

STAFF REPORT

DATE: August 8, 2022 updated August 17, 2022

RE: 2720 N. Roosevelt Blvd-Overseas Market Site Plan Review and Sec 108 Landscape

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

The Overseas Market was constructed in 1990 with development plan approvals given in 1989. The property owner is requesting to update the parking area, landscaping, stormwater, and create a more efficient traffic flow. This proposed work does not trigger a development plan review but does require a site plan which triggers the need for a landscape plan per Sec 108-381. The proposed work is primarily located in the front area of the property along N. Roosevelt Blvd and the interior parking area.

Review of Section 108:

1. Sec 108-91, scope-major and minor developments: This section of code allows the city planner to approve of modifications to an existing development plan. Part C.1 allows for modifications of development plans that do not rise to the status of minor or major plan modifications related to the expansion of landscaping (1.c) or a revision to enhance storm water management, landscaping, handicapped accessibility, and/or utilities (1.d), by the City Planner.

City Commission Resolution 89-26 approved the Site Plan and Community Impact Assessment Statement (now called Development Plan) for the Key West Shopping Center (Overseas Market) on January 1989. A partial copy of resolution and plans are attached. On May 15, 1989, the City Commission approved an optional site plan which "may be substituted for the originally approved site plan," Resolution 89-202. On July 24, 1989, a building permit was submitted to clear and remove debris for the construction of the shopping center (see attached document).

The files reviewed do not include a landscape plan for the substituted plan and there are no files indicating what landscaping was indeed installed. The original, approved plans do include a landscape plan in the file.

The proposed plan includes redesigning the entranceway and parking lot to improve traffic and pedestrian flow and will update the existing landscaping to include shrubs and groundcover and installing/transplanting trees/palms to areas of the property that appear to have originally been proposed for trees/palms in the original approved plans. This proposal does not trigger the need for a development plan review.

2. Sec 108-243: An existing site map and landscape plan has been submitted.
3. Sec 108-289: The proposed project is requesting the removal-transplanting, of all existing trees and palms in the interior parking islands. All of these trees,

primarily Silver and Green Buttonwood, Yellow Tabebuia, and Sabal Palms, will be transplanted to the rear parking and perimeter landscape areas on the property.

4. **Sec 108-346:** The property is a developed, commercial location. The percentage of open space is not known at this time. Some existing open space/landscape areas will be reconfigured.

Brazilian pepper, an invasive exotic plant species, has been observed on the site and will be removed. The property maintenance plan must include a statement regarding maintenance of the property to remove any invasive exotic plant species.

Condition required.

5. **Sec 108-347 (bufferyards):** The existing use of the property is a commercial shopping center area (high impact). A residential area exists along the southern property line. The buffer area would be an E Buffer which requires landscape requirements to be established by the City. There is currently a 8-10 ft tall wall/fence along the southern property line that was a requirement of the original development plan. No new work is proposed to occur along this area except the planting of some palms near the rear access driveway to the property.

Along the Western property line is an environmentally protected buttonwood/mangrove wetland/tidal waters area. No buffer is required along this area.

Along the eastern property line is another commercial shopping center area. No buffer area is required. This property line area is where most of the transplants from the interior parking areas will be planted. There is currently two Royal Poinciana trees growing in this buffer area.

6. **Sec 108- 412:** The property is an existing, established shopping center built in the early 1990's. Improvements are being made to the entrance area from N. Roosevelt Blvd to enhance the traffic flow and some minor changes to part of the interior parking area. The updated landscape plan does incorporate over 70% native vegetation and includes trees, palms, shrubs, and groundcover.
7. **108-413, landscape requirement along street frontages:** The existing frontage area size was approved in the original development plan of 1989. The updated landscape plan is an improvement to this area and includes a short wall to help hold fill and plantings to help block headlights from exiting the property onto the boulevard.
8. **Sec 108-414, Interior parking areas:** The current layout of the parking area was approved as per the 1989 development plan. A portion of the existing interior parking area will remain as originally built. A pedestrian sidewalk across the interior parking area with landscape parking islands on each side is proposed using existing and new planters. Parking planters close to the N. Roosevelt entrance area will be moved and rebuilt. No net loss of parking planters will occur but it

appears a few are being added. The size of the new planters are not known. No more than 10 parking spots in an uninterrupted row exist in the interior parking area.

The proposed landscaping for the parking planters consists of palm clumps with shrubs and groundcover. No trees are being planted in this area but Sec 108-481 allows for the grouping of palms to create the "canopy spread" (20 feet wide) which can count as the one tree requirement in the parking planter.

There are no interior parking landscaping dividing strips to prevent cross space driving (head to head parking area). The existing and new landscape planters are built with concrete curbing but it appears no block curbing will be installed at the front of each parking spot.

Waiver required.

9. Sec 108-447, protection of plant material: The landscape plan does include a tree protection plan.
10. Sec 108-448, required coverage: It does appear that all landscape strips are covered with living material.
11. **Sec 108-452**, sight distances for landscaping adjacent to public right of way areas: At this time, the City engineering department has not reviewed the landscape plans for sight distances along N. Roosevelt Blvd.

Condition required.

12. **Sec 108-481**, specifications for plant material: The code states that palms shall constitute no more than 25% of the total tree species. The updated landscape plan includes over 90% new palm species to be planted in the interior parking area landscape.

This section of code also requires shrubs to be a minimum of 24 inches in height after planting. The updated landscape plan does not list a height for the plants but the container size listed indicates that they should be of proper height.

Waiver needed.

13. **Sec 108-482**, Installation and maintenance: Landscaping shall be maintained in perpetuity and all invasive exotic plant species shall be removed from the landscape areas.

Condition required.

14. Sec 108-515, an irrigation plan has been submitted.

15. Sec 108-517, waivers or modifications: An application with plans was submitted to the Planning Department requesting a minor modification to the original development plan- Site Plan and Community Impact Assessment Statement. The proposal is a maintenance project consisting of landscape, lighting, and parking lot traffic flow improvements, and resurfacing (milling and paving) of the parking lot area.

(1) *Public interest; adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property. The adjacent property is a shopping center with minimal landscaping. Recently, ownership of the adjacent shopping center has started to plant a number of palms and a few trees to parking lot island areas. Landscape improvements to the Overseas Market Shopping center might encourage other similar properties to improve the landscaping on their properties.

The proposed landscape plan was reviewed by the Tree Commission in a public, advertised meeting on August 9, 2022. The Tree Commission was aware of the need for landscape waivers regarding the percentage of palms to be planted and the lack of landscaping at the head to head parking areas at the public meeting and no adverse comments were noted. The Tree Commission approved of the landscape plan, as submitted and dated July 8, 2022, to include the transplanting of the interior trees and palms to other areas of the property and the new plantings of palm groupings in the interior parking area.

(2) *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area. The shopping center was developed in the early 1990's and is the newest of the shopping centers in that area. The proposed landscaping will enhance the area. The adjacent shopping center, Key Plaza, has been planting palms and some trees around their existing parking area without review from the Planning Department.

(3) *Superior alternatives.* The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design. The proposed plan will enhance an existing developed area. Trees and palms will be transplanted to areas where few trees/palms currently exist. The landscape plan submitted does group palms to create some shade in the parking area and shrubs are being planted to help block headlights from exiting the property onto the highly traveled adjacent road. Therefore, the submitted landscape plan dated July 8, 2022, represents an overall improvement of the landscaping on the property.

(4) *Protection of significant features.* The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.
Not applicable.

(5) *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:

- a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
- b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

This property was developed in the early 1990's prior to much of the existing development plan LDR's being established (1997). The new, proposed interior landscaping will allow for clear views of signage for wayfinding on the property and better traffic flow.

(6) *Technical impracticality.* Strict application of the requirement would be technically impractical.

This property was developed in the early 1990's prior to much of the existing development plan LDR's being established (1997). No significant improvements have been made to the property since the approved plan was built.

Representatives for the property owner have stated that the goal is for clear views of the business signs of wayfinding of patrons to the shopping center, to improve traffic flow into the shopping center, and to improve the appearance of the property. Currently, a lot of the existing parking planters have canopy trees that need significant maintenance to control height and width of the canopy in order to ensure visual access to existing signage on the buildings. The proposed palm groupings will be at least 18-20 feet tall that will allow viewing of the signage.

Planning waivers are needed for the percentage of new palms being planted in the updated landscape plan (over 25%, Sec 108-481), the layout of the interior parking lot with no landscape strips in head in parking areas, and the lack of canopy trees being replanted in the parking planters (Sec 108-414).

Conditions needed for approval:

1. Invasive exotic plant species including Brazilian Pepper, Australian Pine, and leatherleaf will be removed from the site and a maintenance plan will be initiated to continually remove the invasive plant species from the landscape areas.
2. Landscaping shall be maintained in perpetuity.
3. The landscape plan shall be reviewed and approved by the engineering department prior to submittal of any building permits.



