

Application

SMITH / HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Bart@smithhawks.com

VIA E-MAIL

August 5, 2020

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040
Katie.halloran@cityofkeywest-fl.gov

Re: **StorCon Development, LLC – Application for a Text Amendment to the City of Key West Land Development Regulations**

Dear Katie,

Please find below StorCon Development, LLC's ("Applicant") amended proposed Text Amendment to the City of Key West Land Development Regulations ("LDRs"). The original application and application fee were submitted to the City of Key West Planning Department on June 19, 2020 ("Original Application").

Amendment to Parking Table

There are two (2) sections of the LDRs proposed to be amended, Section 108-572 and Section 122-420. The first proposed amendment is to add self-storage use to the off-street parking requirements. Self-storage use is currently not addressed in the parking table and the other uses in the parking table do not accurately reflect the amount of parking drawn by self-storage use. Self-storage use does not attract many visitors at once that would require parking. Providing the required amount of parking under other uses in the parking table would lead to a lot of paved and wasted space.

The proposed parking requirement for self-storage use is 1 space per 50 units, plus 1 space for employee parking. This proposal is based on Applicant's four (4) other self-storage developments in the State of Florida, all of which were permitted by other municipalities and provide less than or equal to 1 space per 50 storage units. Please see the four (4) comparable self-storage parking developments attached as **Exhibit A**. The offered comparable developments have never had known parking issues where storage unit renters did not have a place to park. Applicant is willing to add any other amendments to the parking table offered by the Planning Department.

The only change proposed to Section 108-572 is at the end of the parking table adding use (18). Proposed text **additions in blue** and ~~deletions are in red and struck through~~ and text in black font is already existing and not proposed to be amended:

Sec. 108-572. - Schedule of off-street parking requirements by use generally.

Off-street parking spaces shall be provided in accordance with the following schedule for motor vehicles and bicycles:

		Minimum Number of Parking Spaces Required For:	
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family	1 space per dwelling unit	None
(2)	Multiple-family:		
	a. Within historic district	1 space per dwelling unit	10%
	b. Outside historic district	2 spaces per dwelling unit	10%
(3)	Churches; public or private schools, libraries, or museums; public buildings; public or private auditoriums, community centers, theaters, facilities for spectator sports, trade institutions, transit facilities and other places of assembly	1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater	10%, except libraries: 20%; public/private recreation, community centers, and city parking structures: 35%
(4)	Dormitories or single-room occupancy (SRO), roominghouses and/or boardinghouses	1 space for every 2 beds	35%
(5)	Day care centers, kindergartens, nursery schools and other preschool facilities	1 space per employee, with a minimum of 2 employee spaces, plus 5 spaces; or 1 space per employee plus 1 space for every 2 children enrolled; or 1 space for each 300 square feet of building areas, whichever is greater	10%
(6)	Marinas and offshore activities	1 space per liveaboard boat, plus 1 space per 4 pleasure boats stored on site, plus 1	25%

		space per 3 passengers based on the total capacity of commercially licensed vessels. The planning board may require additional parking spaces for dry storage slips. For offshore structures: 2 spaces, plus 1 space per 3 passengers based on the cumulative total capacity of motorized watercraft and other seating associated with the permitted activities. No additional off-street parking shall be required for offshore activities operating as an accessory use to an approved principal upland shoreline use	
(7)	Motels, hotels and other transient lodging facilities	1 space per lodging unit plus 1 space for the owner or manager	35%
(8)	Private clubs and lodges	1 space per 5 seats or 1 space per 150 square feet within the main assembly area	10%
(9)	Restaurants, bars and lounges	1 space per 45 square feet of serving and/or consumption area	25%
(10)	Scooter, moped, etc., bicycle rental	1 space per 3 scooters, mopeds, etc., and bicycle rentals based on licensed capacity; or 1 space per 200 square feet of gross floor area, whichever is greater	10%
(11)	Hospitals	1 space for each 4 beds, plus 1 space for every employee, excluding doctors, on the largest shift, plus 1 space for each doctor	10%
(12)	Nursing or convalescent homes	1 space for each 4 beds	10%
(13)	Doctors' and dentists' offices or clinics	5 spaces per each doctor or dentist	10%
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(14)	Funeral homes	1 space for each 8 seats of chapel capacity, plus 1 space for every 2 employees, plus sufficient parking area to accommodate each hearse	10%

(15)	Banks, public administration offices, office buildings and professional offices other than doctors' or dentists' offices	1 space per 300 square feet of gross floor area	25%
(16)	Retail stores and service establishments	1 space per 300 square feet of gross floor area	25%
(17)	Warehousing or manufacturing	1 space per 600 square feet of gross floor space	10%
(18)	Self-storage	1 space per 50 storage units, plus 1 space for employee parking	10%

-End Section-

Amendment to General Commercial District Maximum Floor Area Ratio

The second amendment to the LDRs proposed is to increase the maximum floor area ratio of the General Commercial District (CG) from 0.8 to 1.0. An increase in maximum floor area ratio will encourage redevelopment throughout the CG district and will encourage favorable uses in the CG district, including redevelopment of mixed use and general commercial activities which fulfill market demands of the City's residents for affordable housing proximate to retail sales and services, which is stated objective for North Roosevelt corridor in the City's Comprehensive Plan Objective 1-1.3 and Policy 1-1.1.4. The proposed increase in maximum floor area ratio will make possible and feasible developing commercial uses on the same site as residential uses, which is supported by the Future Land Use Element and Housing Element of the Comprehensive Plan.

A lower maximum floor area ratio incentives high volume, high impact uses that do not require a lot of floor area. The proposed change to floor area ratio does not alter open space, impervious surface, building coverage, setbacks, or landscaping requirements contained in the LDRs. Those regulations will remain applicable to all development in in the district.

The only change proposed to Section 122-420 is to subsection (2). Proposed text **additions in blue** and ~~deletions are in red and struck through~~ and text in black font is already existing and not proposed to be amended:

Sec. 122-420. - Dimensional requirements.

The dimensional requirements in the general commercial district (CG) are as follows:


- (1) Maximum density: 16 dwelling units/acre (16 du/acre).
- (2) Maximum floor area ratio: ~~0.8~~ 1.0

- (3) Maximum height: 40 feet except for the following: The maximum height shall be 30 feet along N. Roosevelt Boulevard, from Seventh Avenue west to Eisenhower Drive and Jose Marti Drive.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 40 percent.
 - b. Maximum impervious surface ratio: 60 percent.
- (5) Minimum lot size: 15,000 square feet.
 - a. Minimum lot width: 150 feet.
 - b. Minimum lot depth: 100 feet.
- (6) Minimum setbacks:
 - a. Front and rear: minimum of 25 feet or as an alternative ten percent of lot depth for buildings up to 25 feet in height or 20 percent of lot depth for buildings over 25 feet in height; provided, however, the maximum setback shall be 50 feet.
 - b. Side: 15 feet or ten percent of lot width up to a maximum of 20 feet, whichever is greater.
 - c. Street side: 20 feet.

-End Section-

Please use this letter to supplement and amend the Original Application. Thank you for your consideration and work on this matter.

Sincerely,


Anthony Davila for
Barton W. Smith

CC: Daniel Sobczak – daniel.sobczak@cityofkeywest-fl.gov
George Wallace – gwallace@cityofkeywest-fl.gov

Exhibit A

Parking Comparison

StorCon Development Portfolio

Address	Municipality	Year Built	Number of Floors	Gross Floor Area	Units	Parking Required	Parking Provided	SF / space	Units / space	Loading Spaces
1705 W. Kennedy Blvd	Tampa	2017	5	75,763	665	Per rezoning PD	17	4,457	39	1
7220 4th Street N.	St. Petersburg	2018	3	73,287	597	1 per 50 Units + 1/300 sf Office	15	4,886	40	2
4515 N. Tamiami Trail	Sarasota	2016	3	73,070	608	Staff waiver granted	14	5,219	43	2
7014 Gunn Highway	Hillsborough County	2020	3	99,655	696	1 per 50 units	16	6,228	44	4
1910 N. Roosevelt Blvd	Key West	[2021]	3	50,200	526	Variance requested	13	3,862	40	1

Verification Form

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Jonathan Dorman, in my capacity as Manager
(print name) *(print position: president, managing member)*
of StorCon Development, 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:

1900 N. 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 12 day of March 2021
date

Jonathan Dorman
Name of Authorized Representative

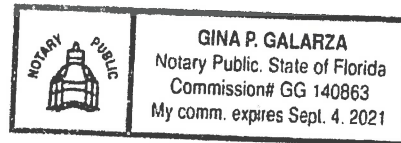
He/She is personally known to me or has presented His Driver's License as identification.

Notary's Signature and Seal

GINA GALARZA
Name of Acknowledger typed, printed or stamped

GG 140863

Commission Number, if any



City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Jonathan Dorman, in my capacity as Manager
(print name) *(print position: president, managing member)*
of StorCon Development, 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:

1910 N. 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.

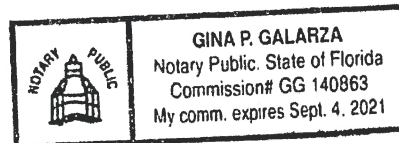
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12 day of March 2020 by
Jonathan Dorman
Name of Authorized Representative

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

Notary's Signature and Seal

GINA GALARZA
Name of Acknowledger typed, printed or stamped



GG 140863
Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

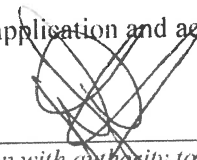
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Dennis Saviano as
Please Print Name of person with authority to execute documents on behalf of entity

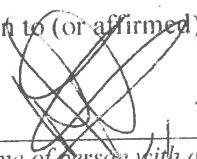
Trustee of Dennis Saviano Living Trust
Name of office (President, Managing Member) Name of owner from deed

authorize Jonathan Dorman
Please Print Name of Representative

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

 Trustee
Signature of person with authority to execute documents on behalf on entity owner
DENNIS SAVIANO

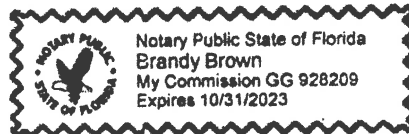
Subscribed and sworn to (or affirmed) before me on this 3-11-20
Date

by  Trustee
Name of person with authority to execute documents on behalf on entity owner
DENNIS SAVIANO

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

Brandy Brown
Notary's Signature and Seal

Brandy Brown
Name of Acknowledger typed, printed or stamped



GG 928209
Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

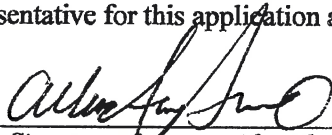
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Allan Burns as
Please Print Name of person with authority to execute documents on behalf of entity

President of Paradise Petroleum Marketers, Inc
Name of office (President, Managing Member) *Name of owner from deed*

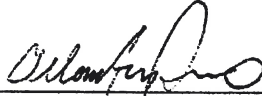
authorize Jonathan Dorman
Please Print Name of Representative

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

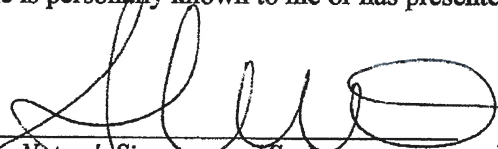


Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3-12-2020
Date

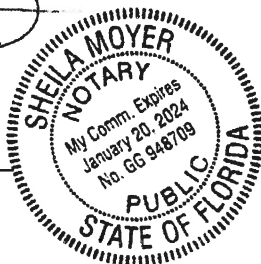
by 
Name of person with authority to execute documents on behalf on entity owner

