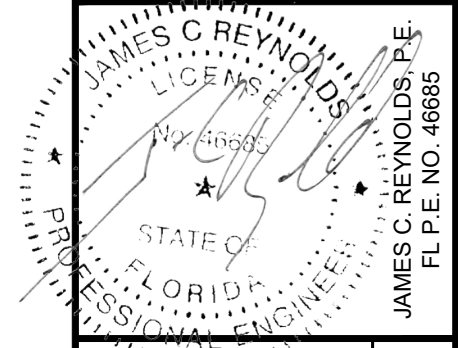


LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



Certificate of Authorization #26597
 24478 Overseas Hwy
 Summerland Key, FL 33042
 305.745.1200
 Jim@ReynoldsEngineeringServices.com

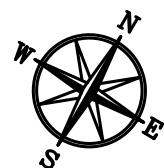
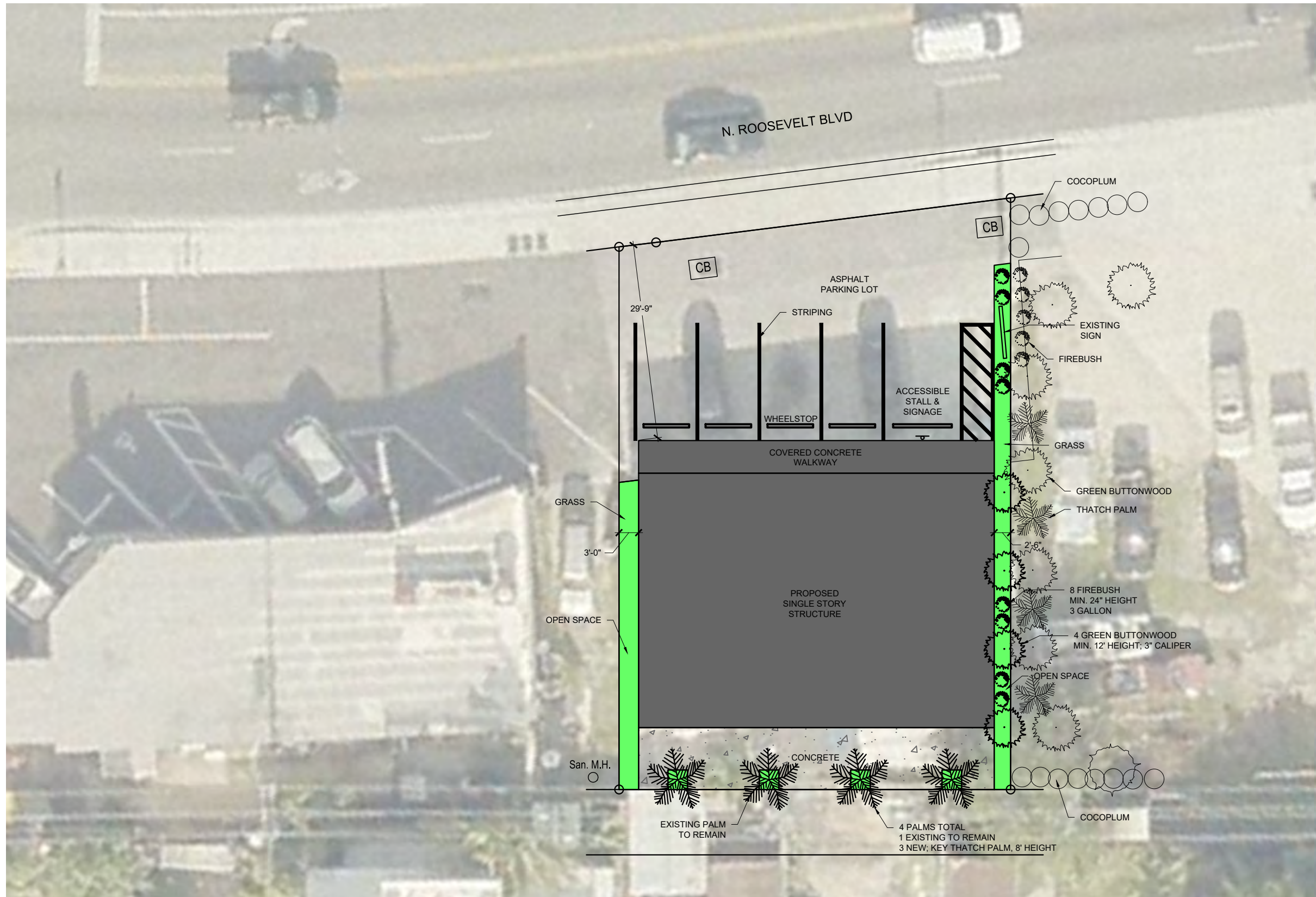


Certificate of Authorization #32187
 1200 4th Street #575
 Key West, FL 33040
 305.768.1212 brandon@oflynneng.com

PROPOSED LANDSCAPE PLAN
SITE REDEVELOPMENT
MARK ROSSI
2308 N ROOSEVELT BLVD
KEY WEST, FLORIDA

DATE	6/29/2019
PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

L-1

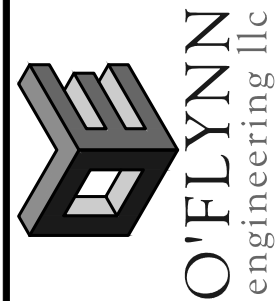
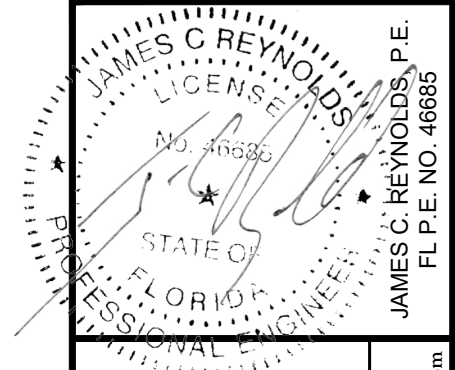


LANDSCAPE PLAN W/ AERIAL

SCALE: 1/16" = 1'-0"



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PROPOSED LANDSCAPE PLAN
SITE REDEVELOPMENT
MARK ROSSI
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KEY WEST, FLORIDA

DATE	6/29/2019
PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

L-2

STAFF REPORT

DATE: August 26, 2019

RE: 2308 N. Roosevelt Blvd (permit application # T2019-0403)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received for Final Landscape Plan Approval. There is no tree removal involved with this application. One Christmas Palm exists in the rear of the property which will remain. The existing building was recently condemned due to a vehicle accident and is being rebuilt (minor development plan).

The Urban Forester gave Conceptual Approval for the landscape plan on August 7, 2019 (report attached). The Planning Board approved the project on August 15, 2019.

The Final Landscape Plan is over 70% native vegetation and no changes were made to the plan during the Planning Board review. Therefore, Final Landscape Plan Approval is recommended.



Photo of property standing on sidewalk at N. Roosevelt Blvd looking southeast.



Photo of property looking toward the east across the front of the existing structure.



Photo looking south down the western property line.



Close up photos looking south down western property line-note location of sewer manholes.



Photo looking east at the rear property line of property.



Photo of property standing on sidewalk at N. Roosevelt Blvd looking southwest



Photo of property standing on the N. Roosevelt sidewalk looking south along the eastern property line.



Photo looking south down the eastern property line view 1.



Photo looking south down the eastern property line view 2.

STAFF REPORT

DATE: August 7, 2019

RE: **2308 N. Roosevelt Blvd (permit application #T2019-0364)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On August 2, 2019, an application was submitted for Conceptual Landscape Plan approval for a minor development plan. There is one tree/palm located on the property that is to remain.

The property is an existing commercial property that is being rebuilt due to the existing building being declared structural not safe due to a vehicle accident. To the north of the property is N. Roosevelt Blvd, to the east is the Sonic fast food restaurant with extensive perimeter buffer landscaping, to the south is a fence, a utility alley, and a residential yard, and to the west is an open space area with utilities in association with a commercial building. The property is currently being reviewed for a minor development plan through the Planning department and landscape waivers have been requested.