Karen DeMaria
Urban Forestry Manager
City of Key West

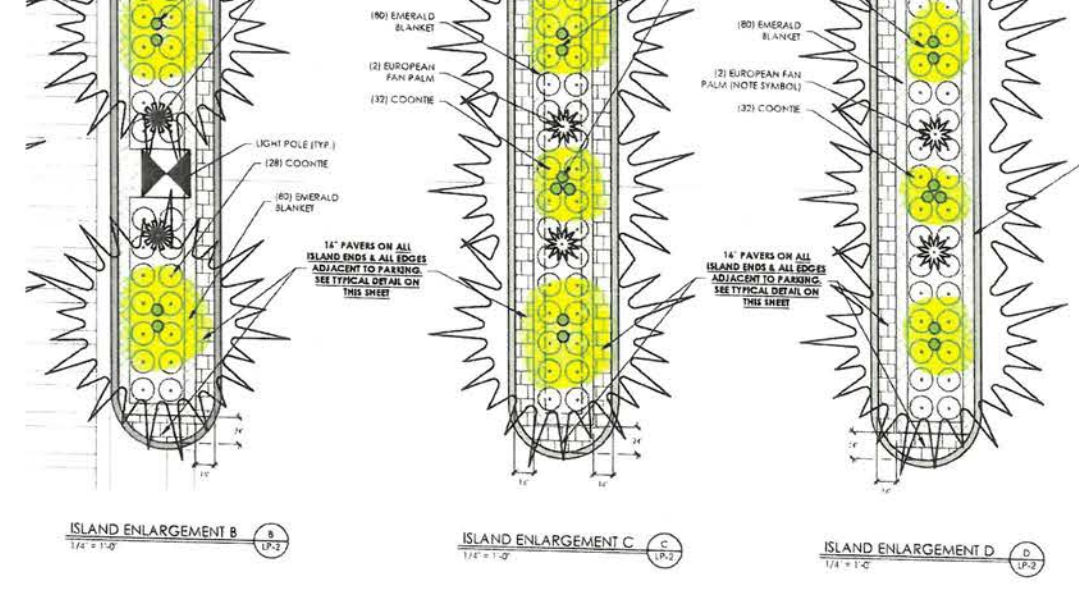
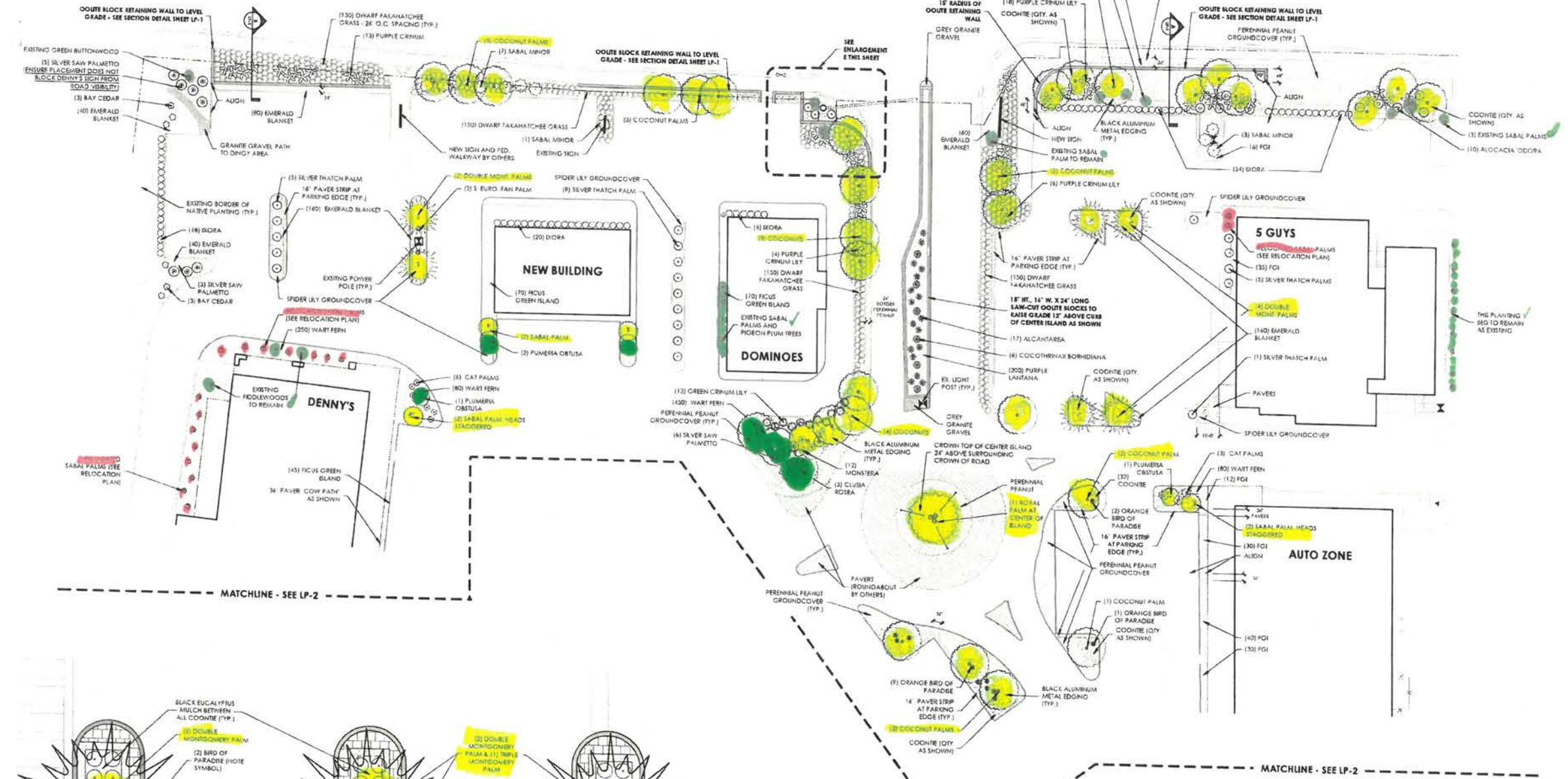
NEW

canopy/dicot tree

palms

transplants

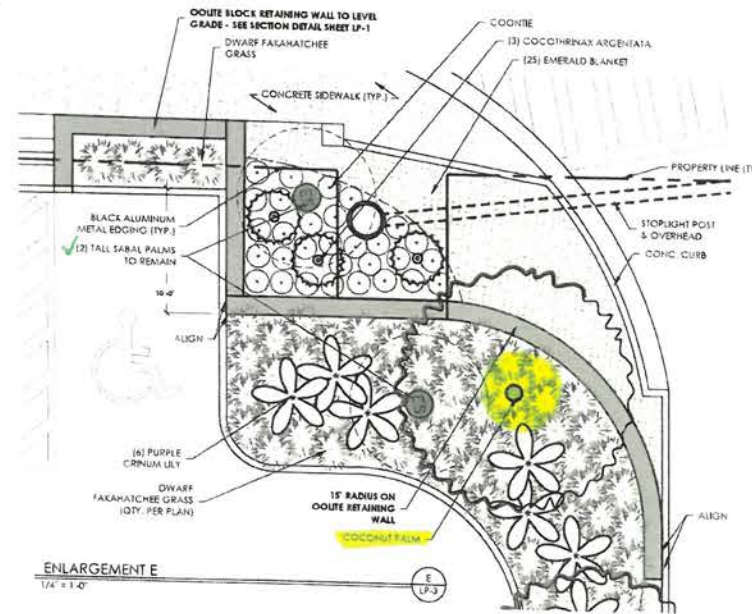
NOTE: FIELD-VERIFY RETAINING WALL ELEVATIONS IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL



NOTE: THOSE EDGES ADJACENT TO DRIVE LANES AND PEDESTRIAN WALKWAYS HAVE PLANTING BUTTED AGAINST EXISTING CURB & EDGES ADJACENT TO PARKING SPACES HAVE PAVES EDGES AS SHOWN

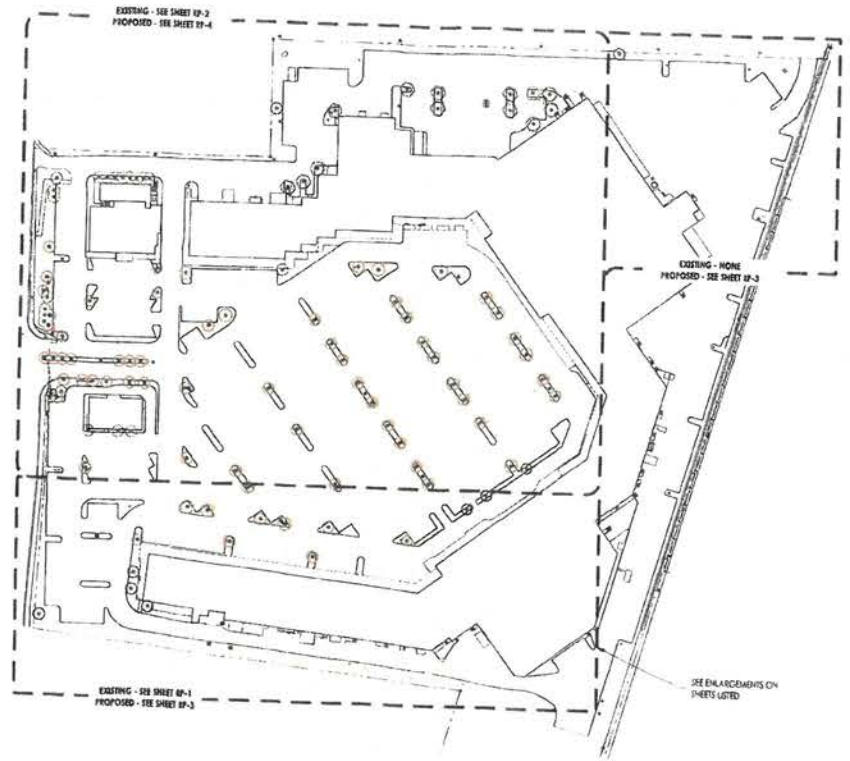
NOTE: ALL EXISTING REGULATED TREES AND PALMS TO BE RELOCATED ON-SITE. SEE RELOCATION PLAN ON SHEETS LP-4 - LP-7

NOTE: REMOVE ALL EXISTING NON-REGULATED SHRUBS/ACCENTS. CLEAR SITE OF EXISTING GRAVEL AND EXCAVATE AND REMOVE ROOTS BEFORE BEGINNING PLANTING



- Canopy/dicot tree to remain
- Palm to remain
- Canopy/dicot tree transplant
- Palm transplant

EXISTING TREE AND PALM LOCATIONS (1/2)



TREE AND PALM RELOCATION LEGEND

EXISTING LAYOUT: SEE SHEET RP-1 & RP-2
 PROPOSED LAYOUT: SEE SHEET RP-3 & RP-4

PLANT TYPE

NUMBER LOCATOR

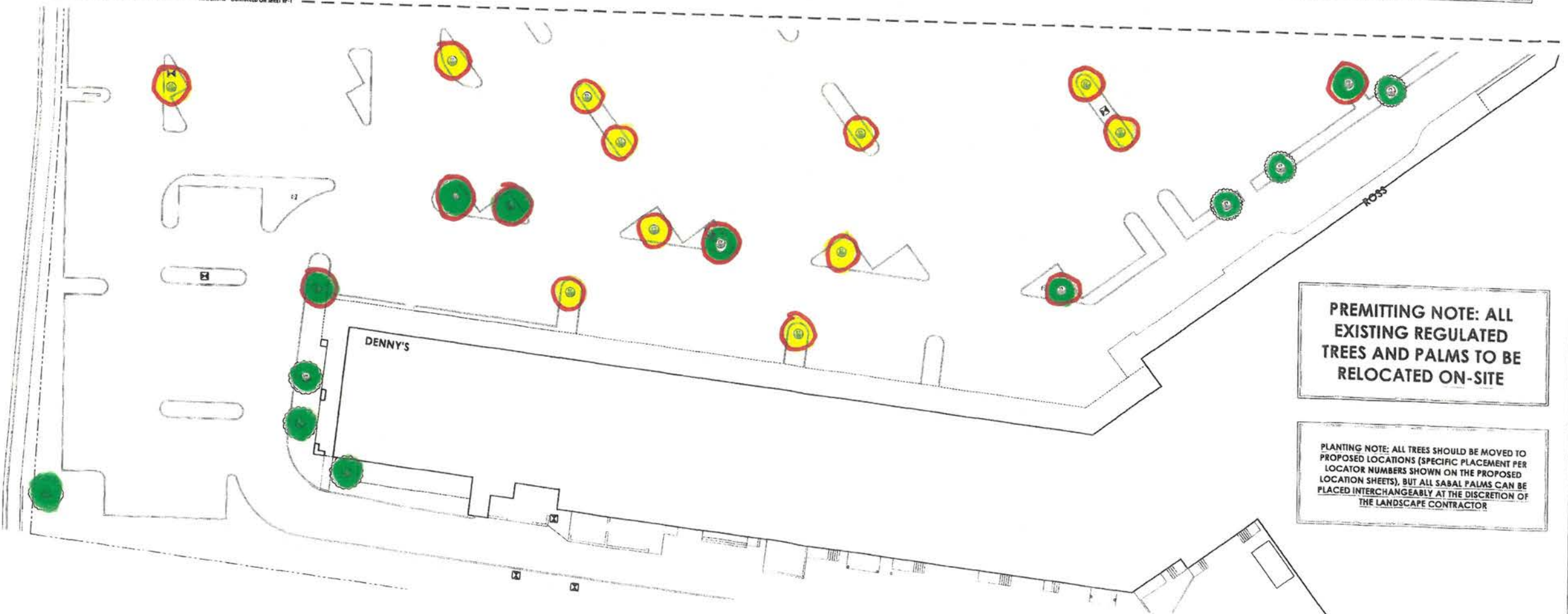
RED DOTTED LINE TO BE RELOCATED

PLANT TYPE (SEE BELOW)

IN PLACE OF A LOCATOR TO REMAIN IN EXISTING LOCATION





- EC = COCONUT PALM
- ES = SABAL PALM
- EB = SILVER BUTTWOOD
- EG = GREEN BUTTWOOD
- ET = YELLOW TABEBUIA
- EO = OTHER TREE