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



Notary's Signature and Seal

Sheila Moyer
Name of Acknowledger typed, printed or stamped



01-20-2024
Commission Number, if any

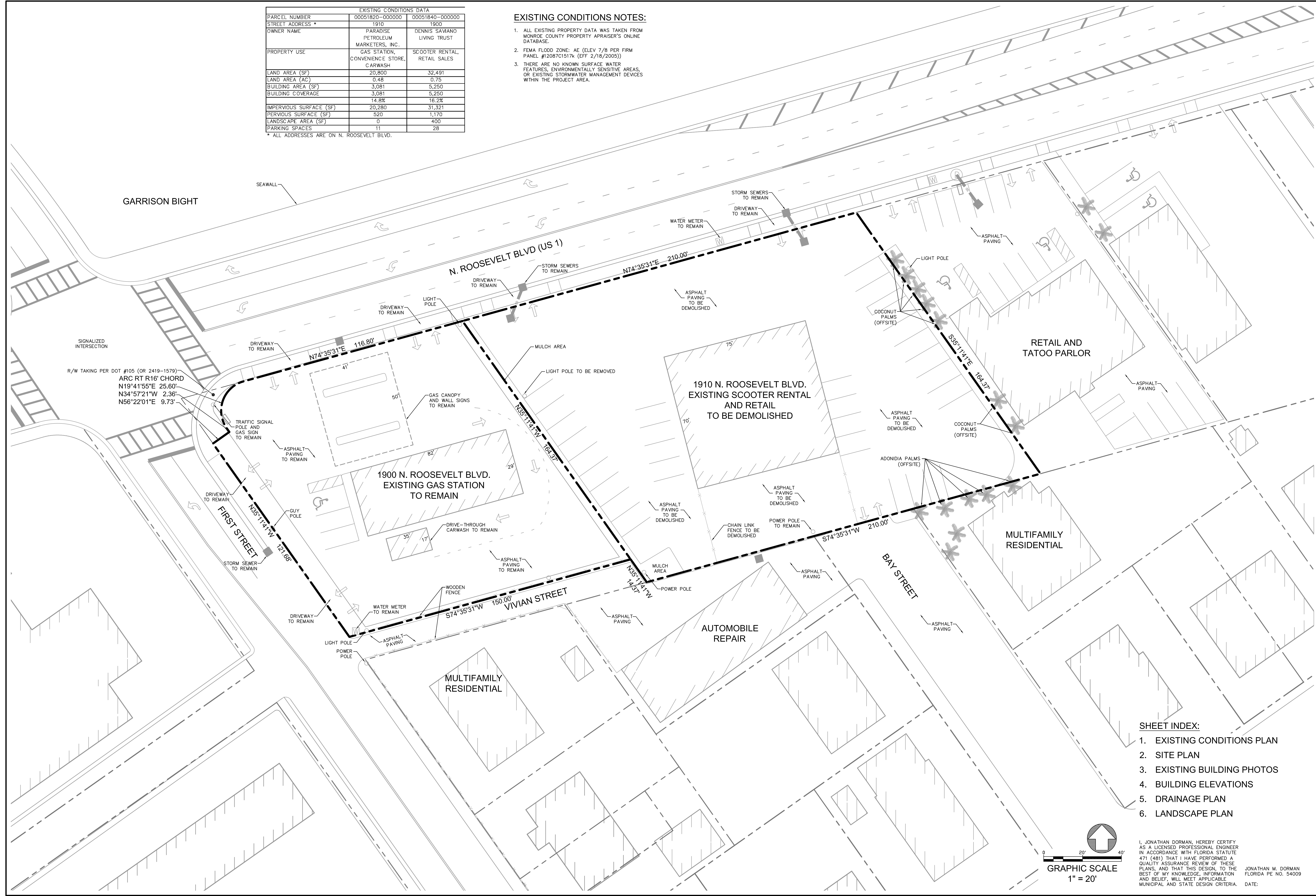
Ukg' Rnc p

EXISTING CONDITIONS DATA		
PARCEL NUMBER	00051820-000000	00051840-000000
STREET ADDRESS *	1910	1900
OWNER NAME	PARADISE PETROLEUM MARKETERS, INC.	DENNIS SAVIANO LIVING TRUST
PROPERTY USE	GAS STATION, CONVENIENCE STORE, CARWASH	SCOOTER RENTAL, RETAIL SALES
LAND AREA (SF)	20,800	32,491
LAND AREA (AC)	0.48	0.75
BUILDING AREA (SF)	3,081	5,250
BUILDING COVERAGE	3,081	5,250
IMPERVIOUS SURFACE (SF)	14.8%	16.2%
PERVIOUS SURFACE (SF)	20,280	31,321
LANDSCAPE AREA (SF)	520	1,170
PARKING SPACES	0	400
	11	28

* ALL ADDRESSES ARE ON N. ROOSEVELT BLVD.

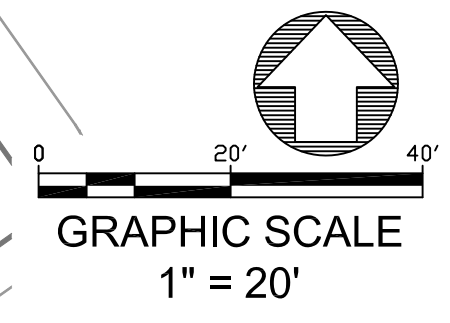
EXISTING CONDITIONS NOTES:

1. ALL EXISTING PROPERTY DATA WAS TAKEN FROM MONROE COUNTY PROPERTY APPRAISER'S ONLINE DATABASE.
2. FEMA FLOOD ZONE: AE (ELEV 7/8 PER FIRM PANEL #12087C1517K (EFF 2/18/2005))
3. THERE ARE NO KNOWN SURFACE WATER FEATURES, ENVIRONMENTALLY SENSITIVE AREAS, OR EXISTING STORMWATER MANAGEMENT DEVICES WITHIN THE PROJECT AREA.



R/W TAKING PER DOT #105 (OR 2419-1579)
 ARC RT R16° CHORD
 N19°41'55"E 25.60'
 N34°57'21"W 2.36'
 N56°22'01"E 9.73'

- SHEET INDEX:**
1. EXISTING CONDITIONS PLAN
 2. SITE PLAN
 3. EXISTING BUILDING PHOTOS
 4. BUILDING ELEVATIONS
 5. DRAINAGE PLAN
 6. LANDSCAPE PLAN



I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA.

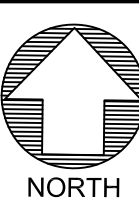
JONATHAN M. DORMAN
 FLORIDA PE NO. 54009
 DATE:

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

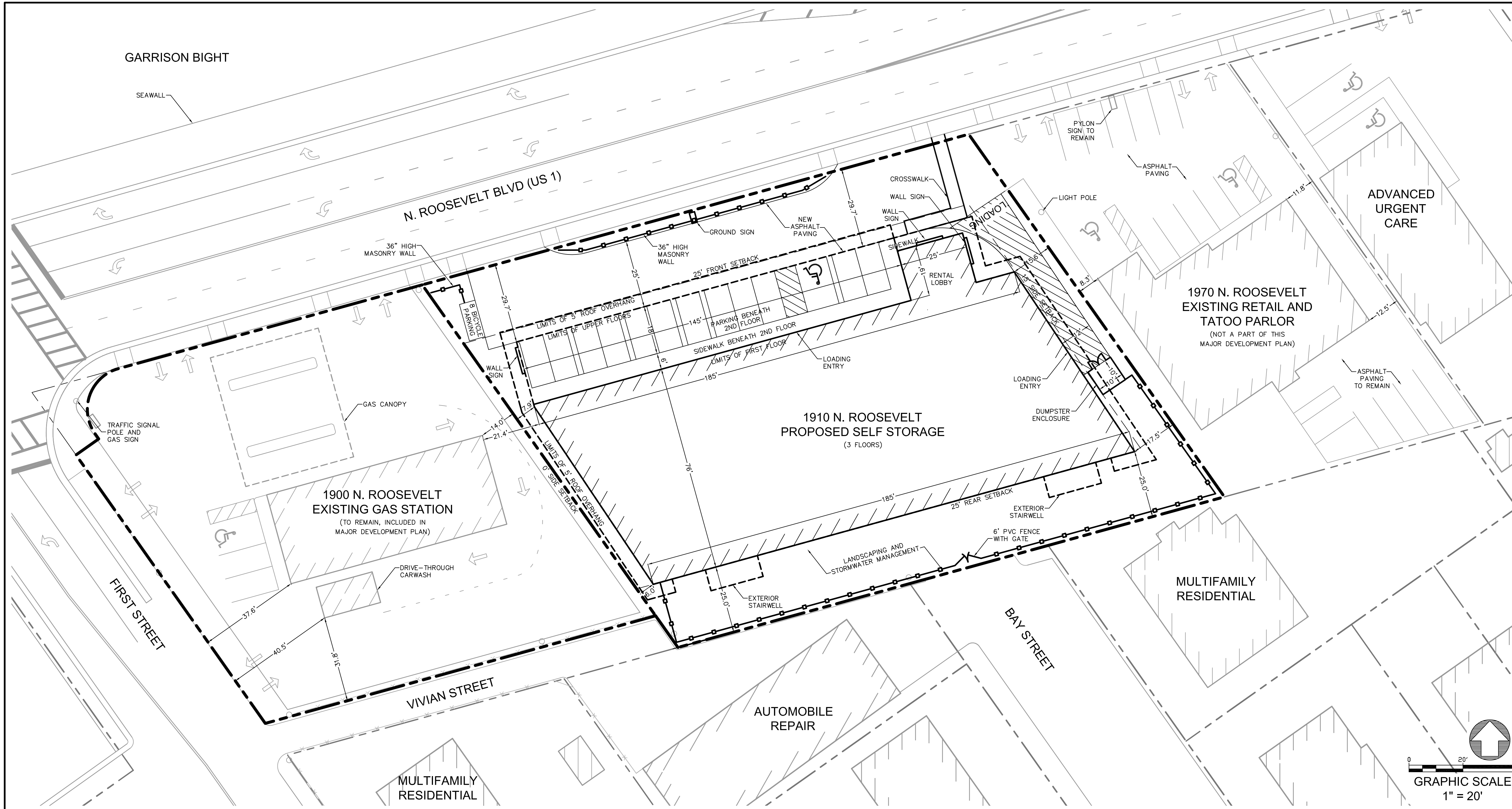
MAJOR DEVELOPMENT PLAN
ROOSEVELT SELF STORAGE

8837 TUTTLE AVE. #412
 SARASOTA, FL 34243
 (813) 310-8520 (PH)
 (813) 746-4863 (FAX)



NORTH
 SCALE:
 1" = 20'
 DATE:
 06/11/2020
 SHEET
 1 OF 6

GARRISON BIGHT



PROJECT TEAM:

PROPERTY OWNERS:
 1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.
 1910 N. ROOSEVELT BLVD: DENNIS SAVIANO LIVING TRUST
OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.
 STORCON DEVELOPMENT, LLC
ENGINEER: JONATHAN DORMAN, P.E.
LAND USE ATTORNEY: BARTON SMITH, ESQ.
 SMITH HAWKS

LEGAL DESCRIPTIONS:

1900 N. ROOSEVELT BLVD:
 SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13
 OR933-404/410 OR1115-1989/1991 OR1239-450/58 OR2419-1579/80
1910 N. ROOSEVELT BLVD:
 SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2
 AND WLY 70.31 FT LT 3 BK 6 OR84-413 OR98-535/36 OR202-71/72
 OR439-886/90 OR777-1864 OR810-2428 OR856-1258 OR856-1259/60
 OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17
 OR1444-2024/25 OR1561-150/51

PROJECT STATEMENT:

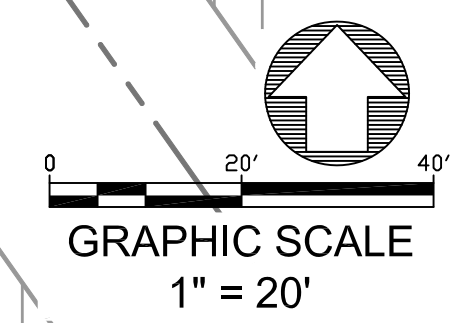
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW SELF STORAGE FACILITY AT 1910 N. ROOSEVELT BLVD.
 THE FLOOR AREA FOR THE SELF STORAGE FACILITY IS BEING ACHIEVED BY WAY OF INCORPORATING THE ADJUTING PROPERTY LOCATED AT 1900 N. ROOSEVELT BLVD, INTO A COMBINED MAJOR DEVELOPMENT PLAN.

SITE PLAN NOTES:

- EXISTING LIGHTING TO REMAIN AS IS FOR 1900 N. ROOSEVELT BLVD. LIGHTING FOR PROPOSED SELF STORAGE FACILITY SHALL CONSIST OF WALL-MOUNTED FIXTURES WITH CUT-OFF SHIELDS.
- EXPECTED DATE OF COMPLETION: MARCH 2022.
- THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN. THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
- THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT.

CONDITIONAL USE NOTES:

- EXPECTED DATE OF COMPLETION: MARCH 2022.
- THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN. THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
- THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- THIS PROJECT WILL REQUIRE INTERGOVERNMENTAL COORDINATION WITH FDOT, DEP, SPWMD. THE APPLICANT UNDERSTANDS THESE APPROVALS ARE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS, AND HAS SCHEDULED OR WILL SCHEDULE PREAPPLICATION MEETINGS CONCURRENT WITH THE CITY'S DRC REVIEW.