The Conceptual Landscape Plan is 70% native vegetation, tree species are appropriate for the area, and no regulated trees are being removed. Proposed landscaping enhances the existing neighboring landscape area with Sonic and adds palms to the rear property line area. The western property line area has been left as open space for fire access.

Therefore, the Urban Forester approves of the Conceptual Landscape Plan, as submitted, so that the file can be reviewed by the Planning Board. Final Landscape Plan approval will have to be approved by the Tree Commission.



Karen DeMaria
Urban Forestry Manager
City of Key West



T2019-0364

Conceptual Landscape Plan

Date: 7/25/2019

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2308 N. Roosevelt Blvd
Cross/Corner Street
List Tree Name(s) and Quantity
Species Type(s) check all that apply [X] Palm [] Flowering [] Fruit [] Shade [] Unsure
Reason(s) for Application:
[] REMOVE [] Tree Health [] Safety [X] Other/Explain below
[] TRANSPLANT [X] New Location [] Same Property [] Other/Explain below
[] HEAVY MAINTENANCE [] Branch Removal [] Crown Cleaning/Thinning [] Crown Reduction
Additional Information and Explanation Re-development of an existing commercial building with a palm tree to be preserved.

Property Owner Name Rossi Family, LLC
Property Owner eMail Address MRossi@AOL.com
Property Owner Mailing Address 24 Hilton Haven Drive
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 797 - 0544
Property Owner Signature

Representative Name Jim Reynolds
Representative eMail Address Jim@ReynoldsEngineeringServices.com
Representative Mailing Address 24478 Overseas Hwy
Representative Mailing City Summerland Key State FL Zip 33042
Representative Phone Number (305) 394 - 5987

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

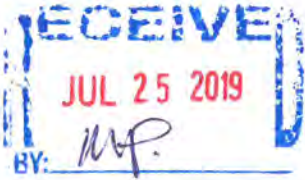
Tree Representation Authorization form attached []

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

Approved 8-7-19 KD

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



2019-0364

Tree Representation Authorization

Date: 7/25/19

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2308 N. ROOSEVELT BLVD.

Property Owner Name ROSSI FAMILY LIMITED

Property Owner eMail Address MROSSI@AOL.COM

Property Owner Mailing Address 24 HILTON HAVEN DR.

Property Owner Mailing City KEY WEST State FL Zip 33040

Property Owner Phone Number (305) 797-0944

Property Owner Signature [Signature]

Representative Name JIM REYNOLDS

Representative eMail Address JIM@REYNOLDSENGINEERINGSERVICES.COM

Representative Mailing Address 24478 OVERSEAS HWY

Representative Mailing City SUMMERLAND KEY State FL Zip 33040

Representative Phone Number (305) 394-5987

I Mark Rossi, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 25th day July.

By (Print name of Affiant) Mark Rossi who is personally known to me or has produced personally known as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature] Notary Public - State of Florida (seal)

Print Name: Veronica Cleare

My Commission Expires: 1/25/21



Karen DeMaria

From: Karen DeMaria
Sent: Thursday, July 25, 2019 11:21 AM
To: jim@reynoldsengeeringservices.com
Subject: 2308 N Roosevelt Blvd
Attachments: TEMPLATE-Permit Application-20140222.pdf

Jim:

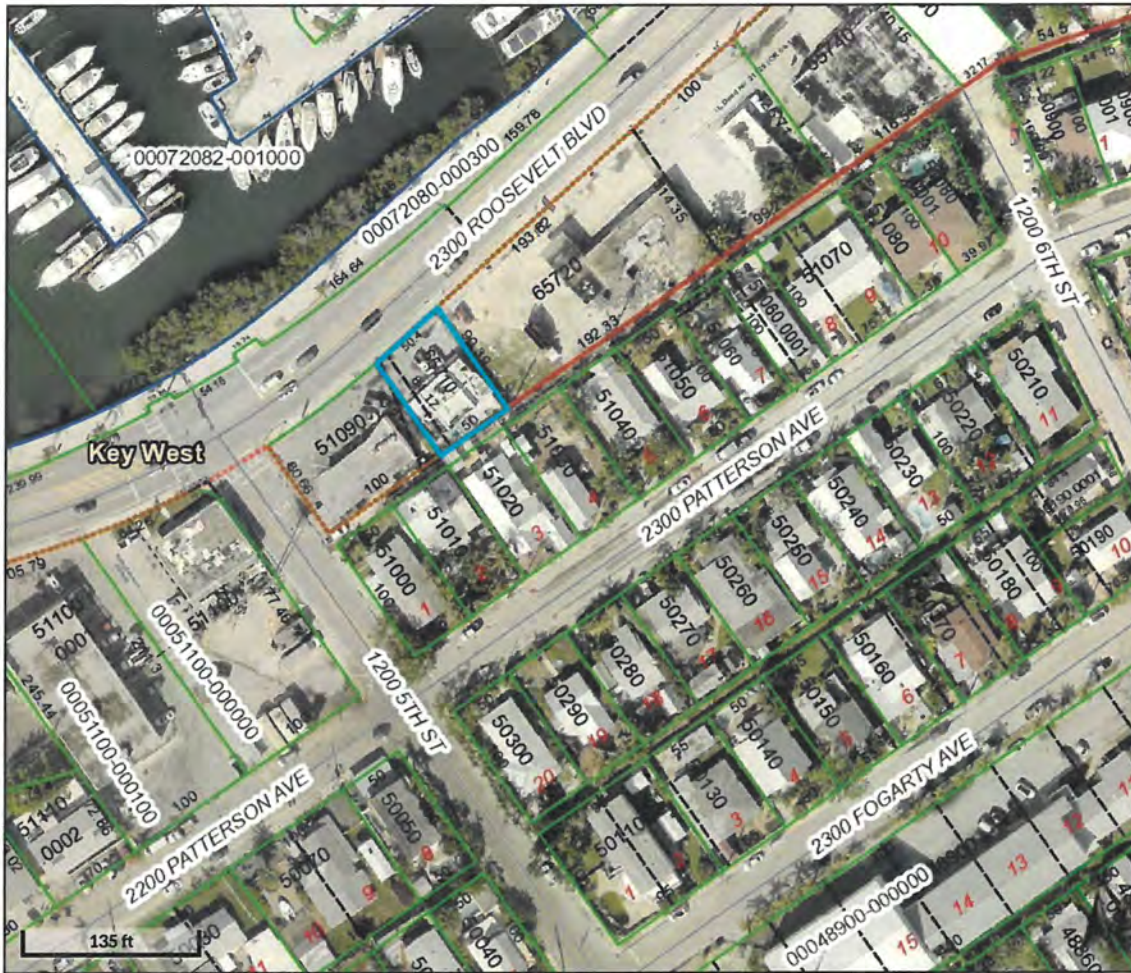
Please fill out the attached application and submit to my office with the proposed landscape plan. Thank you for the letter of representation form signed by Mark and notarized. He does not have to sign the application. The application triggers my review of the plan for conceptual landscape plan review. Once you have Planning Board approval you will need to submit this application again for placement of the file onto the Tree Commission agenda.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL# 6585A
City of Key West Planning Department
1300 White Street, Key West, FL 33040
305-809-3768





Overview



 Legend

-  Centerline
-  Easements
-  Hooks
-  Lot Lines
-  Road Center
-  Rights of Way
-  Shoreline
-  Condo Building
-  Key Names
-  Subdivisions
-  Parcels

Parcel ID	00065710-000000	Alternate ID	1068551	Owner Address	ROSSI FAMILY LLLP
Sec/Twp/Rng	32/67/25	Class	STORE		24 Hilton Haven Rd
Property Address	2308 N ROOSEVELT Blvd				Key West, FL 33040
	KEY WEST				
District	10KW				
Brief Tax	KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 13 PB3-35 OR42-352/53 OR122-281				
Description	OR527-875 OR527-877/78 OR821-2161/62 OR938-584/85 OR1094-313/14C/T OR1106-145/46 OR1148-2333/34 OR1225-1794/96 OR1646-1963/67C OR2600-106/07				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/9/2019
 Last Data Uploaded: 7/9/2019 5:31:57 AM

Developed by  Schneider GEOSPATIAL



CONCURRENCY MANAGEMENT ANALYSIS
2308 North Roosevelt Blvd
Site Redevelopment



Prepared By:
Reynolds Engineering Services, Inc.
24478 Overseas Hwy, Summerland Key, Fl. 33042

July 29, 2019



MINOR DEVELOPMENT PLAN 22308 N. Roosevelt Boulevard RE# 00065710-000000

Project Background:

The subject property was granted Conditional Use approval by Planning Board Resolution number 2013-23 to operate a retail motorcycle sales, rental and repair shop which operated on the site for several years. More recently the property operated as a pawn shop until a motor vehicle towing a boat collided into the building causing major damage to the structure. This damage to the structure prompted the Key West Chief Building Official to file on May 2nd, 2019 a Petition to Declare the Building Unsafe, and that it was unfit for human habitation and should be torn down.

