P. Saviano Trust dated May 18, 1993

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

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.

My Commission Expires:



Deborah A. Condella
Notary Public

Printed Notary Name

Survey

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
I.P.	= 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
PCC	= 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
RAW	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
TS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC
















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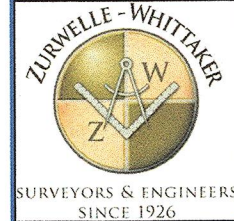
COMMUNITY NUMBER	: 120168
PANEL NUMBER	: 12087C1509
SUFFIX	: K
DATE OF FIRM	: 02-18-2005
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 8'

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) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 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. L56755
 STATE OF FLORIDA

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

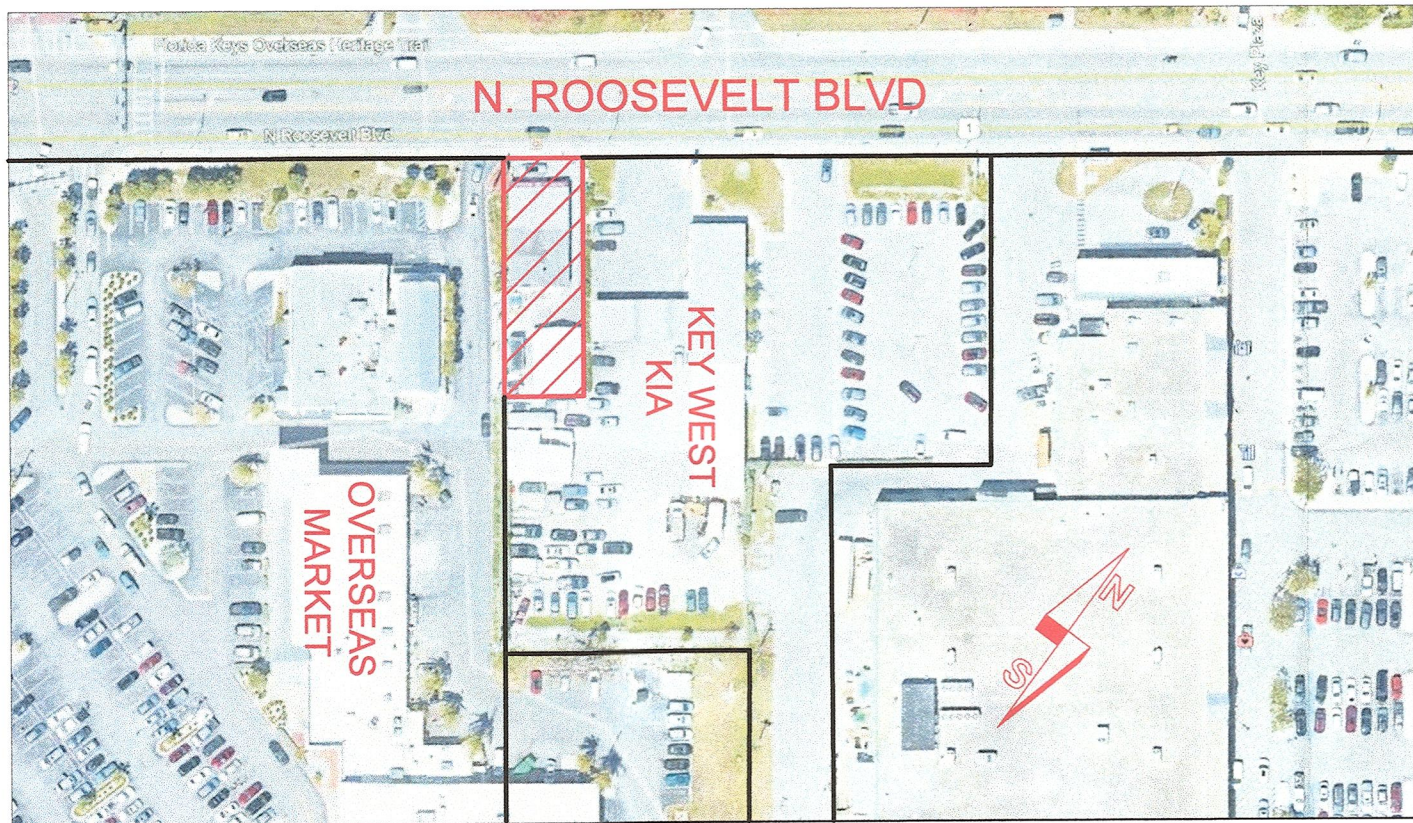
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.
 CAD FILE:
 Z:\Data MCSM\Drawings\Key West\2824 N. ROOSEVELT, ROBERT\2824 N. ROOSEVELT\2824 N. ROOSEVELT_10_3_19.dwg

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
 2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
 3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
 4. 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.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
 7. 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.
 8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
 9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
 10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
 11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
 12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1988 UNLESS OTHER WISE NOTED
 13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
 14. 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)
 15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
 16. 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.
 17. 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 LINEAR: 1 FOOT IN 10,000 FEET
 SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
 RURAL LINEAR: 1 FOOT IN 5,000 FEET

LOCATION MAP (N.T.S.)

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

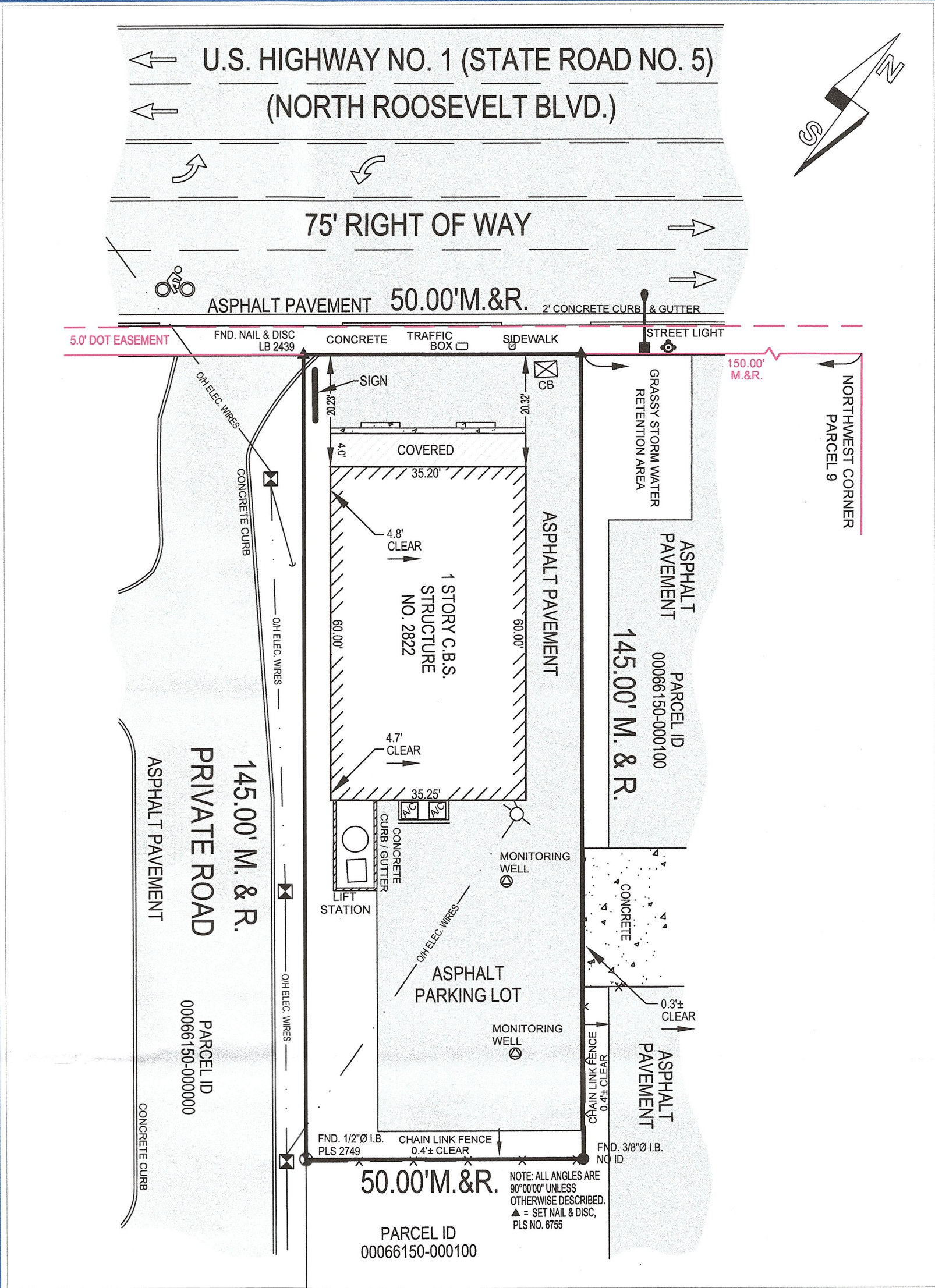


LEGAL DESCRIPTION:

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 Clam 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"