TRAFFIC DATA (1910 N. ROOSEVELT BLVD. ONLY) * **

EXISTING CONDITIONS	EXISTING	PROPOSED	CHANGE
ZONING	CG	CG	
BUILDING AREA (SF)	5,250	50,210	44,960
LAND USE DESCRIPTION ***	VARIETY STORE	SELF STORAGE	
ITE LAND USE CODE ***	814	151	
PM PEAK RATE / KSF	6.84	0.17	
TOTAL PEAK HOUR TRIPS	36	9	-27

* EXISTING OPERATIONS AND TRAFFIC PATTERNS FOR 1900 AND 1970 ROOSEVELT BLVD. ARE TO REMAIN UNCHANGED.
 ** ALL EXISTING DRIVEWAYS ARE TO REMAIN
 *** CLOSEST AVAILABLE LAND USE CODE TO EXISTING USE

PROPOSED DEVELOPMENT DATA

PARCEL NUMBER	00051820-000000	00051840-000000	TOTAL
STREET ADDRESS *	1910	1900	
OWNER NAME	PARADISE PETROLEUM MARKETERS, INC.	DENNIS SAVIANO LIVING TRUST	
ZONING	CG	CG	
PROPERTY USE	GAS STATION, CONVENIENCE STORE, CARWASH	SELF STORAGE	
LAND AREA (AC)	0.48	0.75	1.22
LAND AREA (SF)	20,800	32,491	53,291
BUILDING AREA (SF)	3,081	50,210	53,291
FLOOR AREA RATIO			1.00
BUILDING COVERAGE	3.081	20,311	23,392
	14.8%	62.5%	43.9%
BUILDING HEIGHT ** (FT)	15	30	
IMPERVIOUS SURFACE (SF)	20,280	24,991	45,271
	97.5%	76.9%	85.0%
PERVIOUS SURFACE (SF)	520	7,500	8,020
	2.5%	23.1%	15.0%
LANDSCAPE AREA (SF)	0	7,500	7,500
PARKING RATIO REQUIRED	1/300 SF	1/600 SF	
PARKING REQUIRED	10	84	
PARKING PROVIDED	11	13	

* ALL ADDRESSES ARE ON N. ROOSEVELT BLVD.
 ** HEIGHT MEASURED TO MIDPOINT OF ROOF SLOPE.
 *** PARKING VARIANCE REQUESTED

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA. DATE: _____

JONATHAN M. DORMAN
 FLORIDA P.E. NO. 54009

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN

MAJOR DEVELOPMENT PLAN ROOSEVELT SELF STORAGE

8637 TUTTLE AVE. #412 SARASOTA, FL 34233 (813) 310-8520 (PH) (813) 746-4863 (FAX)



NORTH
 SCALE: 1" = 20'
 DATE: 06/11/2020
 SHEET 2 OF 6

EXISTING BUILDING PHOTOGRAPHS

1900 N. ROOSEVELT BLVD.
(TO REMAIN UNCHANGED)



1910 N. ROOSEVELT BLVD.
(TO BE DEMOLISHED)

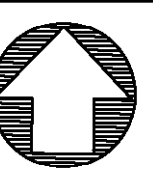


PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING BUILDING PHOTOS

MAJOR DEVELOPMENT PLAN
ROOSEVELT SELF STORAGE

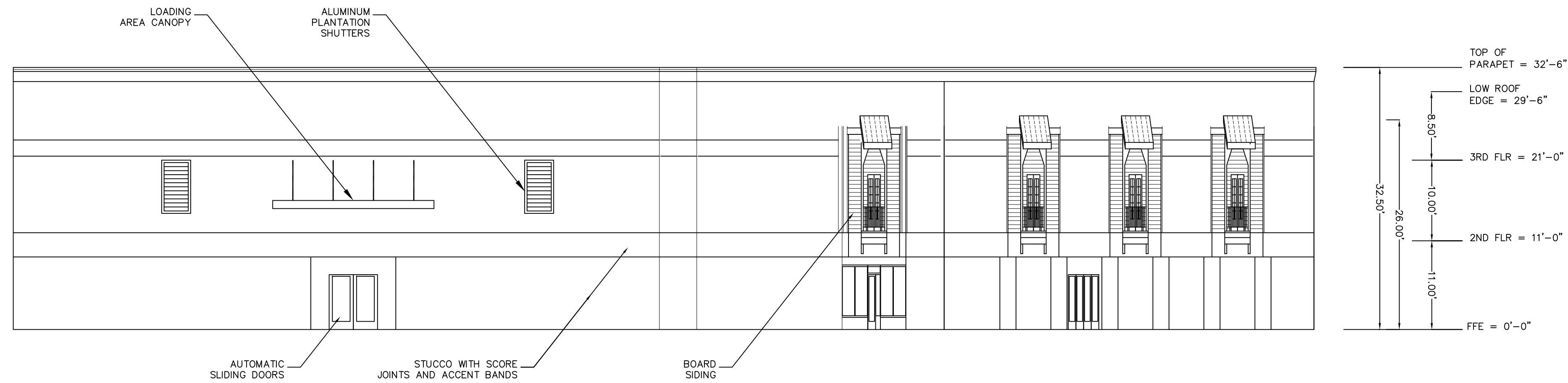
8437 TUTTLE AVE., #412
SARASOTA, FL 34243
(813) 310-8520 (PH)
(813) 746-4663 (FAX)



NORTH
SCALE:
1" = 20'

DATE:
06/11/2020

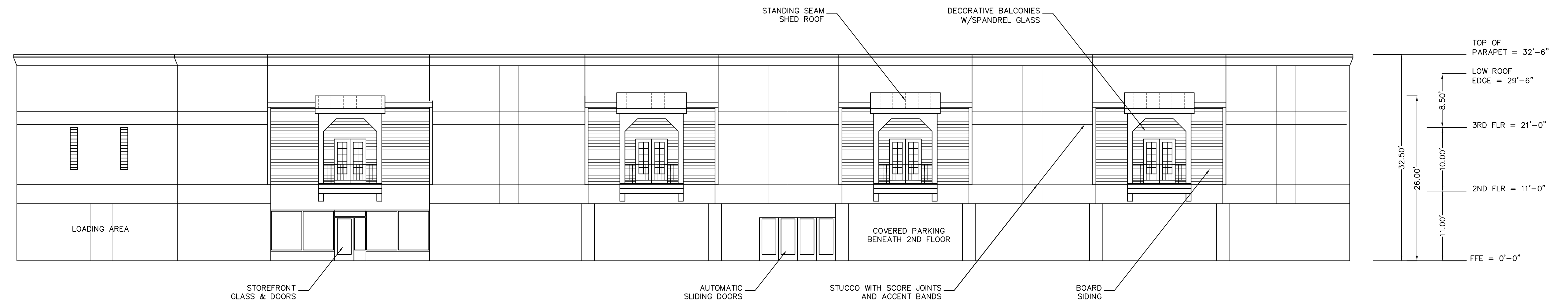
SHEET
3 OF 6



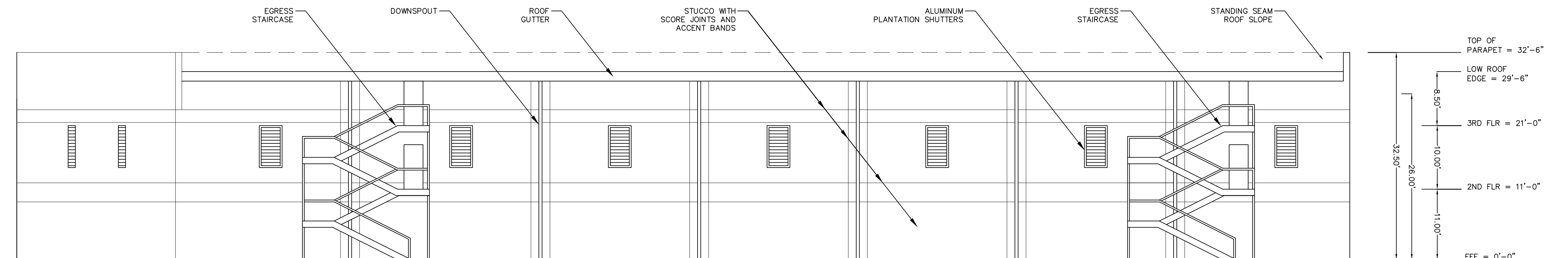
EAST ELEVATION
 FACING 1970 N. ROOSEVELT BLVD.
 SCALE 1 INCH = 10 FEET
 TYPICAL OF WEST ELEVATION



SAMPLE ELEVATION
 TAKEN AT 127-135 SIMONTON STREET
 (SAMPLE ONLY, INDICATIVE OF SIMILAR DETAILING, MATERIALS, AND COLORS)



NORTH ELEVATION
 FRONTING N. ROOSEVELT BLVD.
 SCALE 1 INCH = 10 FEET



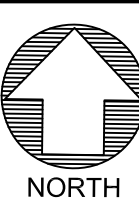
SOUTH ELEVATION
 FACING VIVIAN STREET
 SCALE 1 INCH = 10 FEET

PRELIMINARY
 NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

MAJOR DEVELOPMENT PLAN
 ROOSEVELT SELF STORAGE

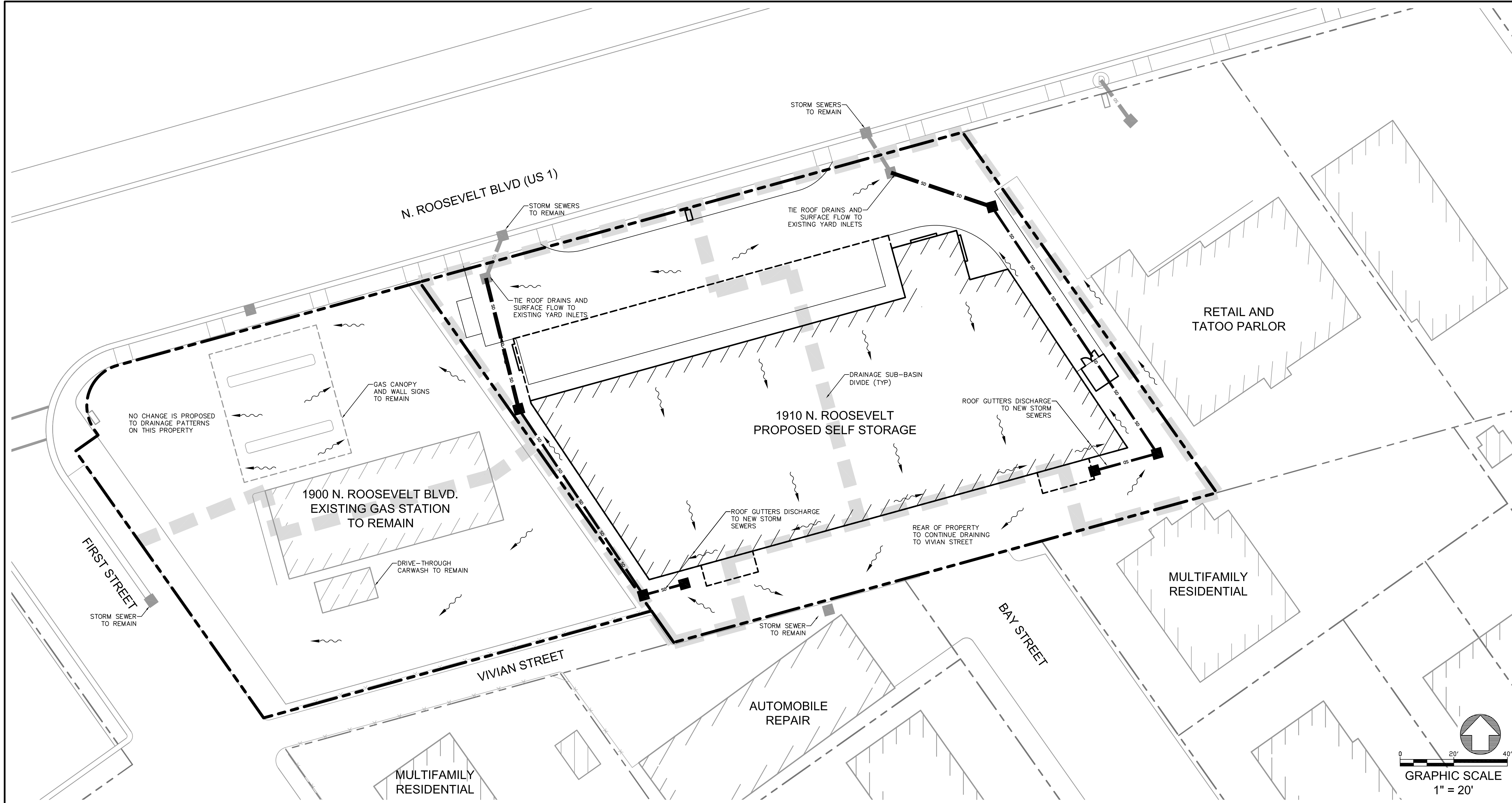
8637 TUTTLE AVE. #412
 SARASOTA, FL 34243
 (813) 310-8520 (PH)
 (813) 746-6863 (FAX)



NORTH
 SCALE:
 1" = 20'

DATE:
 06/11/2020

SHEET
 4 OF 6



DRAINAGE NOTES:

1. NO ADVERSE STORMWATER MANAGEMENT IMPACTS ARE PROPOSED OR ANTICIPATED AS A RESULT OF THIS PROJECT. NO CHANGES ARE PROPOSED TO 1900 N. ROOSEVELT BLVD. IMPERVIOUS AREA WILL BE REDUCED WITH THE REDEVELOPMENT OF 1910 N. ROOSEVELT.
2. ALL EXISTING DRAINAGE PATTERNS ARE PROPOSED TO BE MAINTAINED AS A RESULT OF THIS PROJECT.
2. FEMA FLOOD ZONE: AE (ELEV 7/8 PER FIRM PANEL #12087C1517k (EFF 2/18/2005))
3. THERE ARE NO KNOWN SURFACE WATER FEATURES, ENVIRONMENTALLY SENSITIVE AREAS, OR EXISTING STORMWATER MANAGEMENT DEVICES WITHIN THE PROJECT AREA.
3. THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.

PRELIMINARY
NOT FOR CONSTRUCTION

DRAINAGE PLAN

MAJOR DEVELOPMENT PLAN
ROOSEVELT SELF STORAGE

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NORTH
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DATE:
06/11/2020

SHEET
5 OF 6

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA. DATE: JONATHAN M. DORMAN FLORIDA PE NO. 54009

PROJECT TEAM:

PROPERTY OWNERS:
 1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.
 1910 N. ROOSEVELT BLVD: DENNIS SAVANO LIVING TRUST

OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.
 STORCON DEVELOPMENT, LLC
 8437 TUTTLE AVE., #412
 SARASOTA, FL 34243
 813-310-8520
 jdn.dorman@stmail.com

ENGINEER: JONATHAN DORMAN, P.E.