TREE & PALM DISPOSITION SCHEDULE				
ID	Botanical Name	Common Name	Size	Disposition
131
132
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134
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136
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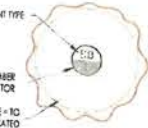
PERMITTING NOTE: ALL EXISTING REGULATED TREES AND PALMS TO BE RELOCATED ON-SITE


PLANTING NOTE: ALL TREES SHOULD BE MOVED TO PROPOSED LOCATIONS (SPECIFIC PLACEMENT PER LOCATOR NUMBERS SHOWN ON THE PROPOSED LOCATION SHEETS), BUT ALL SABAL PALMS CAN BE PLACED INTERCHANGEABLY AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR







-  Canopy / dicot tree to remain
-  Palm to remain
-  Canopy / dicot tree transplant
-  palm transplant

TREE AND PALM RELOCATION LEGEND

EXISTING LAYOUT: SEE SHEET RP-1 & RP-2
 PROPOSED LAYOUT: SEE SHEET RP-3 & RP-4



PLANT TYPE:  RED DOTTED LINE - TO BE RELOCATED

PLANT TYPE (SEE DIM):  PIN IN PLACE OF A LOCATOR - TO REMAIN IN EXISTING LOCATION

EC = COCONUT PALM	
ES = SABAL PALM	
EB = SILVER BUTTWOOD	
EG = GREEN BUTTWOOD	
ET = YELLOW TABEBUIA	
EO = OTHER TREE	

EXISTING TREE AND PALM LOCATIONS (2/2)



-  Canopy/dicot tree transplant
-  Palm transplant

PROPOSED TREE AND PALM LOCATIONS (1/2)

PERMITTING NOTE: ALL EXISTING REGULATED TREES AND PALMS TO BE RELOCATED ON-SITE

PLANTING NOTE: ALL TREES SHOULD BE MOVED TO PROPOSED LOCATIONS (SPECIFIC PLACEMENT PER LOCATOR NUMBERS SHOWN ON THE PROPOSED LOCATION SHEETS), BUT ALL SABAL PALMS CAN BE PLACED INTERCHANGEABLY AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR

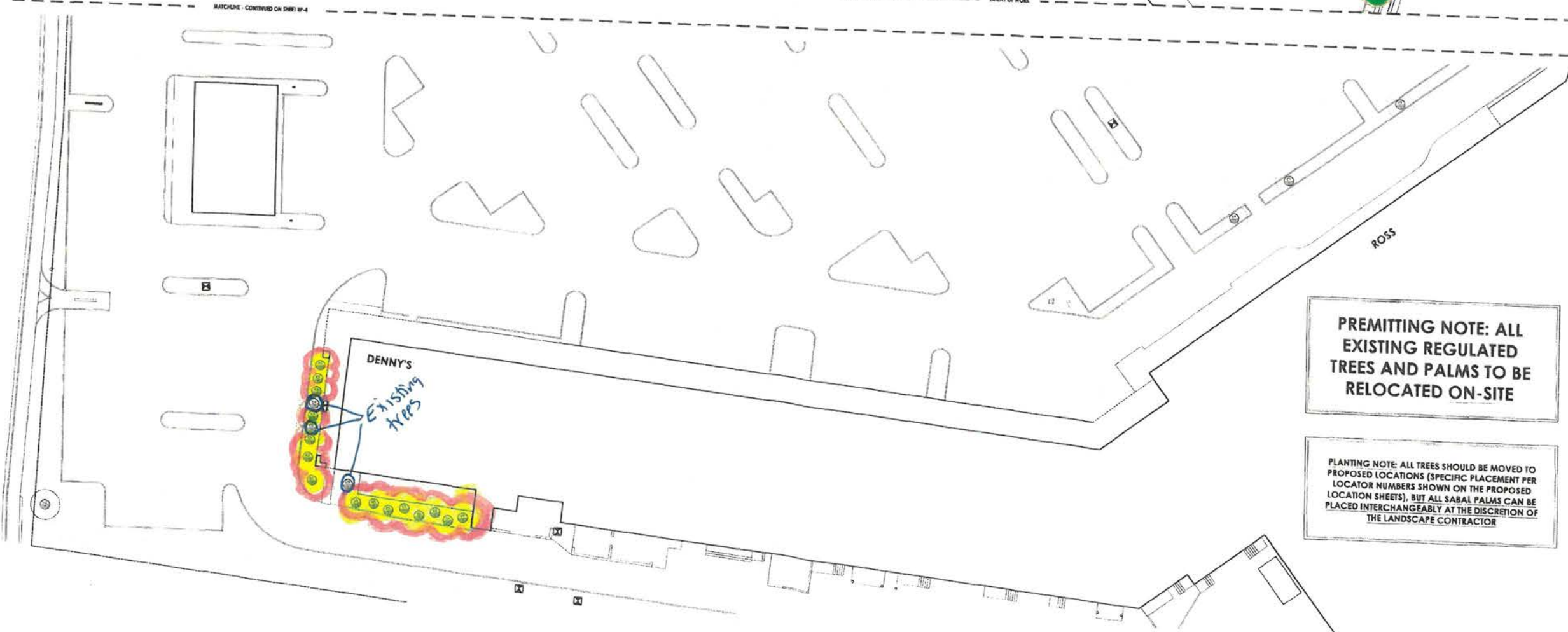
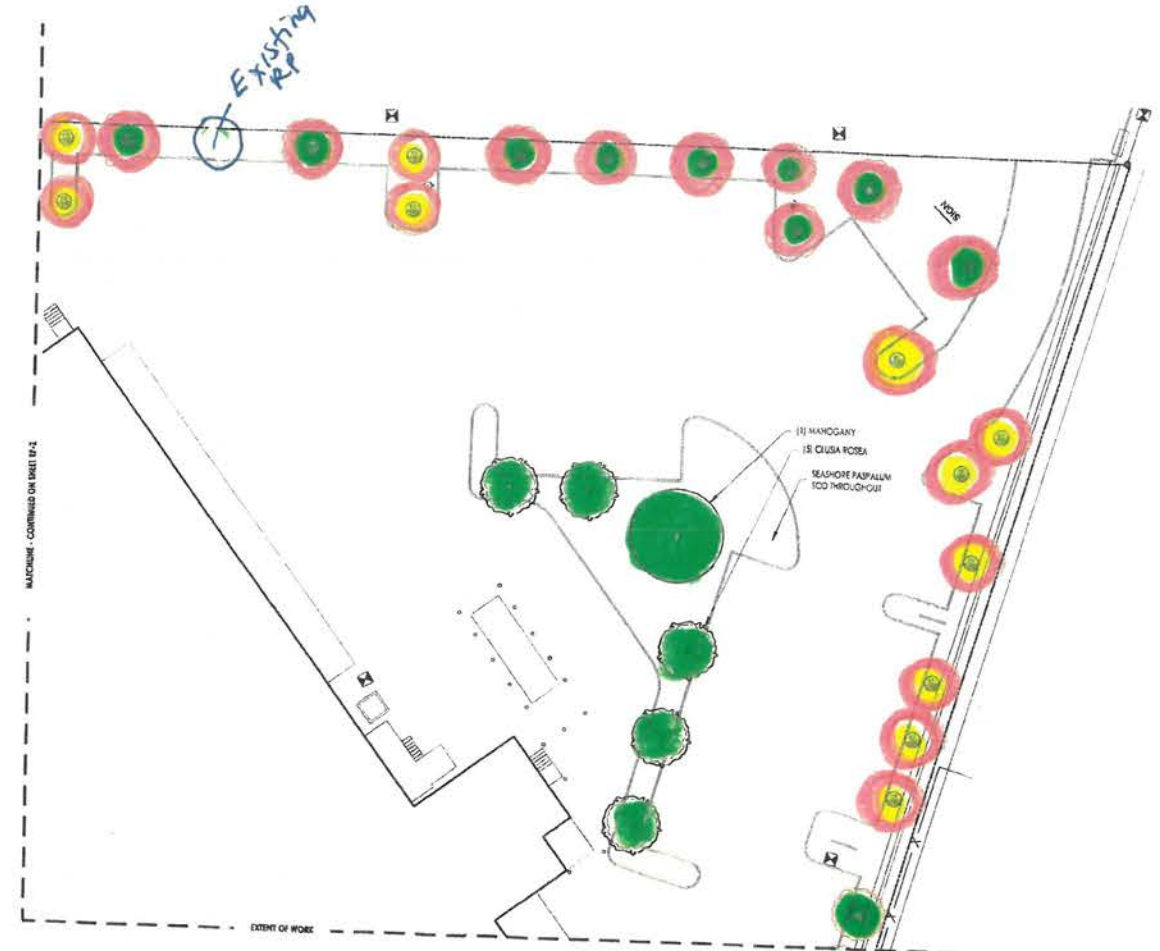
TREE AND PALM RELOCATION LEGEND

EXISTING LAYOUT: SEE SHEET RP-1 & RP-2
 PROPOSED LAYOUT: SEE SHEET RP-3 & RP-4

PLANT TYPE
 NUMBER LOCATOR
 RED DOTTED LINE = TO BE RELOCATED

PLANT TYPE (SEE BELOW)
 IN PLACE OF # LOCATOR TO REMAIN IN EXISTING LOCATION



- EC = COCONUT PALM
- ES = SABAL PALM
- EB = SILVER BUTTWOOD
- EG = GREEN BUTTWOOD
- ET = YELLOW TABBUJA
- EO = OTHER TREE

