STAFF REPORT

DATE: January 29, 2019

RE: **2222 N. Roosevelt Blvd** (**permit application # T2019-0020)**

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

An application was received requesting Conceptual Landscape Plan Approval with Tree Removal to include the removal of **(1) Silver Buttonwood tree**. The property is being redeveloped into a bank. A site inspection was done and documented the following:

Tree Species: Silver Buttonwood (Conocarpus erectus)

01/17/2019

01/25/2019

01/25/2019

01/25/2019

01/25/2019

01/25/2019

Diameter: 15.2”
Location: 90% (in parking lot planter)
Species: 100% (on protected tree list)
Condition: 50% (overall health is fair, structure very poor-tree trimmed like an umbrella-bad canopy structure, would take many years for this tree to recover a proper canopy)
Total Average Value = 80%
Value x Diameter = 12.1 replacement caliper inches

There is a Pink Tabebuia tree along the rear property line along Patterson Avenue that was damaged by Hurricane Irma. The tree is a not regulated tree, as per code, since it is less than 24” diameter (12.4” diameter).

The plant palette for the landscape plan does appear to be 70% native vegetation. An accurate, detailed design plan must be submitted for review to the Urban Forester prior to Planning Board.

Recommend approval of the Conceptual Landscape Plan to include the approval to remove (1) Silver Buttonwood tree with the required 12.1 caliper inches of approved replacement trees incorporated into the landscape plan.

