Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720

RECEIVED
FEB 13 2017
BY: NLH

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan	Conditional Use	Historic District
Major_____	_____	Yes_____
Minor___x___		No ___X___

Please print or type:

1) Site Address 2312 and 2318 N. Roosevelt Blvd.

2) Name of Applicant Gregory S. Oropeza, Esq.

3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)

4) Address of Applicant 138-142 Simonton Street
Key West, FL 33040

5) Applicant's Phone # 305-296-7227 Email greg@smithoropeza.com

6) **Email Address**: greg@smithoropeza.com

7) Name of Owner, if different than above See attached

8) Address of Owner See attached

9) Owner Phone # _____ Email _____

10) Zoning District of Parcel CG RE# 00065720-000000/0065730-000000

11) Is Subject Property located within the Historic District? Yes _____ No x

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).

Development of the site into a drive-through restaurant

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13) Has subject Property received any variance(s)? Yes _____ No _X_____

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 _X___

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.

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

Development Plan Submission Materials

Sec. 108-226. Scope.
A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

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

Sec. 108-227. Title block.
The development plan shall contain the following pertaining to the title block:

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

Sec. 108-228. Identification of key persons.
The development plan shall contain the following pertaining to identification of key persons:

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

Sec. 108-229. Project description.
Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

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

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

Sec. 108-230. Other project information.
A general outline of the proposed development shall include the following criteria where applicable:
(1) Proposed stages or phases of development or operation and facility utilization.
(2) Target dates for each phase.
(3) Expected date of completion.
(4) Proposed development plan for the site.
(5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
(6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
(7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
(8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.
(a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  (1) A breakdown of the proposed residential units by number of bedrooms;
  (2) Tenure (i.e., owner-occupied or rental); and
  (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
(b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.
The development plan shall contain the following pertaining to intergovernmental coordination:
(1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  a. South Florida Regional Planning Council (SFRPC).
  b. City electric system (CES).
  c. State department of environmental protection (DEP).
  d. Army Corps of Engineers (ACOE).
  e. South Florida Water Management District (SFWMD).
  f. State department of transportation (DOT).
  g. State department of community affairs (DCA).
  h. Florida Keys Aqueduct Authority (FKAA).
  i. State fish and wildlife conservation commission (F&GC).
  j. The county.
(2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
(3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

Minor Development Plan Application - 2312 N. Roosevelt Blvd. and 2318 N. Roosevelt Blvd.
Owner Information

2312 N. Roosevelt Blvd. Owner Information
Richard A. Rodriguez Revocable Trust
1121 Manati Avenue
Coral Gables, FL 33146

2318 N. Roosevelt Blvd. Owner Information
Premiere Suites, Inc.
P.O. Box 691598
Orlando, FL 32869

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

VIA HAND DELIVERY

February 13, 2017

Thaddeus Cohen, City Planner
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Minor Development Plan Application for 2312 and 2318 N. Roosevelt Boulevard, Key West, Florida 33040:

Dear Mr. Cohen:

Please allow this correspondence to serve as an Application for Minor Development Plan ("Plan") on behalf of Richard A. Rodriguez Revocable Trust, as owner of 2312 N. Roosevelt Blvd., and Premiere Suites, Inc., a Florida corporation, as owner of 2318 N. Roosevelt Blvd. ("Applicants"). The Applicants intend to develop the site located at 2312 and 2318 N. Roosevelt Blvd., Key West, Florida 33040 (the "Property"). As counsel for the owners, my firm submits the following Application and supporting documents for your consideration:

Title Block:

a.	Name of Development:	Sonic Key West
b.	Name of Owner:	Richard A. Rodriguez Revocable Trust, owner of 2312 N. Roosevelt Blvd. Premiere Suites, Inc., owner of 2318 N. Roosevelt Blvd.
c.	Name of Developer:	Atlantic QSR Group, LLC
d.	Scale:	1" = 40'
e.	North Arrow:	As identified on the site plan
f.	Preparation/Revision Date:	February 6, 2017

Identification of Key Persons:

a.	Owners:	Richard A. Rodriguez Revocable Trust and Premiere Suites, Inc.
b.	Owner's Authorized Agent:	Smith | Oropeza | Hawks, P.L.
c.	Engineer:	David Douglas Associates, Inc.
d.	Architect:	Pike Architects
e.	Surveyor:	Florida Keys Land Surveying
f.	Landscape Architect:	David M. Jones, Jr. and Associates, Inc.
	The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows:	Richard A. Rodriguez Revocable Trust, Owner of 2312 N. Roosevelt Blvd. Premiere Suites, Inc., Owner of 2318 N. Roosevelt Blvd.

Project Description: The proposed project is to redevelop the Property, currently operated as Banner Tire and the Blue Flamingo Café, into a drive-through restaurant which is a permitted use in the CG zoning district. The proposed project will improve existing site improvements as to City Code requirements in all aspects of the Land Development regulations, needing only a landscape buffer waiver in addition to the minor development application.

SITE DATA				
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040		ZONING CG		
ITEM	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
COMBINED PARCELS				
LOT SIZE	31,657 SF.			
IMPERV. RATIO	26,292 SF. (83%)	18,994 SF. (60% MAX)	24,945 SF. (79%)	IMPROVEMENT
BUILDING COV.	6,137 SF. (19.3%)	12,662 SF. (40% MAX)	4,971 SF. (15.7%)	CONFORMING
OPEN SPACE	5,388 (17%)	6,331 SF. (20% MIN)	6,712 SF. (21%)	CONFORMING
F.A.R. / DENSITY		COMMERCIAL 80% =25,254 SF.	1,690 SF. COMMERCIAL / 5.3%	CONFORMING
SETBACKS*				
FRONT**	22.3'	25'	37'-6"	CONFORMING
REAR**	3.5'	25'	28'-9"	CONFORMING
NE SIDE***	10'	20'	84'-2"	CONFORMING
NW SIDE***	86.7'	20'	37'-9"	CONFORMING
LANDSCAPE / STREETSIDE / PERIMETER BUFFER				
FRONT	NONE	20'	4'-6"	VARIANCE REQUIRED
REAR	NONE	10'	5'	VARIANCE REQUIRED
SIDE	NONE	5'	7'	CONFORMING
HEIGHT	-	Max. 40'	27' +/-	CONFORMING
FLOOD ZONE AE 8'		9' (8'+1') OR FLOOD PANELS	6'-6" + FLOOD PANELS	CONFORMING
COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES)				

SITE PARKING				
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040				
ITEM	EXISTING	REQUIRED/ALLOWED	PROPOSED	REMARKS
COMBINED PARCELS				
COMMERCIAL CAR PARKING	UNDETERMINED	RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf /45= 18 SPACES)	18 SPACES	IN COMPLIANCE
COMMERCIAL BICYCLE PARKING	UNDETERMINED	25% RESTAURANT PARKING (5 BIKE SPACES)	8 BIKE SPACES	
PARKING TOTAL	UNDETERMINED	18 TOTAL CAR SPACES + 5 TOTAL BIKE SPACES	18 TOTAL CAR SPACES + 8 TOTAL BIKE SPACES +4 SCOOTER SPACES	
BICYCLE SUBSTITUTION		(4 BIKES =1 CAR SPACE)	8 BIKE SPACES (EQUAL 2 CAR SPACES)	

Other Project Information:

a. Proposed Phases of Development and Target Dates:
   i. Single Phase.

b. Expected Date of Completion – On or before December 31, 2017.

Intergovernmental Coordination:

All intergovernmental coordination shall be completed in accordance with the Development Agreement, including coordination with FDOT as to existing drainage and curb cuts installed as part of the North Roosevelt renovation/restoration project.

Description of Proposed Development and Use:

The proposed development shall consist of developing the site into a drive-through restaurant.

Solution Statement:

The Developer is proposing to redevelop the subject Property in a way which is permitted as of right and compatible with this corridor of North Roosevelt Boulevard. The site is non-conforming as to all aspects of pervious surface, drainage, building elevation with respect to flood height requirements and landscaping. The proposed plan will improve all of the existing non-conformities. Bulk recycling along with solid waste disposal containers shall be adequately buffered from site along with adequate grease interceptors to service the proposed operation. Landscaping along the rear of the Property will be dense to mitigate sound and light from leaving the site, along with the installation of a new solid fence to create a visual buffer. Dark sky lighting will be used along with measures to buffer light from the Property from intruding on the neighboring rear property owners. Adequate measures have been taken to accommodate life safety and access to and from the site for emergency vehicles.

Thank you for your consideration of this Application and attendant documents. We look forward to working with you and planning staff on this project.

Very truly yours,

Gregory S. Oropeza, Esq.

Enclosures

Verification

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an individual)

I, Gregory S. Oropeza, 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:

2312 and 2318 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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Feb. 13, 2017 by
date
Gregory S. Oropeza.
Name of Authorized Representative

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

Patricia Gae Ganister
Notary's Signature and Seal

PATRICIA GAE GANISTER
MY COMMISSION # FF153175
EXPIRES: September 20, 2018

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

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, Harold Kessler as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Reel Developers LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Oropeza, Stones and Cardenas
Please Print Name of Representative

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

Harold Kessler
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this July 6, 2017
Date

by Harold Kessler.
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida driver's license as identification.

