

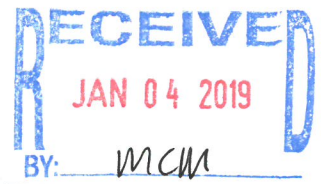
Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com



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: 3841 North Roosevelt Blvd. Key West , Florida 33040

Zoning District: Commercial General (CG) Real Estate (RE) #: See attached list

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: The Spottswood Law Firm - Donald Craig and/or Erica Sterling and/or Richard McChesney

Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 924 0249 Office: 305 294 9556 Fax: _____

Email: dcraig@spottswoodlaw.com and richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: SH5 Ltd.

Mailing Address: 506 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 294 9556 Office: 305 294 9556 Fax: _____

Email: rspottswood@spottswood.com

Description of Proposed Construction, Development, and Use: Addition of 2800 sq. ft. of pavers near the pool area and back of shoreline setback for the purpose of providing a stable event area for wedding parties and events that presently must use portable stages or stands which are often difficult to erect and maintain.

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

An increase of impervious surface from 72.0 % to 72.9% . an addition of 0.9% or slightly less that 1%

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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	All other project attributes remain the same except for the requested change of impervious surface		
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage	60%	72.0%	72.9%	
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
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 area in which the pavers will be placed is a manmade beach and adjacent area which has long been disturbed and used to the extent that much of the sand and other area has been compacted and regulary must be refreshed or turned over to maintain a beachlike appearance. There is no other location where the planned fuction outside can occur;

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

Not applicable

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.

Many properties along the Boulevard in the CG zoning district have long been developed to the extent that they are 100% impervious . The hotel development on the site that preceded the current improvements had a much higher impervious ratio.

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.

Currently there is no other outside location on the property where this function can take place and meet the requirements of the desired events.

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.

The paver area has been sized to represent less than 1.0% of the site area to be a deminimus change

City of Key West • Application for Variance

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.

The site is a private property and only guests are allowed in the area designated for the pavers. All ADA codes will be met as to accessibility . All building and engineering codes will be met.

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.

Not applicable

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

Results

84 Results

Show Property Photos

Parcel ID	Alternate ID	Owner	Property Address	City
 00064881-000200	9088769	 SH5 LTD	3841 N ROOSEVELT Blvd 112	KEY WEST
 00064881-000600	9088773	 SH5 LTD	3841 N ROOSEVELT Blvd 116	KEY WEST
 00064881-000900	9088776	 SH5 LTD	3841 N ROOSEVELT Blvd 122	KEY WEST
 00064881-001000	9088777	 SH5 LTD	3841 N ROOSEVELT Blvd 123	KEY WEST
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 00064881-001400	9088781	 SH5 LTD	3841 N ROOSEVELT Blvd 127	KEY WEST
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 [00064881-013100](#)

9088908

 SH5 LTD

3841 N ROOSEVELT Blvd CU-2

KEY WEST



Last Data Upload: 12/25/2018, 11:34:55 PM

Warranty Deed

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

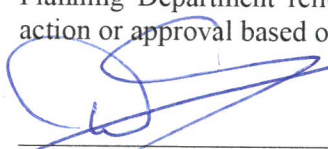
I, Donald Craig, in my capacity as Land Use Director
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood and Sterling
(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:

3841 North Roosevelt Blvd. Key West, FL 33040
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

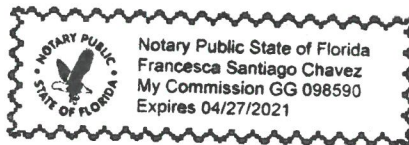
Subscribed and sworn to (or affirmed) before me on this January 4, 2019 by
date

Donald L. Craig
Name of Authorized Representative

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



Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Robert A. Spottswood Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

vice president of SH5, LTD by SH5, INC.
Name of office (President, Managing Member) *Name of owner from deed*

authorize The Spottswood Law Firm - David L. Carr and/or Richard McChesney
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 21st day of December, 2018
Date

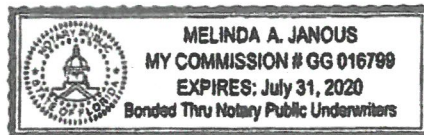
by Robert A. Spottswood Jr.
Name of person with authority to execute documents on behalf on entity owner

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

Notary's Signature and Seal

Melinda A. Janous
Name of Acknowledger typed, printed or stamped

GG 016799
Commission Number, if any



Survey

BEACHSIDE KEY WEST RESORT CONDOMINIUM

Doc# 1852783
Bk# 2368 Pgt 263

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF BEACHSIDE KEY WEST RESORT CONDOMINIUM

PLOT PLAN, UNIT LOCATION & LEGAL DESCRIPTIONS

Sheet 1 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	Ref. file	Flood Panel No. 1908 K	Des. By C.H.C
Date 4/19/07		Flood Zone AE	Flood Elev. 9'-10'
REVISIONS AND/OR ADDITIONS			
6/5/07: Update, details			
7/5/07: parking, email details			
c:\drawings\key west\holiday inn\condo docs			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

LEGAL DESCRIPTION

A parcel of land on the Island of Key West, Monroe County, Florida, lying Northerly of the Northerly right of way line of State Road No. 5 (U.S. 1) and Easterly of the permanent easement line of Roosevelt Boulevard, and being a portion of lands described in O.R. Book 168, pages 295 and 296 and in O.R. Book 287, pages 413 and 414, being more particularly described as follows:

Begin at the intersection of the Northerly right of way line of Florida State Road Number 5 and the Northeasterly permanent easement line of Roosevelt Boulevard as shown on State of Florida Department of Transportation Right of Way Map Section 90010-2902, Sheet 2 of 2; thence along said Northerly right of way line of State Road No. 5, N 70°53'58"E - 470.00 Feet to a point; thence leaving said right of way line N 19°10'02"W - 70.00 feet; thence N 31°01'38"E - 78.10 feet; thence N19°10'02"W - 35.00 Feet; thence N 32°02'45"E - 47.89 Feet, thence N 70°49'58" E - 12.67 Feet; thence N56°44'09"W - 82.01 Feet; thence N 48°54'44"W - 80.62 Feet; thence N 27° 54'48"W - 65.76 Feet; thence N. 32°33'35" W - 43.17 Feet; thence N 19°10'02"W - 68.00 Feet; thence N 20°38'18" E - 39.05 Feet; thence N 19°10'02" W - 74.98 Feet to a point of intersection with a line lying 600.00 feet, as measured at right angles, Northerly of, and parallel with the aforementioned Northerly right of way line of State Road No. 5, thence along said line S 70°53'58" W - 667.25 feet to a point of non-tangent intersection with a permanent easement line as shown on the previously mentioned state road Right of Way Map, said permanent easement line being a circular curve concave to the Southwest having a radius of 602.01 Feet and a central angle of 44°25'09", the center of which bears S 26°23'29" W; thence along the arc of said easement line 466.71 feet to a point of tangency; thence continue along said easement line S 19°11'22"E - 178.92 feet to the point of beginning. Containing 7.400 acres more or less.

Sheet 2 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM				3841 North Roosevelt Blvd. Key West FL. 33040	
CONDOMINIUM SURVEY			Dwg. No.	07-219	
Scale 1" = 10'	Ref.	Flood Panel No. 1508 K	Des. By	C.M.C.	
Date 4/19/07	file	Flood Zone AE	Flood Elev.	9'-10"	
REVISIONS AND/OR ADDITIONS					
6/5/07: Update, details					
7/5/07: parking, small details					
c:\drawings\key west\holiday inn\condo.docx					

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM SURVEY NOTES

1. The Condominium is created pursuant to that certain Declaration of Condominium of Beachside Key West Resort Condominium recorded in Official Records Book _____, Page _____, of the Public Records of Monroe County, Florida ("Declaration of Condominium").
2. Various easements, including access and use easements, have been granted and retained in Article IV of the Declaration of Condominium. The Declarant has reserved the right to grant other easements over the Condominium Property from time to time.
3. See Articles II and V of the Declaration of Condominium for the definition and/or description of "Condominium Property," "Unit," "Common Elements," "Limited Common Elements," and other terms.
4. Areas not designated as a Unit or Limited Common Elements are Common Elements.
5. The marina pier and the Adjacent Submerged Lands shown on Sheets 8-11 are proposed Phase 2 of the Condominium. Developer is under no obligation to construct the marina pier or any other improvements on the Adjacent Submerged Lands, or to add Phase 2, the Adjacent Submerged Lands or any other lands or improvements to the Condominium. Please see the Declaration of Condominium for further information regarding the Adjacent Submerged Lands and proposed Phase 2.
6. All Unit porches, decks, and balconies are Limited Common Elements appurtenant to the Residential Unit to which they are attached or otherwise accessed via a Limited Common Element stairwell which is appurtenant to such Unit.
7. Any stairwell extending from a porch that is a Limited Common Element appurtenant to a Residential Unit is also a Limited Common Element appurtenant to the Residential Unit served by the stairwell.
8. All rooftop air conditioning units are Limited Common Elements appurtenant to the Unit served by the air conditioning unit.
9. All elevators and exterior hallways located in buildings containing Residential Units are Common Elements.
10. The beach bar, grill, and outdoor dining area are Limited Common Elements appurtenant to Commercial Unit Number 2.
11. The parking garage is a Limited Common Element appurtenant to Commercial Unit Number 1.
12. The Dockmaster/Concession Area is a Limited Common Element appurtenant to Commercial Unit Number 1.
13. All cabanas are Limited Common Elements appurtenant to Commercial Unit Number 1.
14. All maid closets, trash rooms and storage areas located in the elevator towers or elsewhere within the Buildings containing residential units are Limited Common Elements appurtenant to Commercial Unit Number 1.

Doc# 1852783
Bk# 2308 Pgm 285

Sheet 3 of 60

BEACHSIDE KEY WEST RESORT CONDOMINIUM 3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	Ref. file	Flood Panel No. 1509 K	Dwn. By C.M.C
Date 4/19/07	Flood Zone AE	Flood Elev. 9'-10"	
REVISIONS AND/OR ADDITIONS			
6/3/07: Update, details			
7/3/07: parking, small details			
c:\drawings\key west\holiday inn\condo docs			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM SURVEY NOTES (continued)

15. Units 137, 239, 331, 338, 531 and 536 do not have rooftop decks or porches or stairwells leading to rooftop decks or porches.
16. Certain parking spaces will be assigned as Limited Common Elements to units in the first deed from the Developer for each unit; notwithstanding the assignment of any ADA handicapped parking space to any unit, the use of any such ADA handicapped parking space shall be subject to any and all applicable governmental requirements.
17. The existing submerged lease and dock are subject to termination and removal upon the approval of Phase 2 of the Condominium.