01/17/2019

CMP-DUTY
01/25/2019

01/25/2019

Site Photos

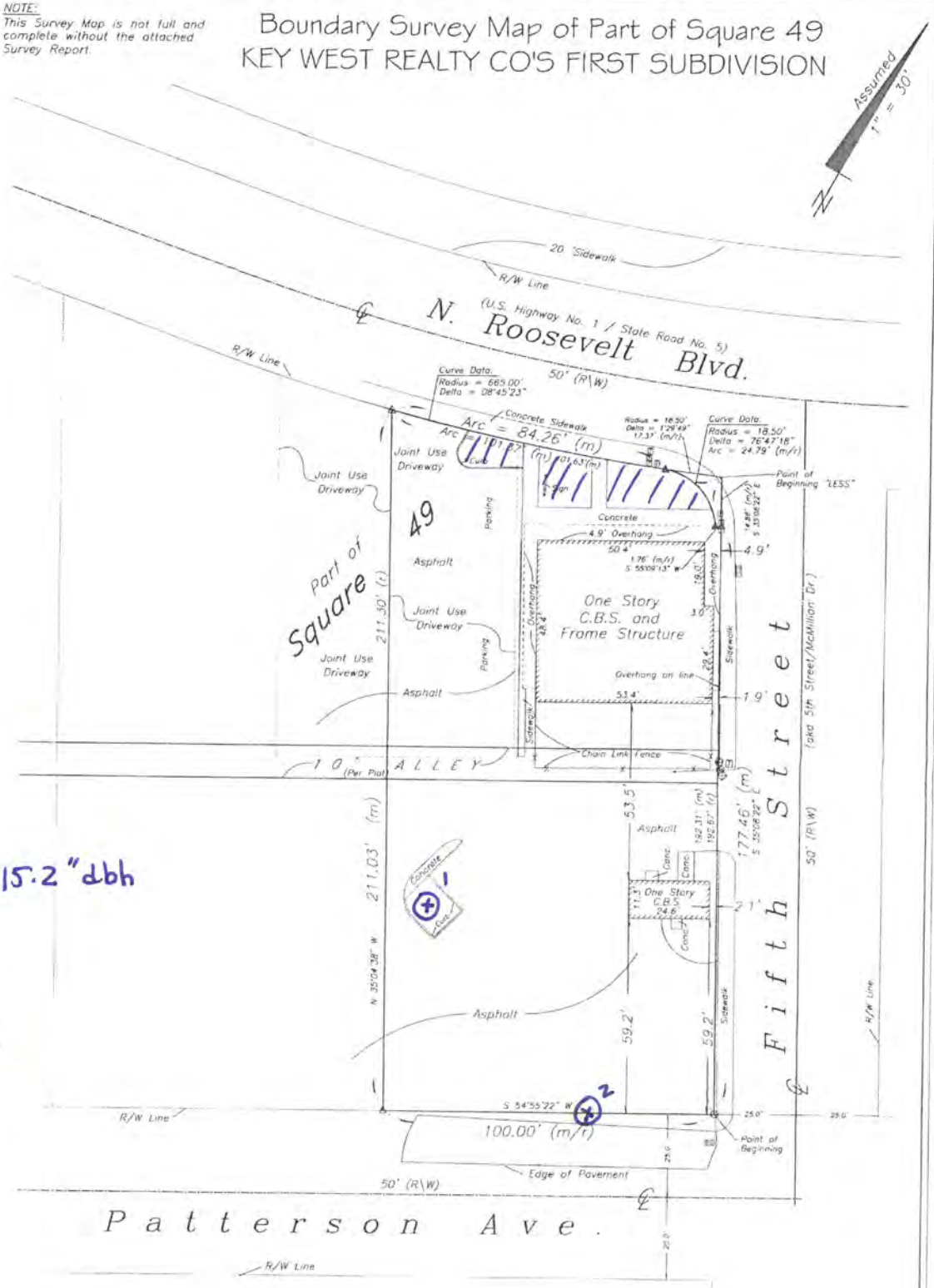
01/17/2019

01/17/2019

01/17/2019

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Boundary Survey Map of Part of Square 49
KEY WEST REALTY CO'S FIRST SUBDIVISION



Existing grass areas

1- Silver Buttonwood 15.2" dbh

2- Pink Tabebuia 12.4" dbh

LEGEND

- Δ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (Survey Marker)
- O Set 3/4" Iron Pipe w/cap (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- Conc. Concrete
- R\W Right of Way
- ℄ Centerline
- C.B.S. Concrete Block Structure
- Utility Pole
- BellSouth Box
- Catch Basin
- Traffic Utility Lid or Sign

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Application

RECEIVED
JAN 11 2018
BY: NLH

City of Key West Tree Commission

2019-0020

Conceptual Landscape.

Tree Permit Application

Date: January 8, 2019

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2222 N. Roosevelt
Cross/Corner Street
List Tree Name(s) and Quantity See attached plan for information
Species Type(s) check all that apply ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure
Reason(s) for Application:
( ) REMOVE ( ) Tree Health ( ) Safety ( ) Other/Explain below
( ) TRANSPLANT ( ) New Location ( ) Same Property ( ) Other/Explain below
( ) HEAVY MAINTENANCE ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction
Additional Information and Explanation

Property Owner Name 2222 NORTH INC. / Peter S. Batty
Property Owner eMail Address 3726 Duck Ave Key West
Property Owner Mailing Address Peter@UAIGkw.com
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 394-1578
Property Owner Signature

Representative Name Keith Oropeza
Representative eMail Address koropeza@smeinc.com
Representative Mailing Address 1615 Edgewater Drive
Representative Mailing City Orlando **State** FL **Zip** 32804
Representative Phone Number (407) 222 - 9583

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

Tree Representation Authorization form attached ( )

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

Please identify tree(s) with colored tape

See attached plans for removals and replacements.

1- Silver buttonwood
1- Pink Tabebuia
NRR 24" dbh

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

Updated: 02/22/2014

Tree Representation Authorization

Date: January 8, 2019

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 _____

Property Owner Name 2222 North Inc.
Property Owner eMail Address Peter@VAIGKW.com
Property Owner Mailing Address 3424 Duck Ave.
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 394 - 1518
Property Owner Signature _____

Representative Name Keith Oropeza
Representative eMail Address koropeza@smeinc.com
Representative Mailing Address 1615 Edgewater Drive
Representative Mailing City Orlando **State** FL **Zip** 32804
Representative Phone Number (407) 222 - 9583

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

Property Owner Signature _____

The forgoing instrument was acknowledged before me on this 10th day January 2019

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

NOTARY PUBLIC
Sign Name: Mary P. Alley-Draper Notary Public - State of Florida (seal)
Print Name: MARY P. ALLEY-DRAPER
My Commission Expires: 9/3/22

MARY P. ALLEY-DRAPER
MY COMMISSION # GG 248875
EXPIRES: September 3, 2022
Bonded Thru Notary Public Underwriters

Updated: 02/22/2014

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
KOAA INC.

Filing Information

Document Number	538349
FEI/EIN Number	59-1751175
Date Filed	06/29/1977
State	FL
Status	ACTIVE

Principal Address

2222 NO. ROOSEVELT BLVD.
KEY WEST, FL 33040

Changed: 04/18/2013

Mailing Address

2222 NO. ROOSEVELT BLVD.
KEY WEST, FL 33040

Changed: 07/12/1982

Registered Agent Name & Address

SANDS, MERRELL F. III
1523 4TH STREET
KEY WEST, FL 33040

Address Changed: 03/19/1998

Officer/Director Detail

Name & Address

Title PST

CROCKETT, ALVIN B.,JR.
3320 RIVIERA DRIVE
KEY WEST FL AF

Title VD

CROCKETT, ALVIN B.,JR.
3320 RIVIERA DRIVE
KEY WEST, FL

City of Key West Tree Commission

Tree Representation Authorization

Date: 01.14.2019

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 2222 N. ROOSEVELT BLVD.

