

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major ☐
Minor ☒

Conditional Use

☐

Historic District

Yes ☐
No ☒

RECEIVED
JUL 01 2019
BY: NLH

Please print or type:

- 1) Site Address 2308 N. Roosevelt Blvd.
- 2) Name of Applicant Jim Reynolds, PE
- 3) Applicant is: Owner ☐ Authorized Representative ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 24478 Overseas Highway
Summerland Key, Fl. 33042
- 5) Applicant's Phone # 305-394-5987 Email
- 6) Email Address: Jim@ReynoldsEngineeringServices.com
- 7) Name of Owner, if different than above Rossi Family, LLLP
- 8) Address of Owner PO Box 1527, Key West, Fl. 33041
- 9) Owner Phone # 305-797-0544 Email mrossikeywest@aol.com
- 10) Zoning District of Parcel CG RE# 00065710-000000
- 11) Is Subject Property located within the Historic District? Yes ☐ No ☒
If Yes: Date of approval HARC approval #
OR: Date of meeting
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Redevelopment of the property due to an involuntary demolition of the existing building.
The proposed redevelopment will be consistent with the Conditional Use Resolution 2013-23
The building will be a single story scooter retail/repair shop in generally the same footprint
as the existing building.

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- 13) Has subject Property received any variance(s)? Yes ☐ No ☒

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ☐ No ☒

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

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

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

I. Existing Conditions.

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

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

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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.



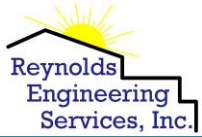
Economic Resources (Section 108-246)

- 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.



FIRE SPRINKLER ANALYSIS

2308 N. Roosevelt Blvd

Occupancies: Group B (Motor Vehicle Showroom) 1,736 sf
Group S-1 (Motor Vehicle Repair Garage) 390 sf

Table 504.4 – Allowable Stories Above Grade Plane

Group B: Type VB Construction 2 stories allowed, 1 proposed

Group S-1: Type VB Construction 1 story allowed, 1 proposed

Table 506.2 – Allowable Areas

Group B: Type VB Construction, 9,000 sf allowed, 1,736 sf proposed

Group S-1: Type VB Construction, 9,000sf allowed, 390 sf proposed

Per 508.3.2 The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1

Group S-1 is the most restrictive Use Classification at 1 story and 9,000 sf.

The actual proposed S-1 and B Uses number of stories and floor areas are well within this restriction, so the occupancies are considered non-separated.

Per 508.3.3 No separation is required for nonseparated occupancies.

Fire Resistance Ratings (per Table 601) for VB Construction

Structural Frame: 0 hrs

Bearing Walls: 0 hrs

Exterior Walls: 0 hrs

Non-Bearing Walls: 0 hrs

Roof Construction: 0 hrs

Floor Construction: 0 hrs

Fire Protection Systems

Per section 903.2.9.1 automatic fire sprinkler systems are not required.

Warranty Deed

\$689,582.91

Doc# 1908792 11/27/2012 4:09PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-398-EJ
Will Call No.:

11/27/2012 4:09PM
DEED DOC STAMP CL: MT \$4,827.20

Doc# 1908792
Bk# 2600 Pg# 106

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Warranty Deed

This Warranty Deed made this 21st day of November, 2012 between **Conch Republic Liquors, Inc., a Florida corporation formerly known as Conch Spirits, Inc., a Florida corporation** whose post office address is **2308 N. Roosevelt Blvd., Key West, FL 33040**, grantor, and **Rossi Family LLLP** whose post office address is **24 Hilton Haven, 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 of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 00065710-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2013 and subsequent years.

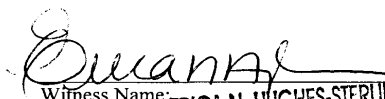
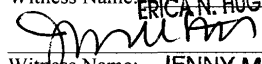
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: **ERICA N. HUGHES-STERLING**

Witness Name: **JENNY M. STERLING**

Conch Republic Liquors, Inc., a Florida corporation

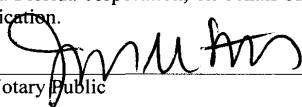
By: 
Lori D. Salter, President/Secretary/ Treasurer

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 21st day of November, 2012 by Lori D. Salter, President/Secretary/ Treasurer of Conch Republic Liquors, Inc., a Florida corporation, on behalf of said firm. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

On the Island of Key West, and being a part of Parcel 13 as shown on a plat of survey of lands on the Island of Key West, according to the plat thereof as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commencing at the Easterly line of Lot 2, Block 48, KEY WEST REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended Northwesterly to its intersection with the Southeasterly right-of-way line of North Roosevelt Boulevard; thence North 45° 36' 40" East 10.08 feet to the Point of Beginning; thence continuing along said Southeasterly right-of-way line of North Roosevelt Boulevard for a distance of 50.40 feet; thence South 37° 17' 20" East 90.39 feet; thence at right angles and in a Southwesterly direction 50.00 feet; thence North 37° 17' 20" West 84.17 feet, back to the Point of Beginning.

Doc# 1908792
Bk# 2600 Pg# 107

ALSO

Commencing at the Easterly line of Lot 2, Block 48, KEY WEST REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended Northwesterly to its intersection with the Easterly boundary of Salt Pond, Lot 1, as described on William A. Whitehead's Map of the said Island of Key West, delineated in February, A.D. 1829, Point of Beginning; thence in a Northerly direction along said Easterly boundary of said Salt Pond, Lot 1, extended, for a distance of Thirteen (13) feet, more or less, where said boundary, extended, intersects with the Southeasterly right-of-way of Roosevelt Boulevard; thence in an Easterly direction along the said Southeasterly right-of-way of Roosevelt Boulevard a distance of six and eight hundredths (6.08) feet to the Southwesterly property line of land conveyed by Warranty Deed dated August 30, 1955, from Philip C. Toppino and Marie Madeline Toppino, his wife, as grantors, to Antonio Deschamps and Claudia may Deschamps, his wife, as grantees, recorded in Official Records Book 42, Pages 352-353, Monroe County, Florida, Public Records; thence South 37° 17' 20" East for a distance of 84.17 feet; thence at right angles in a Southwesterly direction a distance of ten (10) feet; thence at right angles in a Northwesterly direction a distance of 71.92 feet, more or less, to the Point of Beginning.

Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00065710-000000
Account# 1068551
Property ID 1068551
Millage Group 10KW
Location 2308 N ROOSEVELT Blvd, KEY WEST
Address
Legal KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 13
Description PB3-35 OR42-352/53 OR122-281 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
(Note: Not to be used on legal documents.)
Neighborhood 31040
Property Class STORE (1100)
Subdivision
Sec/Twp/Rng 32/67/25
Affordable No
Housing



Owner

ROSSI FAMILY LLLP
24 Hilton Haven Rd
Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$175,514	\$175,514	\$174,078	\$181,136
+ Market Misc Value	\$3,161	\$3,161	\$3,161	\$2,749
+ Market Land Value	\$297,171	\$164,226	\$164,346	\$164,346
= Just Market Value	\$475,846	\$342,901	\$341,585	\$348,231
= Total Assessed Value	\$377,191	\$342,901	\$341,585	\$348,231
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$475,846	\$342,901	\$341,585	\$348,231

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM DRY HIGHWAY (10DH)	5,179.00	Square Foot	0	0

Commercial Buildings

Style 1 STORY STORES / 11C
Gross Sq Ft 2,356
Finished Sq Ft 2,111
Perimeter 0
Stories 2
Interior Walls
Exterior Walls C.B.S.
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1955
Year Remodeled
Effective Year Built 1994
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,111	2,111	0
OPF	OP PRCH FIN LL	225	0	0
SBF	UTIL FIN BLK	20	0	0
TOTAL		2,356	2,111	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1975	1976	1	2400 SF	2
CH LINK FENCE	1975	1976	1	540 SF	1
WALL AIR COND	1984	1985	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/21/2012	\$689,600	Warranty Deed		2600	106	35 - Unqualified	Improved
8/1/1992	\$389,000	Warranty Deed		1225	1794	U - Unqualified	Improved
10/1/1990	\$435,000	Warranty Deed		1148	2333	M - Unqualified	Improved
9/1/1989	\$1	Warranty Deed		1106	145	M - Unqualified	Improved
4/1/1985	\$1	Warranty Deed		938	584	M - Unqualified	Improved
10/1/1980	\$40	Warranty Deed		821	2161	U - Unqualified	Improved