Site Plans

BUILDING PERMIT ALLOCATION PLANS FOR

SITE INFORMATION

DENSITY CALCULATION:
MAX AFFORDABLE HOUSING DENSITY: 40 DU/ ACRE
LOT AREA: 0.166 ACRES (7250 SF)
ALLOWABLE AFFORDABLE DENSITY: $(0.166 \text{ ACRES} \times 40 \text{ DU/ACRE}) = 6.64$ (6 AFFORDABLE DWELLING UNITS)
DENSITY BONUS: 1 AFFORDABLE UNIT (SEC. 108-998)

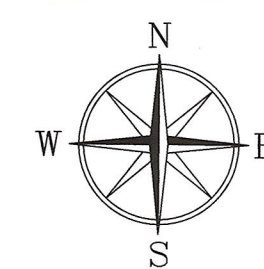
PROJECT DATA						
	REQUIRED	EXISTING		PROPOSED	VARIANCE	
SETBACKS:						
FRONT	25'-0"	14'-0"		NO CHANGE	NONE	
SIDE	15'-0"	4'-11 3/4"		NO CHANGE	NONE	
		9'-11 3/4"		5'-0"	YES	
REAR	25'-0"	25'-0"		5'-0"	YES	
LOT SIZE	N/A	7250 SF		NO CHANGE	N/A	
BUILDING COVERAGE	40% MAX	2341.47 SF	32.3%	3887.86 SF	53.6%	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	60% 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

<u>SHEET</u>	<u>DESCRIPTION</u>
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

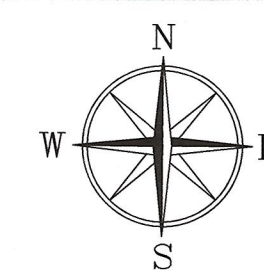
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THE PROPOSED DEVELOPMENT SHALL WILL ADDRESS SEVERAL COMMUNITY ISSUES. ALTHOUGH THE PROPOSED IMPERVIOUS AREA IS INCREASING, THE PROPOSED STORMWATER PLAN WILL CONSIST OF NEW EXFILTRATION TRENCHES AND SWALES THAT WILL RESULT IN IMPROVED RUNOFF CONTAINMENT 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 AN ADDITIONAL 14 NEW JOBS IN AN AREA THAT IS DEVELOPING WITH BUSINESSES. THE 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.

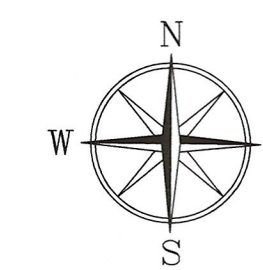
- THIS PROJECT MEETS THE PRESENTED MINIMUM REQUIREMENTS FOR THE GREEN BUILDING CERTIFICATION. ALL UNITS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FGBC AND OBTAIN A BASELINE GREEN BUILDING CERTIFICATION AS DESCRIBED IN PRELIMINARY FGBC SCORE SHEET (PROVIDED SEPARATELY). WHEN A CONTRACTOR IS AWARDED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



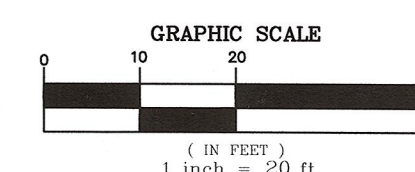
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N.T.S.

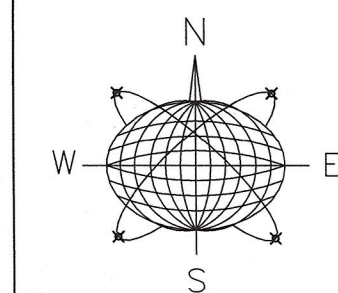


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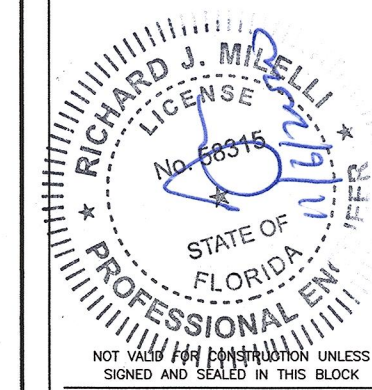
Date: SEPTEMBER 25, 2020





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

Seal:



RICHARD J. MILELLI
PE #58315

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY RICHARD J. MILELLI, P.E. OR (P)E
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:

RAMEY FOUNDATION AFFORDABLE HOUSING

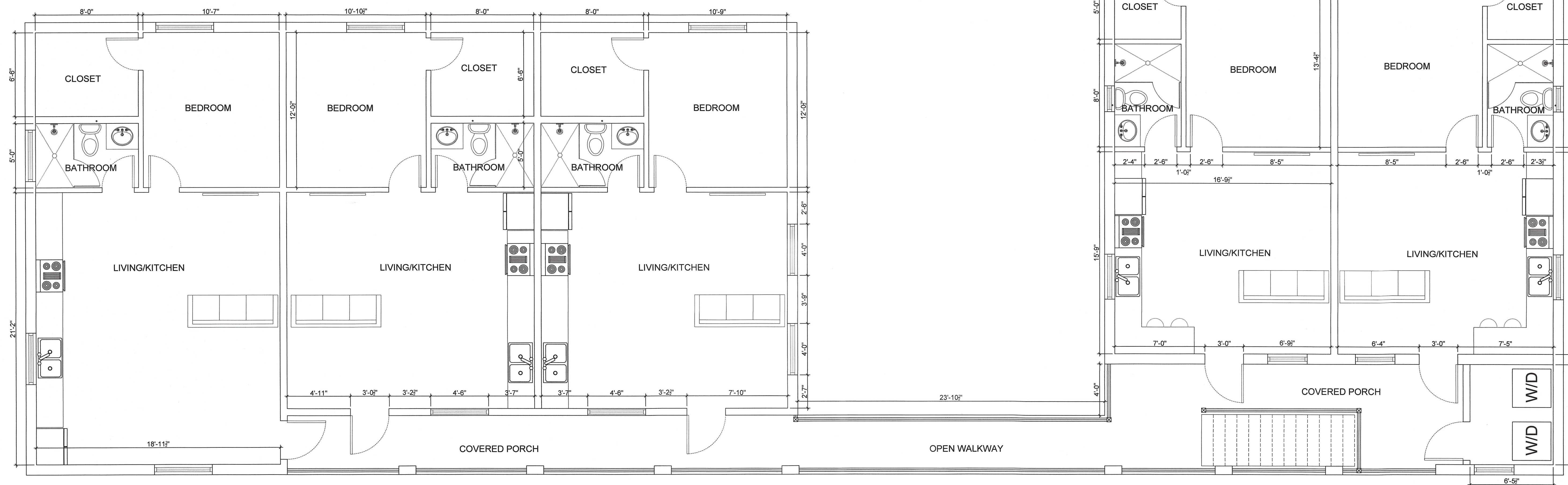
2822 N. ROOSEVELT BLVD
KEY WEST, FLORIDA

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

Revisions:

Title:
FIRST FLOOR PLAN

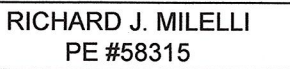
Sheet Number:
A-1.1
Date: SEPTEMBER 25, 2020



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



al:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
VERIFIED BY RICHARD J. MILELLI, PE ON (DATE)
USING A DIGITAL SIGNATURE.

ED COPIES OF THIS DOCUMENT ARE NOT
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Electronic Signature:

General Notes:

RAMEY FOUNDATION
AFFORDABLE HOUSING

KEY WEST, FLORIDA

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

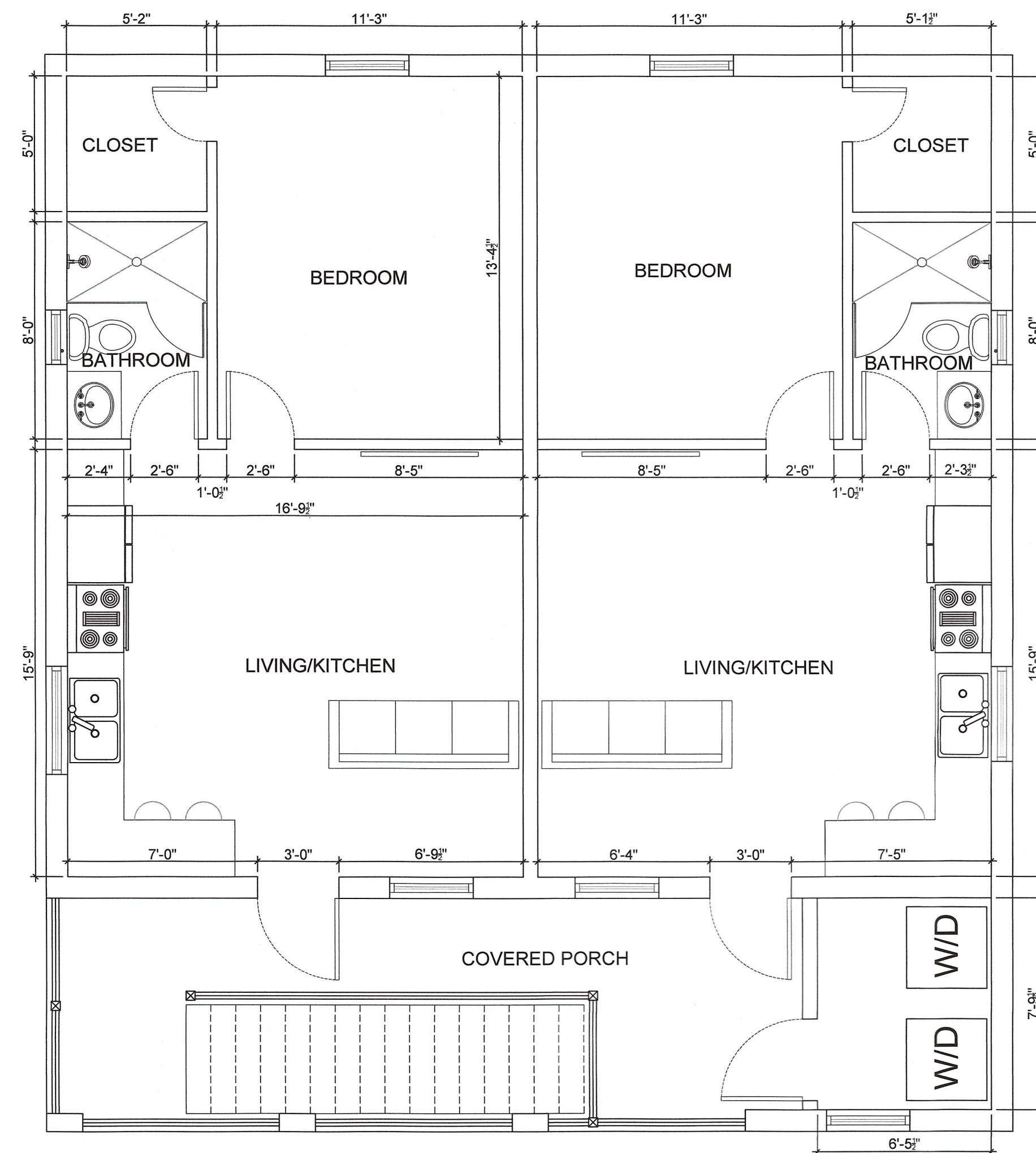
9:

FIRST FLOOR PLAN

Sheet Number: _____

A-1.2

e: SEPTEMBER 25, 2020



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



al:



NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
VERIFIED 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

10000 N. ROOSEVELT BLVD
KEY WEST, FLORIDA

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

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PROPOSED
ELEVATIONS

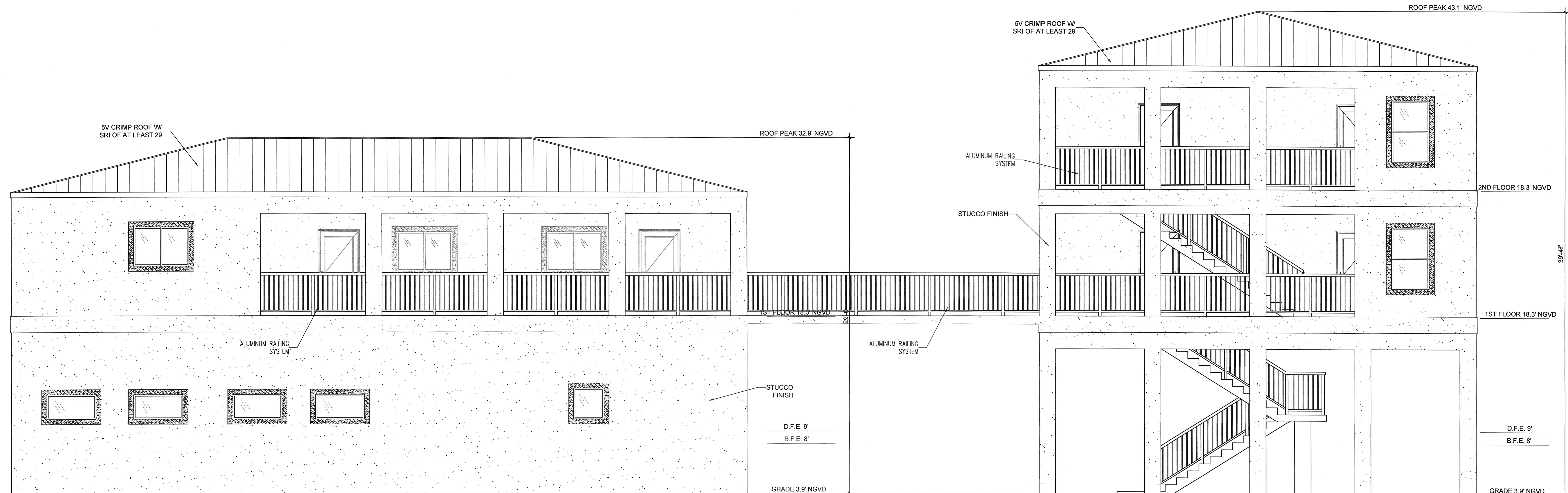
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A-2.0

