

STAFF REPORT

DATE: February 27, 2018

RE: **2600 N. Roosevelt Blvd (permit application # T18-8836)**

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

An application was received requesting Conceptual Landscape Plan approval with Tree Removal. The applicant is expanding an existing storage facility and requests approval for the removal of **(2) Mahogany trees and the transplantation of (2) Sabal Palms**. A site inspection was done on November 1, 2017 and January 26, 2018 and documented the following:

Tree Species: Mahogany (Swietenia mahagoni)







Diameter: 8"

Location: 80% (planted too close to other mahogany tree-competition with roots and canopy)

Species: 100% (on protected tree list)

Condition: 75% (overall good, some structural issues due to lack of maintenance)

Total Average Value = 85%

Value x Diameter = 6 replacement caliper inches

Diameter: 12"

Location: 80% planted too close to other mahogany tree-competition with roots and canopy)

Species: 100% (on protected tree list)

Condition: 75% (overall good, some structural issues due to lack of maintenance)

Total Average Value = 85%

Value x Diameter = 9 replacement caliper inches

Total required replacement inches = 15 caliper inches

Photos of Existing conditions of property:

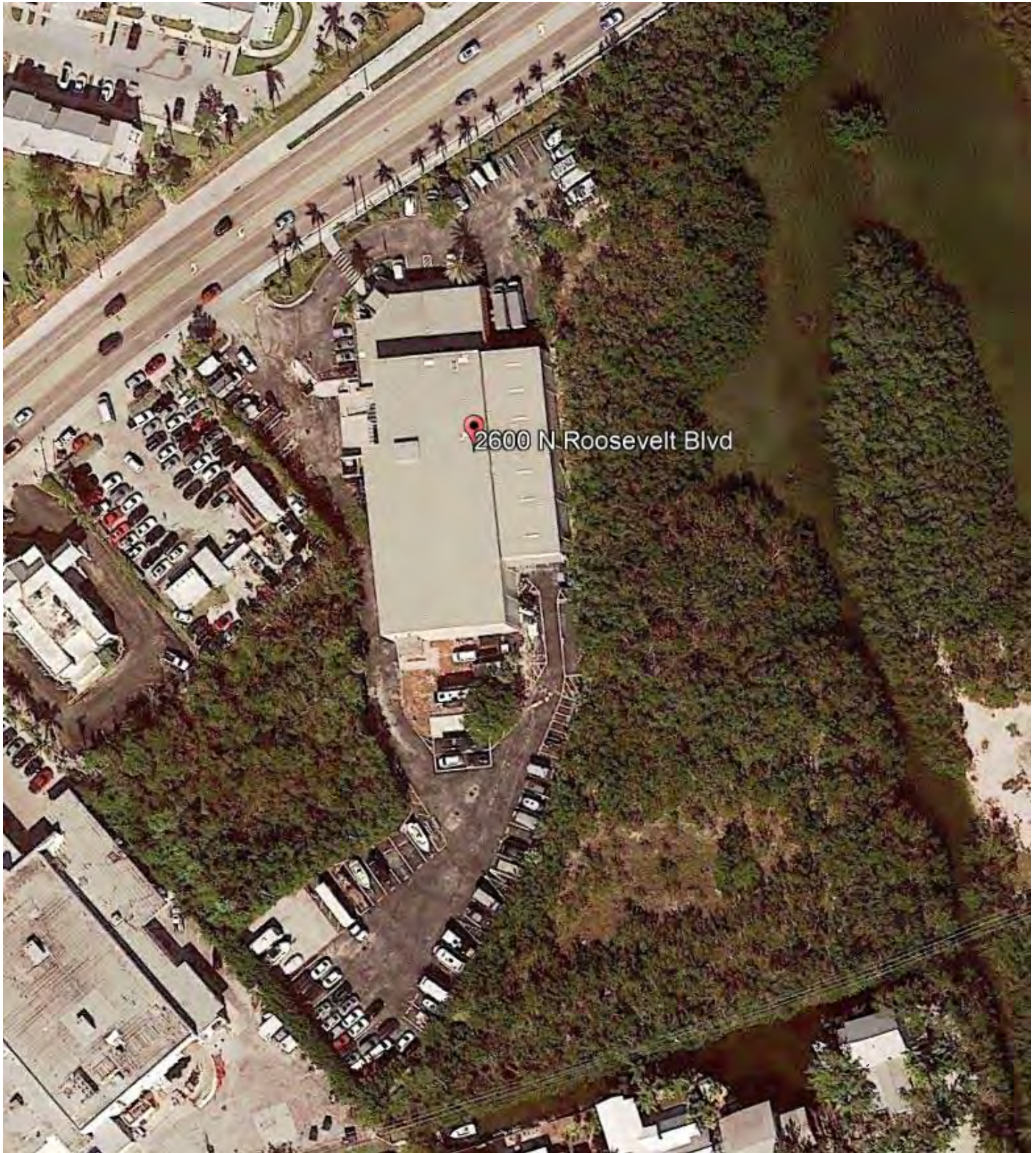


Photo taken December 2017-property includes large area of wetlands that are part of an existing conservation easement. Rear of property is a large parking lot surrounded by conserved lands.



Back of property
directly behind
building =
proposed
expansion area



Entrance area to
rear of property
and proposed
work area.







View of
conservation
area.







Photo of the (2) Sabal Palms to be transplanted.

The landscape plans show over 70% native vegetation being planted and include a statement regarding the removal of invasive exotics from the property. During the site visits it was noticed that Brazilian Pepper was growing along the upland and conservation area. This Brazilian Pepper must be removed from the Conservation Area.

