

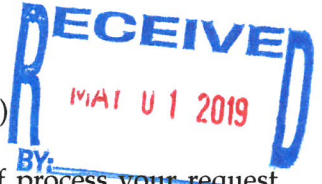
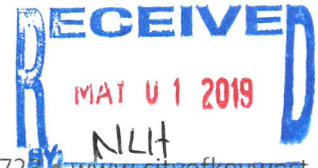
Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3725 • www.cityofkeywest-fl.gov



Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1980 N. Roosevelt Blvd

Zoning District: CG 00051870-00100 Real Estate (RE) #:

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Meridian Engineering LLC

Mailing 201 Front St. Ste 203

Address:

City: Key West State: FL 33040 Zip:

Home/Mobile Phone: 305-293-3263 Office: 305-481-0400 Fax:

Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: 1980 N. Roosevelt Blvd LLC

Mailing 1709 Atlantic Ave

Address:

City: Key West State: FL 33040 Zip:

Home/Mobile Phone: Office: Fax:

Email: bruce.boros@urgentcarefloridakeys.com

Description of Proposed Construction, Development, and Use: Addition to an existing structure. Addition will be used for doctor office, patient rooms and testing equipment

List and describe the specific variance(s) being requested:

Rear yard and side yard setbacks

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents:

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	CG			
Flood Zone	AE7			
Size of Site	16,411 SF			
Height	20	20'	25' 13'-3"	NONE
Front Setback	25	46'-8"	46'-8"	NONE
Side Setback	15	4'-3"	5'-0"	YES
Side Setback	15	50'-8"	38'-8"	NONE
Street Side Setback	20			—
Rear Setback	25	29'-6"	5'-0"	YES
F.A.R	0.8	0.14	0.22	NONE
Building Coverage	40%	3007 (18.3)	4400 (26.8)	NONE
Impervious Surface	60%	14,856 (90)	14856 (90)	NONE
Parking	10	28	9	NONE
Handicap Parking	1	2	2	NONE
Bicycle Parking	—	—	—	NONE
Open Space/ Landscaping	20%	1555 (9.47)	1555 (9.47)	NONE
Number and type of units	—			—
Consumption Area or Number of seats	—			—

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The current lot has an urgent care facility located there.

There is a need for additional services there. The current structure is not large enough.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The current structure was existing when the owner purchased the property

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Special privileges are not conferred

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Setbacks in CG zone are restrictive.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only min. variance is proposed

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Project is beneficial to public welfare

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses not considered

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Stormwater management plan

Warranty Deed

Prepared by and return to:

Susan M. Cardenas, Esq.

Attorney at Law

Oropeza Stones Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 18-566

Consideration: \$725,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of February, 2019 between Gayle McLaughlin, as duly appointed Successor Trustee of the Pizza Realty Trust, under Declaration of Trust Establishing Pizza Realty Trust dated July 12, 1984 whose post office address is 22 Washington Street, Norwell, MA 02061, grantor, and 1980 N Roosevelt Blvd LLC, a Florida limited liability company whose post office address is 1709 Atlantic Blvd, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and being the Westerly 30.31 feet of Lot 6 and the Easterly 69.69 feet of Lot 5, Block 6, SUNSHINE SUBDIVISION PLAT NO. 3, as recorded in Plat Book 2, Page 169, Monroe County, Florida Public Records.

Parcel Identification Number: 00051870-000100

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NOT NOW AND NEVER HAS BEEN THE DOMICILE NOR THE HOMESTEAD OF: (i) GAYLE MCLAUGHLIN, SUCCESSOR TRUSTEE OF THE GRANTOR TRUST, OR (ii) R. CHRISTIAN HAUFLE, JR. a/k/a ROBERT C. HAUFLE, JR., SETTLOR, NOR HIS OR HER SPOUSE, NOR ANY OF HIS OR HER IMMEDIATE HOUSEHOLDS, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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:

**THE PIZZA REALTY TRUST UNDER DECLARATION
OF TRUST ESTABLISHING PIZZA REALTY TRUST
DATED JULY 12, 1984,**

Madeleine Byrne
Witness Name: Madeleine Byrne

Elizabeth R. Mackay
Witness Name: Elizabeth R. Mackay

Gayle McLaughlin, Trustee
By: Gayle McLaughlin, as Successor Trustee

State of Massachusetts
County of Plymouth

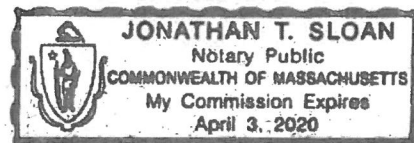
The foregoing instrument was acknowledged before me this 14th day of February, 2019 by Gayle McLaughlin, as Successor Trustee of the Pizza Realty Trust, under Declaration of Trust Establishing Pizza Realty Trust dated July 12, 1984, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Jonathan T. Sloan, Esq.
Notary Public

Printed Name: Jonathan T. Sloan

My Commission Expires: April 3, 2020



Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00051870-000100
Account# 1052507
Property ID 1052507
Millage Group 10KW
Location 1980 N ROOSEVELT Blvd, KEY WEST
Address
Legal SUNSHINE SUB PLAT NO 3 PB2-169 THE E'LY 69.69 FT OF LOT 5 & W'LY 30.31 FT OF
Description LOT 6 BLK 6 OR84-413 OR535-549 OR538-152 OR567-925 OR916-1744 OR2950-0075
 (Note: Not to be used on legal documents.)
Neighborhood 31040
Property PROF. BLDG (1900)
Class
Subdivision Sunshine Subdivision Plat No. 3
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

1980 N ROOSEVELT BLVD LLC
 1709 Atlantic Blvd
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$213,005	\$213,005	\$258,601	\$271,371
+ Market Misc Value	\$17,485	\$17,485	\$17,485	\$15,396
+ Market Land Value	\$634,971	\$350,905	\$351,750	\$351,750
= Just Market Value	\$865,461	\$581,395	\$627,836	\$638,517
= Total Assessed Value	\$639,535	\$581,395	\$627,836	\$638,517
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$865,461	\$581,395	\$627,836	\$638,517

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM DRY HIGHWAY (10DH)	15,472.00	Square Foot	100	164

Commercial Buildings

Style PROFESSIONAL BLDG / 19C
Gross Sq Ft 2,690
Finished Sq Ft 1,800
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1973
Year Remodeled
Effective Year Built 2000

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,800	1,800	0
OPF	OP PRCH FIN LL	560	0	0
SBF	UTIL FIN BLK	330	0	0
TOTAL		2,690	1,800	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1972	1973	1	1764 SF	1
ASPHALT PAVING	1979	1980	1	12900 SF	2
FENCES	1997	1998	1	1620 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/14/2019	\$725,000	Warranty Deed	2207565	2950	0075	32 - Unqualified	Improved
2/1/1974	\$120,650	Conversion Code		567	925	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0069	1/12/2015		\$28,700		REPAVE 10750 SF AND RESTRIPE
13-3570	8/27/2013	10/8/2014	\$6,500	Commercial	INSTALL SIGN (ADVANCED URGENT CARE)
13-2996	7/16/2013		\$72,000	Commercial	EXT. 200A 208V-4 WIRE UNDER GROUND SERVICE TO BE CHANGED TO 200A/480V INSTALL NEW METER CAN, MAIN 75KVA TRANSFORMER, PANEL DP, 2 PANEL N'S REFEED EXT. INT. 200AMP PANEL. ROOF TOP SIGN. GENERATION AND SMALL RTV AND TWO EVAP COILS.
13-2665	6/19/2013	10/8/2014	\$15,000	Commercial	REPLACE 11 DOORS INTO EXISTING OPENINGS. MOVE NON-STRUCTURAL WALL 15 X 8.
12-3196	9/5/2012		\$2,300	Commercial	9 MIL- 5/5 4' X 24', 4' X 8', 2'X 24' MOUNTED TO FRONT AND SIDES OF BUILDING WITH CONCRETE TAPCONS INTO SHEET METAL W/ SELF TAPPING STAINLESS STEEL SCREWS.
07-4180	2/28/2007	2/28/2007	\$0	Commercial	ISSUED C/O
06-6805	12/29/2006	1/28/2007	\$10,000	Commercial	INSTALL 7.5 TON A/C-AFTER HE FACT
06-6802	12/26/2006	1/28/2007	\$10,000	Commercial	INSTALL 7.1/2 TON A/C
06-4729	8/9/2006	12/20/2006	\$1,300	Commercial	ADD 1 FLOOR DRAIN.
06-1777	3/17/2006	12/20/2006	\$8,900	Commercial	INSTALL 1300 SF HARDI PLANK SIDING, SOFFITT, FASCIA, SHEATHING, & PAINT.
05-4538	3/16/2006	12/20/2006	\$7,500	Commercial	INSTALL ELECTRICAL FOR RENOVATION.
05-4595	11/30/2005	12/31/2005	\$2,450	Commercial	INSTALL ONE ADA BATHROOM
05-2977	9/1/2005	12/31/2005	\$38,000	Commercial	REMODEL INTERIOR OF BUILDING
05-1204	4/14/2005	12/31/2005	\$12,000	Commercial	DEMO INTERIOR PARTITIONS
03-3574	10/9/2003	11/23/2004	\$900	Commercial	R&R METER CAN
02-3473	1/13/2003	1/20/2003	\$1,900	Commercial	NEW SIGN CIRCUT
02-3473	1/13/2003	9/17/2003	\$1,900	Commercial	SIGN APPLICATION
02-2034	7/26/2002	11/1/2002	\$15,000	Commercial	ROOFING
98-1992	6/24/1998	7/1/1998	\$4,800	Commercial	AIR COND DUCT
98-0009	1/9/1998	1/16/1998	\$5,000	Commercial	INSTALL FENCE
97-0495	2/1/1997	8/1/1997	\$13,000	Commercial	MECHANICAL
E95-3950	11/1/1995	12/1/1995	\$200	Commercial	1-OUTLET/SWITCH
B95-0891	3/1/1995	9/1/1995	\$2,000	Commercial	PAINT
B95-0987	3/1/1995	9/1/1995	\$4,400	Commercial	PAINT INTERIOR

Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

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

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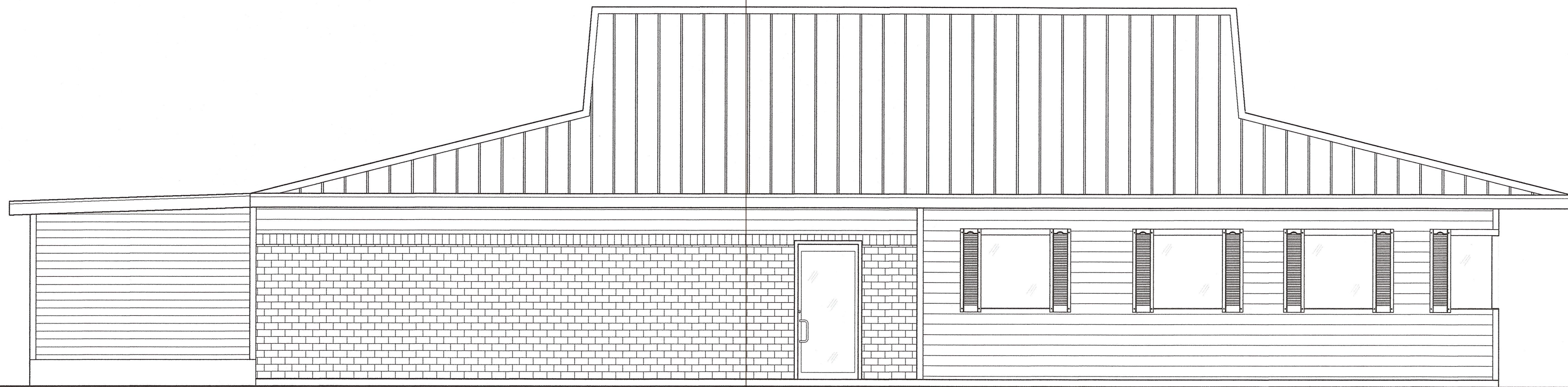
Version 2.2.16