Property Owner Name ALVIN B. CROCKET
Property Owner eMail Address N/A
Property Owner Mailing Address 3320 RIVIERA DRIVE
Property Owner Mailing City KEY WEST **State** FL **Zip** 33040
Property Owner Phone Number ( )
Property Owner Signature

Representative Name 2222 NORTH INC. / PETER PATTY JR.
Representative eMail Address ~~2222 N. ROOSEVELT~~ PETER@UNITED ATLANTIC INSURANCE.COM
Representative Mailing Address 2222N. ROOSEVELT BLVD. / P.O. BOX 5925
Representative Mailing City KEY WEST **State** FL **Zip** 33040 / 33045
Representative Phone Number (305) 394-1518

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

Property Owner Signature

The forgoing instrument was acknowledged before me on this 14th day January 2019.

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

NOTARY PUBLIC
Sign Name: Mary P. Alley-Draper
Print Name: MARY P. ALLEY-DRAPER
My Commission Expires: 9/3/22

Notary Public - State of Florida (seal)

MARY P. ALLEY-DRAPER
MY COMMISSION # GG 248875
EXPIRES: September 3, 2022
Bonded Thru Notary Public Underwriters

Updated: 02/22/2014

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720

RECEIVED
JAN 11 2018
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 _____

Please print or type:

1) Site Address 2222 NORTH ROOSEVELT BOULEVARD
2) Name of Applicant A20 ARCHITECTURE, LLC.
3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
4) Address of Applicant 1107 KEY PLAZA #130
KEY WEST, FLORIDA 33040
5) Applicant's Phone # 305. 360. 8644 Email a20architecture@gmail.com
6) **Email Address**: PETER@UNITED ATLANTIC INSURANCE.COM
7) Name of Owner, if different than above 2222 NORTH INC.
8) Address of Owner 2222 NORTH ROOSEVELT BLVD. / P.O. BOX 5925
9) Owner Phone # 305. 394. 1518 Email _____
10) Zoning District of Parcel CG RE# 00051100-000000
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).

RENOVATION OF DETERIORATED EXISTING BUILDING TO ACCOMMODATE CONFORMING, PROPOSED USE AS BANK. REAR STORAGE BUILDING TO BE DEMOLISHED, AND BUILDING COVERAGE TO BE REALLOCATED AS DRIVE-UP TELLER STATIONS, COMPLIANT WITH SETBACKS. EXISTING STRUCTURE TO BE FLOOD PROOFED TO COMPLY WITH FEMA REGULATIONS. EXISTING PARKING TO BE RE-STRIPED, AND WILL PROVIDE [1] ADA COMPLIANT PARKING STALL. IMPERVIOUS SURFACE TO BE IMPROVED BY ADDITION OF LANDSCAPED AREAS.

COMMERCIAL TRIPLE NET LEASE AGREEMENT

By and Between

KOAA, LLC, a Virginia Limited Liability Company ("Lessor")

and

2222 North, Inc., a Florida corporation ("Lessee")

and

Peter Batty; and
Jeff Searcy (collectively "Guarantors" and each individually "Guarantor")

For the Premises Located at

2222 North Roosevelt Boulevard, Key West, FL 33040

DATED: August 6, 2018

Karen DeMaria

From: Keith Oropeza <koropeza@smeinc.com>
Sent: Friday, January 18, 2019 1:35 PM
To: Karen DeMaria
Cc: A2O Architecture
Subject: : 2222N Roosevelt (Yamaha Building)
Attachments: L1.0_2019-01-18.pdf

Hi Karen,
Attached please find a revised plan for 2222 N. Roosevelt (Yamaha Building).
I've added more materials as you suggested. Looking for the site survey. Will forward once I have it.
I'd like to remove the Buttonwood and Tab. And go with new materials.

Thank you, Keith

From: Wenjun "Lulu" Lu
Sent: Friday, January 18, 2019 11:50 AM
To: Keith Oropeza <koropeza@smeinc.com>
Subject: 2222N Roosevelt

Keith,

Here is the revised plan.

