

# Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



RECEIVED

NOV 03 2014

CITY OF KEY WEST  
PLANNING DEPT.

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major \_\_\_\_\_  
Minor X

Conditional Use

\_\_\_\_\_

Historic District

Yes \_\_\_\_\_  
No X

Please print or type:

- 1) Site Address 2500 N. Roosevelt Boulevard, Key West, FL 33040
- 2) Name of Applicant David Pouliot - One Call Construction, Inc.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1901 Flagler Avenue, Key West, FL 33040
- 5) Applicant's Phone # 305-294-0945 Email dave@constructionkeywest.com
- 6) Email Address: dave@constructionkeywest.com
- 7) Name of Owner, if different than above 2500 N Roosevelt, LLC
- 8) Address of Owner 513 Fleming St, #1, Key West, FL 33040
- 9) Owner Phone # 315-727-4305 Email donderdonk@aol.com
- 10) Zoning District of Parcel General Commercial RE# 00065230-000100
- 11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No X  
If Yes: Date of approval \_\_\_\_\_ HARC approval # \_\_\_\_\_  
OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
Existing Building to be removed. Install 2200 Sq. Ft. Prefabricated Ceramic Panel Building.  
To be used as a Starbucks coffee house with drive through restaurant. contains 1080 sq. ft.  
consumption area (800 sq. ft. interior 250 sq. ft. exterior) Contains 31 Seats.

X

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
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3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



13) Has subject Property received any variance(s)? Yes X No \_\_\_\_\_

If Yes: Date of approval 6/8/1988 Resolution # 88-195

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes X No \_\_\_\_\_

If Yes, describe and attach relevant documents.

Attached Agreement for dedicated parking with Conch Plaza required by Planning Department

- 
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**

## Solutions Statement:

This project proposes a new coffee shop with drive through on the existing Checkers Restaurant site located at 2500 N. Roosevelt Boulevard in Key West, FL. It is the goal to reduce the overall impermeable area of the existing site, while producing a larger building with an increased square footage in the amount of approximately 956 Sq. Ft. This shall be accomplished with the installation of super-pervious pavers for the sidewalks and bicycle parking as well as an increase in landscape areas. The new building is a prefabricated ceramic panel structure that when installed as a flood proof building is mold resistant, corrosion resistant, impact resistant, and highly insulated. The consumption area will be 1080 Sq. Ft. (800 Sq. Ft. Interior and 250 Sq. Ft. Exterior) We are reusing as much of the existing infrastructure and monuments on the site as possible for the placement of the new Starbucks signage, directional signage, traffic connection points, garbage collection areas, existing electrical service pole.



Existing Checkers Site - Front



**Existing Checkers Site – Rear Drive Through**

**Water Pollution:**

All Storm water generated from roof runoff and impermeable paving will be collected into a swale located on the west side of the property between the drive thru and 7<sup>th</sup> Street. The mature Buttonwood hedge shall remain and an 8” high curb at the property line will be installed as needed. This will prevent drainage from the site impacting the existing injection well at the catch basin in the Conch Plaza parking area or the new drainage improvements for the North Roosevelt Boulevard

FDOT project. The existing Grease Trap is to remain and will continue to service the new building.



*Existing Strip  
between Curb  
Mature  
Buttonwood  
Hedge and 7<sup>th</sup>  
Street to be  
utilized for the  
drainage swale.*



*Existing Curbing on 7<sup>th</sup> Street Side to  
Be Replaced with 8" Retaining Curb for  
Drainage Swale.*

#### Potable Water Conservation:

The fixtures to be used inside the new building will be High Efficiency Toilets and Water Efficient products. They will comply with all state and local code requirements. The new landscaping will be irrigated with a drip n system to minimize the amount of water needed by reducing the potential for overspray and provide water to specific root zones. The selection of native plant material will further reduce the need for irrigation after the establishment period. Drought tolerant non-native plant species have been selected to provide seasonal color but not increase demand for additional irrigation. Turf will be kept to a minimum in order to reduce water demand.

#### Waste Disposal & Recycling:

The existing waste disposal area is to remain in its location, however a portion of the enclosure is to become a recycling center. We are increasing the site recycling area by 35 square feet -, a 17% increase in recycling space and a reduction in waste disposal space.

#### Energy Conservation:

We will be utilizing LED Fixtures throughout this project. We will be replacing all existing Checkers signage with Starbucks, but will be utilizing the existing posts and mounts. LEDs are solid-state semi-conductor devices that produce light. They are constructed to produce highly directional light which can be adjusted to fit most applications. The long operating life of LED products translates to lower maintenance labor costs and disposal costs are also proportionately less than other lighting technologies. LEDs have some significant characteristics making them excellent general lighting sources: They have become more efficacious, recently, blue-white phosphor conversion LEDs have approached the 100 lumens per watt level. LED operating life can be expected to range from 50,000 to more than 100,000 hours based off of junction, ambient, luminaire temperatures. This will keep the light pollution generated by the site to the same as it was from the previous restaurant or less. The structure will be heated and cooled with 18 Seer Package units.

#### Affordable Housing:

There is no affordable housing proposed for this project. The staff for the new facility is expected to come from the existing population within the City limits. It is expected that Starbucks will employ a staff of eight to ten. This is a slight

increase over the staff that was employed by Checkers. The impact on the current affordable housing stock within the City will be minimal.

**Impacts on Neighbors:**

Through the use of best practices we intend for the Starbucks to have a slightly reduced impact than the Checkers restaurant.. As is common in a fast food restaurant such as Checkers was, the production of fried foods produced a large amount of smell and grease. This restaurant will produce far less grease thereby reducing potential odors. By containing the storm water onsite, reducing the amount of trash generated, recycling more, using energy efficient fixtures and Florida friendly landscaping the impact of this business is expected to be a vast improvement over the previous development on this site.



WHEN RECORDED RETURN TO:

Chicago Title Insurance Company  
10 South LaSalle Street  
Suite 3100  
Chicago, IL 60603  
ATTN: \_\_\_\_\_

THIS DOCUMENT PREPARED BY:

Robert K. Brown, Esq.  
Opus Law Group PLLC  
1325 Fourth Avenue, Suite 1800  
Seattle, WA 98101

On Behalf of:

Starbucks Coffee Company  
2401 Utah Avenue South, Suite 800  
Mailstop: S-LA3  
Seattle, Washington 98134

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is entered into by and between 2500 N Roosevelt, LLC, a Florida limited partnership ("Landlord") having its principal place of business at 513 Fleming Street, #1, Key West, Florida 33040, and **Starbucks Corporation**, a Washington corporation having an office at 2401 Utah Avenue South, Seattle, Washington 98134 ("Tenant"), Landlord and Tenant having entered into a commercial lease having an Effective Date of JULY 21, 2014 (the "Lease").

1. The Lease covers certain commercial property located at 2500 N Roosevelt Blvd., Key West, Florida, consisting of approximately 2,187 square feet of Building, and additional Common Area (collectively the "Premises") all as more particularly described in the Lease attached hereto and incorporated herein by this reference. A legal description of the property on which the Premises is located is attached to this Memorandum, and incorporated herein by this reference, as **Exhibit A**.

2. The Lease provides for the rental of the Premises by Tenant for a term of ten (10) years (the "Initial Term").

3. The Lease grants to Tenant the right to renew the term of the Lease for up to four (4) consecutive five (5) year period(s) ("Extension Term(s)") under the same terms and conditions contained in the Lease, provided Tenant exercises each of such renewal options at least one hundred twenty (120)

days prior to the Expiration Date of the initial Term of the Lease or the then-current Extension Term. Base Rent during any Extension Term(s) shall be as specified in the Lease.

4. Tenant may use and occupy the Leased Premises for : (a) a coffee store or (b) any other lawful retail or restaurant use, including the sale of beer and wine (provided Tenant obtains the necessary approvals and licenses to sell beer and wine).

5. This Memorandum shall not, under any circumstances, be deemed to modify or change any provisions of the Lease, the provisions of which shall in all instances prevail.

6. The Lease grants to Tenant the exclusive right to sell in the Shopping Center : a) whole or ground coffee beans, (b) espresso, espresso-based drinks or coffee-based drinks, (c) tea or tea-based drinks, (d) brewed coffee or (e) blended beverages, subject to certain exclusions as set out in the Lease.

7. This Memorandum may be signed in two or more counterpart copies with the same effect as if the signature to each counterpart copy were on a single instrument. Each counterpart shall be deemed an original as to any party whose signature it bears and all such counterparts shall constitute one document. Facsimile or electronically scanned copies shall be deemed originals.

[SIGNATURES ON FOLLOWING PAGE(S)]



TENANT:

**STARBUCKS CORPORATION,**  
a Washington corporation

By:   
Name: Jim Terry  
Title: Vp, Store Development

**Global Real Estate and Facilities**

ACKNOWLEDGEMENT OF STARBUCKS CORPORATION

STATE OF WASHINGTON )  
  ) SS.:  
COUNTY OF KING )

On the 18<sup>th</sup> day of July, in the year 2014, before me, the undersigned, personally appeared Jim Terry, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity as VP of **Starbucks Corporation**, and that by his/her signature executed this Memorandum of Lease on behalf of Starbucks Corporation.



Notary Public for the State of Washington  
Commission expires: 6/9/17  
Print Name: Chris J. Hamill

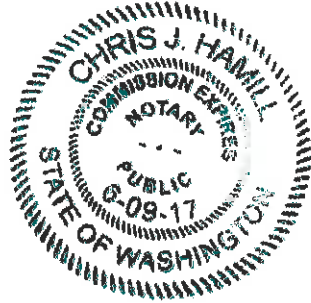


EXHIBIT A

LEGAL DESCRIPTION OF BUILDING PROPERTY

**LEGAL DESCRIPTION:**

On the Island of Key West and known as a parcel of land in the City of Key West, Florida, known as parcel or Tract 12 of a map prepared by Crenshaw Bailey Associates of the Key West Improvement Co., Inc., and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of parcel No. 13 of a plat of the record of the buildings of A.E. Golen and Florence Golen, recorded in Plat Book 3, Page 35 of the Public Records of Monroe County, Florida; bear North 45 degrees 36 minutes 40 seconds East along the Southeastery right of way line of North Roosevelt Boulevard for a distance of 317.05 feet to the Point of Beginning of the parcel of land hereinafter described; continue North 45 degrees 36 minutes 40 seconds East along said right of way line of North Roosevelt Boulevard for a distance of 100 feet to a point; thence South 44 degrees 23 minutes 20 seconds East, for a distance of 200.00 feet; thence South 45 degrees 36 minutes 40 seconds West, for a distance of 100.00 feet to a point; thence North 44 degrees 23 minutes 20 seconds West, for a distance of 200.00 feet back to said Point of Beginning.

Recorded in Official Records  
in Monroe County, Florida  
Record Verified  
DANNY L. KOLBACH  
Clerk Circuit Court

76167

EASEMENT

THIS INDENTURE, made this 2<sup>nd</sup> day of December A. D., 1959, by and between TULIP REALTY CO. OF FLORIDA, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Dade, and State of Florida, whose mailing address is c/o 748 Seybold Building, Miami, Florida, party of the first part, and the FLORIDA KEYS AQUEDUCT COMMISSION, Key West, Florida, party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, a right of way and permanent easement is hereby granted by the party of the first part unto the party of the second part, its successors and assigns, with the perpetual right to enter upon the real estate hereinafter described at any time that it may be necessary to construct, maintain, and repair underground pipe lines and/or conduits for the purpose of conveying water through and under the land hereinafter described, together with the right to excavate and refill trenches and/or ditches for the location of certain pipe lines and/or conduits.

The land affected by the grant of this easement and right of way is located in the County of Monroe, and State of Florida.

The easement and right of way hereby granted covers a strip of land ten (10) feet in width, more particularly described as follows:

A strip of land 10 feet in width and being in Parcel No. 12 of a map prepared by Crawshaw-Bailey & Associates for the Key West Improvement Company, Inc., and being more particularly described by metes and bounds as follows: Commencing at the intersection of the centerlines of 7th Street and Patterson Avenue, bear Southwesterly along the centerline of Patterson Avenue for a distance of 25 feet to a point; thence bear North 41 degrees, 18 minutes and 20 seconds West for a distance of 135 feet to the point of beginning of the strip of land hereinafter described; from said point of beginning, bear North 44 degrees, 23 minutes and 20 seconds West for a distance of 358.29 feet to a point on the southeasterly right-of-way line of North Roosevelt Boulevard, thence bear North 45 degrees, 30 minutes and 40 seconds East along the southeasterly right-of-way line of North Roosevelt Boulevard for a distance of 10.0 feet to a point; thence bear South 44 degrees, 23 minutes and 20 seconds East for a distance of 360.33 feet to a point; thence bear South 21 degrees, 18 minutes and 20 seconds East for a distance of 2.04 feet to a point; thence at right angles and in a southwesterly direction for a distance of 10.0 feet, back to the point of beginning.



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TO HAVE AND TO HOLD said easement and right of way unto the FLORIDA KEYS AQUEDUCT COMMISSION, and unto its successors and assigns forever.

The party of the first part assumes no liability for any claims which may arise in connection with the activities or operations of the party of the second part in the enjoyment of the easement herein granted.

It is a condition of this easement that any time the Grantee disturbs the surface of the premises, either for the initial installation or any subsequent repair, removal or maintenance of said pipe line, Grantee will act with dispatch so as to reduce to a minimum the period of time it is in the process of such activities, and such activities will be so timed and limited that access during said disturbance of the surface will not be so completely shut off as to prevent ingress and egress and further agrees that upon any such disturbing of the surface, Grantee will promptly restore the disturbed portion of the premises to as good condition as it was immediately prior to such activity on the part of the Grantee.

In the event the FLORIDA KEYS AQUEDUCT COMMISSION or its successors and assigns shall abandon the said pipe line for use as a public utility, the easement conveyed herein shall cease and determine and revert to the Grantor or its successors in title.

Nothing herein contained shall prevent Grantor from using the land over which this easement is granted for ingress and egress to its own adjacent lands, or to place signs within the easement area, or to grant easements to other public utilities over, under and through the said easement area, or otherwise to use said lands as grantor may deem advisable, provided such use shall not interfere with the specific easement hereunder granted.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name and by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

TULIP REALTY CO. OF FLORIDA, INC.

(Corporate Seal)

ATTEST [Signature] By [Signature]  
Asst. Secretary Vice-President

Signed, Sealed and Delivered in the Presence of Us:

[Signature]

RECORDED IN OFFICIAL RECORD BOOK OF MIAMI COUNTY, FLORIDA  
EARL P. ADAMS  
CLERK OF CIRCUIT COURT  
RECORD VERIFIED

STATE OF FLORIDA, }  
COUNTY OF DADE, } ss.

I HEREBY CERTIFY, that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements [Signature] and [Signature] Vice-President and Asst. Secretary respectively of TULIP REALTY CO. OF FLORIDA, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Miami, in the County of Dade and State of Florida, this 1<sup>st</sup> day of November, A. D. 1959.

[Signature]  
Notary Public, State of Florida at Large

(Notarial Seal)

My Commission Expires

Notary Public, State of Florida  
24, September 1959 to 24, September 1960  
Notary No. 12345



MUTUAL PARKING EASEMENT

75895 THIS AGREEMENT made this day of OCT 28 1959

1959, by and between FAIRLAND, INC., a Delaware corporation with an office at 7000 N.W. 32nd Avenue, Miami, Florida (hereinafter called "FAIRLAND"), and TULIP REALTY CO. OF FLORIDA, INC., a Florida corporation, with an office at 7000 N.W. 32nd Avenue, Miami, Florida (hereinafter called "TULIP").

The parties hereto, intending to be legally bound, and in consideration of the sum of One (\$1.00) Dollar, each to the other paid and acknowledged, severally and mutually agree as follows:

1. FAIRLAND is the owner of a certain parcel of land more particularly described in Schedule "A" attached hereto and made a part hereof, said land being hereinafter referred to as "Fairland Premises."

2. TULIP is the owner of a certain parcel of land more particularly described in Schedule "B" attached hereto and made a part hereof, said land being hereinafter referred to as "Tulip Premises."

3. It is the intention of the parties to grant to each other a non-exclusive mutual parking easement so that each party, its customers and invitees, will have the right to use, free of charge and at all times, the other's parking area.

4. The following agreements contained in this paragraph are covenants running with the land; they are made by each party to this agreement only with respect to the parcel of land owned or occupied by each party and only to the extent of each party's legal capacity to make the same; they are made by each party for the benefit of each other party and the grantees, successors, assigns, lessees, agents, employees, customers and invitees of each party; and they shall continue in full force and effect until modified or terminated by mutual agreement of the

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OCT 28 1959  
MARIETTA, GA.

parties then owning the parcels affected. Such agreements are that:

(a) All parking areas on the respective premises shall be used and enjoyed in common.

(b) No party hereto shall be liable for the construction or maintenance of any parking areas, roadways, structures or other improvements on property owned or occupied by any other party hereto or by others.

(c) Each party hereto shall have the sole right to determine from time to time the portion of its own premises which shall be a parking area, it being understood that the parking area on the premises of each party shall at all times contain a total area in square feet of not less than three (3) times the area in square feet of the selling area on the ground level floor of the building or buildings situate on such premises.

5. As used in this agreement, "parking area" or "parking lot" means an area of land devoted to the parking of automobiles, loading and unloading and access roads.

6. This agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, FAIRLAND and TULIP have caused this agreement to be executed by their proper and duly authorized officers.

FAIRLAND, INC.

By Marvin Kushner  
MARVIN KUSHNER Vice-President

ATTEST:

Julius Turner Assistant Secretary

Signed, Sealed and Delivered  
in the Presence of Us

[Signature]  
[Signature]

TULIP REALTY CO. OF FLORIDA, INC.

By S. M. Friedman  
S. M. FRIEDMAN Vice-President

ATTEST:

Samuel Forman

Signed, Sealed and Delivered  
in the Presence of Us

[Signature]  
[Signature]



SCHEDULE A

Fairland Premises

ALL that certain tract, piece or parcel of land situate, lying and being in the City of Key West, County of Monroe, State of Florida, being more particularly bounded and described as follows:

A parcel of land in the City of Key West, Monroe County, Florida, and being known as a part of Parcel 12 of a map prepared by Crawshaw-Bailey and Associates for the KEY WEST IMPROVEMENT COMPANY, INC., and being more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Parcel 13 of a plat of record of the holdings of A. E. Golan and Florence Golan, recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida, bear North 45 degrees, 36 minutes and 40 seconds East along the southeasterly right-of-way line of North Roosevelt Boulevard for a distance of 475.62 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning, bear South 44 degrees, 23 minutes and 20 seconds East for a distance of 222.54 feet to a point; thence bear North 45 degrees, 36 minutes and 40 seconds East for a distance of 40 feet to a point; said point being on the centerline of an existing party wall; thence bear South 44 degrees, 23 minutes and 20 seconds East along the centerline of said party wall for a distance of 171.68 feet to a point; thence continue bearing South 44 degrees, 23 minutes and 10 seconds East for a distance of 64.21 feet to the southerly line of said Parcel No. 12; thence bear North 63 degrees, 41 minutes and 50 seconds East for a distance of 127.45 feet to the southeast corner of Parcel No. 12; thence bear North 44 degrees, 23 minutes and 40 seconds West for a distance of 52.45 feet to a point on the southeasterly right-of-way line of North Roosevelt Boulevard; thence bear South 45 degrees, 36 minutes and 40 seconds West along the southeasterly right-of-way of North Roosevelt Boulevard for a distance of 194.05 feet, back to the point of beginning, lying and being in Monroe County, Florida.

SCHEDULE B

Tulip Premises

ALL that certain tract, piece or parcel of land situate, lying and being in the City of Key West, County of Monroe, State of Florida, being more particularly bounded and described as follows:

A parcel of land in the City of Key West, Monroe County, Florida, and being known as a part of Parcel No. 12 of a map prepared by Crawshaw-Bailey and Associates for the Key West Improvement Company, Inc., and being more particularly described by metes and bounds as follows: Commencing at the Northeast Corner of Parcel No. 13 of a plat of record of the holdings of A. E. Golan and Florence Golan, recorded in Plat Book 3, Page 15, Public Records of Monroe County, Florida, said Northeast Corner also to be known as the point of beginning of the parcel of land hereinafter described, bear North 45 degrees, 36 minutes and 40 seconds East along the southeasterly right-of-way line of North Roosevelt Boulevard for a distance of 475.62 feet to a point; thence bear South 44 degrees, 23 minutes and 20 seconds East for a distance of 228.84 feet to a point; thence bear North 45 degrees, 36 minutes and 40 seconds East for a distance of 40 feet to a point on the centerline of an existing party wall; thence bear South 44 degrees, 23 minutes and 20 seconds East along the centerline of said party wall for a distance of 171.00 feet to a point; thence continue bearing South 44 degrees, 23 minutes and 20 seconds East for a distance of 64.28 feet to a point on the southerly line of said Parcel No. 12; thence bear South 40 degrees, 41 minutes and 10 seconds West for a distance of 560.49 feet to a point on the Southwest Corner of Parcel No. 12; thence bear North 44 degrees, 23 minutes and 20 seconds West for a distance of 228.40 feet, back to the point of beginning.

STATE OF *Pa.*  
COUNTY OF PHILADELPHIA, PA.

REC'D 167 PAGE 572

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARVIN KUSHNETZ and JULIUS LUBNER well known to me to be the Vice-President and Assistant Secretary, respectively, of Fairland, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same as such officers of such corporation freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this day of OCT 28 1959 A.D. 1959.

*[Signature]*

STATE OF *Pa.*  
COUNTY OF *[illegible]*

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. M. FRIEDLAND and SAMUEL FURMAN well known to me to be the Vice-President and Assistant Secretary, respectively of Tulip Realty Co. of Florida, Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same as such officers of such corporation freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this day of OCT 28 1959 A.D. 1959.

*[Signature]*

RECORDED IN OFFICIAL RECORD BOOK OF MONROE COUNTY, FLORIDA  
EARL R. ADAMS  
CLERK OF CIRCUIT COURT  
RECORD VERIFIED

75895

THIS EASEMENT AGREEMENT dated this 7<sup>th</sup> day of May, 1960, by and between TULIP REALTY CO. OF FLORIDA, INC., a Florida corporation of Dade County, Florida, hereinafter sometimes called "Grantor" and THE CITY OF KEY WEST, FLORIDA, a municipal corporation in Monroe County, Florida, duly chartered and existing by and under the laws and authority of the State of Florida, hereinafter sometimes called "Grantee."

## WITNESSETH:

Grantor, for valuable consideration received, hereby grants unto THE CITY OF KEY WEST, FLORIDA, for the purpose of a public highway, a permanent easement over and across the following-described property located, situate and being in Monroe County, State of Florida, to-wit:

A parcel of land on the Island of Key West lying northwesterly of Tract 21 according to the Key West Realty Company's First Subdivision of part of Tract 21 and Salt Pond Lots 1, 2, 3, 4, 5, as recorded in Plat Book 1 at Page 43 of Monroe County official records and is more particularly described as follows:

From the intersection of the northwesterly line of Patterson Avenue and the southwesterly line of 7th Street (extended) go northwesterly along said southwesterly line of 7th Street a distance of 110 feet to a point; thence northeasterly and at right angles a distance of 12.50 feet to a point which point is the point of beginning; thence northwesterly making a deflection angle of 113 degrees 05 minutes with the prolongation of the previously described course a distance of 368 feet more or less, to a point in the southeasterly line (curb) of Roosevelt Boulevard; thence northeasterly and at right angles and along the southeasterly line of Roosevelt Boulevard a distance of 25 feet to a point; thence southeasterly and at right angles a distance of 379 feet, more or less, to a point of intersection with a line drawn parallel with the northwesterly line of Patterson Avenue and through the point of beginning; thence southwesterly making a deflection angle of 113 degrees 05 minutes with the prolongation of the previously described course a distance of 27.18 feet back to the point of beginning.

Grantor agrees to maintain and repair the said easement for the use for the purpose aforescribed and shall, at all times keep the said easement in good condition and repair. All maintenance and repairs shall be made by Grantor promptly and with due diligence provided, however, that the Grantee may repair the said easement if, within seven days after the Grantee has given written notice to the Grantor of the need for repairs, the Grantor has not commenced repairs or does not thereafter diligently complete such repairs, and the Grantor shall pay all costs that Grantee incurs for such repairs.

Grantor expressly reserves the right to use the said easement for any purpose that will not interfere with motor vehicle traffic on and over the said easement provided, however, that the Grantor shall not mark or designate the said easement in any way that will indicate the easement is to be used for anything other than motor vehicle traffic by the public. The Grantee shall not mark or designate the said easement in any manner, either by signs or otherwise, provided that the Grantee may place suitable markings, designations and signs at the intersection of the said easement with any public roads and highways directing traffic on the said easement to stop or to use caution before entering the said intersection.

Although the Grantor assumes the duty of repair and maintenance of the said easement, this easement is given by the Grantor for the benefit of the Grantee and the Grantee, therefore, agrees to indemnify the Grantor and hold it absolutely harmless from any and all liability arising by, through or out of any use of the easement by the public, and the Grantee agrees, further, to defend any suit or action brought thereon and to pay all costs and liability incurred by Grantor in defending such action.

Grantor intends by this instrument to grant unto the Grantee an easement over and across the aforescribed property for the purpose of a public highway. However, if and when said highway shall be lawfully and permanently discontinued, the Grantor, its successors or assigns, shall have the right to immediately repossess the same and this easement is limited accordingly.

Grantor covenants that the Grantor has title to the easement premises in fee simple, subject only to restrictions, limitations and conditions of record.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above mentioned.