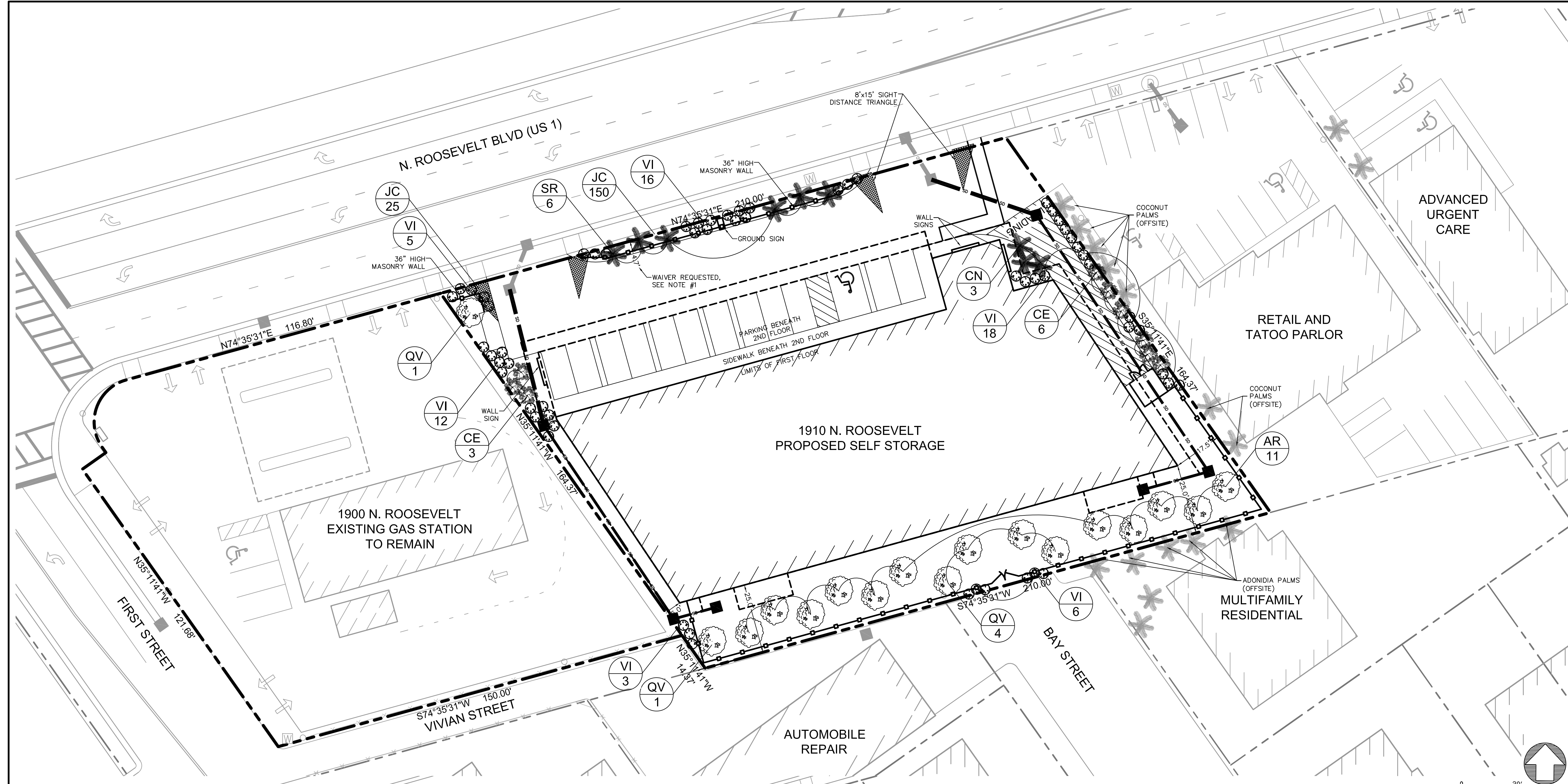
LAND USE ATTORNEY: BARTON SMITH, ESQ.
 SMITH HAWKS

LANDSCAPE NOTES:

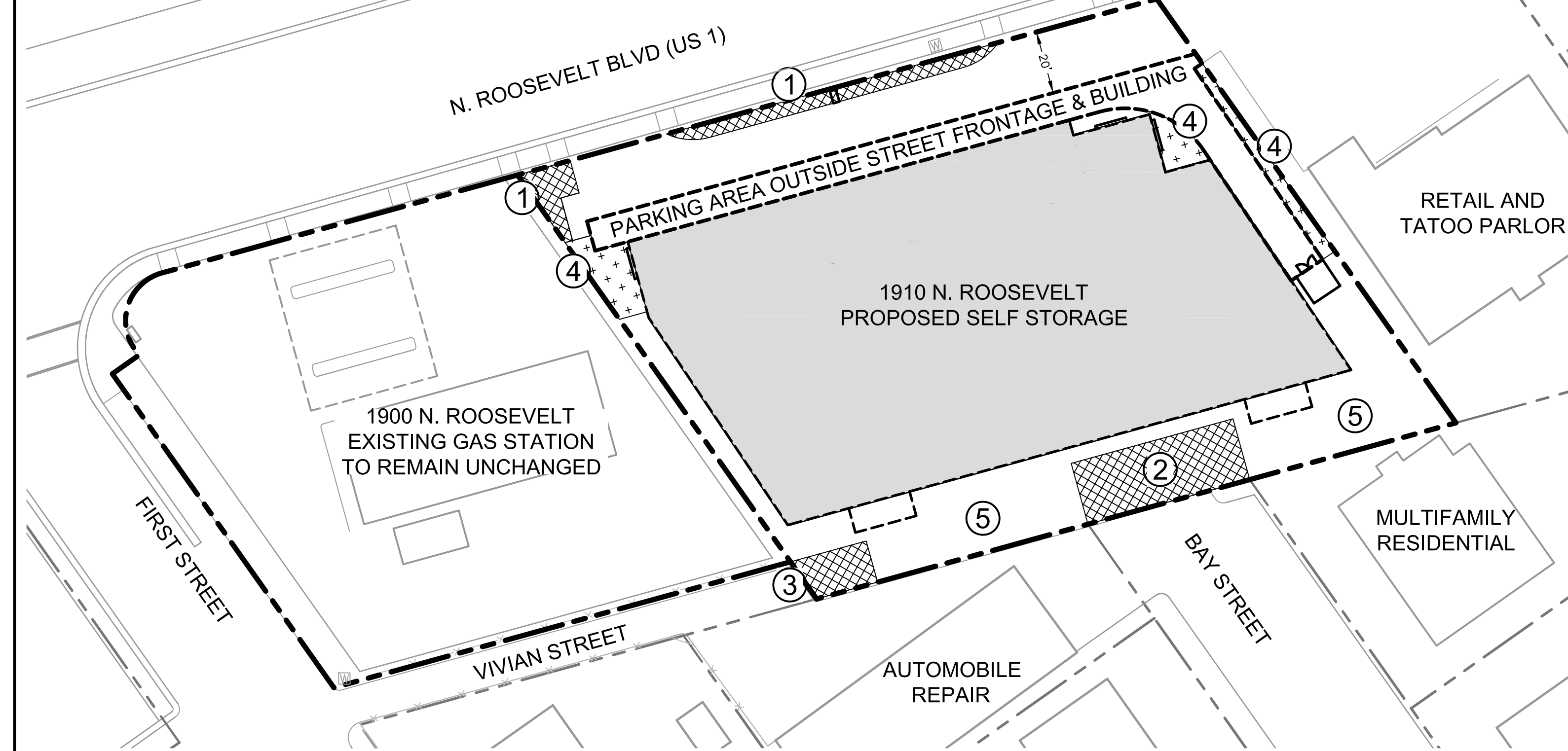
- DUE TO SITE CONSTRAINTS A WAIVER IS REQUESTED PER KEY WEST CODE SECTION 108-517, FOR REDUCED PLANTING AREA WIDTH ALONG THE ROOSEVELT BLVD. RIGHT OF WAY. THIS WILL BE MITIGATED BY A DECORATIVE MASONRY WALL ALONG N. ROOSEVELT, PLUS ADDITIONAL PLANTING WIDTH AND LANDSCAPING ALONG BAY STREET AND VICTORIA STREET.
- THIS PLAN IS FOR THE REDEVELOPMENT OF 1910 N. ROOSEVELT BLVD. NO LANDSCAPING WORK IS PROPOSED FOR THE EXISTING GAS STATION AND CONVENIENCE STORE TO REMAIN ON 1900 N. ROOSEVELT BLVD.
- ALL LANDSCAPING SHALL COMPLY WITH KEY WEST MINIMUM STANDARDS AND SHALL IN ALL CASES CONSIST OF A MINIMUM OF 70 PERCENT NATIVE SPECIES.
- ALL TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT WITH A MINIMUM OF SIX FEET OF CLEAR TRUNK SPACE IMMEDIATELY AFTER PLANTING. TREES SHALL BE OF A SPECIES HAVING AN AVERAGE MATURE CROWN OF GREATER THAN 30 FEET WIDE AND HAVING TRUNKS WHICH CAN BE MAINTAINED WITH OVER SIX FEET OF CLEAR WOOD. TREES OR PALMS HAVING AN AVERAGE MATURE CROWN SPREAD OF LESS THAN 30 FEET MAY BE SUBSTITUTED BY GROUPING THE TREES OR PALMS SO AS TO CREATE THE EQUIVALENT OF 20 FEET OF CROWN SPREAD. SUCH A GROUPING SHALL COUNT AS ONE TREE TOWARD MEETING THE TREE REQUIREMENT FOR ANY SECTION IN THIS ARTICLE. IF PALMS ARE USED, THEY SHALL CONSTITUTE NO MORE THAN 25 PERCENT OF TOTAL TREE REQUIREMENTS FOR ANY SECTION IN THIS ARTICLE. NO OTHER TREE SPECIES SHALL ACCOUNT FOR MORE THAN 50 PERCENT OF THE TOTAL NUMBER OF TREES. TREES MUST BE SPACED BETWEEN TEN AND 50 FEET APART DEPENDING ON THE CHARACTERISTICS OF THE TREE SPECIES AND THE FUNCTION OF THE RESPECTIVE TREE.
- INDIVIDUALLY PLANTED SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING. SHRUBS PLANTED FOR REQUIRED HEDGES SHALL HAVE MINIMUM HEIGHTS IMMEDIATELY AFTER PLANTING AS FOLLOWS: TWO FEET FOR THREE-FOOT HIGH HEDGES; 2 1/2 FEET FOR FOUR-FOOT HIGH HEDGES AND THREE FEET FOR FIVE-FOOT HIGH HEDGES. THE PLANNING BOARD MAY WAIVE THE SIZE AND MINIMUM STANDARD SPECIFICATIONS IF THE APPLICANT CAN DEMONSTRATE THAT CURRENT MARKET CONDITIONS ARE SUCH THAT SHRUBS AND HEDGES MEETING THESE SPECIFICATIONS ARE NOT READILY AVAILABLE. SHRUBS SHALL BE PLANTED NO FURTHER APART THAN FOUR FEET ON CENTER. HEDGES SHALL REACH THE REQUIRED HEIGHT AND FORM A SOLID AND UNBROKEN VISUAL SCREEN WITHIN ONE YEAR AFTER PLANTING.
- ALL PLANT MATERIALS SHALL BE OF A SPECIES ADAPTIVE TO THE FLORIDA KEYS AND SHALL CONFORM TO STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS STATED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I (1973) AND PART II (1975), STATE DEPARTMENT OF AGRICULTURE, AS MAY BE AMENDED. GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF NOXIOUS PESTS OR DISEASES. INSTALLATION OF ALL LANDSCAPING SHALL BE IN A SOUND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
- LANDSCAPE DESIGNS AND INSTALLATION SHALL INCORPORATE APPROPRIATE PLANT MATERIAL WHICH WILL SURVIVE AND FLOURISH WITH COMPARATIVELY LITTLE SUPPLEMENTAL IRRIGATION. THESE PLANTS ARE NATIVE, DROUGHT TOLERANT, NONINVASIVE PLANTS.
- IRRIGATION SHALL MEET KEY WEST SPECIFICATIONS. A DETAILED IRRIGATION PLAN WILL BE PROVIDED PRIOR TO PERMITTING.

LANDSCAPE MAINTENANCE SCHEDULE:

- MAINTENANCE OF LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER, TENANT OR AGENT, JOINTLY AND SEVERALLY. THE LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ALL LANDSCAPED AREAS MUST BE EQUIPPED WITH AN IRRIGATION SYSTEM APPROVED BY THE PLANNING BOARD. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS, REFUSE AND DEBRIS.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND TREE ABUSE.
- WHERE NEWLY INSTALLED PLANTS DO NOT SURVIVE, THEY SHALL BE REPLACED NO LATER THAN 30 DAYS FROM THE TIME THE PRIOR TREE EXPIRES.
- THE REQUIRED PLANT MATERIAL SHALL BE PLANTED ON THE STREET SIDE ALONG FOR THE 3-FOOT MASONRY WALL THE N. ROOSEVELT BLVD., RIGHT-OF-WAY AND SHALL BE MAINTAINED IN PERPETUITY BY THE APPLICANT OR SUCCESSIVE OWNERS.