Loretta P. Drake
Notary's Signature and Seal

LORETTA P. DRAKE NOTARY PUBLIC HENDERSON COUNTY, NC

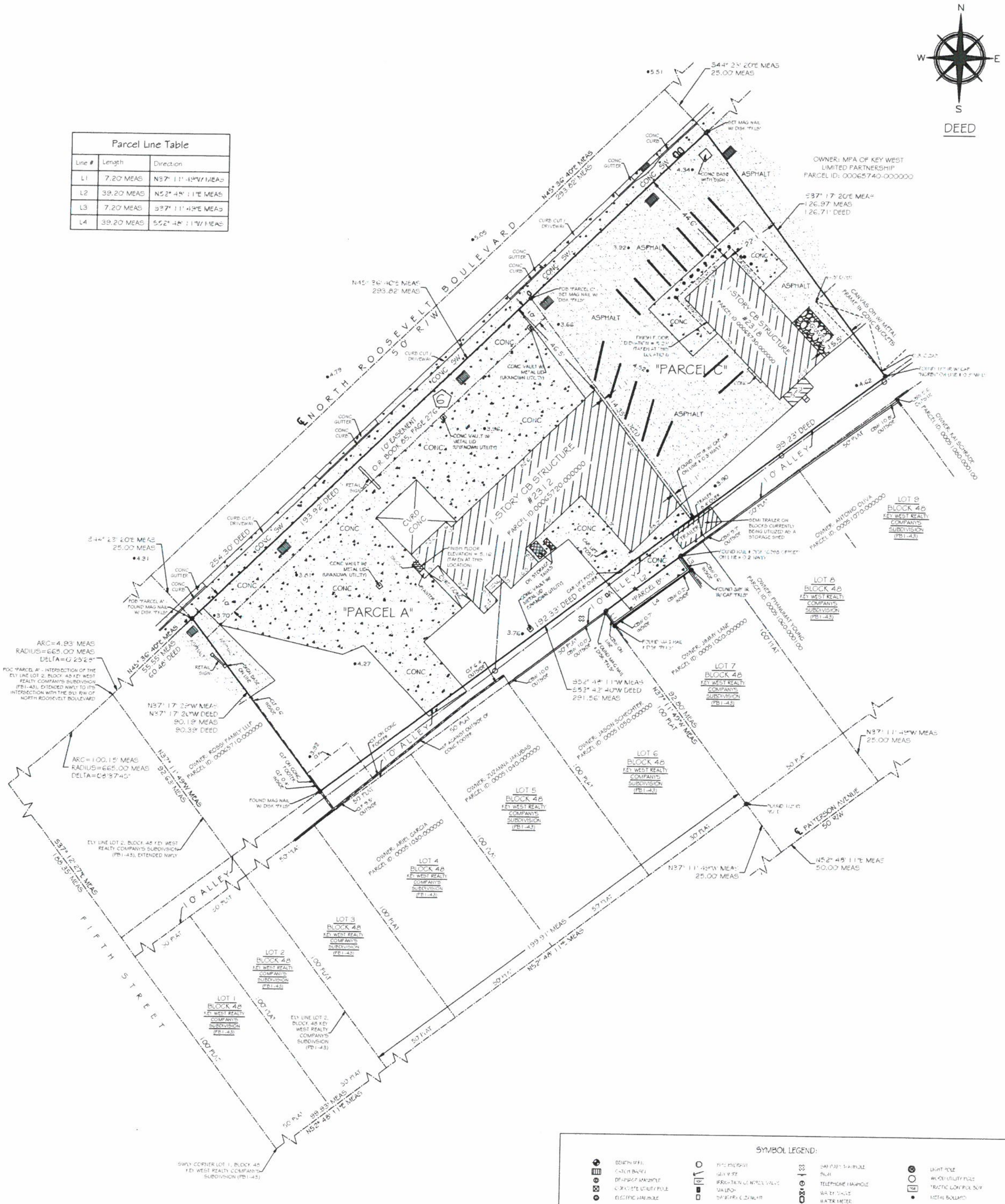
Loretta P. Drake
Name of Acknowledger typed, printed or stamped

My commission expires: 08-30-20
Commission Number, if any

Survey

ALTA / NSPS LAND TITLE SURVEY

LOCATION MAP - NTS
SEC. 32-T67S-R25E



Parcel Line Table		
Line #	Length	Direction
L1	7.20' MEAS	N37° 11' 49"W MEAS
L2	39.20' MEAS	N52° 48' 11"E MEAS
L3	7.20' MEAS	S37° 11' 49"E MEAS
L4	39.20' MEAS	S52° 48' 11"W MEAS

SYMBOL LEGEND:

TO, NOBE RENTALS LLC, a Florida limited liability company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11, 13 & 20 OF TABLE A. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2016.

DATE OF MAP: OCTOBER 25, 2016.

1"=20'

0 10 20 40

*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA "PARCELS A&C" (COMBINED) = 31,257.32 SQFT±

TOTAL AREA "PARCEL B" = 282.24 SQFT±

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690

ALTA / NSPS LAND TITLE SURVEY

LOCATION MAP - NTS
SEC. 32-T67S-R25E

SURVEYOR NOTES

1. BEARING BASE: ALL BEARINGS ARE BASED ON THE DEED CALL OF N45°36'40"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTH ROOSEVELT BOULEVARD.
2. ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
3. ALL UNITS ARE SHOWN IN SURVEY FEET.
4. ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040
5. FLOOD ZONE CLASSIFICATION: COMMUNITY NO.: 120168; MAP NO.: 12087C-1517K; MAP DATE: 02-18-05; FIRM REVISION DATE: 09-09-16; FLOOD ZONE: AE; BASE ELEVATION: 8
6. THE LOCATION OF UTILITIES EXISTING ON OR SERVICING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENTS REQUEST.
7. "PARCELS A&C" ARE NOT CONTIGUOUS WITH "PARCEL B", THE PARCELS ARE SEPARATED BY A 10 FOOT PLATTED ALLEYWAY.
8. THE FLORIDA KEYS AQUEDUCT EASEMENT REFERENCED IN THE TITLE REVIEW NOTES, ITEM #6, (OR 85 PAGE 276) DOES NOT CONTAIN A FULL AND COMPLETE METES AND BOUNDS DESCRIPTION OF THE SAID EASEMENT. THE EASEMENT AS PLOTTED ON THIS SURVEY IS THE SURVEYOR'S OPINION OF THE INTENT OF THE EASEMENT LOCATION BASED ON THE SURVEYOR'S OPINION OF THE INCOMPLETE LEGAL DESCRIPTION, AND IS NOT WARRANTED BY THE SURVEYOR.
7. THERE WAS A FOOD TRUCK ON THE SUBJECT PROPERTY AT THE TIME OF FIELDWORK AND IS NOT SHOWN ON THIS SURVEY, THE TRUCK APPEARS MOBILE AND WAS NOT DEEMED A SUBSTANTIAL PERMANENT FEATURE.
8. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
9. BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION D 121, P.I.D. AA0020, ELEVATION 3.91' (NGVD 1929).
10. MARKED PARKING STRIPES AND SPOT GRADE ELEVATIONS WERE FIELD LOCATED ON 01/19/2017.
11. REVISION (1) - 01/24/2017 - LOCATED MARKED PARKING STRIPES AND PROVIDED SPOT GRADE ELEVATIONS.

TITLE REVIEW NOTES

WITH REFERENCE TO THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
FUND FILE NO.: 321710, AGENT'S FILE REFERENCE: 439-16.00315 RB, EFFECTIVE DATE: MAY 11, 2016 AT 11:00 PM, I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B-II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER
2. a. General or special taxes and assessments required to be paid in the year 2016 and subsequent years. - NOT A SURVEY MATTER
   b. Rights or claims of parties in possess ion not recorded in the Public Records. - NOT A SURVEY MATTER
   c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by inspection or an accurate and complete land survey of the Land and inspection of the Land. - DEPICTED ON SURVEY
   d. Easements, or claims of easements, not recorded in the Public Records. - EASEMENTS OF RECORD SUPPLIED TO SURVEYOR DEPICTED ON SURVEY
   e. Any lien or right to a lien, for services, labor or material furnished. imposed by law and not recorded in the Public Records. - NOT A SURVEY MATTER
3. Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception : Any adverse ownership claim by the State of Florida by right of sovereignty, to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. - NOT A SURVEY MATTER
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. - NOT A SURVEY MATTER
5. All matters contained on the Plat of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, Public Records of Monroe County, Florida. - DEPICTED ON SURVEY
6. Easement in favor of the Florida Keys Aqueduct Commission contained in instrument recorded April 19, 1957, under O.R. Book 85, Page 276, Public Records of Monroe County, Florida. - DEPICTED ON SURVEY (SEE SURVEYORS NOTE #8)
7. Subject to the effect of the Municipal Zoning Ordinances, Historical Preservation Area restrictions, and results of the exercise of governmental police powers of the City of Key West, Florida. - NOT A SURVEY MATTER
8. Subject to Chapter 28-36 of the Florida Administrative Code (formerly Chapter 27F- 15) for Land Planning for the City of Key West Area of Critical Concern, adopted by the Administrative Commission pursuant to Section 380.05, F.S., on February 7, 1984, effective February 23, 1984, recorded in O.R. Book 906, Pages 200, of the Public Records of Monroe County, Florida. - NOT A SURVEY MATTER
9. State Law under Chapter 76-19.0 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, recorded in O.R. Book 668, Page 43, Public Records of Monroe County, Florida. - NOT A SURVEY MATTER
10. House Bill No. 634, Chapter 70-23 1, an act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida Statutes by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variance by the Department of Natural Resources, providing penalties, and providing an effective date. - NOT A SURVEY MATTER
11. Subject to the City Ordinance No. 81-43, which provides for the collection of waste and assessment of charges thereof, in the City of Key West, Monroe County, Florida. - NOT A SURVEY MATTER
12. Rights of the lessees under unrecorded leases. - NOT A SURVEY MATTER