ATTEST: TULIP REALTY CO. OF FLORIDA, INC.  
*[Signature]* By *[Signature]*  
Secretary President

ATTEST: THE CITY OF KEY WEST, FLORIDA  
*[Signature]* By *[Signature]*  
City Clerk

STATE OF FLORIDA )  
) SS:  
COUNTY OF DADE )

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ and \_\_\_\_\_ well known to me to be the President and Secretary, respectively of TULIP REALTY CO. OF FLORIDA, INC., a Florida corporation, the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same as such officers of such corporation freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this \_\_\_\_\_ day of \_\_\_\_\_, 1960.

My Commission expires: \_\_\_\_\_

NOTARY PUBLIC, State of Florida  
at large.



# Starbucks

2500 N. Roosevelt Boulevard  
Key West, Florida

## TRAFFIC STUDY

prepared for:  
2500 N. Roosevelt LLC

**KBP** CONSULTING, INC.

**October 2014**

# **Starbucks**

**2500 N. Roosevelt Boulevard**

**Key West, Florida**

## **Traffic Study**

**October 2014**

*Prepared for:*

2500 N. Roosevelt LLC  
513 Fleming Street #1  
Key West, FL 33040

*Prepared by:*

KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
Phone: (954) 560-7103  
Fax: (954) 582-0989

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## INTRODUCTION

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Starbucks proposes to construct a new coffee shop with drive-through lane to be located at 2500 N. Roosevelt Boulevard (US Highway 1 / State Road 5) in the City of Key West, Monroe County, Florida. The subject site is located in the southeast corner of the intersection at N. Roosevelt Boulevard and 7<sup>th</sup> Street. The Starbucks site is an “outparcel” to the existing Conch Plaza retail shopping center. The location of the proposed Starbucks and the existing Conch Plaza are illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by 2500 N. Roosevelt LLC to prepare a traffic study in connection with the proposed Starbucks. This study addresses the trip generation characteristics of the previous land use (fast food restaurant) and the proposed land use (coffee shop) and the resulting impacts of this traffic on the surrounding roadway network.

This traffic study is divided into five (5) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Traffic Analysis
5. Summary & Conclusions



**Project Location Map**

**FIGURE 1**  
Starbucks  
Key West, Florida

## **INVENTORY**

---

### **Existing Land Use and Access**

The Starbucks site currently consists of a former Checkers fast food restaurant. This land use had two (2) drive-through lanes and no indoor seating. The building and outdoor seating area totals approximately 1,500 square feet. Access to this site is provided by one (1) egress only driveway on N. Roosevelt Boulevard and one (1) shared full access driveway on 7<sup>th</sup> Street. (Access is shared with the Conch Plaza). In addition, drive aisles within the overall site provide vehicular circulation between the Conch Plaza and the former Checkers “outparcel.”

### **Proposed Land Use and Access**

The Starbucks site will be developed with a 2,334 square foot coffee shop with drive-through lane. Access to the site will remain generally as is with an egress only driveway on N. Roosevelt Boulevard and a full access driveway on 7<sup>th</sup> Street. Appendix A contains the preliminary site plan for this project.

### **Roadway System**

One (1) major roadway (N. Roosevelt Boulevard / US Highway 1 / State Road 5) is located on the north side of the site. Until recently, this roadway was under construction for several years. This roadway consists of a five-lane section with two lanes in each direction and a center two-way left turn lane. To the west of the site is 7<sup>th</sup> Street which is a two-lane local roadway. This roadway provides access to the adjacent residential communities and to Flagler Avenue to the south.

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## TRIP GENERATION

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A trip generation analysis has been conducted for the proposed coffee shop with drive-through lane and the former fast-food restaurant with two (2) drive-through lanes. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9<sup>th</sup> Edition)*. The trip generation analysis was undertaken for AM peak hour and PM peak hour conditions. According to the ITE report, the most appropriate "land use" categories for the proposed and previous developments are as follows:

### **ITE Land Use #935 – Fast-Food Restaurant with Drive-Through Window and No Indoor Seating**

- AM Peak Hour: N/A (Previous use was not open during the AM Peak hours)
- PM Peak Hour:  $T = 44.99 (X)$  (51% in / 49% out)  
*where  $T$  = number of trips and  $X$  = 1,000 square feet of gross floor area*
  - Pass-by Rate: 49%

### **ITE Land Use #937 – Coffee / Donut Shop with Drive-Through Window**

- AM Peak Hour:  $T = 100.58 (X)$  (51% / 49%)
- PM Peak Hour:  $T = 42.80 (X)$  (50% in / 50% out)  
*where  $T$  = number of trips and  $X$  = 1,000 square feet of gross floor area*
  - Pass-by Rate: 70%

Utilizing the above-listed trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the existing uses. The results of this effort are documented in Table 1 on the following page.

Table 1 Trip Generation Analysis Starbucks - Key West, Florida							
Land Use	Size	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
<b>Previous</b>							
Fast Food Restaurant with Drive-Through Window and No Indoor Seating - Pass-By (49%)	1,500 S.F.	0	0	0	34	33	67
		0	0	0	(17)	(16)	(33)
<b>Sub-Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>34</b>
<b>Proposed</b>							
Coffee / Donut Shop with Drive-Through Window - Pass-By (70%)	2,334 S.F.	120	115	235	50	50	100
		(84)	(81)	(165)	(35)	(35)	(70)
<b>Sub-Total</b>		<b>36</b>	<b>34</b>	<b>70</b>	<b>15</b>	<b>15</b>	<b>30</b>
<b>Difference</b>	<b>834 S.F.</b>	<b>36</b>	<b>34</b>	<b>70</b>	<b>-2</b>	<b>-2</b>	<b>-4</b>

Compiled by: KBP Consulting, Inc. (October 2014).

Source: ITE Trip Generation (9th Edition) Report.

As indicated in Table 1, the subject Starbucks is estimated to generate approximately 235 AM peak hour vehicle trips (120 inbound and 115 outbound) and approximately 100 vehicle trips (50 inbound and 50 outbound) during the typical afternoon peak hour. Given that a large percentage of the traffic associated with this land use is characterized as “pass-by” traffic (i.e. vehicles that are already on the roadway network and simply stop at this land use on their way to another destination), the net new trips for the Starbucks is estimated to be 70 vehicle trips in the AM peak hour (36 inbound and 34 outbound) and 30 vehicle trips in the PM peak hour (15 inbound and 15 outbound).

When compared with the previous use, the difference in PM peak hour vehicle trips (after pass-by traffic is deducted) is projected to be negligible. And, since the previous use (Checkers) was not open in the AM peak hour, the trip differential in this time period is equivalent to the net new trips generated by the proposed Starbucks.



## **TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT**

---

The trip distribution for the Starbucks project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The trip distribution for the project is summarized below:

- 45% to and from the west via N. Roosevelt Boulevard
- 40% to and from the east via N. Roosevelt Boulevard
- 15% to and from the south via 7<sup>th</sup> Street

The trip distribution for the Starbucks project is presented graphically in Figure 2 on the following page.



**Trip Distribution**

**FIGURE 2**  
Starbucks  
Key West, Florida

## TRAFFIC ANALYSIS

---

As mentioned previously, the traffic volumes to be generated by the proposed land use are heavily characterized by pass-by trips. That is to say, that a majority of the vehicle trips generated by Starbucks are already on the adjacent street network. In this case, it is estimated that the net new vehicle trips to be generated by this project are 70 AM peak hour trips (36 inbound and 34 outbound). Since the previous land use (Checkers) was operational during the PM peak hours, the trip generation analysis indicates that the number of net difference in PM peak hour vehicle trips is estimated to be a reduction of four (4) trips.

The preceding trip distribution analysis indicates that 45% of the project trips are expected to be assigned to N. Roosevelt Boulevard west of the site while 40% are expected to be assigned to the east of the site. The remainder, or 15%, is projected to be assigned to the local street network (i.e. 7<sup>th</sup> Street) to the south. As such, 31 net new vehicle trips are anticipated on N. Roosevelt Boulevard to the west of the site and 28 vehicles are anticipated on N. Roosevelt Boulevard to the east of the site. The remaining 11 vehicle trips are expected on the local street network to the south.

In each direction, net number of new vehicles during the AM peak hour is considered to be minimal. In other words, the net number of new vehicles on N. Roosevelt Boulevard is equivalent to approximately one (1) vehicle every two (2) minutes. And, along the local street network, the net increase in vehicles is equivalent to one (1) vehicle every six (6) minutes. These increases will have little impact on the respective roadway capacities of these facilities.

## **SUMMARY & CONCLUSIONS**

---

Starbucks proposes to construct a new coffee shop with drive-through lane to be located at 2500 N. Roosevelt Boulevard (US Highway 1 / State Road 5) in the City of Key West, Monroe County, Florida. The subject site is located in the southeast corner of the intersection at N. Roosevelt Boulevard and 7<sup>th</sup> Street. The Starbucks site is an “outparcel” to the existing Conch Plaza retail shopping center. The previous use at this site was a fast-food restaurant with two (2) drive-through lanes.

According to the trip generation analysis, the subject Starbucks is estimated to generate approximately 235 AM peak hour vehicle trips (120 inbound and 115 outbound) and approximately 100 vehicle trips (50 inbound and 50 outbound) during the typical afternoon peak hour. Given that a large percentage of the traffic associated with this land use is characterized as “pass-by” traffic (i.e. vehicles that are already on the roadway network and simply stop at this land use on their way to another destination), the net new trips for the Starbucks is estimated to be 70 vehicle trips in the AM peak hour (36 inbound and 34 outbound) and 30 vehicle trips in the PM peak hour (15 inbound and 15 outbound).

From a traffic engineering standpoint, the projected net increase in traffic is considered to be minimal. For instance, during the AM peak hour, the net number of new vehicles on N. Roosevelt Boulevard is equivalent to approximately one (1) vehicle every two (2) minutes. And, along the local street network, the net increase in vehicles is equivalent to one (1) vehicle every six (6) minutes. These increases will have little impact on the respective roadway capacities of these facilities.



# Florida Keys Aqueduct Authority

1100 Kennedy Drive  
Key West, Florida 33040  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



J. Robert Dean  
Chairman  
District 3

Antoinette M. Appell  
Vice-Chairman  
District 4

Brian L. Barroso  
Secretary/Treasurer  
District 1

Melva G. Wagner  
District 2

David C. Ritz  
District 5

Kirk C. Zuelch  
Executive Director

October 16, 2014

Kristie Kajfasz  
One Call Construction  
1901 Flagler Avenue  
Key West, FL 33040  
[kkajfasz@constructionkeywest.com](mailto:kkajfasz@constructionkeywest.com)

RE: Starbucks-Old Checkers  
2500 North Roosevelt, Key West  
FKAA Location #043900-1" Meter

Dear Kristie

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is an existing 12" water main located on 7<sup>th</sup> Street adjacent to proposed property. There is an existing 1" meter serving the property. A complete set of Civil and Architectural plans are required for review to determine if the existing water main is adequate, meter sizing and system development charges.

If there is demo of existing structures an existing fixture worksheet with affidavit is required with plan submittal.

Should you have any questions or require any further information please feel free to call.

Sincerely Yours,  
Florida Keys Aqueduct Authority

Marnie L. Walterson  
Distribution Design Supervisor

CC: Sue Reich, Customer Service Manager-Tavernier  
Yusi Bonachea, Customer Service Manager-Marathon  
Christie Martin, Customer Service Manager-Key West



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33041-6100  
www.KeysEnergy.com

---

UTILITY BOARD OF THE CITY OF KEY WEST

October 17, 2014

Ms. Kristie Kajfasz  
One Call Construction  
1901 Flagler Ave  
Key West, FL 33040

RE: Conch Plaza  
2500 N. Roosevelt Blvd, Key West, Florida

Dear Ms. Kajfasz:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (Keys).

KEYS' Engineering Section requests that they be provided with a **full set of plans and a Project Review Form** (separate form for each new meter) for the referenced project.

These *plans* are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the *full set of plans and the Project Review Form* to one of our Customer Accounts Representatives.

Should you have any questions, please contact me at (305) 295-1078.

Sincerely,

Kevin Hawthorne  
Senior Customer Accounts Representative

KH/am

Enclosures

c:

E. Zarate, Director of Customer Services ✓

M. Alfonso, Supervisor of Engineering

File: CUS-200

## Kristie Kajfasz

---

**From:** Gary Volenec <gvolenec@cityofkeywest-fl.gov>  
**Sent:** Friday, October 17, 2014 12:26 PM  
**To:** Kristie Kajfasz  
**Cc:** James Bouquet; Elizabeth Ignoffo  
**Subject:** RE: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

Kirstie,

Please ensure that the site plan meets requirements of the City of Key West Code of Ordinances - Land Development Regulations, particularly Chapter 108 - Planning and Development. Indicate dimensionally that the parking area conforms to Article VII. - Offstreet Parking and Loading for regular and HC parking. Additionally, the exit to Roosevelt Blvd. appears to be shown being modified; if so, coordination with FDOT is required.

Please let me know if you have any questions.

Gary

**Gary J. Volenec, P.E.**  
City of Key West  
Engineering Services  
305 809-3967

---

**From:** James Bouquet  
**Sent:** Thursday, October 16, 2014 3:49 PM  
**To:** Elizabeth Ignoffo; [kkajfasz@constructionkeywest.com](mailto:kkajfasz@constructionkeywest.com)  
**Cc:** John Paul Castro; Gary Volenec  
**Subject:** RE: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

Kristie:

I have forwarded provided documents to Gary Volenec, City Civil Engineer, for preliminary review and comment.

Jim Bouquet

---

**From:** Elizabeth Ignoffo  
**Sent:** Thursday, October 16, 2014 1:25 PM  
**To:** [kkajfasz@constructionkeywest.com](mailto:kkajfasz@constructionkeywest.com)  
**Cc:** John Paul Castro; James Bouquet  
**Subject:** RE: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

Dear Kristie,

Please forward this request to Barbara Mitchell. Her email address did not transfer to me.

Please provide a stormwater management plan that encompasses the new building site and related parking areas, in accordance with City of Key West Code of Ordinances Chapter 108, Article VIII Stormwater and Surface Water Management.

Regarding the trash storage area, please provide sufficient space for recycle materials and ensure the area is screened from view by fence or landscaping.

Also, I have forwarded your request for project coordination to the Director of Engineering, to assist you with site plan development review.

Very respectfully,  
Elizabeth

Elizabeth Ignoffo, E.I.  
Permit Engineer  
Utility Department  
3110 Flagler Avenue  
Key West, FL 33040  
305-809-3966  
[eignoffo@cityofkeywest-fl.gov](mailto:eignoffo@cityofkeywest-fl.gov)

---

**From:** John Paul Castro  
**Sent:** Thursday, October 16, 2014 11:28 AM  
**To:** Elizabeth Ignoffo  
**Subject:** FW: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

---

**From:** Kristie Kajfasz [<mailto:kkajfasz@constructionkeywest.com>]  
**Sent:** Wednesday, October 15, 2014 4:43 PM  
**To:** John Paul Castro  
**Cc:** Barbara Mitchell; David Pouliot; Oksana Davyd; Nicole Yokley; Chris Borucki  
**Subject:** Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

Good Afternoon Mr. Castro,

I am writing for initial coordination as required by the City of Key West's Development Plan process. The project is located at 2500 N. Roosevelt Blvd. We are going to remove the existing restaurant (Checkers) and construct a new prefabricated ceramic panel building for a new restaurant. There will be an increase in floor area of approximately 956 s.f.

If you have any questions please don't hesitate to contact me.

You can also contact Barbara Mitchell. She will be coordinating the development plan for this project.  
Telephone: 352.288.0401

Kristie Kajfasz | One Call Construction | Office : 305-294-0945 |  
1901 Flagler Ave Key West, FL 33040 | [kkajfasz@constructionkeywest.com](mailto:kkajfasz@constructionkeywest.com)



# ONE CALL CONSTRUCTION, INC.

*One Call Does It All™*

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Tel: 305-294-0945 - Fax: 305-359-3226  
E-mail: [info@constructionkeywest.com](mailto:info@constructionkeywest.com)

CGC1507029  
CGC1327352  
SL3188768

## Kristie Kajfasz

---

**From:** Tara Bursa <tbursa@ica-onramp.com>  
**Sent:** Friday, October 31, 2014 2:50 PM  
**To:** Kristie Kajfasz  
**Cc:** Barbara Mitchell; David Pouliot; Oksana Davyd; Nicole Yokley; Chris Borucki; Rick Milelli  
**Subject:** RE: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.  
**Attachments:** 850-040-15 Commercial Driveway Connection Application.pdf; 850-040-18 Driveway Connection ALL Application.pdf; CHECKLIST - Access Commercial.pdf; APPLICATION & CHECKLIST - Drainage Permit.pdf; Drainage Exception Questionnaire.pdf

Kristie,

The Access Class for this location is a Class 6. Given the 30mph speed limit, the minimum spacing requirement is 245'. I have attached the required application forms and checklists for both the FDOT's Access Permit and Drainage Permit. Once you have all of the required documentation, please forward both packages to my attention for processing. If there are no drainage improvements planned for the property and you do not feel a Drainage Permit is required, please complete the attached Drainage Exception Questionnaire. Some categories still require drainage documentation to confirm the exception. Please read the requirements carefully.

If you have any questions regarding the proposed access plans, I will need a more detailed site plan as well as the trip generation report. However I do not require any additional information at this time. Please let me know if you have any questions.

Thank you,

*Tara A. Bursa*

**Tara A. Bursa**  
**Permit Coordinator**  
**FDOT Operations Center - Marathon**

Infrastructure Corporation of America  
3100 Overseas Highway  
Marathon, FL 33050  
T 305.289.1360 | F 305.743.3597 | M 305.906.0772  
[tbursa@ica-onramp.com](mailto:tbursa@ica-onramp.com) | [www.ica-onramp.com](http://www.ica-onramp.com)



---

**From:** Kristie Kajfasz [mailto:kkajfasz@constructionkeywest.com]  
**Sent:** Friday, October 17, 2014 2:31 PM  
**To:** Tara Bursa  
**Cc:** Barbara Mitchell; David Pouliot; Oksana Davyd; Nicole Yokley; Chris Borucki; Rick Milelli  
**Subject:** Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

Good Afternoon Ms. Bursa,

I am writing for initial coordination as required by the City of Key West's Development Plan process. The project is located at 2500 N. Roosevelt Blvd. We are going to remove the existing restaurant (Checkers) and constructing a new

prefabricated ceramic panel building for a new restaurant. There will be an increase in floor area of approximately 956 s.f.

If you have any questions please don't hesitate to contact me.

You can also contact Barbara Mitchell. She will be reviewing the development plan and coordinating the traffic study for this project. She can be reached at: 352.288.0401

Thank you!

Kristie Kajfasz | One Call Construction | Office : 305-294-0945 |  
1901 Flagler Ave Key West, FL 33040 | [kkajfasz@constructionkeywest.com](mailto:kkajfasz@constructionkeywest.com)

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E-mail: [info@constructionkeywest.com](mailto:info@constructionkeywest.com)

CGC1507029  
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SL3188760

## Kristie Kajfasz

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**Sent:** Thursday, October 16, 2014 1:25 PM  
**To:** Kristie Kajfasz  
**Cc:** John Paul Castro; James Bouquet  
**Subject:** RE: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

Dear Kristie,

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Elizabeth

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Permit Engineer  
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**To:** Elizabeth Ignoffo  
**Subject:** FW: Development Plan Intergovernmental Coordination - 2500 N. Roosevelt Blvd.

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If you have any questions please don't hesitate to contact me.

You can also contact Barbara Mitchell. She will be coordinating the development plan for this project.  
Telephone: 352.288.0401

Kristie Kajfasz | One Call Construction | Office : 305-294-0945 |  
1901 Flagler Ave Key West, FL 33040 | [kkajfasz@constructionkeywest.com](mailto:kkajfasz@constructionkeywest.com)

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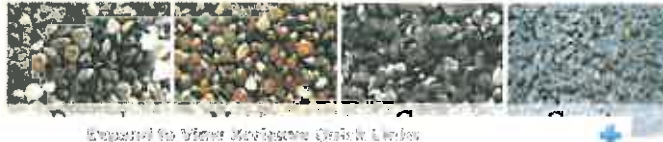
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Xeripave SP Pavers are natural stone pavers bonded together to create beautiful segmented units that add a decorative value to any project. Xeripave SP Pavers provide a cost effective solution to stormwater runoff. Unlike porous asphalt, pervious concrete and permeable pavers, Xeripave has an unparalleled infiltration rate of around one gallon per second, per square foot.

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### Xeripave® Super Pervious Paver

**Dimensions**  
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15.75x15.75x1.97 inches

### Xeripave® Super Pervious Paver

**Dimensions**  
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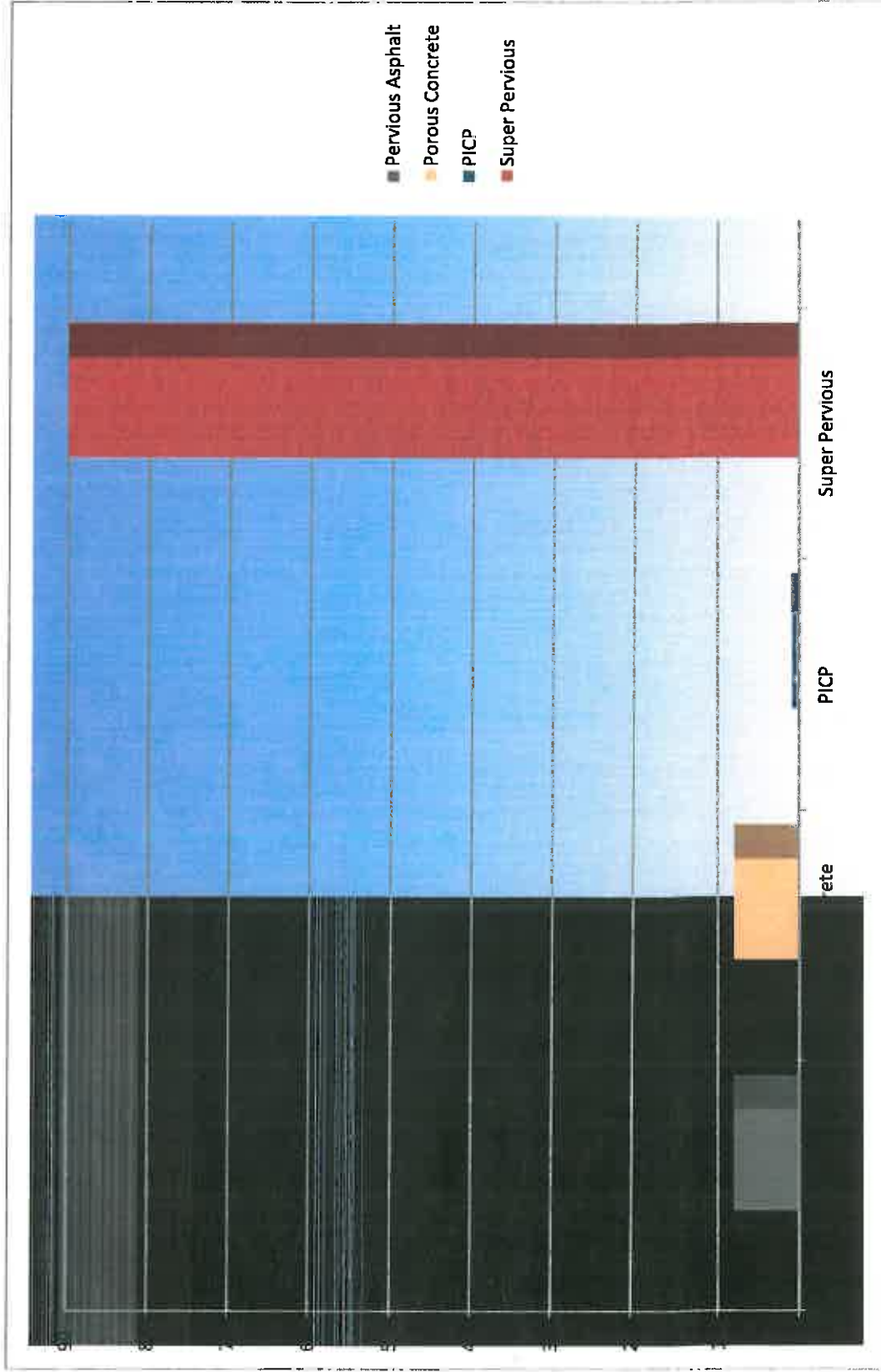


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# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

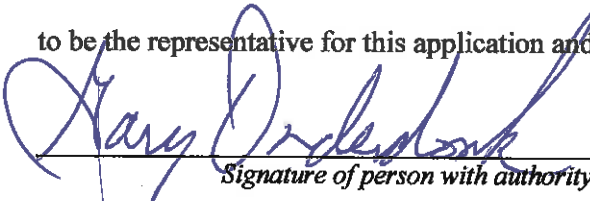
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Gary Onderdonk as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of 2500 N Roosevelt LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize One Call Construction, Inc. - David Pouliot, President  
*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 October 3, 2014 by  
*date*

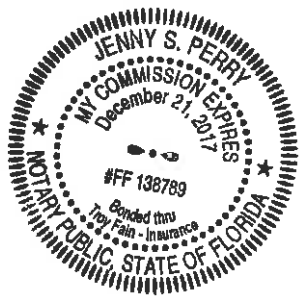
Gary Onderdonk  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



**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, Gary Onderdonk as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Management Member of 2500 N Roosevelt LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Erica Hughes Sterling  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this October 30, 2014  
*Date*

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

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

[Signature]  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*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, Amy Onderdonk as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of 2500 N Roosevelt LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Barbara Mitchell  
*Please Print Name of Representative*

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


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

Subscribed and sworn to (or affirmed) before me on this October 30, 2014  
*Date*

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

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

[Signature]  
*Notary's Signature and Seal*

	<b>OKSANA DAVYD</b> MY COMMISSION # EE207688 EXPIRES June 12, 2016 FloridaNotaryService.com
---	--

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*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, Gary Onderdonk as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of 2500 N Roosevelt LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize One Call Construction Inc - Kristine Kajfasz  
*Please Print Name of Representative*

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


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

Subscribed and sworn to (or affirmed) before me on this October 30, 2014  
*Date*

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

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

[Signature]  
*Notary's Signature and*

 <b>OKSANA DAVYD</b> MY COMMISSION # EE207688 EXPIRES June 12, 2016 FloridaNotaryService.com
--

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**  
*(Where Authorized Representative is an entity)*

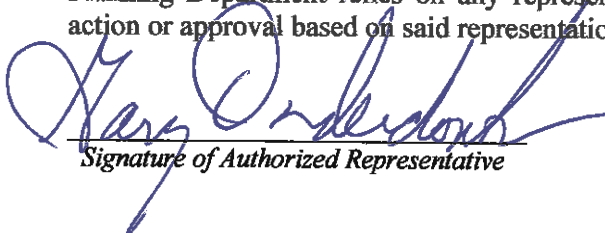
I, Gary Onderdonk, in my capacity as Managing Memeber  
*(print name)* *(print position; president, managing member)*

of 2500 N Roosevelt 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:

2500 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*

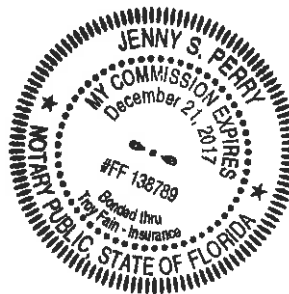
Subscribed and sworn to (or affirmed) before me on this October 3, 2014 by  
Gary Onderdonk  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



**Deed**



100

This Document Prepared By and Return to:  
Koenig Higsmith & Van Loon  
3158 Northside Drive  
Key West, FL 33040

Doc# 1956438 11/04/2013 4:11PM  
Filed & Recorded in Official Records of  
MONROE COUNTY RAY HEAVILIN

Parcel ID Number: 00065230-000100

11/04/2013 4:11PM  
DEED DOC STAMP CL: Krys \$5,600.00

# Warranty Deed

This Indenture, Made this 31st day of October, 2013 AD., Between  
Second Best, Inc., a corporation existing under the laws of the State  
of Florida  
of the County of Monroe, State of Florida, grantor, and  
2500 N Roosevelt, LLC, a Florida limited liability company  
whose address is: 2500 N Roosevelt Blvd, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West and known as a parcel of land in the City  
of Key West, Florida, known as Parcel or Tract 12 of a map prepared  
by Crenshaw Bailey Associates of the Key West Improvement Co., Inc.,  
and being more particularly described by metes and bounds as follows:  
COMMENCING at the Northeast corner of Parcel No. 13 of a plat of the  
record of the buildings of A.E. Golen and Florence Golen, recorded in  
Plat Book 3, Page 35 of the Public Records of Monroe County, Florida;  
bear North 45 degrees, 36 minutes, 40 seconds East, along the  
Southeasterly right of way line of North Roosevelt Boulevard for a  
distance of 317.05 feet to the Point of Beginning of the parcel of  
land hereinafter described; continue North 45 degrees, 36 minutes, 40  
seconds East, along said right of way line of North Roosevelt  
Boulevard for a distance of 100 feet to a point; thence South 44  
degrees, 23 minutes, 20 seconds East, for a distance of 200.00 feet;  
thence South 45 degrees, 36 minutes, 40 seconds West, for a distance  
of 100.00 feet to a point; thence North 44 degrees, 23 minutes, 20  
seconds West, for a distance of 200.00 feet back to said Point of  
Beginning.