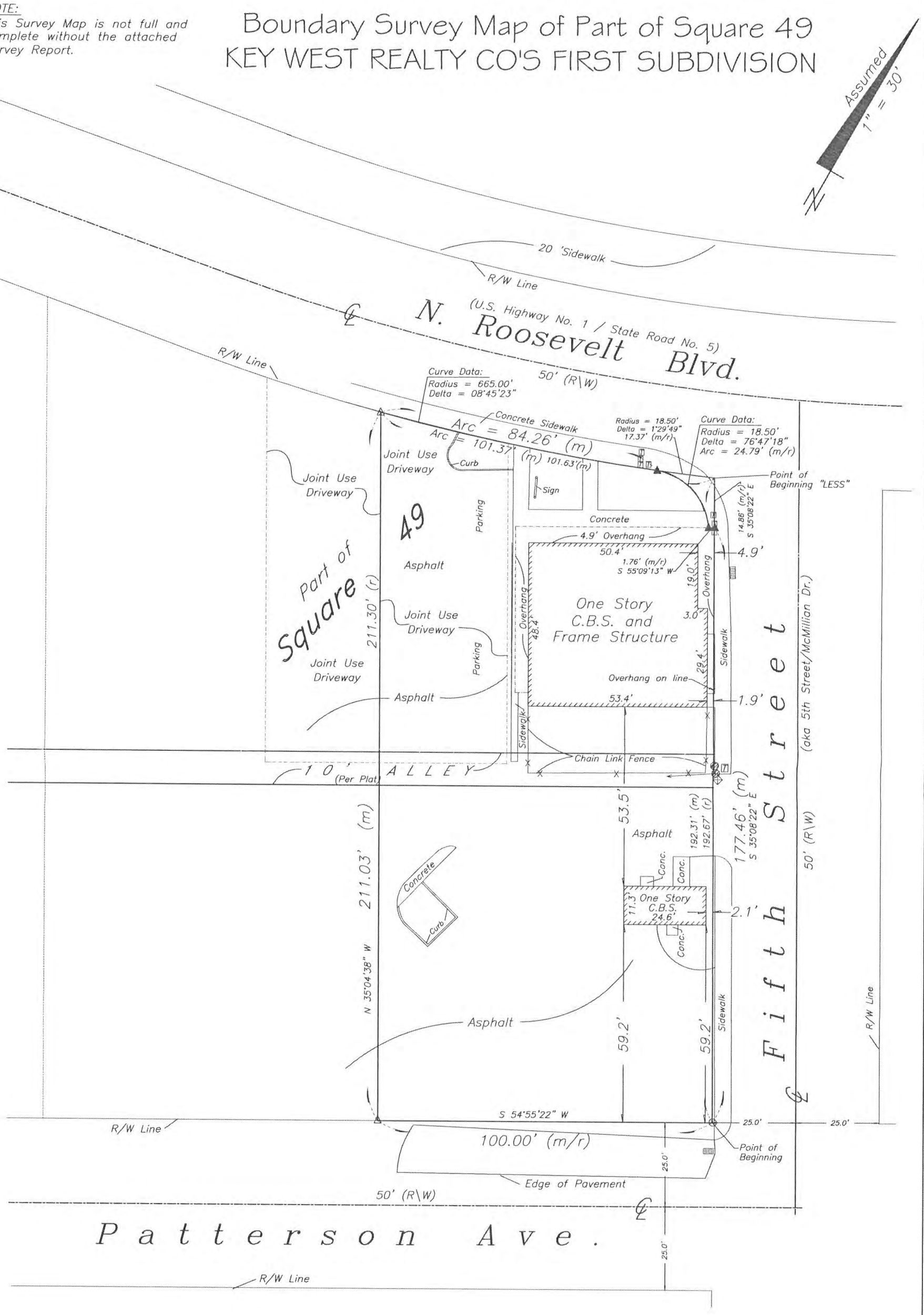
Lulu

Wenjun "Lulu" Lu
Landscape Designer

S&ME
1615 Edgewater Drive, Suite 200
Orlando, FL 32804 map
O: 407.975.1273
C: 352.278.5789
www.smeinc.com
LinkedIn | Twitter | Facebook | Instagram

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Boundary Survey Map of Part of Square 49
KEY WEST REALTY CO'S FIRST SUBDIVISION



LEGEND

△	Set Nail & Disc (6298)	R\W	Right of Way
▲	Found Nail & Disc (Survey Marker)	℄	Centerline
○	Set 3/4" Iron Pipe w/cap (6298)	C.B.S.	Concrete Block Structure
(M)	Measured		Utility Pole
(R)	Record		BellSouth Box
(M/R)	Measured & Record		Catch Basin
Conc.	Concrete		Traffic Utility Lid or Sign

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Part of Square 49
KEY WEST REALTY CO'S FIRST SUBDIVISION