WITH REFERENCE TO THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
FUND FILE NO.: 363484, AGENT'S FILE REFERENCE: PREMIERE/NOBE, EFFECTIVE DATE: AUGUST 23, 2016 AT 11:00 PM, I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B-II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER
2. a. General or special taxes and assessments required to be paid in the year 2016 and subsequent years. - NOT A SURVEY MATTER
b. Rights or claims of parties in possess ion not recorded in the Public Records. - NOT A SURVEY MATTER
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by inspection or an accurate and complete land survey of the Land and inspection of the Land. - DEPICTED ON SURVEY
d. Easements, or claims of easements, not recorded in the Public Records. - EASEMENTS OF RECORD SUPPLIED TO SURVEYOR DEPICTED ON SURVEY
e. Any lien or right to a lien, for services, labor or material furnished. imposed by law and not recorded in the Public Records. - NOT A SURVEY MATTER
3. Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception : Any adverse ownership claim by the State of Florida by right of sovereignty, to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. - NOT A SURVEY MATTER
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. - NOT A SURVEY MATTER
5. Subject to the effect of the Municipal Zoning Ordinances, Historical Preservation Area restrictions, and results of the exercise of governmental police powers of the City of Key West, Florida. - NOT A SURVEY MATTER
6. Subject to Chapter 28-36 of the Florida Administrative Code (formerly Chapter 27F- 15) for Land Planning for the City of Key West Area of Critical Concern, adopted by the Administrative Commission pursuant to Section 380.05, F.S., on February 7, 1984, effective February 23, 1984, recorded in O.R. Book 906, Pages 200, of the Public Records of Monroe County, Florida. - NOT A SURVEY MATTER
7. Subject to the City Ordinance No. 81-43, which provides for the collection of waste and assessment of charges thereof, in the City of Key West, Monroe County, Florida. - NOT A SURVEY MATTER
8. All matters contained on the Plat of Key West Realty Co's First Subdivision, as recorded in Plat Book 1, Page 43, Public Records of Monroe County, Florida. - DEPICTED ON SURVEY
9. All matters contained on the Plat of Survey of Lands on Island of Key West, as recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida. - DEPICTED ON SURVEY
10. Rights of the lessees under unrecorded leases. - NOT A SURVEY MATTER

- LEGAL DESCRIPTION -

"PARCEL A"
Commencing at the intersection of the Easterly line of Lot 2, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended NWly to its intersection with the Southerly Right of way line of North Roosevelt Boulevard, both existing September 15, 1955; thence North 45 degrees 36 minutes 40 seconds East, along said Southerly Right of way line, 60.48 feet to the point of beginning; thence continuing along said Southerly Right of way line for a distance of 193.82 feet; thence South 37 degrees 17 minutes 20 seconds East, 114.35 feet to a platted 10 foot alley; thence at a right angle and in a SWly direction 192.33 feet; thence North 37 degrees 17 minutes 20 seconds W 90.39 feet to the point of beginning.

"PARCEL B"- AND
On the Island of Key West, and known as the North 7.2' of the Westerly 39.2 feet of Lot 7, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1,2,3,4,5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

"PARCEL C"
Commencing at the intersection of the Easterly line of Lot 2, Block 48, of Key West Realty Co's First Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended Northwesterly to its intersection with the Southerly R/W line of North Roosevelt Boulevard, both as existing October 15, 1955; thence North 45 degrees, 36 minutes, 40 seconds East along said Southerly R/W line 254.30 feet to the Point of Beginning; thence continuing along said R/W line North 45 degrees, 36 minutes, 40 seconds East, 100.00 feet; thence South 37 degrees, 17 minutes, 20 seconds East, 126.71 feet to the Northerly R/W line of a platted 10 foot alley; thence South 52 degrees, 42 minutes, 40 seconds West along said R/W line, 99.23 feet; thence North 37 degrees, 17 minutes, 20 seconds West 114.35 feet to the point of beginning, lying and being in Monroe County, Florida.

SYMBOL LEGEND:

BENCHMARK · CATCH BASIN · DRAINAGE MANHOLE · CONCRETE UTILITY POLE · ELECTRIC MANHOLE · FIRE HYDRANT · GUY WIRE · IRRIGATION CONTROL VALVE · VALBOX · SANITARY CLEANOUT · SANITARY MANHOLE · SIGN · TELEPHONE MANHOLE · WATER VALVE · WATER METER · LIGHT POLE · WOOD UTILITY POLE · TRAFFIC CONTROL BOX · METAL BOLLARD

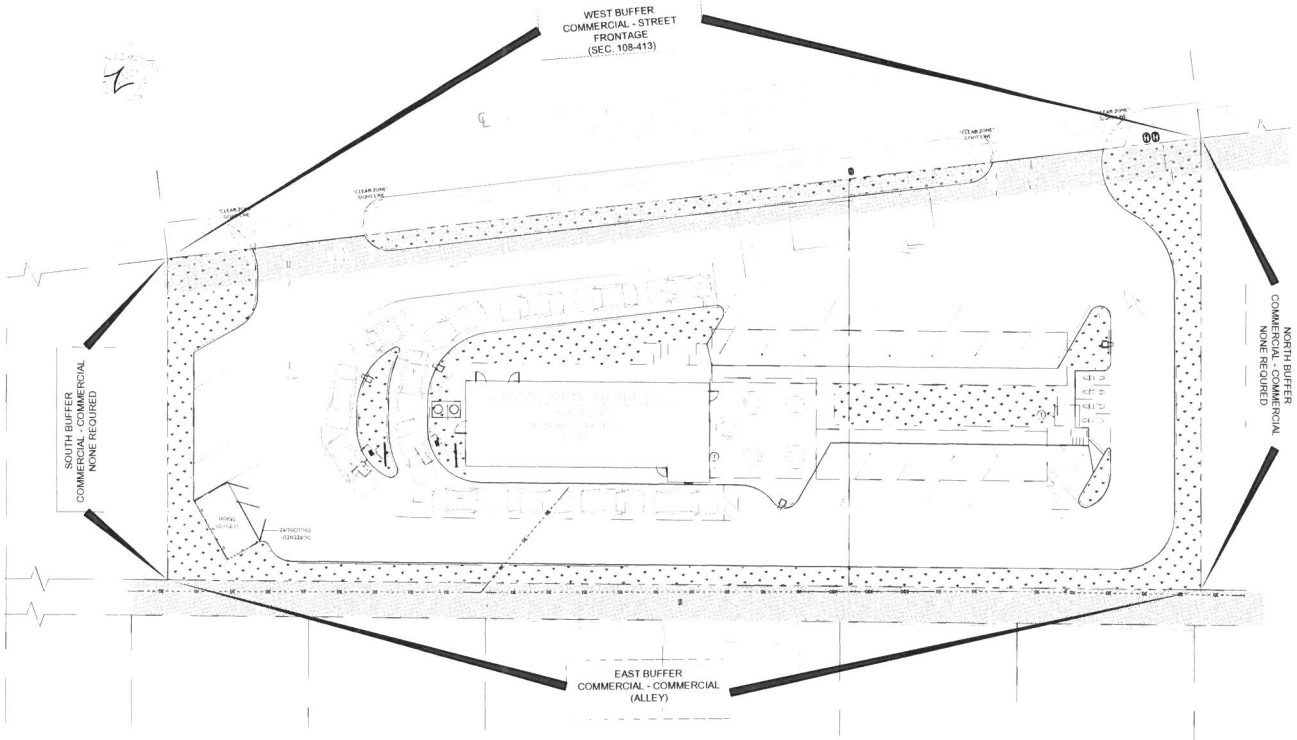
TO: NOBE RENTALS LLC, a Florida limited liability company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS *1, 2, 3, 4, 11, 13 & 20* OF TABLE A. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2016.

DATE OF MAP: *OCTOBER 25, 2016*

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSemail@Gmail.com
WWW.FLORIDAKEYSLANDSURVEYING.NET

SCALE	1"=20'
FIELD DATE	10/13/2016
REVISION DATE	01/24/2017
SHEET	2 OF 2
DRAWN BY	MPB
CHECKED BY	EAI
JOB NO.	16-348



SITE PLAN AND CALCULATIONS

SCALE 1" = 16'

0' 8' 16' 32' 48'

PLAN SCALE REDUCED WHEN PRINTED 11x17

Landscape Calculations

Site Data

PARCEL #: 00065720-000000
ZONING / LANDUSE: GENERAL COMMERCIAL (CG)
TOTAL PROJECT AREA: 31,653 S.F. (0.73 AC)

Open Space Requirements

Commercial / Nonresidential requires 20% open space
31,653 S.F. site x 20% = 6,330 S.F. required
Open space provided = 6,748 S.F. per hatching.

General On-Site Tree Requirements

Commercial developments require 1 tree per 2,000 S.F.
31,653 S.F. / 2,000 = 16 Trees required and 16 provided, labeled as (General).

Internal Parking Landscape Requirement

Landscaped Area required at 20% of the parking area. One tree required / 100 S.F. of interior landscaped area.
19,768 S.F. x 20% = 3,954 S.F. required and 2,843 S.F. provided per hatching.
3,954 S.F. of required interior area / 100 S.F. = 40 trees required and 40 provided, labeled as (Parking).

Buffer Requirements

[SECTION 108-415. - PERIMETER LANDSCAPE REQUIREMENTS]
NORTH PROJECT BUFFER:
COMMERCIAL - COMMERCIAL
NONE REQUIRED

SOUTH PROJECT BUFFER:
COMMERCIAL - COMMERCIAL
NONE REQUIRED

EAST PROJECT BUFFER:
COMMERCIAL - COMMERCIAL (ALLEY)
5' - 10' TYPE 'B' BUFFER PROVIDED
40 PLANT UNITS PER 100' L.F. REQUIRED

WEST PROJECT BUFFER:
COMMERCIAL - STREET FRONTAGE
20' BUFFER WITH 80 PLANT UNITS PER 100' L.F. REQUIRED.
177' / 100 x 80 = 142 PLANT UNITS REQUIRED and 168 Provided; LABELED AS (WEST BUFFER).

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
5. TREES SHALL BE A MINIMUM OF 12' IN HEIGHT, 3" CALIPER (MEASURED AT 6" ABOVE ROOT FLARE) AND WITH A SIX FOOT CLEAR TRUNK.
6. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND WORK SHALL BE IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS, AS NEEDED) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT PLANTING LOCATION. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
19. ALL CODE REQUIRED LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO INCLUDE A RAIN SWITCH SHUT OFF AND ALL BACKFLOW DEVICES AS REQUIRED BY LOCAL UTILITY PROVIDERS.
20. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. CONTRACTOR TO PROVIDE BACKFLOW DEVICE AND METERING AS REQUIRED BY LOCAL UTILITY AUTHORITY.