The landscape plan shows enhancements to the existing landscaping to the front area of the property to include the planting of shrubs between N. Roosevelt Blvd and a smaller parking area. The applicant is not showing any improvements to the larger rear parking area. The rear parking area is surrounded by a deeded conservation area dominated by buttonwood and mangrove trees. It is recommended that the plans incorporate a statement that trees adjacent to the rear parking area be properly trimmed so the canopy branches are not hanging over the parking area during construction.

The existing landscape plans need to include a statement regarding the transplanting procedures for the (2) Sabal Palms and sheet 9 of 9 needs to be reprinted to show (2) Sabal Palms being transplanted not (3) Sabal Palms being removed. The landscape plan does incorporate all the required tree replacements (15 caliper inches) if authorization is given to remove the (2) Mahogany trees.

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, February 27, 2018 11:35 AM
To: 'tmaxey@maserconsulting.com'
Subject: 2600 N. Roosevelt Blvd-Choice Storage

Ty:

As we discussed, I noticed that sheet 9 of 9 states that (3) Sabal palms are to be removed but the application states that (2) Sabal Palms are to be relocated. I am only aware of (2) Sabal Palms being within the proposed work area. Please have this sheet corrected to reflect (2) Sabal Palms to be transplanted. Also, a plan and procedure for the transplanting needs to be on the plans (immediately planted with tree protection? Stored and taken care of until planting?). Please e-mail me the corrected sheet and I will incorporate it into the file.

My review of the mahogany tree values requires the replacement of 15 caliper inches of dicot trees on the property. The landscape plan does incorporate that requirement.

During my site visits to the property I did notice some Brazilian Pepper growing in the conservation area. I was glad to see the plans included a requirement of removing exotic and nuisance vegetation from the property. I do expect that to include the conservation area, especially the perimeter areas.

This application will be placed on the March 13, 2018 Tree Commission agenda. I look forward to seeing you then.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager/Tree Commission
Certified Arborist
305-809-3768

1. All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS 'Grades and Standards for Nursery Stock'.
2. Tree caliper measurements shall be taken at six (6) inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12) above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
3. The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
4. In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall take the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
5. If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
6. Landscape contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species alone shall not require documentation.
7. All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
8. All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
9. The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
10. The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
11. All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
12. All E&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
13. Mulch shall match existing mulch. Sod shall be St. Augustine 'Floratum'.
14. The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
15. The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
16. The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three month's duration from Final Acceptance.
17. Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
18. All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect. (727-343-1809).

1. All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
2. Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve(12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
3. Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.

1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
46 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups
4. Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.
5. Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to tilled or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
6. Scotts Osmocote 'Plus' 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Scotts Osmocote 'Plus' 15-9-12 fertilizer. If dieline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the dieline of the palm.

1. The Contractor may substitute Scotts Agriform 20-10-5 Planting Tablets Plus Minors for fertilization of trees, and large containers. The application rate shall be (3) three one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Land Architect of the election to use fertilizer tablets prior to substantial completion inspection.
2. Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
3. Palm may be fertilized (at contractor's choice) with Florken 8-2-12 Plus Magnesium under entire drip line of palm. The application rate to be fifteen (15) pounds per one thousand (1000) square feet.