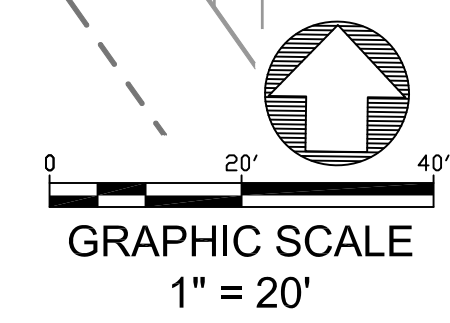
LANDSCAPE AREA SCHEMATIC
(NOT TO SCALE)



PLANTING SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	NATIVE ?	QUAN-TITY	HEIGHT	PLANT UNITS EACH
CANOPY OR SHADE TREES						
QV	QUERCUS VIRGINIANA	LIVE OAK	YES	6	12'	60
AR	ACER RUBRUM	MAPLE	YES	11	12'	110
EVERGREEN OR ORNAMENTAL TREES						
SR	ISBERGIA REPENS	SABAL PALMETTO	YES	6	12'	30
CN	COCOS NUCIFERA	COCONUT TREE	NO	3	12'	30
CE	CONOCARPUS ERECTUS	SILVER BUTTWOOD	YES	9	12'	27
SHRUBS						
VI	VIBURNUM	VIBURNUM	YES	60	24"	60
GROUND COVER						
JC	JUNIPERUS CONVERTA	SHORE JUNIPER	YES	175	3 GAL	
	PASPALUM NOTANTUM	BAHIA SOD		550 SY		
		PINE BARK MULCH		22 CY		
TOTAL PLANT UNITS PROVIDED						287

LANDSCAPE AREA AND PLANT UNIT CALCULATIONS (1910 N. ROOSEVELT BLVD. ONLY *)							
LANDSCAPE AREAS	LENGTH OR AREA	WIDTH REQ'D (FT)	AREA REQ'D (SF)	AREA PROVI-DED (SF)	PLANT UNIT MEASURE	PLANT UNIT RATE **	PLANT UNITS REQ'D
1 ROOSEVELT BLVD. (MINUS DRIVES)	112 LF	20	2,240	704	112 LF	40	100 LF
2 BAY STREET	53 LF	20	1,060	1,328	53 LF	80	100 LF
3 VIVIAN STREET	14 LF	20	280	439	14 LF	80	100 LF
4 PARKING AREA INTERIOR	0 SF	20%	0	0	0 SF	10	100 SF
5 PARKING AREA PERIMETER	101 LF	7.5	758	810	101 SF	20	35 SF
6 OTHER NONVHICULAR USE AREAS			2,161	4,219	2,161 SF	40	2,000 SF
TOTAL LANDSCAPED AREA			6,498	7,500			
TOTAL % SITE AREA			20.0%	23.1%			
TOTAL PLANT UNITS REQUIRED							204

* EXISTING LANDSCAPING TO REMAIN UNCHANGED FOR GAS STATION AT 1900 N. ROOSEVELT BLVD.
 ** PLANT UNIT RATE FOR ROOSEVELT BLVD. IS REDUCED 50% BY USE OF WALL OR FENCE

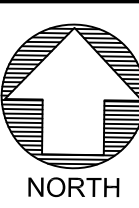


PRELIMINARY
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LANDSCAPE PLAN

MAJOR DEVELOPMENT PLAN
ROOSEVELT SELF STORAGE

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SARASOTA, FL 34243
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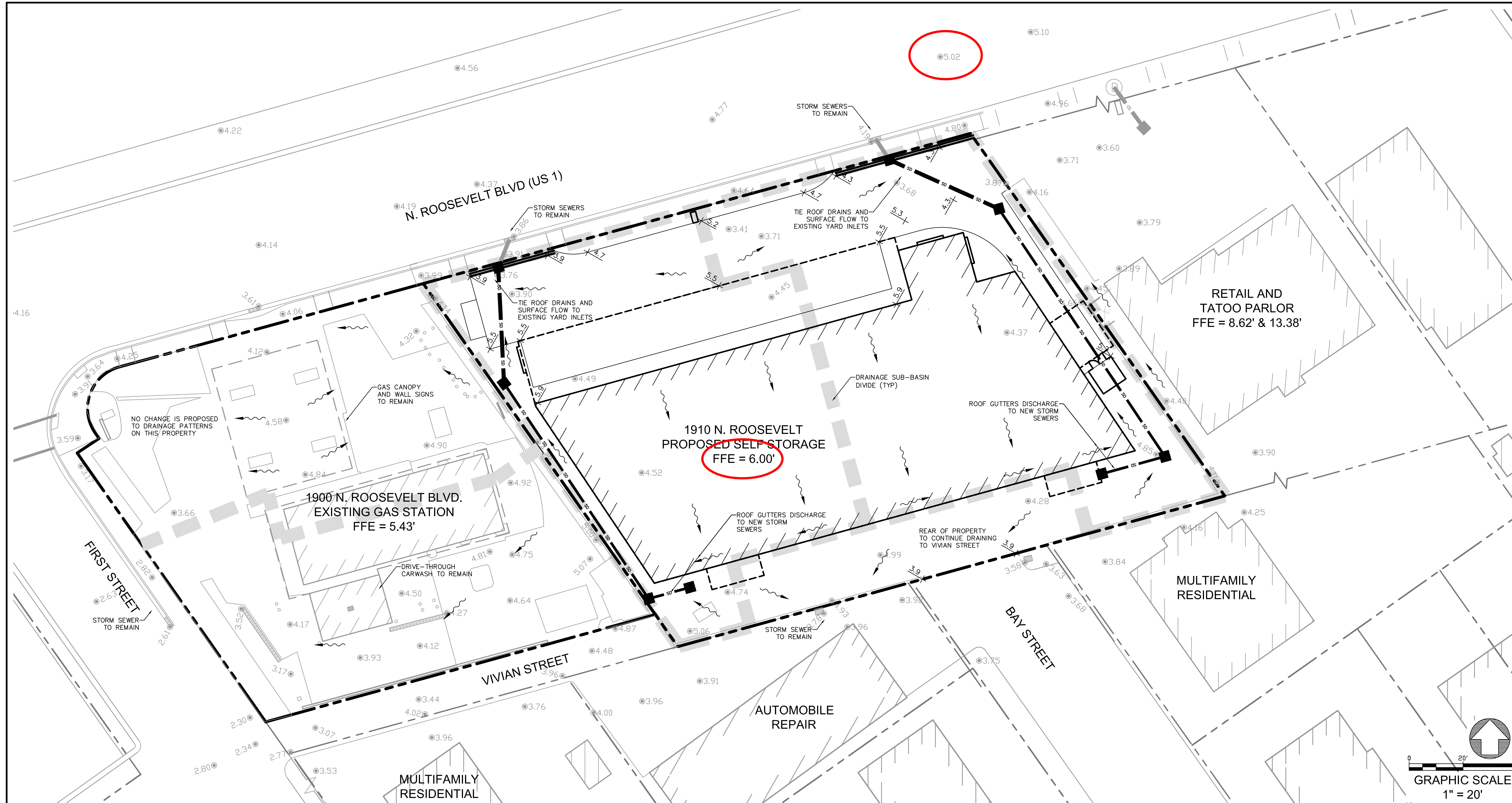
NORTH
SCALE:
1" = 20'

DATE:
06/11/2020

SHEET
6 OF 6

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA.

JONATHAN M. DORMAN
FLORIDA P.E. NO. 54009
DATE:



DRAINAGE NOTES:

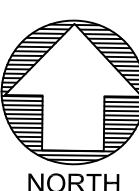
1. NO ADVERSE STORMWATER MANAGEMENT IMPACTS ARE PROPOSED OR ANTICIPATED AS A RESULT OF THIS PROJECT. NO CHANGES ARE PROPOSED TO 1900 N. ROOSEVELT BLVD. IMPERVIOUS AREA WILL BE REDUCED WITH THE REDEVELOPMENT OF 1910 N. ROOSEVELT.
2. ALL EXISTING DRAINAGE PATTERNS ARE PROPOSED TO BE MAINTAINED AS A RESULT OF THIS PROJECT.
2. FEMA FLOOD ZONE: AE (ELEV 7/8 PER FIRM PANEL #12087C1517k (EFF 2/18/2005))
3. THERE ARE NO KNOWN SURFACE WATER FEATURES, ENVIRONMENTALLY SENSITIVE AREAS, OR EXISTING STORMWATER MANAGEMENT DEVICES WITHIN THE PROJECT AREA.
3. THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
4. ELEVATIONS SHOWN ARE BASED ON PRIOR SURVEYS OF 1900 / 1970 N. ROOSEVELT BLVD. AND WILL BE UPDATED UPON COMPLETION OF NEW SURVEY.

PRELIMINARY
NOT FOR CONSTRUCTION

DRAINAGE PLAN

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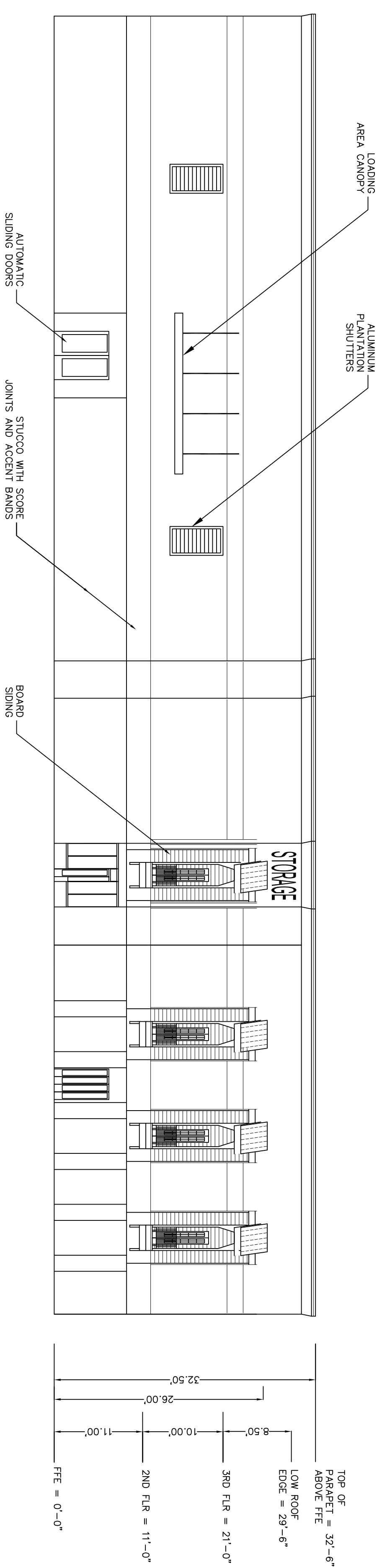
DATE:
07/20/2020

SHEET
5 OF 6

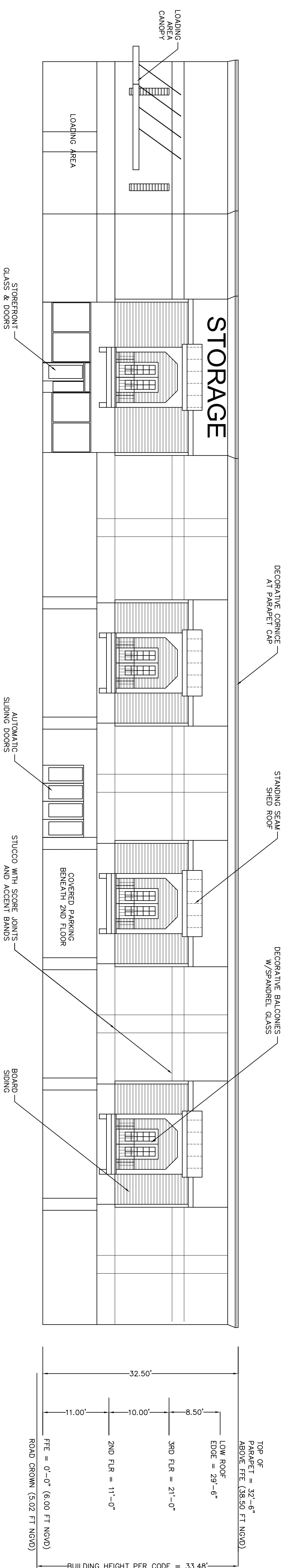
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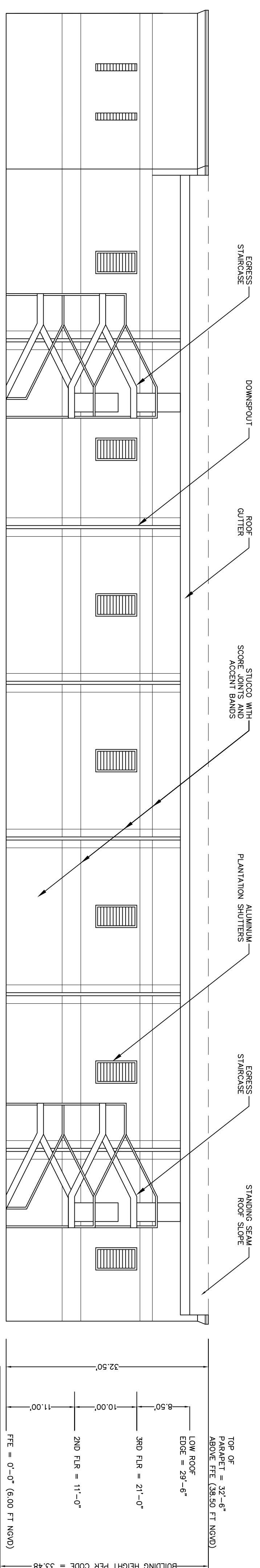
CONCEPTUAL RENDERING
(SUBJECT TO FINAL DESIGN)



EAST ELEVATION
FACING 1970 N. ROOSEVELT BLVD.
SCALE 1 INCH = 10 FEET
TYPICAL OF WEST ELEVATION



NORTH ELEVATION
FRONTING N. ROOSEVELT BLVD.
SCALE 1 INCH = 10 FEET



SOUTH ELEVATION
FACING VIVIAN STREET
SCALE 1 INCH = 10 FEET

Warranty Deed

WARRANTY DEED
INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

DIANNE BARLOW
FIRST TITLE & ABSTRACT
Address 1010 KENNEDY DRIVE
KEY WEST, FL 33040
File No.: 965874-T

Property Appraisers Parcel Identification (Folio) Number(s):

Alternate Key No. 1052469
Grantee[s] S.S. #[s]:

MONROE COUNTY
OFFICIAL RECORDS

FILE # 970649
BK# 1426 PG# 16

RCD Oct 15 1996 09:00AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 7280.00
10/15/1996 DEP CLK

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 10th day of OCTOBER A.D. 19 96 by

HISTORIC TOURS OF AMERICA, INC., a Florida corporation,
whose address is 601 Duval Street, Suite 5, Key West, FL 33040

hereinafter called the grantor, to DENNIS P. SAVIANO, a married man,
whose post office address is: 23040 Ardmore Park Drive, St. Claire Shores, MI 48081
hereinafter called the grantee:

(Wherever 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.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Monroe County, State of Florida, viz:

On the Island of Key West, Monroe County, Florida, and known as the Easterly 59.69 feet of Lot 1, all of Lot 2, and the Westerly 70.31 feet of Lot 3, Block 6, SUNSHINE SUBDIVISION Plat No. 3, according to the Plat thereof recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida.