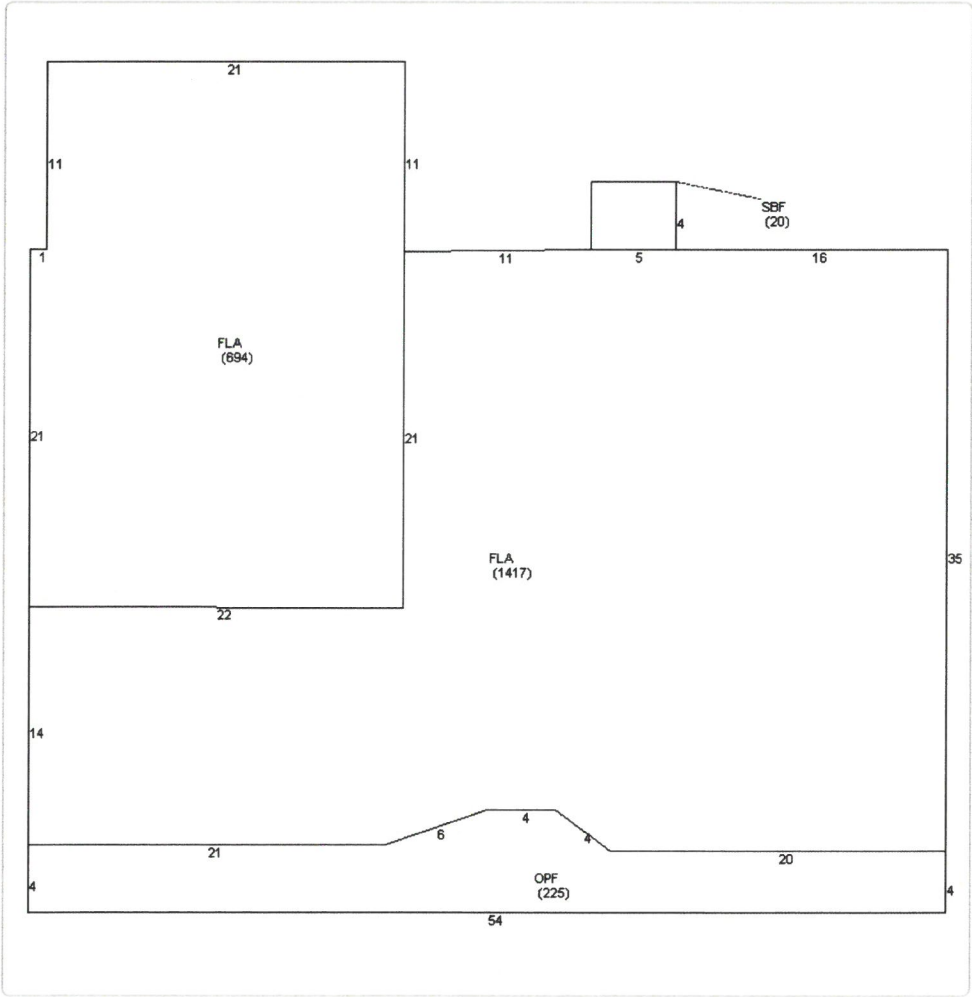
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-5114	11/19/2007		\$1,600	Commercial	INSTALL FIRE STROKE DETECTOR IN DUCT
07-4170	11/5/2007		\$20,000	Commercial	DEMO PORTION OF EXISTING BLOCK WALL, 2 NEW FOOTINGS & OVERHEAD STEEL BEAM, 200 SF OF DRYWALL REPAIR, MODIFY EXISTING BATH TO ADA, MODIFY OF VINYL FLOORING, INSTALL 1 EXTERIOR DOOR, INSTALL 1300 SF OF NEW SUSPENDE CEILING.
07-4171	11/5/2007		\$1,500	Commercial	CONSTRUCT NEW ADA BATHROOM LAYOUT
07-4172	11/5/2007		\$7,500	Commercial	NEW ELECTRICAL LAYOUT 1300 SF AREA
05-3283	8/4/2005	12/30/2005	\$4,000	Commercial	RUBBER ROOF
00-2099	9/19/2000	11/28/2000	\$4,000	Commercial	REPLACE SIGN
96-1216	3/1/1996	8/1/1996	\$500	Commercial	SIGN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

Last Data Upload: 6/28/2019 5:47:07 AM

Version 2.2.27

Developed by



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
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZV	= ZURWELLE-WHITTAKER,INC

FLOOD INFORMATION:	
COMMUNITY NUMBER	: 120168
PANEL NUMBER	: 12087C1517K
SUFFIX	: K
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 8'

FIELD WORK INFORMATION:	
DATE FIELD WORK	: 11-30-2018
DATE DRAFTING	: 12-15-2018
DATE SIGNED AND SEALED	: 01-04-2019
REVISED FIELD SURVEY	: N/A



MONROE COUNTY SURVEYING & MAPPING,INC

SURVEYORS & MAPPERS, CIVIL ENGINEERS

A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)

3152 NORTHSIDE DRIVE #201 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

PROJECT:

2308 NORTH ROOSEVELT BLVD.

KEY WEST, FL 33040

EDDIE A. MARTINEZ

PROFESSIONAL SURVEYOR AND

MAPPER NO. LS8755

STATE OF FLORIDA

JOB No.

N/A

DRAWN:

JMR

FIELD BOOK:

J.C.CAREAGA

REVISED:

EAM

SCALE:

1"=10'

SHEET No.

1 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:

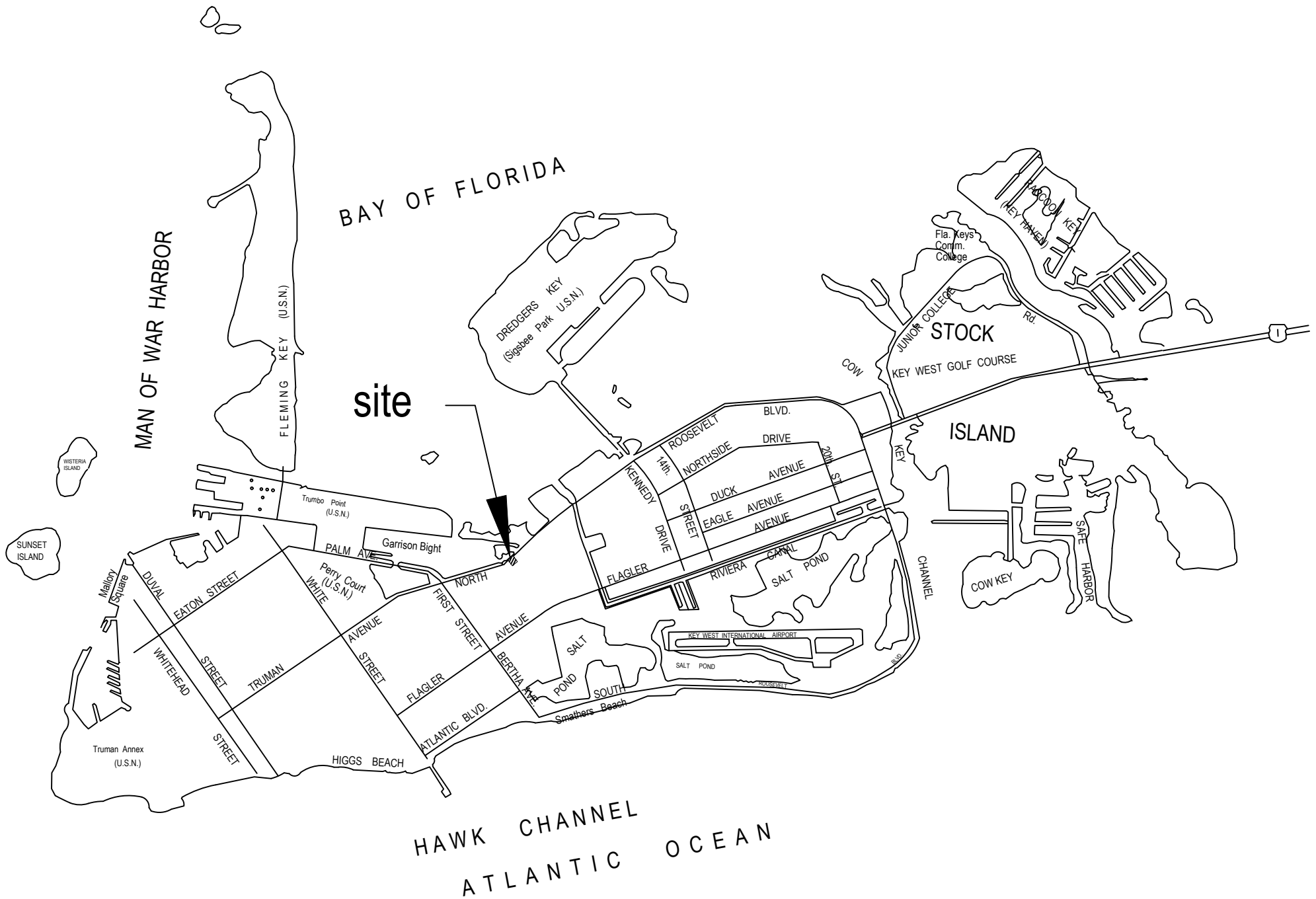
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA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