The building is a one story concrete block structure that was constructed prior to the adoption of the current Land Development Regulations. The site is legal non-conforming to lot size, building setbacks, and coverages.

Proposed Use:

The Owner proposes to operate a motorized scooter retail and repair shop at the site. Redevelopment will be consistent with the Conditional Use approval for the motorcycle sales and rental shop. The Owner intends to redevelop the property as allowed for an involuntary demolition while making improvements to non-conformities where possible given the constraints of a relatively small site in the General Commercial District.

Improvements were made to landscaping, building coverage, impervious coverage, open space, and left and right setbacks.

Landscaping on the east side is proposed to mimic the landscaping of the new Sonic Restaurant, the owner also proposes to plant several palm trees to add to the existing palm tree in the rear of the property that will be preserved. Landscaping could not be added to the front of the building given the site constraints of the required parking, front setback, and necessity of accessible access to the building. A Landscape waiver has been requested. No landscape irrigation system is proposed. The minimal landscaping that can be installed will be drought tolerant and hand-watered until established.

Site Data Table

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	CG	CG	CG	
LOT SIZE	5215	N/A	5215	
BUILDING AREA	2451	2086	2398	IMPROVED
BUILDING COVERAGE	47.0%	40.0%	46.0%	IMPROVED
FLOOR AREA	2086	4172	2126	COMPLIES
FLOOR AREA RATIO (FAR)	0.40	0.80	0.41	COMPLIES
IMPERVIOUS COVERAGE	5097	3129	4836	REDUCED
IMPERVIOUS COVERAGE (%)	97.7%	60.0%	92.7%	REDUCED
OPEN SPACE	118	1043	379	IMPROVED
OPEN SPACE (%)	2.3%	20.0%	7.3%	IMPROVED
BUILDING HEIGHT	< 30'-0"	30'-0"	< 30'-0"	COMPLIES
FRONT SETBACK	35'-10"	25'-0"	29'-9"	COMPLIES
SIDE YARD (LEFT)	0'-1"	15'-0"	2'-6"	IMPROVED
SIDE YARD (RIGHT)	0'-6"	15'-0"	3'-0"	IMPROVED
REAR SETBACK*	2'-9"	9'-1"	9'-6"	COMPLIES

* REAR SETBACK = 10% OF LOT DEPTH

CONCURRENCY ANALYSIS

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. Given that the building on the site will be slightly smaller, the site open space is improved, and the use of the site will not be appreciably different than what was there, we expect that the impacts of this development will be equal or less than they were historically.



The following specific issues are outlined:

1. Roads/Trip Generation

No additional trip generation is anticipated greater than the previous Pawn Shop and Motorcycle sales/repair shop generated.

2. Potable Water

There is an existing Florida Keys Aqueduct Authority water meter serving the site that is sufficient. An increase in the meter size is not proposed. The only water using fixtures will be a hose-bibb, lavatory, and water closet. An irrigation system is not proposed. The potable water use is not expected to increase as a result of this redevelopment.

3. Sanitary Sewer

As with the potable water, no increase in sanitary sewer flows are anticipated as a result of this redevelopment. The existing lateral connection to the City of Key West system is sufficient and will be re-used.

4. Solid Waste

Solid waste will be managed with two nominally sized 96 gallon hand carts that will be stored inside the building in the scooter maintenance bay.

5. Recyclables

Recyclables will be managed with one nominally sized 64 gallon hand cart that will be stored inside the building in the scooter maintenance bay.

6. Drainage

There is an existing stormwater collection system along the highway that historically has captured the runoff from this site and the neighboring sites. Stormwater management will be improved with increased open space and best management practices by directing stormwater runoff to the landscaping area along the east side of the property. No increase in stormwater runoff is anticipated with the redevelopment of this property.



2308 N. Roosevelt Blvd.

Economic Resources (Section 108-246)

- a. The estimated ad valorem tax yield from the proposed project is expected to be at least at the level it was in 2018 at 3,719.46
- b. The project is expected to take no longer than one year to build. The anticipated construction cost to replace the existing building is \$275,000.00
- c. For this non-residential development, it is anticipated that there will be at least three permanent employees including a manager, a sales agent, and a mechanic.

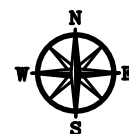
Solutions Statement:

The proposed project is anticipated to be an improvement for the community when the redevelopment is complete. Increase in open space and routing stormwater runoff to landscape areas will mitigate stormwater pollution. The new plumbing fixtures will be low-flow in accordance with building code requirements. The volume of solid waste will be virtually unchanged and is currently minimal, however recycling will be a component of the new project. The building will be designed to at least the latest code required energy conservation requirements.

There is no affordable housing requirement with this proposed relatively minor redevelopment of an existing site. Impacts on neighbors should be minimal to the Sonic Restaurant and Kim's Cuban sites. No increase in noise is anticipated, site lighting will be unchanged, parking will also be unchanged and no additional traffic trips are anticipated.

SITE REDEVELOPMENT

2408 N ROOSEVELT BLVD
KEY WEST, FLORIDA



LOCATION MAP

SITE DATA

ZONING DISTRICT: CG
 FLOOD ZONE: AE 8; DESIGN FLOOD ELEV: 9.0' NGVD
 F.I.R.M. - COMMUNITY #120168; PANEL #1517; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: PART OF PARCEL 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 35, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 6TH EDITION (2017), AND THE SPECIFIC REQUIREMENTS OF CITY OF KEY WEST CODE. STRUCTURE DESIGNED IN COMPLIANCE WITH ASCE7 AND ASCE24.