Sheet 4 of 64

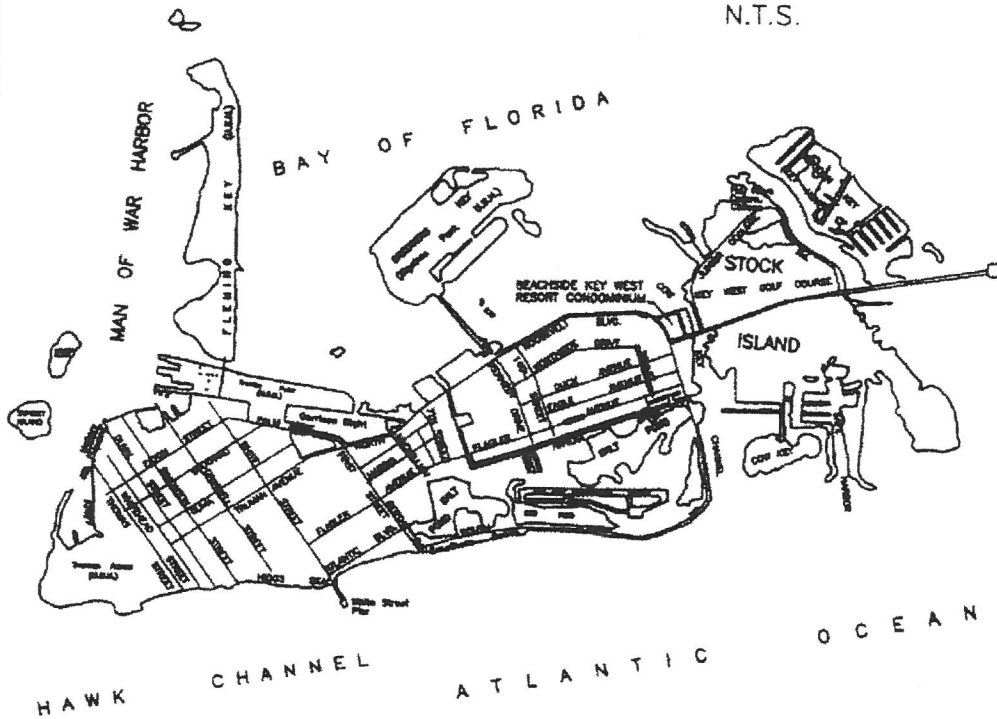
BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	Ref. file	Flood Panel No. 1508 K	Des. By C.M.C.
Date 4/19/07		Flood Zone AE	Flood Elev. 9'-10'
REVISIONS AND/OR ADDITIONS			
8/8/07: Update, details			
7/3/07: parking, small details			
c:\drawings\key west\holiday inn\condo deed			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

VICINITY MAP



LOCATION MAP

City of Key West &
Stock Island

Sheet 5 of 64




BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No.	07-219
Scale 1" = 10'	Ref.	Flood Panel No. 1509 K	Own. By C.M.C
Date 4/19/07	file	Flood Zone AE	Flood Elev. 9'-10'
REVISIONS AND/OR ADDITIONS			
6/3/07: Update, details			
7/5/07: parking, small details			
c:\drawings\key west\holiday inn\conde.docx			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0486
Fax. (305) 293-0237
fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

LEGEND FOR GRAPHIC DESCRIPTION

	Unit or Overall Boundary line
	Limited Common Element Boundary
	Building Line
LCE	Limited Common Element
CE	Common Element
CU-1	Commercial Unit 1
CU-2	Commercial Unit 2

Sheet 6 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM
 3841 North Roosevelt Blvd. Key West FL. 33040

CONDOMINIUM SURVEY		Dwg. No. 07--219
Scale 1" = 10'	Ref. file	Flood Panel No. 1308 K
Date 4/19/07		Des. By C.M.C.
		Flood Zone AE
		Flood Elev. 8'-10'

REVISIONS AND/OR ADDITIONS	
8/3/07: Update details	
7/3/07: parsing, small details	