CAD FILE:

H:\Ofjynn Projects\2018\181037 - Rossi\ 2308 N Roosevelt\2308 N. Roos.Blvd MARK ROSSI 12042018 - Standard\2308 N. Roos.Blvd MARK ROSSI 12042018.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, (NAVD), OF 1929 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.
- X 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

City of Key West

and Stock Island

LOCATION MAP (N.T.S.)

BENCHMARK INFORMATION:

National Geodetic Survey, Retrieval Date = APRIL 11, 2018

DESIGNATION - D 121
PID - AA0020
STATE/COUNTY- FL/MONROE
COUNTRY - US
USGS QUAD - KEY WEST (1971)

*CURRENT SURVEY CONTROL

NAD 83(1986) POSITION- 24 33 28.47 (N) 081 47 17.55 (W) HD_HELD1
NAVD 88 ORTHO HEIGHT - 0.783 (meters) 2.57 (feet) ADJUSTED

GEOID HEIGHT - -21.740 (meters) GEOID12B
DYNAMIC HEIGHT - 0.781 (meters) 2.56 (feet) COMP
MODELED GRAVITY - 978,954.1 (mgal) NAVD 88

SUPERSEDED SURVEY CONTROL

NGVD 29 (??/??/92) 1.193 (m) 3.91 (f) SUPERSEDED 1 2
NGVD 29 (09/01/92) 1.193 (m) 3.91 (f) ADJUSTED 1 2

SURVEYORS NOTE:

THIS IS SHEET 1 OF 1, FOR THE GRAPHIC MAPS PLEASE SEE THE REMAINING SHEET 2 OF 2

DRAWING SCALE 1"= 10'

SHEET SIZE 24"X36"

THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 1 OF 1

SYMBOL LEGEND:

- LIGHT POLE
- WOOD 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.

LEGAL DESCRIPTIONS:

On the Island of Key West, and being a part of Parcel 13 as shown on a plat of survey of lands on the Island of key West, according to the plat thereof, recorded in Plat Book 3, Page 35, of the Public Records of Monroe County Florida, being more particularly described as follows:
Commencing at the Easterly line of Lot 2, Block 48, KEY WEST REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended Northwesterly to its intersection with the Southeasterly right-of-way line of North Roosevelt Boulevard; thence N 45°36'40" E 10.08 feet to the Point of Beginning; thence continue along said Southeasterly right-of-way line of North Roosevelt Boulevard for a distance of 50.40 feet; thence S 37°17'20" E 90.39 feet; thence at right angles and in a Southwesterly direction 50.00 feet; thence N 37°17'20" W 84.17 feet, back to the Point of Beginning.

ALSO

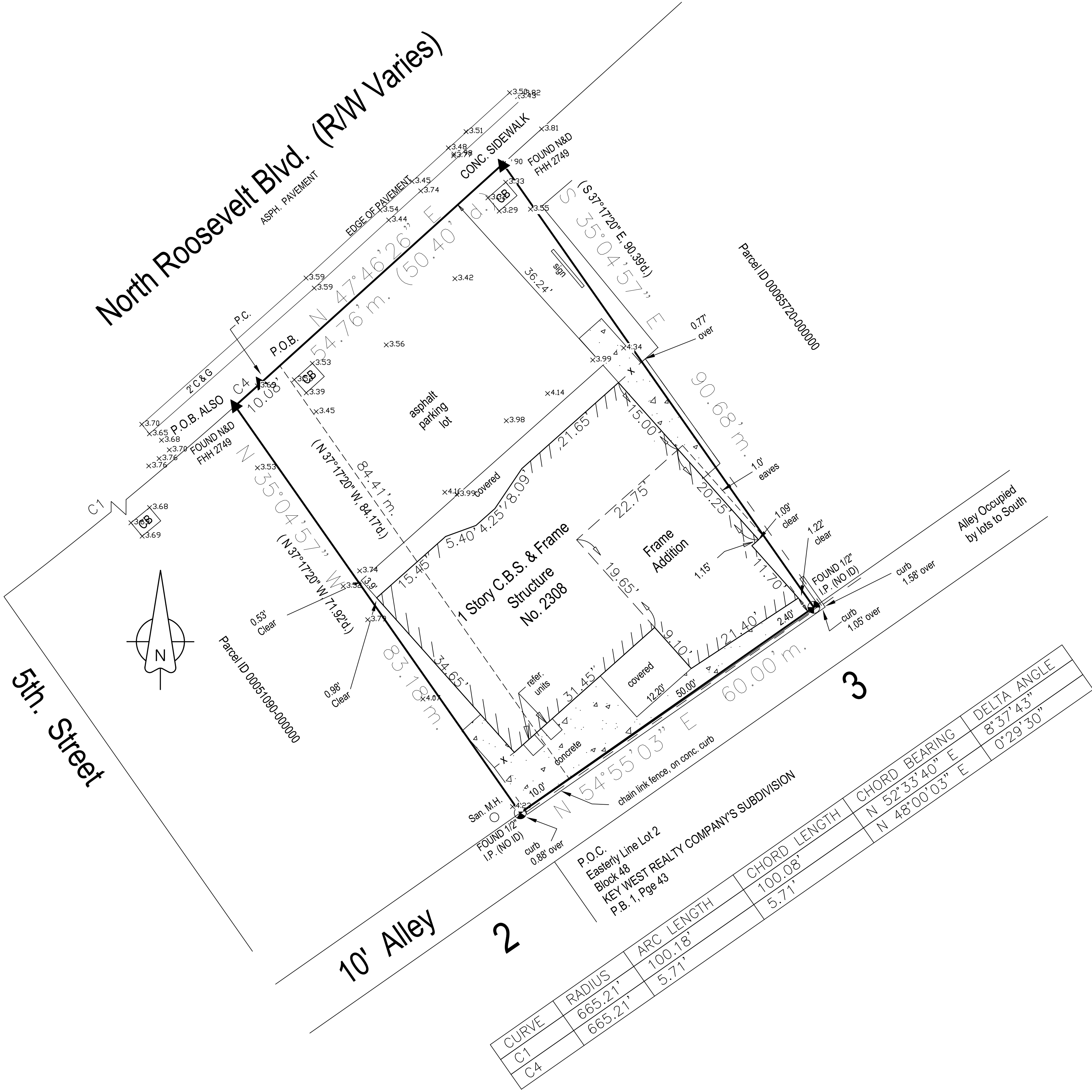
COMMENCING at the Easterly line pf Lot 2, Block 48, KEY WEST REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended Northwesterly to the intersection with the Easterly boundary of Salt Pond, Lot 1, as described on William A. Whitehead's Map of the said Island of Key West, delineated in February, A.D. 1829, POINT OF BEGINNING; thence in a Northerly direction along said Easterly boundary of said Salt Pond, Lot 1, extended for a distance of Thirteen (13) feet, more or less, where said boundary, extended, intersects with the Southeasterly right-of-way of Roosevelt Boulevard; thence in an Easterly direction along the said Southeasterly right-of-way of Roosevelt Boulevard a distance of six and eight hundreds (6.08) feet to the Easterly property line of land conveyed by warranty deed dated August 30, 1955, from Philip C. Toppino and Marie Madeline Toppino, his wife, as grantors to Antonio Deschamps and Claudia May Deschamps, his wife, as grantees, recorded in Official Record 42, Pages 352-353, Monroe County, Florida Public Records; thence S 37°17'20" E for a distance of 84.17 feet; thence at right angles in a Southwesterly direction a distance of ten (10) feet; thence at right angles in a Northwesterly direction a distance of 71.92 feet, more or less, to the POINT OF BEGINNING.