NOTES:

1. *The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.*
2. *Underground foundations and utilities were not located.*
3. *All angles are 90° (Measured & Record) unless otherwise noted.*
4. *Street address: 2222 North Roosevelt Blvd., Key West, FL.*
5. *This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
6. *Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.*
7. *Bearings are assumed and based on the Westerly R/W of Fifth Street. as N 35°08'22" E.*
8. *Date of field work: November 16, 2018*
9. *Ownership of fences is undeterminable, unless otherwise noted.*
10. *Adjoiners are not furnished.*
11. *The Survey Report is not full and complete without the attached Survey Map.*

BOUNDARY SURVEY OF:

On the Island of Key West and known on Key West Realty Company's First Subdivision of Part of Tract 21 and Lots 1,2,3,4, and 5, map of which said subdivision is duly recorded in Plat Book 1, at Page 43 of the Public Records of Monroe County, Florida, as Part of Square 49 and adjacent lands described as follows:
Commencing at the corner of Patterson Avenue and 5th Street and running along Patterson Avenue in a Southeasterly direction 100 feet; thence at right angles in a Northwesterly direction 211.30 feet to a point that intersects Roosevelt Boulevard, as existing on January 1963; thence Northeasterly and meandering along Roosevelt Boulevard 101.37 feet along a curve to the intersection of 5th Street and Roosevelt Boulevard; thence in a Southeasterly direction along 5th Street 192.67 feet to the Place of Beginning at the corner of 5th Street and Patterson Avenue.
a/k/a 2222 Roosevelt Boulevard, Key West, Florida.

LESS

A portion of Block 49 of Plat of Key West Realty Co's First Subdivision of Tract 21, and Lots 1,2, 3, 4 and 5, Island of Key West, lying according to the Plat thereof in Plat Book 1, at Page 43, of the Public Records of Monroe County, Florida, Southerly of the Existing Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No. 5, Section 90010, more particularly described as follows:
Beginning at the Point of intersection of the Westerly Right-of-Way Line of 5th Street as shown on said plat of Key West Realty Co's First Subdivision of Part of Tract 21, and Lots 1,2,3,4, and 5, Island of Key West and the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence S 35°08'22" E along the Westerly Right-of-Way line of 5th Street for a distance of 14.86 feet; thence S 55°09'13" W, departing the previously described Right-of-Way Line, for a distance of 1.76 feet to a point on a circular curve concave to the Southwest and said point bears N 50°53'56" E from the center of said curve; thence Northwesterly, along the arc of said curve to the left, having a radius of 18.50 feet and a central angle of 76°47'18" for a distance of 24.79 feet to a point of cusp with a circular curve concave to the Northwest, said point bears S 27°20'08" E from the center of said curve and said point also being on the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence Northeasterly, along the said Southerly Right-of-Way and along the arc of said curve to the left, having a radius of 665.00 feet and a central angle of 01°29'49" for a distance of 17.37 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: 2222 North Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