Doc# 1956438  
Bk# 2657 Pg# 660

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Beth Pellicier  
Witness

By: [Signature] (Seal)  
Second Best, Inc.  
Scott Oropeza, Vice-President  
P.O. Address: 815 Peacock Plaza, Key West, FL 33040

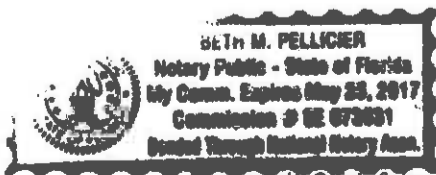
[Signature]  
Printed Name: Mary Hawker  
Witness

MONROE COUNTY  
OFFICIAL RECORDS

(Corporate Seal)

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 31st day of October, 2013 by  
Scott Oropeza, Vice-President of Second Best, Inc., a Florida  
Corporation, on behalf of the corporation  
he is personally known to me or he has produced his Florida driver's license as identification.



[Signature]  
Printed Name: Beth Pellicier  
Notary Public  
My Commission Expires:

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**

## Detail by Entity Name

### Florida Limited Liability Company

2500 N ROOSEVELT, LLC

### Filing Information

<b>Document Number</b>	L13000135655
<b>FEI/EIN Number</b>	46-3797793
<b>Date Filed</b>	09/25/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2500 N ROOSEVELT BLVD  
KEY WEST, FL 33040

### Mailing Address

513 Fleming St #1  
KEY WEST, FL 33040

Changed: 04/21/2014

### Registered Agent Name & Address

ONDERDONK, GARY  
513 FLEMING STREET #1  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

ONDERDONK, GARY  
2500 N ROOSEVELT BLVD  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2014	04/21/2014

### Document Images

[04/21/2014 -- ANNUAL REPORT](#)

View image in PDF format

[09/25/2013 -- Florida Limited Liability](#)

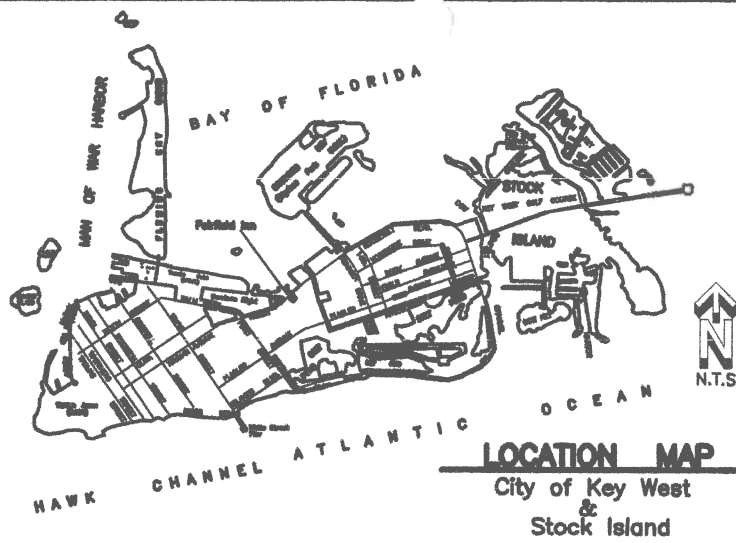
View image in PDF format

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[Frs|u|kw E #dgg# Sulydf|#Brdflnv](#)

Vwdh#r:#|arulgD/#G hsdwq hqW#r:i#Vwdh

# Survey



**LEGAL DESCRIPTION:**  
On the Island of Key West and known as a parcel of land in the City of Key West, Florida, known as parcel or Tract 12 of a map prepared by Crenshaw Bailey Associates of the Key West Improvement Co., Inc. and being more particularly described by metes and bounds as follows:  
COMMENCING at the Northeast corner of parcel No. 13 of a plat of the record of the buildings of A.E. Golen and Florence Golen, recorded in Plat Book 3, Page 35 of the Public Records of Monroe County, Florida; bear N 45°36'40" E along the Southeastly right of way line of North Roosevelt Boulevard for a distance of 317.05 feet to the Point of Beginning of the parcel of land hereinafter described; continue N 45°35'40" E along said right of way line of North Roosevelt Boulevard for a distance of 100 feet to a point; thence S 44°23'20" E for a distance of 200.00 feet; thence S 45°36'40" W for a distance of 100.00 feet to a point; thence N 44°23'20" W for a distance of 200.00 feet back to said Point of Beginning.

**SURVEYOR'S NOTES:**  
North arrow based on assumed median  
Reference Bearing: R/W N. Roos. Blvd.  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 4.23

**Monumentation:**  
⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749  
▲ = Fd. P.K. Nail, L.B. No. 6298  
△ = Set P.K. Nail, P.L.S. No. 2749

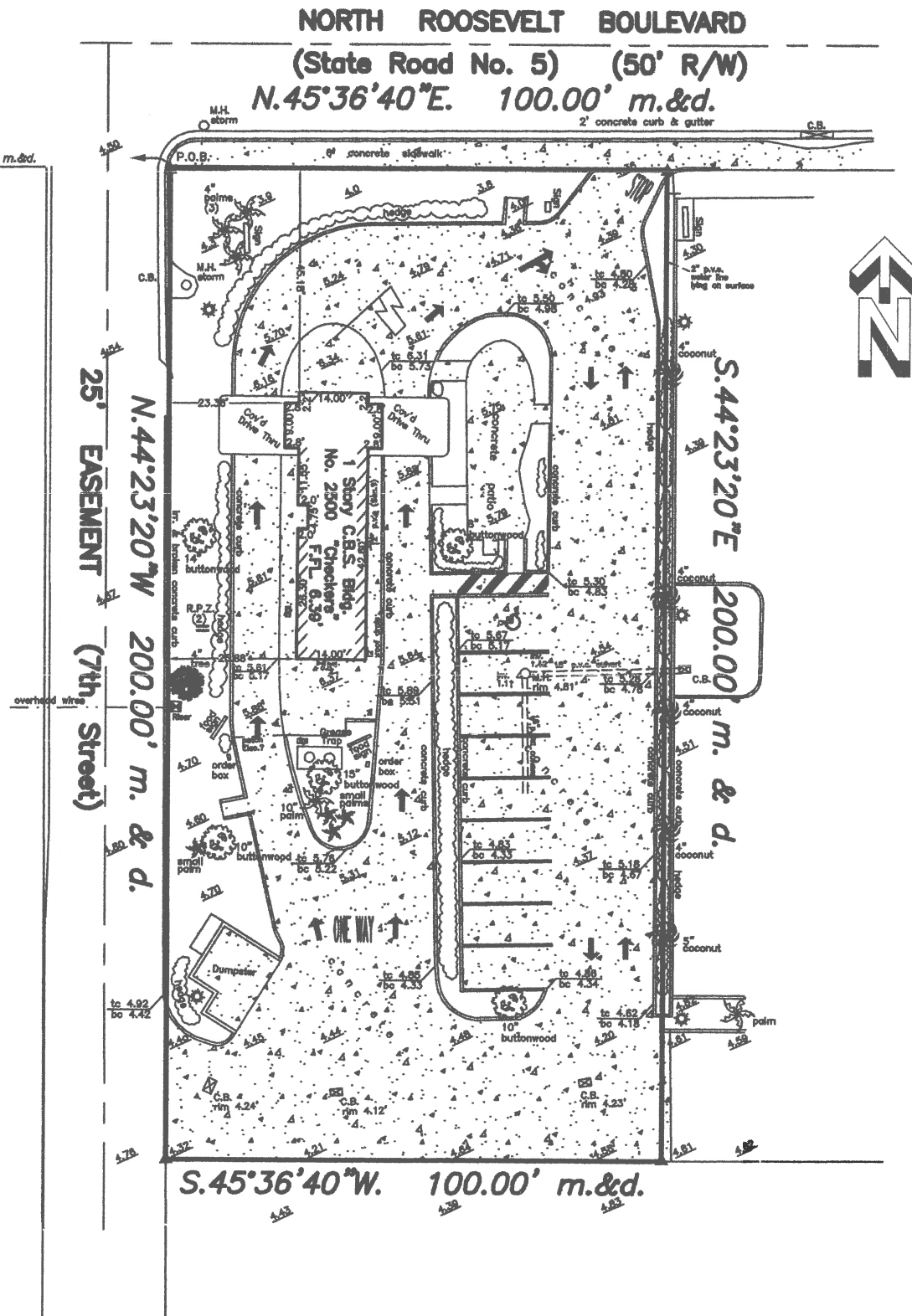
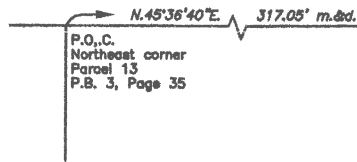
LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	RPZ	Back Flow Preventer
D	Dead	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		
SYMBOLS			
⊙	Concrete Utility Pole	⊙	Street Light
⊙	Fire Hydrant	⊙	Wood Utility Pole
⊙	Sanitary Sewer Clean Out	⊙	Water Meter
		⊙	Irrigation box

Field Work performed on: 10/10/14

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



2500 North Roosevelt, LLC  
2500 North Roosevelt Blvd. Key West, FL 33040

**BOUNDARY SURVEY** Dwn No.: 14-402

Scale: 1"=20' Ref. 213-1 Flood panel No. 1509K Dwn. By: F.H.H.  
Date: 10/28/13 Flood Zone: AE Flood Elev. 8'

REVISIONS AND/OR ADDITIONS  
10/30/13: 25' easement O.R.  
10/10/14: Updated, misc. improvements, new sidewalk, trees  
10/22/14: Misc. Utilities  
I:/data/red/dwa/keywest/keywestinvestmentco/2500n.rooseveltcheckers

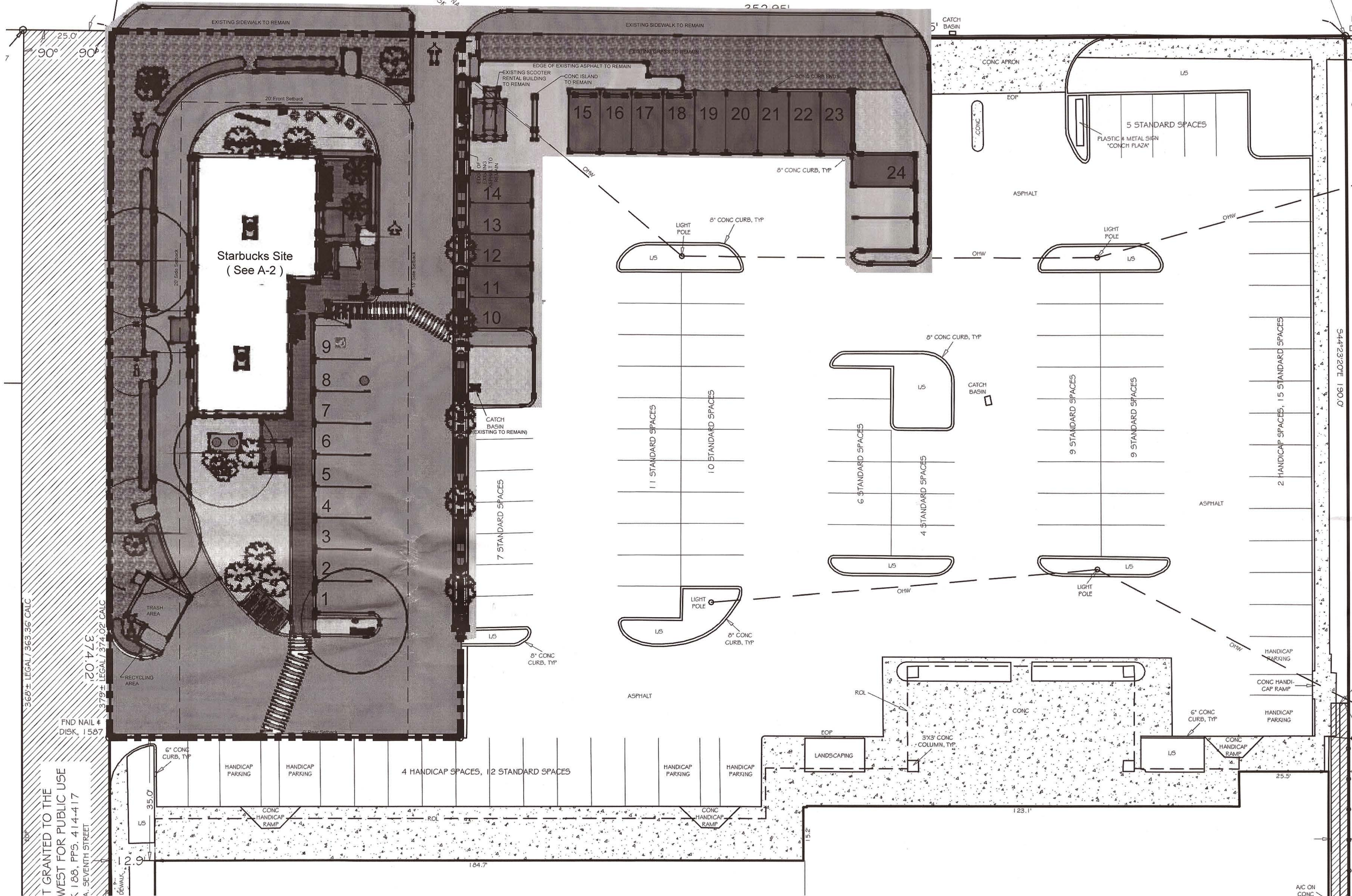
**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive Suite 201 Key West, FL 33040  
(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700

# Plans

POB  
2502-2508 NORTH ROOSEVELT  
BLVD. 4 LESSED PORTION  
N.E. CORNER OF PARCEL NO. 13  
FND 1/2" IR & CAP, 6884

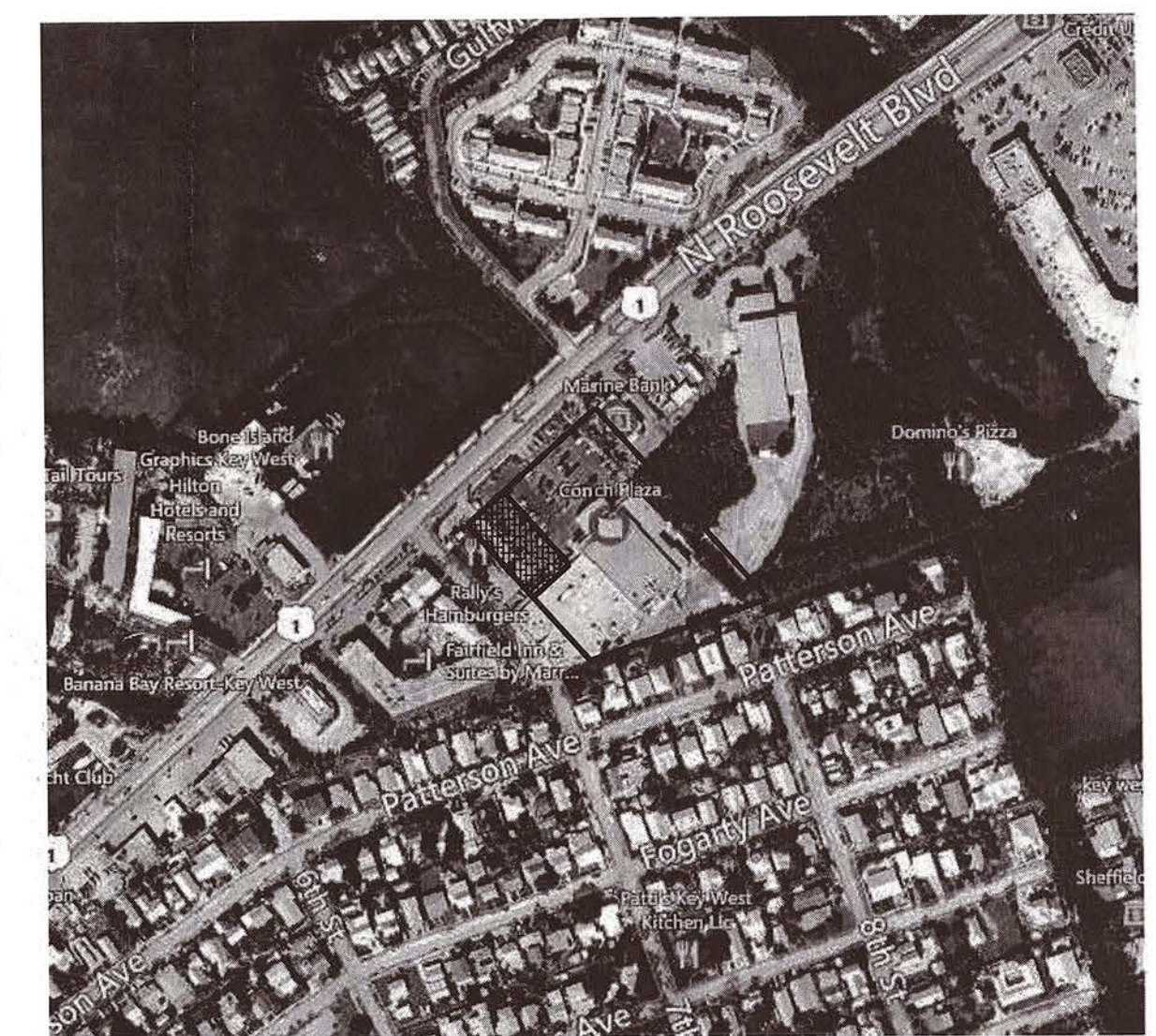
NORTH ROOSEVELT BOULEVARD  
50' ROW



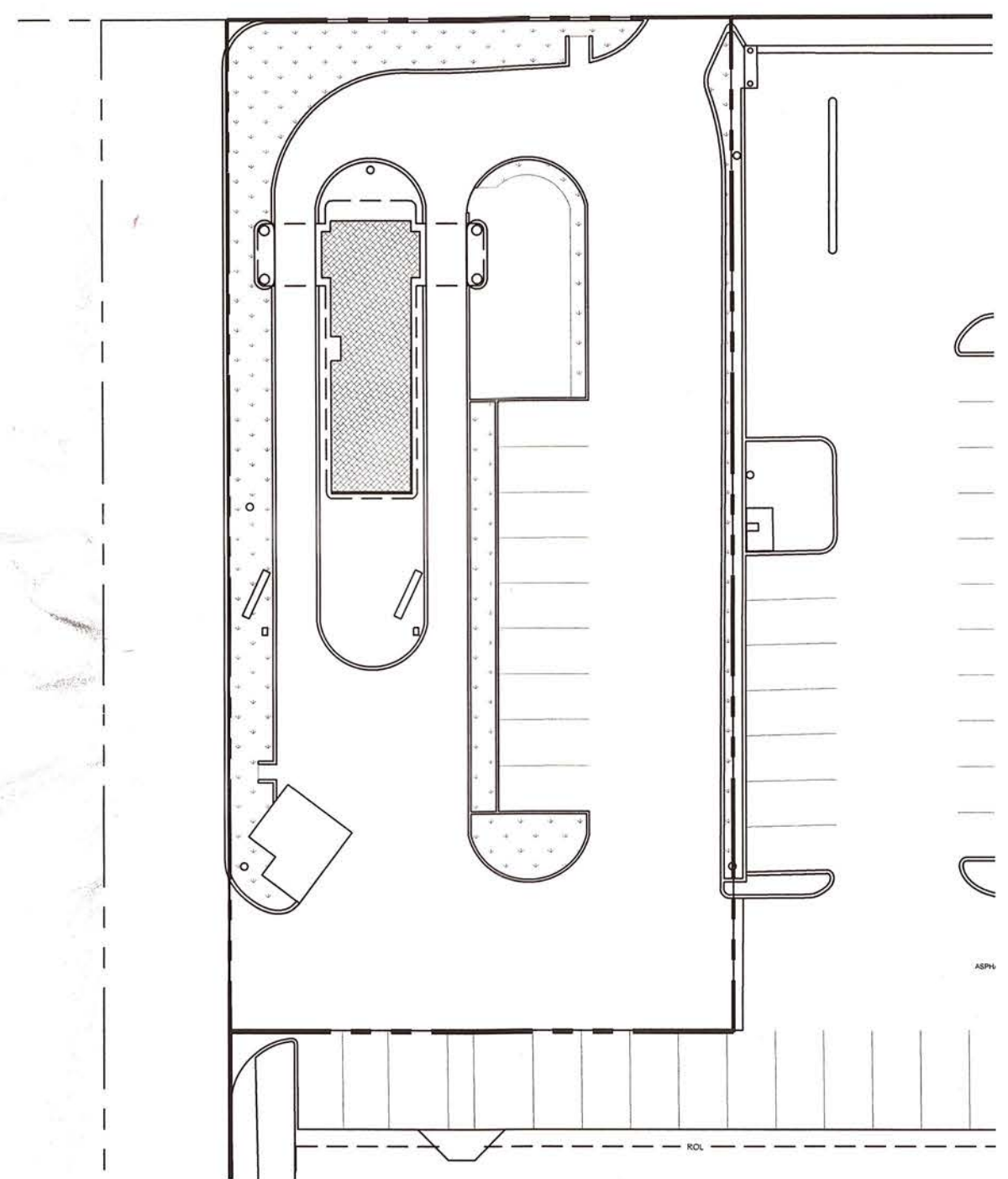
**1** Conch Plaza Site Plan - Proposed Starbucks Site  
A-1 See Survey by R.E. Reece  
Scale: 1/16" = 1'-0"

**Site / Building Data**

Proposed Site Data:		Site Data:		Parking Calculation:	
Lot Area:	20,000sf	Zoning:	CG - General Commercial	Restaurant:	
Building Area:	2,334sf	Use:	100H - Commercial HWY (Restaurant)	(1) Space / 45sf of Consumption Area	
Paving Area:	11,115sf	Setbacks:		Consumption Area:	1,080sf
Landscape Area:	5,209sf	Front/Street:	20'	Spaces Required:	24
Pervious Paving:	1,302sf	Side/Street:	20'	Spaces Provided On-site:	9
Pervious Area:	33%	Rear:	15'	Spaces Adjacent Provided by Lease:	15
Impervious Area:	67%	Max Bldg Coverage:	40% / 12% Proposed	Bike Racks Provided:	2
		Max Bldg Height:	40' / 18'-6" Proposed	Moped Parking Provided:	4