Developed by
 **Schneider**
GEOSPATIAL

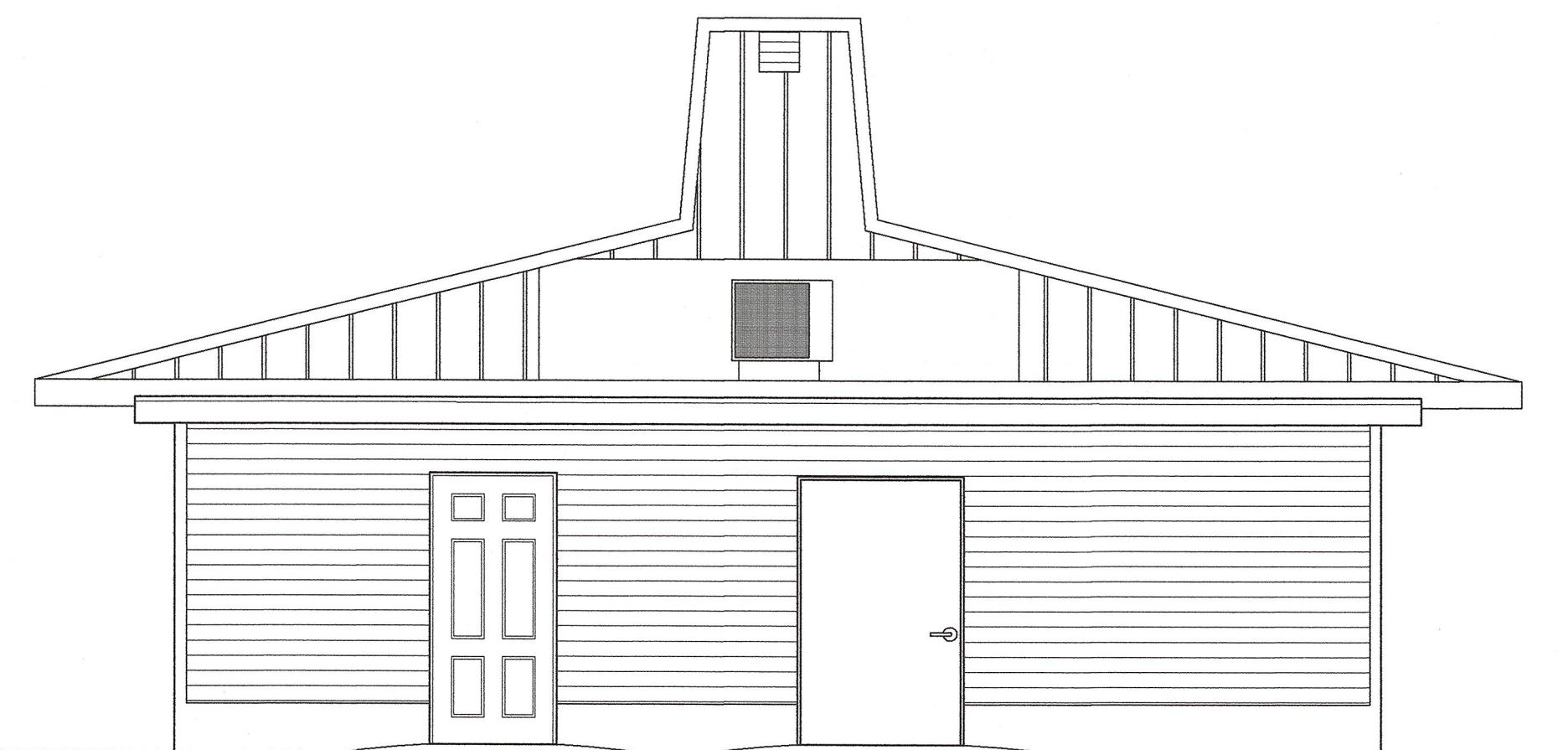
Survey



Proposed Plans



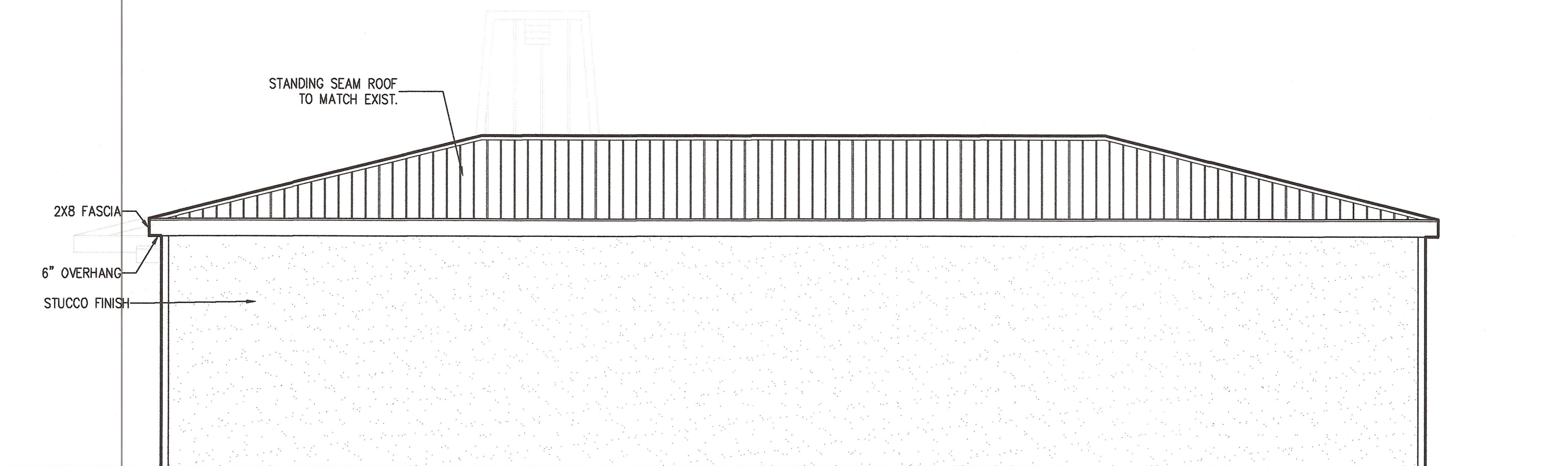
3
A-1
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"



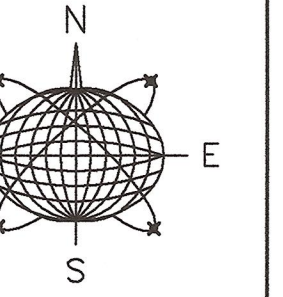
4
A-1
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



2
A-1
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



1
A-1
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4999

Seal:
RICHARD J. MILELLI
LICENSE
No. 58315
STATE OF
FLORIDA
PROFESSIONAL EIT
NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS SCOPE
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL ADDITION
1980 NORTH ROOSEVELT BLVD
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:
FLOOR PLAN
AND ELEVATION

Sheet Number:
A-1
Date: MARCH 29, 2017

SITE DATA

SITE ADDRESS: 1980 N ROOSEVELT BLVD. KEY WEST, FL. 33040
RE: 00051870-000100
ZONING: CQ (GENERAL COMMERCIAL)
FLOOD ZONE: AE7