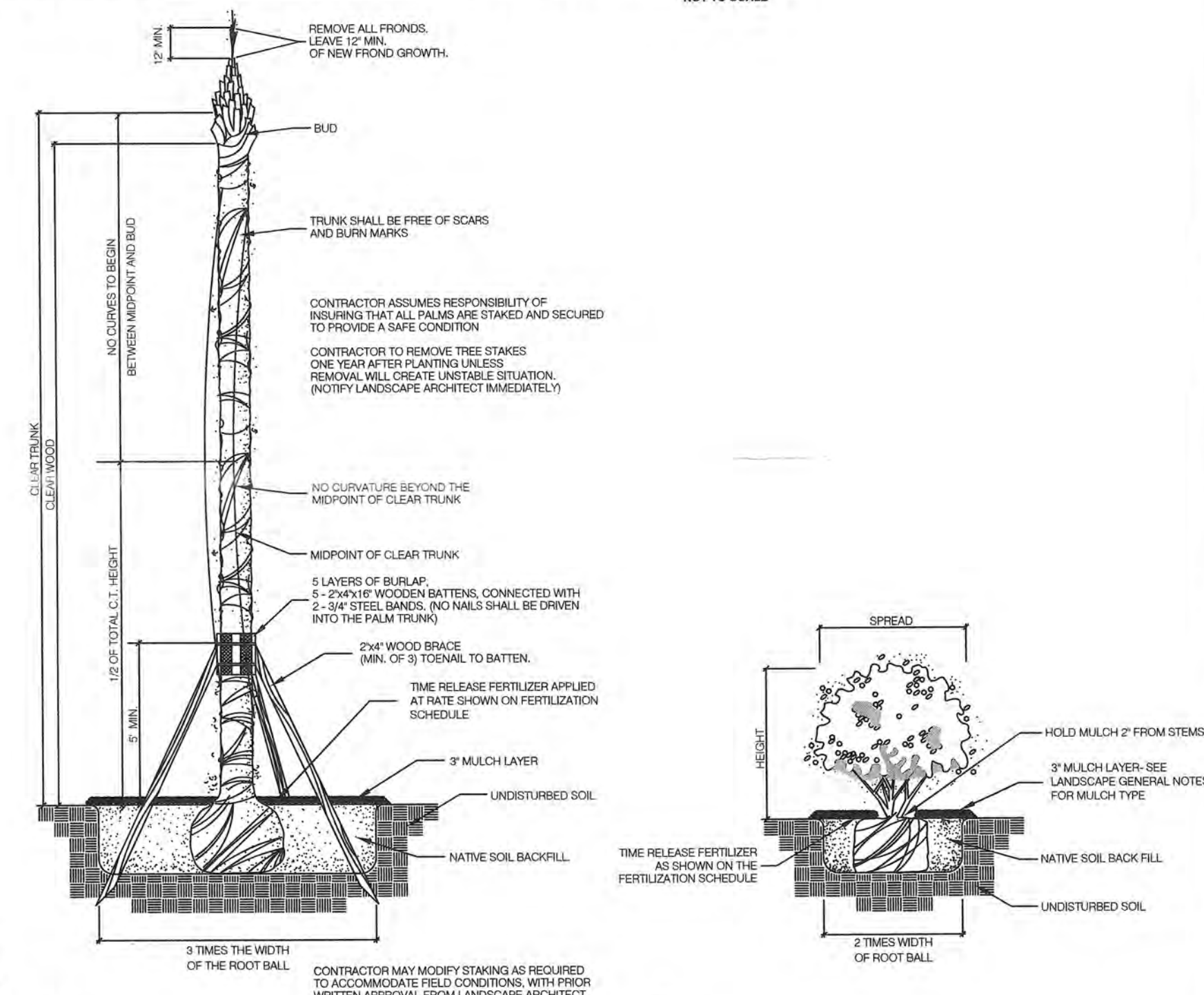
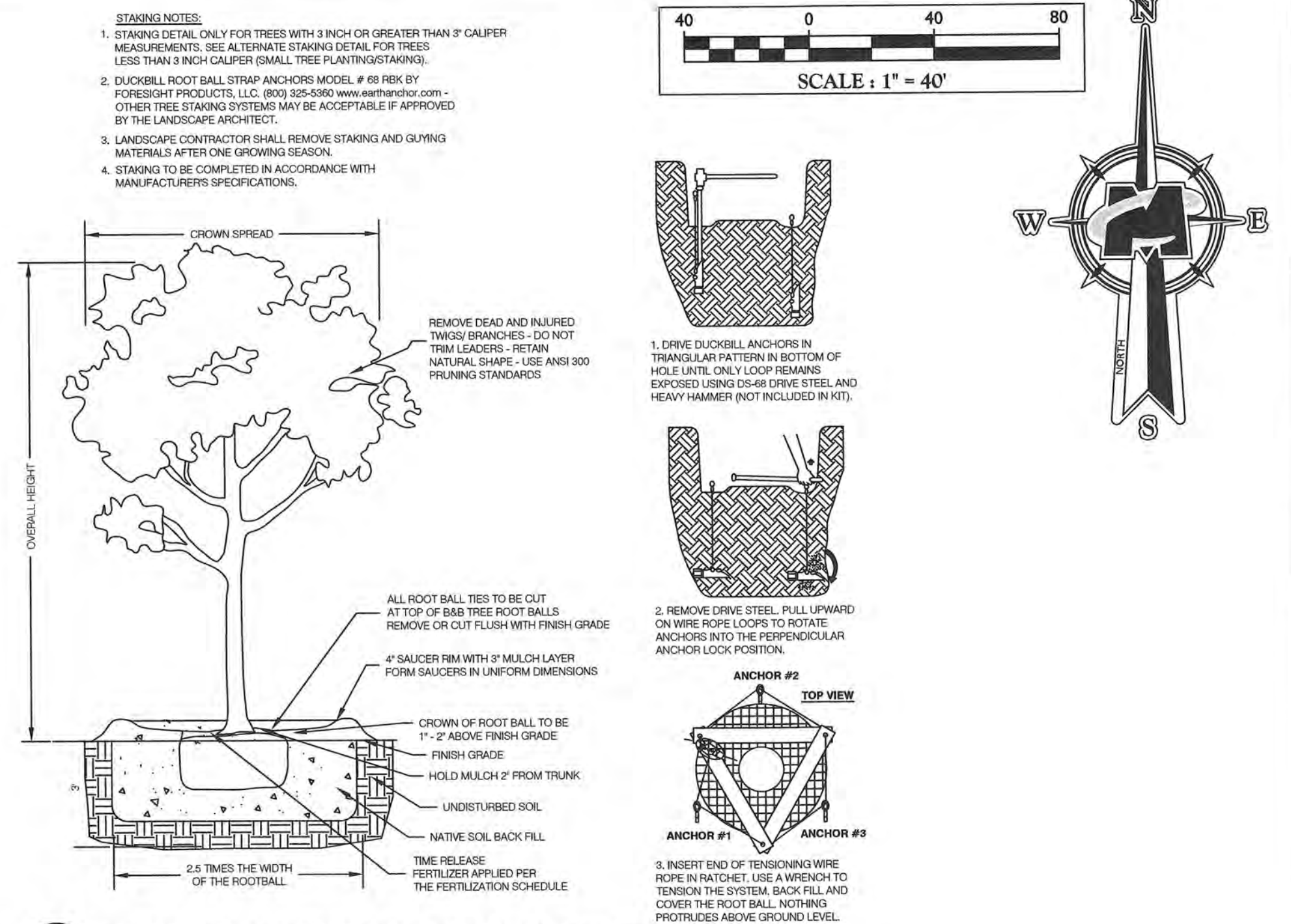
EXISTING IRRIGATION SOURCE (POTABLE WATER) IS TO PROVIDE IRRIGATION WATER TO THE PROPOSED PLANT MATERIAL.

SHRUB AND GROUND COVER BEDS ARE TO RECEIVE DRIP IRRIGATION COVERAGE. TREES AND PALMS ARE TO RECEIVE SPRAY BUBBLER COVERAGE. TURF AREAS ARE TO RECEIVE SPRAY HEAD COVERAGE. EXISTING (NATURAL AREAS) WILL NOT BE PROVIDED IRRIGATION COVERAGE.

A PROGRAMMABLE IRRIGATION CONTROLLER WITH A AUTO SHUT-OFF RAIN SENSOR WILL BE PROVIDED.