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES. ALL TREES IN ISLANDS ARE LOCATED OUTSIDE OF EASEMENT, MIN. 10' FROM BACK OF CURB

CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
KNOW what's BELOW Call before you dig.
NOTICE: DO NOT USE CALL 811 IN FLORIDA

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494
4161 Tamiami Trail
Building 5, Unit 501
Punta Gorda, Florida 33952
Phone: (941) 256 - 2217
Fax: (239) 337 - 4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:

SONIC RESTAURANT

2312 N. ROOSEVELT BLVD. KEY WEST, FL 33040

PREPARED FOR:

David Douglas Associates, Inc.
1821 Victoria Avenue
Fort Myers, FL 33901
Tel: 239-337-3330
Fax: 239-337-1236
Email: dd@ddai-engineers.com

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 640 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
PROJECT MGR.	Gregory J. Diserio, RLA
FILE NAME	Domestic Ave _LS
DESIGNER	GJD
CAD TECH.	JAP
CHECKED BY:	GJD
ISSUED FOR:	PRELIMINARY

ISSUED DATE: FEB. 8, 2017
REVISIONS:

SHEET TITLE:

LANDSCAPE CALCULATIONS

SHEET NUMBER:

L - 1

Deed

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **439-16.00315 RB**
Will Call No.:

Parcel Identification No. **00065720-000000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **1st** day of **June, 2017** between **Richard A. Rodriguez, Individually and as Trustee of The Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014** whose post office address is **2601 South Bayshore Drive, Suite 1600, Coconut Grove, FL 33133** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **Reel Developers, LLC** whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe**, State of **Florida**, grantee*,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Richard A. Rodriguez Revocable Trust as Amended and Restated on August 5, 2014

Witness Name: JAVIER CRZ

Richard A. Rodriguez, Individually and as Trustee

Witness Name: JESSICA DLU

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 31 day of May, 2017 by Richard A. Rodriguez, Individually and as Trustee of the Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Francesca Santiago Chavez
My Commission GG 098590
Expires 04/27/2021

Notary Public

Printed Name: Francesca S. Chavez

My Commission Expires:

DoubleTime®

Exhibit A

Commencing at the intersection of the Easterly line of Lot 2, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended NW'ly to its intersection with the Southerly Right of way line of North Roosevelt Boulevard, both existing September 15, 1955; thence North 45 degrees 36 minutes 40 seconds East, along said Southerly Right of way line, 60.48 feet to the point of beginning; thence continuing along said Southerly Right of way line for a distance of 193.82 feet; thence South 37 degrees 17 minutes 20 seconds East, 114.35 feet to a platted 10 foot alley; thence at a right angle and in a SW'ly direction 192.33 feet; thence North 37 degrees 17 minutes 20 seconds W 90.39 feet to the point of beginning.

AND

On the Island of Key West, and known as the North 7.2' of the Westerly 39.2 feet of Lot 7, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **439-16.00315 RB**
Will Call No.:

Parcel Identification No. **00065720-000000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **1st** day of **June**, **2017** between **Arcadio D. Rodriguez, a/k/a Arcadio Rodriguez, Jr., and Jean L. Rodriguez, a/k/a Jean Rodriguez, his wife,** whose post office address is **93 Seaside North CT, Key West, Florida 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Reel Developers, LLC, a Florida limited liability company** whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe**, State of **Florida**, grantee*,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Richard A. Rodriguez Revocable Trust as Amended and Restated on August 5, 2014

Witness Name: JAVIER CRUZ

Richard A. Rodriguez, Individually and as Trustee

Witness Name: JOSE CRUZ

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 31 day of May, 2017 by Richard A. Rodriguez, Individually and as Trustee of the Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Francesca Santiago Chavez
My Commission GG 098590
Expires 04/27/2021

Notary Public

Printed Name: Francesca S. Chavez

My Commission Expires:

DoubleTime®

Exhibit A

Commencing at the intersection of the Easterly line of Lot 2, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended NW'ly to its intersection with the Southerly Right of way line of North Roosevelt Boulevard, both existing September 15, 1955; thence North 45 degrees 36 minutes 40 seconds East, along said Southerly Right of way line, 60.48 feet to the point of beginning; thence continuing along said Southerly Right of way line for a distance of 193.82 feet; thence South 37 degrees 17 minutes 20 seconds East, 114.35 feet to a platted 10 foot alley; thence at a right angle and in a SW'ly direction 192.33 feet; thence North 37 degrees 17 minutes 20 seconds W 90.39 feet to the point of beginning.

AND

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Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **64-17.00309 RB**
Will Call No.:

Parcel Identification No. **00065730-000000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **6th** day of **June**, **2017** between **Premiere Suites, Inc., a Florida corporation** whose post office address is **P. O. Box 691598, Orlando, FL 32869-1598** of the County of **Orange**, State of **Florida**, grantor*, and **Reel Developers, LLC, a Florida limited liability company** whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe**, State of **Florida**, grantee*.

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 EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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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: ISSA E. LADHA

Witness Name: VICTORIA ELIZONDO

Premiere Suites, Inc., a Florida corporation

By: _____
Naveen M. Ladha, Secretary

(Corporate Seal)

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 1 day of June, 2017 by Naveen M. Ladha of Premiere Suites, Inc., a Florida corporation, on behalf of the corporation. She ~~[X]~~ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

VICTORIA E. ELIZONDO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF065682
Expires 1/21/2018

Notary Public

Printed Name: VICTORIA E LIZONDO

My Commission Expires: _____

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Exhibit A

Commencing at the intersection of the Easterly line of Lot 2, Block 48, KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, according to the Plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida extended Northwesterly to its intersection with the Southerly R/W line of North Roosevelt Boulevard, both as existing October 15, 1955; thence North 45 degrees, 36 minutes, 40 seconds East along said Southerly R/W line 254.30 feet to the Point of Beginning; thence continuing along said R/W line North 45 degrees, 36 minutes, 40 seconds East, 100.00 feet; thence South 37 degrees, 17 minutes, 20 seconds East, 126.71 feet to the Northerly R/W line of a platted 10 foot alley; thence South 52 degrees, 42 minutes, 40 seconds West along said R/W line, 99.23 feet; thence North 37 degrees, 17 minutes, 20 seconds West 114.35 feet to the Point of Beginning.

Landscape Plan & Buffer Modification

THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3723

July 11, 2017

Reel Developers LLC
PO Box 371859
Key Largo FL 33037

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application T17-8521 for Conceptual Landscape Design with Tree Removal for 2312-2318 N Roosevelt Boulevard, Key West, Florida, at their regularly scheduled meeting on July 11, 2017.

The Tree Commission approved the Conceptual Landscape Plan with Tree Removal to allow the project to proceed through the permitting process with the Planning Board. Once you have received approval from the Planning Board, application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

David Jackson
Chairman, Tree Commission

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

OROPEZA
STONES
CARDENAS
ATTORNEYS AT LAW

GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

June 23, 2017

Ginny Haller
City of Key West
1300 White Street
Key West, FL 33040

RE: Landscape Waiver Request:

Dear Ginny:

Pursuant to Article V of Section 108 of the City of Key West Code, and in particular Section 108-352, the Applicant is requesting a waiver to the landscape buffer requirements of the Code. Currently the subject properties have no landscape buffering at all and have a combined total tree count of three (3) trees. The site improvements to both properties in terms of landscaping are drastic improvements and will decrease the existing non-conformities. The original landscape plan maintained a great buffer yard, but at the request of the Fire Marshal to increase better circulation for emergency vehicles, the amended plan requires a request of the following buffer requirements:

Front:	Existing (None)	Required (20')	Proposed (1'8 ½ ")
Rear:	Existing (None)	Required (10')	Proposed (4'6")[1]
Side:	Existing (None)	Required (5')	Proposed (6'11")

Please do not hesitate to contact me if you should have any questions regarding any of the enclosures.

Very truly yours,

Gregory S. Oropeza, Esq.

[1] It is noteworthy to consider that currently the property has taken over a 10' utility easement/alley. The Applicant is restoring the easement/alley and therefore providing a net gain of 14'6" of buffer between the Applicant's property and the rear neighbors.

221 SIMONTON STREET | KEY WEST, FLORIDA 33040
TELEPHONE 305.294.0252 | FAX 305.294.5788 | OROPEZASTONESCARDENAS.COM

OROPEZA
STONES
CARDENAS
ATTORNEYS AT LAW

GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

DEVELOPMENT PLAN CRITERIA (Revised 6-21-17)
Pursuant to Section 108 of the Code of Ordinances

2312 N. Roosevelt Blvd. (R.E. # 00065720-000000) and
2318 N. Roosevelt Blvd. (R.E. # 00065730-000000)

Title Block:

a. Name of Development: Sonic Key West
b. Name of Owner: Richard A. Rodriguez Revocable Trust, owner of 2312 N. Roosevelt Blvd.
Premiere Suites, Inc., owner of 2318 N. Roosevelt Blvd.
c. Name of Developer: Atlantic QSR Group, LLC
d. Scale: 1" = 40'
e. North Arrow: As identified on the site plan
f. Preparation/Revision Date: February 6, 2017

Identification of Key Persons:

a. Owners: Richard A. Rodriguez Revocable Trust and Premiere Suites, Inc.
b. Owner's Authorized Agent: Oropeza, Stones & Cardenas, Esq.
c. Engineer: David Douglas Associates, Inc.
d. Architect: Pike Architects
e. Surveyor: Florida Keys Land Surveying
f. Landscape Architect: David M. Jones, Jr. and Associates, Inc.