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 5-68-25
LEGAL DESCRIPTION: SUNSHINE SUB PLAT NO 3 PB2:169 THE ELY 69.69 FT OF LOT 5 & WLY 30.31 FT OF LOT 6 BLK 6
SETBACKS: FRONT 25 FT; SIDE 15 FT; STREET SIDE 20 FT REAR 25 FT
OCCUPANCY: BUSINESS (CLINIC OUTPATIENT)
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN, AND FLOOR PLAN
SHEET A-1 - EXISTING AND PROPOSED ELEVATIONS

GENERAL NOTES

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

LEGEND

SYMBOLS

- ELEVATION MARK
WALL TYPE SYMBOL
WINDOW TYPE SYMBOL
DOOR NUMBER SYMBOL
ROOM NAME AND NUMBER
DETAIL OR SECTION AREA
DETAIL OR SECTION NUMBER
SHEET# WHERE DETAIL IS SHOWN
DETAIL OR SECTION NUMBER
DETAIL
SCALE: 3/4" = 1'-0"
SHEET# WHERE DETAIL IS SHOWN
SHEET# WHERE DETAIL IS TAKEN

MATERIAL INDICATIONS

- CONCRETE
COMPACTED EARTH FILL
STUCCO OR GYPSUM WALL BOARD
CONCRETE MASONRY UNIT
BRICK
BATT INSULATION
RIDGE INSULATION
SAND
GRAVEL
CONTINUOUS WOOD FRAMING
WOOD BLOCKING
PLYWOOD
FINISH WOOD