SUBJECT TO taxes for the year 1996 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

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, and hereby 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 to all encumbrances, except taxes accruing subsequent to December 31, 1995.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Michelle I. Cates
Witness Signature
Michelle I. Cates
Printed Witness Name
Dianne Barlow
Witness Signature
Dianne Barlow
Printed Witness Name

HISTORIC TOURS OF AMERICA, INC.

Michael H. Cates
Michael H. Cates, a/k/a Michael Cates, Vice President

STATE OF FLORIDA)

COUNTY OF MONROE)

MONROE COUNTY
OFFICIAL RECORDS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MICHAEL H. CATES, a/k/a MICHAEL CATES, Vice President, and

of HISTORIC TOURS OF AMERICA, INC., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form of identification of the above-named person:

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 10th day of October, A.D. 19 96

Notary Signature

Dianne Barlow

765090

OFF REC 1239 PAGE 0450

200
12/29/92
2846-20

WHEN RECORDED MAIL TO:
Nicholas H. Hagoort, Jr., P.A.
Woolbright Corporate Center
1901 S. Congress Ave., Suite 360
Boynton Beach, Florida 33426

DAVID L. HARRIS
115 S. MONROE ST.
MONROE, LOUISIANA 70601

92 DEC 29 P 3:50

FILED FOR RECORD

DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **SERVICE STATION HOLDINGS INC.** (successor in interest to Service Station Realty Inc.), a Delaware corporation with its principal office at 200 Public Square, Cleveland, Ohio 44114-2375 ("Grantor"), for Four Hundred Six Thousand, Five Hundred Fourteen Dollars (\$406,514.00) and other good and valuable consideration received to its full satisfaction of **PARADISE PETROLEUM MARKETERS INC.**, a Florida corporation, whose tax mailing address is RR #S Box 119 J, Lobstertail Rd., Big Pine Key, Florida 33043 ("Grantee"), and pursuant to that certain Agreement of Purchase and Sale between Grantor and Grantee dated November 11, 1992 ("Agreement"), does hereby grant, bargain, sell and convey unto Grantee, and its heirs, devisees, legal representatives, successors and assigns, as the case may be, that certain real property (hereinafter called the "Premises") located at First Street & North Roosevelt Boulevard in the City of Key West, County of Monroe, and State of Florida, and being the same real property conveyed to Grantor by deed recorded in Official Records Book 1115, Page 1989 of the public records of said County, as more fully described in Exhibit A attached hereto and made a part hereof.

Excepting therefrom all buildings, structures and improvements of any kind (whether or not classified as real property) and all personal property of whatsoever nature located on the Premises, which buildings, structures and improvements are being simultaneously conveyed to Grantee by bill of sale from BP Exploration & Oil Inc., the owner thereof ("BP").

TO HAVE AND TO HOLD the above granted and bargained Premises with the easements and rights appurtenant thereunto belonging, unto Grantee and the heirs, devisees, legal representatives, successors and assigns of Grantee, as the case may be, forever, SUBJECT, however, to all legal highways, and to the terms, conditions and restrictions herein contained, and to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or be attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) real estate taxes and assessments, both general and special, not then due and payable; (b) building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authorities; (c) any and all leases, easements, rights-of-way, encumbrances, reservations and exceptions of

DS Paid 2846.20 Date 12-29-92
MONROE COUNTY
DANNY L. IORRAGE, CLERK, CT.
By [Signature]

record; and (d) any state of facts that an accurate survey and independent inspection of the Premises by Grantee or its agents would disclose. Unless otherwise defined herein, all terms defined in the Agreement shall have the same meaning herein.

BP has reserved, for itself, its employees, contractors, agents, representatives and licensees, access to the Premises for the purpose of testing, assessing, and if necessary, remediating the Premises ("Access"), in accordance with the terms of Section 10.01 of the Agreement. During BP's Access, Grantee shall not be permitted to engage in the construction or relocation of any improvements on the Premises, or other development activity on the Premises, or any change in use of the Premises, unless and until BP has approved the plans, specifications, drawings and cost estimates therefor. In addition, during BP's Access, Grantee shall not convey to any third party any interest in the Premises, or, if Grantee shall be a corporation or partnership, Grantee shall not convey any interest in the corporation or partnership, unless and until certain conditions specified in Section 10.01 of the Agreement are met.

Except as provided in Section 10.01 of the Agreement, Grantee does hereby assume and agree to be responsible for, does hereby waive, release and discharge, and shall defend, indemnify and hold harmless Grantor and BP, and the parents, subsidiaries and affiliates of Grantor and BP, and their respective directors, officers, partners, employees, contractors, agents, representatives, successors and assigns, from and against any and all claims, demands, damages, losses, costs and expenses, attorney's fees, court costs, awards, settlements, judgments, penalties, fines, liens, actions or causes of action at law or in equity, including without limitation actions under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq., as amended, the Resource Conservation and Recovery Act, 42 U.S.C. 6901, et seq., and any other applicable environmental laws, statutes, ordinances, rules, regulations or orders ("Laws"), arising out of or relating to the environmental and/or physical condition of the Premises or other property abandoned thereon by Grantor or BP or arising out of or relating to the ownership or use of the Premises after Closing.

Notwithstanding anything to the contrary contained herein, in the event that, after Closing, any governmental agency, entity, body, instrumentality, department or representative ("Government") shall notify Grantor or BP that Grantor or BP must undertake on the Premises any testing, investigation and/or remediation of flammable explosives, hydrocarbons and/or petroleum products or fractions thereof, radioactive materials, hazardous or toxic wastes, substances or materials, including but not limited to those materials and substances defined as "hazardous substances", "hazardous materials", "hazardous wastes" or "toxic substances" in the Laws ("Hazardous Materials"), then Grantor or BP shall

765090

DEC 12 3 9 PAGE 0 4 5 2

immediately notify Grantee of same, Grantee shall promptly undertake the same, and Grantee shall immediately notify the Government that Grantee shall respond to such notice in the place of Grantor or BP. After such notice from Grantor or BP, in the event: (i) Grantee fails to timely or properly undertake and pursue the required testing, investigation and/or remediation of the Hazardous Materials, or (ii) the Government insists that Grantor or BP, not Grantee, undertake or pursue the required testing, investigation and/or remediation of the Hazardous Materials; then, and only in the event of (i) or (ii), and under no other circumstances Grantor or BP shall have the right and authority, without trespass, to enter the Premises and to conduct the required testing, investigation and/or remediation of the Hazardous Materials. Grantor's or BP's entry on the Premises and activities thereon shall not be deemed an admission of liability for such Hazardous Materials. While on the Premises, Grantor and BP shall have the right to install, maintain, operate, store, use and remove equipment, including but not limited to monitoring wells, recovery wells and other assessment or remediation equipment, to remove, remediate, store and test soils and groundwater therefrom and thereon and to otherwise take all actions required to comply with the Laws. Grantor and BP shall exercise its right of entry onto the Premises in a manner which does not unreasonably interfere with the Present Primary Use thereof by Grantee. Grantee shall not interfere with Grantor's or BP's right of entry, or actions taken pursuant thereto, and shall cooperate with Grantor and BP in obtaining any permits, consents or approvals necessary for Grantor's or BP's actions taken with respect to the Premises.

Grantor warrants and will defend its title to the Premises against all lawful claims and demands made against said title by all persons claiming by, from, through or under Grantor, except as above noted.

Grantee represents and warrants that it is familiar with the condition of the Premises and that, except for the foregoing limited warranty of title by Grantor, GRANTOR HAS NOT MADE AND MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE PREMISES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ITS HABITABILITY, CONDITION OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PREMISES IS HEREBY CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS" CONDITION.

Grantee's acceptance of the terms and provisions of this Deed shall be indicated by its recording of this Deed or its entry upon or use of the Premises. The terms and provisions of this Deed shall run with the land and shall be binding upon and inure to the benefit of Grantor and its successor and assigns, Grantee and its heirs, devisees, legal representatives, successors and permitted assigns as the case may be, and any other person or entity expressly noted herein.

765090

REF REC 1239 PAGE 453

Service Station Realty Inc. merged into Service Station Holdings Inc. on December 31, 1990. Service Station Holdings Inc. qualified to transact business in the State of Florida on December 27, 1990.

IN WITNESS WHEREOF, SERVICE STATION HOLDINGS INC. has hereunto set its hand and corporate seal, by its duly authorized officers, this 28th day of December, 1992.

WITNESSES:

SERVICE STATION HOLDINGS INC.

By: Christine E. Lang
Print: Christine E. Lang

By: B.T. Werner
B. T. Werner

By: Elaine M. Svatos
Print: Elaine M. Svatos

Its: Vice President

By: Christine E. Lang
Print: Christine E. Lang

Attest: J. Shoda
J. Shoda

By: Elaine M. Svatos
Print: Elaine M. Svatos

Its: Assistant Secretary



CORPORATE ACKNOWLEDGMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named SERVICE STATION HOLDINGS INC. an Delaware corporation, by B. T. Werner its Vice President, and J. Shoda, its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 28th day of December, 1992.

Fredda R. Sharp
Notary Public **FREDDA R. SHARP**
Notary Public for State of Ohio
Commission Expires October 14, 1997

Key West, FL
BP Site No. 24572

JS6215/frs
This instrument prepared by: 4
L. M. Wood, Esq.
BP Exploration & Oil Inc.
200 Public Square
Cleveland, Ohio 44114

765090

REC 1239 PAGE 454

City of Key West
County of Monroe
State of Florida

Site No. 24572

Exhibit A

A portion of Lot 1, Block 4, of "SUNSHINE SUBDIVISION", according to the plat thereof, as recorded in Plat Book 2 at Page 167, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the intersection of the Southeastery line of Roosevelt Boulevard and the Northeastery line of First Street; thence S. 66° 00' 00" E. along the Southeastery line of Roosevelt Blvd. for 150.00 feet; thence run S. 43° 49' 35" E. parallel with First Street for 150.00 feet thence S. 66° 00' 00" N. parallel with Roosevelt Blvd. for 150.00 feet to the intersection with the Northeastery line of First Street; thence run N. 43° 49' 35" W. along the Northeastery line of First Street for 150.00 feet to the point of beginning, lying and being situate in the City of Key West, Monroe County, Florida.

RECORDS MEMO.
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

Recorded in Official Records Book
In Monroe County, Florida
Record No. 1104
DANNY L. KOLMAGE
Clerk Circuit Court

01-GWD.02 01/01

\$1.00

Doc# 1748177 06/26/2009 11:25AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq.
District Six Chief Counsel
State of Florida
Department of Transportation
1000 N.W. 111th Avenue
Miami, Florida 33172
February 5, 2009 -NE

06/26/2009 11:25AM
DEED DOC STAMP CL: TRINA \$0.70

Parcel No. : 105.1
Item/Segment No. : 2505483
Managing District : 6
Doc# 1748177
Bkn 2419 Pgn 1579

WARRANTY DEED

THIS WARRANTY DEED, Made this 18th day of June, 2009, by **PARADISE PETROLEUM MARKETERS, INC.**, a Florida Corporation, grantor, to the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, grantee: (wherever 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 organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, to-wit:

Parcel 105

FIN. No. 2505483

A portion of Lot 1, Block 6 of Sunshine Subdivision Plat No.3, according to the Plat thereof as recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida, more particularly described as follows:

Beginning at the Point of intersection of the Northeasterly Right-of-Way line of First Street as shown on said plat of Sunshine Subdivision Plat No.3 and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010; Thence S35°06'58"E, along the Northeasterly Right-of-Way line of First Street, for a distance of 28.32 feet; Thence N56°22'01"E, departing the previously described Right-of-Way line, for a distance of 9.73 feet; Thence N34°57'21"W, for a distance of 2.36 feet to the Point of Curvature of a circular curve concave to the East; Thence Northwesterly, Northerly and Northeasterly, along the arc of said curve to the right, having a radius of 16.00 feet and a central angle of 109°57'56" for a distance of 30.71 feet to the point of cusp, said point also being on the Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard; Thence S74°39'21"W, along the previously described line, for a distance of 33.20 feet to the **Point of Beginning**.