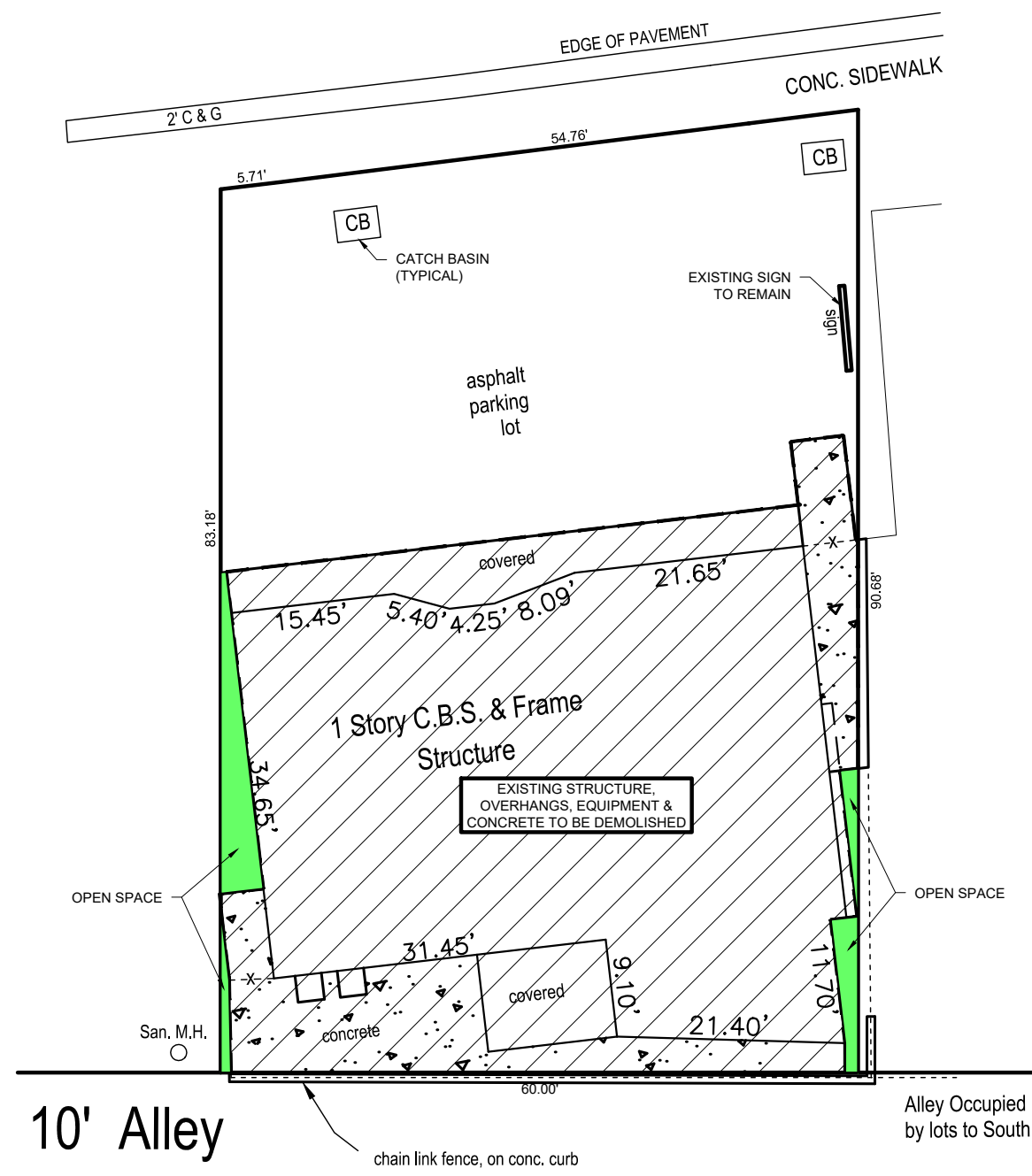
OCCUPANCY CLASSIFICATION: M
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 100 PSF

INDEX OF DRAWINGS

- T-1 - EXISTING SITE PLAN / SITE DATA / DESIGN DATA
- T-2 - PROPOSED SITE PLAN / SITE CALCULATIONS
- L-1 - LANDSCAPE PLAN
- L-2 - LANDSCAPE PLAN W/ AERIAL
- A-1 - PROPOSED FLOOR PLAN
- A-2 - ELEVATION VIEWS
- A-3 - ELEVATION VIEWS

North Roosevelt Blvd. (R/W Varies)
 ASPH. PAVEMENT

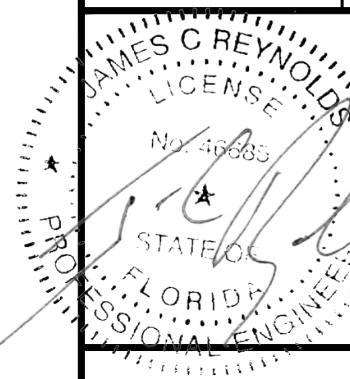


EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



Certificate of Authorization #26597
 24478 Overseas Hwy
 Summerland Key, FL 33042
 305.745.1200
 Jim@ReynoldsEngineeringServices.com



JAMES C. REYNOLDS, P.E.
 FL P.E. NO. 46685

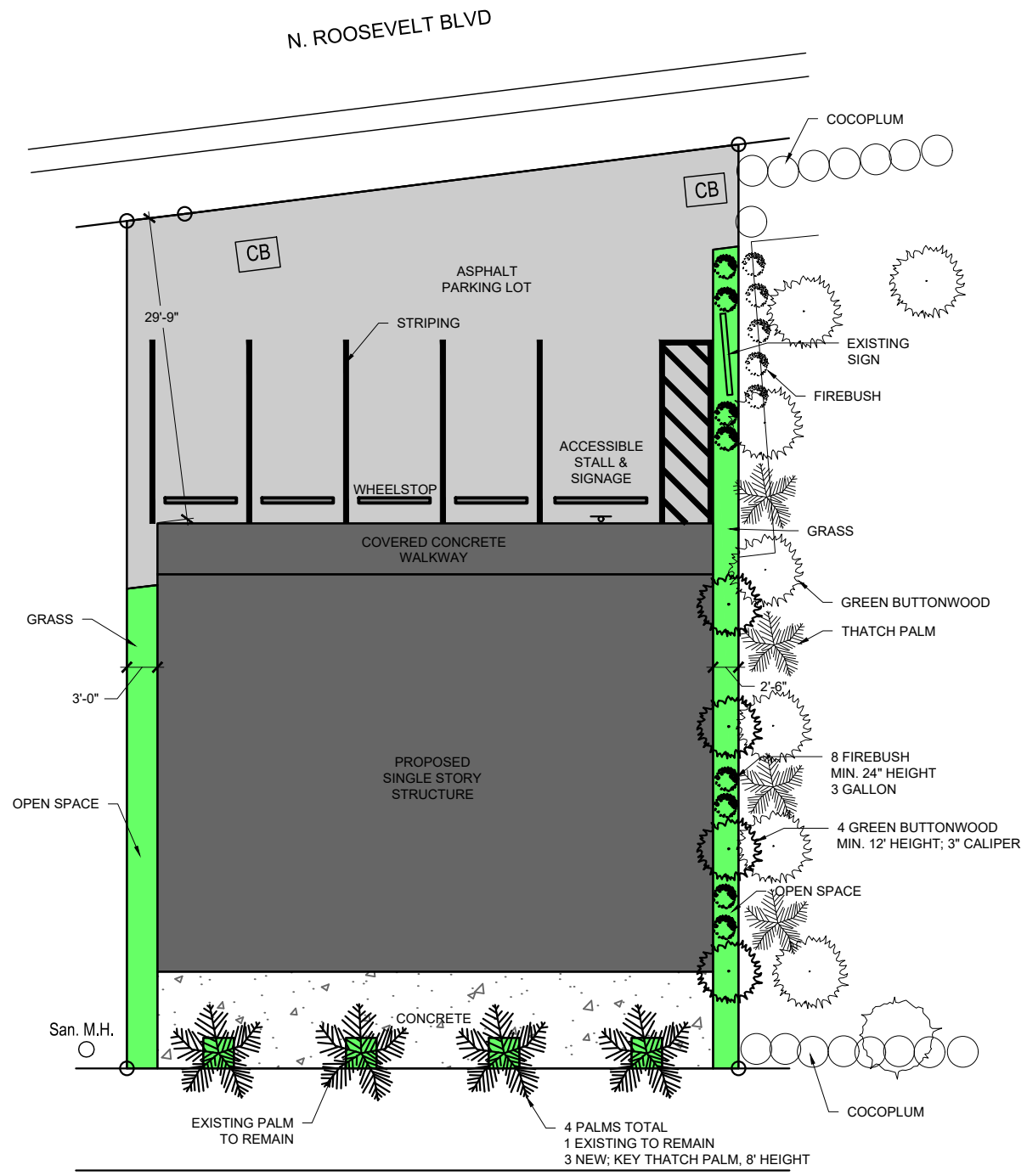


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 305.768.1212 brandon@oflynneng.com