The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: Richard A. Rodriguez Revocable Trust, Owner of 2312 N. Roosevelt Blvd.
Premiere Suites, Inc., Owner of 2318 N. Roosevelt Blvd.

Project Description:

Project Description: The proposed project is to redevelop the Property, currently operated as Banner Tire and the Blue Flamingo Café, into a drive-through restaurant which is a permitted use in the CG zoning district, together with the voluntary inclusion of two (2) workforce affordable housing units which are a conditional use in the CG zoning district. The proposed project will improve existing site improvements as to City Code requirements in all aspects of the Land Development regulations, needing only a landscape buffer waiver in addition to the minor conditional use development application.

221 SIMONTON STREET | KEY WEST, FLORIDA 33040
TELEPHONE 305.294.0252 | FAX 305.294.5788 | OROPEZASTONESCARDENAS.COM

SITE DATA - PHASE ONE

ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040		ZONING CG		
ITEM	**EXISTING**	**REQUIRED/ALLOWED**	**PROPOSED**	**REMARKS**
COMBINED PARCELS				
LOT SIZE	31,666 SF.			
IMPERV. RATIO	27,094 SF. (83%)	18,999.6 SF. (60% MAX)	25,951 SF. (81.97%)	IMPROVEMENT
BUILDING COV.	6,137 SF. (19.3%)	12,666.4 SF. (40% MAX)	4,999 SF. (15.79%)	CONFORMING
OPEN SPACE	5,388 (17%)	6,331 SF. (20% MIN)	5,709 SF. (18.03%)	IMPROVEMENT
F.A.R. / DENSITY		COMMERCIAL 80% =25,332.8 SF.	1,690 SF. COMMERCIAL / 5.34%	CONFORMING
SETBACKS*				
FRONT**	22.3'	25'	34'-8"	CONFORMING
REAR**	3.5'	25'	31'-7"	CONFORMING
NE SIDE***	10'	20'	84'-2"	CONFORMING
NW SIDE***	86.7'	20'	37'-9"	CONFORMING
LANDSCAPE / STREETSIDE / PERIMETER BUFFER				
FRONT	NONE	20'	1'-8 1/2"	IMPROVEMENT
REAR	NONE	10'	4'-6"	IMPROVEMENT
SIDE	NONE	5'	6'-11" / 7'	CONFORMING
HEIGHT	-	Max. 40'	31'	CONFORMING
FLOOD ZONE AE 8'		9' (8'+1') OR FLOOD PANELS	6'-6" + FLOOD PANELS	CONFORMING
COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES)				

SITE PARKING - PHASE ONE

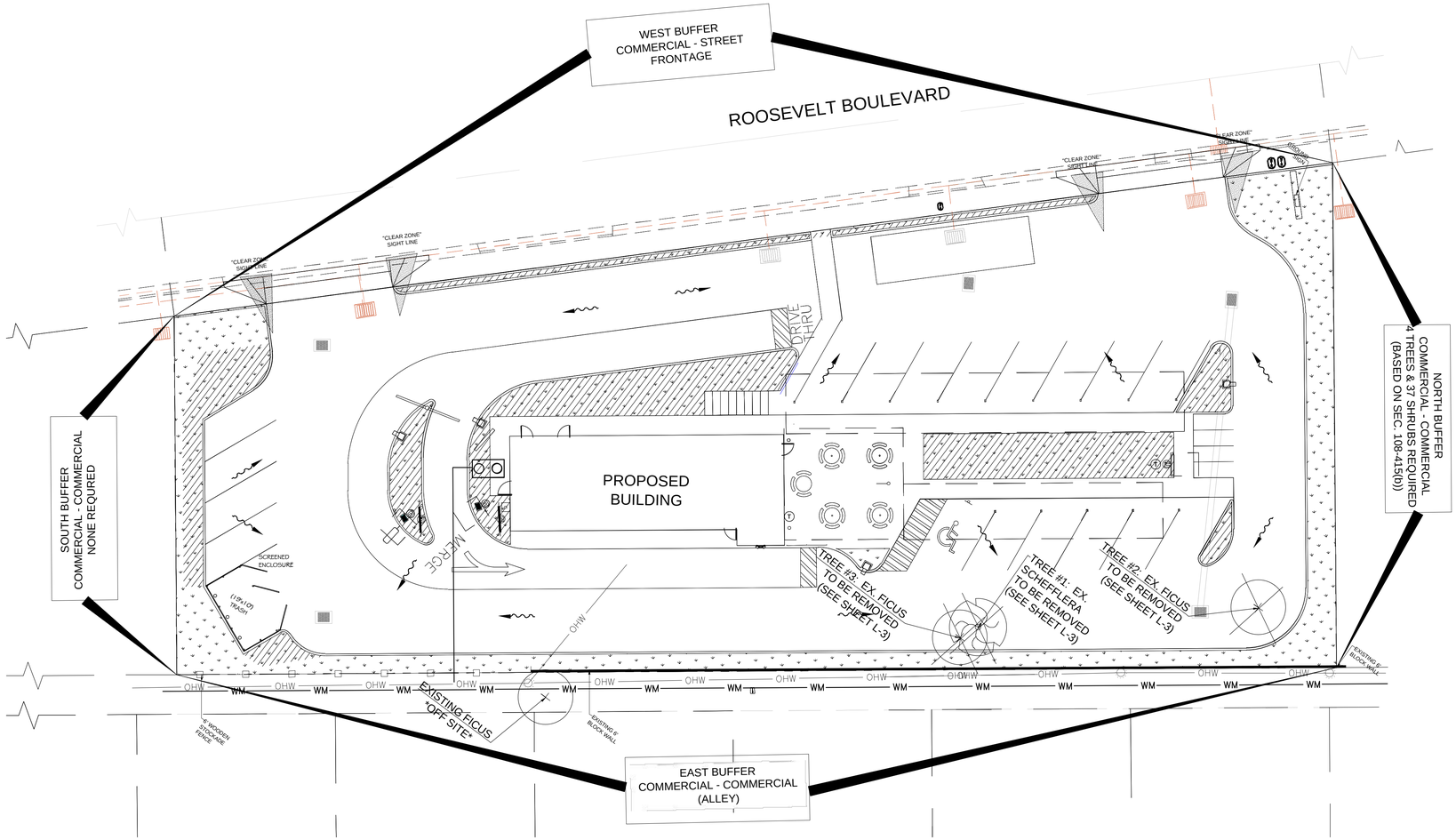
ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040				
ITEM	**EXISTING**	**REQUIRED/ALLOWED**	**PROPOSED**	**REMARKS**
COMBINED PARCELS				
COMMERCIAL CAR PARKING	UNDETERMINED	RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf /45= 18 SPACES)	18 SPACES	IN COMPLIANCE
COMMERCIAL BICYCLE PARKING	UNDETERMINED	25% RESTAURANT PARKING (5 BIKE SPACES)	8 BIKE SPACES	
PARKING TOTAL	UNDETERMINED	18 TOTAL CAR SPACES + 5 TOTAL BIKE SPACES	18 TOTAL CAR SPACES + 8 TOTAL BIKE SPACES +4 SCOOTER SPACES	
BICYCLE SUBSTITUTION		(4 BIKES =1 CAR SPACE)		

SITE DATA - PHASE TWO

ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040		ZONING CG		
ITEM	**EXISTING**	**REQUIRED/ALLOWED**	**PROPOSED**	**REMARKS**
COMBINED PARCELS				
LOT SIZE	31,666 SF.			
IMPERV. RATIO	27,094 SF. (83%)	18,999.6 SF. (60% MAX)	26,195 SF. (82.72%)	IMPROVEMENT
BUILDING COV.	6,137 SF. (19.3%)	12,662 SF. (40% MAX)	5,226 SF. (16.5%)	CONFORMING
OPEN SPACE	• 5,388 (17%)	6,331 SF. (20% MIN)	5,471 SF. (17.28%)	IMPROVEMENT
COMMERCIAL DENSITY		COMMERCIAL 80% =25,332.8 SF.	1,690 SF. COMMERCIAL / 5.34%	CONFORMING
RESIDENTIAL DENSITY		RESIDENTIAL 16 /ACRE =11	RESIDENTIAL 2 UNITS	CONFORMING
SETBACKS*				
FRONT**	22.3'	25'	34'-8"	CONFORMING
REAR**	3.5'	25'	31'-7"	CONFORMING
NE SIDE***	10'	20'	84'-2"	CONFORMING
NW SIDE***	86.7'	20'	37'-9"	CONFORMING
LANDSCAPE / STREETSIDE / PERIMETER BUFFER				
FRONT	NONE	20'	1'-8 1/2"	IMPROVEMENT
REAR	NONE	10'	4'-6"	IMPROVEMENT
SIDE	NONE	5'	6'-11" / 7'	CONFORMING
HEIGHT	-	Max. 40'	31'	CONFORMING
FLOOD ZONE AE 8'		9' (8"+1") OR FLOOD PANELS	6'-6" + FLOOD PANELS	CONFORMING
COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES)				

SITE PARKING - PHASE TWO

ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040				
ITEM	**EXISTING**	**REQUIRED/ALLOWED**	**PROPOSED**	**REMARKS**
COMBINED PARCELS				
COMMERCIAL CAR PARKING	UNDETERMINED	RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf /45= 18 SPACES)	16 SPACES	
RESIDENTIAL CAR PARKING	N/A	2 SPACES PER RESIDENTIAL UNIT (4)	2 SPACES	
COMMERCIAL BICYCLE PARKING	UNDETERMINED	25% RESTAURANT PARKING (5 BIKE SPACES)	8 BIKE SPACES	
RESIDENTIAL BICYCLE PARKING		10% RESIDENTAL (1 BIKE SPACES)	4 BIKE SPACES	
PARKING TOTAL	UNDETERMINED	22 TOTAL CAR SPACES + 6 TOTAL BIKE SPACES	18 TOTAL CAR SPACES + 11 TOTAL BIKE SPACES +4 SCOOTER SPACES	VARIANCE REQUIRED FOR 4 CAR PARKING SPACES
BICYCLE SUBSTITUTION		(4 BIKES =1 CAR SPACE)		



SITE PLAN AND CALCULATIONS

SCALE 1" = 16'

0' 8' 16' 32' 48'

PLAN SCALE REDUCED WHEN PRINTED 11x17

Landscape Calculations

Site Data

PARCEL #: 00065720-000000
ZONING / LANDUSE: GENERAL COMMERCIAL (CG)
TOTAL PROJECT AREA: 31,653 S.F. (0.73 AC)

*Open Space Requirements

Commercial / Nonresidential requires 20% open space
31,653 S.F. site x 20% = 6,330 S.F. required
Open space provided = *5,922 S.F. per hatching.