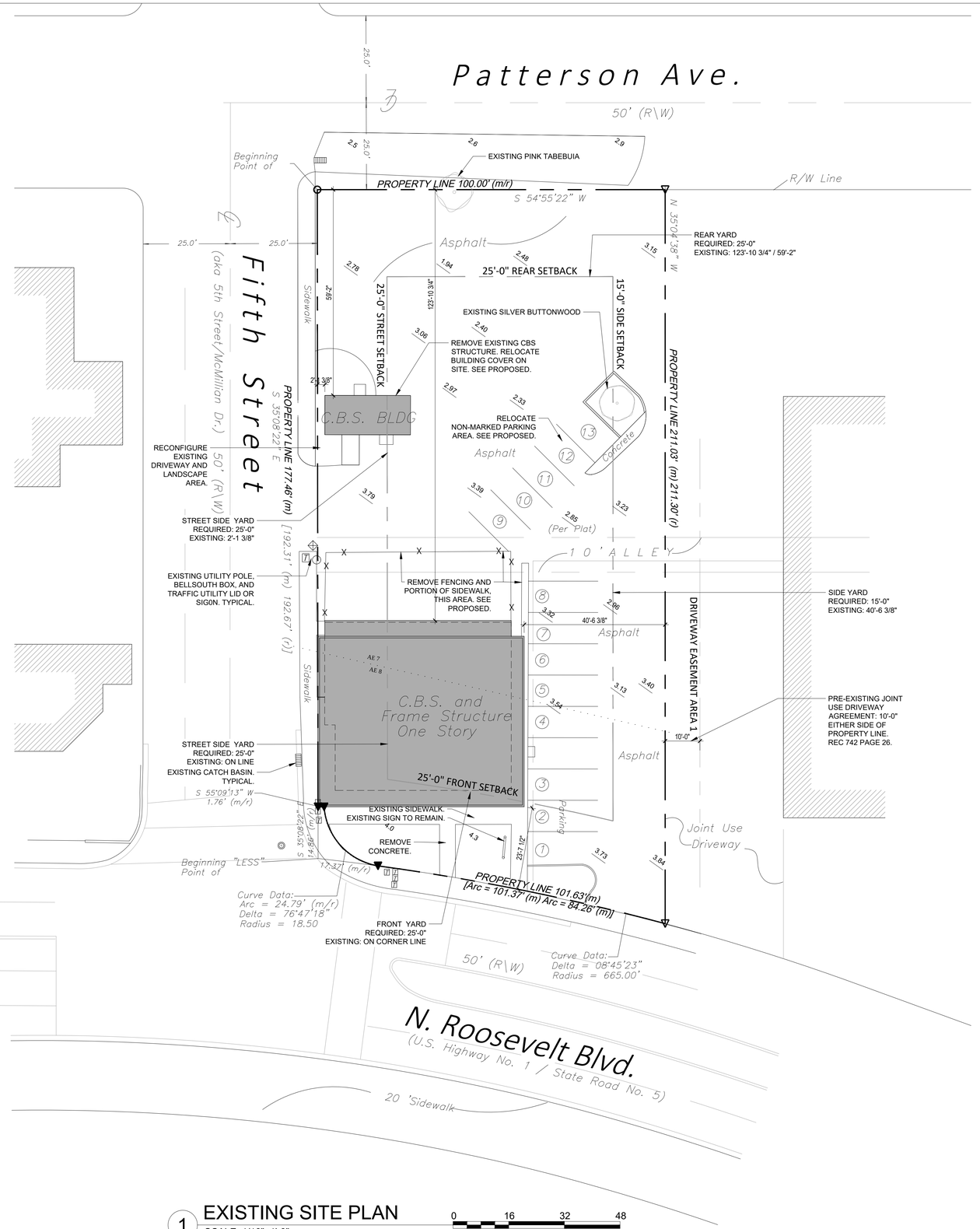
December 7, 2018

THIS SURVEY IS NOT ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROJECT SITE DATA		
2222 N. ROOSEVELT BLVD., KEY WEST, FLORIDA 33040		
REAL ESTATE NO.: 00051100-000000		
ZONING DISTRICT / LAND USE	CG COMMERCIAL GENERAL	
FLOOD ZONE	AE 7 / AE8	
CODE REQUIREMENTS:		EXISTING
LOT SIZE [TOTAL]	15,000 SF	19,934 SF
HEIGHT		
PRINCIPLE STRUCTURE	30'-0"	12'-11 3/4"
ACCESSORY STRUCTURE	30'-0"	9'-2"
SETBACKS [PRINCIPLE STRUCTURE]		
FRONT YARD	25'-0"	0'-0" / 27'-3 1/2"
STREET SIDE YARD	20'-0"	0'-0"
SIDE YARD	15'-0"	40'-6 3/8"
REAR YARD	25'-0"	123'-10 3/4"
SETBACKS [ACCESSORY STRUCTURE]		
FRONT YARD	25'-0"	N/A
STREET SIDE YARD	20'-0"	2'-1 3/8"
SIDE YARD	15'-0"	N/A
REAR YARD	25'-0"	59'-2"
FLOOR AREA RATIO	0.8	.17
BUILDING COVERAGE [TOTAL]	40% [7,973.6 SF]	17.2% [3,429.4 SF]
PRINCIPLE STRUCTURE	-	3,151.1 SF
ACCESSORY STRUCTURE	-	278.3 SF
IMPERVIOUS COVERAGE [TOTAL]	60% [11,960.4 SF]	93.8% [18,698.7 SF]
OPEN SPACE / LANDSCAPE [TOTAL]	20% [3,986.8 SF]	6.2% [1,235.3 SF]
PARKING LOT	10% PARKING AREA [511.4 SF]	6.8% [352.5 SF]
ADDITIONAL / BUFFER [SEC.108-347]	NOT REQUIRED	882.8 SF
PARKING [TOTAL]	8 SPACES	13
CAR [STANDARD] SEC 108-572 (15)	1:300 SF GROSS	13
CAR [ACCESSIBLE] SEC 108-650	UP TO 25 STANDARD=1	0



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

0 16 32 48
GRAPHIC SCALE: 1/16" = 1'-0"