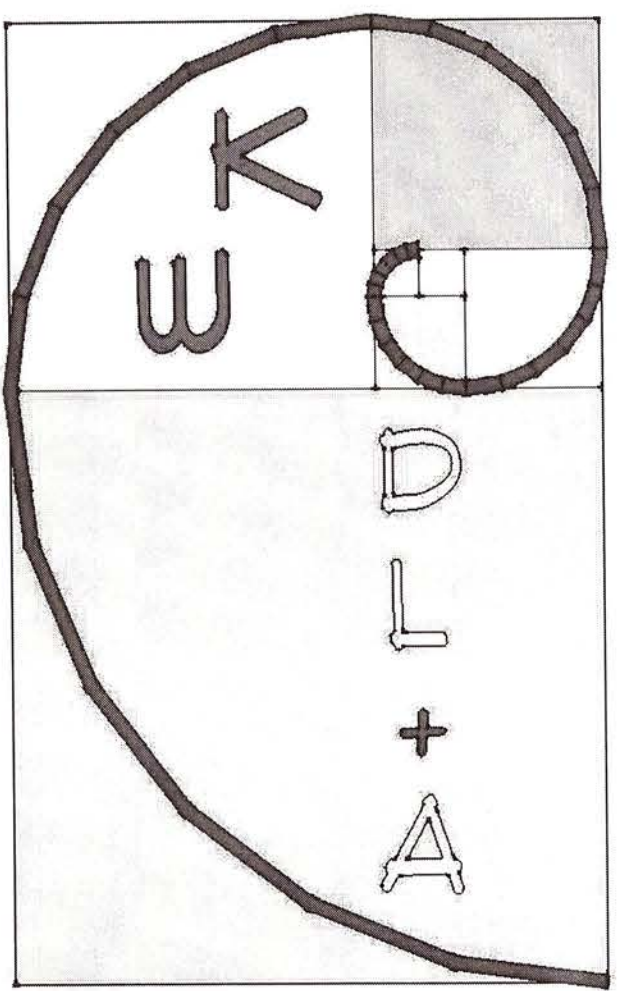
**2** Location Map  
A-1 NTS



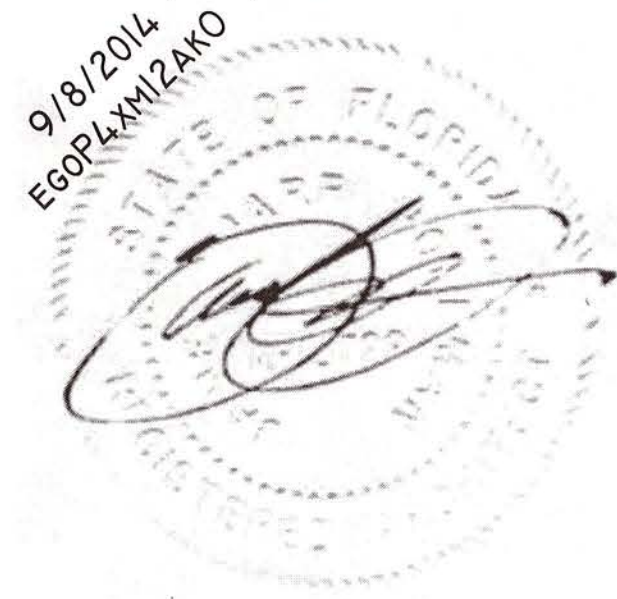
**3** Existing Site  
A-1  
Scale: 1" = 32'-0"

Existing Site Data:

Lot Area:	20,000sf
Building Area:	1,378sf
Paving Area:	14,592sf
Landscape Area:	4,030sf
Pervious Area:	20%
Impervious Area:	80%



KEY WEST DESIGN LAB  
+  
ASSOCIATES, LLC  
AA26002848  
1901 FLAGLER AVENUE  
KEY WEST, FL 33040  
(305) 440-3960



JAMES MARR HOFFMAN  
AR 15,729 (615) 955-0975  
AUBURNARCHITECT@GMAIL.COM

Minor Development Plan  
2500 N Roosevelt LLC  
2500 N Roosevelt Blvd,  
Key West, FL 33040

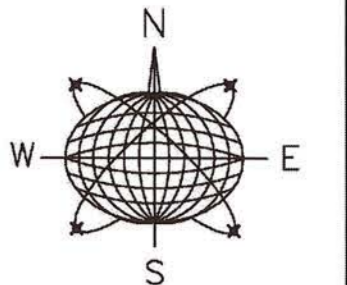
Shopping Center  
Site Plan

No.:	Revision:	Date:	Initial:
1	Added Sidewalk along N. Roosevelt, Addl Labeling	11/21/14	KMK

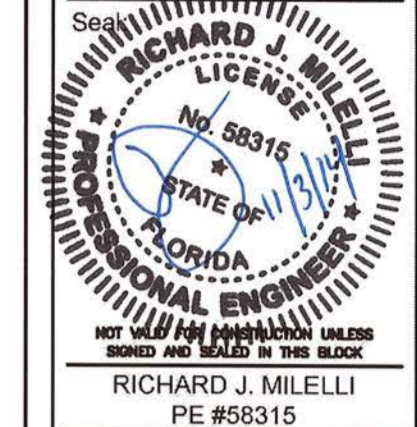
PN: 13011517.3  
09/29/2014

**A-1**

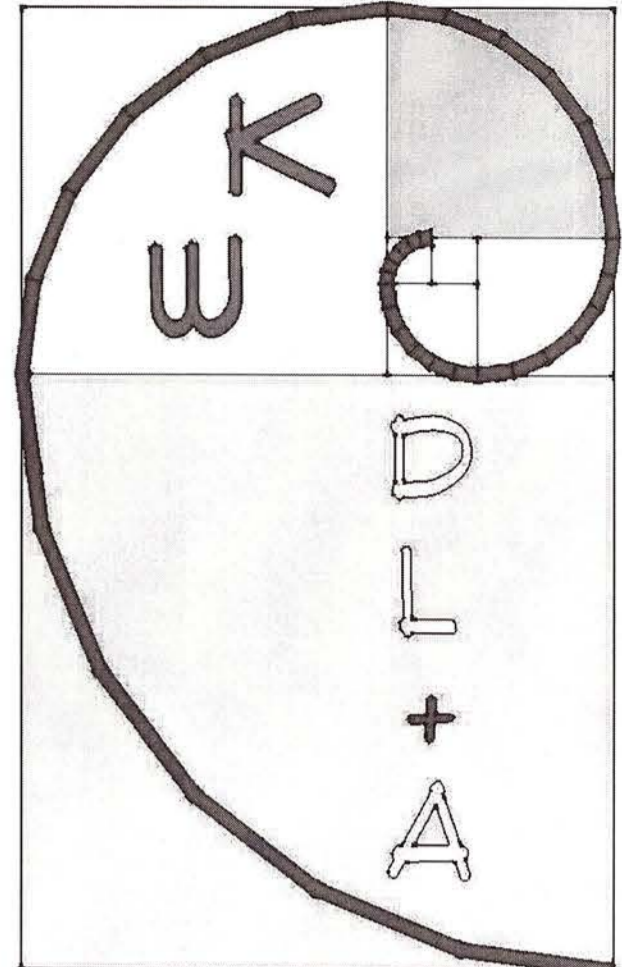
Sheet 01 of 15



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



RICHARD J. MILELLI  
PE #58315



KEY WEST DESIGN LAB  
+  
ASSOCIATES, LLC  
AA26002848  
1901 FLAGLER AVENUE  
KEY WEST, FL 33040  
(305) 440-3960

CONCH PLAZA  
PROPOSED STARBUCKS

2506 N. ROOSEVELT BLVD  
KEY WEST, FLORIDA

Drawn By: pcs  
Checked By: RJM  
Project No.:  
Scale:

Revisions:

Title:  
PARKING LOT  
PLAN

Sheet Number:  
**C-1**

Date: SEPTEMBER 5, 2014

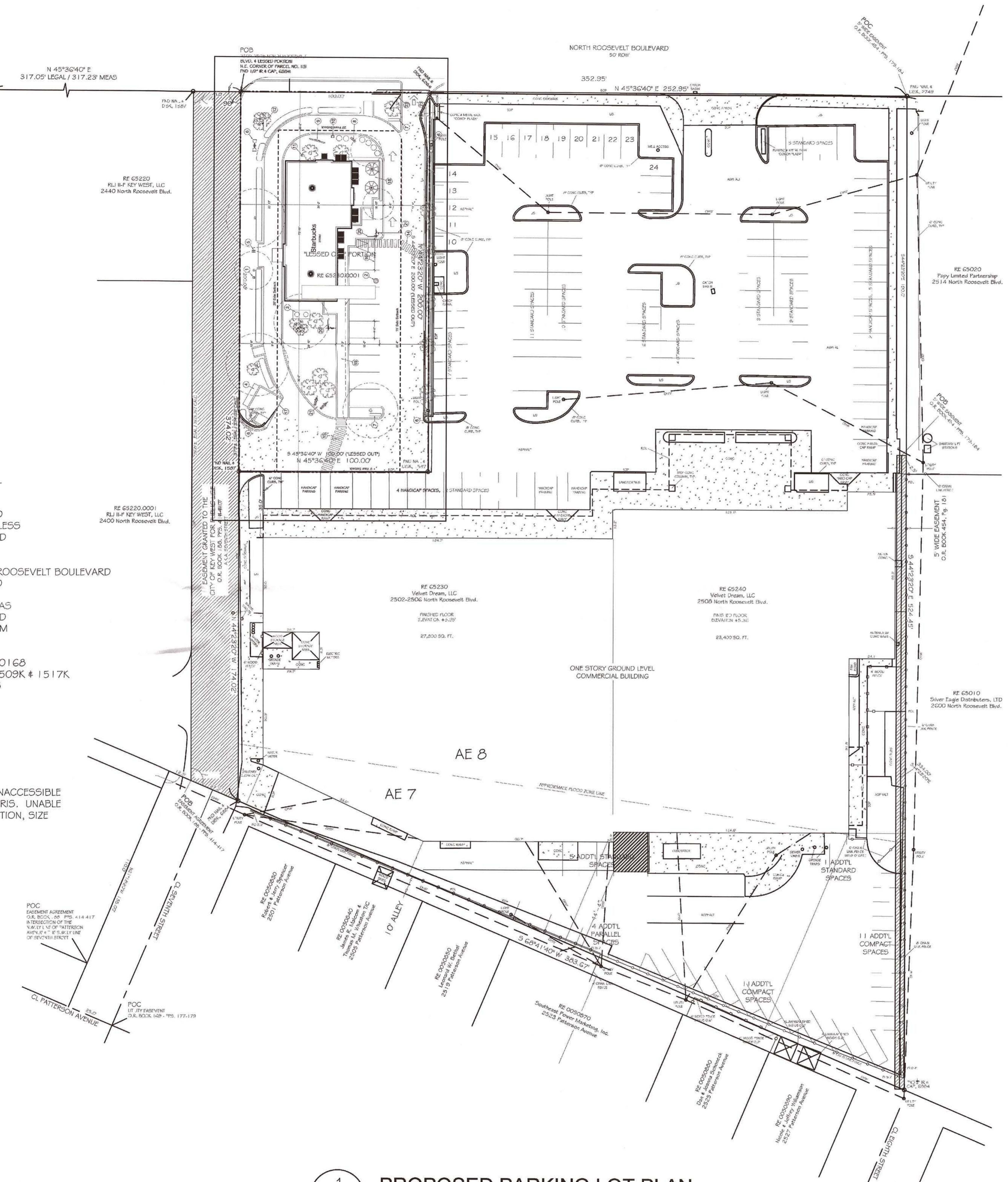
SCALE: 1" = 30'  
BEARING BASE:  
DERIVED FROM LEGAL  
DESCRIPTION  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
2502-2508 NORTH ROOSEVELT BOULEVARD  
KEY WEST, FL 33040

ELEVATIONS SHOWN AS  
+X.XX' REFER TO NGVD  
1929 VERTICAL DATUM  
ABOVE SEALEVEL

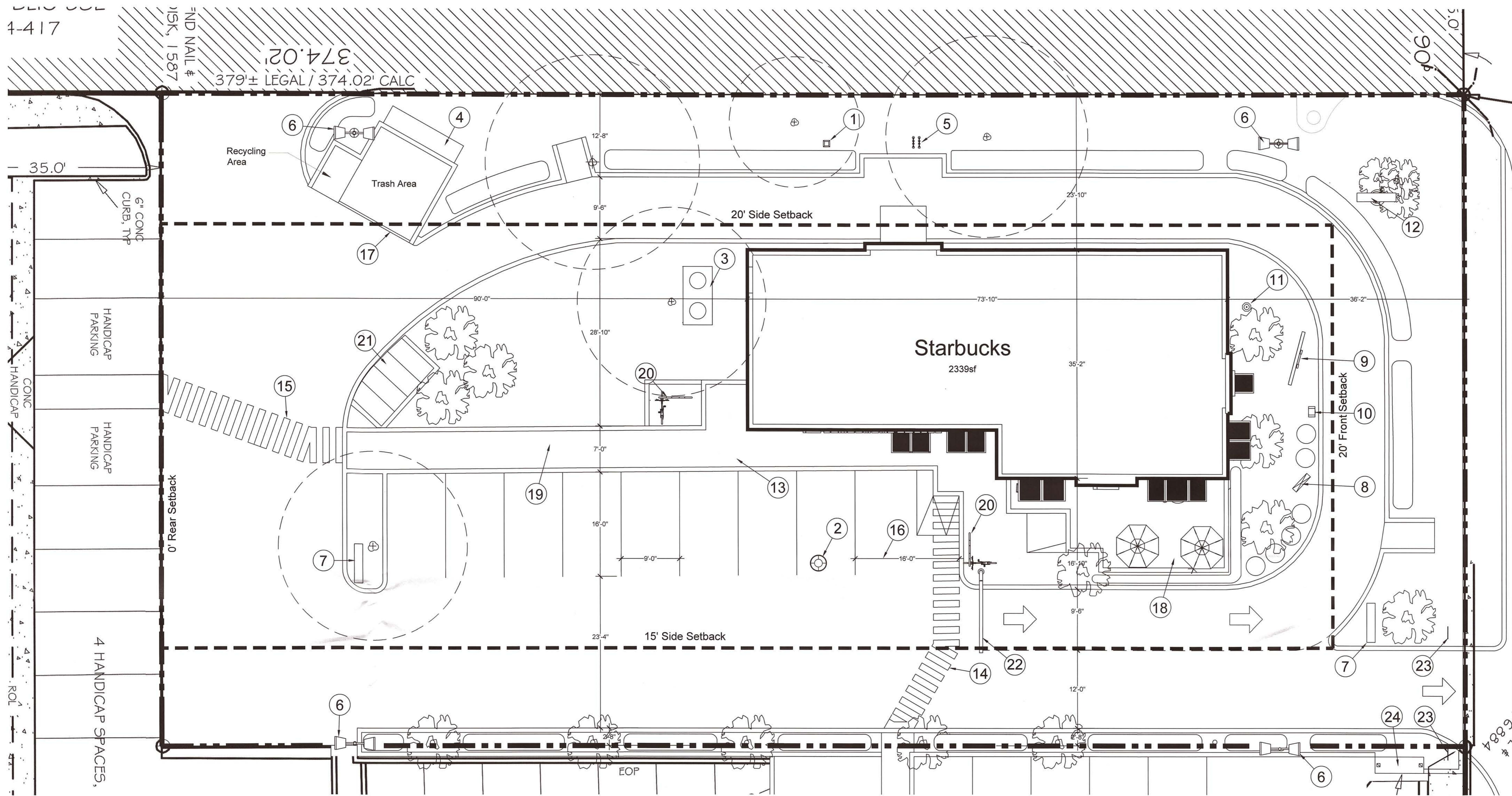
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1509K # 1517K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE EL.: 7' & 8'

SURVEYOR'S NOTE:  
CATCH BASINS ARE INACCESSIBLE  
DUE TO WATER & DEBRIS. UNABLE  
TO SHOW PIPE DIRECTION, SIZE  
OR TYPE.

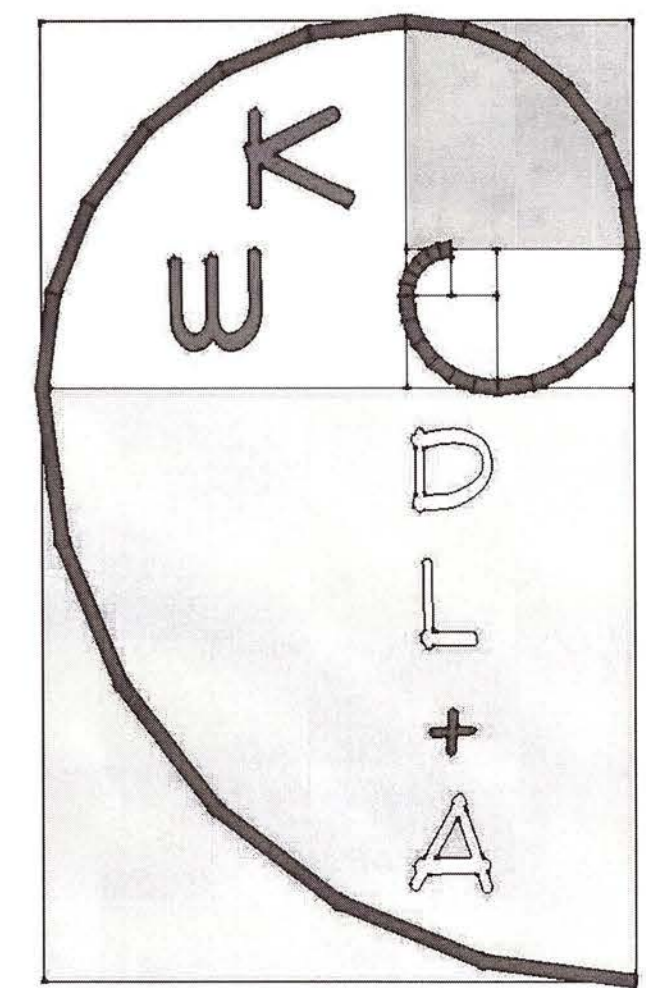


**1** PROPOSED PARKING LOT PLAN  
SCALE: 1" = 30'-0"





BLVD. & LEASED PORTION  
 N.E. CORNER OF PARCEL NO. 13  
 FND 1/2" IR & CAP, 6884



KEY WEST DESIGN LAB  
 +  
 ASSOCIATES, LLC  
 AA26002848  
 1901 FLAGLER AVENUE  
 KEY WEST, FL 33040  
 (305) 440-3960



JAMES MARR HOFFMAN  
 AR 15,729 (615) 955-0975  
 AUBURNARCHITECT@GMAIL.COM

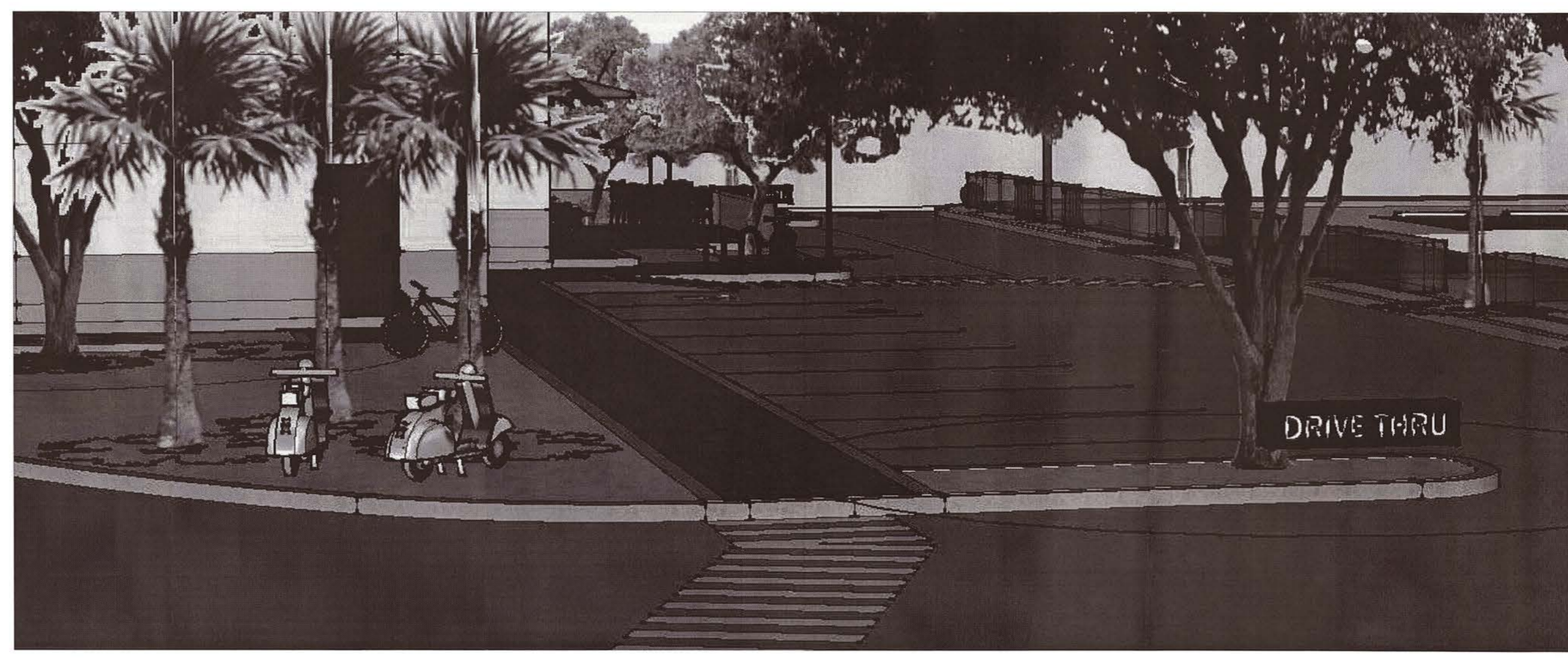
Minor Development Plan  
 2500 N Roosevelt LLC  
 2500 N Roosevelt Blvd,  
 Key West, FL 33040

**1 Starbucks Site Plan**  
 See Survey by R.E. Reece

Scale: 1/8" = 1'-0"

**Site Plan Notes**

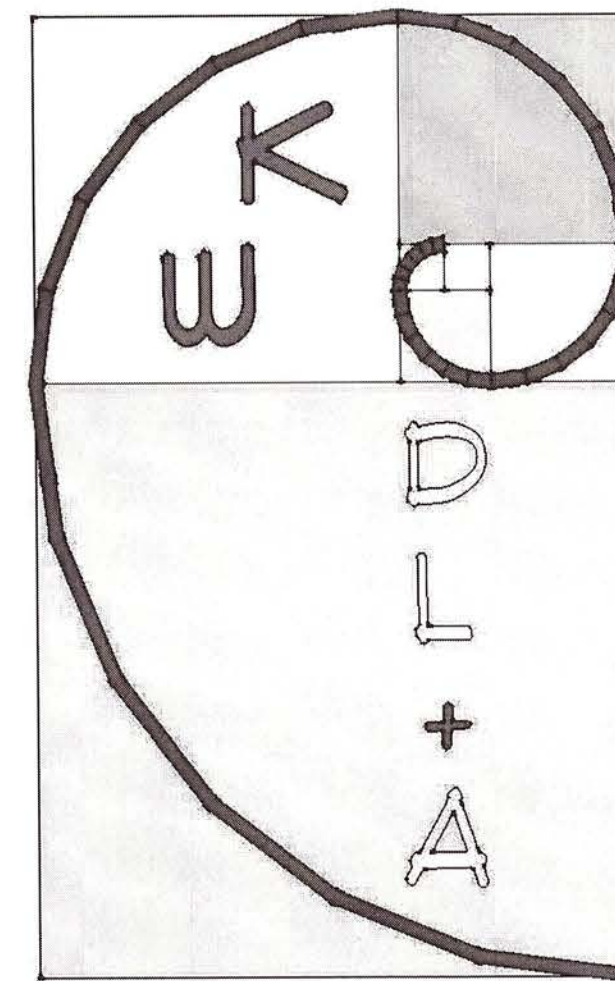
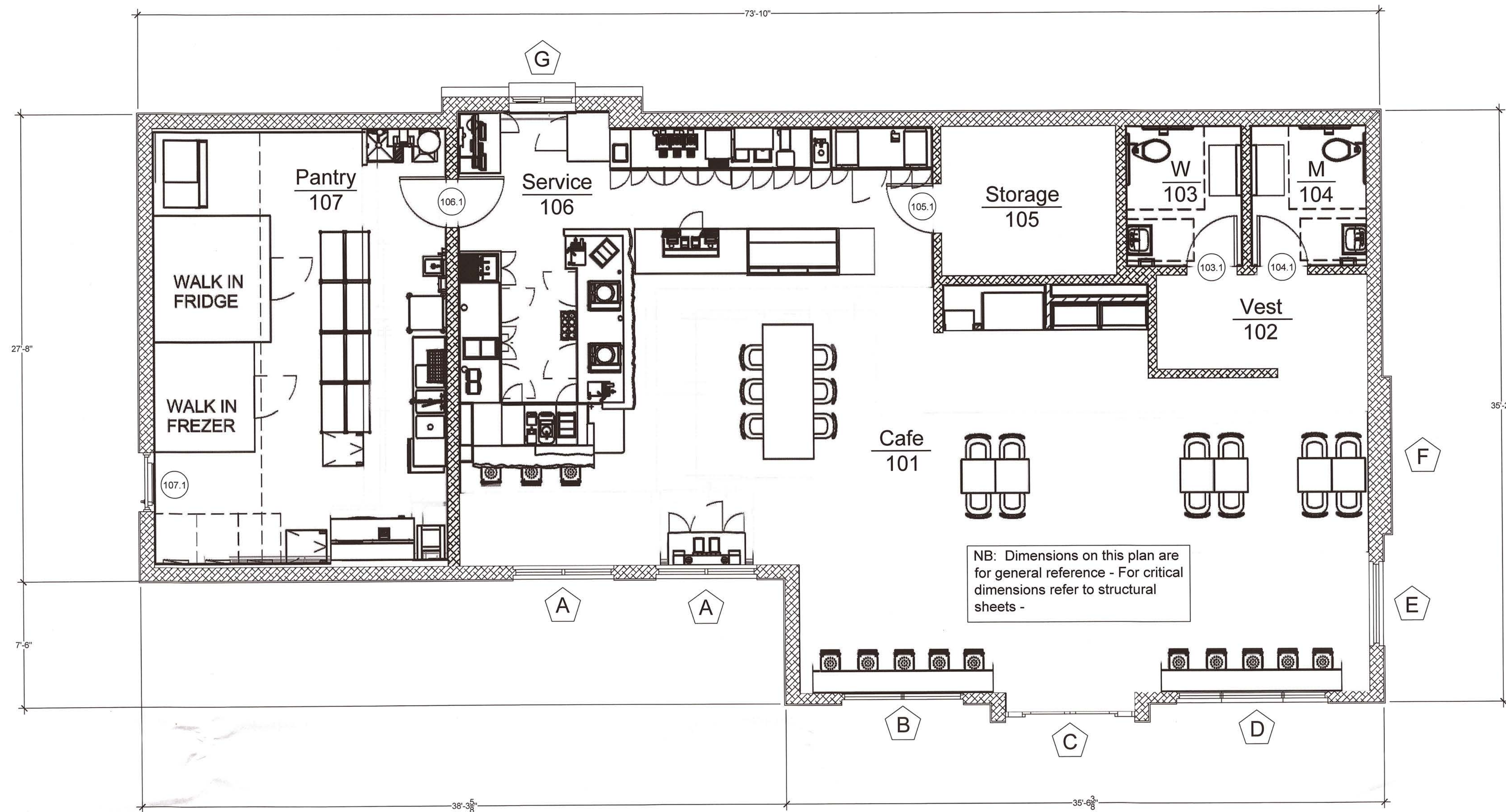
- |   |  |
|---|--|
| ① Existing Concrete Pole w/ Existing Electric Meter - | ⑭ 4' Crosswalk to Adjacent Parking -       |
| ② Existing Sanitary Sewer -                           | ⑮ 4' Crosswalk to Shopping Center -        |
| ③ Existing Grease Interceptor -                       | ⑯ Proposed Accessible Parking -            |
| ④ Existing Propane Tank Pad -                         | ⑰ Existing Dumpster Enclosure -            |
| ⑤ Existing Water Service Back Flows -                 | ⑱ Proposed Patio w/ Pervious Pavers -      |
| ⑥ Existing Parking Lot Lighting -                     | ⑲ Proposed Walk w/ Pervious Pavers -       |
| ⑦ Proposed Drive Thru Sign w/ Arrow -                 | ⑳ Proposed Bike Rack -                     |
| ⑧ Proposed Pre-menu Board -                           | ㉑ Proposed Scooter Parking -               |
| ⑨ Proposed Menu Board -                               | ㉒ Proposed Drive Thru Canopy Warning Bar - |
| ⑩ Proposed Drive Thru Speaker Post -                  | ㉓ Proposed Do Not Enter Signs -            |
| ⑪ Existing Flag Pole -                                | ㉔ Existing Conch Plaza Monument Sign -     |
| ⑫ Proposed Replacement Pylon Sign -                   |  |
| ⑬ 7' Sidewalk - 2' Bumper Overhang Line -             |  |