EXISTING SITE PLAN	
SITE REDEVELOPMENT	
MARK ROSSI	
2308 N ROOSEVELT BLVD	
KEY WEST, FLORIDA	

DATE	6/29/2019
PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

T-1



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

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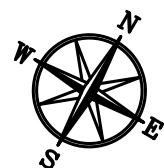
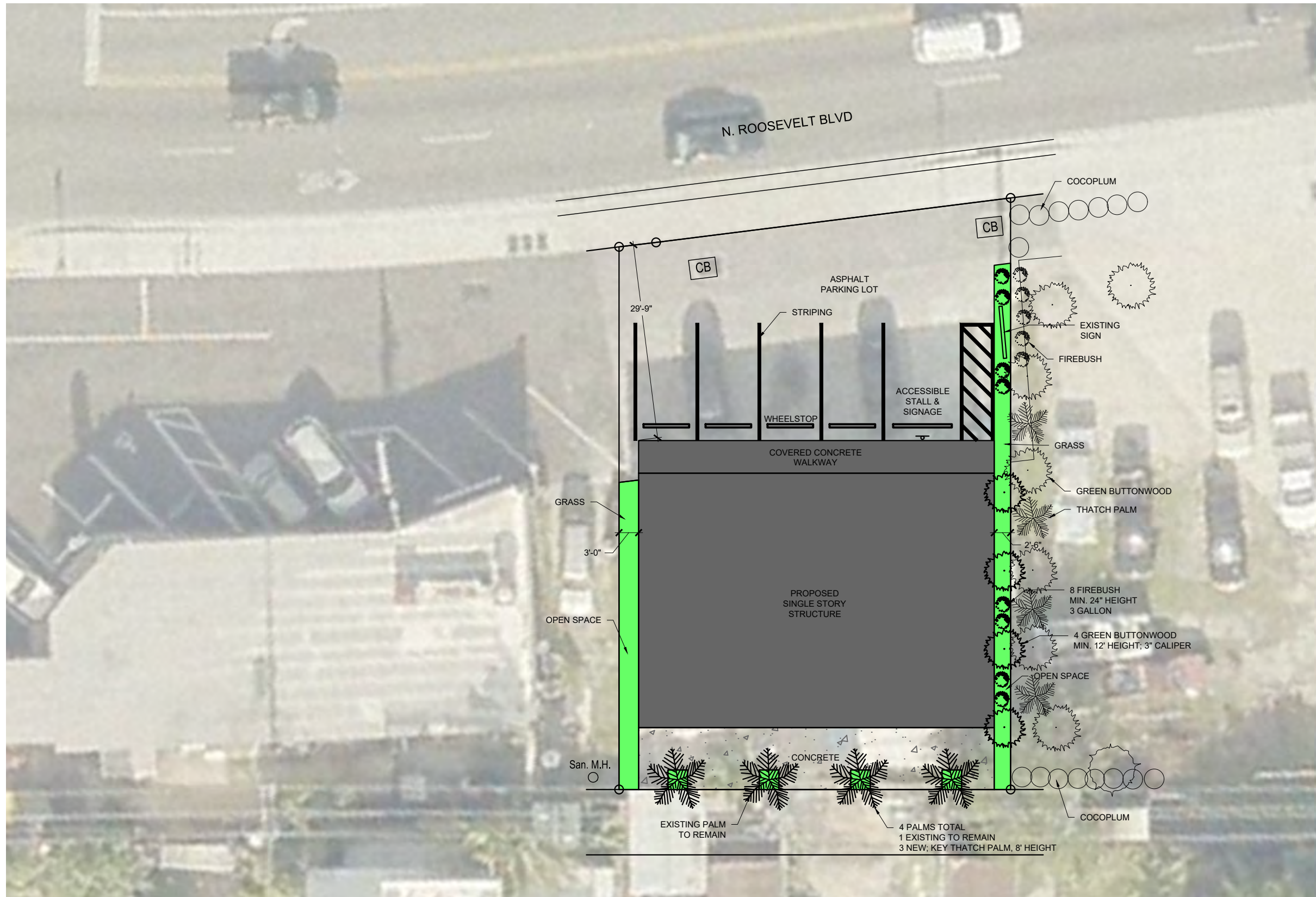
JAMES C. REYNOLDS, P.E.
 LICENSE NO. 46685
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 JAMES C. REYNOLDS, P.E.
 FL P.E. NO. 46685

O'FLYNN engineering llc
 Certificate of Authorization #32187
 1200 4th Street #575
 Key West, FL 33040
 305.768.1212 brandon@oflynneng.com

PROPOSED LANDSCAPE PLAN
SITE REDEVELOPMENT
MARK ROSSI
2308 N ROOSEVELT BLVD
KEY WEST, FLORIDA

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L-1

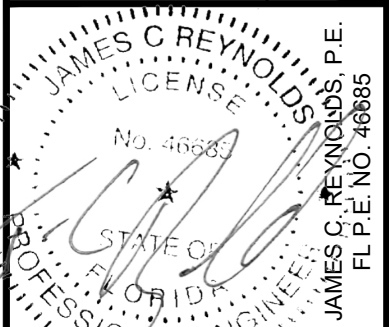


LANDSCAPE PLAN W/ AERIAL

SCALE: 1/16" = 1'-0"



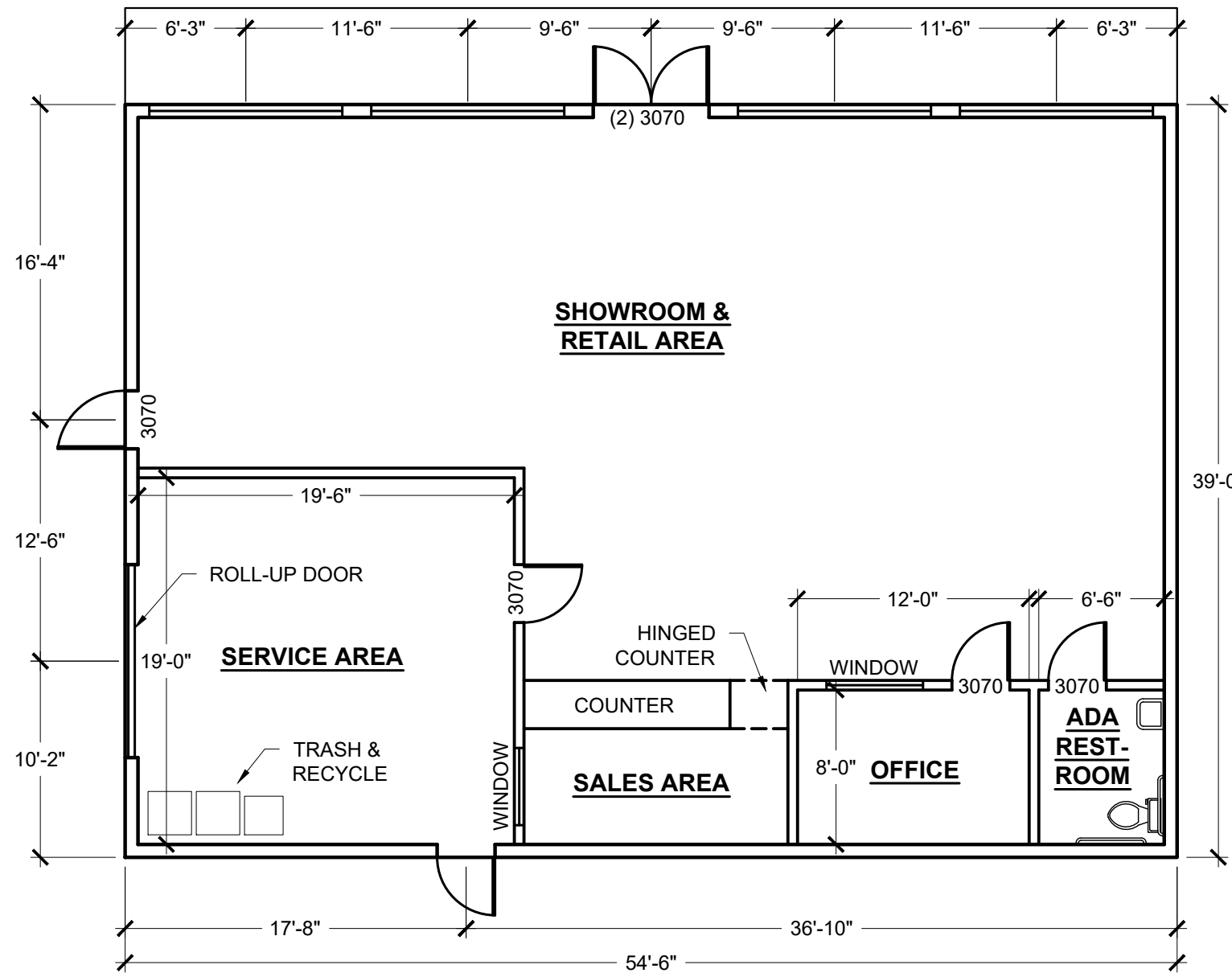
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O'FLYNN
 engineering llc