The natural landscape of the site shall be preserved as much as possible for purposes of enhancing the general appearance of the site as well as to prevent excessive stormwater runoff, erosion, siltation and dust. Prior to the issuance of a certificate of occupancy for a new development, the owner/applicant shall remove all nuisance and invasive exotic vegetation from the site for which a development order or permit is requested. Nuisance plants include those plants which may or may not be native, and their growth habits are hard to control or they exhibit some undesirable features. Invasive exotic vegetation is those plants which have been introduced into the area and may have undesirable growth habits or maintenance constraints.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CD	5	COCLOBA DIVERSIFOLIA	PIGEON PLUM	3" CAL., 12" HT. X 4" SPD.	AS SHOWN	YES
CI	61	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3 GAL., 20" HT.	2.5' O.C.	YES
COL	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	30 GAL., 7' HT. X 4" SPD.	AS SHOWN	YES
EN	220	ERODEIA LITTORALIS	GOLDEN CREEPER	1 GAL., 12-15" SPD.	2' O.C.	
SP	3	SABAL PALMETTO	CABBAGE PALM	15' C.T. HT.	AS SHOWN	YES
ZP	77	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.	YES



EXISTING TREES PROPOSED FOR REMOVAL:
(1) 8" DBH MAHOGANY
(1) 12" DBH MAHOGANY
(1) SABAL PALMS

PROPOSED MITIGATION:
20" MAHOGANY IN GOOD CONDITION x .73 FACTOR = 15" REPLACEMENT TREE CALIPER - (5) PIGEON PLUM 3" CAL.
(3) PROPOSED SABAL PALMS

REQUIRED BUFFER YARD AND SCREENING:
EXISTING BUFFER YARDS WITH EXISTING VEGETATION PROVIDE SCREENING TO ADJACENT USES

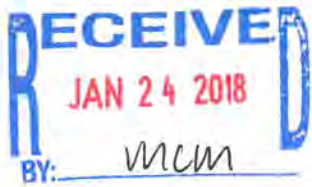
ROADWAY BUFFER REQUIREMENTS ALONG STREET RIGHTS-OF-WAY FOR 6.06 ACRE SITE:
40' WIDTH BUFFER REQUIRED
WIDTH PROVIDED WITH EXISTING PARKING LOT GEOMETRY HAS ENCROACHMENTS OF HARDSCAPE INTO BUFFER
160 PLANTING UNITS REQUIRED/100 LINEAR FT: $160 \times 4.02 = 644$ PLANTING UNITS
31 TREES/PALMS (MAHOGANY, COCONUT PALM, SABAL PALM) $x 10 = 160$ UNITS
20 ORNAMENTAL TREES (THATCH PALM, SEA GRAPE) $x 3 = 60$ UNITS
165 SHRUBS (COCOPLUM, COONTIE) $x 1 = 165$ UNITS
ASSUMED 26 ADDITIONAL TREES WITHIN CONSERVATION AREA = 260 UNITS

54,220 SQ. FT. VEHICULAR USE AREA x 20% = 10,844 SQ. FT. OF REQUIRED VUA LANDSCAPE AREAS
4,723 SQ. FT. OF VUA LANDSCAPE AREAS PROVIDED PLUS AN ASSUMED 6,121 SQ. FT. WITHIN CONSERVATION AREA
109 TREES REQUIRED
20 TREES PROVIDED PLUS AN ASSUMED 89 TREES WITHIN CONSERVATION AREA

66% OF SITE IS OPEN SPACE = 174,813 SQ. FT.
4 TREES REQUIRED PER 4,000 SQ. FT. OF NON-VEHICULAR OPEN SPACE
TREES REQUIRED: $174,813 / 4000 \times 4 = 175$ TREES
175 EXISTING TREES ARE ASSUMED TO BE WITHIN THE CONSERVATION AREA

[illegible]

Application



8836

Conceptual Landscape
w/Tree Removal

Tree Permit Application

Date: 1.23.18

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2600 North Roosevelt Boulevard
Cross/Corner Street Between 7th Street and Kennedy Drive
List Tree Name(s) and Quantity (2) Mahogany Trees and (2) Sabal Palms (relocated on site)
Species Type(s) check all that apply (x) Palm () Flowering () Fruit (x) Shade () Unsure
Reason(s) for Application:

(x) REMOVE () Tree Health () Safety (x) Other/Explain below
(x) TRANSPLANT () New Location (x) Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Mahogany trees will be removed for the proposed building expansion. The Sabal Palms will be removed and transplanted on site.

Property Owner Name Monch Properties, Ltd.
Property Owner eMail Address
Property Owner Mailing Address 4417 Granada Boulevard
Property Owner Mailing City Coral Gables **State** FL **Zip** 33146
Property Owner Phone Number (305) 301 - 1390
Property Owner Signature (Ty Maxey, as representative)

Representative Name Ty Maxey, AICP, Maser Consulting, P.A.
Representative eMail Address tmaxey@maserconsulting.com
Representative Mailing Address 5471 West Waters Avenue, Suite 100
Representative Mailing City Tampa **State** FL **Zip** 33634
Representative Phone Number (813) 207 - 1061, ext. 4924

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

Tree Representation Authorization form attached (x)

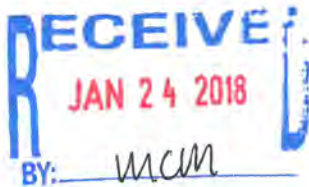
<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

(See attached plans)

PA
\$

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



Tree Representation Authorization

Date: 11/9/17

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

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2600 N Roosevelt Boulevard
Monch Properties, Ltd.