**2 Site Details / Scooter Parking / Bike Racks / Ped Walkways**

ONE CALL CONSTRUCTION, INC.  
 "One Call Does It All"

Starbucks  
 Site Plan  
 PN: 13011517.3  
 09/29/2014



KEY WEST DESIGN LAB  
+  
ASSOCIATES, LLC  
AA26002848  
1901 FLAGLER AVENUE  
KEY WEST, FL 33040  
(305) 440-3960



JAMES MARR HOFFMAN  
AR 15,729 (615) 955-0975  
AUBURNARCHITECT@GMAIL.COM

1 Starbucks Proposed Floor Plan  
A-3

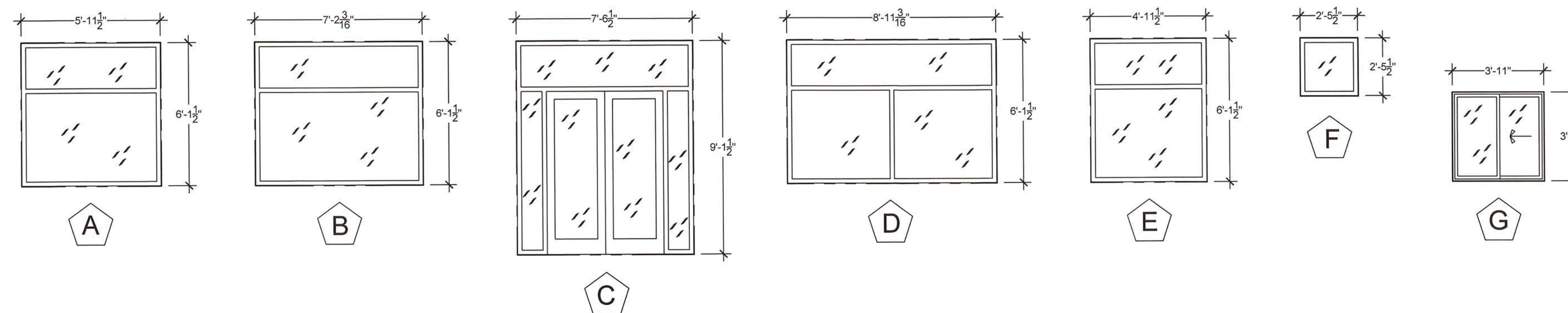
Scale: 1/4" = 1'-0"

Building Data

Proposed Site Data:	Building Data:
Lot Area: 20,000sf	Cafe: 946sf
Building Area: 2,334sf	Vestibule: 70sf
Paving Area: 11,115sf	Women: 57sf
Landscape Area: 5,209sf	Men: 57sf
Pervious Paving: 1,302sf	Storage: 355sf
Pervious Area: 33%	Service: 130sf
Impervious Area: 67%	Pantry: 454sf
	Seats: 31

Storefront & Window Schedule

(BoD) Trulite Storefront System - Impact Resistant - NOA#14-0203.02 / AWP Impact Slider - NOA#13-0326.09



Door Schedule

- 103.1 & 104.1 - SC, stain grade 36" x 84" door in 16ga welded metal frame - Provide door closer, privacy lock, floor bumper, coat hook & silencers -
- 105.1 - SC, stain grade 36" x 84" door in 16ga welded metal frame - Provide door closer, storeroom lock & silencers -
- 106.1 - Double action pantry door by others -
- 107.1 - 16ga metal 42" x 84" door in 16ga welded metal frame w/ saddle type threshold coordinated w/ interior tenant finish - Provide door closer w/ hold open, entry lock mechanism with panic device, peep hole & silencers -

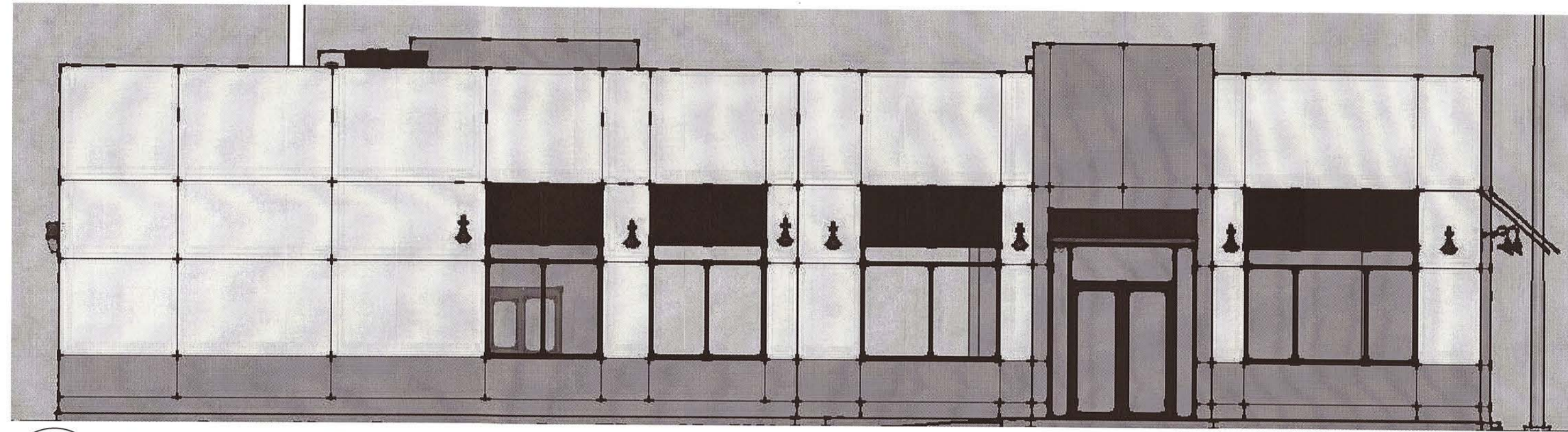
Minor Development Plan  
2500 N Roosevelt LLC  
2500 N Roosevelt Blvd,  
Key West, FL 33040

Starbucks  
Floor Plan

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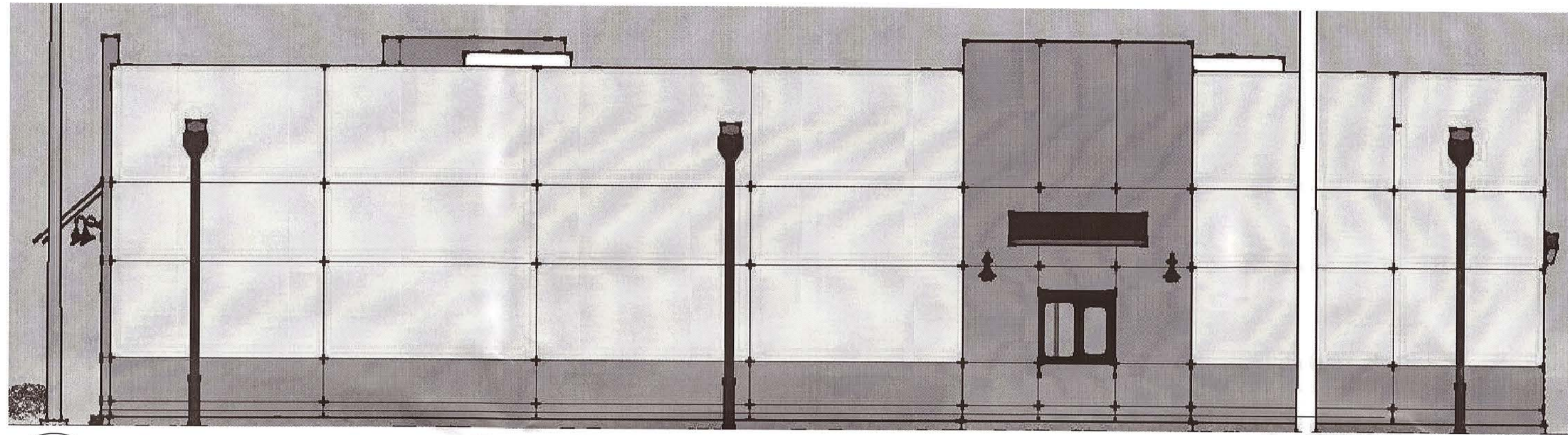
A-3

Sheet 04 of 15



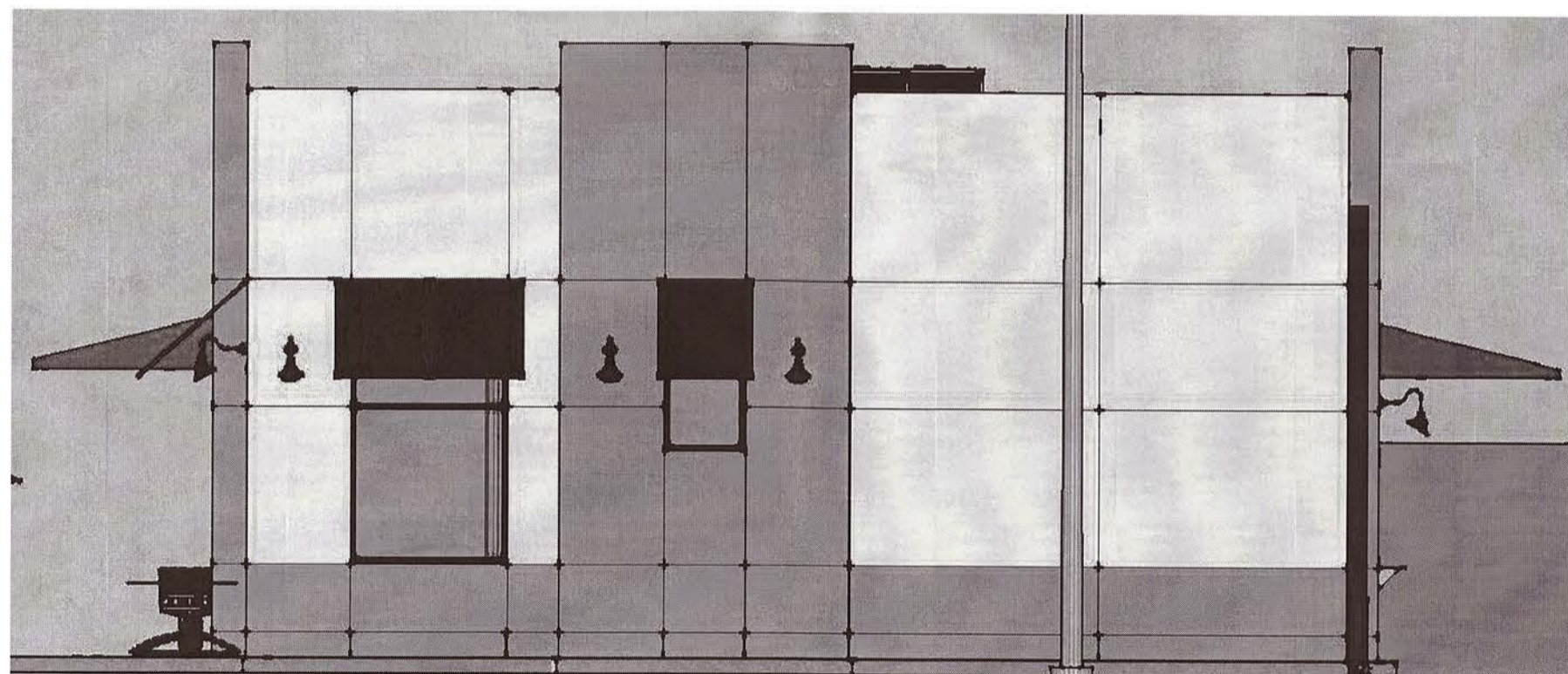
1 Northeast Elevation  
A-4

Scale: 3/16" = 1'-0"



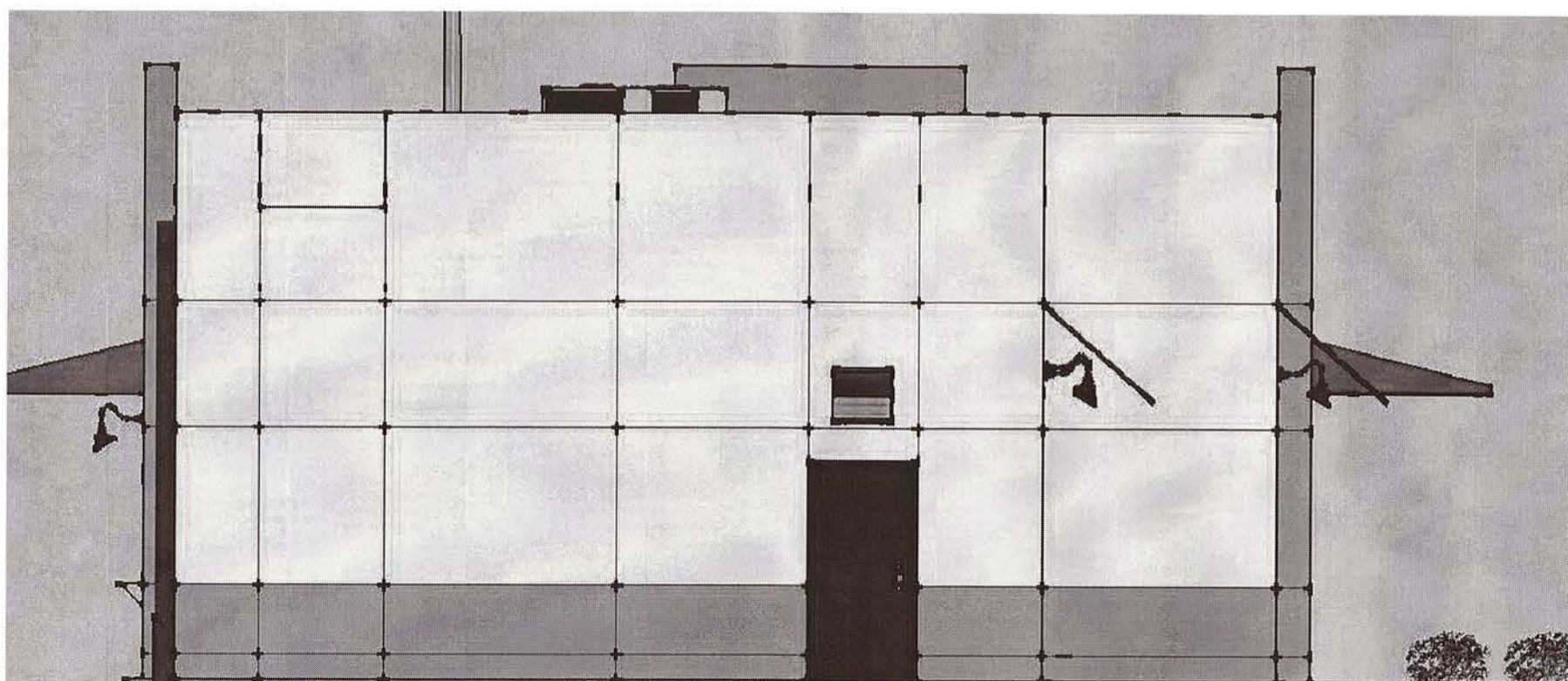
2 Southwest Elevation  
A-4

Scale: 3/16" = 1'-0"



3 Northwest Elevation  
A-4

Scale: 3/16" = 1'-0"



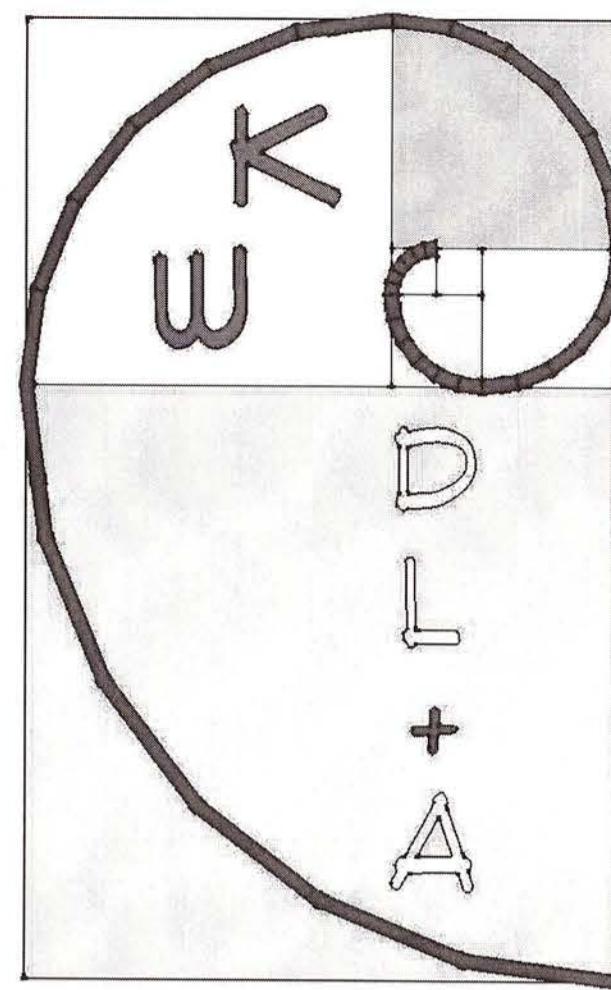
4 Southeast Elevation  
A-4

Scale: 3/16" = 1'-0"



5 Entrance Patio  
A-4

NTS



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Elevations

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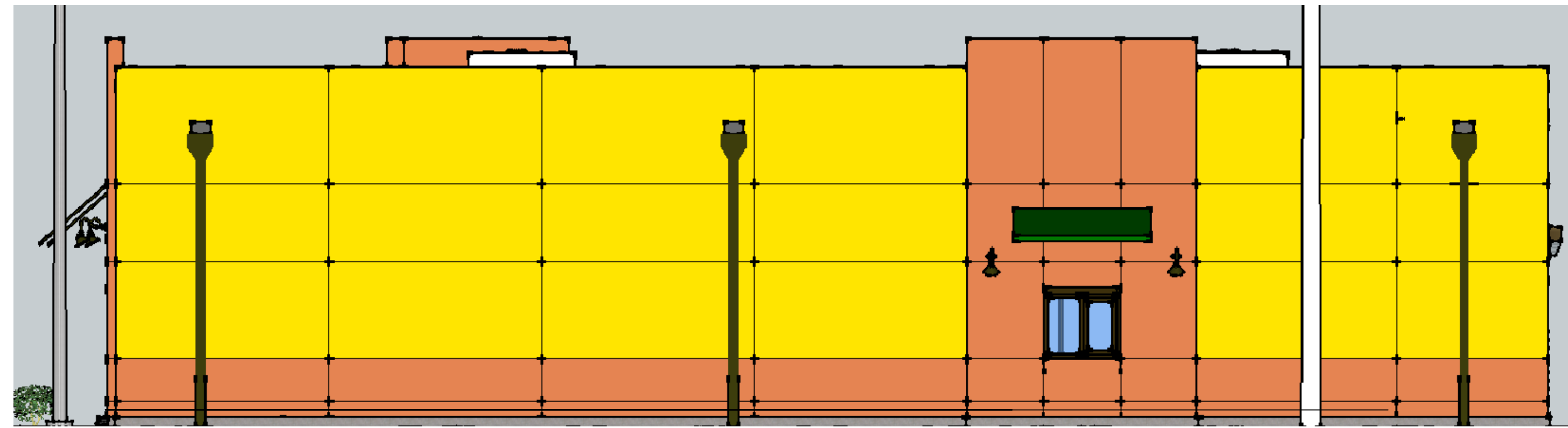
A-4

Sheet 05 of 15



1 Northeast Elevation  
A-4

Scale: 3/16" = 1'-0"



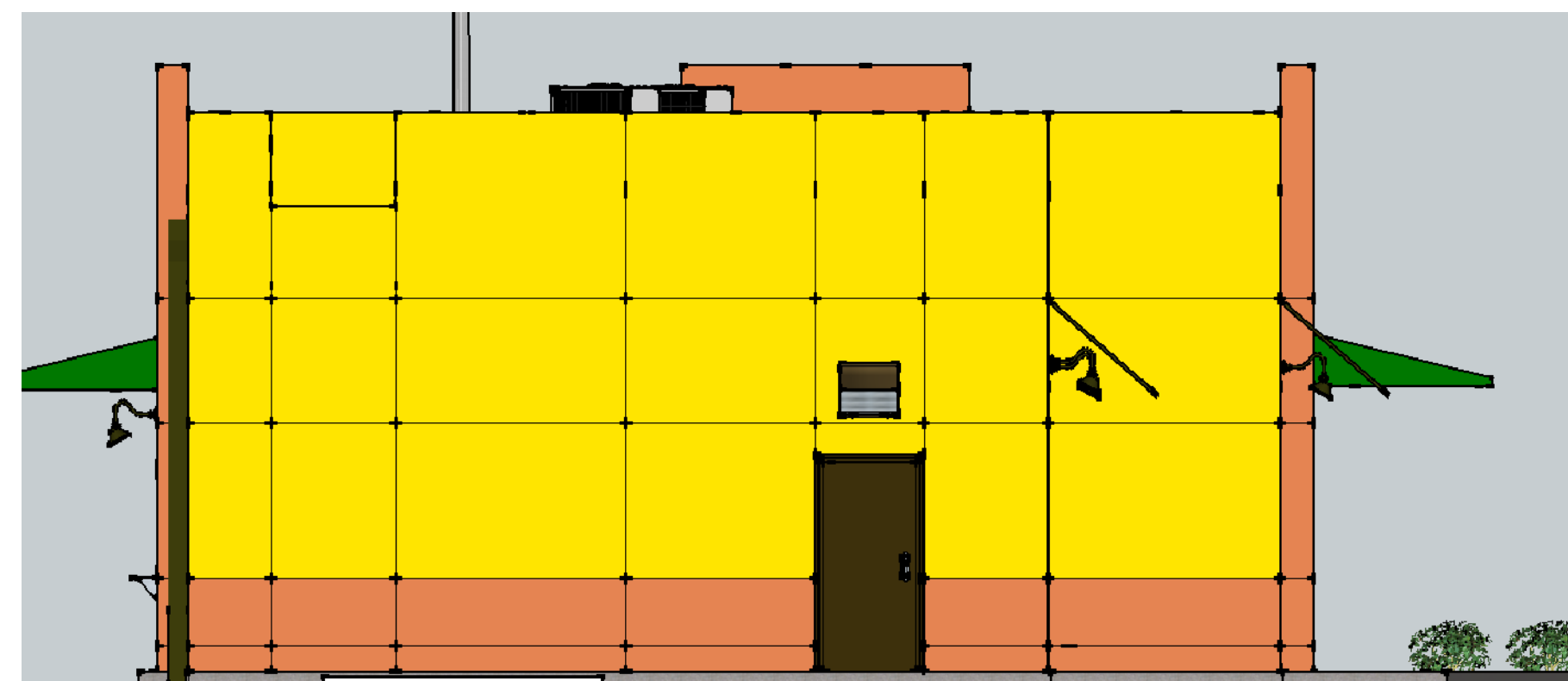
2 Southwest Elevation  
A-4

Scale: 3/16" = 1'-0"