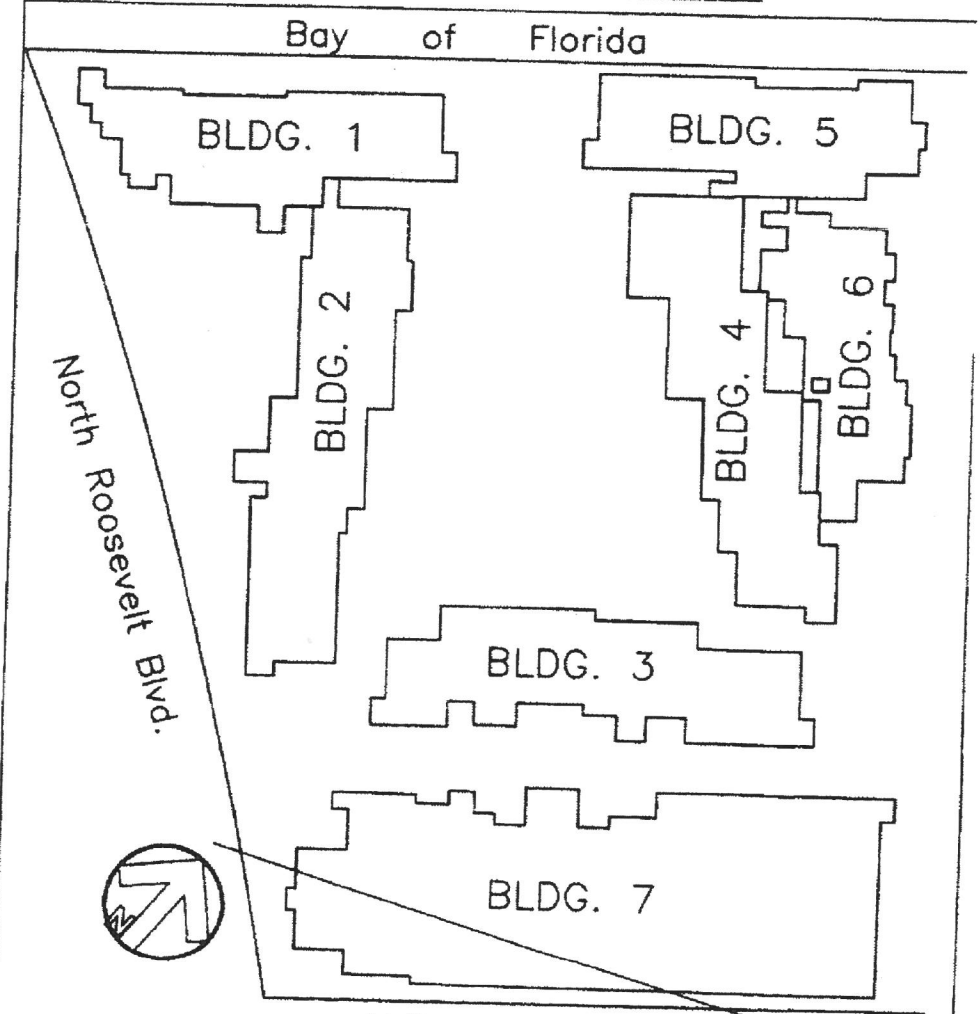
FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

BUILDING NUMBERING PLAN

Doc# 1882783
BR# 2308 P#M 289



U.S. Highway No. 1 ^{AE 9}/_{AE 8}

KEY PLAN

Beachside Resort Key West Resort Condominium

Sheet 7 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 40'	Nat. file	Flood Panel No. 1508 K	Dwn. By C.M.C.
Date 4/19/07		Flood Zone AE	Flood Elev. 8'-10'
REVISIONS AND/OR ADDITIONS			
6/3/07: Update, details			
c:\drawings\key west\holiday inn\condo docs			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

SURVEYOR'S CERTIFICATION

Deed 1992783
 Bk 2308 Pg 266

The undersigned being a professional surveyor & mapper authorized to practice in the State of Florida, hereby certifies that this Exhibit "A", sheets 1 through 64 is a correct representation of the improvements in Phase 1 as described herein and that the construction to buildings 1, 2, 3, 4, 5, 6, and 7 and all planned improvements serving such buildings are substantially complete, so that such material together with the provisions of the Declaration of Condominium of Beachside Key West Resort Condominium, as recorded in Official Records Book 2308, Page 146, of the Public Records of Monroe County, Florida, and any amendments thereto, describing the Condominium Property, is an accurate representation of the identification, location, and dimensions of the improvements, and further that the identification, location, and dimensions of each Unit can be determined from these materials.

The undersigned also certifies that this Boundary Survey is in compliance with the "Minimum Technical Standards" promulgated pursuant to Section 472.027, Florida Statutes.

FREDERICK H. HILDEBRANDT



Date: 7/11/07

Frederick H. Hildebrandt, P.E., PLS
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 64 of 64

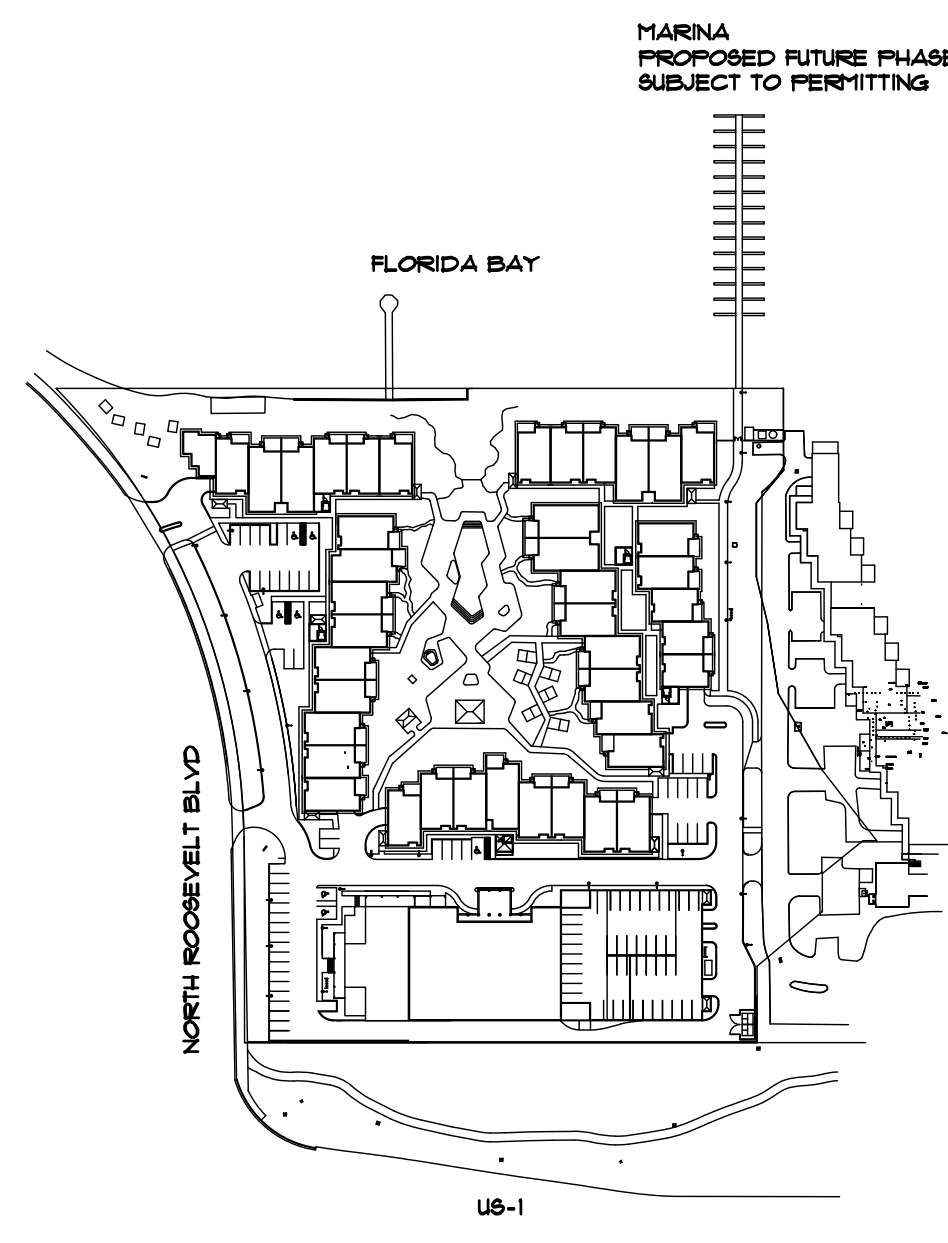
BEACHSIDE KEY WEST RESORT CONDOMINIUM
 3841 North Roosevelt Blvd. Key West FL. 33040