LIST OF ABBREVIATIONS

- & AND
@ AT
APPROX. APPROXIMATE(LY)
FT. FOOT/FEET
F.F.L. FINISH FLOOR LEVEL
IN. INCH
MAX. MAXIMUM
MIN. MINIMUM
NUMBER
O.C. ON CENTER
L.B. POUND
PSI POUND PER SQUARE INCH
PT. PRESSURE TREATED
SF SQUARE FOOT/FEET
T & G TONGUE AND GROOVE
WWM WELDED WIRE MESH

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THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN, AND FLOOR PLAN
SHEET A-1 - EXISTING AND PROPOSED ELEVATIONS

GENERAL NOTES

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

LEGEND

SYMBOLS

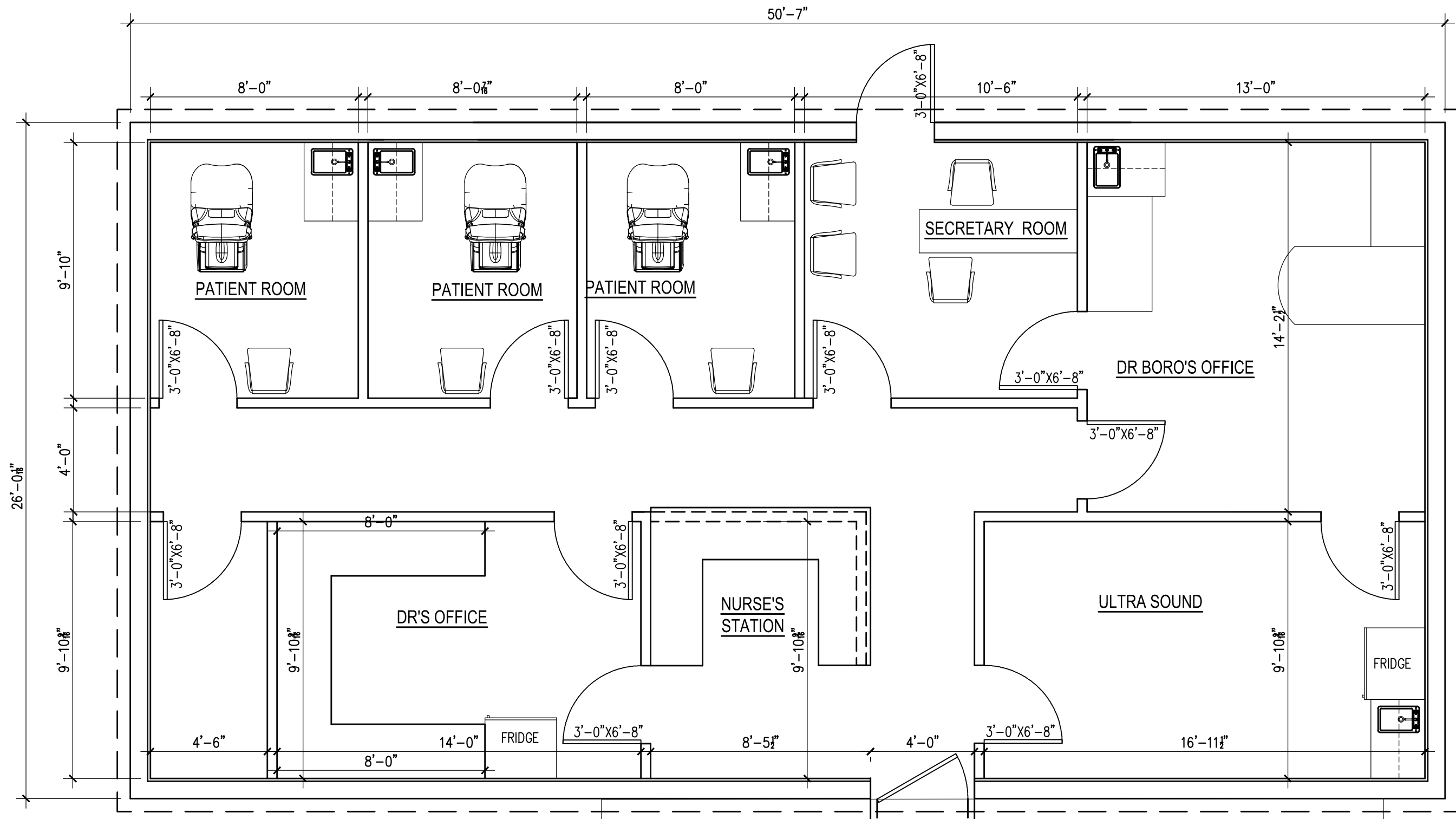
- ELEVATION MARK
WALL TYPE SYMBOL
WINDOW TYPE SYMBOL
DOOR NUMBER SYMBOL
ROOM NAME AND NUMBER
DETAIL OR SECTION AREA
DETAIL OR SECTION NUMBER
SHEET# WHERE DETAIL IS SHOWN
DETAIL OR SECTION NUMBER
DETAIL
SCALE: 3/4" = 1'-0"
SHEET# WHERE DETAIL IS SHOWN
SHEET# WHERE DETAIL IS TAKEN