3 Northwest Elevation  
A-4

Scale: 3/16" = 1'-0"



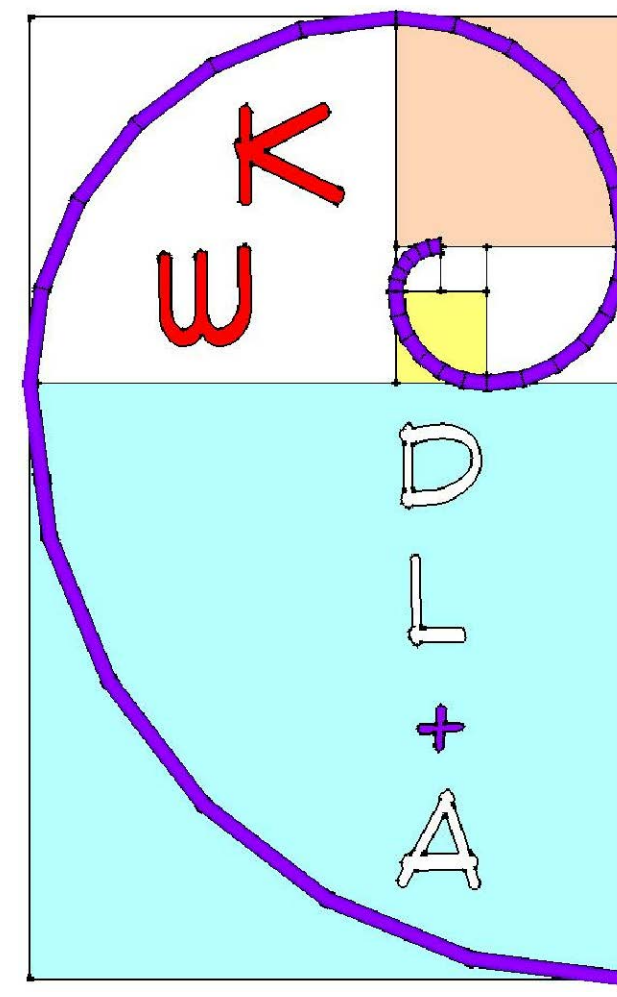
4 Southeast Elevation  
A-4

Scale: 3/16" = 1'-0"



5 Entrance Patio  
A-4

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Revisions:

Starbucks  
Elevations

PN: 13011517.3  
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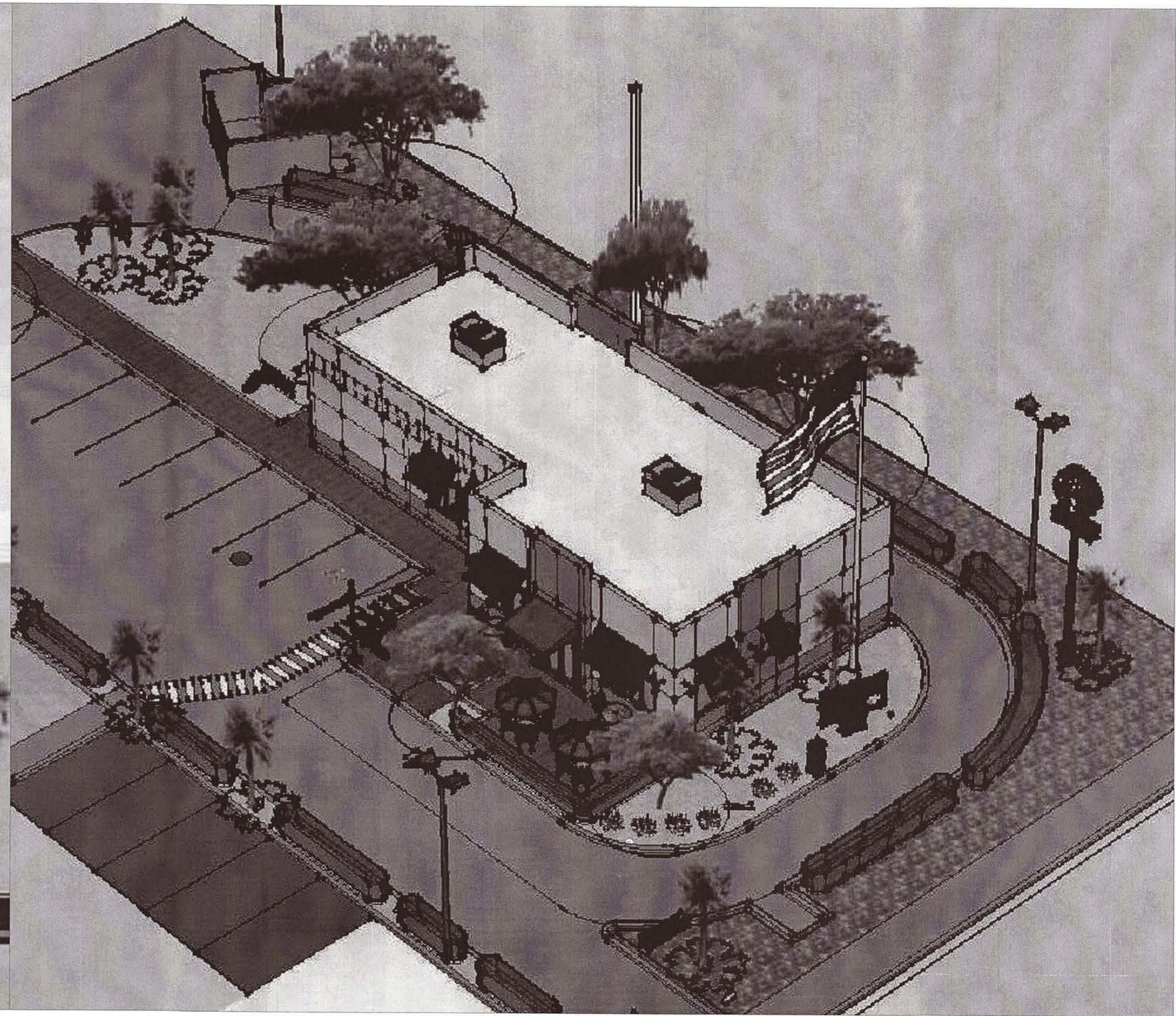
A-4

Sheet 05 of 15



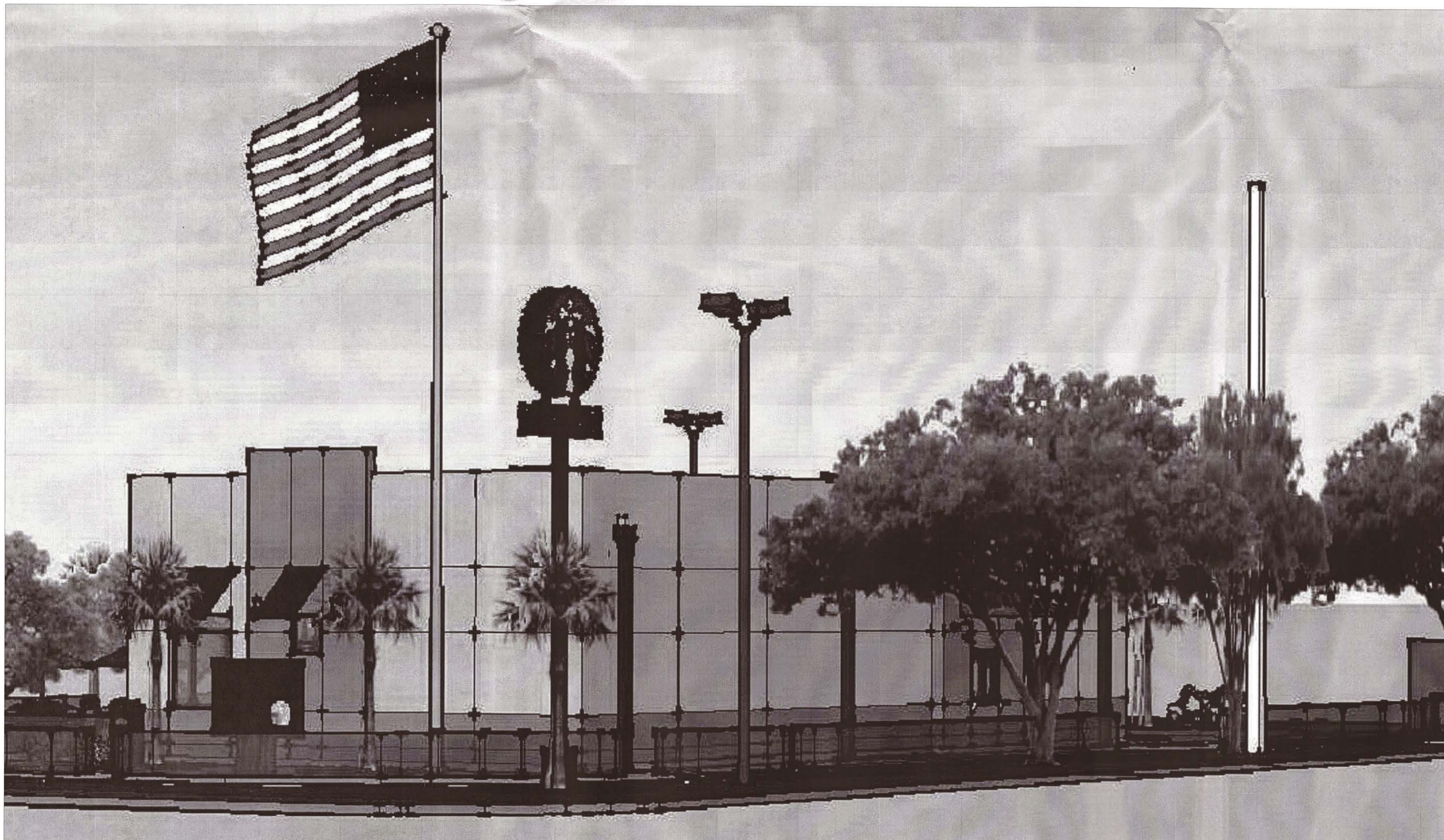
1 Looking South on NRB  
A-5

NTS



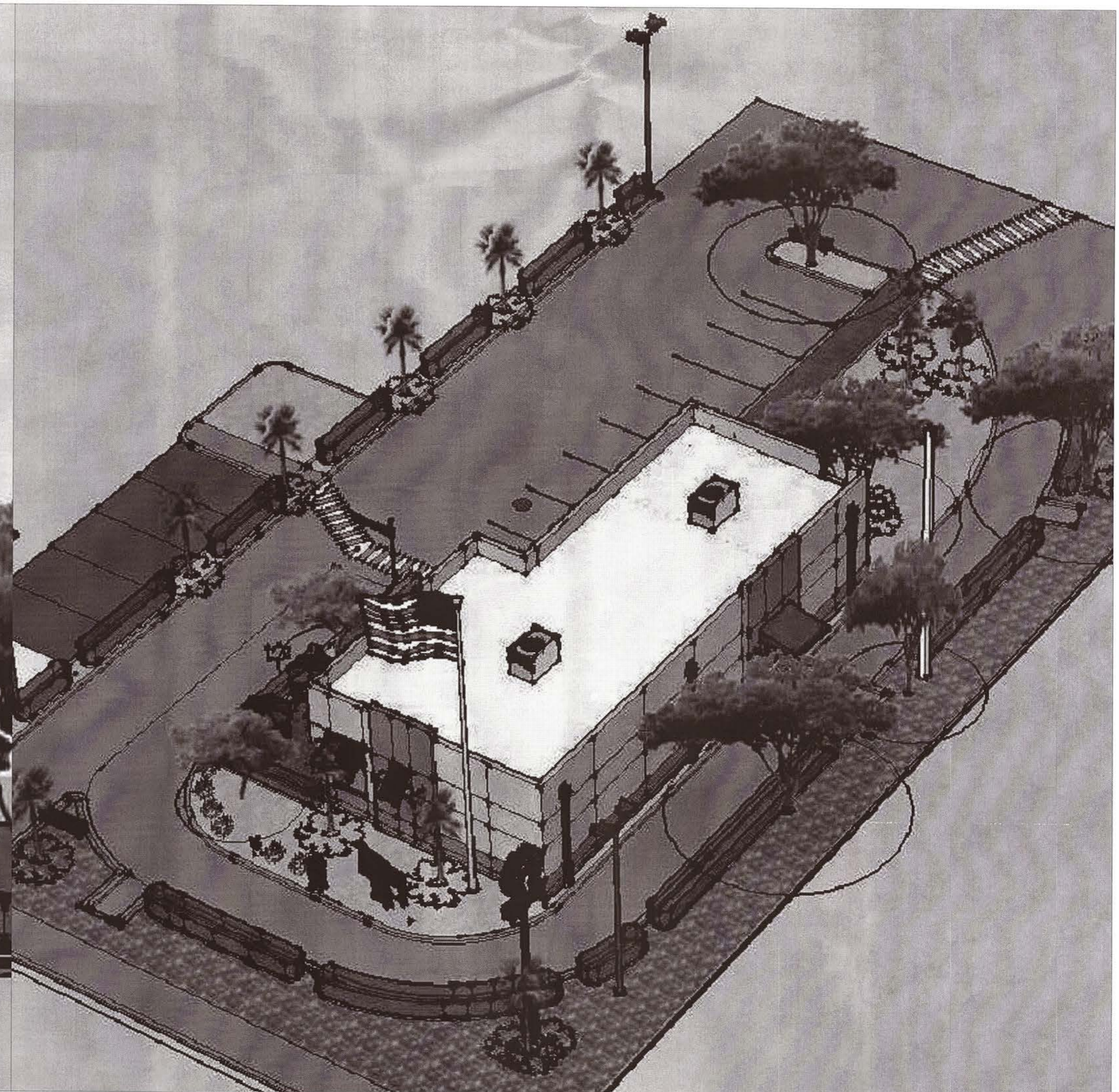
2 Looking South  
A-5

NTS



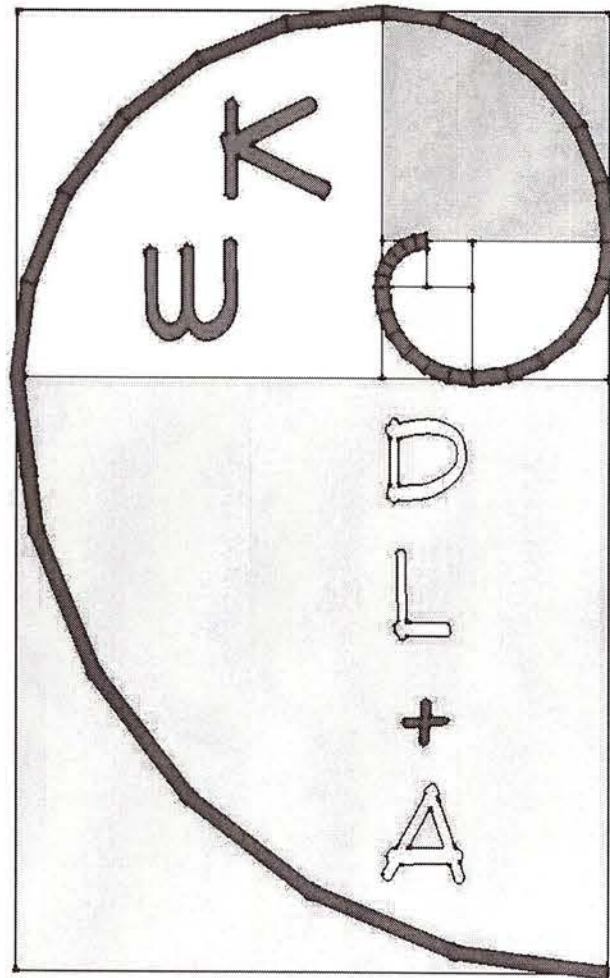
3 Looking West on NRB  
A-5

NTS



4 Looking West  
A-5

NTS



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Site Rendering

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**A-5**

Sheet 06 of 15



1 Looking South on NRB  
A-5

NTS



2 Looking South  
A-5

NTS



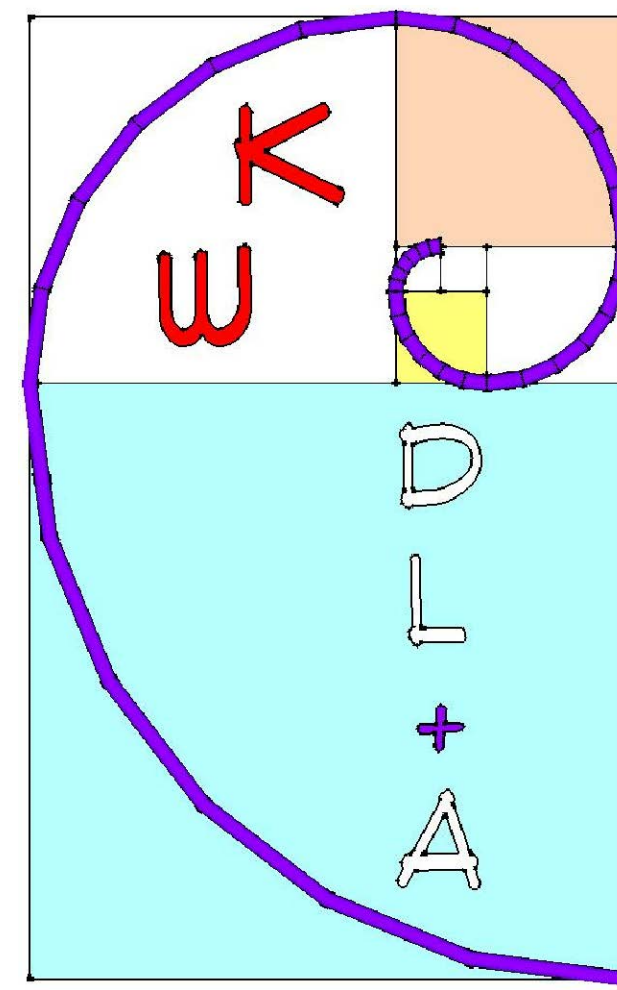
3 Looking West on NRB  
A-5

NTS



4 Looking West  
A-5

NTS



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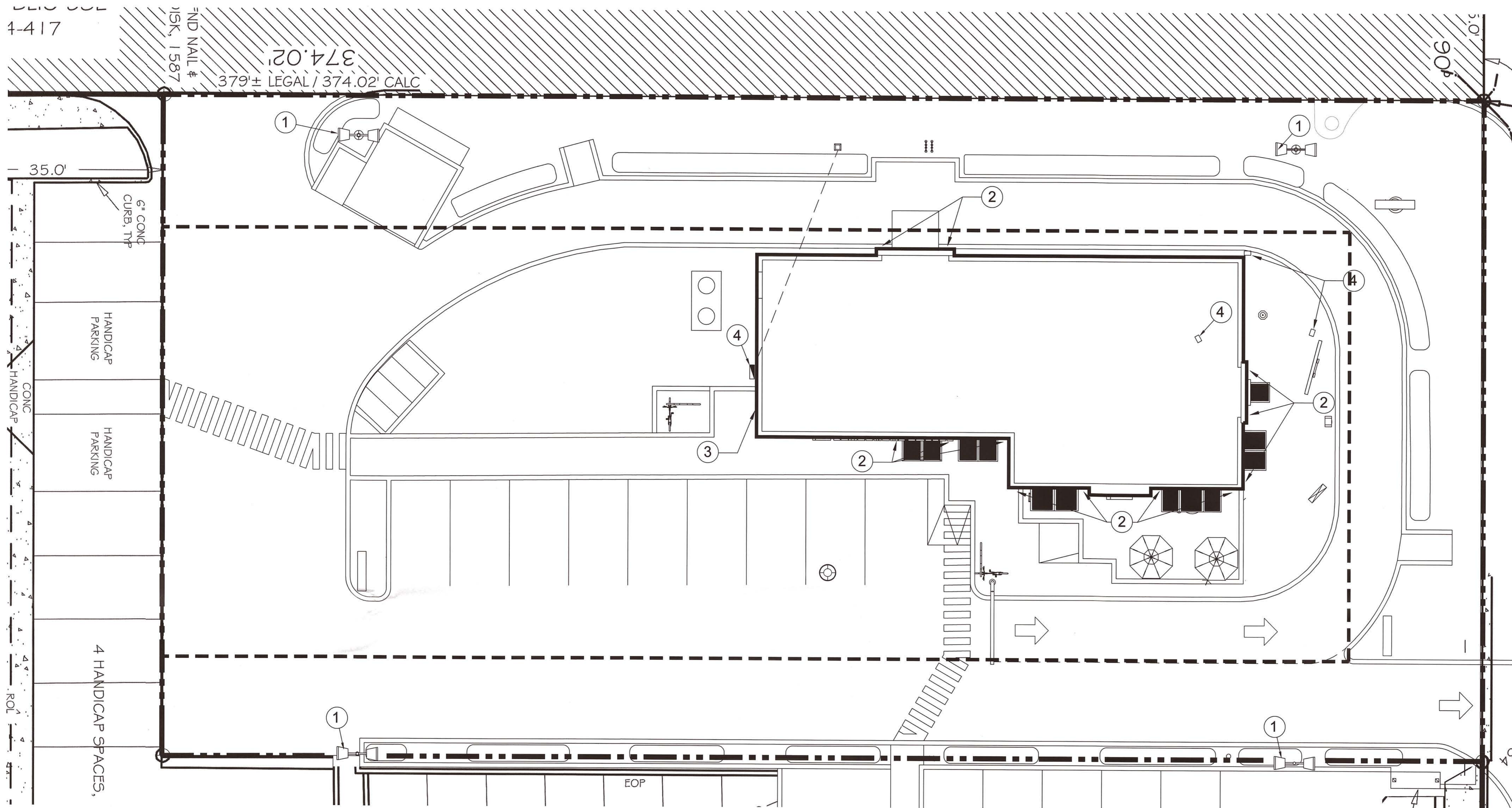
Revisions:

Starbucks  
Site Rendering

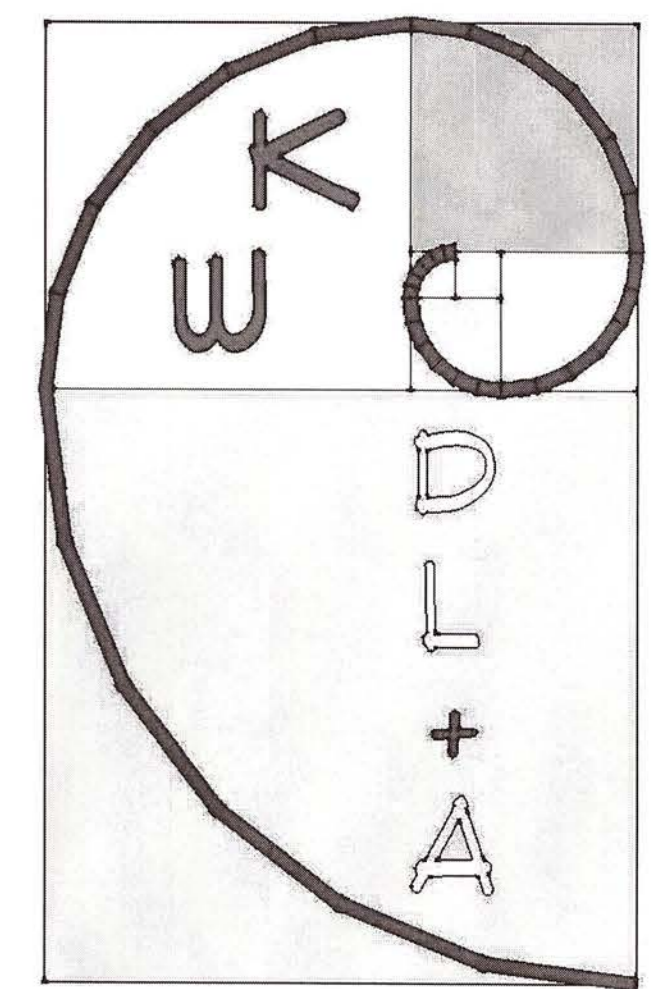
PN: 13011517.3  
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A-5

Sheet 06 of 15



BLVD. & LESSED PORTION  
 N.E. CORNER OF PARCEL NO. 13  
 FND 1/2" IR & CAP, 6884



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**1** Site Lighting Plan

SL-1

Scale: 1/8" = 1'-0"

**Site Lighting & Electrical Distribution**

- ① Existing Poles, Fixtures & Lamps to Remain -
- ② Exterior Building Fixtures - Gooseneck Barn Light - Item #ADLXN925-BRZ -
- ③ Exterior Building Fixtures - Warehouse-Lighting.com Item # WP9L08NZ -
- ④ Flag Lighting - Lithonia Lighting TFR -
- ⑤ 400amp, 3 Ph, 208v Building Service - Service underground from existing pole & meter -