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 ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0466
 Fax. (305) 293-0237
 mhildeb1@bellsouth.net

CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	Ref. file	Flood Panel No. 1909 K	Drawn By C.M.C
Date 4/19/07		Flood Zone AE	Flood Elev. 9'-10"
REVISIONS AND/OR ADDITIONS			
8/5/07: Update details			
7/3/07: parking, small details			

Site Plans



Overall Site

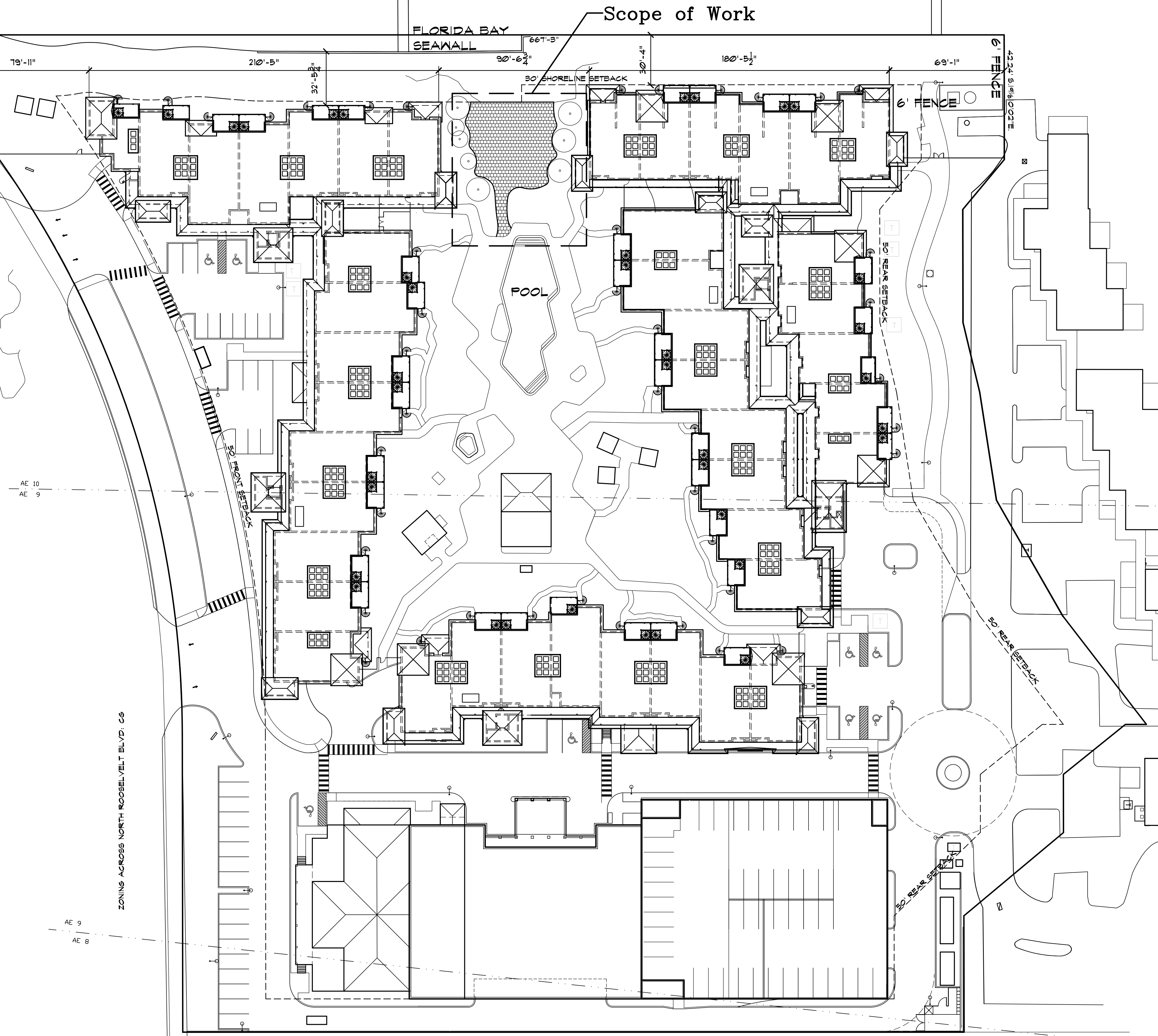
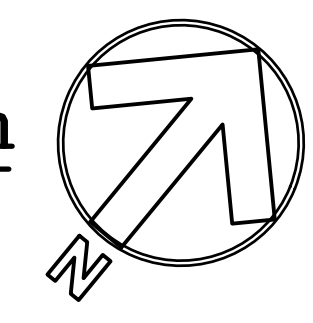
NTS