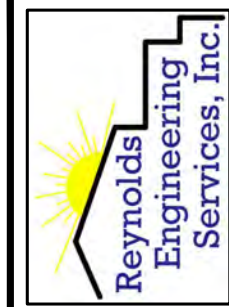
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 Key West, FL 33040
 305.768.1212 brandon@oflynneng.com

PROPOSED LANDSCAPE PLAN	DATE	6/29/2019
SITE REDEVELOPMENT	PROJECT	181037
MARK ROSSI	DRAWN	BGO
2308 N ROOSEVELT BLVD	DESIGNED	BGO
KEY WEST, FLORIDA	CHECKED	JCR

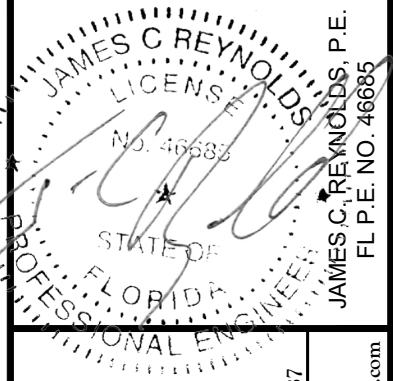


PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"



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 305.745.1200
 Jim@ReynoldsEngineeringServices.com

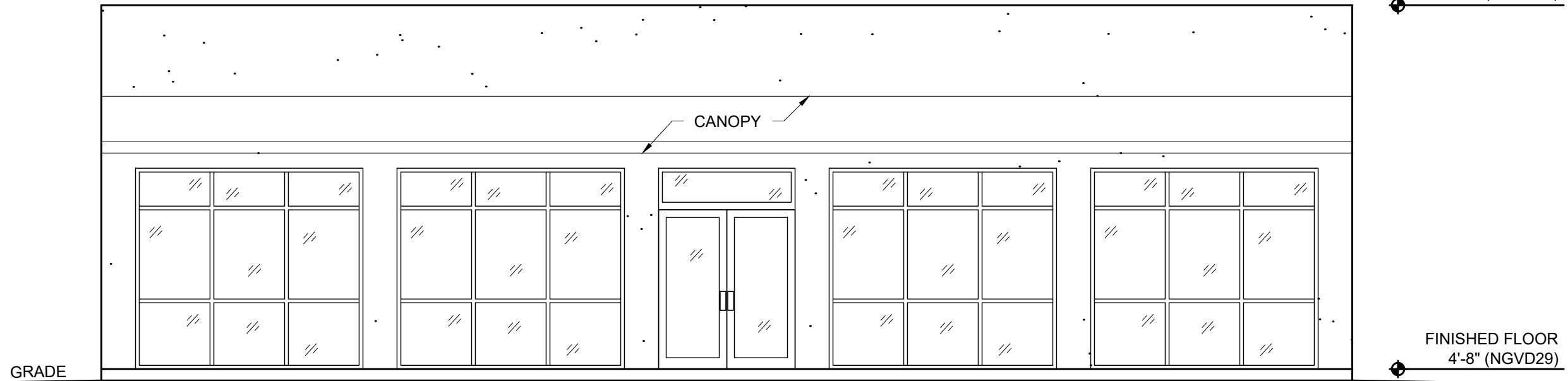


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PROPOSED FLOOR PLAN	
SITE REDEVELOPMENT	
MARK ROSSI	
2308 N ROOSEVELT BLVD	
KEY WEST, FLORIDA	

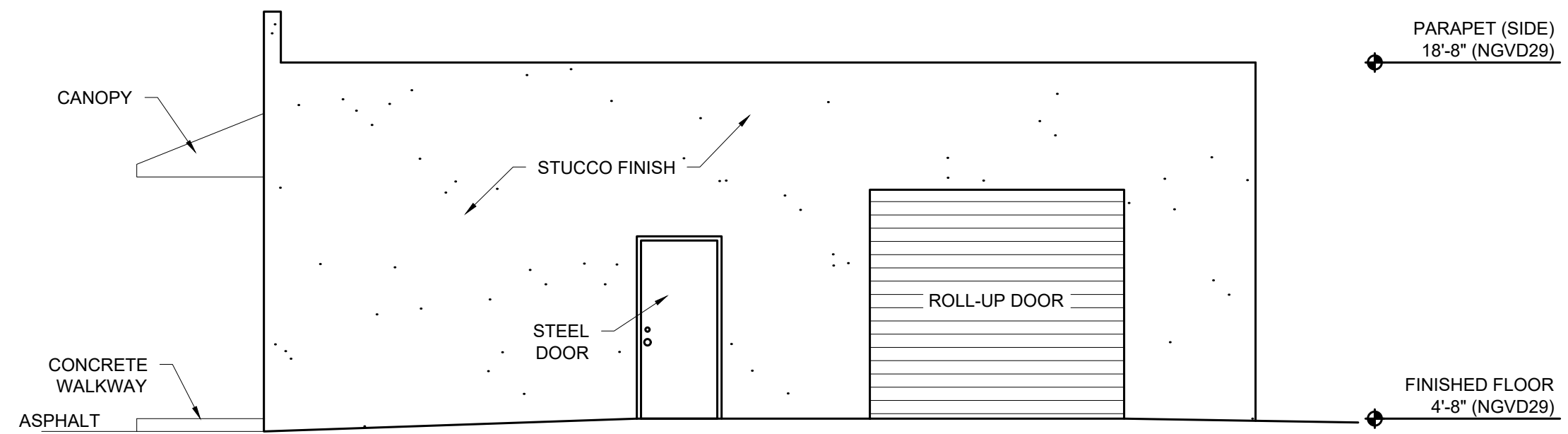
DATE	6/29/2019
PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

A-1



FRONT ELEVATION

SCALE: 3/16"=1'-0"

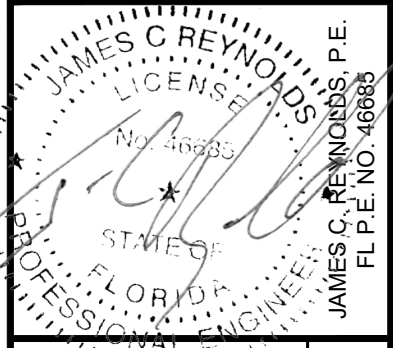


RIGHT ELEVATION

SCALE: 3/16"=1'-0"



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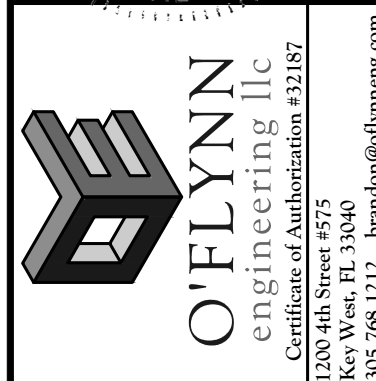
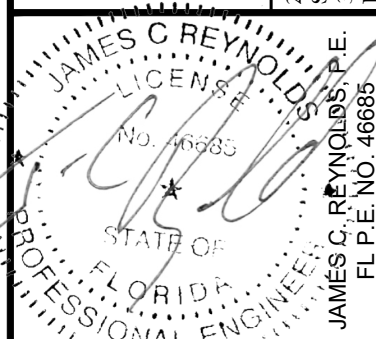