*General On-Site Tree Requirements

Commercial developments require 1 tree per 2,000 S.F.
31,653 S.F. / 2,000 = 16 Trees required and * 14 provided, labeled as (General).

*Internal Parking Landscape Requirement

Landscaped Area required at 20% of the parking area. One tree required / 100 S.F. of interior landscaped area.
19,768 S.F. x 20% = 3,954 S.F. required and * 3,427 S.F. provided per hatching.
3,954 S.F. of required interior area / 100 S.F. = 40 trees required and *38 provided, labeled as (Parking).

Buffer Requirements

[SECTION 108-415. - PERIMETER LANDSCAPE REQUIREMENTS]
NORTH PROJECT BUFFER:
COMMERCIAL (V.U.A.) - COMMERCIAL
1 CANOPY SHADE TREE & 10 SHRUBS / 35' L.F. REQUIRED
128' L.F. / 35' L.F. = 4 SHADE TREES REQUIRED AND 4 PROVIDED.
128' L.F./ 35' L.F. x 10 = 37 SHRUBS REQUIRED AND 41 PROVIDED.
121 PLANT UNITS PROVIDED; LABELED AS (NORTH BUFFER).

SOUTH PROJECT BUFFER:
COMMERCIAL (V.U.A.) - COMMERCIAL
1 CANOPY SHADE TREE & 10 SHRUBS / 35' L.F. REQUIRED
90' L.F. / 35' L.F. = 3 SHADE TREES REQUIRED AND 3 PROVIDED.
90' L.F./ 35' L.F. x 10 = 26 SHRUBS REQUIRED AND 67 PROVIDED.
97 PLANT UNITS PROVIDED; LABELED AS (SOUTH BUFFER).

***EAST PROJECT BUFFER:**
COMMERCIAL - COMMERCIAL (ALLEY) (292' L.F.)
2.5' TYPE 'B' BUFFER PROVIDED
45 PLANT UNITS PER 100' L.F. REQUIRED
292'/100' = 2.92 (45) = 132 PLANT UNITS REQUIRED.
*90 PLANT UNITS PROVIDED ; LABELED AS (EAST BUFFER).

WEST PROJECT BUFFER:
COMMERCIAL - STREET FRONTAGE
(SEC. 108-413; BASED ON SITE AREA PROVIDED)
108 PLANT UNITS PROVIDED; LABELED AS (WEST BUFFER).

CALCULATIONS NOTE:
* DENOTES REQUIRED DEVIATIONS TO LANDSCAPE STANDARDS, DUE TO FIRE APPARATUS DRIVE ISLE ACCESS WIDTH REQUIREMENTS.

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
5. ALL INSTALLED TREES SHALL BE A MINIMUM OF 12' IN HEIGHT WITH A SIX FOOT CLEAR TRUNK. ALL INSTALLED SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AT PLANTING.
6. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND WORK SHALL BE IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS, AS NEEDED) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT PLANTING LOCATION. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
19. ALL CODE REQUIRED LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO INCLUDE A RAIN SWITCH SHUT OFF AND ALL BACKFLOW DEVICES AS REQUIRED BY LOCAL UTILITY PROVIDERS.
20. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. CONTRACTOR TO PROVIDE BACKFLOW DEVICE AND METERING AS REQUIRED BY LOCAL UTILITY AUTHORITY.

NOTE:
EXISTING VEGETATION HAS BEEN LOCATED PER AERIAL PHOTOGRPHY AND CROSS REFERENCED TO THE PROVIDED SITE SURVEY.

TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)

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811 Know what's BELOW. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DMJA
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Fax: (239) 337 - 4494
4161 Tamiami Trail
Building 5, Unit 501
Punta Gorda, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4494
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:
SONIC RESTAURANT
2312 N. ROOSEVELT BLVD. KEY WEST, FL 33040

PREPARED FOR:
David Douglas Associates, Inc.
1821 Victoria Avenue
Fort Myers, FL 33901
Tel: 239-337-3330
Fax: 239-337-1236
Email: dd@ddai-engineers.com

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
PROJECT MJR:	Gregory J. Diserio, RLA
FILE NAME:	SONIC-KEY WEST_LS
DESIGNER:	GJD
CAD TECH:	JAP
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT REVIEW

ISSUED DATE:	FEB. 16, 2017
REVISIONS:	
	MAY 3, 2017; REVIEW COMMENTS
	MAY 24, 2017; REVIEW COMMENTS
3	JUNE 2, 2017; REVIEW COMMENTS

SHEET TITLE:
LANDSCAPE CALCULATIONS

SHEET NUMBER:
L - 1

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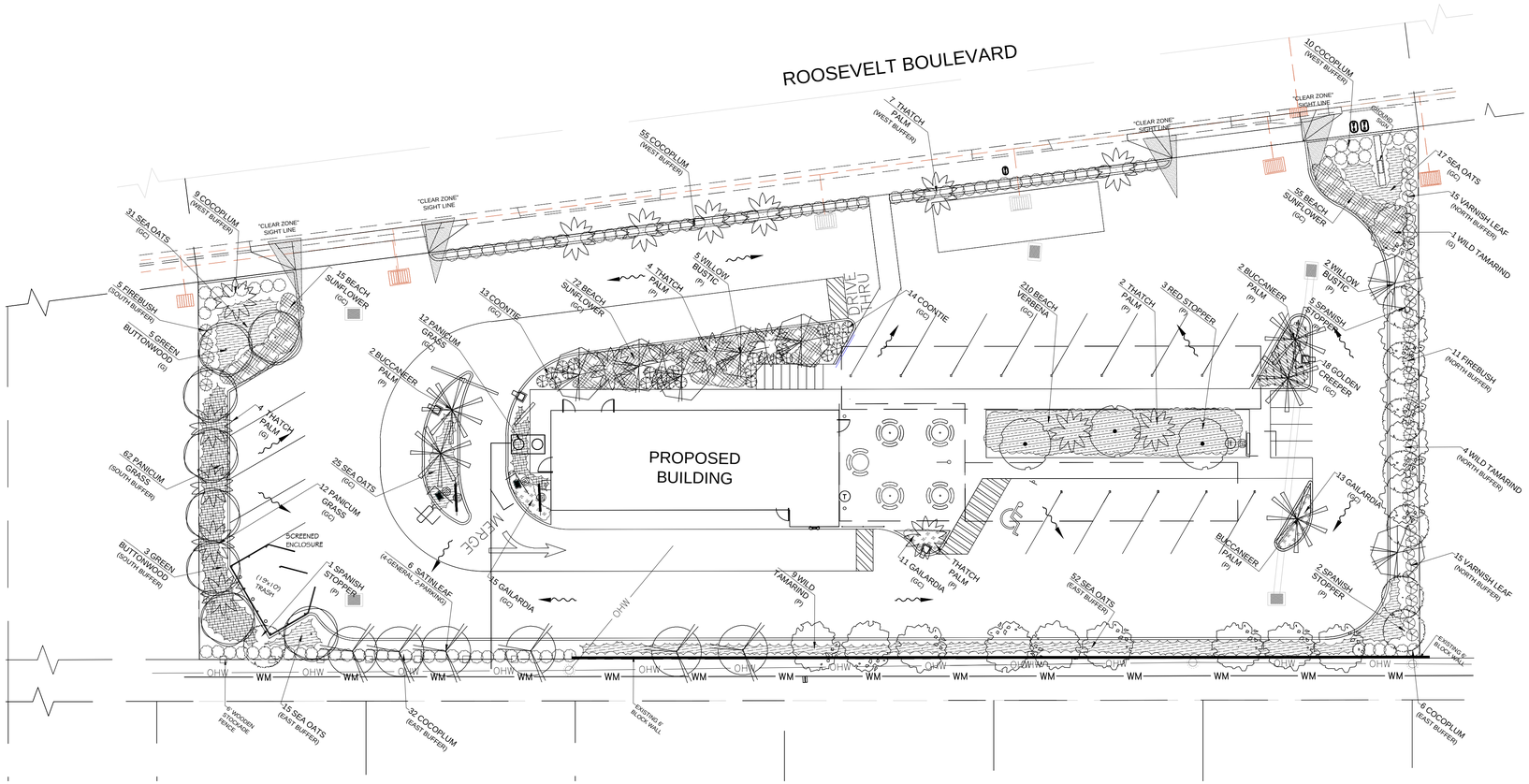


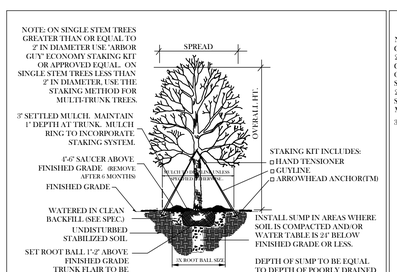
LANDSCAPE PLAN

SCALE 1" = 16'

0' 8' 16' 32' 48'