SURVEYORS NOTE:

THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS, LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2

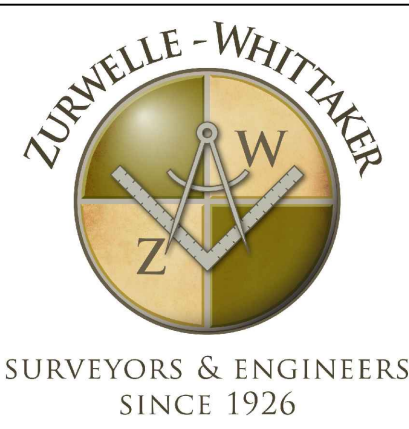
DRAWING SCALE 1"= 10' SHEET SIZE 24"X36"

THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 1 OF 2



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	665.21'	100.18'	100.08'	N 52°33'40" E	8°37'43"
C4	665.21'	5.71'	5.71'	N 48°00'03" E	0°29'30"

P.O.C. Easterly Line Lot 2 Block 48 KEY WEST REALTY COMPANY'S SUBDIVISION P.B. 1, Pge 43



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

JOB No. N/A
DRAWN: JMR
FIELD BOOK: J.C. CAREAGA
REVISED: EAM
SCALE: 1"=10'
SHEET No. 2 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:

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Proposed Plans

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

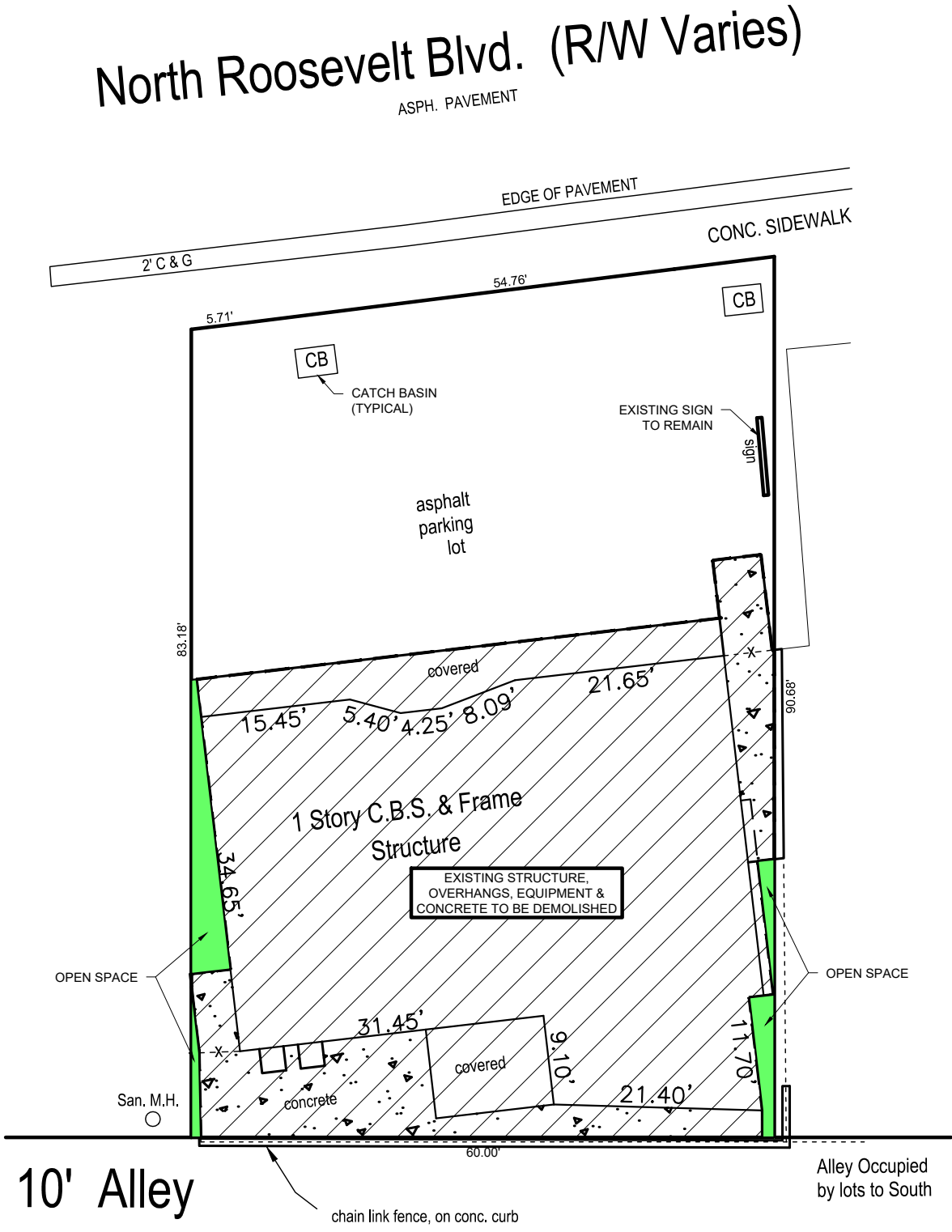
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 6TH EDITION (2017), AND THE SPECIFIC REQUIREMENTS OF CITY OF KEY WEST CODE. STRUCTURE DESIGNED IN COMPLIANCE WITH ASCE7 AND ASCE24.

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



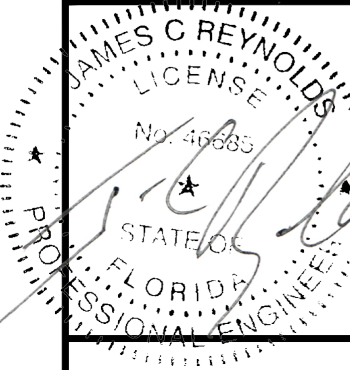
EXISTING SITE PLAN

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



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305.768.1212 brandon@offlynneng.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