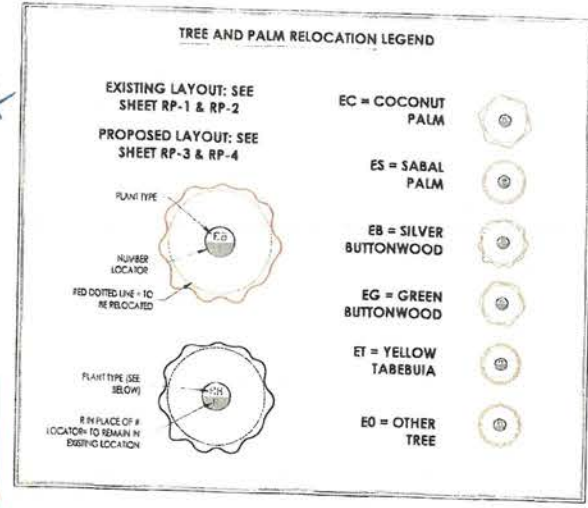


PERMITTING NOTE: ALL EXISTING REGULATED TREES AND PALMS TO BE RELOCATED ON-SITE

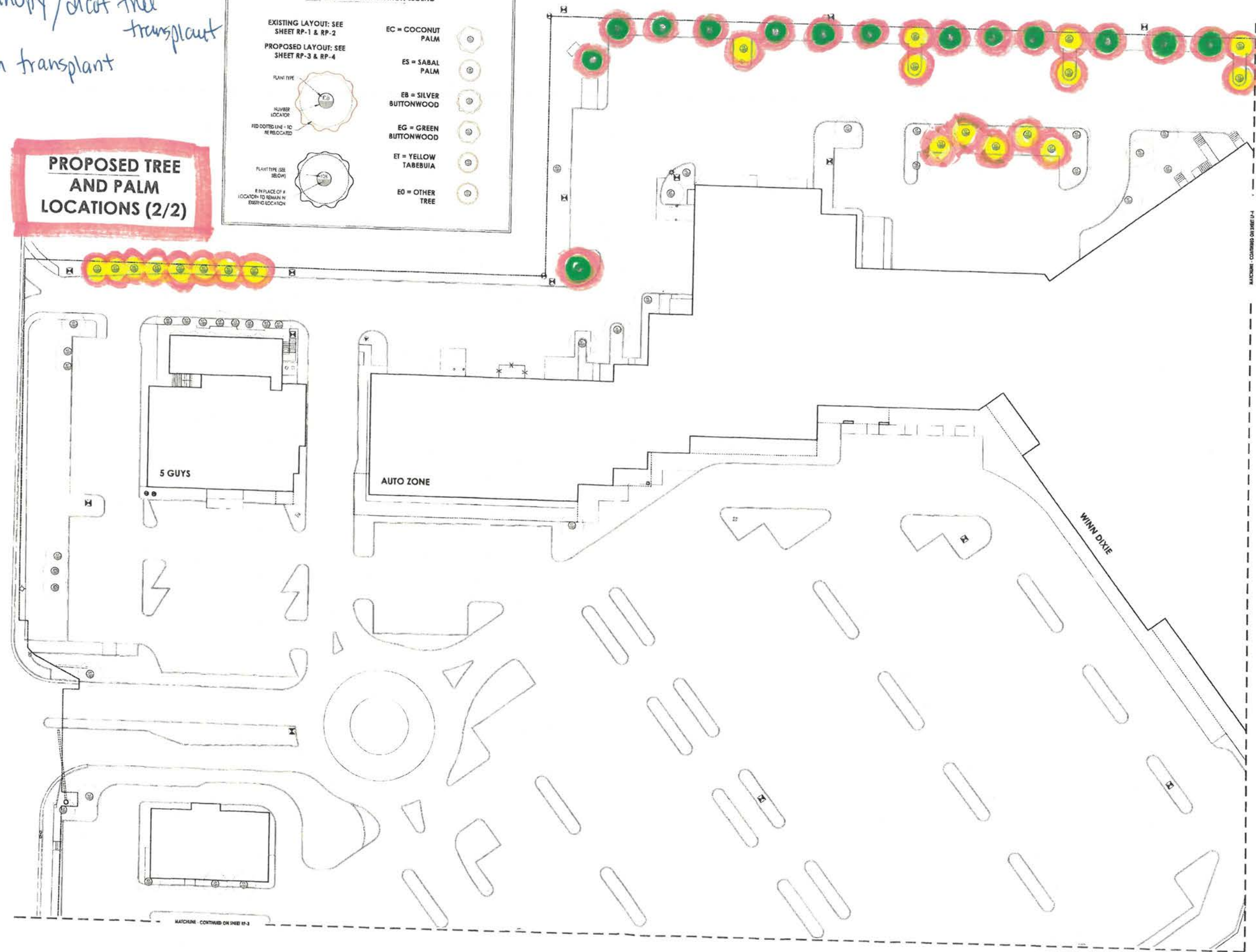
PLANTING NOTE: ALL TREES SHOULD BE MOVED TO PROPOSED LOCATIONS (SPECIFIC PLACEMENT PER LOCATOR NUMBERS SHOWN ON THE PROPOSED LOCATION SHEETS), BUT ALL SABAL PALMS CAN BE PLACED INTERCHANGEABLY AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR

 New canopy/dicot trees

 Canopy/dicot tree transplant
 Palm transplant



PROPOSED TREE AND PALM LOCATIONS (2/2)





1 PROPOSED SITE PLAN 4
 SCALE: 1" = 50'-0"
 GRAPHIC SCALE: 1" = 50'-0"

A2O & MICHAEL B. INGRAM
 ARCHITECTURE

COMMERCIAL PARKING MAINTENANCE
 OVERSEAS MARKET - OSM FEE, LLC.
 2814 NORTH ROOSEVELT BLVD.
 KEY WEST, FLORIDA 33040

ARCHITECT:
 A2O & MICHAEL B. INGRAM ARCHITECTURE
 1100 W. PALM BLVD., SUITE 100
 MIAMI, FL 33135
 P: 305.375.7740
 F: 305.375.7740

TITLE:
 SITE PLAN 4 - W/ DEMO
 PROJECT #: 21.20

SHEET:
A1.0.4
 MAY 17, 2022
 © 2022 BY A2O ARCHITECTURE, LLC



1 PROPOSED SITE PLAN 4
 SCALE: 1"=50'-0"
 GRAPHIC SCALE: 1"=50'-0"

A²O & MICHAEL B. INGRAM
 ARCHITECTURE

COMMERCIAL PARKING MAINTENANCE
 OVERSEAS MARKET - OSM FEE, LLC.
 2814 NORTH ROOSEVELT BLVD.
 KEY WEST, FLORIDA 33040

ARCHITECT:
 ALEXIA, ORSON, S.A.
 1000 W. PALM BEACH BLVD.
 WEST PALM BEACH, FL 33411

CONSULTANTS:
 CAMPBELL ENGINEERING
 1000 W. PALM BEACH BLVD.
 WEST PALM BEACH, FL 33411
 P: 561.833.1111
 F: 561.833.1111

TITLE:
 SITE PLAN 4 -
 W/O DEMO

PROJECT #: 21-20

SHEET:
A7.7.4

MAY 17, 2022
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REC'D OCT 25 1991

A RESOLUTION APPROVING A SITE PLAN AND COMMUNITY
IMPACT ASSESSMENT STATEMENT FOR THE PROPOSED KEY
WEST SHOPPING CENTER; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Commission of the City of Key West,
Florida, as follows:

Section 1. The attached Site Plan and Community Impact
Assessment Statement for the Key West Shopping Center, 2800 North
Roosevelt Boulevard are hereby approved.

A. The developer shall construct a masonry wall along its
rear or Southerly property line where the site abuts the 2800
and 2900 blocks of Patterson Avenue. Subject to approval of
any required variances, the wall shall be 10' high adjacent
to Lots 7 and 8 on the 2900 block of Patterson Avenue and 10'
high adjacent to Lots 1 and 2 of the 2800 block of Patterson
Avenue, with the remainder of the wall being 8' in height.
The developer's application to the South Florida Water
Management District will include all site improvements
including the southerly perimeter wall, and all site
improvements will be designed to comply with the South
Florida Water Management District's regulations for surface
water drainage.

B. The developer shall block off 10th and 11th Streets
during all construction on the subject property.

C. The City shall close 10th and 11th Streets to vehicular
traffic to or from the project and the developer shall
construct a wall blocking vehicular ingress and egress from
the site via 10th and 11th Streets. Each terminos (of 10th
and 11th Streets) shall be landscaped by the Developer on the
"neighborhood" side of the wall with a buffer of
Bougainvillea hedge; the buffer shall be subject to approval
by the City Planner prior to installation. The wall shall be

constructed after the site is cleared and graded to the finish floor elevation (FFE).

D. The City shall take all steps necessary to provide a right-of way for rear access to the site for vehicular traffic from a public street, preferably Kennedy Drive, including without limitation the exercise of its power of eminent domain and special assessment; provided, however, that the City's obligation to provide such access shall not exceed a total cost to the City equal to 50% of the amount due to the City for the project's traffic impact fees.


Section 2. The City Manager and City Attorney are hereby directed to take such steps as are necessary for performance of the City's obligations hereunder, including without limitation that stated at Section 1(D) above.

Section 3. This approval shall not be construed to constitute, promise, or convey, any grant of variance or special exception, or any waiver of full compliance with law.

This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 17 day of January, 1989.


RICHARD A. HEYMAN, MAYOR

WITNESSES:

JOSEPHINE PARKER, CITY CLERK

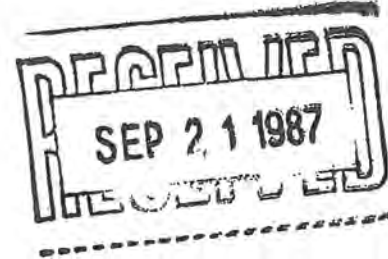


POST, BUCKLEY, SCHUH & JERNIGAN, INC.

1 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
305/248-4750

September 17, 1987

Art Mosley, City Planner
City of Key West
P.O. Box 1550
Key West, Florida 33040



RE: I.D. Properties
CIAS Review Response

Dear Mr. Mosley:

Pursuant to your request, enclosed herewith, please find twenty-two (22) copies of the response, and supporting documents, to Staff's comments regarding the I.D. Properties C.I.A.S.

We understand that I.D. Properties is scheduled for PRC Review at their meeting to be held Friday, September 25, 1987, at ^{5:00} 7:00 P.M. If our information is incorrect, please advise as to the correct time and date.

If you need additional information or have any questions, please contact this office.

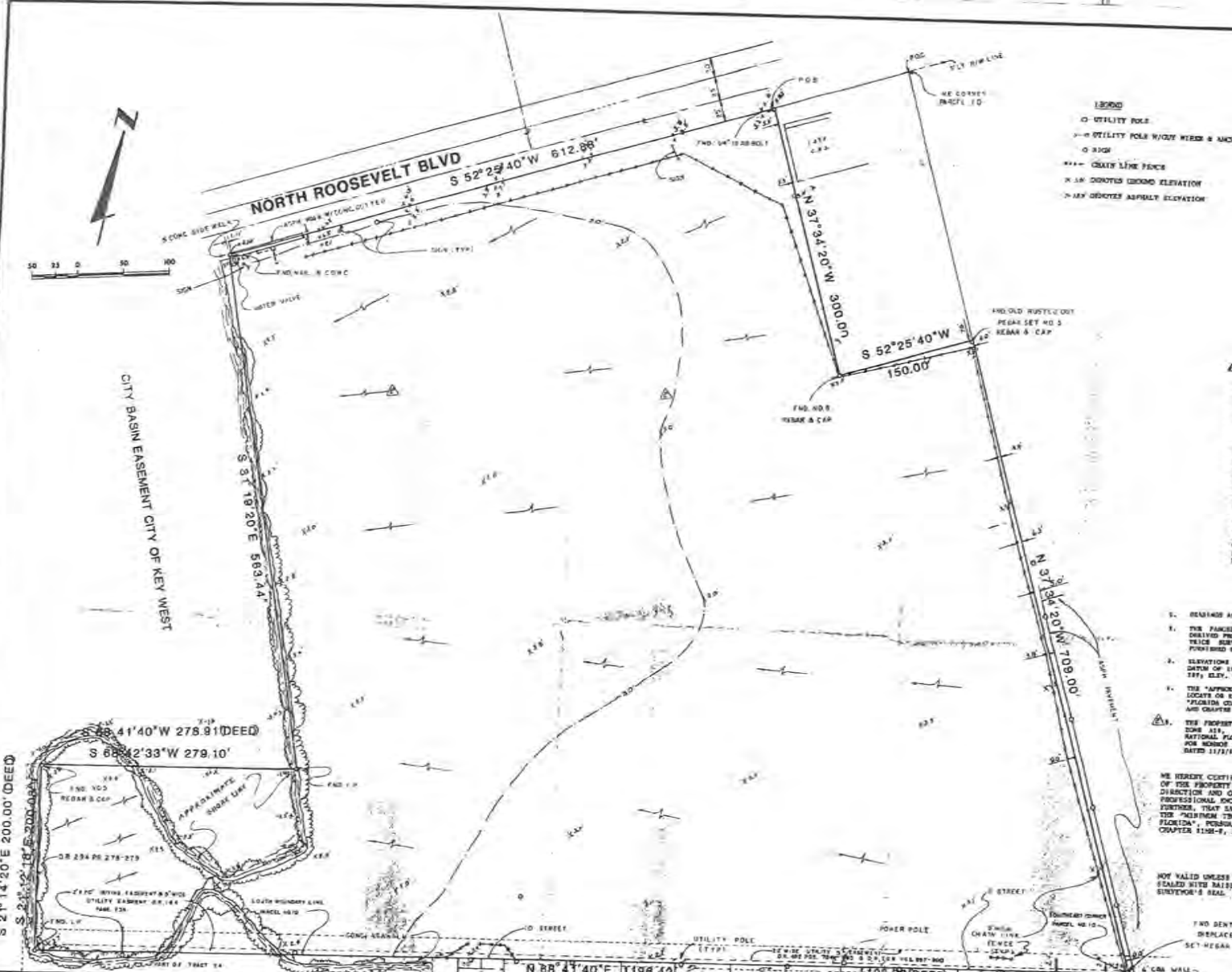
Very truly yours,

H.A.V. Parker, III, P.E.
Project Manager

HAVP/dmh
GC#21/hm
04-041.06
Enclosures

cc: w/encl.