e: SEPTEMBER 25, 2021

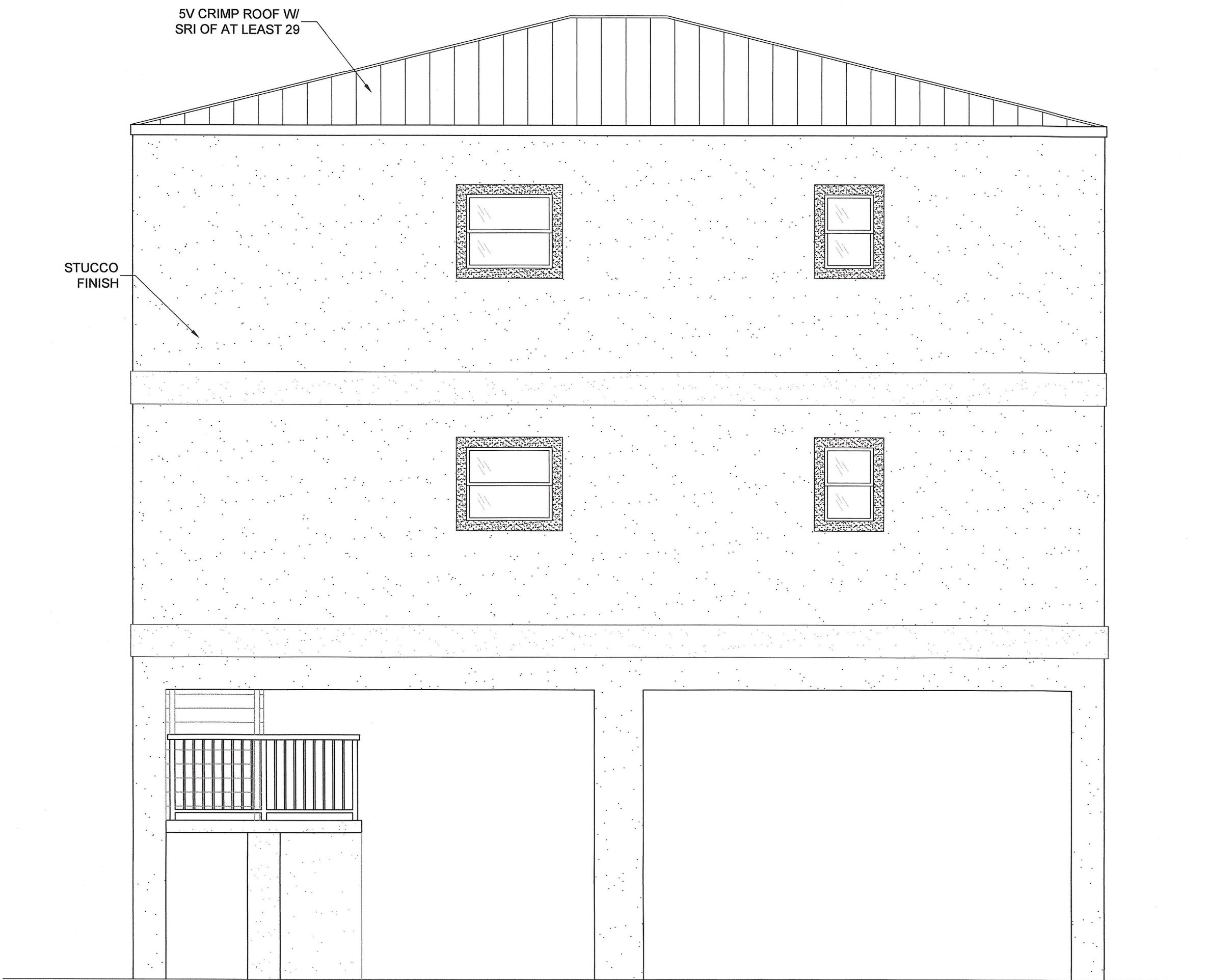


1 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

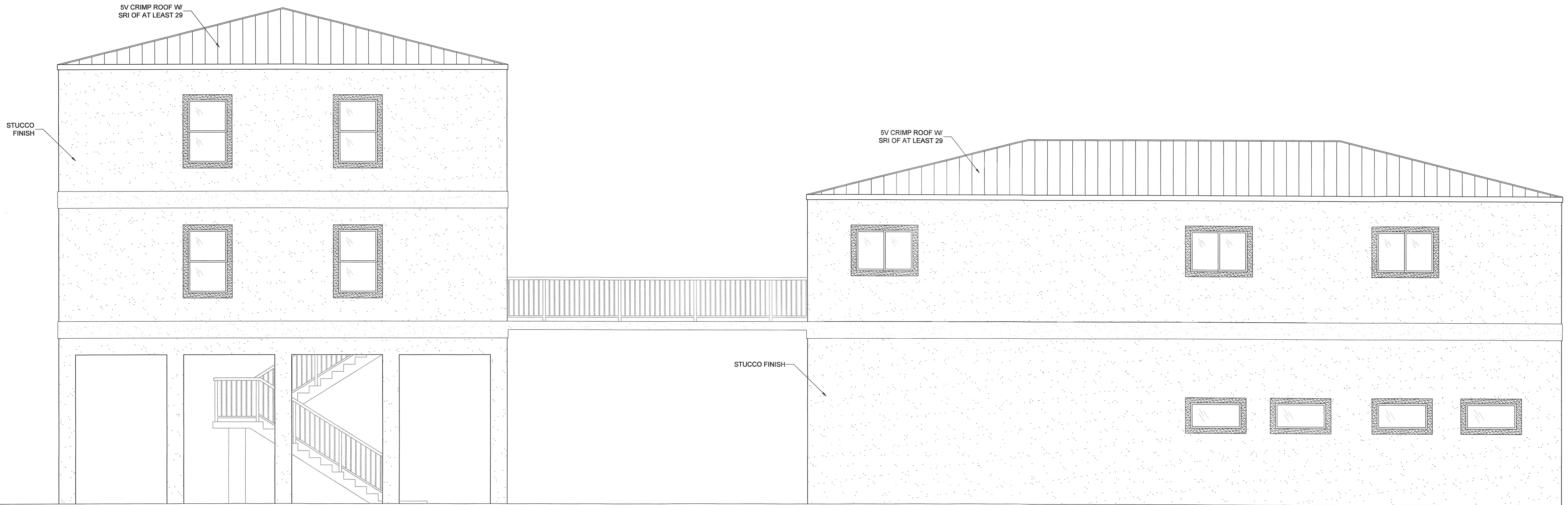


2 WEST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

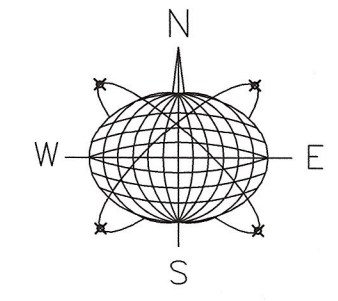
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1
A-2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

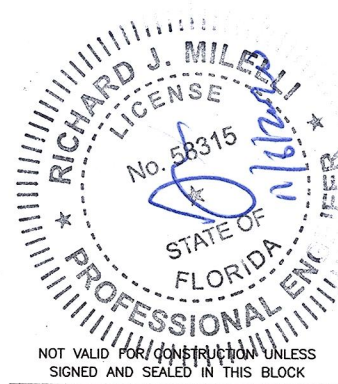


2
A-2.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3283 fax 293-4899

Seal:



RICHARD J. MILELLI
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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:

Title:
PROPOSED
ELEVATIONS

Sheet Number:

A-2.1

Date: SEPTEMBER 25, 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]
Signature of applicant

11/6/2020
Date

Richard J. Milelli

Print name of Applicant

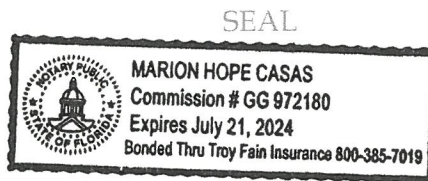
Subscribed and sworn to (or affirmed) before me on this 6th day of November, 20 20,
by Richard J. Milelli (name of person signing the application)
as _____ (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

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

Marion Hope Casas
Notary's Signature and 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: Mendran Engineering Site Address: 2802 N. Roosevelt Blvd

Number and type of Units Requested: Market Rate 0 Affordable 7

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

1	A	B	C	D	E	F
2	FGBC Green Home Standard					
3	Version 11 Rev 0.0					
4	Multi-Family Home Application					
5	Effective January 1, 2018 (Required January 1, 2019)					
6	Revised 3-27-18					
7	Instructions for Submission:					
8	Electronic Submissions (preferred)					
9	• Complete the credit card authorization below or pay online					
10	(Note: Payment by check is acceptable - see mailing instructions below)					
11	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
12	https://dropbox.hightail.com/certifications					
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	Florida Green Building Coalition (FGBC)					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Multi-Family Fees					
21	Members	\$100 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						
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						



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
2822 North Roosevelt Boulevard (RE # 00065210-000000)

Dear Mr. Milleli,

Thank you for your BPAS application for seven (7) affordable-rate residential dwelling units on property located at 2822 North Roosevelt Boulevard. 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. You could have an extra 5 points as the plans include a future high voltage conduit for electric car charging system.

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 minor development plan, landscape waiver, and variances to the minimum front, sides and rear yard setbacks.

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.

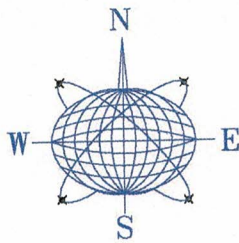
Sincerely,

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@meridkeys.com

January 8, 2021

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

**RE: BPAS Application
2822 North Roosevelt Blvd
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. It is located under the new residential structure.
2. The existing commercial square footage is shown on the cover sheet.
3. The minimum parking requirements are shown on the cover sheet. Fifteen (15) 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

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"	25'-0"	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	60% 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

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DESCRIPTION OF PROPOSED DEVELOPMENT

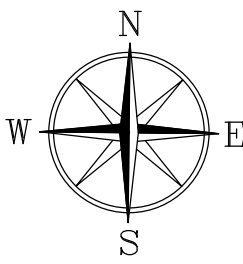
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THE PROPOSED DEVELOPMENT CONSISTS OF (3) 1 BEDROOM/1 BATHROOM CONSTRUCTED ABOVE THE EXISTING BUILDING. THERE WILL ALSO BE AN ADDITION TO THE REAR OF THE STRUCTURE. THE ADDITION IN THE REAR WILL BE A 2-STORY STRUCTURE ON STILTS. THE REAR STRUCTURE WITH (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