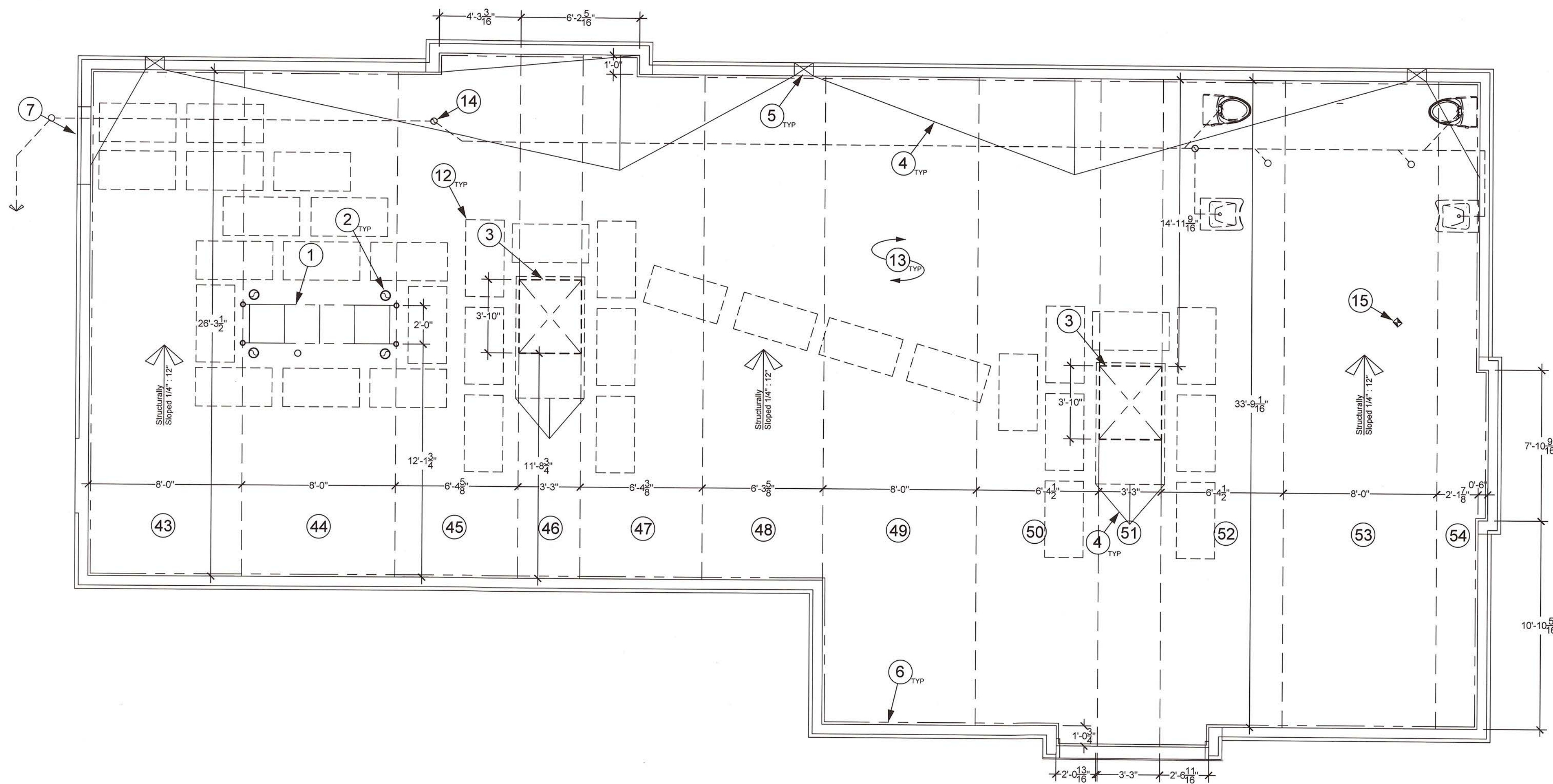
Revisions:

**Site Electric  
 Site Lighting Plan**

PN: 13011517.3  
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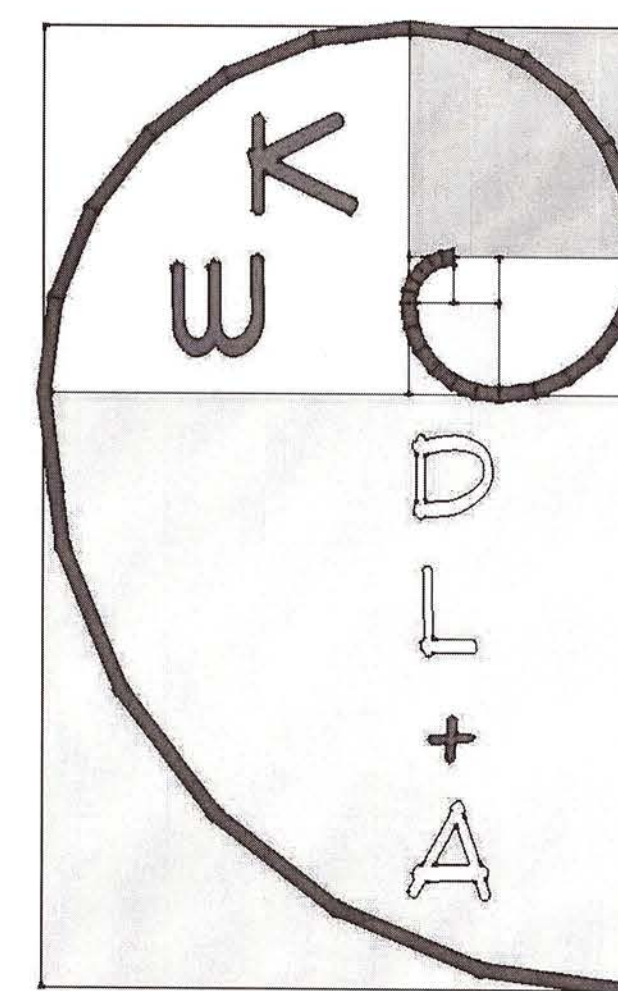
**SL-1  
 E-1**

Sheet 07 of 15



**Notes:**

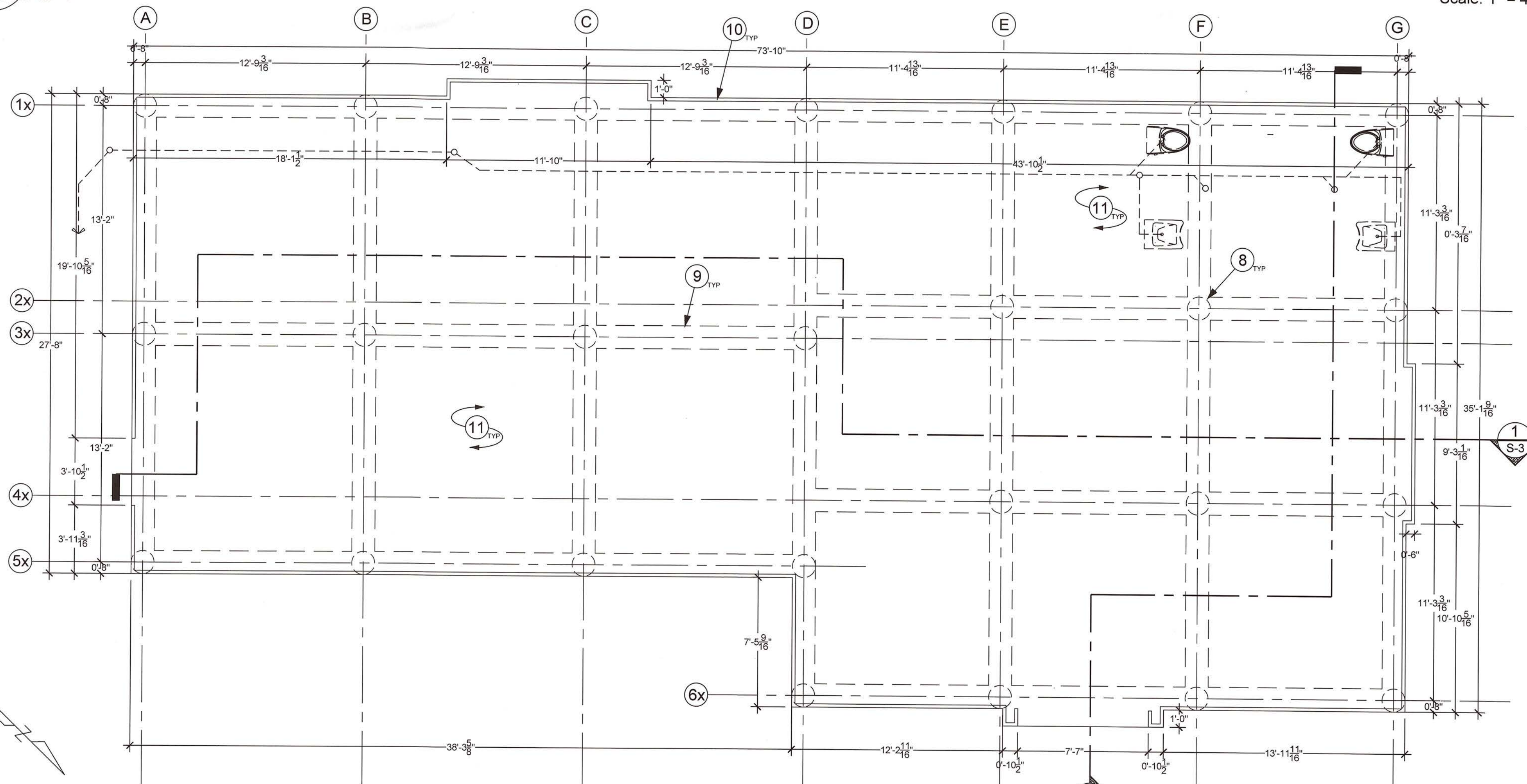
- ① Aluminum Equipment Rack - (See Detail)
- ② 6" Sleeves for MP&E Distribution - Coordinate penetrations w/ roofing system -
- ③ Openings for RTU's - (See RTU Curb Detail)
- ④ Cricket - ISO fully adhered to roofing panel - 1/4" protection board over ISO -
- ⑤ Scupper - 12" w x 9" h - Provide weldable metal compatible with roofing system, flash through wall, coordinate with conductor head to 6" box gutter - Sheet metal work to comply with standard SMACNA details - Provide .032 aluminum with a powder-coated finish -
- ⑥ Integral Coping Edge - Refer to panel system shop drawings -
- ⑦ Ladder Opening -
- ⑧ 16" Dia Concrete Auger Pile -
- ⑨ 16" x 16" Concrete Grade Beam -
- ⑩ Slab Edge Depression -
- ⑪ 6" Concrete Slab -
- ⑫ System Walk Pad - 24" x 48" - Install walk pads immediately -
- ⑬ Roof Membrane - 45mil FiberTite-SM (BoD (Basis of Design)), fully adhered to 1/4" protection board, fully adhered to roofing panel - Substitutions allowed w/ the approval of the architect -
- ⑭ 4" VTR -
- ⑮ Flag Flood Lighting -



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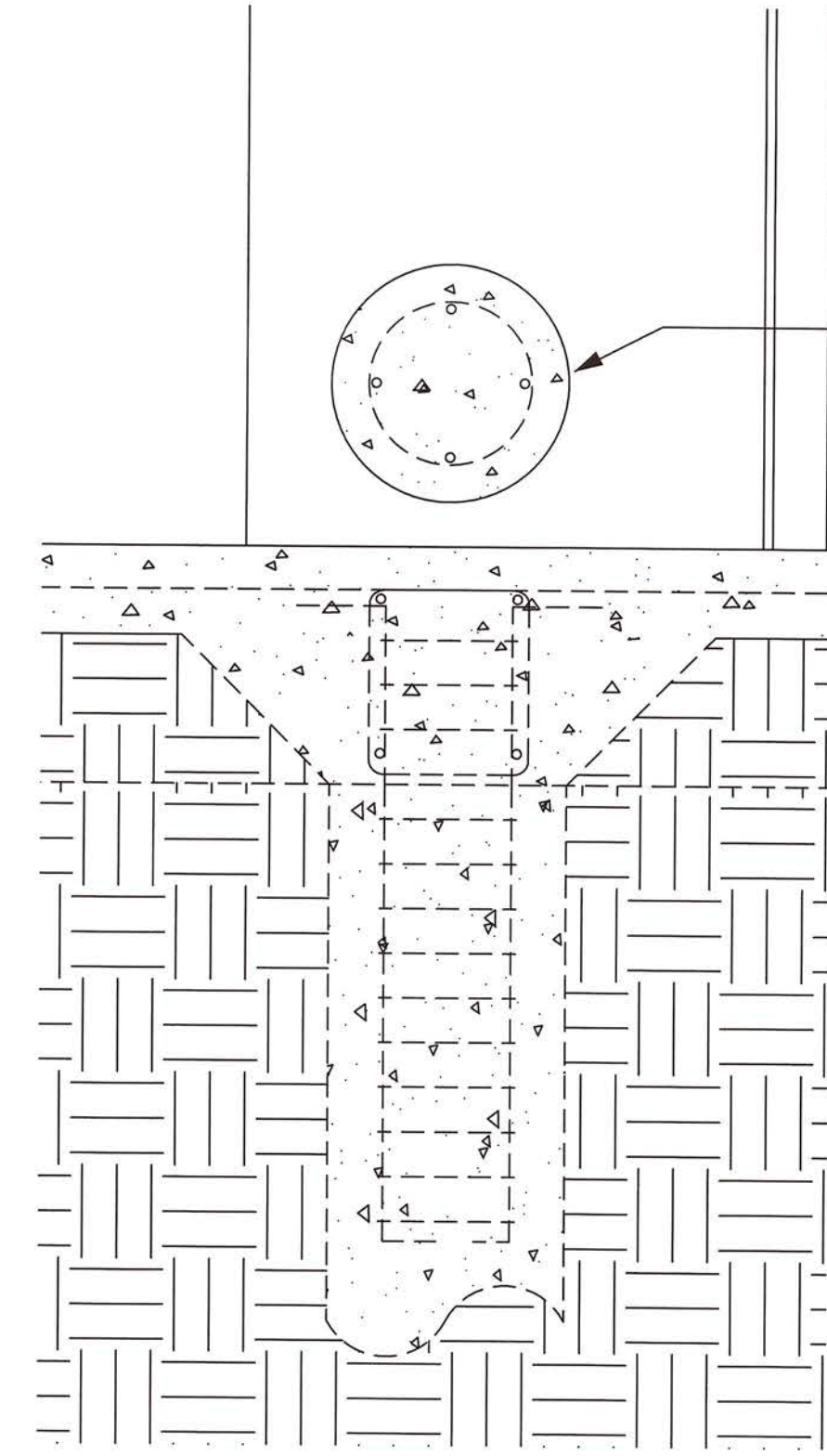
**1** Roof Plan / Roof Panel Plan  
 A2.1 / S-1

Scale: 1" = 4'-0"



**2** Foundation Plan  
 S-1

Scale: 1" = 4'-0"



**3** Peer Detail  
 S-1

Scale: 1" = 1'-0"

16" Auger Piles 36" below grade or down to cap rock - Piles w/ 4000psi fiber reinforced regular concrete w/ (4)#6 vertical w/ 6" hook top & bottom & #3 hoops @ 3"oc -

16"x16" grade beams w/ (4)#6 & #3 hoops @ 3"oc - Provide #4 x 8" crack bar centered over grade beams in the interior and 4" crack bar around perimeter - See wall sections for notes on wall step outs -

**Minor Development Plan**  
**2500 N Roosevelt LLC**  
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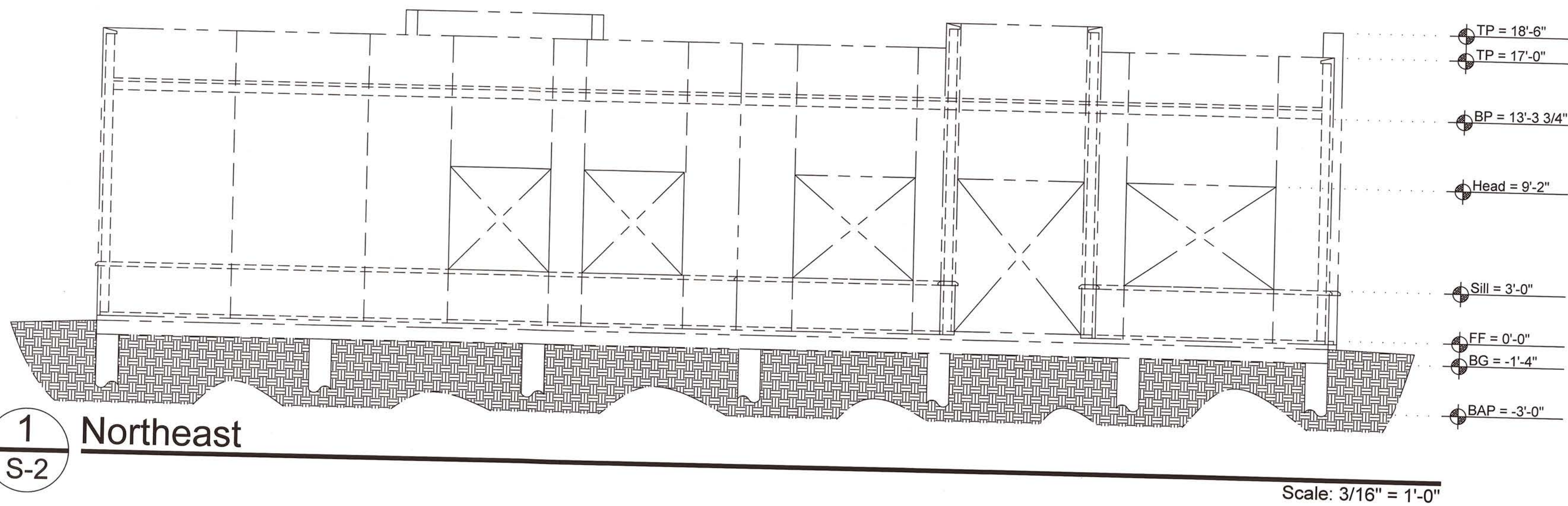
**Roof Plan**  
**Roof Panel Layout**  
**Foundation Plan**

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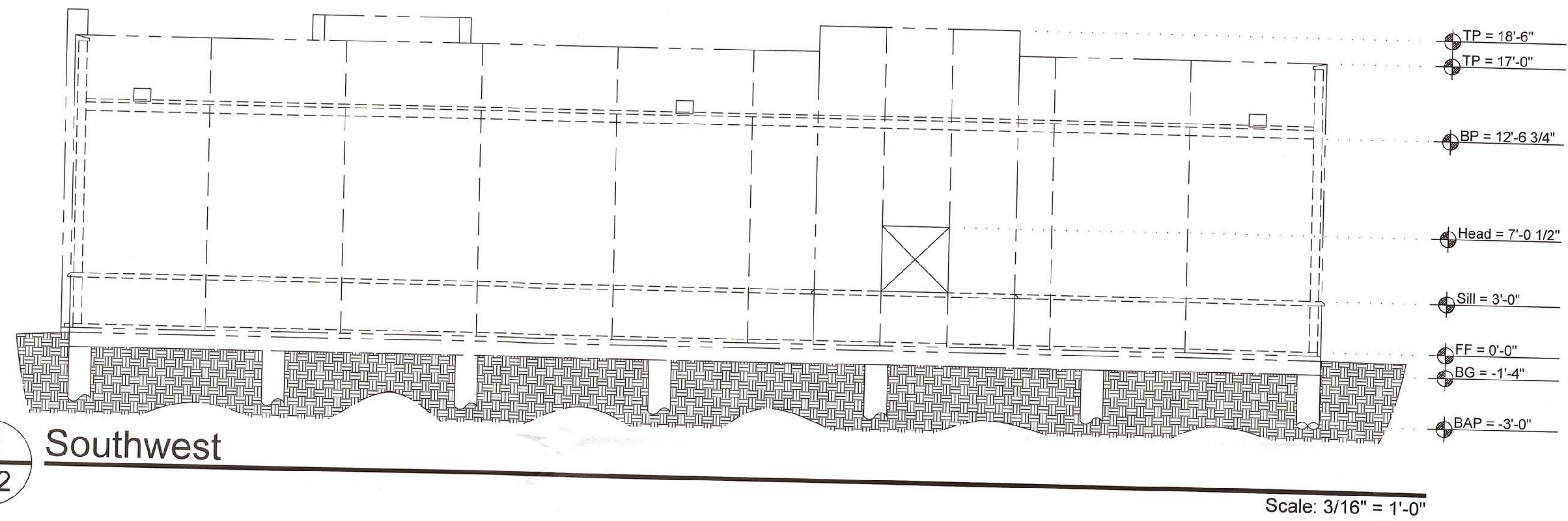
**A-2.1**  
**S-1**

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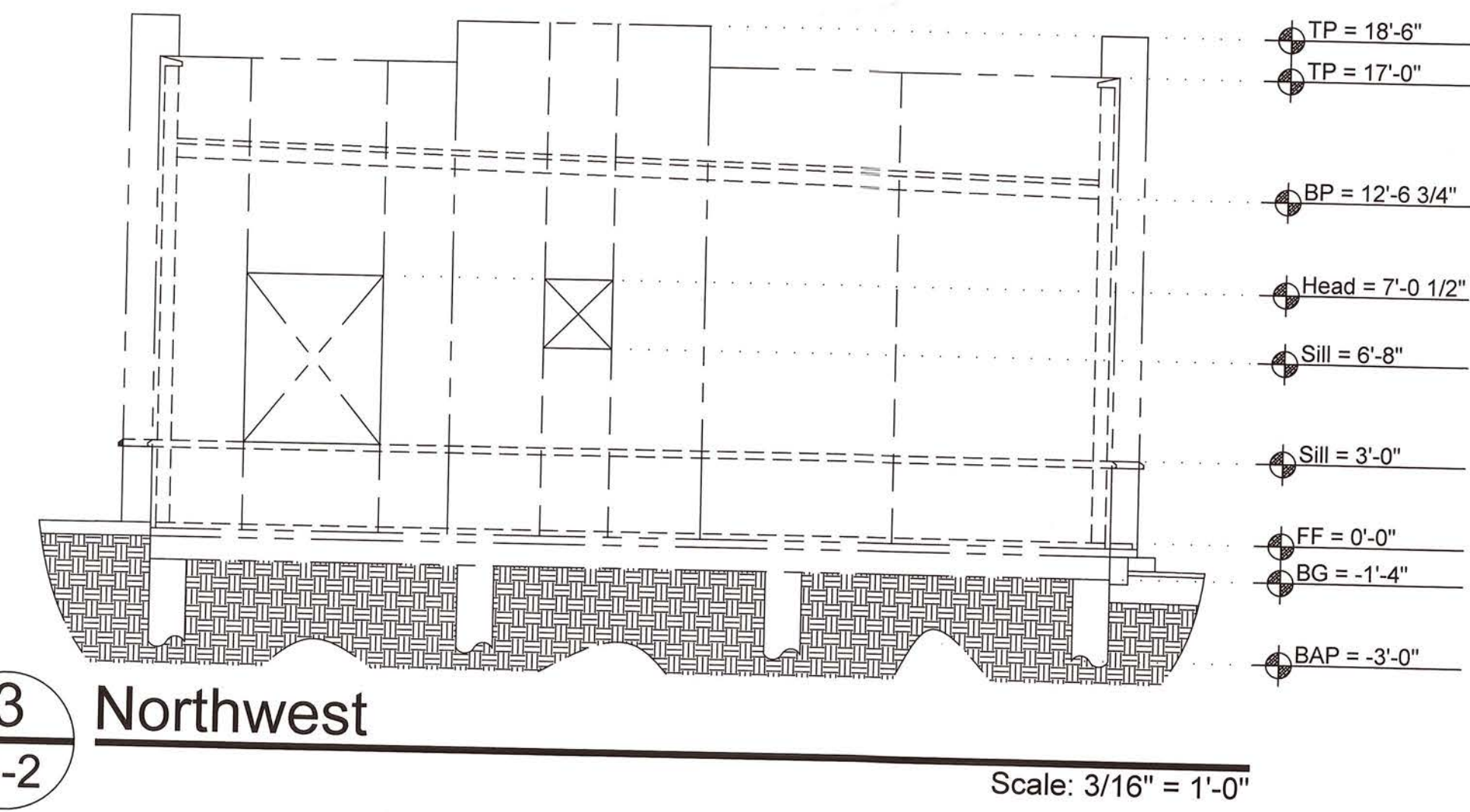