PROJECT SCOPE OF WORK
 INSTALLATION OF 7800 SF OF SAND SET PAVERS

3841 N ROOSEVELT BLVD		
Zoning		CG
Site Area		322,780
Max Impervious Area	60%	193,667.8
Min Open Space Ratio	0.20	64,555.9
Site Areas		Impervious Area (SF)
Existing (Bldg, Walks, Parking)		232,610
Paver Addition		2,800
Site Area (SF)	322,780	
Site Area (AC)	7.41	
Total Impervious Area (SF)		235,410
Impervious Area (%)		72.9%
Increase in Impervious Area		0.9%
Proposed Open Space (SF)	87,369	
Proposed Open Space Ratio	0.27	

Proposed Site Plan

1" = 30' - 0"

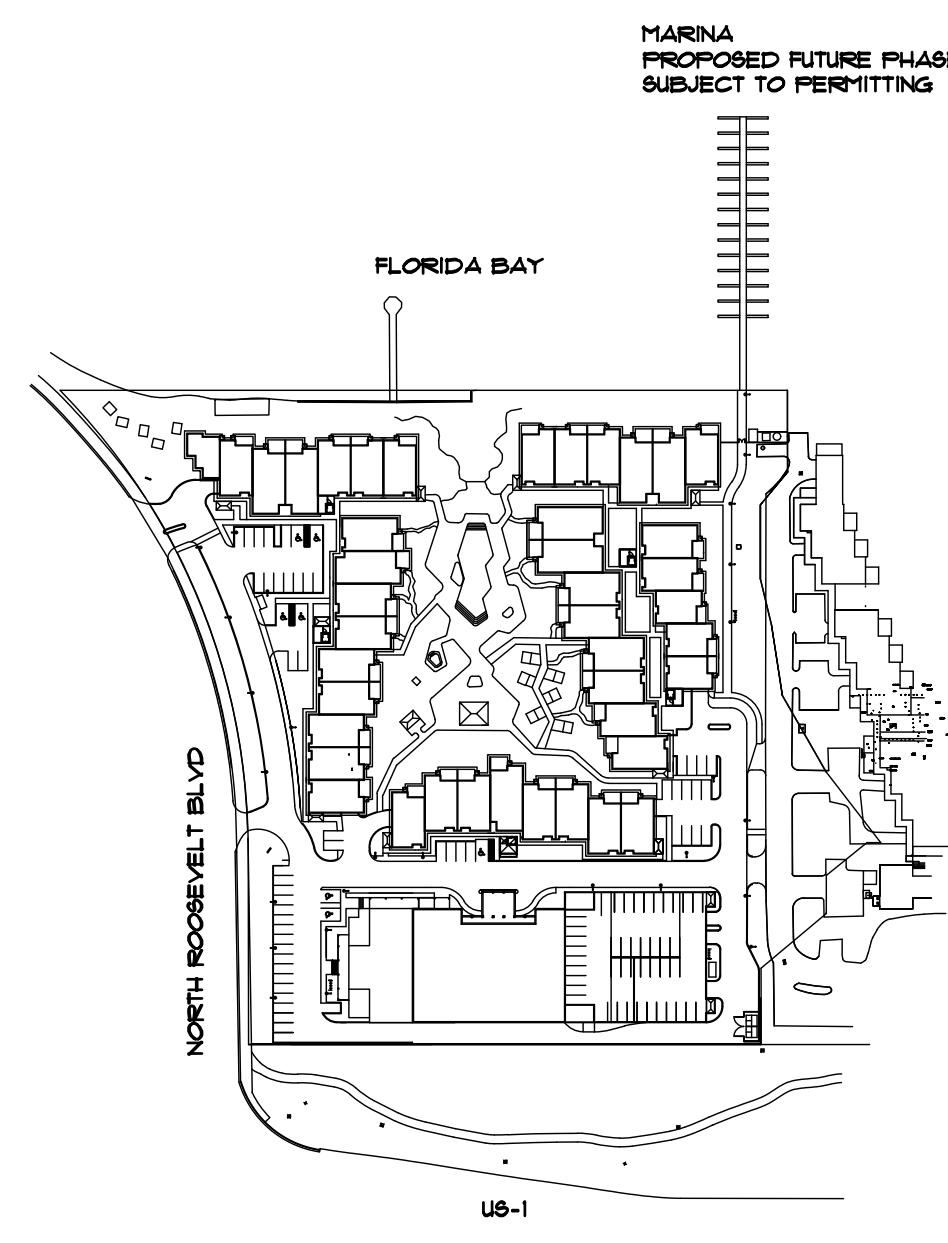


Marriott Beachside Pavers
 3841 N Roosevelt Blvd Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 610 White St, Key West FL
 (305) 296 3611