Containing 379 sq.ft, more or less.

TOGETHER with all 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.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:
(Two witnesses required by Florida Law)

PARADISE PETROLEUM MARKETERS, INC.,
A Florida corporation

By: Alan Burns Pres.
ALAN BURNS

Alicia Trujillo
(Signature of Witness)

Billie Jo Donavan
(Signature of Witness)

PO Box 430663
316 Pine Way, FL 3309
ADDRESS

or, ATTEST by: Colleen, Title: Pres

(Affix Corporate Seal)

STATE OF New Jersey

Doc# 1748177
Bk# 2419 Pg# 1560

COUNTY OF WARREN

The foregoing instrument was acknowledged before me this 18 day of June, 2009
by ALLAN BURNS of PARADISE PETROLEUM MARKETERS, INC., a
Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced
Driver's License as identification.

(Signature of person taking acknowledgment)

Billie Jo Donovan

(Type, print or stamp name under signature)
Title or rank and serial number, if any

BILLIE JO DONOVAN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/2/2010

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 00051820-000000
 Account# 1052442
 Property ID 1052442
 Millage Group 10KW
 Location 1900 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal Description SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13
 OR933-404/410 OR1115-1989/1991 OR1239-450/58 OR2419-1579/80
 (Note: Not to be used on legal documents.)
 Neighborhood 31040
 Property Class SERVICE STATION (2600)
 Subdivision Sunshine Subdivision Plat No. 3
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



AK1052442 1900 N. ROOSEVELT BLVD. 6/28/2011

Owner

PARADISE PETROLEUM MARKETERS INC
 PO Box 430663
 Big Pine Key FL 33043

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$390,633	\$364,340	\$385,159	\$371,515
+ Market Misc Value	\$35,084	\$28,159	\$28,159	\$28,159
+ Market Land Value	\$806,208	\$806,208	\$445,536	\$446,846
= Just Market Value	\$1,231,925	\$1,198,707	\$858,854	\$846,520
= Total Assessed Value	\$1,039,212	\$944,739	\$858,854	\$846,520
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,231,925	\$1,198,707	\$858,854	\$846,520

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM DRY HIGHWAY (10DH)	20,800.00	Square Foot	150	150

Commercial Buildings

Style 1 STY STORE-A / 11A
 Gross Sq Ft 5,131
 Finished Sq Ft 2,828
 Perimeter 0
 Stories 3
 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 2
Half Bathrooms 0
Heating Type
Year Built 1960
Year Remodeled
Effective Year Built 1995
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CAD	DETACHED CAN	2,050	0	0
FLA	FLOOR LIV AREA	2,828	2,828	0
OPF	OP PRCH FIN LL	253	0	0
TOTAL		5,131	2,828	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1959	1960	1	130 SF	4
ASPHALT PAVING	1975	1976	1	6183 SF	2
CONC PATIO	1983	1984	1	4371 SF	2
WALL AIR COND	1985	1986	1	1 UT	1
FENCES	1987	1988	1	1800 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/18/2009	\$100	Warranty Deed		2419	1579	18 - Unqualified	Improved
12/1/1992	\$406,000	Warranty Deed		1239	450	Q - Qualified	Vacant
12/1/1989	\$265,000	Warranty Deed		1115	1989	U - Unqualified	Vacant
1/1/1985	\$187,100	Warranty Deed		933	404	M - Unqualified	Improved

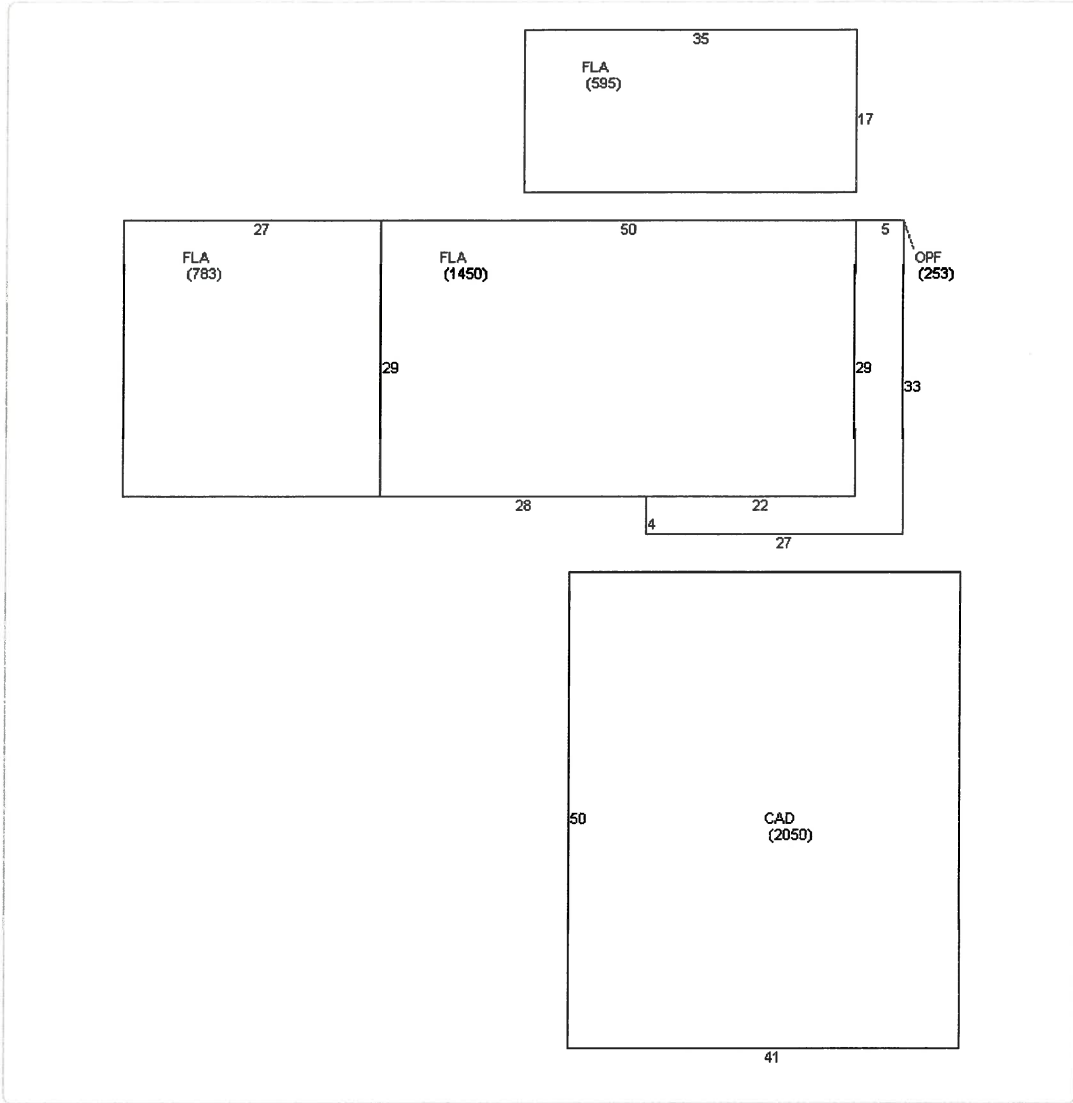
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-2894	7/6/2018		\$0		REPLACE 2 4 TON RHEEM RA1448AJ1NA CONDENSER RBH1P4821STANJA
09-2025	7/6/2009	6/28/2011	\$8,000	Commercial	REPAIR 39LF OF DAMAGED CONCRETE ON SUPPORT COLUMNS LOCATED IN GARAGE AREA.
08-3105	8/26/2008	6/28/2011	\$2,400	Commercial	RECONNECT PIPES AND WIRE FOR DISPENSERS AND TANKS.
08/2750	8/5/2008	6/28/2011	\$43,000	Commercial	RE-PIPE FUEL DELIVERY LINES WITH DOUBLE WALL. ADD SECONDARY CONTAINMENT TO EXISTING TANKS.
08-2673	7/23/2008	6/28/2011	\$2,000	Commercial	CHANGE OUT OF A 2.5 TON CONDENSER ON EXISTING STAND.
05-0949	3/24/2005	12/31/2005	\$4,000		CHANGE OUT ICE-MACHINE
03-3189	9/11/2003	11/23/2004	\$10,000		CLEAN & PAINT BLDG
03-3269	9/11/2003	11/23/2004	\$1,000		CONNECT NEW DISPENSERS
02/0890	4/18/2002		\$1		INSTALL METER
0200890	4/18/2002	9/18/2002	\$800		DEDUCT METER
9800987	7/6/1998	12/31/1998	\$60,000	Commercial	INSTALL CAR WASH
9801570	5/19/1998	12/31/1998	\$250	Commercial	ELECTRICAL
9702903	2/24/1998	12/31/1998	\$2,000	Commercial	SEC ALARM
9704237	1/22/1998	12/31/1998	\$3,500	Commercial	ATM SIGN
9702896	8/1/1997	12/1/1997	\$700		CONNECT ATM MACHINE
9700532	3/1/1997	3/1/1997	\$500		BASE CONC/CONCH SHELL
9700877	3/1/1997	3/1/1997	\$1,600		ELECTRICAL
9700877	3/1/1997	3/1/1997	\$6,000		CONCRETE UNENCLOSED
9700370	2/1/1997	3/1/1997	\$28,500		ELECTRICAL
9700532	2/1/1997	3/1/1997	\$500		REPAIR/REMODELING
9704862	1/1/1997	3/1/1997	\$6,500		MECHANICAL
9603964	10/1/1996	3/1/1997	\$50,000	Commercial	ELECTRICAL/REPAIRS
9600769	2/1/1996	3/1/1997	\$1,000		PAINTING
P953143	9/1/1995	12/1/1995	\$8,000		REPLACE 4 GAS DISPENSERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



Disclaimer

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

Summary

Parcel ID 00051840-000000
 Account# 1052469
 Property ID 1052469
 Millage Group 10KW
 Location 1910 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal Description SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2 AND WLY 70.31 FT LT 3 BK 6 OR84-413 OR98-535/36 OR202-71/72 OR439-886/90 OR777-1864 OR810-2428 OR856-1258 OR856-1259/60 OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17 OR1444-2024/25 OR1561-150/51
 (Note: Not to be used on legal documents.)
 Neighborhood 31040
 Property Class SERVICE SHOPS (2500)
 Subdivision Sunshine Subdivision Plat No. 3
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SAVIANO DENNIS P LIV TR 5/18/1993
 PO Box 2025
 Key West FL 33045

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$348,895	\$0	\$0	\$0
+ Market Misc Value	\$40,427	\$0	\$0	\$0
+ Market Land Value	\$1,024,766	\$947,176	\$947,176	\$947,176
= Just Market Value	\$1,414,088	\$947,176	\$947,176	\$947,176
= Total Assessed Value	\$1,041,893	\$947,176	\$947,176	\$947,176
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,414,088	\$947,176	\$947,176	\$947,176

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM DRY HIGHWAY (10DH)	32,491.00	Square Foot	210	164

Commercial Buildings

Style OFF BLDG-1 STY-D / 17D
 Gross Sq Ft 5,250
 Finished Sq Ft 5,250
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls METAL SIDING
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 METAL SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover

Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1980
Year Remodeled
Effective Year Built 1999
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,250	5,250	0
TOTAL		5,250	5,250	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1979	1980	1	120 SF	3
ASPHALT PAVING	1979	1980	1	17590 SF	2
CH LINK FENCE	1999	2000	1	1600 SF	2
TIKI	1999	2000	1	64 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/1/1996	\$1,040,000	Warranty Deed		1426	0016	Q - Qualified	Improved
11/1/1993	\$729,700	Warranty Deed		1285	1162	Q - Qualified	Improved
2/1/1982	\$75,000	Warranty Deed		856	1268	M - Unqualified	Improved
2/1/1982	\$75,000	Warranty Deed		856	1258	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-00002785	8/12/2016	2/21/2017	\$7,000	Commercial	REMOVE DAMGED ASPHALT APPLY SEAL COAT TO 24.915 SQ/FT CREATE ADA PARKING STALL STRIPE 25 PARKING STALL INSTALL SIGNAGE N.O.C REQUIRED. GH
07-3355	8/6/2007		\$10,000	Commercial	INSTALL PREFABRICATED ICE FREEZER
04-2933	8/31/2004	11/23/2004	\$575	Commercial	PHASE CONVERTER
99-3457	10/6/1999	11/17/1999	\$2,000	Commercial	ELECTRICAL
99-0191	3/30/1999	11/17/1999	\$800	Commercial	FENCE
98-2129	7/23/1998	12/31/1998	\$6,500	Commercial	REMOVE/INSTL GARAGE DOOR
98-1834	7/22/1998	12/31/1998	\$8,000	Commercial	RELOCATE SIGN
B94-1036	3/1/1994	12/1/1994	\$2,000	Commercial	ENLARGE TICKET BOOTH