O'FLYNN
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ELEVATION	SITE REDEVELOPMENT	DATE	6/29/2019		
	MARK ROSSI		PROJECT	181037	
	2308 N ROOSEVELT BLVD			DRAWN	BGO
	KEY WEST, FLORIDA				DESIGNED
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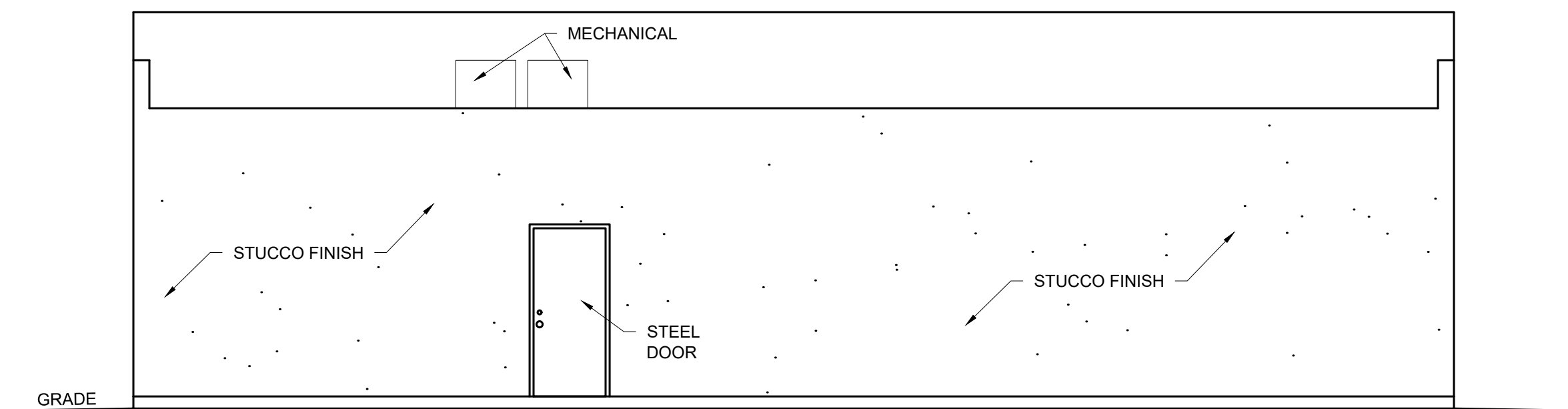


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ELEVATION	
SITE REDEVELOPMENT	
MARK ROSSI	
2308 N ROOSEVELT BLVD	
KEY WEST, FLORIDA	

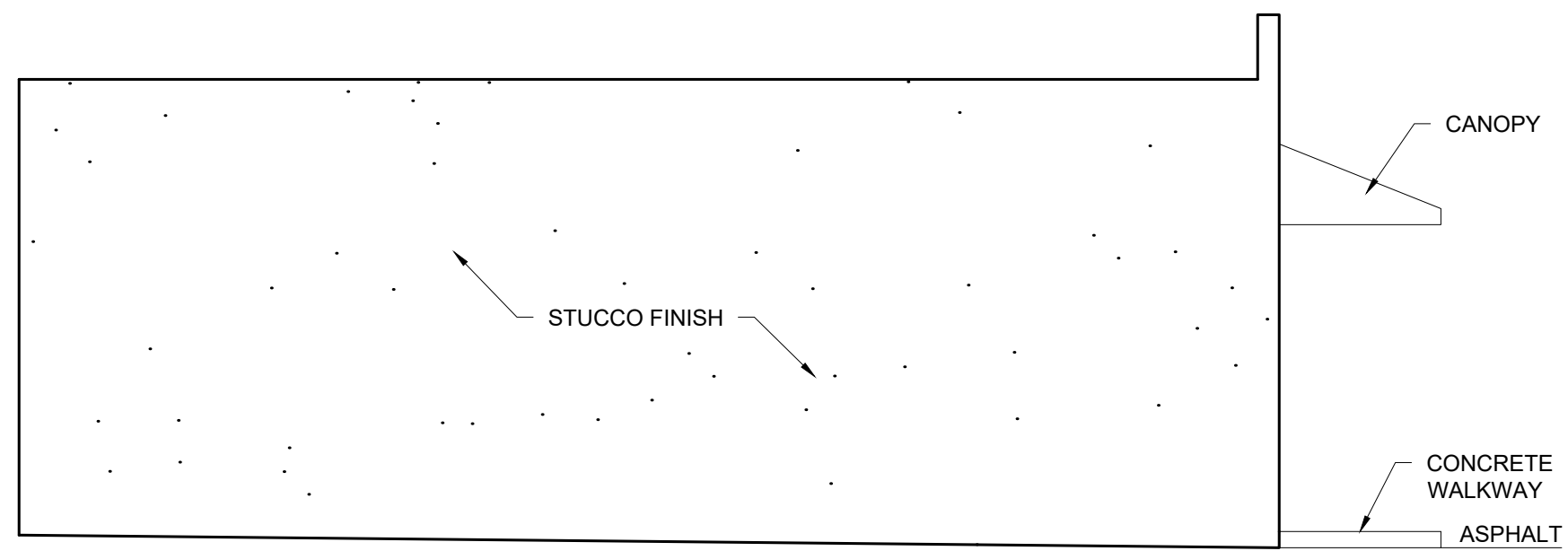
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PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

A-3



REAR ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

Application



T2019-0403

Tree Permit Application

Final Landscape Plan (no tree removal)

Date: 8/20/2019

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2308 N. Roosevelt Blvd
Cross/Corner Street
List Tree Name(s) and Quantity
Species Type(s) check all that apply [X] Palm [] Flowering [] Fruit [] Shade [] Unsure
Reason(s) for Application:
[] REMOVE [] Tree Health [] Safety [X] Other/Explain below
[] TRANSPLANT [X] New Location [] Same Property [] Other/Explain below
[] HEAVY MAINTENANCE [] Branch Removal [] Crown Cleaning/Thinning [] Crown Reduction
Additional Information and Explanation Re-development of an existing commercial building with a palm tree to be preserved.

Property Owner Name Rossi Family, LLC
Property Owner eMail Address MRossi@AOL.com
Property Owner Mailing Address 24 Hilton Haven Drive
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 797-0544
Property Owner Signature

Representative Name Jim Reynolds
Representative eMail Address Jim@ReynoldsEngineeringServices.com
Representative Mailing Address 24478 Overseas Hwy
Representative Mailing City Summerland Key State FL Zip 33042
Representative Phone Number (305) 394-5987

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached []

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

RECEIVED
JUL 25 2019
BY: MP



2019-0364

Tree Representation Authorization

Date: 7/25/19

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2308 N. ROOSEVELT BLVD

Property Owner Name ROSSI FAMILY LIMITED

Property Owner eMail Address MROSSI@POL.COM

Property Owner Mailing Address 24 HILTON HAVEN DR.

Property Owner Mailing City KEY WEST State FL Zip 33040

Property Owner Phone Number (305) 797-0944

Property Owner Signature [Signature]

Representative Name TIM REYNOLDS

Representative eMail Address TIM@REYNOLDSENGINEERINGSERVICES.COM

Representative Mailing Address 24478 OVERSEAS HWY

Representative Mailing City SUMMERLAND KEY State FL Zip 33040

Representative Phone Number (305) 394-5907

I Mark Rossi, hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 25th day July.

By (Print name of Affiant) Mark Rossi who is personally known to me or has produced personally known as identification and who did take an oath.