date:
12/20/18
revision:

sheet:
A0.1



Overall Site

NTS

RESIDENTIAL BUILDINGS

OCCUPANCY	R-1
BUILDING SQUARE FOOTAGE BY FLOOR	
BUILDING 1	12,421 SF.
BUILDING 2	16,401 SF.
BUILDING 3	14,702 SF.
BUILDING 4	15,100 SF.
BUILDING 5	11,411 SF.
BUILDING 6	8,060 SF.
TYPE OF CONSTRUCTION	TYPE VI - 1 HOUR SPRINKLED PER TABLE 500 (21,000 SF/FLR ALLOWABLE)
MAX NUMBER OF STORIES AS PER TABLE 500	3 STORIES (NOTE: PARKING LEVEL NOT CONSIDERED A STORY (503.2))

RESTAURANT/ CONFERENCE CENTER

OCCUPANCY	SMALL ASSEMBLY 3042.1 (2) 6000 SQ FT NET ASSEMBLY AREA @ 15 SQ FT/ PERSON + 400 PERSONS
BUILDING SQUARE FOOTAGE BY FLOOR	
FIRST FLOOR RESTAURANT AND CONFERENCE	21,944 SF.
TYPE OF CONSTRUCTION	TYPE V 1 HOUR SPRINKLED AS PER TABLE 500 (24,000 SF/FLOOR ALLOWABLE)
MAX NUMBER OF STORIES AS PER TABLE 500	2 STORIES

PARKING GARAGE

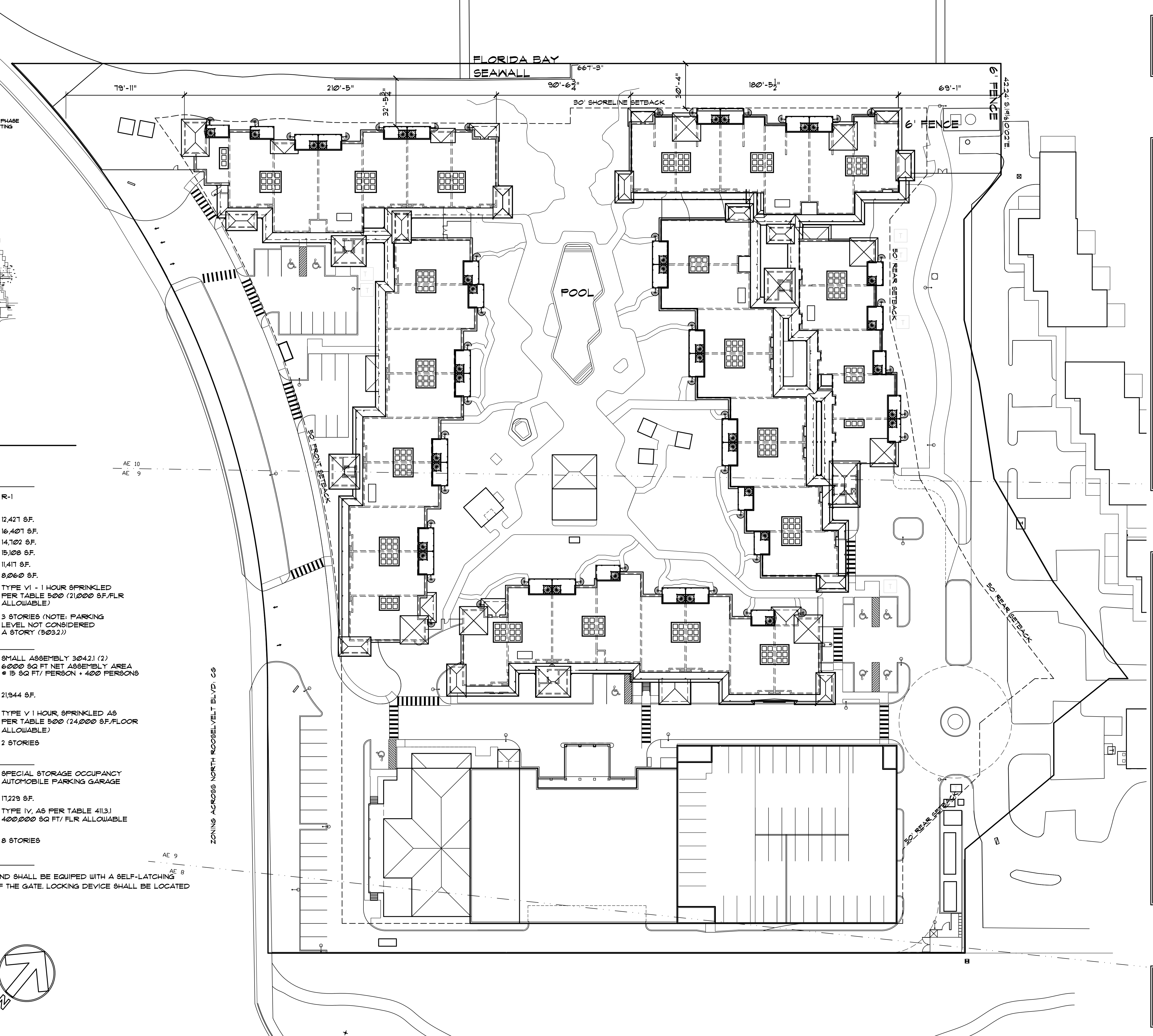
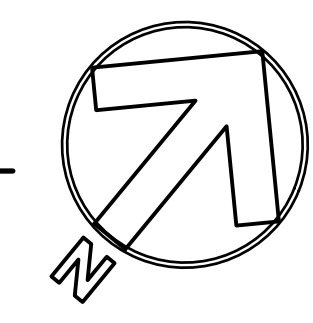
OCCUPANCY	SPECIAL STORAGE OCCUPANCY AUTOMOBILE PARKING GARAGE
BUILDING SQUARE FOOTAGE BY FLOOR	17,229 SF.
TYPE OF CONSTRUCTION	TYPE IV, AS PER TABLE 411.3.1 400,000 SQ FT/ FLR ALLOWABLE
MAX NUMBER OF STORIES AS PER TABLE 411.3.1	8 STORIES