John Pennington, III (3 copies)
John Spottswood (1 copy)
Richard Layfield (1 copy)
Edward Knight (1 copy)
Frank Butler (1 copy)



LOCATION MAP
NOT TO SCALE

- LEGEND**
- UTILITY POLE
 - UTILITY POLE W/OUT WIRE & MARKER
 - SIGN
 - CHAIN LINE PEACE
 - x IN. DIM. DENOTES GROUND ELEVATION
 - △ IN. DIM. DENOTES ASPHALT ELEVATION

LEGAL DESCRIPTION

A PARCEL OF LAND ON THE ISLAND OF KEY WEST AND BEING A PART OF PARCEL 19, AND OTHER LANDS, ACCORDING TO "PLAT OF SURVEY, PART OF LAMON PARCELS OWNED BY KEY WEST IMPROVEMENT, INC.", RECORDED IN PLAT BOOK 4, AT PAGE 84 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 19 AND RUN THENCE NORTH 37°34'20"W FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTING S 52°25'40"W ALONG THE SOUTH BOUNDARY OF SAID PARCEL 19 TO THE WEST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 181 AT PAGES 18-19 OF THE SAID PUBLIC RECORDS; THENCE S 81°18'18"W FOR A DISTANCE OF 152.44 FEET; THENCE S 84°11'49"W FOR A DISTANCE OF 274.91 FEET; TO THE EAST BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 114 AT PAGE 4; THENCE S 12°18'18"W FOR A DISTANCE OF 152.44 FEET; TO THE SOUTH BOUNDARY OF THE SAID PARCEL 19; THENCE S 84°11'49"W ALONG THE SOUTH BOUNDARY OF THE SAID PARCEL 19 FOR A DISTANCE OF 1193.82 FEET; TO THE NORTHEAST CORNER OF THE SAID PARCEL 19; THENCE S 81°18'18"W ALONG THE SOUTH BOUNDARY OF THE SAID PARCEL 19 FOR A DISTANCE OF 152.44 FEET; TO A POINT BEING 200 FEET FROM THE SOUTH BOUNDARY OF THE SAID PARCEL 19; THENCE S 84°11'49"W FOR A DISTANCE OF 288 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 16.4 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND DISTANCES ARE DERIVED FROM RECORD PLAT DATA.
 2. THE PARCEL BOUNDARIES AS DEPICTED AND DESCRIBED HEREIN WERE DERIVED FROM THE RECORD OF SAID PROPERTY BY PHILLIPS & TRICE SURVEYING, INC. (SEE JOURNAL, C-194, BOOK 08 OF 1-11-11).
 3. ELEVATIONS IN BENCH MARKS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1989. (NATIONAL GEODETIC VERTICAL DATUM BENCH MARK 7-187; ELEV. = 19.39).
 4. THE APPROXIMATE BOUNDARIES AS SHOWN HEREON, DOES NOT PURPORT TO LOCATE OR DETERMINE THE TRAIL PROPERTY BOUNDARIES PURSUANT TO THE "FLORIDA CENTRAL RAILROAD ACT OF 1894" (CHAPTER 111, PART 11, F.S. AND CHAPTER 18-2, F.A.C.S.).
- △ THE PROPERTY DESCRIBED AND DESCRIBED HEREON IS LOCATED IN FLOOD ZONE A19, (FLOOD PROOF ED. = 18.85' A.O.M.S.I.), AS SHOWN ON FLOOD NATIONAL FLOOD INSURANCE PROGRAM (FIRM) INSURANCE RATE MAP (FIRM) FOR MONROE COUNTY, FLORIDA (COMMUNITY # 4800) NO. 13314-01-000, DATED 11/7/89.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY: THAT THE "BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED AND DESCRIBED HEREON, WAS PERFORMED UNDER OUR DIRECTION AND CONTROL, ON NOVEMBER 18, 1987; AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF SAID SURVEY IS TRUE AND CORRECT; AND THE "FLORIDA PROFESSIONAL LAND SURVEYING ACT" (CHAPTER 111, PART 11, F.S. AND CHAPTER 18-2, F.A.C.S.), IS IN FULL COMPLIANCE WITH THE "FLORIDA PROFESSIONAL LAND SURVEYING ACT" (CHAPTER 111, PART 11, F.S. AND CHAPTER 18-2, F.A.C.S.).

PORT, ROCKLEY, SCHEE & FERRISMAN, INC.

NOT VALID UNLESS
SEALED WITH RAISED
SURVEYOR'S SEAL.

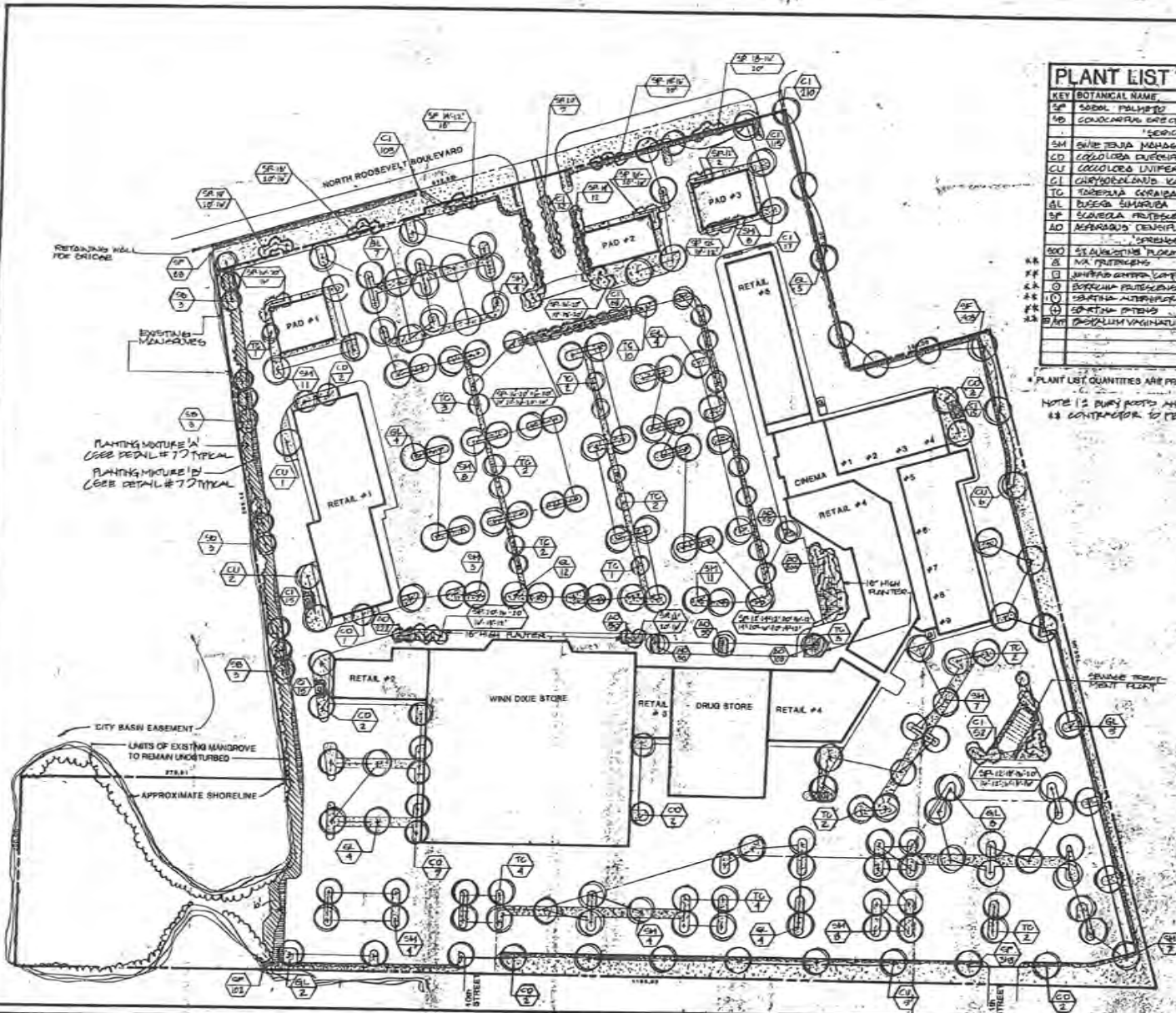
BY: **WALTER B. GIBBELL, P.L.S.**
FLORIDA PROFESSIONAL LAND SURVEYOR
CERTIFICATE OF REGISTRATION NO. 3118
DATE:

TWO BENCH
REPLACED HEREIN
SET-REBAR & CAP

REVISED 18 AUG. 1987



PBS&J PROFESSIONAL BOUNDARY SURVEYING & ENGINEERING, INC. 1000 N. MIAMI AVENUE, SUITE 100 MIAMI, FLORIDA 33136	CLIENT	I D. PROPERTIES, INC. 848 BRICKELL AVE. MIAMI, FLORIDA 33131	PROJECT	A PART OF PARCEL 19, RECORDED IN PLAT BOOK 4 AT PAGE 84, CITY OF KEY WEST MONROE COUNTY, FLORIDA.	TASK	BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY	ORIGINAL NOV. 17, 1989 REVISIONS: 6. CORRECT BOUNDARIES 7. UTILITY POLE POSITION 8. CHAIN LINE PEACE 9. CHAIN LINE PEACE 10. CHAIN LINE PEACE 11. CHAIN LINE PEACE 12. CHAIN LINE PEACE	JOB NO. C-11-11 DRAWN: L.H.S.E.A. CHECKED: J.M.S.A. DATE: 11/18/87 SHEET 1
	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8
	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16
	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	HT/SPR	QUANTITY	REMARKS
SP	SODAL PALM	CAREX PALM	40' TALL	74	OVERALL HEIGHT
MB	CONDICIFOL GUM	SILVER BUTTERNUT	12' TALL	12	W/ CLEAR BRASS TRUNK
SM	SHRUB TUBA	MAHOGANY	14' TALL	75	W/ CLEAR BRASS TRUNK
CI	COCCOLOBA	FLORIAN PLUM	14' TALL	18	W/ CLEAR BRASS TRUNK
CD	COCCOLOBA	SEA GRAPPE	14' TALL	14	W/ CLEAR BRASS TRUNK
CI	CHRYSOCLADUS	COCCOLIM	14' TALL	14	W/ CLEAR BRASS TRUNK
TO	TORONDA	YELLOW TORONDA	14' TALL	41	W/ CLEAR BRASS TRUNK
AL	BUEGA	GUMBO LIMBO	14' TALL	41	W/ CLEAR BRASS TRUNK
SP	SCAVOLA	SCAVOLA	14' TALL	41	W/ CLEAR BRASS TRUNK
AD	ADIRADUS	ADIRADUS	14' TALL	41	W/ CLEAR BRASS TRUNK
SP	SPERMATOPHYTES	SPERMATOPHYTES	14' TALL	127	
SM	SHRUB TUBA	MAHOGANY	14' TALL	75	
CI	COCCOLOBA	FLORIAN PLUM	14' TALL	18	
CD	COCCOLOBA	SEA GRAPPE	14' TALL	14	
CI	CHRYSOCLADUS	COCCOLIM	14' TALL	14	
TO	TORONDA	YELLOW TORONDA	14' TALL	41	
AL	BUEGA	GUMBO LIMBO	14' TALL	41	
SP	SCAVOLA	SCAVOLA	14' TALL	41	
AD	ADIRADUS	ADIRADUS	14' TALL	41	
SM	SHRUB TUBA	MAHOGANY	14' TALL	75	
CI	COCCOLOBA	FLORIAN PLUM	14' TALL	18	
CD	COCCOLOBA	SEA GRAPPE	14' TALL	14	
CI	CHRYSOCLADUS	COCCOLIM	14' TALL	14	
TO	TORONDA	YELLOW TORONDA	14' TALL	41	
AL	BUEGA	GUMBO LIMBO	14' TALL	41	
SP	SCAVOLA	SCAVOLA	14' TALL	41	
AD	ADIRADUS	ADIRADUS	14' TALL	41	