Property Owner Name _____
Property Owner eMail Address _____
Property Owner Mailing Address 4417 Granada Boulevard
Property Owner Mailing City Coral Gables **State** FL **Zip** 33146
Property Owner Phone Number (305) 301-1390
Property Owner Signature _____

Representative Name Todd Lucas Ty Maxey, AICP
Representative eMail Address todd.lucas@summitcmgroup.com and tmaxey@maserconsulting.com
Representative Mailing Address 421 S Summerlin Avenue
Representative Mailing City Orlando **State** FL **Zip** 32801
Representative Phone Number (407) 697 - 9616 (Todd Lucas, Summit)
(813) 805-7300 (Ty Maxey, Maser Consulting)

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

Property Owner Signature _____

The forgoing instrument was acknowledged before me on this 9th day of November 2017

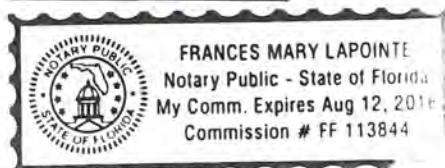
By (Print name of Affiant) Ramon Dyarzun who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Frances Mary LaPointe Notary Public - State of Florida (seal)

Print Name: Frances Mary LaPointe

My Commission Expires: _____





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 00065010-000000
Account # 1065536
Property ID 1065536
Millage Group 10KW
Location 2600 N ROOSEVELT BLVD, KEY WEST
Address
Legal PT KW NO 11 A PARCEL OF LAND LYING SE OF NORTH ROOSEVELT
Description BOULEVARD G66-163 OR1303-314/315 OR2418-1603/1604
 (Note: Not to be used on legal documents)
Neighborhood 31040
Property Class WAREHOUSE (4800)
Subdivision
Sec/Twp/Rng 33/67/25
Affordable No
Housing



AK 1065536 2600 N. ROOSEVELT BLVD. 5/21/2013

Owner

SILVER EAGLE DISTRIBUTORS LTD
 4417 GRANADA BLVD
 CORAL GABLES FL 33146

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$2,144,600	\$2,452,745	\$2,452,745	\$2,506,065
+ Market Misc Value	\$76,547	\$78,173	\$72,988	\$70,823
+ Market Land Value	\$1,346,814	\$1,352,375	\$1,352,375	\$1,287,990
= Just Market Value	\$3,567,961	\$3,883,293	\$3,878,108	\$3,864,878
= Total Assessed Value	\$3,567,961	\$3,883,293	\$3,742,269	\$3,402,063
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,567,961	\$3,883,293	\$3,878,108	\$3,864,878

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	139,392.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	2.87	Acreage	0	0

Commercial Buildings

Style WAREHOUSE/MARINA B / 48B
Gross Sq Ft 44,482
Finished Sq Ft 43,986
Perimeter 0
Stories 5
Interior Walls
Exterior Walls METAL SIDING
Quality 350 ()
Roof Type
Roof Material
Exterior Wall1 METAL SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area

Map



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 Data: 1/25/2018 8:05:44 AM



Schneider

Developed by
The Schneider
Corporation

Florida Department of State

DIVISION OF CORPORATIONS

Silver Eagle Distributors
LTD[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**Florida Limited Partnership
MONCH PROPERTIES, LTD.**Filing Information**

Document Number	A26722
FEI/EIN Number	65-0064127
Date Filed	07/11/1988
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/28/2010

Principal Address4417 GRANADA BLVD.
CORAL GABLES, FL 33146

Changed: 01/06/2012

Mailing Address4417 GRANADA BLVD.
CORAL GABLES, FL 33146

Changed: 01/06/2012

Registered Agent Name & AddressOYARZUN, RAMON FMR.
4417 GRANADA BLVD.
CORAL GABLES, FL 33146

Name Changed: 04/18/2009

Address Changed: 09/14/2006

General Partner Detail**Name & Address**RFO, INC.
4417 GRANADA BLVD.
CORAL GABLES, FL 33146CHACE, INC.
5101 N Kendall Drive
Miami, FL 33156



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

Detail by Entity Name

Florida Limited Partnership
MONCH PROPERTIES, LTD.

Filing Information

Document Number	A26722
FEI/EIN Number	65-0064127
Date Filed	07/11/1988
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/28/2010

Principal Address

4417 GRANADA BLVD.
CORAL GABLES, FL 33146

Changed: 01/06/2012

Mailing Address

4417 GRANADA BLVD.
CORAL GABLES, FL 33146

Changed: 01/06/2012

Registered Agent Name & Address

OYARZUN, RAMON FMR.
4417 GRANADA BLVD.
CORAL GABLES, FL 33146

Name Changed: 04/18/2009

Address Changed: 09/14/2006

General Partner Detail

Name & Address

RFO, INC.
4417 GRANADA BLVD.
CORAL GABLES, FL 33146

CHACE, INC.
5101 N Kendall Drive
Miami, FL 33156



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

5471 West Waters Avenue, Suite 100
Tampa, FL 33634
T: 813.207.1061
F: 813.281.1050
www.maserconsulting.com

LETTER OF TRANSMITTAL

To: Karen DeMaria, Urban Forester
City of Key West
1300 White Street
Key West, FL 33040

Date: 1.23.18	Job No.: 17005454A
Attention: Ms. Karen DeMaria	
Re: Tree Permit/Tree Commission Application	
Choice Self-Storage Expansion	
2600 North Roosevelt Boulevard	

WE ARE SENDING YOU:

<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under separate cover _____ the following items:	
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input checked="" type="checkbox"/> Plans
<input type="checkbox"/> Samples	<input type="checkbox"/> Specifications	<input type="checkbox"/> Copy of Letter
<input type="checkbox"/> Change order		

COPIES	DATE	NO.	Description
1	1.23.18		Tree Permit Application
1	11.09.17		Tree Representation Authorization
1	10.20.17		Boundary Survey
1	11.10.17		Demolition/Tree Removal Plan
1	12.17.17		Landscape Plan

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit copies for distribution
<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Returned corrected prints
<input checked="" type="checkbox"/> For review and comment		
<input type="checkbox"/> FOR BIDS DUE:	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US	

REMARKS: Please feel free to contact me with any questions and/or if you need any additional information. Thank you.