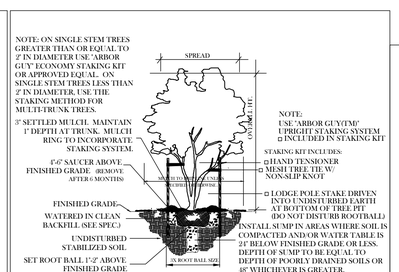
PLAN SCALE REDUCED WHEN PRINTED 11x17

LANDSCAPE DETAILS



SINGLE TRUNK TREE STAKING & PLANTING DETAIL

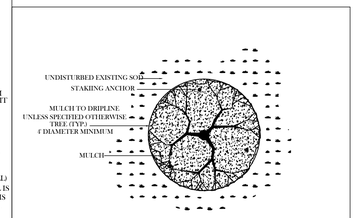
NOT TO SCALE



MULTI TRUNK TREE PLANTING DETAIL

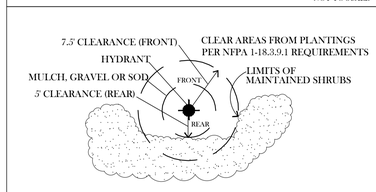
NOT TO SCALE

** Refer to special clear sight maintenance requirements if applicable.



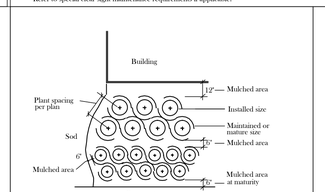
TREE MULCHING DETAIL PLAN

NOT TO SCALE



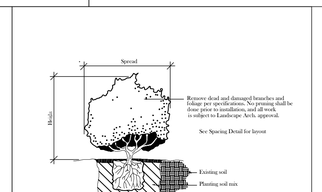
HYDRANT CLEARANCE

NOT TO SCALE



PLANT SPACING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANT SCHEDULE

Native	Botanical Name	Common Name	Description	Quantity
TREES				
Yes	*Chrysophyllum oliviforme*	Satinleaf	Min. 12' ht., 6' C.T.	6
Yes	*Conocarpus erectus*	Green Buttonwood	Min. 12' ht., 6' C.T.; 3" cal.	8
Yes	*Lysiloma latisiliquum*	Florida Wild Tamarind	Min. 12' ht., 6' C.T.	13
Yes	*Eugenia foetida*	Spanish Stopper	Min. 12' ht., 6' C.T.	8
Yes	*Eugenia confussa*	Red Stopper	Min. 12' ht., 6' C.T.; 3" cal.	3
Yes	*Pseudophoenix sargentii*	Buccaneer Palm	6'-8' Overall Ht.	5
Yes	*Sideroxylon salicifolium*	Willow Bustic	Min. 12' ht., 6' C.T.; 3" cal.	7
Yes	*Thrinax morrisii*	Key Thatch Palm	8' Overall Ht.	18
SHRUBS				
Yes	*Chrysobalanus icaco*	Cocoplum	Min. 24" ht., 3 gallon	112
Yes	*Dodonaea viscosa*	Varnish Leaf	Min. 24" ht., 3 gallon	30
Yes	*Hamelia patens*	Firebush	Min. 24" ht., 3 gallon	16
Yes	*Panicum amarum*	Panic Grass	Min. 16" ht., 1 gallon	78
GROUNDCOVERS				
Yes	*Ernodea littoralis*	Golden Creeper	12" ht./spr. 1 gallon	18
Yes	*Gaillardia pulchella*	Gaillardia	12" ht./spr. 1 gallon	30
Yes	*Helianthus debilis*	Beach Sunflower	12" ht./spr. 1 gallon	142
Yes	*Uniola paniculata*	Sea Oat	12" ht./spr. 1 gallon	140
Yes	*Verbena maritima*	Beach Verbena	12" ht./spr. 1 gallon	210
Yes	*Zamia floridana*	Coontie Fern	12" ht./spr. 1 gallon	26
PLANT COUNT IS FOR REFERENCE ONLY				
MISC.				
	Grade B Shredded Mulch		3" depth, planting beds	

TYPICAL EASEMENT AREA

(Refer to Engineering Plans for Specific Easement Designations)

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L.A. LICENSE: LC COOOO063

PROJECT INFORMATION:

SONIC RESTAURANT

2312 N. ROOSEVELT BLVD. KEY WEST, FL 33040

PREPARED FOR:

David Douglas Associates, Inc.
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Fax: 239-337-1236
Email: dd@ddai-engineers.com

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
PROJECT MIR:	Gregory J. Diserio, RLA
FILE NAME:	SONIC-KEY WEST_LS
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SHEET TITLE:

LANDSCAPE PLAN & DETAILS

SHEET NUMBER:

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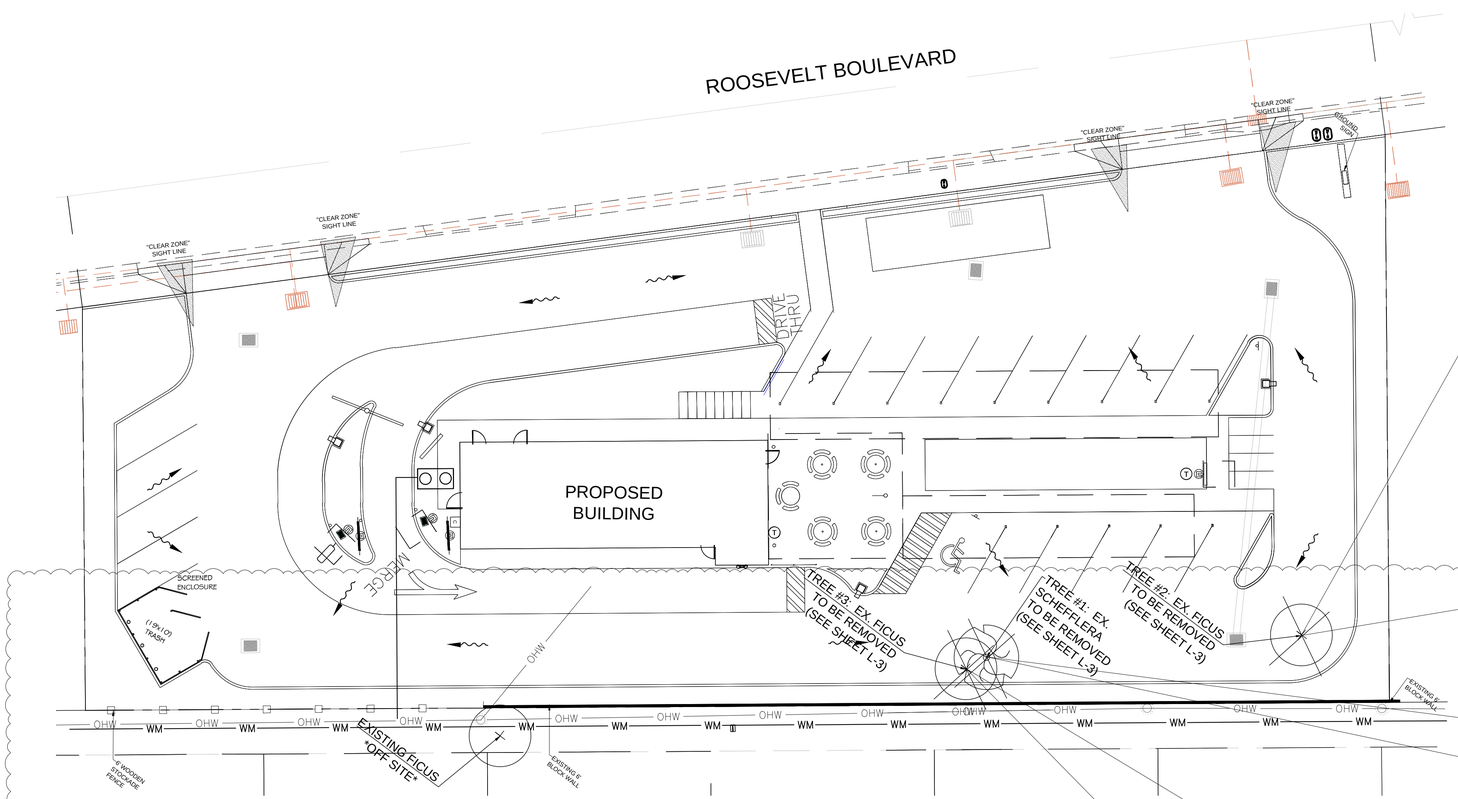
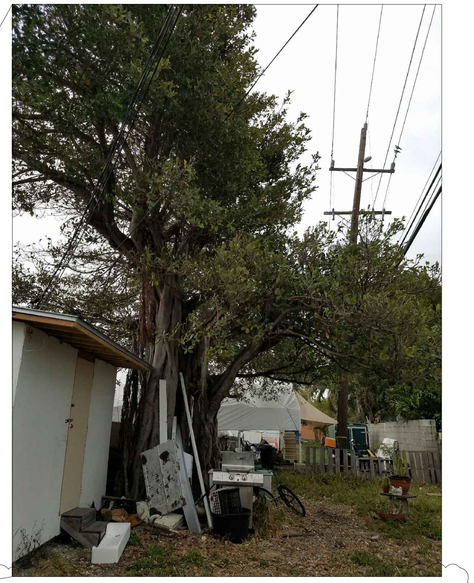


EXISTING TREE MAP

SCALE 1" = 16'

0' 8' 16' 32' 48'

PLAN SCALE REDUCED WHEN PRINTED 11x17

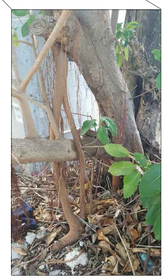


EXISTING STRANGLER FIG (*Ficus aurea*) TO BE REMOVED:
- TREE GROWTH CONFLICTS WITH ADJACENT OVERHEAD UTILITIES
- TREE IS NOT OF EXCEPTIONAL QUALITY DUE TO SUBSTANTIAL OVER PRUNING.