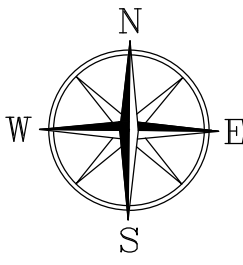
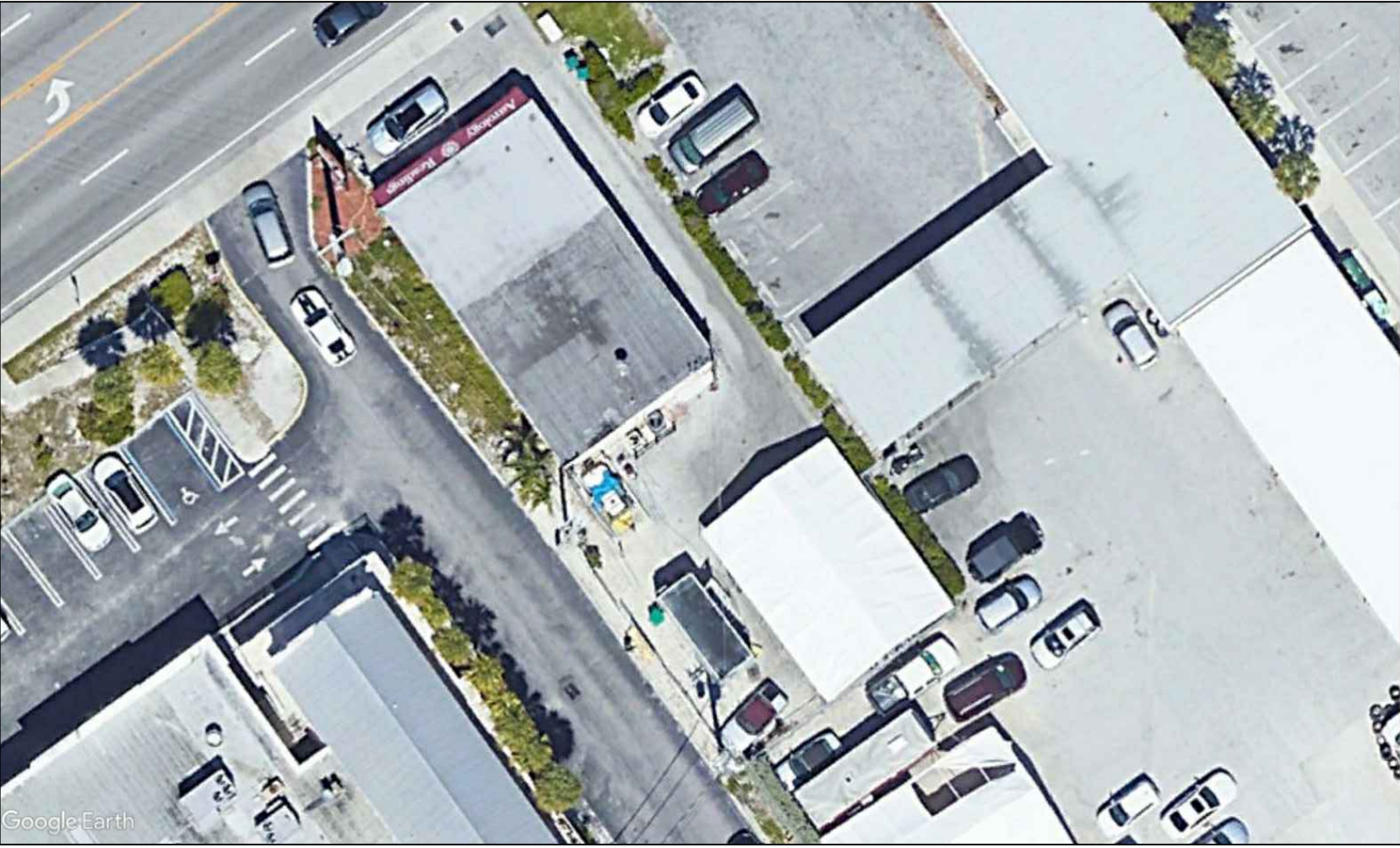
THE PROPOSED DEVELOPMENT SHALL WILL ADDRESS SEVERAL COMMUNITY ISSUES. ALTHOUGH THE PROPOSED IMPERVIOUS AREA IS INCREASING, THE PROPOSED STORMWATER PLAN WILL CONSIST OF NEW EXFILTRATION TRENCHES AND SWALES THAT WILL RESULT IN IMPROVED RUNOFF CONTAINMENT AND PRETREATMENT. ALL UNITS WILL HAVE LOW-FLOW SHOWER 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.



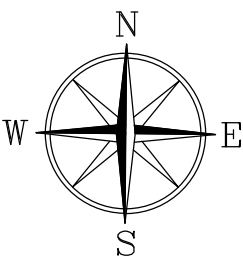
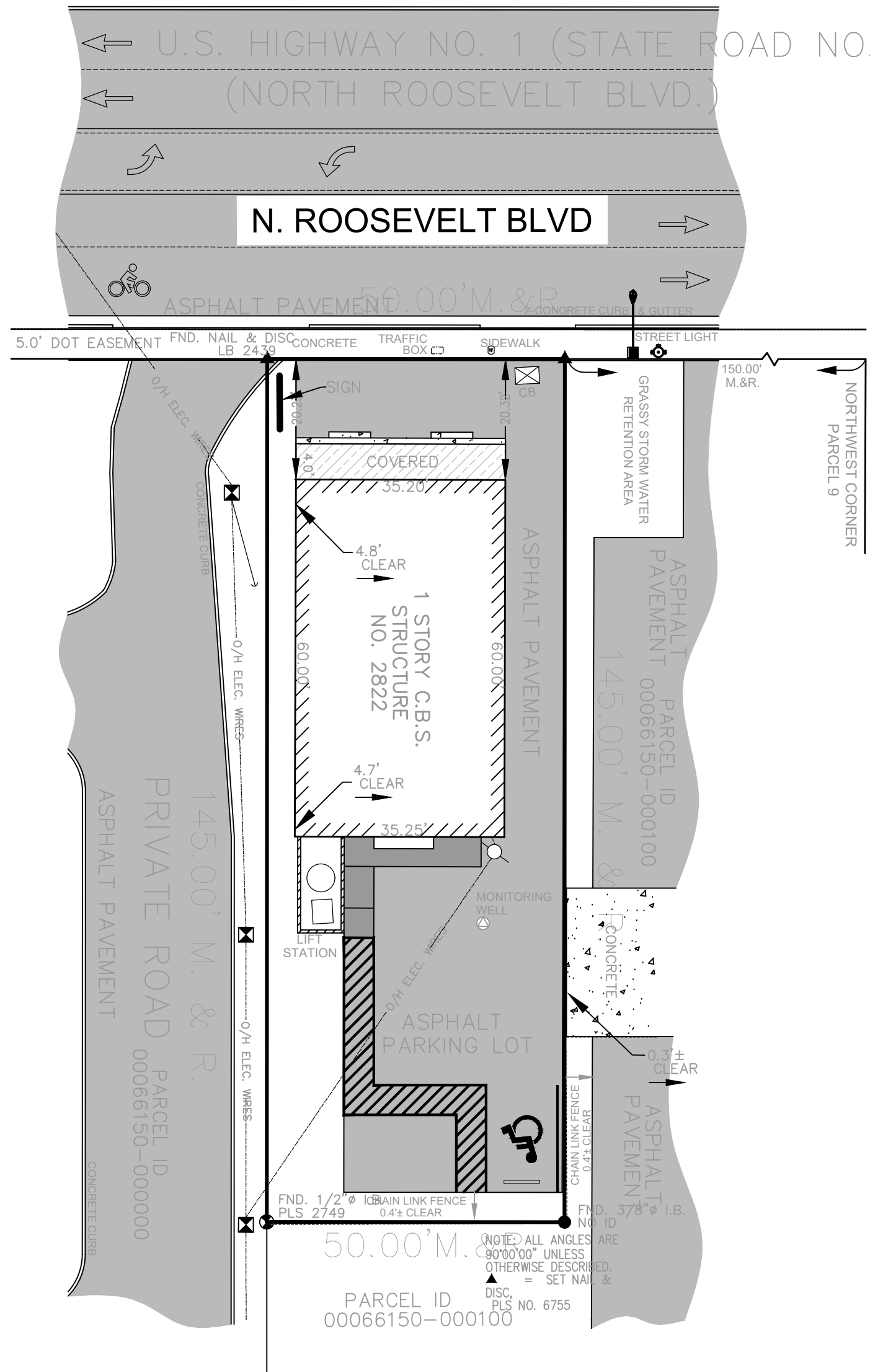
LOCATION MAP

N.T.S.



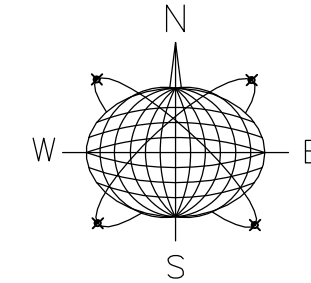
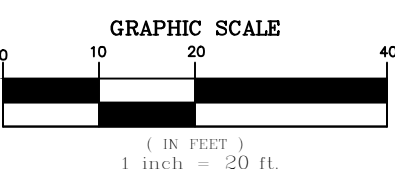
SITE AERIAL

N.T.S.



EXISTING SITE PLAN

SCALE: 1:20



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3283 fax:293-4899

Seal:

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 09/25/2020
USING A DIGITAL SIGNATURE

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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:

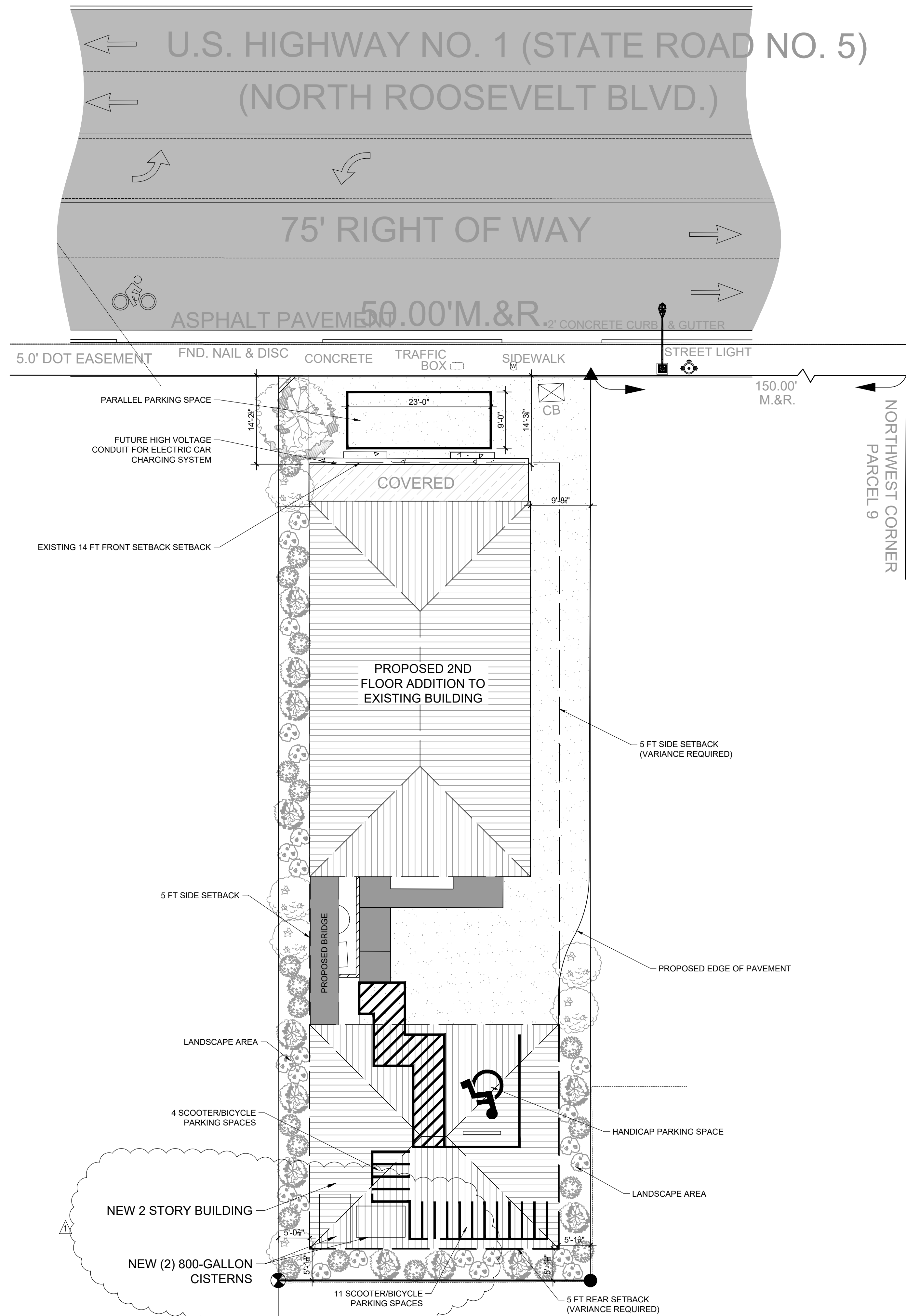
1. KWP/D Comments 1.7.21

Title:
COVER SHEET AND
LOCATION MAP

Sheet Number:

CS-1.0

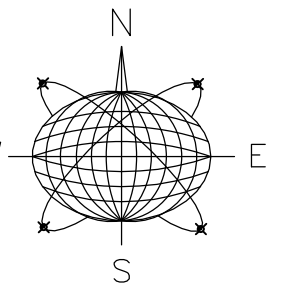
Date: SEPTEMBER 25, 2020



1
C-1.0

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
PH: 305-283-5283 FAX: 293-4899

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AFFORDABLE HOUSING

2822 N. ROOSEVELT BLVD
KEY WEST, FLORIDA

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

Revisions:
1. KWPD Comments 1.7.21

Title:
PROPOSED
SITE PLAN

Sheet Number:

C-1.0

Date: SEPTEMBER 25, 2020



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D BY RICHARD J. MILELLI, PE ON (DATE)
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Electronic Signature:

AFFORDABLE HOUSING

KEY WEST, FLORIDA

NF	RJM
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NOTED	
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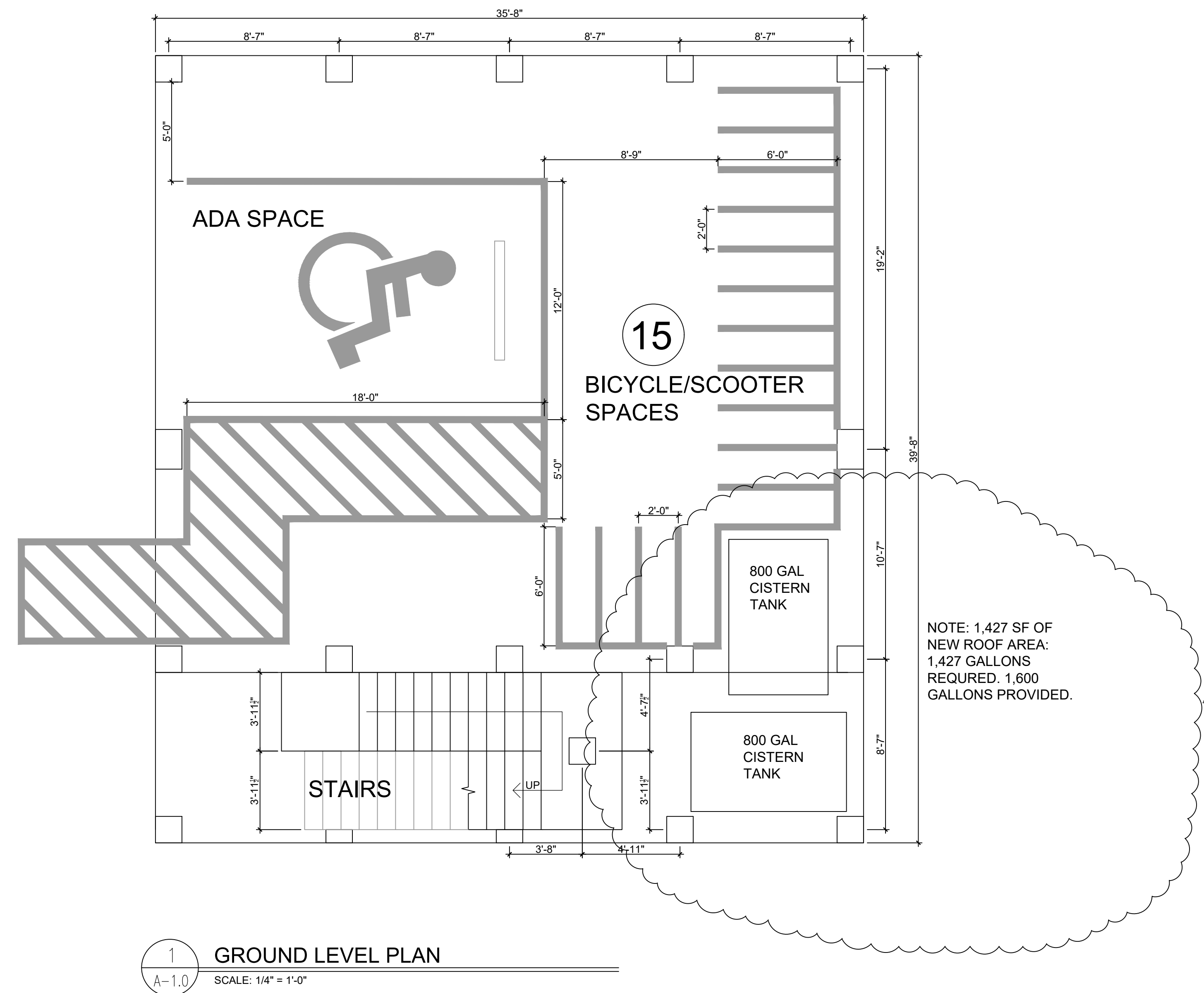
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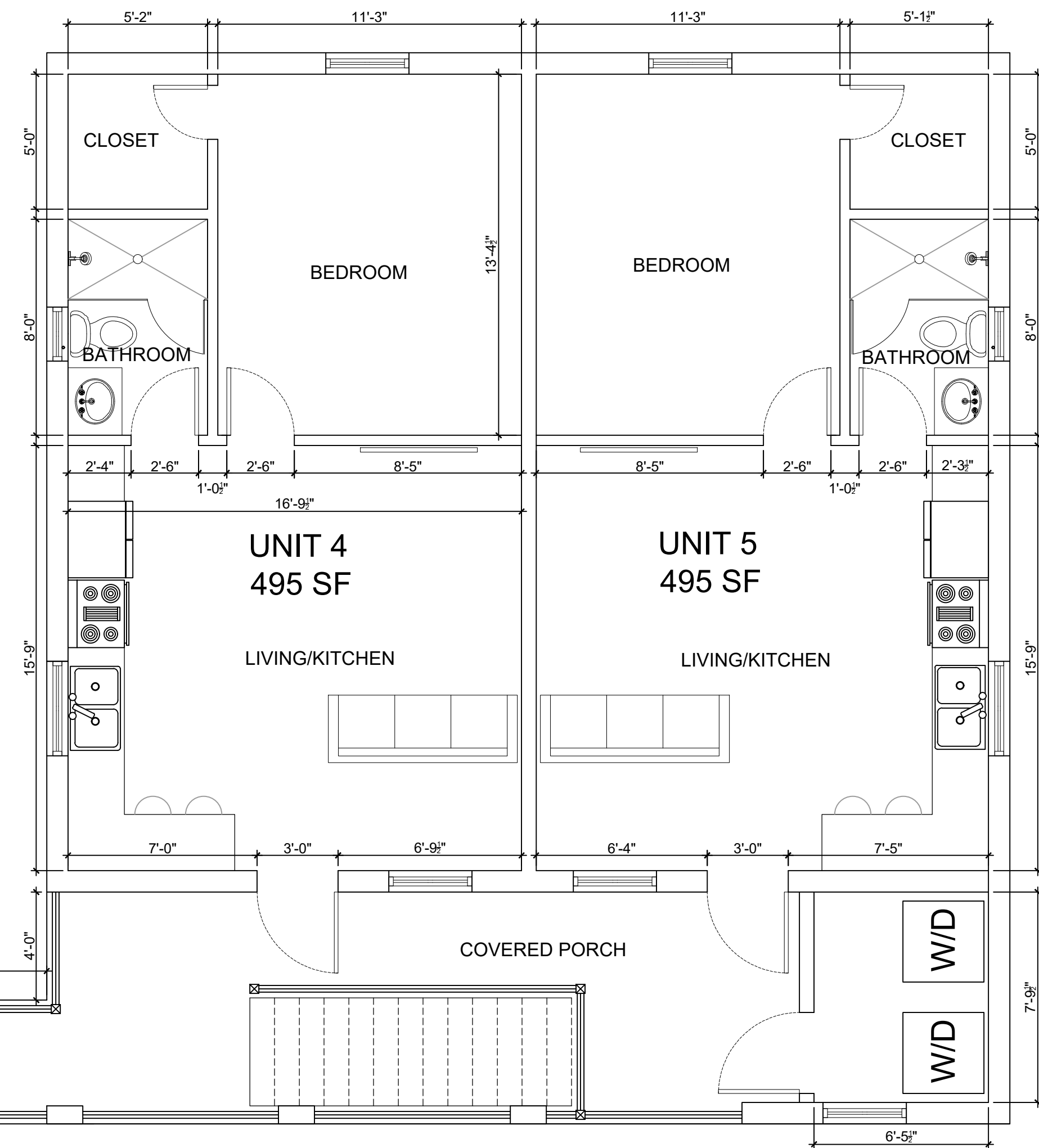
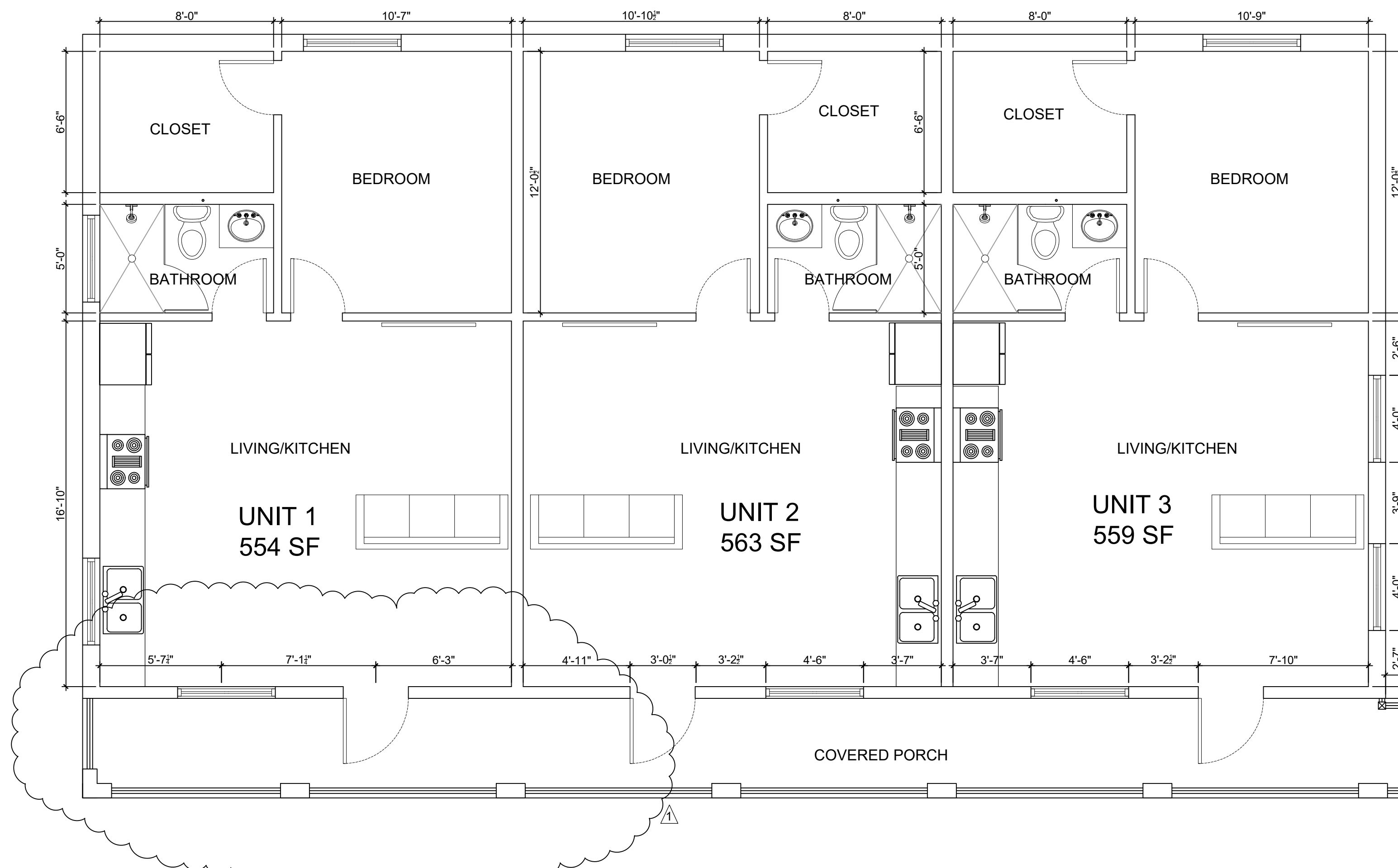
17.11 ENHANCING DIVERSITY