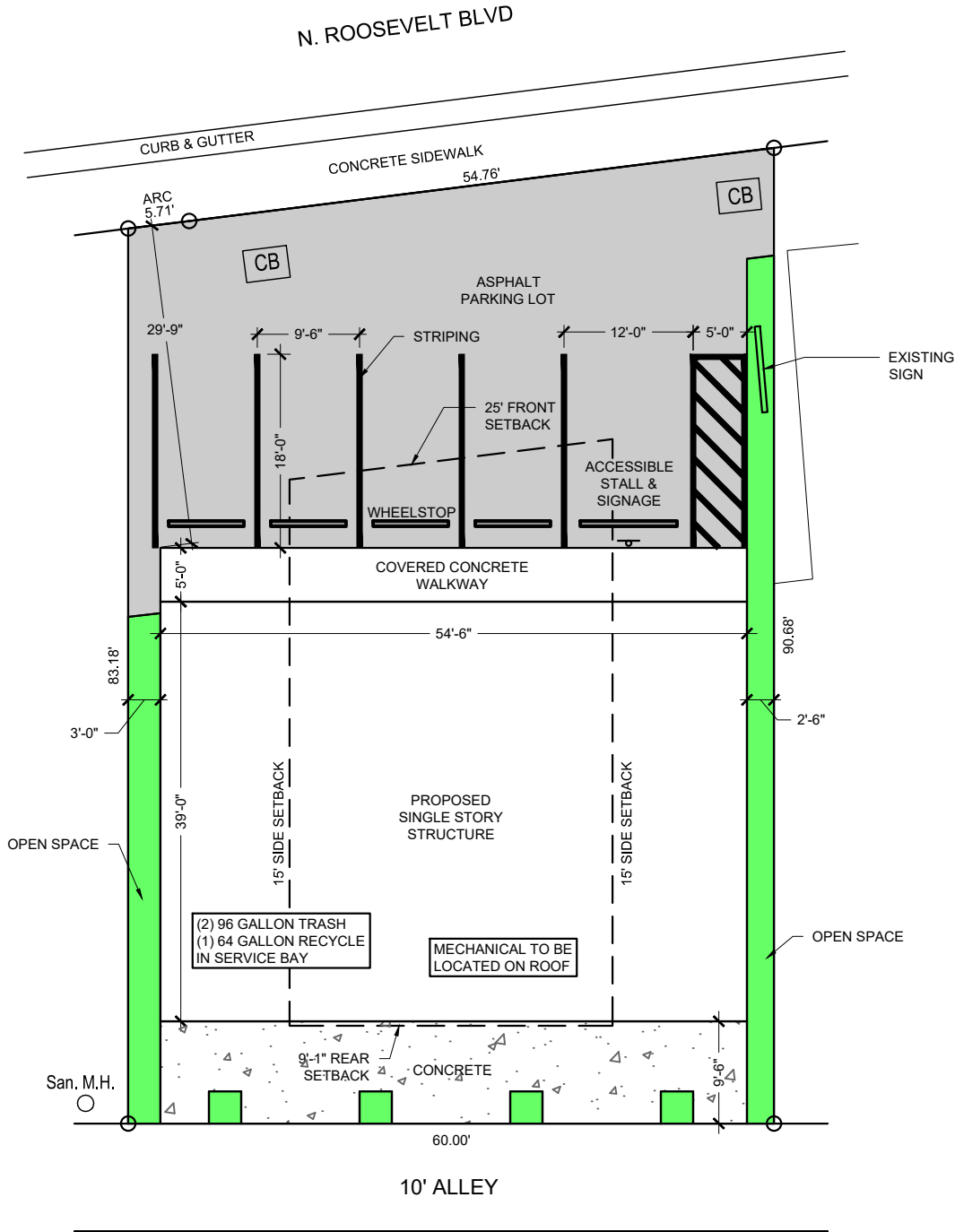
T-1

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, SIXTH EDITION (2017), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, SIXTH EDITION (2017), AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

	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



PROPOSED SITE PLAN

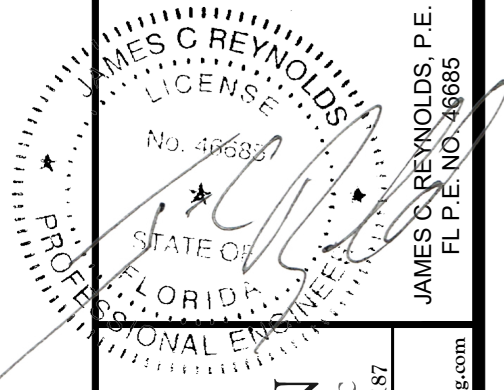
SCALE: 1/16"= 1'-0"

ROOF RUNOFF TO BE DIRECTED TO OPEN SPACE VIA DOWNSPOUTS WITH SPLASH BLOCKS (OR EQUIVALENT) TO PREVENT EROSION.



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PROPOSED SITE PLAN

SITE REDEVELOPMENT

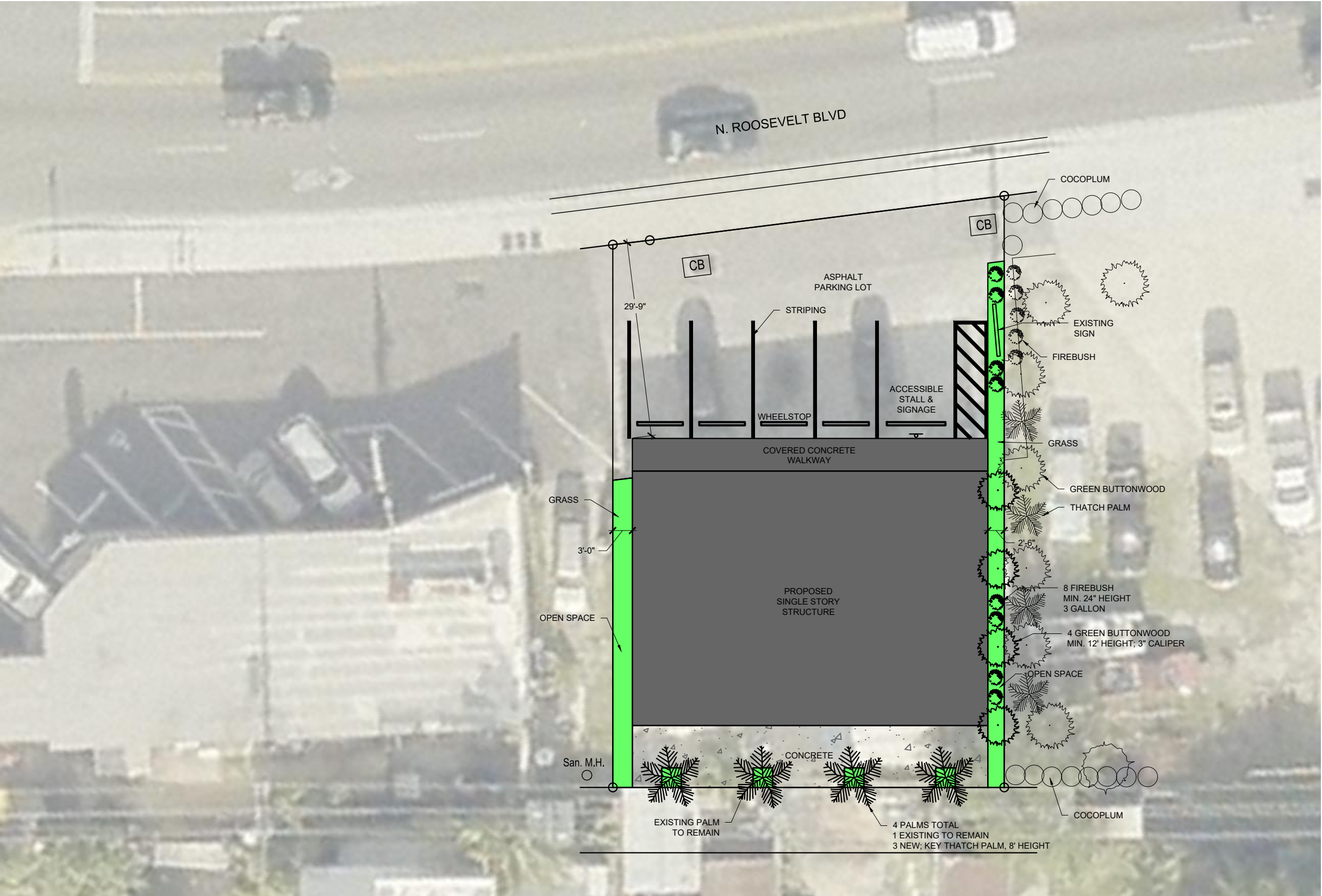
MARK ROSSI

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KEY WEST, FLORIDA

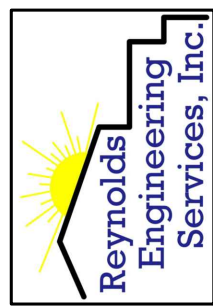
DATE	6/29/2019
PROJECT	181037
DRAWN	BGO
DESIGNED	BGO
CHECKED	JCR