View Tax Info

[View Taxes for this Parcel](#)

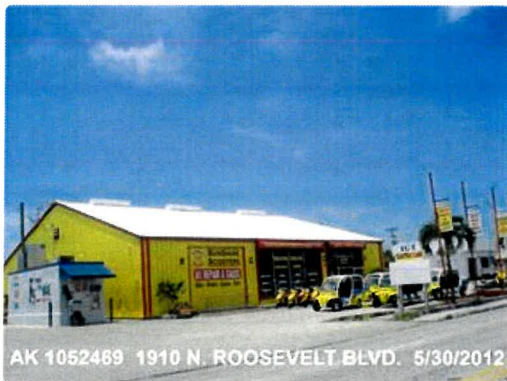
Sketches (click to enlarge)

FLA
(5250)

75

70

Photos



Map



TRIM Notice



2019 Notices Only

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

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[Version 2.3.45](#)

Boundary Survey

BEARING BASE:
ALL BEARINGS ARE BASED ON N74°39'21"E ALONG THE CENTERLINE OF NORTH ROOSEVELT BOULEVARD, AS SHOWN ON FOOT STATE ROAD NO. 5 RW MAP SHEET 5 OF 19, SECTION 9001-NR03.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

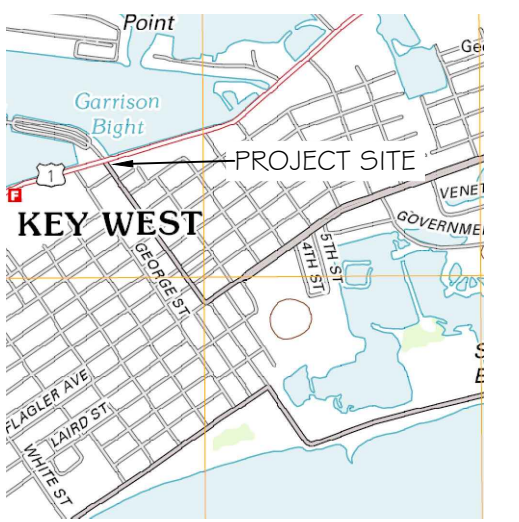
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
1900-1910 NORTH ROOSEVELT BOULEVARD
KEY WEST, FL 33040

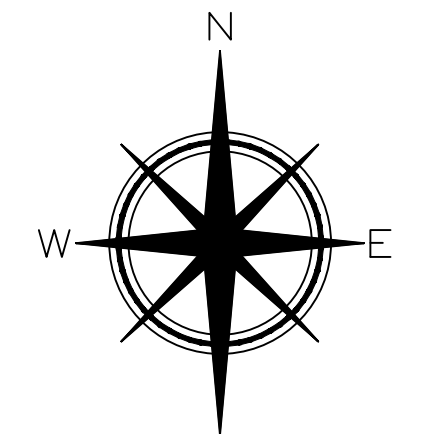
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND ARE CERTIFIED TO ±0.10'
BENCHMARK DESCRIPTION:
NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: W 267; P.I.D.: AA0022; ELEVATION: 5.09 (NGVD29)

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL DRAINAGE STRUCTURES WERE FULL OF DEBRIS OR WATER, OR INACCESSIBLE AT TIME OF SURVEY.

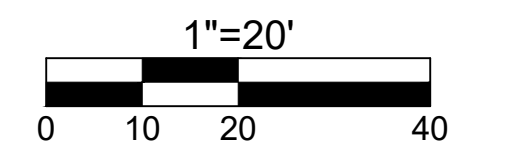
COMMUNITY NO.: 120169
MAP NO.: 12067C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7.48



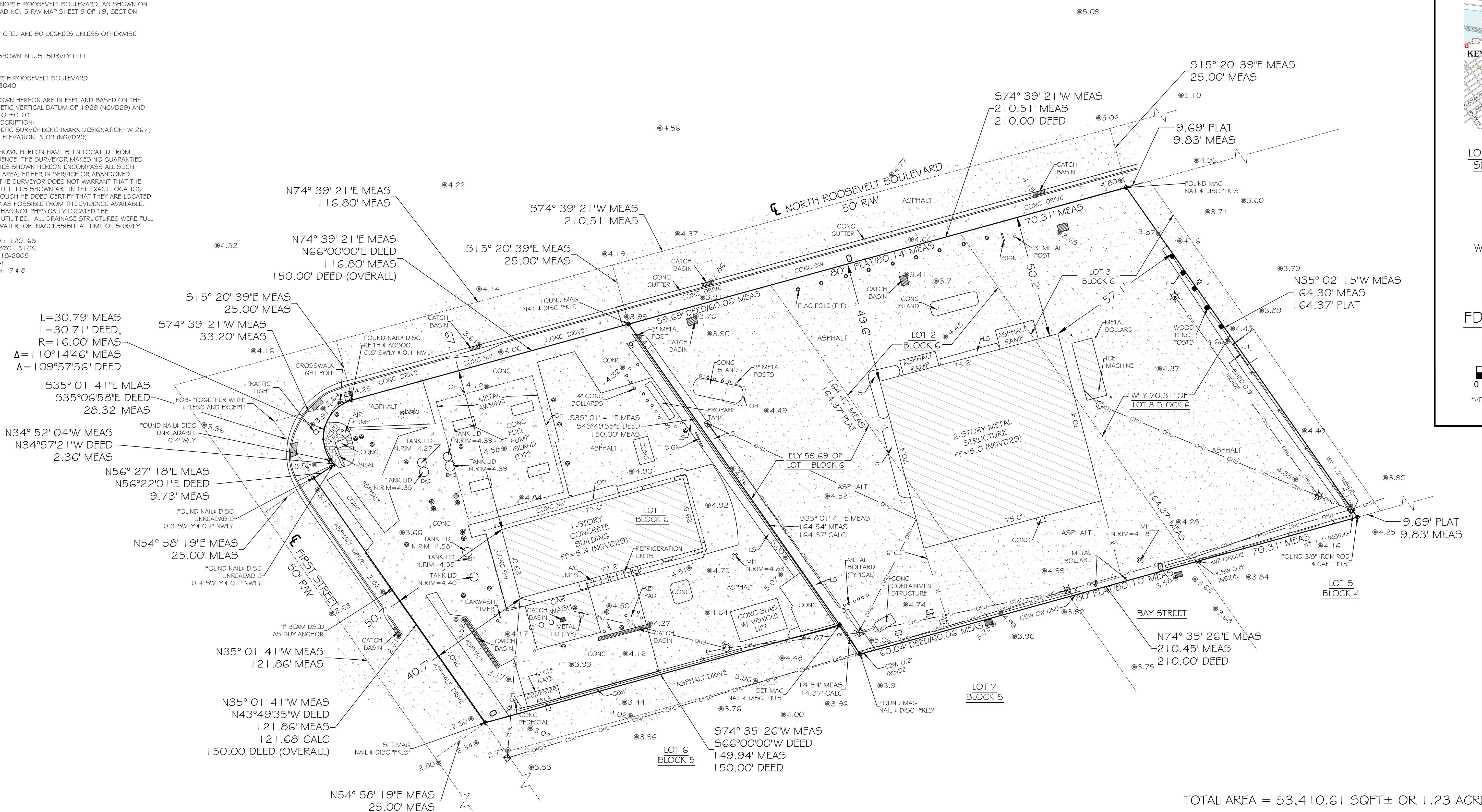
LOCATION MAP - NTS
SEC. 5-T685-R25E



FDOT RW MAP



*VERIFY ORIGINAL SCALE OF 2"



TOTAL AREA = 53,410.61 SQFT± OR 1.23 ACRES±

LEGAL DESCRIPTION

On the Island of Key West, and known as the Easterly 59.69 feet of Lot 1, All of Lot 2, and the Westerly 70.31 feet of Lot 3, Block 6, SUNSHINE SUBDIVISION Plat No. 3, according to Plat thereof recorded in Plat Book 2, at Page 169, Monroe County, Florida Public Records.

TOGETHER WITH:

A portion of Lot 1, Block 6, of "SUNSHINE SUBDIVISION", according to the plat thereof, as recorded in Plat Book 2, Page 169, of the Public Records of Monroe County, Florida, being more particularly described as follows:
Commence at the intersection of the Southeastly line of Roosevelt Boulevard and the Northeastly line of First Street; thence N.66°00'00"E, along the Southeastly line of Roosevelt Blvd. for 150.00 feet; thence run S.43°49'35"E, parallel with First Street for 150.00 feet; thence S.66°00'00"W, parallel with Roosevelt Blvd. for 150.00 feet to the intersection with the Northeastly line of First Street; thence run N.43°49'35"W, along the Northeastly line of First Street for 150.00 feet to the Point of Beginning. Lying and being situate in the City of Key West, Monroe County, Florida.

LESS AND EXCEPT:

A portion of Lot 1, Block 6 of Sunshine Subdivision Plat No. 3, according to the Plat thereof as recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida, more particularly described as follows:
Beginning at the Point of intersection of the Northeastly Right-of-Way line of First Street as shown on said plat of Sunshine Subdivision Plat No. 3 and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No. 5, Section 9001Q; Thence S35°06'58"E, along the Northeastly Right-of-Way line of First Street, for a distance of 28.32 feet; Thence N56°22'01"E, departing the previously described Right-of-Way line, for a distance of 9.73 feet; Thence N34°57'21"W, for a distance of 2.36 feet to the Point of Curvature of a circular curve concave to the East; Thence Northwesterly, Northerly and Northeastly, along the arc of said curve to the right, having a radius of 16.00 feet and a central angle of 109°57'56" for a distance of 30.71 feet to the point of cusp, said point also being on the Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard; Thence S74°39'21"W, along the previously described line, for a distance of 33.20 feet to the Point of Beginning.

SURVEYORS NOTE:

IT IS THIS SURVEYORS OPINION THAT THE LEGAL DESCRIPTIONS SUBDIVIDING BLOCK 6 HAVE BEEN ERRONEOUSLY SURVEYED BY APPLYING THE DEED DIMENSIONING ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH ROOSEVELT BOULEVARD. THIS WAS SUBSTANTIATED BY OCCUPATION, PAROLE EVIDENCE FROM OTHER SURVEYORS, AND MONUMENTATION RECOVERED DURING THE COURSE OF PERFORMING THIS SURVEY.

SYMBOL LEGEND:

	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		TRAFFIC SIGNAL BOX
	CONCRETE UTILITY POLE		WOOD UTILITY POLE
	CONCRETE UTILITY POLE WITH LAMP		6X6 POST W ROPE
	FIRE HYDRANT		SPOT ELEVATION (TYPICAL)
	GUY WIRE		ELECTRIC BOX
	FUEL VALVE		ADA SURFACE (PLASTIC)
	SANITARY CLEANOUT		MONITORING WELL
	MANHOLE		UNDERGROUND FUEL TANK FILL LID
	TELEPHONE MANHOLE		OVERHEAD UTILITY LINE
	WATER VALVE		
	LIGHT POLE		

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

<ul style="list-style-type: none"> BP = BACKFLOW PREVENTER BO = BLOW OUT CALC = CALCULATED FROM DEEDS CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CI = CENTRIFUGAL CU = CHURNING FENCE CM = CONCRETE MONUMENT CONC = CONCRETE COP = CONCRETE POWER POLE COVER - COVERED Δ = DELTA EA = ELEVATION ENCL = ENCLOSURE EP = SIDE OF PAVEMENT FF = FINISHED FLOOR ELEVATION FR = FREE FROST FI = FENCE INSIDE FO = FOUND FO = FENCE OUTSIDE FO = FENCE ON LINE 	<ul style="list-style-type: none"> GIW = GUY WIRE IR = IRON ROD IP = IRON PIPE IC = IRON CURB L = ARC LENGTH LI = LANDSCAPING M = MANHOLE MF = METAL FENCE MB = MANSION NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OH = OVERHEAD WIRES OC = OVERHEAD WIRES PC = POINT OF CURVE PM = PARKING METER PCC = POINT OF COMMENCEMENT PCP = PERMANENT CONTROL POINT PK = PARKER RADAR NAIL POB = POINT OF BEGINNING PI = POINT OF INTERSECTION 	<ul style="list-style-type: none"> PCC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT RM = RIGHT OF WAY LINE SOCCO = SANITARY SEWER CLEAN-OUT SM = SIDE WALK TM = TEMPORARY BENCHMARK TS = TOP OF BANK TS = TOP OF SLOPE TS = TRAFFIC SIGN TYP = TYPICAL UNL = UNDEVELOPED UL = UTILITY EASEMENT WD = WOOD DECK WF = WOOD FENCE WL = WOOD LANDING WM = WATER METER WPP = WOOD POWER POLE WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE
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NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

CERTIFIED TO -

StorCon Development, LLC;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLY WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED:
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LM 7847

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SUGARLOAF KEY, FL 33042
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EMAIL: FKLSeMail@gmail.com

TOPOGRAPHIC SURVEY
1900 & 1910 NORTH ROOSEVELT BOULEVARD
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 06/30/2020	SURVEY BY: EAI	PROJECT: 1900-1910 N ROOSEVELT
REVISION DATE: XX/XX/XXXX	DRAWN BY: GBF	H. SCALE: 1"=20'
JOB NO.: 20-314	CHECKED BY:	SHEET 1 OF 1

**Public
Notice**