A2O ARCHITECTURE
1107 KEY PLAZA #130, KEY WEST FL 33040
PH: 305-968-8441 | EMAIL: A2OARCHITECTURE@GMAIL.COM
WEB: WWW.A2OARCHITECTURE.COM
PROF. REG. AA-0003097

ARCHITECT:
KEITH A. FORSYTH, R.A.
LICENSE NO. AR0017630
EXPIRATION DATE: 02/24/19

CONSULTANTS:
SEE PROJECT TEAM ON CS.D

2222 NORTH INC.
COMMERCIAL RENOVATION
2222 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA 33040

SUBMISSIONS:

TITLE: EXISTING SITE PLAN

PROJECT #: 18.48

SHEET: LE-1

JAN. 11, 2019

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS | PLOTTED: 12/22/2019 6:04 PM

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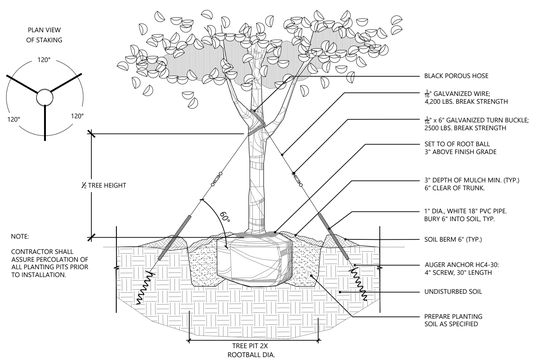
Suggested Trees/Palms:

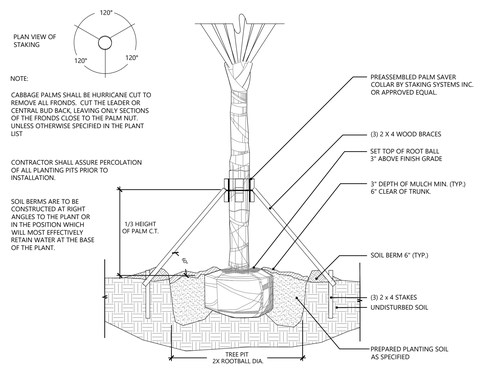
Gumbo Limbo (Bursera simaruba)	3" Cal.
Jamaican Dogwood (Piscidia piscipula)	3" Cal.
Wax Myrtle (Myrica)	8'-10' H.T.
Paradise Tree (Simarouba glauca)	/
Sabal Palm (Sabal palmetto)	14' C.T.

Suggested Shrubs/Groundcovers:

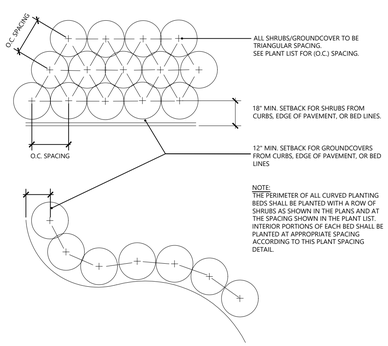
West Indian Jasmine (Ixora)	3 Gal.
Cocoplum (Chrysobalanus icaco)	3 Gal.
Coffee (Coffea)	3 Gal.
Asian Jasmine (Trachelospermum asiaticum)	1 Gall.



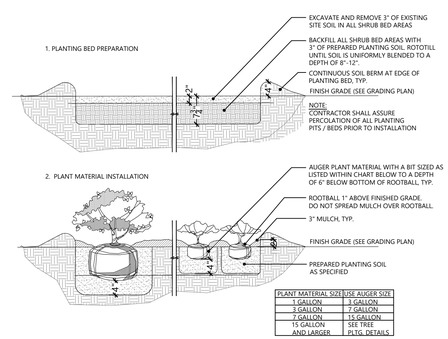
1 Canopy Tree Planting Detail
SCALE: NTS