T-2

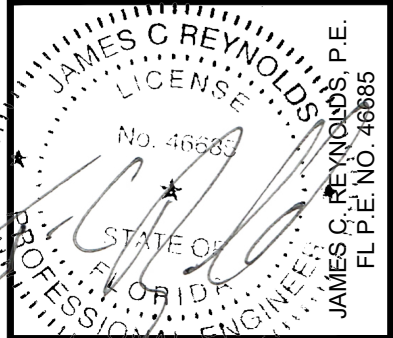


LANDSCAPE PLAN W/ AERIAL

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



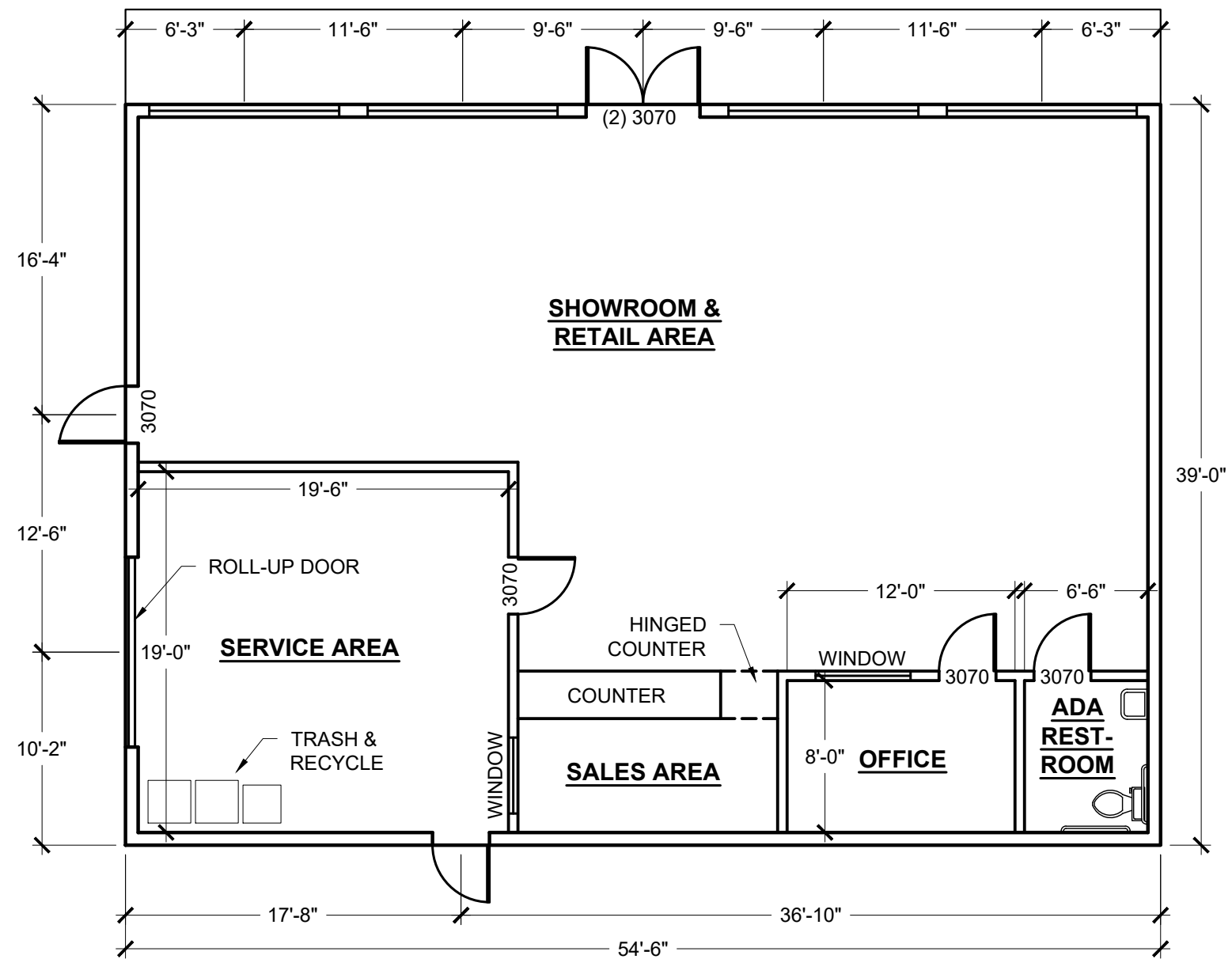
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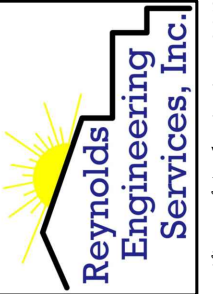
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PROPOSED LANDSCAPE PLAN	DATE	6/29/2019
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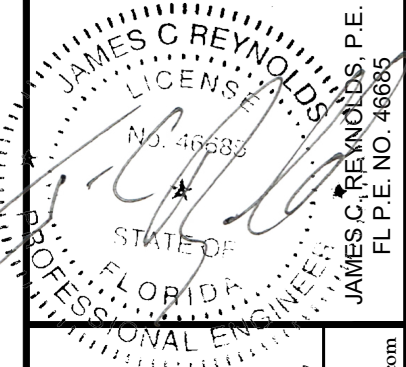
PROPOSED FLOOR PLAN

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



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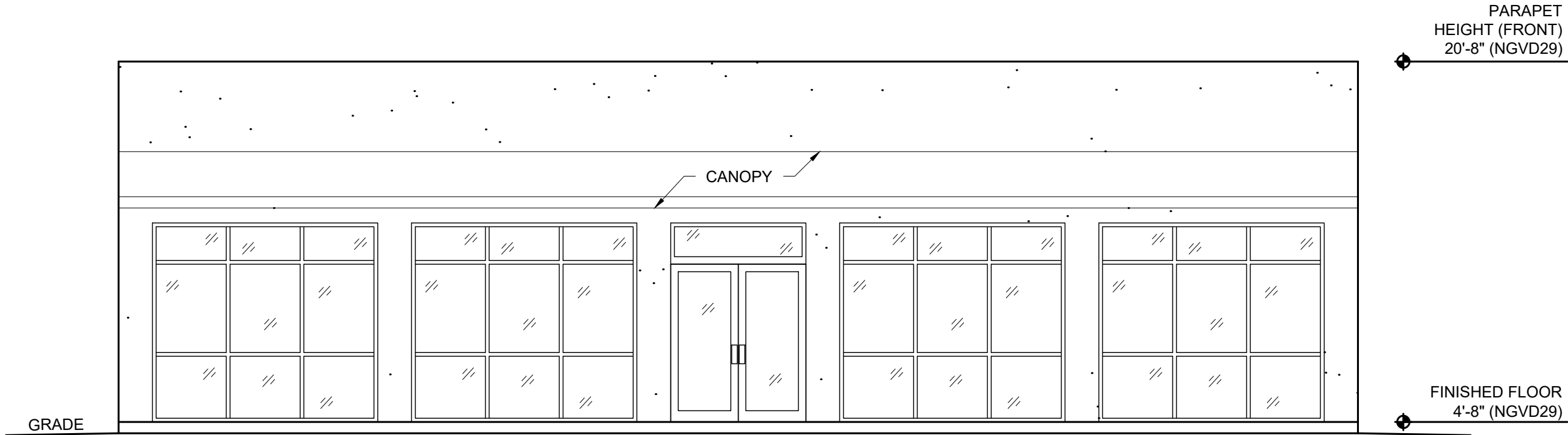
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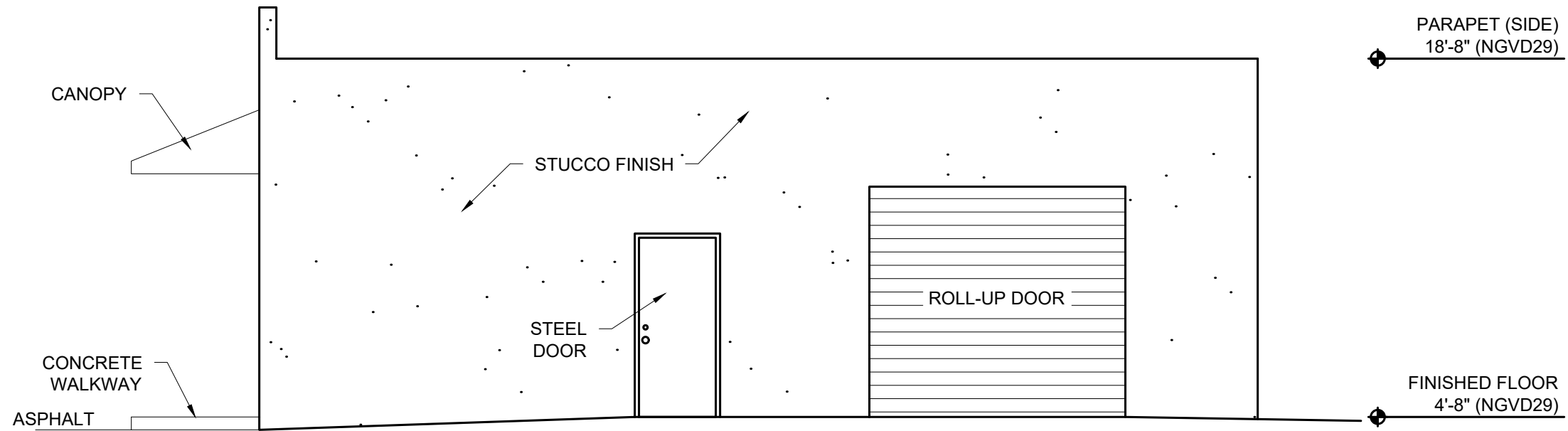
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A-1