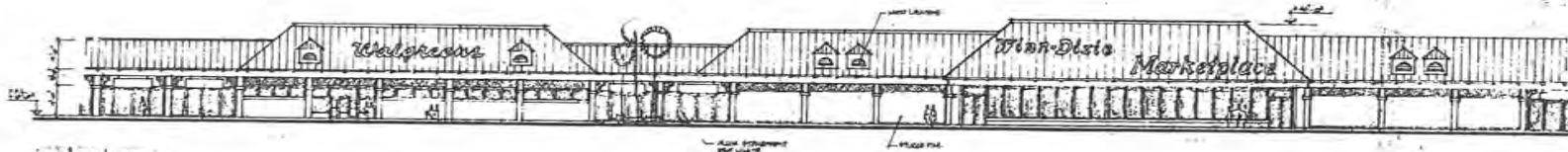
* PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO LANDSCAPE CONTRACTOR.
 NOTE 1: BURY POSTS AND BLADES 1' BELOW FINISHED GRADE.
 ** CONTRACTOR TO FIELD VERIFY QUANTITIES.



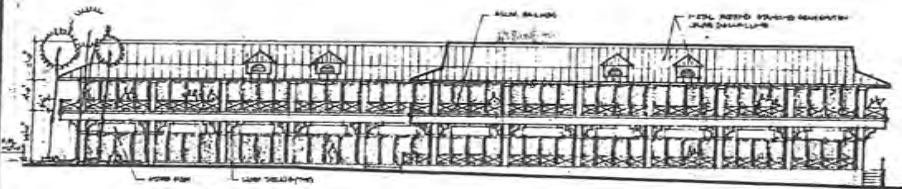
	CLIENT	I D PROPERTIES INC.	PROJECT	KEY WEST DEVELOPMENT	TASK	PLANTING PLAN	ORIGINAL 6-6-87 REVISIONS 1. 1-21-88 MARGARET W.P. 2. 4-27-88 M.P.	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____	JOB NO. 22-2112-08 DRAWN: MTW DESIGNED: MTW CHECKED: MTW OC: PL
							NOT VALID FOR CONSTRUCTION UNLESS SIGNED BY THIS OFFICE	SHEET /	



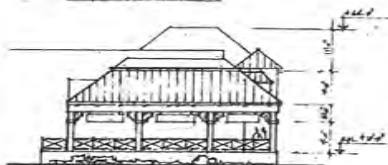
ELEVATION A



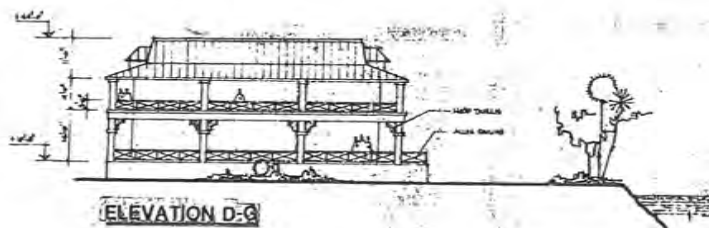
ELEVATION B



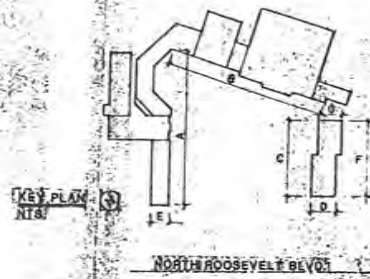
ELEVATION C-F



ELEVATION E



ELEVATION D-G

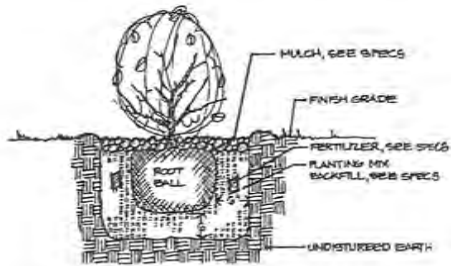


Revisions	BY: DAK
	A/J 1/27

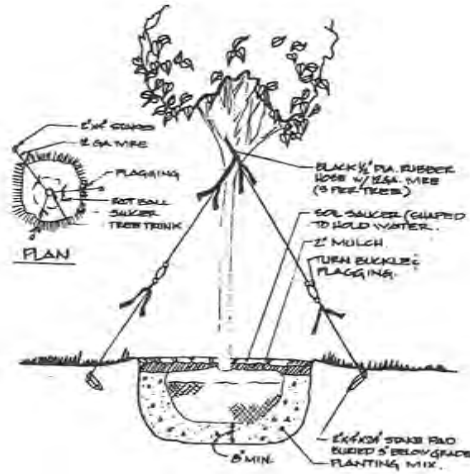
COMMERCIAL DEVELOPMENT
KEY WEST, FL

Corner 9599
Date: 5-4-87
Scale: 1/8" = 1'-0"
Drawn: A.J.D.
Checked:
Appr:

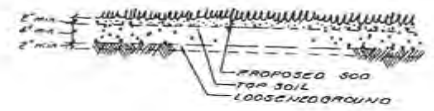
Sheet No.



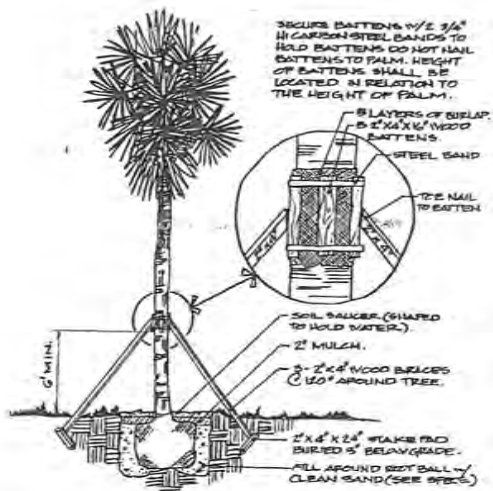
1 TYPICAL SHRUB PLANTING DETAIL N.T.S.



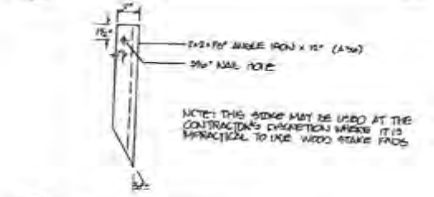
3 TYPICAL TREE PLANTING DETAIL N.T.S.



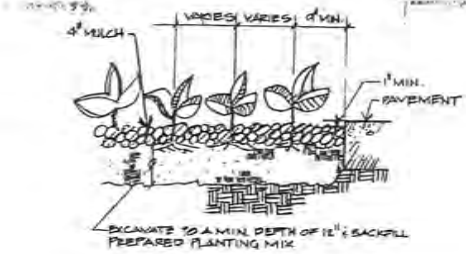
5 TYPICAL SOD PLANTING DETAIL N.T.S.



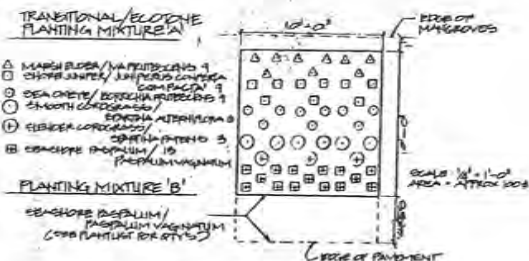
2 TYPICAL PALM PLANTING DETAIL N.T.S.



8 TYPICAL ROCK STAKE FOR PALM BRACING N.T.S.



4 TYPICAL GROUND COVER BED DETAIL N.T.S.



7 SLOPE PLANTING DETAIL

NOTE: PERCENT SHOWS PLANTING PER 100' ONLY. PER TOTAL NUMBER OF PLANTS SEE PLANT LIST 2. ATTICK SOIL BLANKET IS REQUIRED WITHIN LIMITS OF PLANTING MIXTURE 'A' & 'B'



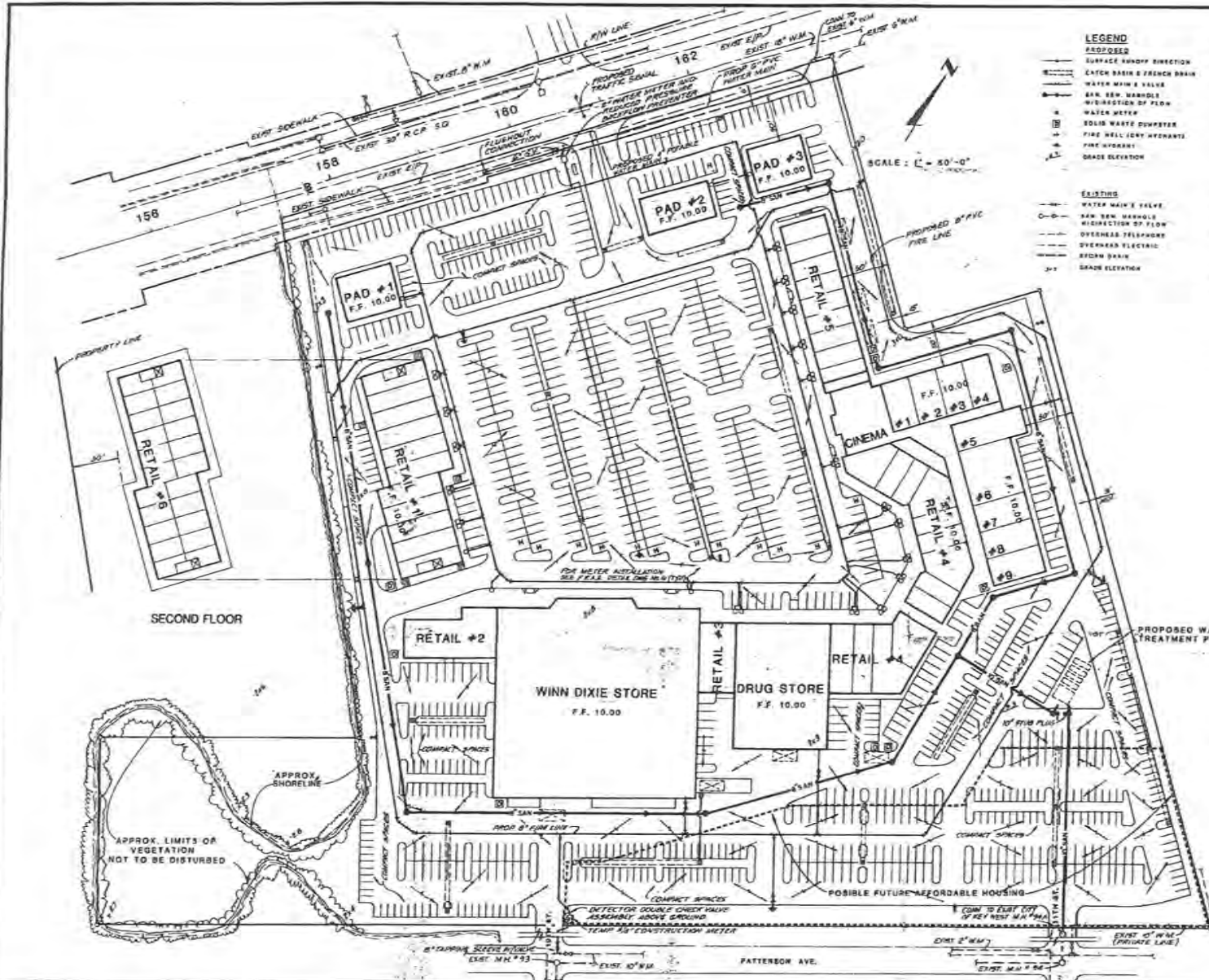
CLIENT I D PROPERTIES INC.