Copy To:

Signed:  Ty Maxey, AICP

**AMENDED AND RESTATED
CERTIFICATE OF LIMITED PARTNERSHIP
OF
MONCH PROPERTIES, LTD.
(formerly, Silver Eagle Distributors Ltd.)**

Pursuant to the provisions of Section 620.1202, of the Florida Revised Uniform Limited Partnership Act, the undersigned general partners of Monch Properties, Ltd., (formerly Silver Eagle Distributors Ltd.), whose original Certificate of Limited Partnership was filed with the Florida Department of State on July 11, 1988, document number A26722, under the name Silver Eagle Distributors Ltd., hereby adopt this Amended and Restated Certificate of Limited Partnership, which is to be effective on the date and as of the time of filing.

1. The name of the limited partnership is **Monch Properties, Ltd.**
2. The street address of the designated office of the limited partnership is:
4417 Granada Blvd.
Coral Gables, FL 33146
3. The name and street address of the registered agent and registered office of the limited partnership are:
Ramon Oyarzun
4417 Granada Blvd.
Coral Gables, FL 33146
4. The names and designated addresses of the General Partners are:

RFO, Inc.
4417 Granada Boulevard
Coral Gables, FL 33146

Chace, Inc.
4406 Anderson Road
Coral Gables, FL 33146
5. The mailing address for the limited partnership is:
P.O. Box 558207
Miami, FL 33255-8207

This Amended and Restated Certificate of Limited Partnership shall supersede and replace the original Certificate of Limited Partnership and any and all amendments thereto.

IN WITNESS WHEREOF, the undersigned general partners have duly executed and is filing this Amended and Restated Certificate of Limited Partnership pursuant to Section 620.1202, of the Florida Revised Uniform Limited Partnership Act, as of the 12th day of September, 2006.

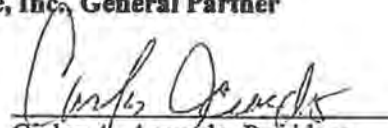
RFO, Inc., General Partner

By:


Ramon F. Oyarzun, President

Chace, Inc., General Partner

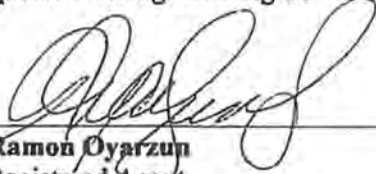
By:


Carlos A. Acevedo, President

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-stated limited partnership, I hereby accept the continued appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

Dated: September ^{27th} 2006



Ramon Oyarzun
Registered Agent

MONROE COUNTY
OFFICIAL RECORDSFILE #1332336
BK#1829 PG#2196

Standard form - January, 1998

DEED OF CONSERVATION EASEMENTTHIS DEED OF CONSERVATION EASEMENT is given this 18 day
of May, 1999, by Ramon Oyarzun(address) 1000 Park of Commerce Blvd.
Homestead, FL 33035

("Grantor") to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Monroe County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); andWHEREAS, the Grantor desires to construct (name of project) Silver Eagle Distributors Inc LTD ("Project") at a site in Monroe County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); andWHEREAS, District Permit No. 990204-15 ("Permit") authorizes certain activities which affect waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1997), over the Property.

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

Prepared by:

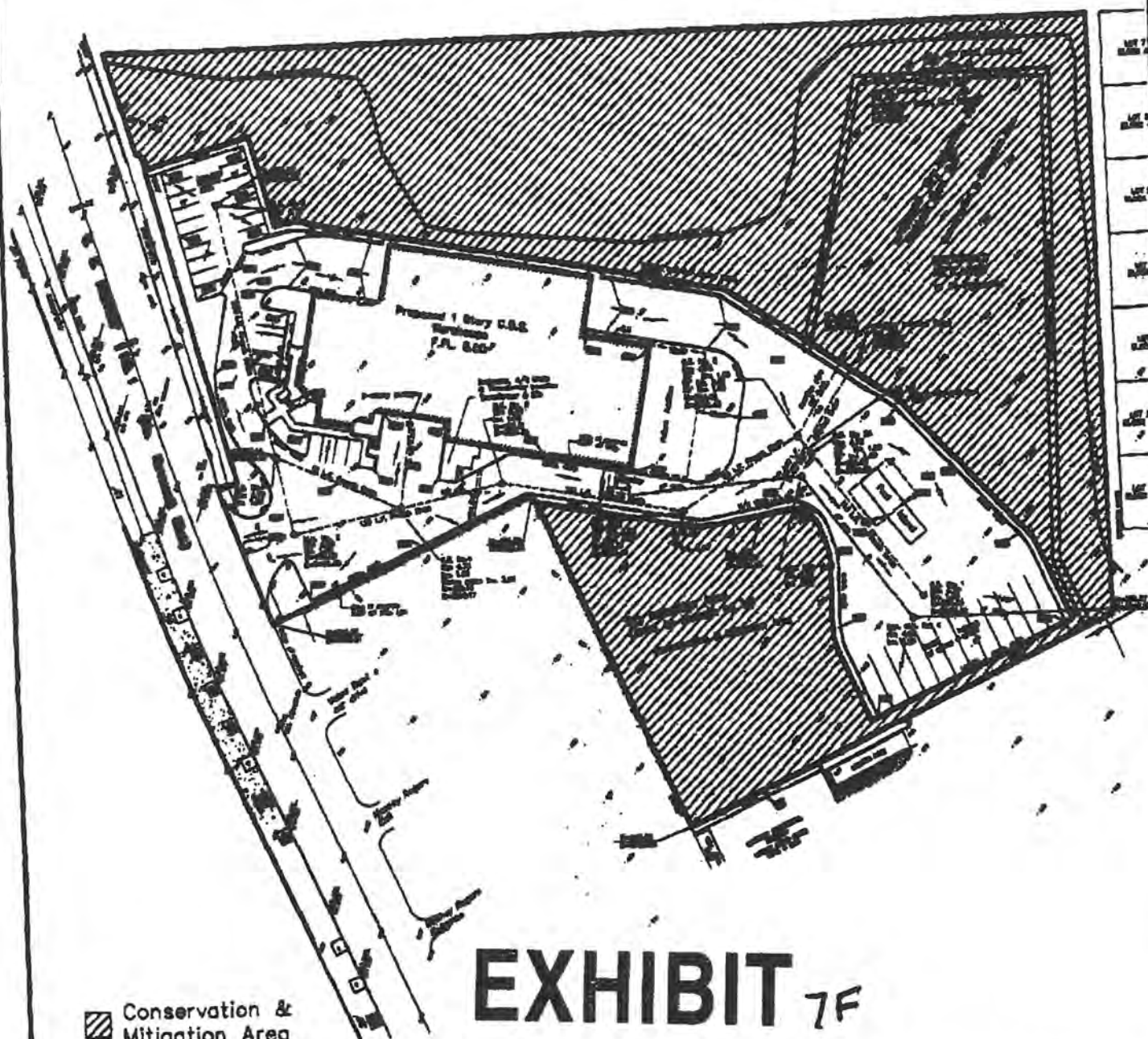
F.H. Hildebrandt

EXHIBIT 7A

1 of 5

RCD Nov 06 2002 04:46PM
DANNY L KOLHAGE, CLERK

SALT RUN CANAL

FILE #1332336
BK#1829 PG#2201

Conservation & Mitigation Area
Total: 3.59± Acres

EXHIBIT 7F

Silver Eagle Distributors
No. Roosevelt Blvd., Key West, Fl. 33040

Conservation & Mitigation Area

Dwn No.:
98-453

Scale: 1"=100'

Ref.

Flood panel No.

Dwn. By: F.H.H.

Date: 5/7/99

Flood Zone:

Flood Elev.