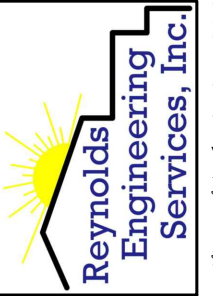
FRONT ELEVATION

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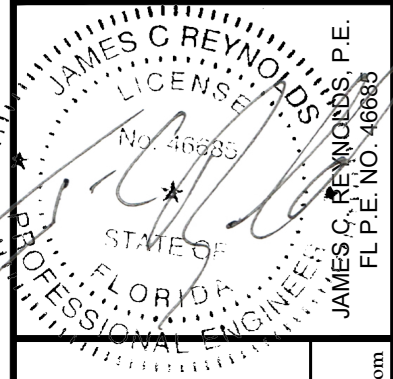
RIGHT ELEVATION

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



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ELEVATION

SITE REDEVELOPMENT

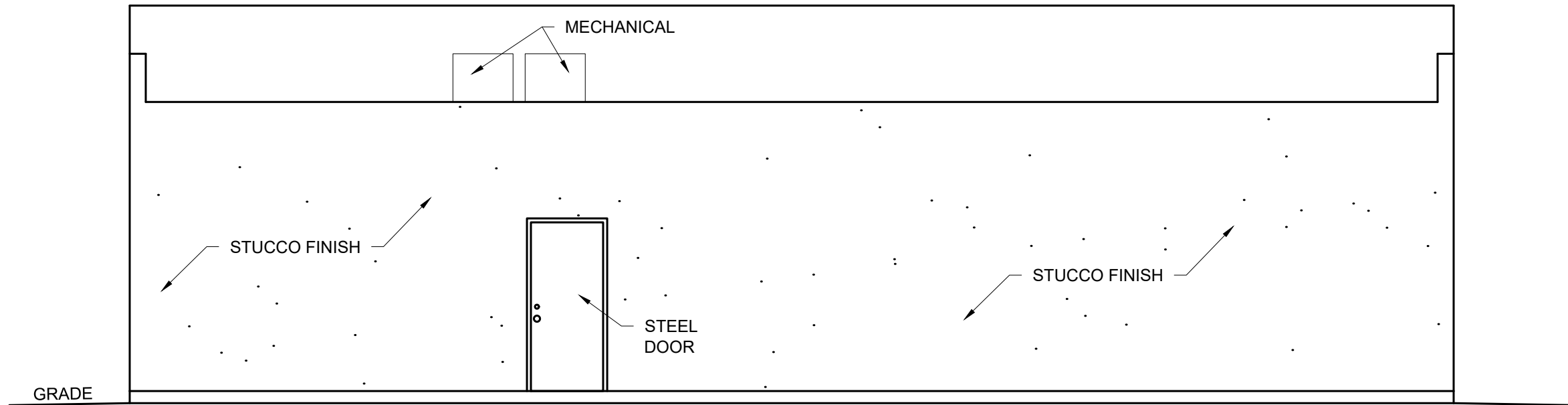
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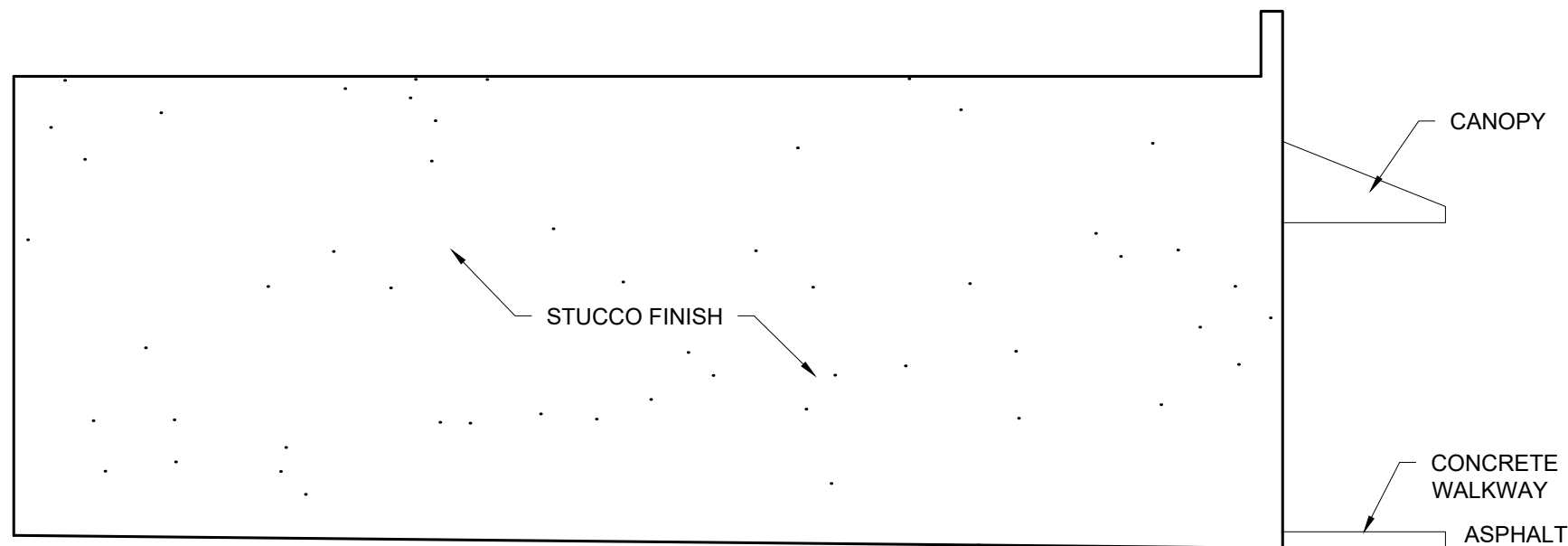
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A-2



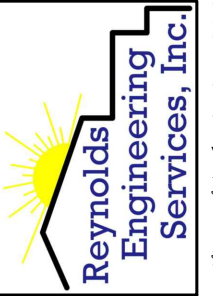
REAR ELEVATION

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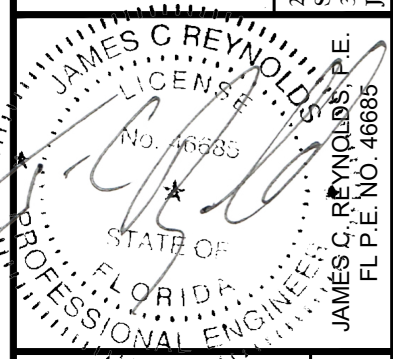
LEFT ELEVATION