GROUND LEVEL FLOOR PLAN

A-1.0

e: SEPTEMBER 25, 2020





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

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Key West, Florida 33040
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ph.305-293-5283 fax.293-4899

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**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:

1. KWPD Comments 1.7.21	

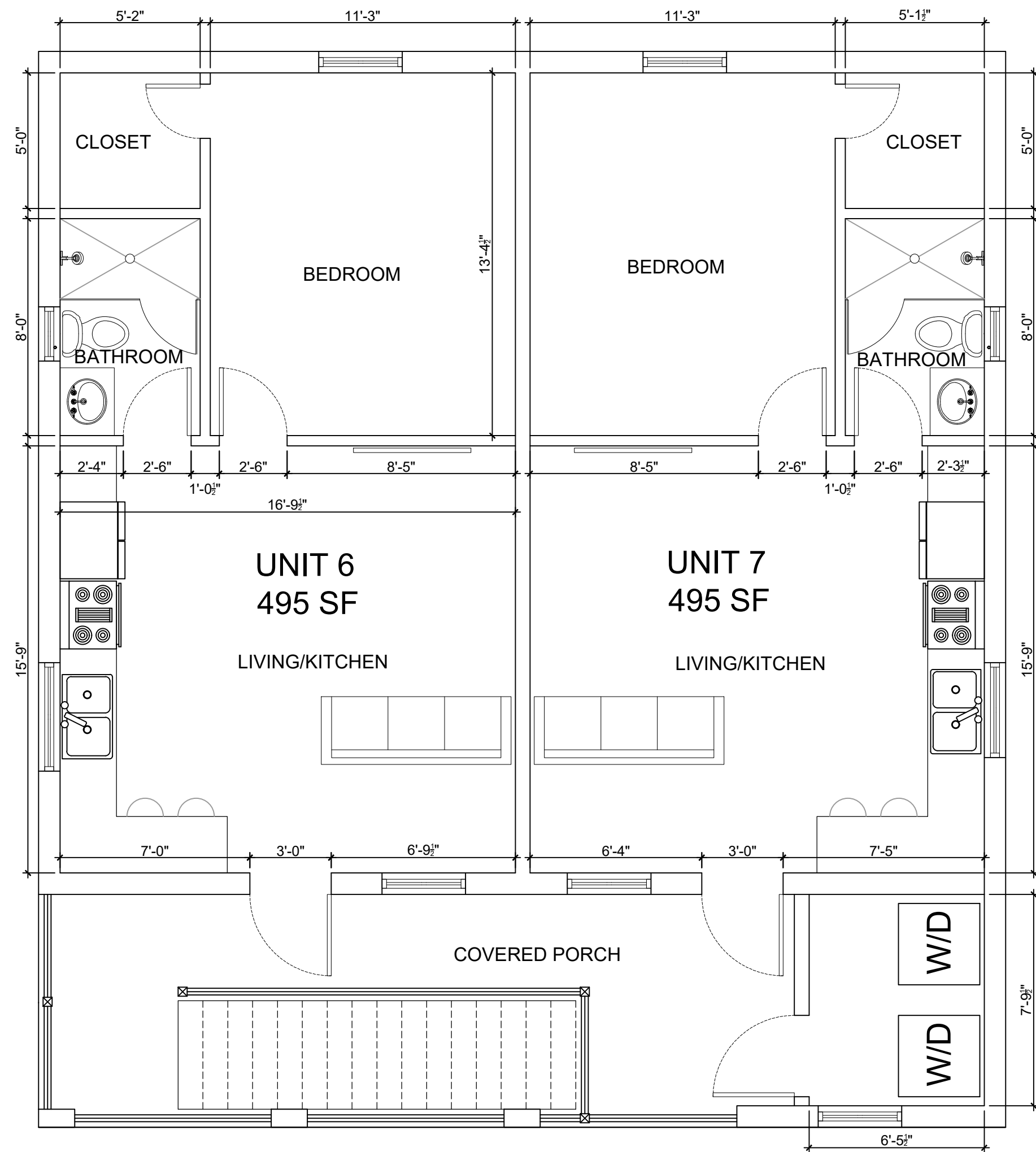
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FIRST FLOOR PLAN