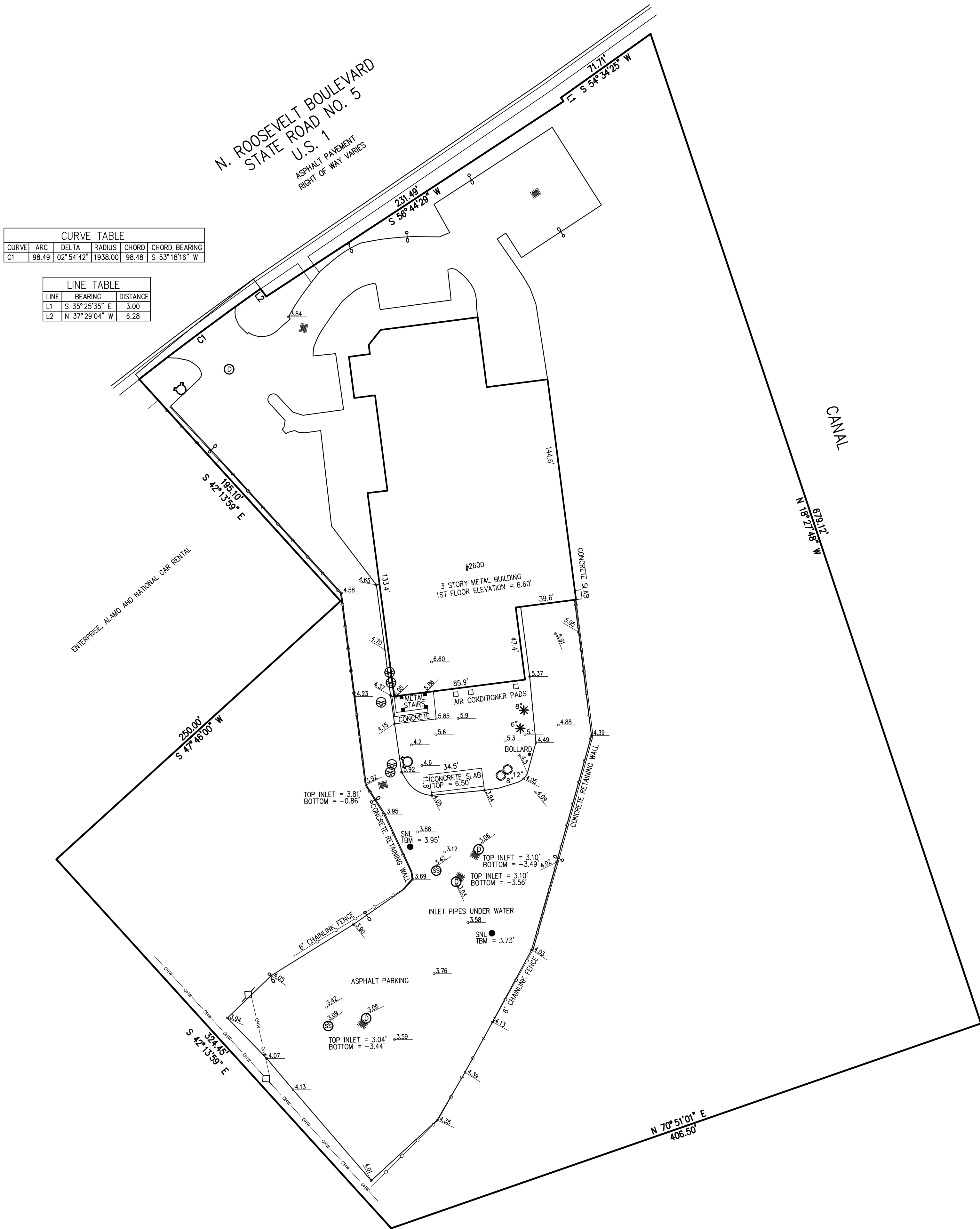
REVISIONS AND/OR ADDITIONS

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237

Prepared by: F.H. Hildebrandt
MONROE COUNTY
OFFICIAL RECORDS

SECTION 33, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA



CURVE TABLE					
CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
C1	98.49	02° 54' 42"	1938.00	98.48	S 53° 18' 16" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35° 25' 35" E	3.00
L2	N 37° 29' 04" W	6.28

LEGEND:

- * = PALM TREE
- ⊙ = DECIDUOUS TREE
- 4.52 = EXISTING ELEVATION
- ⊙ = LIGHT POLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = SANITARY MANHOLE
- ⊙ = WATER VALVE COVER
- ⊙ = SEWER VALVE COVER
- ⊙ = FIRE HYDRANT
- ◇ = UTILITY POLE

ABBREVIATIONS:

- OHW = OVERHEAD WIRES
- SNL = SET NAIL
- TBM = TEMPORARY BENCHMARK

NOTES:

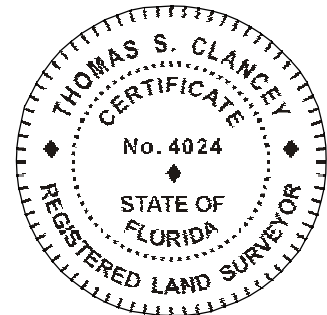
- THIS RECORD & LIMITED TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR AND MAPPER. FIELD WORK WAS COMPLETED ON OCTOBER 15, 2017, WHICH IS THE DATE OF SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF N. ROOSEVELT BOULEVARD HAVING A DEED BEARING OF S 56° 44' 29" W.
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR UNDERGROUND FOUNDATIONS WERE MEASURED AS PART OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OR TITLE REPORT. THERE MAYBE MATTERS OF PUBLIC RECORD NOT SHOWN ON THIS SURVEY.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
- FLOOD ZONE INFORMATION:
COMMUNITY PANEL NUMBER: 120168 1509 K
FLOOD ZONE: AE (EL 8)
REVISED MAP DATE: FEBRUARY 18, 2005

LEGAL DESCRIPTION:

Commencing at the N. E. corner of Block 15, of the Key West Foundation Company's Plat No. 2, as recorded Plat Book 1, Page 189, Public Records of Monroe County, Florida, run Northwestery, Westerly and Southwestery along the Westerly and Southerly right-of-way line (curb line) of Roosevelt Boulevard for a distance of 9055.11 feet to a point on the Southeast right-of-way line of State Road No. 5 (Roosevelt Boulevard/U.S.1), which is at Station 154+97.71, 25.0 feet right, of the Survey Baseline of said State Road No. 5, as shown on State of Florida Department of Transportation Right of Way Map, Section 90010-2519 (1984), said Point also being the Northeast corner of parcel of land described in Deed Book G-66 at Pages 163-164 of the Public Records of Monroe County, Florida; thence run South 19° 05' 28" East for 21.88 feet to the Point of Beginning of the parcel of land hereinafter described; thence run South 54° 34' 25" West for 71.71 feet; thence run South 35° 25' 35" East for 3.0 feet; thence run South 56° 44' 29" West for 231.49 feet; thence run North 37° 28' 48" West for 14.0 feet to a point on a circular curve to the left having the elements of, Radius = 951 feet; a Central Angle of 02° 54' 04"; and an Arc length of 98.83 feet; thence along the chord of said curve run South 51° 04' 03" West for 98.82 feet to the Northeast corner of the lands described in Official Record Book 1120, Page 698 of the Public Records of Monroe County, Florida; thence run South 42° 13' 59" East along the Northeastery line of said lands for 198.98 feet; thence continue along said lands, South 47° 46' 00" West for 250.0 feet to a point along the Northeastery line of lands described in Official Record Book 998, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeastery line of said lands described in Official Records Book 998, Page 8, South 42° 13' 59" East for 324.45 feet; thence run North 70° 51' 01" East for 406.50 feet, more or less, to a point along the Westerly line of a canal; thence run North 18° 27' 48" West along said Westerly line of canal and basin for a distance of 679.15 feet to the Point of Beginning.

Less and except Right of Way taken as described in Official Records Book 2418, Page 1603 of the Public Records of Monroe County, Florida.

Containing 6.06 Acres, more or less.



CHOICE SELF STORAGE SITE
KEY WEST, FLORIDA

FOR: MASER CONSULTING
405 N. REO STREET
TAMPA, FLORIDA 33609

CLANCEY & COMFORT LAND SURVEYORS LLC

PROFESSIONAL SURVEYORS AND MAPPERS
30029 LYNNE DRIVE
LB 8196 WESLEY CHAPEL, FLORIDA 33543
TOM 813 245-4556 JIM 813 995-4930
TCLANCEYPLS@AOL.COM COMFORTSURVEYING052@GMAIL.COM

LIMITED
TOPOGRAPHIC SURVEY

THOMAS S. CLANCEY, PLS No. 4024
FLORIDA REGISTERED SURVEYOR

10/20/2017
DATE OF SIGNATURE

SCALE: 1" = 40'	FIELD BOOK: 1
DRAWN BY: TSC	PAGES: 36
CHECKED BY: XXX	
JOB No.: 170090	SHEET No.: 1 OF 1