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SITE REDEVELOPMENT

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A-3


LIFE SAFETY LEGEND


 EXIT LIGHT

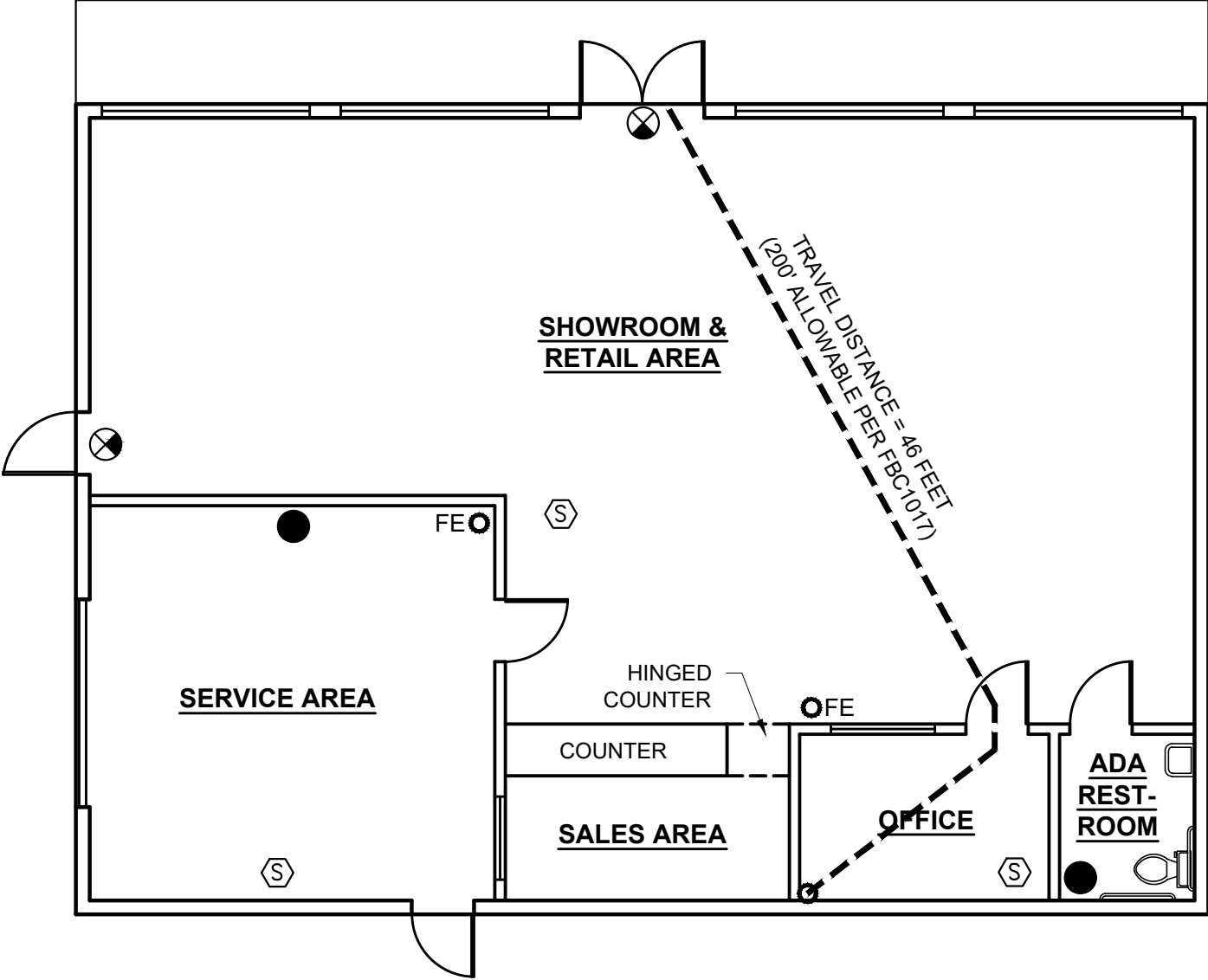
 TRAVEL DISTANCE / PATH

 FE

 WALL MOUNTED FIRE EXTINGUISHER
3A:40B:C; MOUNT AT 48" A.F.F.

 SMOKE DETECTOR

 EMERGENCY
BACK UP LIGHT

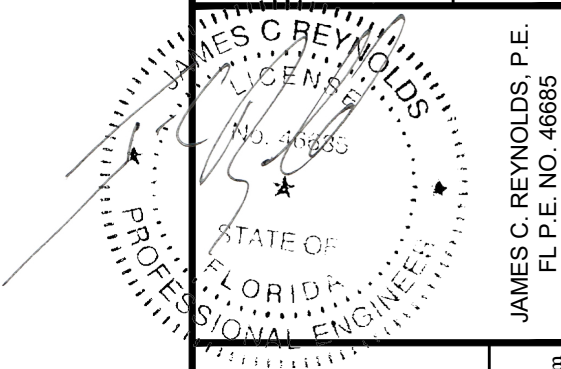


LIFE SAFETY PLAN

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



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



O'FLYNN
engineering llc

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

LIFE SAFETY PLAN

SITE REDEVELOPMENT

MARK ROSSI

2308 N ROOSEVELT BLVD

KEY WEST, FLORIDA

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

LS-1

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

President TMM of Florida Keys AS senior manager
Name of office (President, Managing Member) *Name of owner from deed*
OF ROSSE Family LLP - JIM ROSSE
authorize _____
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 on entity owner

Subscribed and sworn to (or affirmed) before me on this June 28, 2019
Date

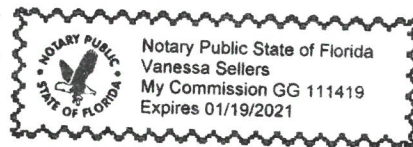
by Mark Rossi
Name of person with authority to execute documents on behalf on entity owner

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

Vanessa Sellers
Notary's Signature and Seal

Vanessa Sellers
Name of Acknowledger typed, printed or stamped

GG111419
Commission Number, if any





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

M & M ENTERPRISES OF THE FLORIDA KEYS, INC.

Filing Information

Document Number	P94000085085
FEI/EIN Number	65-0542561
Date Filed	11/22/1994
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/01/2014

Principal Address

24 HILTON HAVEN DR.
KEY WEST, FL 33040

Changed: 05/19/2009

Mailing Address

P.O. BOX 1527
KEY WEST, FL 33041

Changed: 05/19/2009

Registered Agent Name & Address

ROSSI, MARK
202 DUVAL ST
KEY WEST, FL 33040

Name Changed: 01/07/2011

Address Changed: 05/05/2006

Officer/Director Detail

Name & Address

Title P

ROSSI, MARK
202 DUVAL ST
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2017	04/13/2017
2018	04/19/2018
2019	04/29/2019

Document Images



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Partnership

ROSSI FAMILY LLLP

Filing Information

Document Number	A02000000972
FEI/EIN Number	32-0022148
Date Filed	07/18/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/09/2014

Principal Address

24 HILTON HAVEN DRIVE
KEY WEST, FL 33040

Changed: 07/19/2010

Mailing Address

P.O. BOX 1527
KEY WEST, FL 33041

Registered Agent Name & Address

G B & B-B REGISTRIES, LLC
7301 SW 57TH COURT
SUITE 560
SOUTH MIAMI, FL 33143

Name Changed: 08/18/2010

Address Changed: 08/18/2010

General Partner Detail

Name & Address

Document Number P94000085085

M & M ENTERPRISES OF THE FLORIDA KEYS, INC
P.O. BOX 1527
KEY WEST, FL 33041

Annual Reports

Report Year	Filed Date
2017	04/05/2017
2018	04/13/2018
2019	04/29/2019

Document Images

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, JAMES REYNOLDS, 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:

2308 N. 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

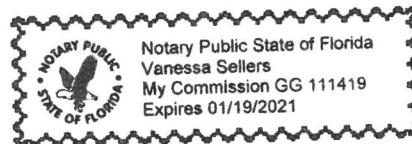
Subscribed and sworn to (or affirmed) before me on this June 28, 2019 by
date

James Reynolds
Name of Authorized Representative

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

Vanessa Sellers
Notary's Signature and Seal

Vanessa Sellers
Name of Acknowledger typed, printed or stamped



GG111419
Commission Number, if any

Site Photos





CENTER
LANE
ONLY

FLORIDA KEYS JEWELRY & PAWN
HAS MOVED
TO 1824 FLAGLER
NEXT TO LIME TREE



JUDD'S
CORNER
Kim's
Cuban
KEY WEST
Breakfast, Cuban Sandwiches, Conch Fritters
Phone: 305-296-2878
We deliver





JUDD'S
CORNER
Kim's
Kuban
KEY WEST
Breakfast, Cuban Sandwiches, Conch Fritters
Phone: 305-296-2878
We deliver

JUDD'S
CORNER
Kim's
Kuban
KEY WEST
DELI CUBAN & GRILLED SANDWICHES
Balls Conch Fritters Burgers Pies

YAMAHA



KEY WEST
KEYNOTER

CAUTION
NO HAZARDOUS
WASTES ACCEPTED
CAUTION
DO NOT PARK
DO NOT FILL ABOVE TOP OF CONTAINER

WM
WASTE MANAGEMENT
296 8297
wm.com