MATERIAL INDICATIONS

- CONCRETE
COMPACTED EARTH FILL
STUCCO OR GYPSUM WALL BOARD
CONCRETE MASONRY UNIT
BRICK
BATT INSULATION
RIDGE INSULATION
SAND
GRAVEL
CONTINUOUS WOOD FRAMING
WOOD BLOCKING
PLYWOOD
FINISH WOOD

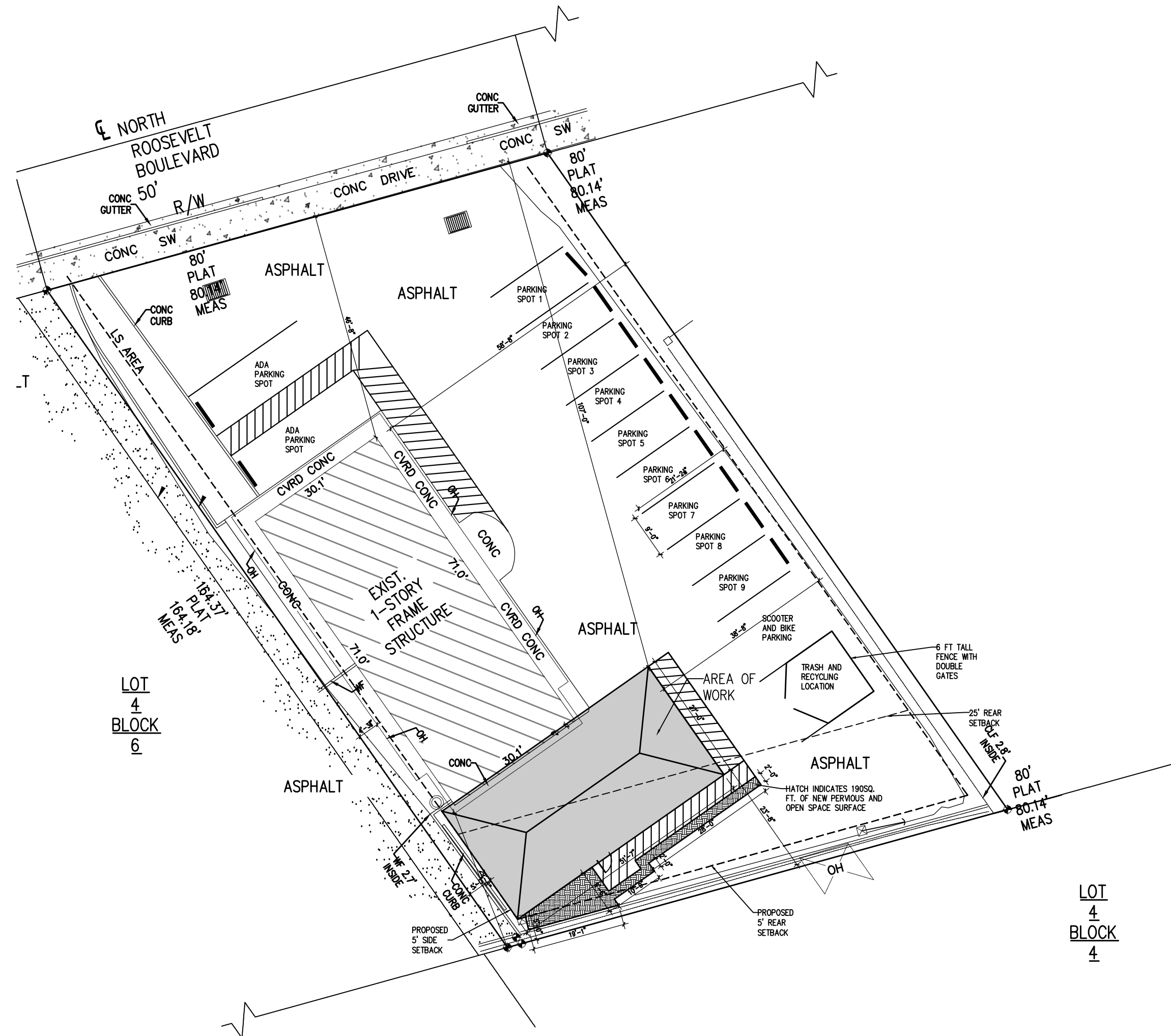
LIST OF ABBREVIATIONS

- & AND
@ AT
APPROX. APPROXIMATE(LY)
FT. FOOT/FEET
F.F.L. FINISH FLOOR LEVEL
IN. INCH
MAX. MAXIMUM
MIN. MINIMUM
NUMBER
O.C. ON CENTER
L.B. POUND
PSI POUND PER SQUARE INCH
PT. PRESSURE TREATED
SF SQUARE FOOT/FEET
T & G TONGUE AND GROOVE
WWM WELDED WIRE MESH



PROPOSED ADDITION

SCALE: 1/4"=1'-0"



PROPOSED SITE ADDITION

SCALE: 1" = 20'-0"

PROJECT DATA (FOR ADDITION)

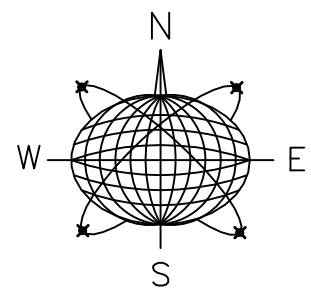
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00051870-000100					
SETBACKS:						
FRONT	46'-8"		46'-8"		25'	NONE
STREET SIDE	N/A		N/A		20'	NONE
SIDE	5'-0"/38'-8"		4'-3' /58'-8"		15'	YES
REAR	5'-0"		29'-6"		25'	YES
LOT SIZE	NO CHANGE		16,411 SQ. FT.		15,000 SQ.FT.	NONE
BUILDING COVERAGE	4,315 SQ. FT.	26.2%	3,007 SQ. FT.	18.3%	40% MAX	NONE
FLOOR AREA	3,698 SQ. FT.	0.22	2,383 SQ. FT.	0.14	.8	NONE
BUILDING HEIGHT					40' MAX	NONE
IMPERVIOUS AREA	14,666 SQ. FT.	89.3%	14,856 SQ. FT.	90%	60% MAX	NONE
OPEN SPACE	1,745 SQ. FT.	10.6%	1,555 SQ. FT.	9.47%	20% MIN	NONE

PARKING REQUIREMENTS

PROPOSED	EXISTING	REQUIRED
9 PARKING SPOTS 2 ADA PARKING SPOTS TOTAL = 11	18 PARKING SPOTS 2 ADA PARKING SPOTS TOTAL = 20	5 PARKING SPOTS PER DOCTOR PER CODE 108-572. (2 DOCTORS IN OFFICE) 10 PARKING SPACES NEEDED

EXISTING SITE PLAN

SCALE: 1" = 20'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL ADDITION
1980 NORTH ROOSEVELT BLVD
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No. AS NOTED
Scale: AS NOTED

AutoCad File No.

Revisions:

Title:
COVER SHEET
AND SITE PLANS

Sheet Number:
CS-1
Date: MARCH 29,2017

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Bruce L. Boros MD as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 1980 North Roosevelt Boulevard LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Meridian Engineering LLC c/o Richard J. Milelli
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 2/19/19
Date

by Bruce L. Boros
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Richard Milelli, in my capacity as Principal
(print name) (print position; president, managing member)
of Meridian Engineering LLC
(print name of entity serving as Authorized Representative)

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:

1980 N. Roosevelt Blvd.
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 30, 2019 by
date

Richard Milelli
Name of Authorized Representative

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

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any