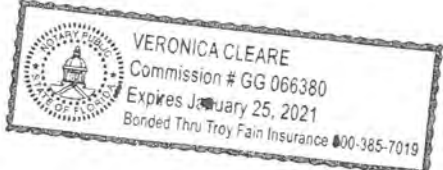
NOTARY PUBLIC

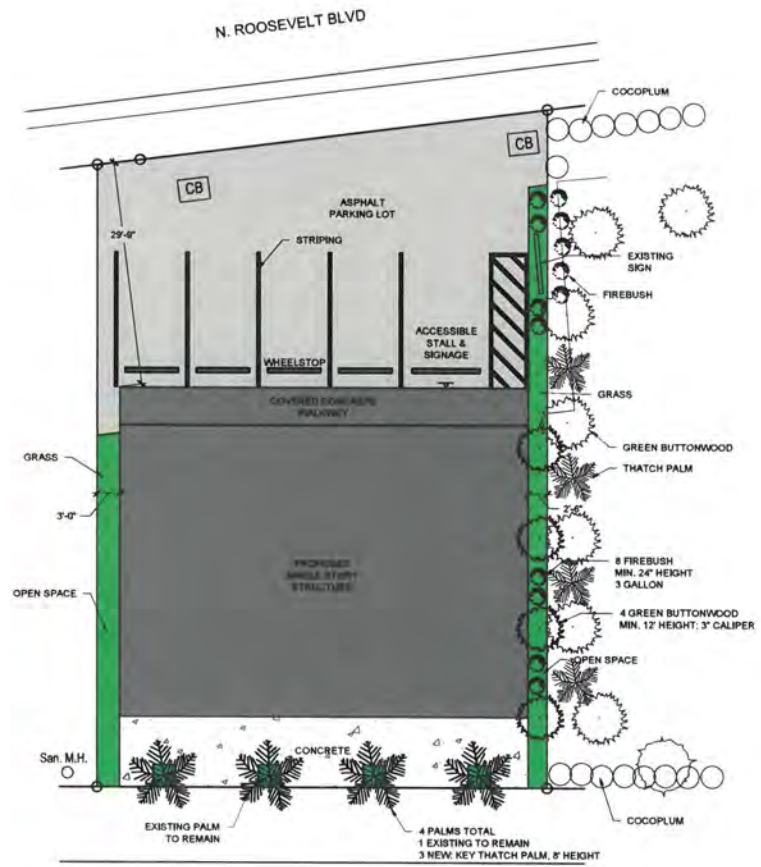
Sign Name: [Signature]

Print Name: Veronica Cleare

My Commission Expires: 1/25/21

Notary Public - State of Florida (seal)



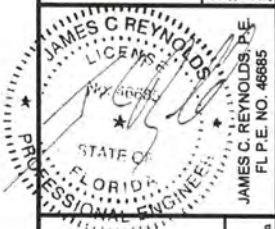


LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



Reynolds Engineering Services, Inc.
 Certificate of Authorization #26597
 24475 Overseas Hwy
 Summerland Key, FL 33042
 305.745.1100
 jre@ReynoldsEngineeringServices.com

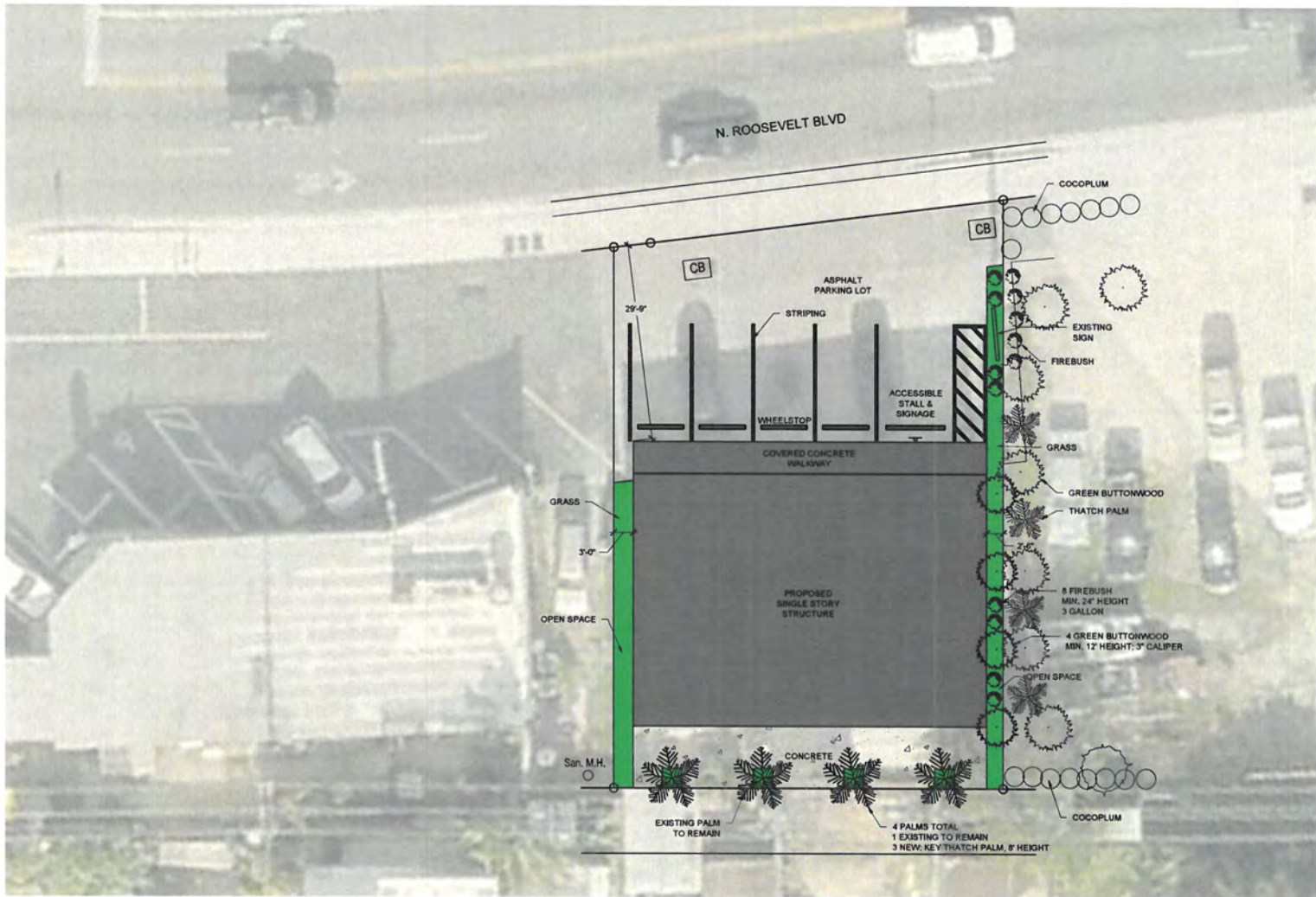


O'FLYNN engineering llc
 Certificate of Authorization #32187
 1200 4th Street #575
 Key West, FL 33040
 305.768.1212 brandon@offlynneng.com

PROPOSED LANDSCAPE PLAN
SITE REDEVELOPMENT
MARK ROSSI
2308 N ROOSEVELT BLVD
KEY WEST, FLORIDA

DATE	6/29/2019
PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

L-1

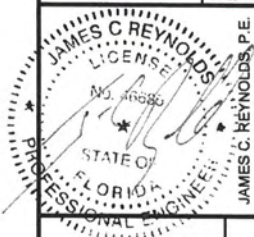


LANDSCAPE PLAN W/ AERIAL

SCALE: 1/16" = 1'-0"



Reynolds
Engineering
Services, Inc.
Certificate of Authorization #26597
24475 Overseas Hwy
Sumnerland Key, FL 33042
305.745.1300
jim@reynoldsiengineering.com



O'FLYNN
engineering llc
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1200 4th Street #575
Key West, FL 33040
305.768.1212 brandon@oflynneng.com

PROPOSED LANDSCAPE PLAN
SITE REDEVELOPMENT
MARK ROSSI
2308 N ROOSEVELT BLVD
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DATE	6/29/2019
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DRAWN	BGO
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