NOTES

POOL ACCESS GATES SHALL BE SELF-CLOSING AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. LOCKING DEVICE SHALL BE LOCATED 54 INCHES FROM THE BOTTOM OF THE GATE.

Existing Site Plan

1" = 30' - 0"



Marriott Beachside Pavers
3841 N Roosevelt Blvd Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date: 12/20/18
revision:

sheet:
A0.2

Site Visit

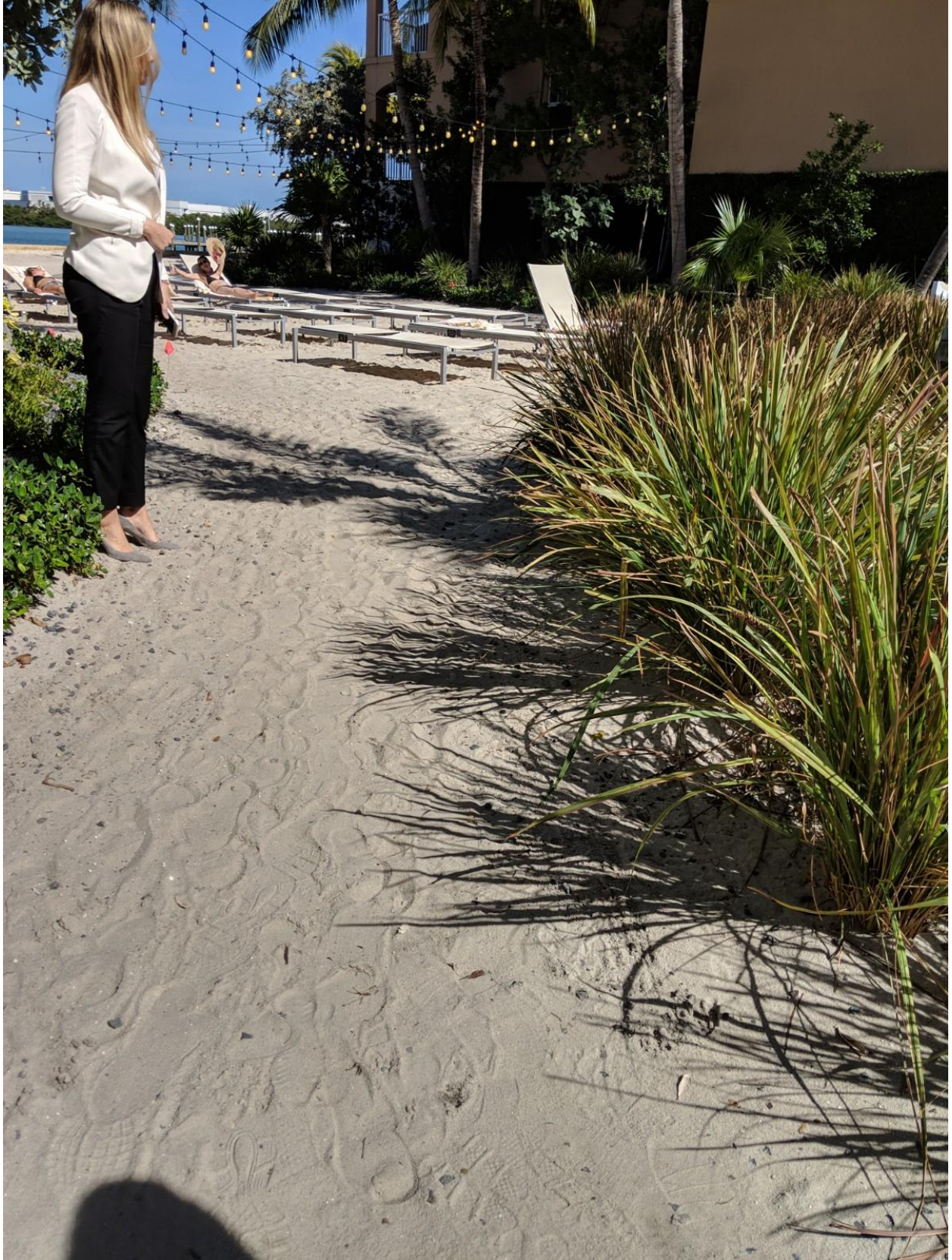
3841 North Roosevelt Boulevard, Key West, Florida 33040
SITE VISIT



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