Sheet Number:

A-1.1

Date: SEPTEMBER 25, 2020



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

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Key West, Florida 33040
AUTHORIZATION #29401
PH: 305-283-5283 FAX: 293-4899

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General Notes:

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AFFORDABLE HOUSING**

2822 N. ROOSEVELT BLVD
KEY WEST, FLORIDA

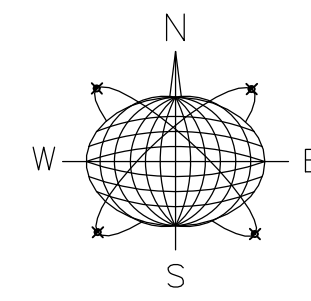
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Project No. AS NOTED	Scale:
AutoCad File No.	

Revisions:

Title:
FIRST FLOOR PLAN

Sheet Number:
A-1.2

Date: SEPTEMBER 25, 2020



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Key West, Florida 33040
AUTHORIZATION #29401
ph:305-283-5283 fax:293-4899

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PE #58315
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General Notes:

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KEY WEST, FLORIDA

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

Revisions:

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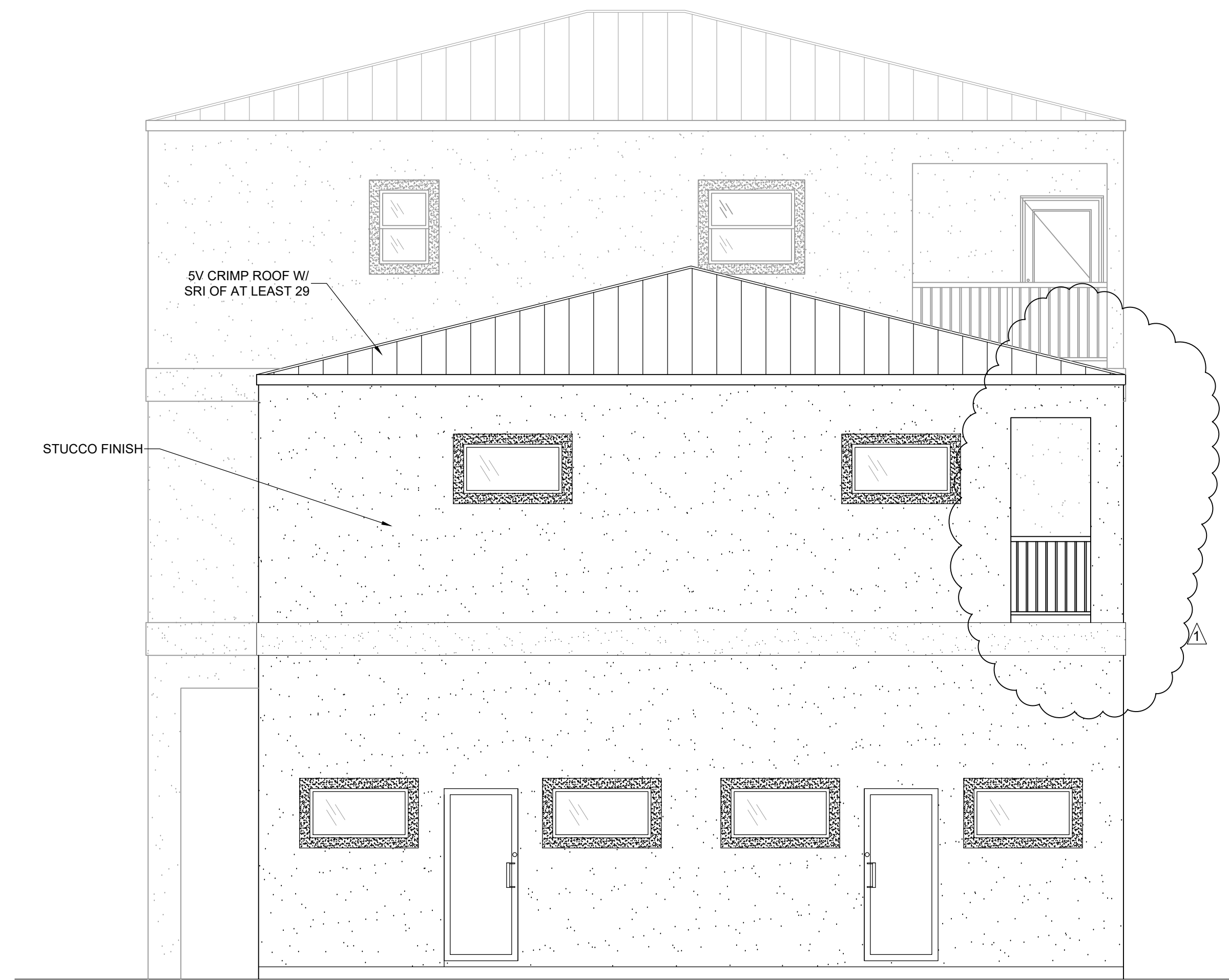
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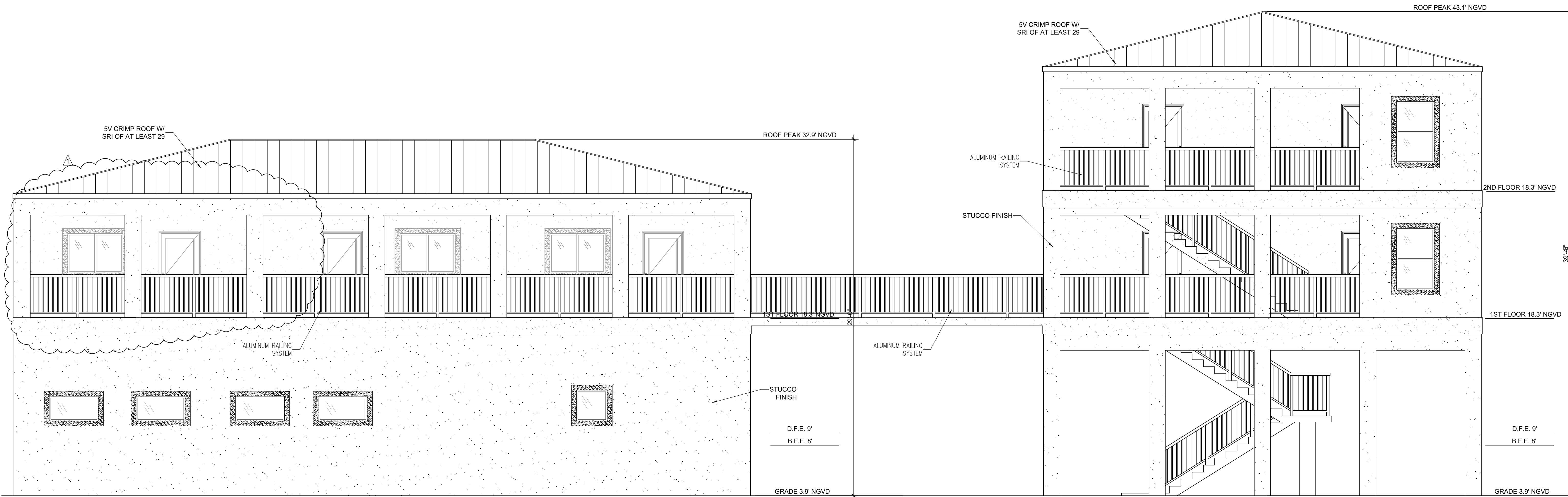
Sheet Number:

A-2.0

Date: SEPTEMBER 25, 2020



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



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



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DESIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEAL BY RICHARD J. MILELLI, PE ON (DATE)
USING A DIGITAL SIGNATURE.

Electronic Signature:

Electronic Signature:

KEY WEST, FLORIDA

NF	RJM
----	-----


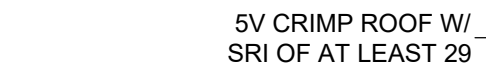
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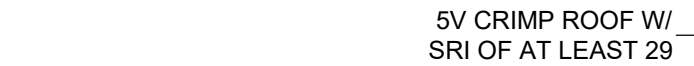
PROPOSED ELEVATIONS

A-2.1

e: SEPTEMBER 25, 2020



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



5V CRIMP ROOF W/
SRI OF AT LEAST 29

2
A-2.1

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