PROJECT KEY WEST DEVELOPMENT

TASK LANDSCAPE DETAILS

ORIGINAL	6-2-87	8
REVISIONS		
1	8/8/87 REVISION 2	7
2		6
3		5
4		4
5		3

JOB NO. 04-04108
 DRAWN: N.L.S.
 DESIGNED:
 CHECKED: M.T.W.
 DATE: 08-87
 SHEET 1



- LEGEND**
- SURFACE DRAINAGE DIRECTION
 - CATCH BASIN & DRAINAGE BASIN
 - WATER MAIN & VALVE
 - AIR SERV. HANDLE
 - W/RESECTION OF FLOW
 - WATER METER
 - SOLID WASTE DUMPSTER
 - FIRE WELL (CITY APPLICANT)
 - FIRE HYDRANT
 - GRADE ELEVATION
-
- EXISTING
 - WATER MAIN & VALVE
 - AIR SERV. HANDLE
 - W/RESECTION OF FLOW
 - OVERHEAD TELEPHONE
 - OVERHEAD TELEPHONE
 - FRESH WATER
 - GRADE ELEVATION

PROJECT COMPUTATIONS

LOT AREA 730,837 S.F. = 16.78 AC

CONSTRUCTION AREA:

PAD #1	3,800 S.F.
PAD #2	3,800
PAD #3	3,800
RETAIL #1	19,908
RETAIL #2	4,100
RETAIL #3	2,800
RETAIL #4	17,125
RETAIL #5	8,750
RETAIL #6	15,400
CINEMA	29,200
DRUG STORE	13,500
WINN-DIXIE STORE	55,200
TOTAL	151,475 S.F.

F.R.S. = .12

LANDSCAPE OPEN SPACE INCLUDING WATER AREAS 149,169 S.F. = 34.09%

PARKING SPACES:

CINEMA	1300 SPACES/3	330 SPACES
RETAIL	170,475 S.F./200	852 SPACES
TOTAL		1182 SPACES

PARKING PROPORTION - CONCRETE ASPHALT - TOTAL 87% SPACES

SETBACKS:

FRONT	50'
REAR	131'
SIDE	50'

ZONED COMMERCIAL C-2

- NOTES:**
1. DRAINAGE SUBJECT TO PERMITTING BY S.P.W.M.D.
 2. WATER DISTRIBUTION SUBJECT TO APPROVAL AND/OR PERMITTING BY F.A.S.A. AND F.D.S.E.
 3. SANITARY COLLECTION SYSTEM AND SEWERAL SYSTEM SUBJECT TO PERMITTING BY F.D.S.E. AND S.P.S.
 4. ALL SYSTEMS SUBJECT TO CHANGE BASED ON PERMITTING REQUIREMENTS AND FINAL DESIGN CALCULATIONS.
 5. ALL EXISTING UTILITY LOCATIONS ARE BASED ON AVAILABLE INFORMATION AND ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

△ A PARCEL OF LAND ON THE ISLAND OF KEY WEST AND BEING A PART OF PARCEL 18, AND OTHER LOTS, ACCORDING TO "PLAT OF HORRY, PART OF LAND FORMERLY OWNED BY KEY WEST IMPROVEMENT, INC.", RECORDED IN PLAT BOOK 4, AT PAGE 18 OF THE PUBLIC RECORDS OF NEVADA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 18 AND RUN THENCE NORTH 89°15'45" ALONG THE SOUTHWEST RIGHT OF WAY LINE OF NORTH BISHOPWAY TRINCE CONTINUED 332'25'45" ALONG THE SOUTH RIGHT OF WAY LINE OF THE SAID NORTH BISHOPWAY BOULEVARD FOR A DISTANCE OF 413.64 FEET TO THE WEST BOUNDARY OF THE LAND DESCRIBED IN RECORDS; THENCE RUN S 21°11'11" E FOR A DISTANCE OF 313.44 FEET; BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 184, 85 PAGES 115-116 OF THE SAID PUBLIC RECORDS; THENCE RUN S 11°14'19" E FOR A DISTANCE OF 372.41 FEET; TO THE EAST BOUNDARY OF THE SAID PUBLIC RECORDS; THENCE RUN S 11°14'19" E FOR A DISTANCE OF 189 FEET TO THE SOUTH BOUNDARY OF THE SAID PARCEL 18; THENCE RUN N 89°15'45" ALONG THE SOUTH BOUNDARY OF THE SAID PARCEL 18 FOR A DISTANCE OF 1191.93 FEET TO THE SOUTHWEST BOUNDARY OF THE SAID PARCEL 18; THENCE RUN N 81°15'10" W ALONG THE EAST BOUNDARY OF THE SAID PARCEL 18 FOR A DISTANCE OF 189.93 FEET TO A POINT BEING 248 FEET FROM THE SOUTH RIGHT OF WAY OF THE SAID NORTH BISHOPWAY BOULEVARD; THENCE RUN S 81°15'10" W FOR A DISTANCE OF 129 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 14.4 ACRES, MORE OR LESS.

REVISED 17 AUG. 1987

	CLIENT	PROJECT	TASK	ORIGINAL FEB. 1987 REVISIONS 1. REVISED A.P.S.D. 2. REVISED SERVICE FACILITIES 3. REVISED SITE PLAN 4. REVISED CONCRETE SURFACES 5. REVISED SOLID WASTE PLACEMENT 6. REVISED FIRE LINE	8 9 10 11 12	JOB NO. 04-041.00 DRAWN: MURPHY DESIGNED: BELL CHECKED: PARKER OC.
	I D PROPERTIES INC.	KEY WEST DEVELOPMENT	PRELIMINARY DEVELOPMENT PLAN			

RESOLUTION NO. 89-202

A RESOLUTION APPROVING AN OPTIONAL SITE PLAN FOR THE PROPOSED KEY WEST SHOPPING CENTER; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Commission of the City of Key West, Florida as follows:

Section 1. The attached Site Plan for the Key West Shopping Center, 2800 N. Roosevelt Boulevard is hereby approved as an optional site plan which may be substituted for the originally approved site plan.

Section 2. The conditions of approval contained in Resolution 89-26 are to remain as conditions of approval for this optional site plan.

Section 3. This approval shall not be construed to constitute, promise, or convey, any grant of variance or special exception, or any waiver of full compliance with law.

This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held

this 15th day of May, 1989.


RICHARD A. HEIMAN, MAYOR

ATTEST:


JOSEPHINE PARKER, CITY CLERK

SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

ATTORNEYS AND COUNSELORS AT LAW

POST OFFICE BOX 1900
300 FLEMING STREET
KEY WEST, FLORIDA 33041-1900

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD

April 10, 1989

TELEPHONE
305-294-9556
TELECOPIER
305-292-1982

Mr. Arthur C. Mosley
City Planner
City of Key West
P. O. Box 1409
Key West, FL 33040


Re: Key West Shopping Center

Dear Art:

Enclosed you will find 10 copies of the modified site plan for the Key West Shopping Center to reflect 80 units of affordable housing. As we discussed, we would like this to be approved by the City as an optional site plan in order that we may pursue financing of the housing. By proceeding in this manner, then in the event that we are unable to obtain the financing, we could still proceed with the site plan that has already been approved.

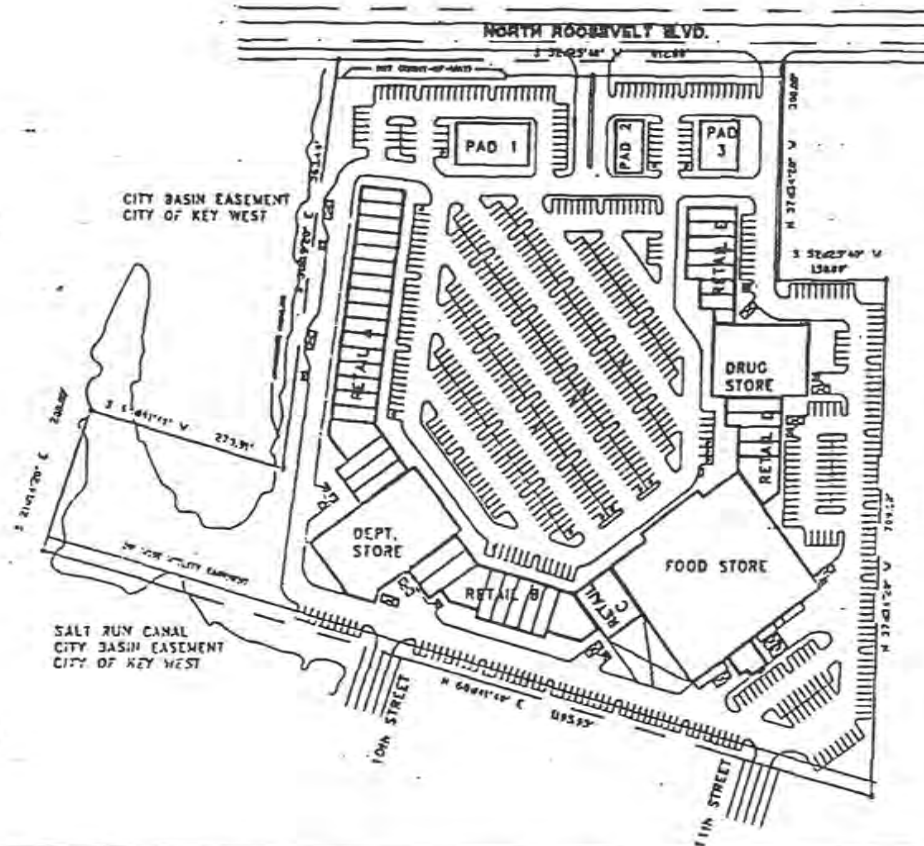
We would like to schedule this as soon as possible, so if you require any further information, please advise.

Sincerely,


JOHN M. SPOTTSWOOD, JR.