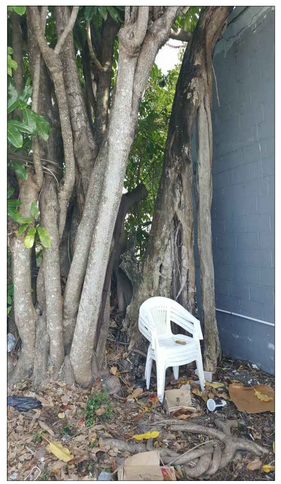
EXISTING TREE LEGEND

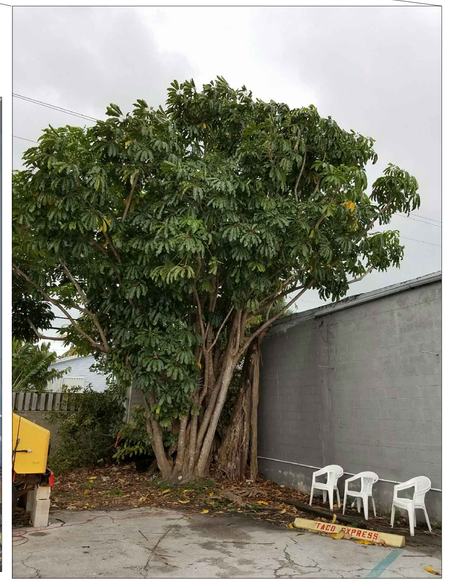
TREE #1: EXISTING MULTI-TRUNK SCHEFFLERA (*Schefflera actinophylla*) TREE TO BE REMOVED - NOT REGULATED -
Est. TOTAL DIAMETER AT BREAST HEIGHT (D.B.H.) = 45" (TOTAL ALL TRUNKS)

TREE #2: EXISTING MULTI-TRUNK STRANGLER FIG (*Ficus aurea*) TREE TO BE REMOVED-
ESTIMATED TREE DATA:
HEIGHT = ~55'
SPREAD = ~30' (ON ONE SIDE)
D.B.H. = Est. 110" (TOTAL ALL TRUNKS)
CONDITION - NOT A PRIME CANDIDATE FOR PRESERVATION DUE TO CONTINUED AND REGULAR PRUNING ACTIVITIES TO AVOID OVERHEAD UTILITY CONFLICTS.



TREE #3: EXISTING DOUBLE-TRUNK STRANGLER FIG (*Ficus aurea*) TREE TO BE REMOVED-
ESTIMATED TREE DATA:
HEIGHT = ~35'
SPREAD = ~30' (ON ONE SIDE)
TOTAL D.B.H. = Est. 16" (TOTAL ALL TRUNKS)
CONDITION - DECAYED AND DYING TRUNKS





EXISTING UMBRELLA TREE WITH MIXED STRANGLER FIG TREES TO BE REMOVED:
- CONFLICTS WITH PROPOSED DEVELOPMENT AND LANDSCAPE AESTHETIC
- TRUNK(S) STRUCTURE MAY PRESENT A POTENTIAL FOR HAZARD.

NOTE:
EXISTING VEGETATION HAS BEEN LOCATED PER AERIAL PHOTOGRPHY AND CROSS REFERENCED TO THE PROVIDED SITE SURVEY AND SUPPLEMENTAL PHOTOGRAPHIC DOCUMENTATION.

TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)

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811 Know what's BELOW. Call before you dig.
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PROJECT INFORMATION:

SONIC RESTAURANT

2312 N. ROOSEVELT BLVD. KEY WEST, FL 33040

PREPARED FOR:

David Douglas Associates, Inc.
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Fort Myers, FL 33901
Tel: 239-337-3330
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Email: dd@ddai-engineers.com

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
PROJECT MJR:	Gregory J. Diserio, RLA
FILE NAME:	SONIC-KEY WEST_LS
DESIGNER:	GJD
CAD TECH:	JAP
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT REVIEW

ISSUED DATE:	FEB. 16, 2017
REVISIONS:	
	MAY 3, 2017; REVIEW COMMENTS
	MAY 24, 2017; REVIEW COMMENTS
	JUNE 2, 2017; REVIEW COMMENTS

SHEET TITLE:

TREE REMOVAL PLAN

SHEET NUMBER:

L - 3

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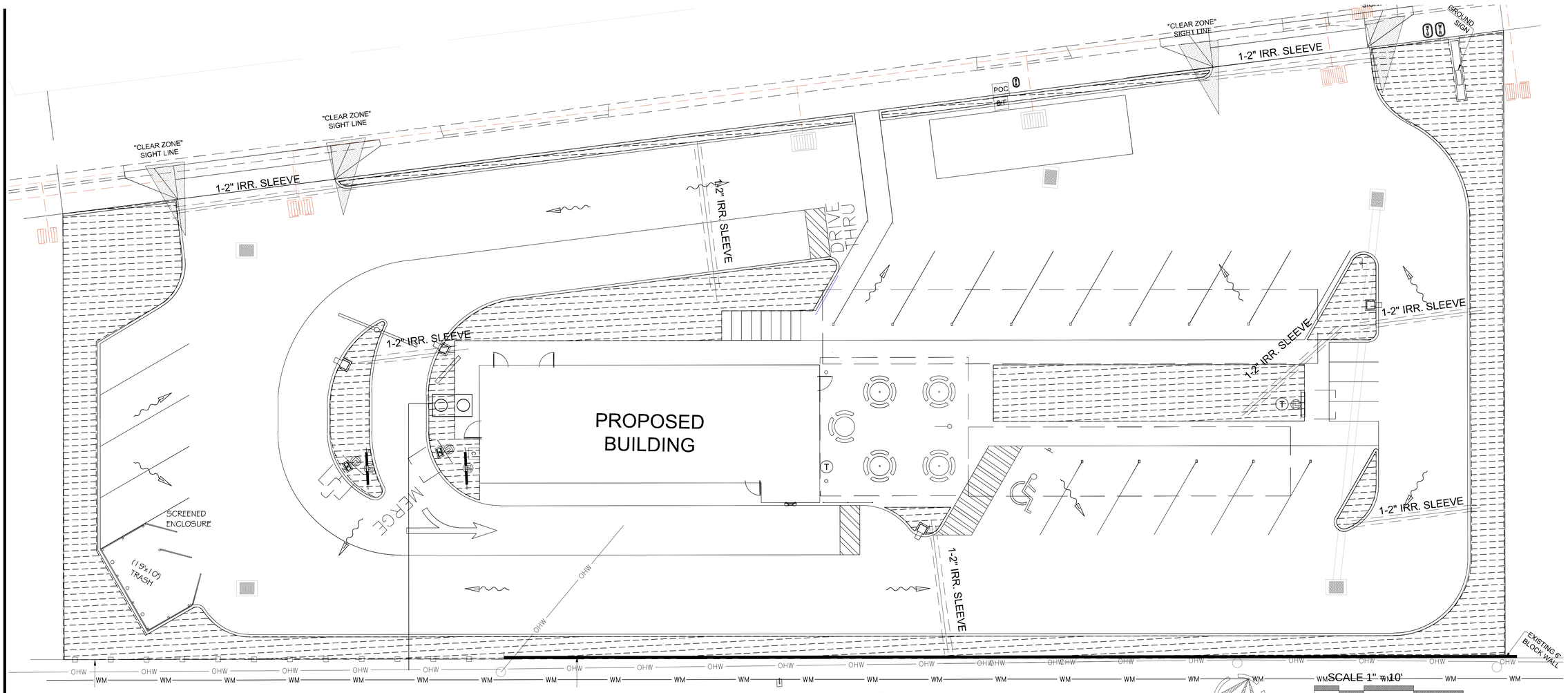


IRRIGATION MASTER PLAN

SCALE 1" = 10'

0' 5' 10' 20' 30'

PLAN SCALE REDUCED WHEN PRINTED 11x17

GENERAL IRRIGATION NOTES

1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.

2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.

4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.

5. Irrigation heads shall be a minimum of 12" from buildings.

6. This design is diagrammatic. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.

7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.

8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.

10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.

11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.

12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.

13. Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.

14. The sprinkler system to br based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.

15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.

16. The installer shall provide property owners and users with post-construction documentation including: as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.

17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.

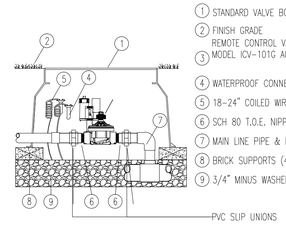
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits.

19. The irrigation system shall be connected to an irrigation well or other suitable source, depending on availability. Contractor to design a drip irrigation system to provide 100% coverage based on water source size and pressure at point of connection.

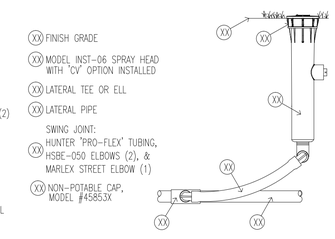
IRRIGATION LEGEND

SYM	DESCRIPTION
	LANDSCAPE DRIPLINE RAINBIRD XFD-09-12-500 @ 18" DRIP LINE SPACING
POC	IRRIGATION POINT OF CONNECTION CONTRACTOR TO OBTAIN SFWMD WATER USE PERMIT
C	IRRIGATION CONTROLLER
B/F	BACKFLOW PREVENTION DEVICE PROVIDED BY CONTRACTOR
	Schedule 40 Sleeve
	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS (UNLESS OTHERWISE SPECIFIED ON PLANS)
	4 SCH. 40 MAINLINE

IRRIGATION DETAILS



ICV GLOBE VALVE



XX INST-06 SPRAY HEAD

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

PIPE SIZING CHART

CLASS 200

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	1-1/2"
37-55	2"
56-80	2-1/2"

SCHEDULE 40

GPM	SIZE
1-8	3/4"
9-13	1"
14-22	1-1/4"
23-30	1-1/2"
31-50	2"
51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

VALVE CODING

G.P.M.

XX

1" 1

VALVE SIZE ZONE NUMBER

TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)

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SHEET TITLE:
IRRIGATION MASTER PLAN

SHEET NUMBER:
IR-1

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