2 Palm Planting Detail
SCALE: NTS

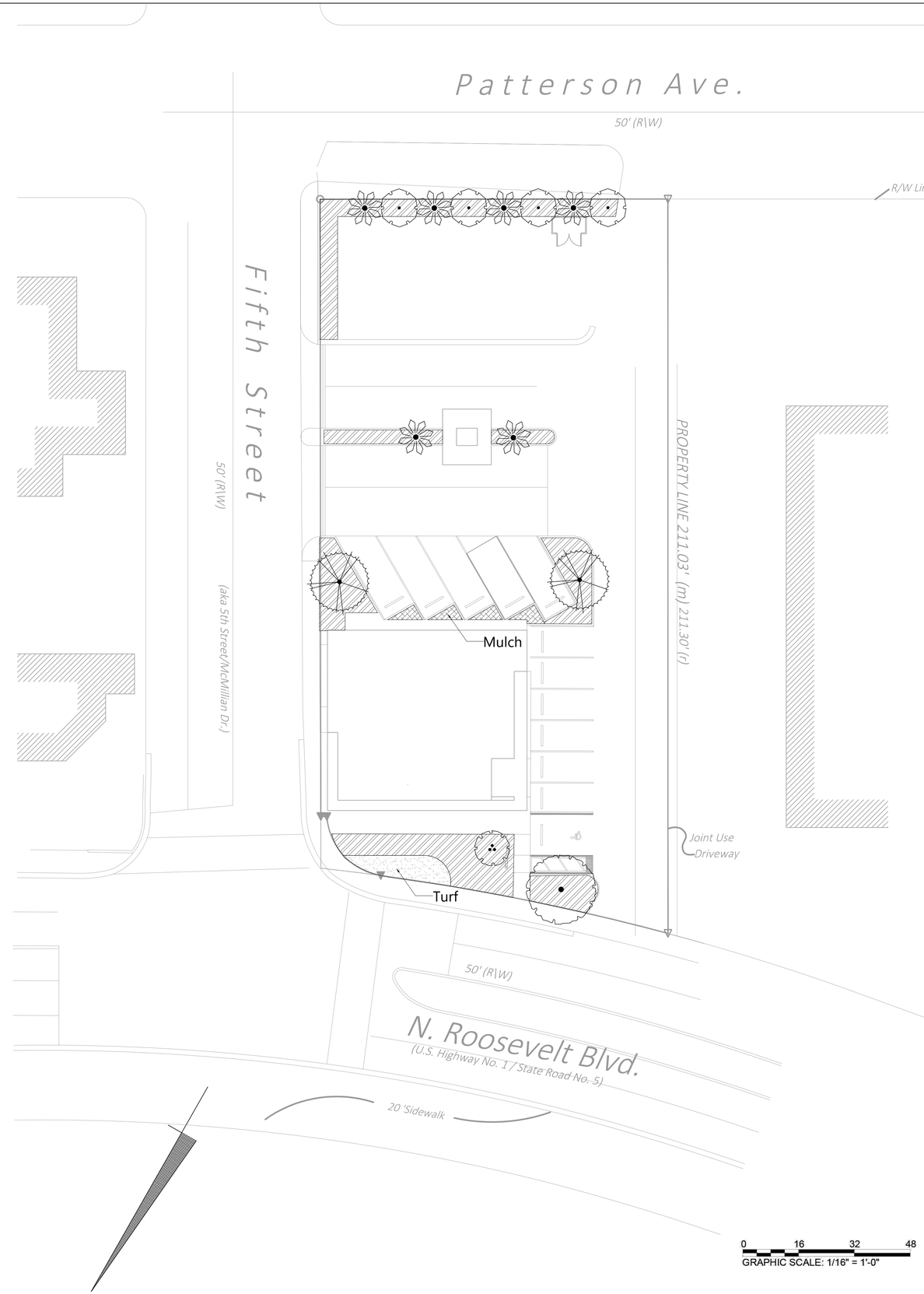


3 Shrub Spacing Detail
SCALE: NTS



PLANT MATERIAL SIZE	USE AUGER SIZE
1 GALLON	3 GALLON
3 GALLON	7 GALLON
7 GALLON	15 GALLON
15 GALLON AND LARGER	SEE TREE PLTG. DETAILS

4 Shrub Planting Detail
SCALE: NTS



A2O ARCHITECTURE
1207 FIFTH STREET, KEY WEST, FL. 33040
PH: 305-294-1835 FAX: 305-294-2094 EMAIL: A2O@A2OARCHITECTURE.COM
URL: WWW.A2OARCHITECTURE.COM
PROF. REG: AA26000682

ARCHITECT:
Keith Oropaza
Landscape Architect
LA 0001023
JULIETA A. GORDON, B.LA.
LICENSE NO. AR97903
EXPIRATION DATE: 02/26/20

CONSULTANTS:

SUBMISSIONS:

DE NOVO KEY WEST HOLDINGS INC.
2222 NORTH ROOSEVELT BLVD.
KEY WEST, FLORIDA 33040

TITLE:
CONCEPTUAL LANDSCAPE PLAN

PROJECT #: 18.48

SHEET:
L1.0

JAN. 10, 2019

DRAWING SIZE: 24X36 | 1SH | 1SH | ANSI SCALE DRAWINGS | PLOTTED: 2/20/2019 4:13 PM

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