JMSjr:sm
Enclosures

cc: Mr. Thomas E. Lewis



PROJECT DATA

SITE DATA	ACRES	S.F.	LOT COVERAGE
TOTAL SITE AREA	18.00	731,781	100 %
BUILDING AREA	3.83	158,271	21.62
LANDSCAPE AREA	3.38	148,400 +/-	20 %

LAND USE DISTRICT: C-3 (COMMERCIAL)
 FLOOD ZONE: A10 (EL. +10')
 SETBACKS: ALL SIDES SETBACK 50' MINIMUM

BUILDING DATA

MAJOR BUILDINGS	S.F.
DEPT. STORE	19,250.00
DRUG STORE	13,500.00
FOOD STORE	48,278.00
TOTAL	78,028.00


RETAIL BUILDINGS	S.F.
RETAIL A	28,877.00
RETAIL B	16,401.00
RETAIL C	4,800.00
RETAIL D	8,585.00
RETAIL E	9,800.00
TOTAL	68,023.00

OUT BUILDINGS	S.F.
PAD #1	8,000.00
PAD #2	3,000.00
PAD #3	4,170.00
TOTAL	13,170.00

TOTAL BUILDING AREA: 158,271.00

PARKING REQUIRED: 585 SPACES
 PARKING PROVIDED: 735 SPACES
 HANDICAP SPACES REQUIRED: 14 SPACES
 HANDICAP SPACES PROVIDED: 14 SPACES
 LOADING SPACES REQUIRED: 9 SPACES @ 21' X 12'
 LOADING SPACES PROVIDED: 13 SPACES

A.6a COMMUNITY IMPACT ASSESSMENT



PROPOSED SITE PLAN

N.T.S

KEY WEST SHOPPING CENTER
 KEY WEST, FLORIDA



Overseas Market Photos-2720 N. Roosevelt Blvd



Two photos showing the existing property line/landscape area along N. Roosevelt Blvd



Two photo showing existing conditions of interior parking area. Most existing trees and palms will be transplanted on site.



Two photo showing existing conditions of interior parking area. Most existing trees and palms will be transplanted on site.





Photo showing existing conditions of interior parking area. Most existing trees and palms will be transplanted on site.



Photo of entrance driveway. This traffic area to be reconfigured.



Photo of property line area with Key Plaza. This is the area where the trees and palms in the interior parking area will be transplanted.



Photo showing existing conditions of rear parking area.



Photo showing existing conditions of rear parking area.



Photo of rear driveway access area where trees and palms from interior parking area will be transplanted to.



Photo of property line area with Key Plaza. This is the area where the trees and palms in the interior parking area will be transplanted.

The following photos are individual pictures of the trees and palms to be transplanted.



Silver Buttonwood 1



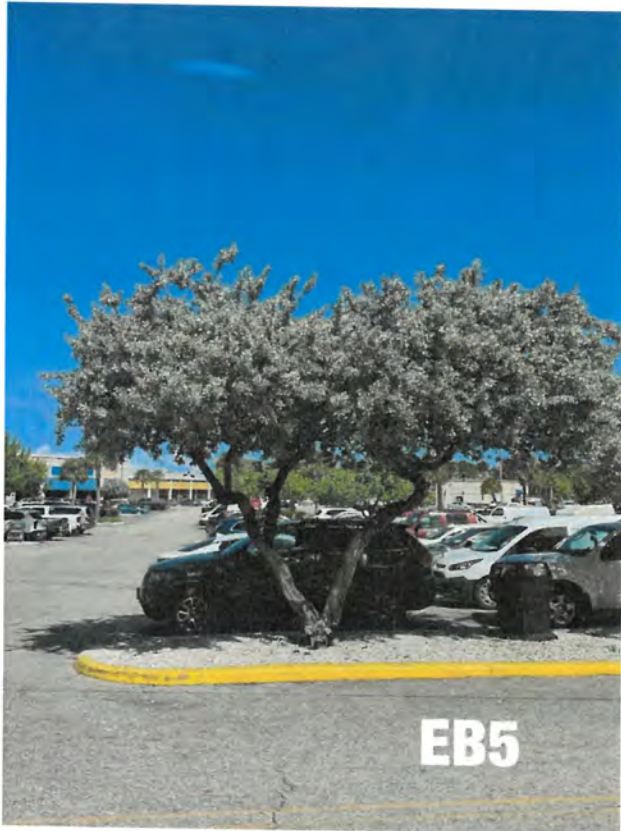
Silver Buttonwood 2



Silver Buttonwood 3



Silver Buttonwood 4



Silver Buttonwood 5



Silver Buttonwood 6



Silver Buttonwood 7



Silver Buttonwood 8



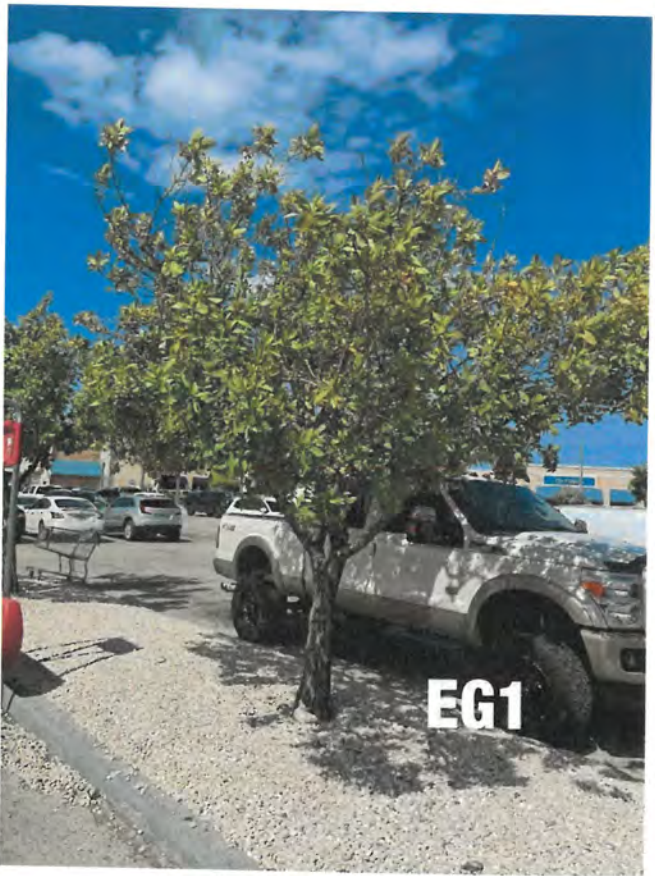
Silver Buttonwood 9



Silver Buttonwood 11



Silver Buttonwood 12



Green Buttonwood 1



Green Buttonwood 2



Green Buttonwood 3



Green Buttonwood 4



Green Buttonwood 5



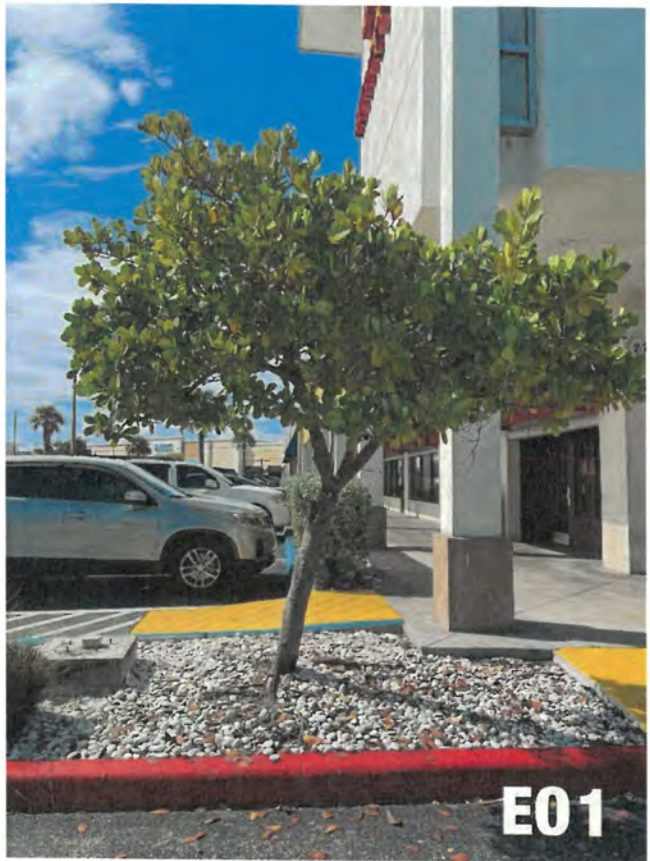
Green Buttonwood 6



Green Buttonwood 7



Green Buttonwood 8



Clusia sp. 1



Yellow Tabebuia 1



Yellow Tabebuia 2



ET3

Yellow Tabebuia 3 (missing photo of ET4)



EC1

Coconut Palm 1



ES1

Sabal Palm 1



ES2

Sabal Palm 2



ES3

Sabal Palm 3



ES4

Sabal Palm 4



ES5

Sabal Palm 5

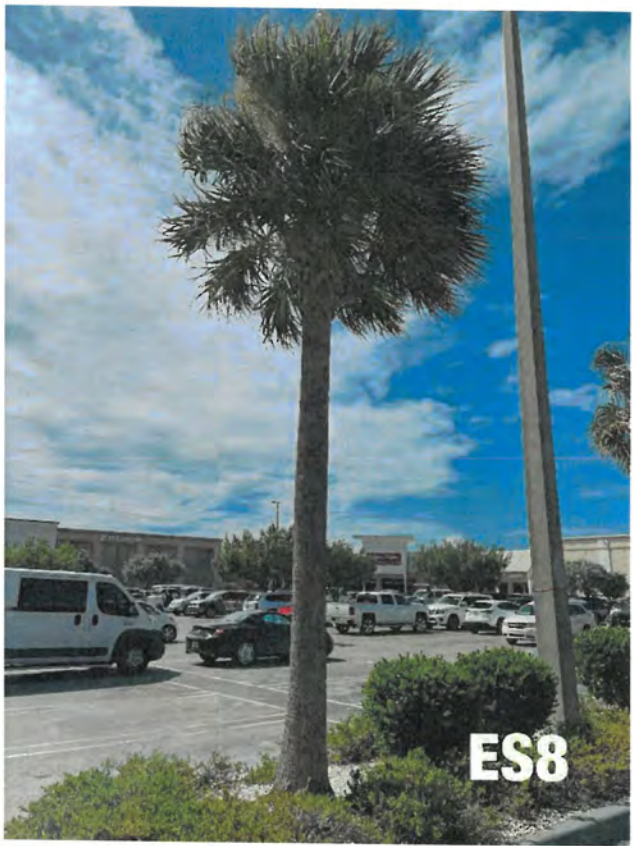


ES6

Sabal Palm 6



Sabal Palm 7



Sabal Palm 8



Sabal Palm 9



Sabal Palm 10



ES11

Sabal Palm 11



ES12

Sabal Palm 12



ES13

Sabal Palm 13



ES14

Sabal Palm 14



ES15

Sabal Palm 15



ES16

Sabal Palm 16



ES17

Sabal Palm 17



ES18

Sabal Palm 18



Sabal Palm 19



Sabal Palm 20



Sabal Palm 21



Sabal Palm 22



ES23

Sabal Palm 23



ES25

Sabal Palm 25



ES26

Sabal Palm 26



ES27

Sabal Palm 27



Sabal Palm 28



Sabal Palm 29



Sabal Palm 30



Sabal Palm 31



Sabal Palm 32



Sabal Palm 33



Sabal Palm 34



Sabal Palm 35



ES36

Sabal Palm 36



ES37

Sabal Palm 37



ES38

Sabal Palm 38



ES39

Sabal Palm 39



Sabal Palm 40



Sabal Palm 41



Sabal Palm 42



Sabal Palm 43



Sabal Palm 44



Sabal Palm 46



Sabal Palm 47



Sabal Palm 48