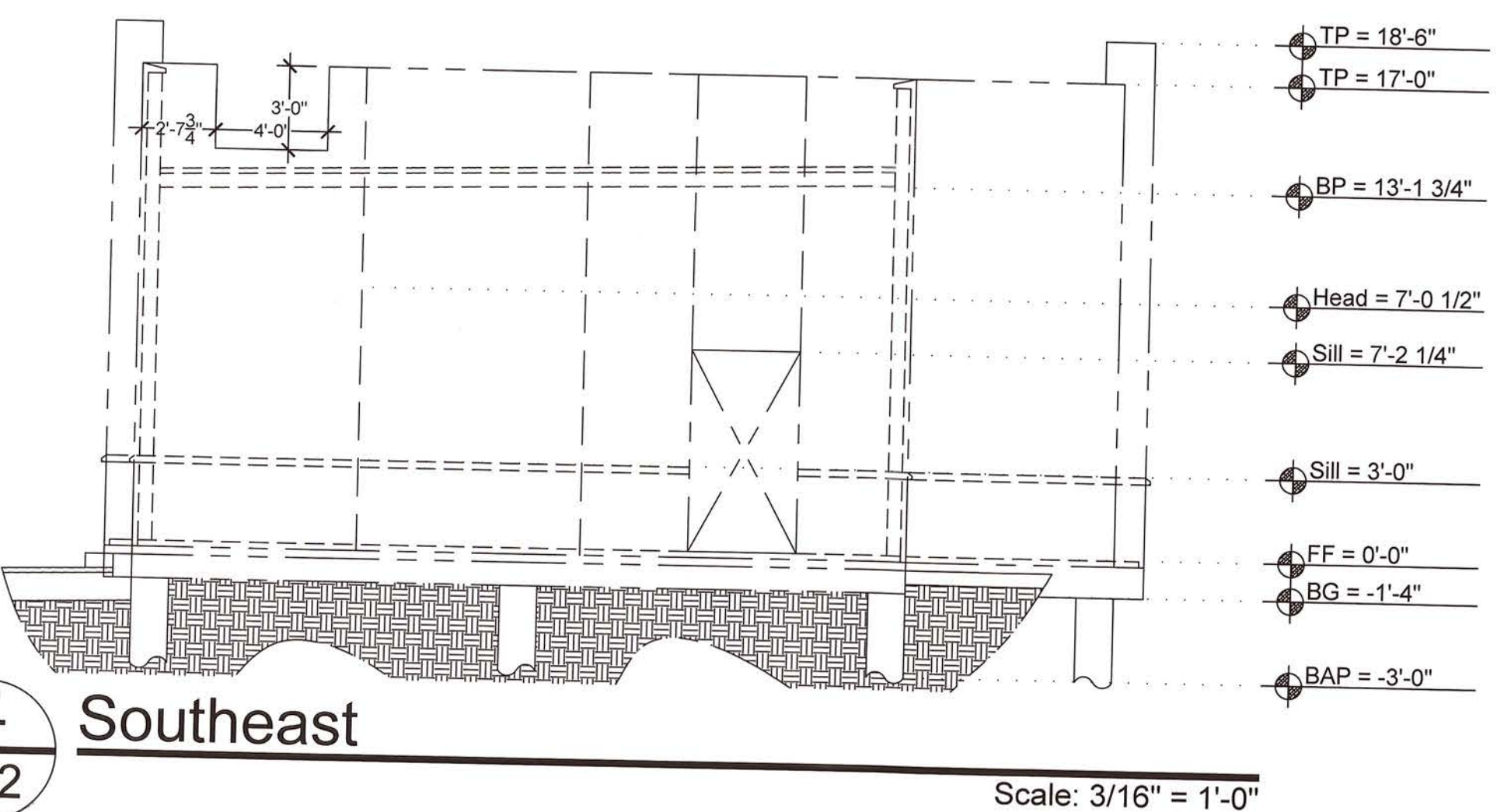
1 Northeast  
S-2



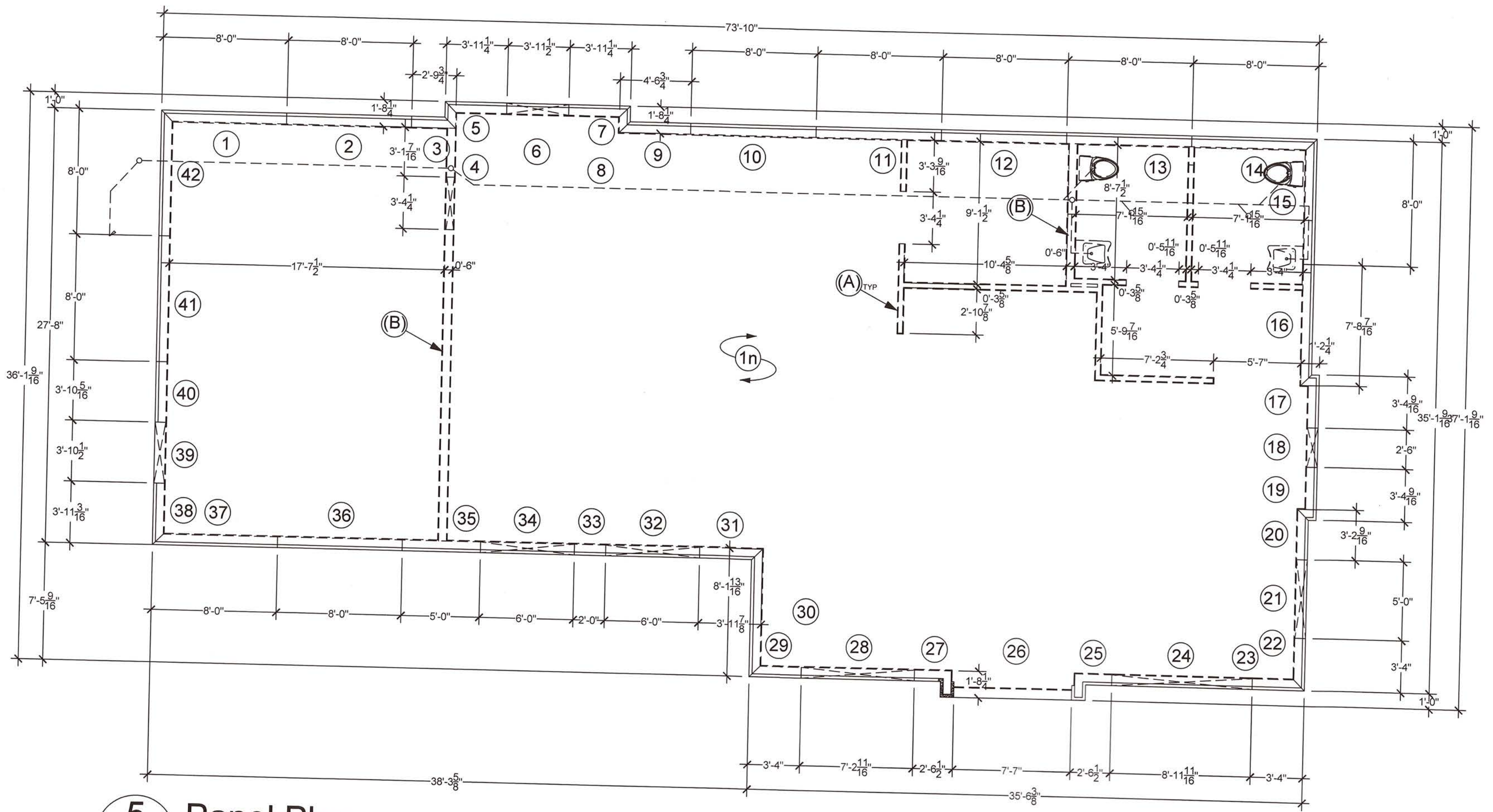
2 Southwest  
S-2



3 Northwest  
S-2



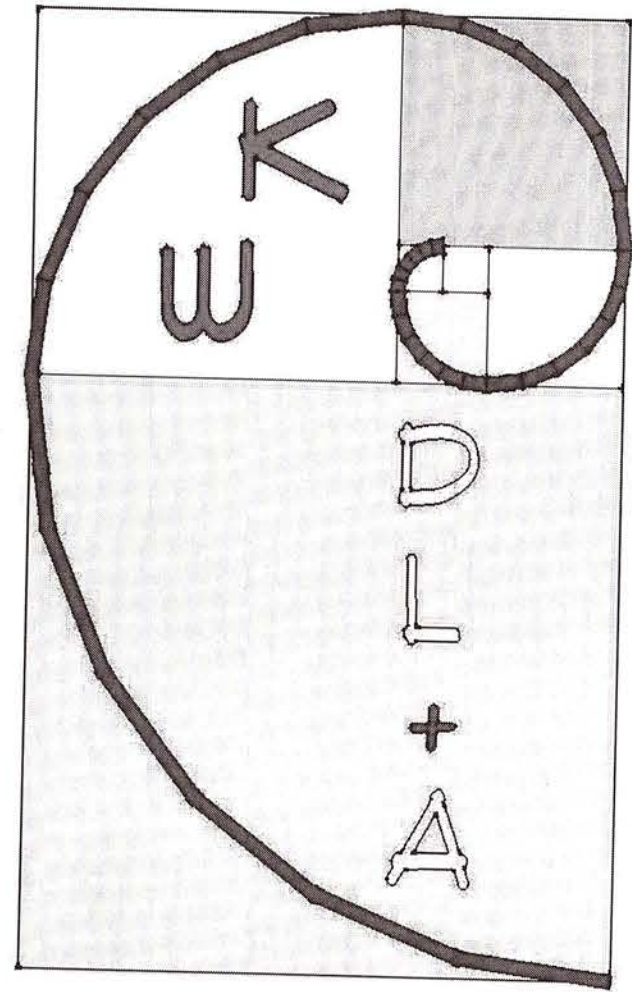
4 Southeast  
S-2



5 Panel Plan  
S-2

**Notes:**

- ①n Wall & Roof Panel Prefabricated Structural System - Pre-cast Concrete, Cold-form Metal Framing & Structural Steel, *ACI SmartWall* (BoD (Basis of Design)) - Refer to ACI shop drawings and *Project Specific* engineering documents, details and specifications - These documents utilize ACI's standard details and specifications but are not intended to describe engineering conditions that are specific to this structure - Do not utilize this document as reference for structural detailing that is integral with the installation and fabrication of elements specifically outlined in ACI's *Project Specific* shop drawings -
- ②n Interior non-load bearing partitions (A) 3 5/8", 22ga Metal Studs @ 16"oc w/ 5/8" gypsum board both sides & R-11 batt insulation, set base track in acoustical sealant - Carefully review tenants documents and provide backing in walls as necessary to support fixtures and elements such as grab bars and confirm load bearing requirements - (B) 6", 22ga Metal Studs @ 16"oc w/ 5/8" gypsum board both sides & R-19 batt insulation, match requirements of (A) - Provide MR gypsum in wet areas -
- ③n Dimensions are to the face of framing - RO's for interior doors are for welded metal frames -



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Minor Development Plan  
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Interior Partitions  
Wall Panel Elevations  
Wall Panel Plan

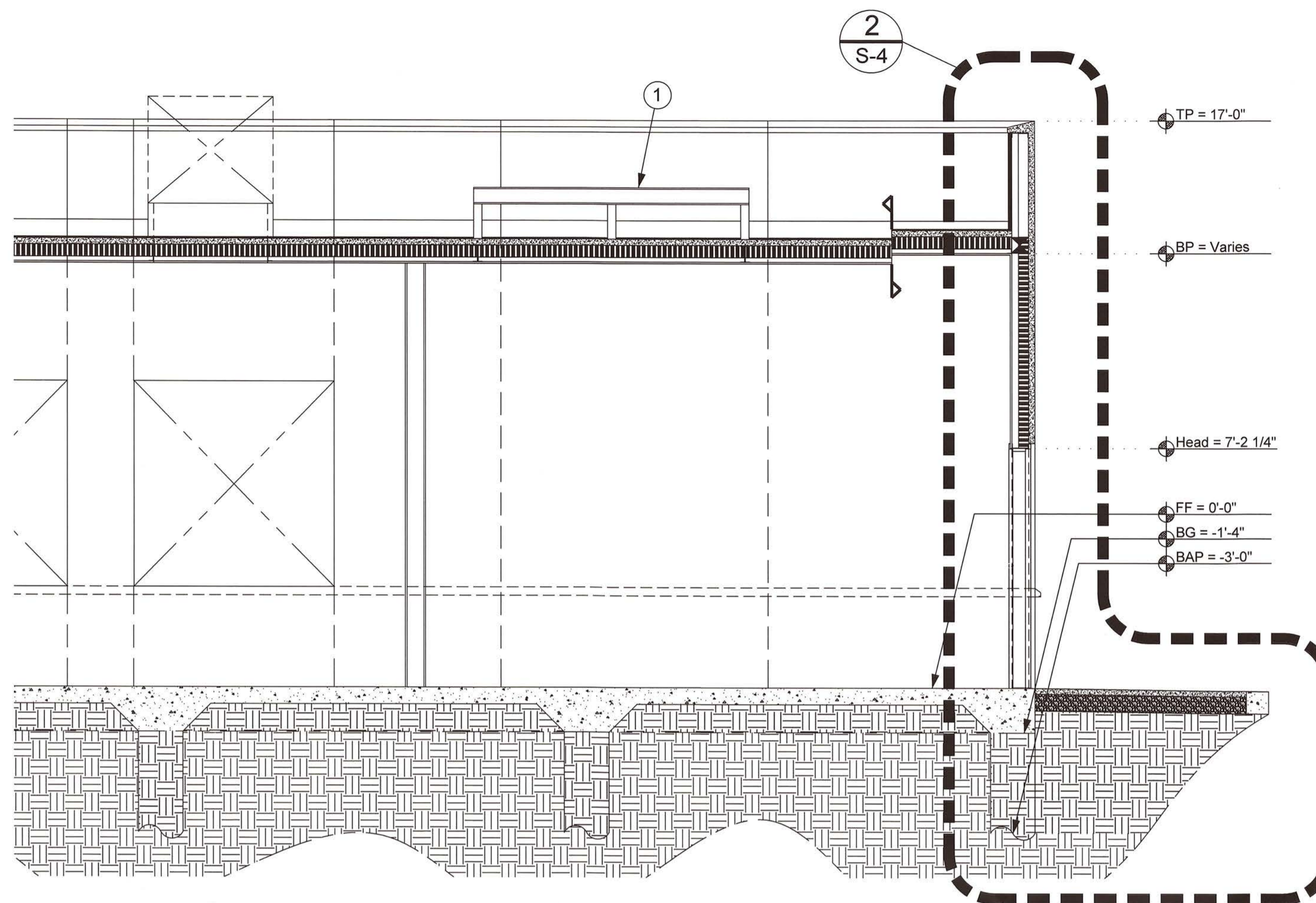
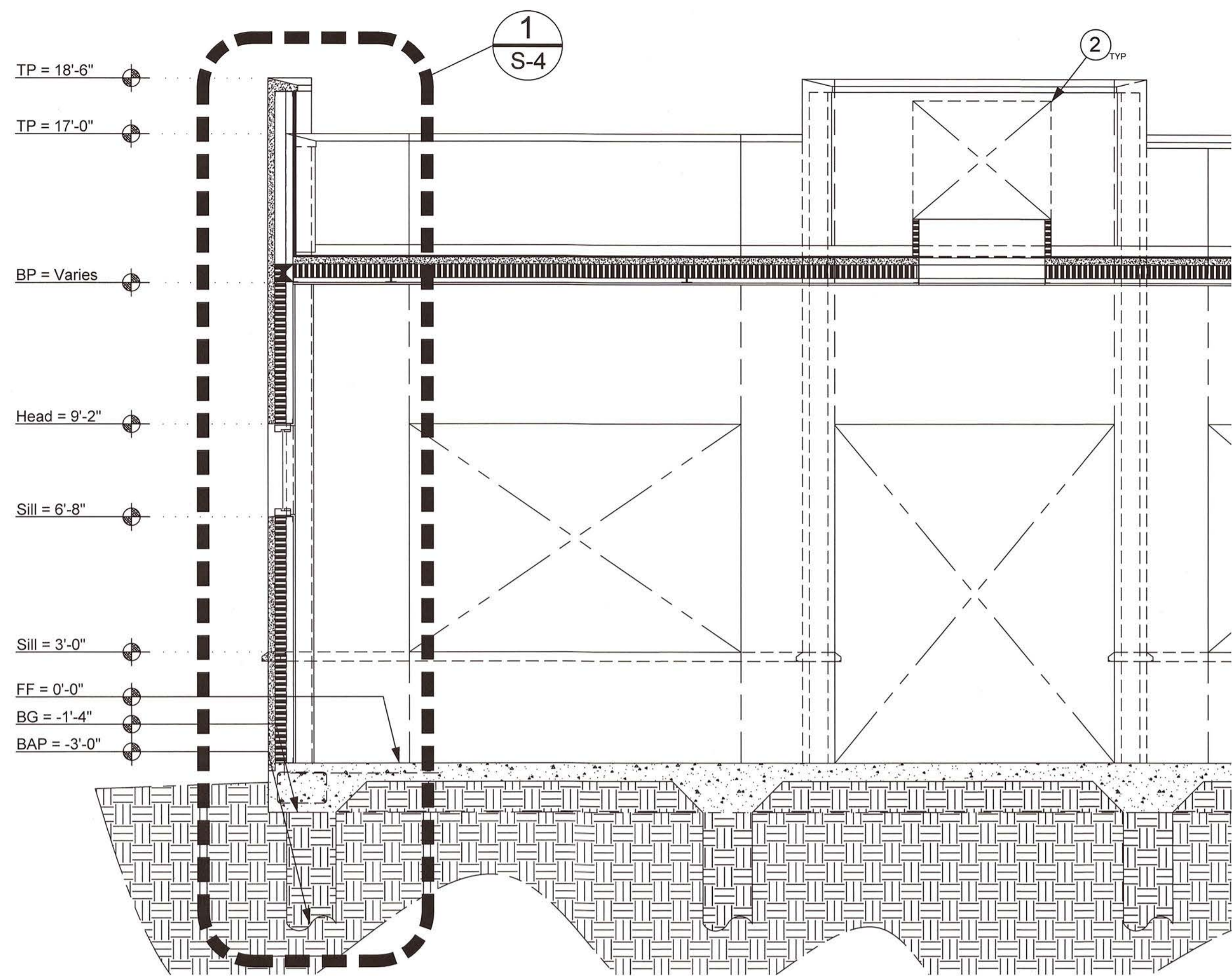
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A-2.2  
S-2

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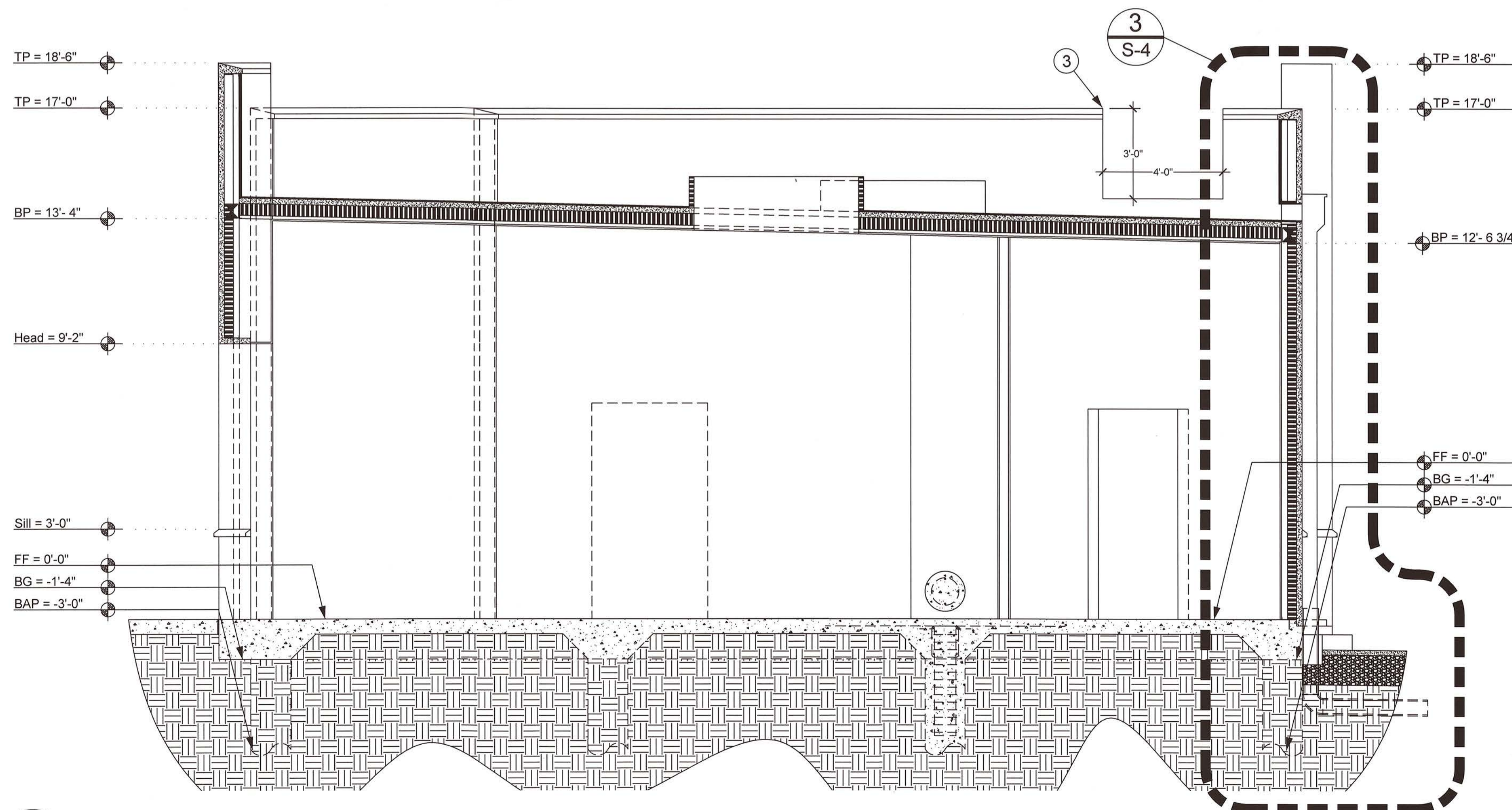
Scale: 3/16" = 1'-0"

ONE CALL CONSTRUCTION, INC.



1 Building Section - Southwest  
S-3

Scale: 3/18" = 1'-0"

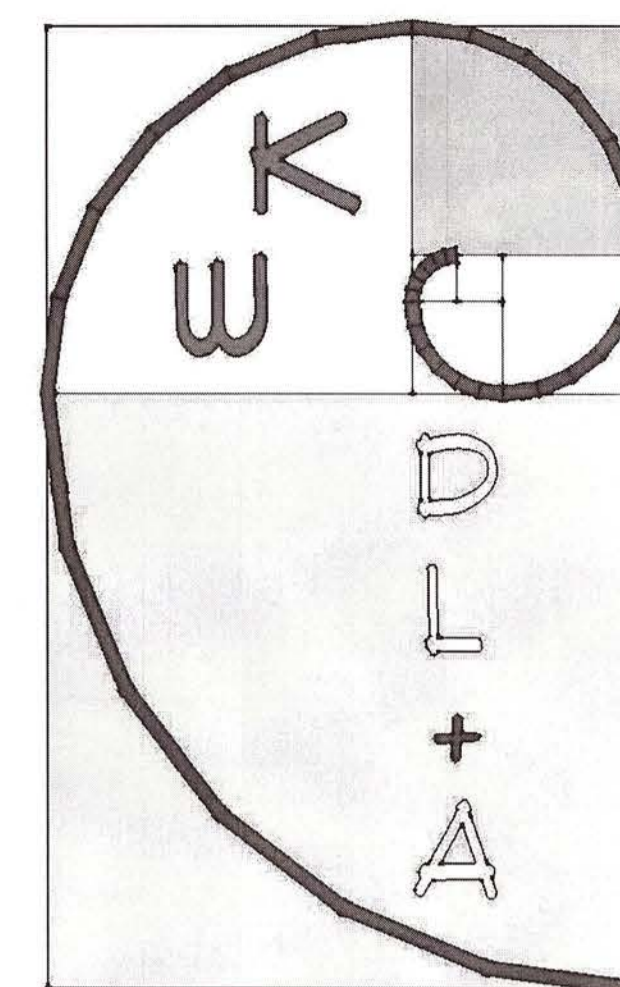


2 Building Section - Northwest  
S-3

Scale: 3/8" = 1'-0"

**Notes:**

- ① Aluminum Equipment Rack - (See Precision Aluminum Products, Aluma Stand, NOA#07-0509.09 as BoD (Basis of Design)) Substitutions are allowed w/ Approval by the Architect - Rack intended for Walk-in Condensing Units -
- ② Openings for RTU's - (See RUUD RLNQ-A060-J-K-010-A as BoD) Refer to manufactures specifications for curb requirements -
- ③ Ladder access opening in parapet - Provide aluminum angle corner guards (L1.5x1.5x1/8") around perimeter both sides -



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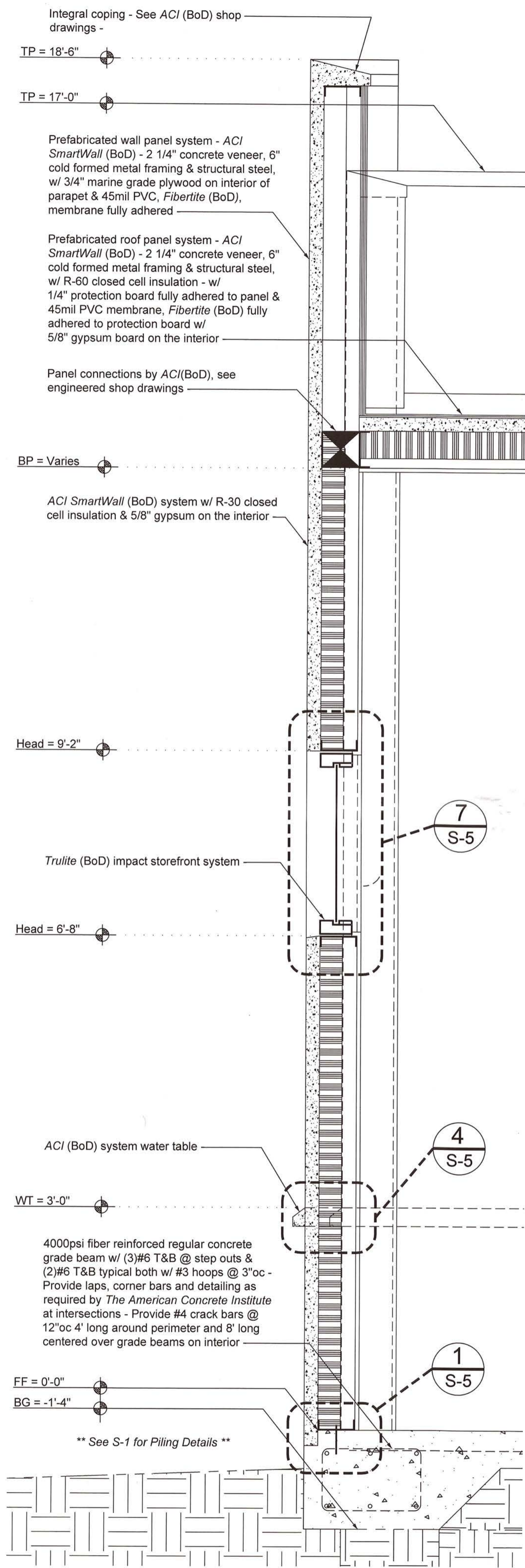
Minor Development Plan  
2500 N Roosevelt LLC  
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**Building Sections**

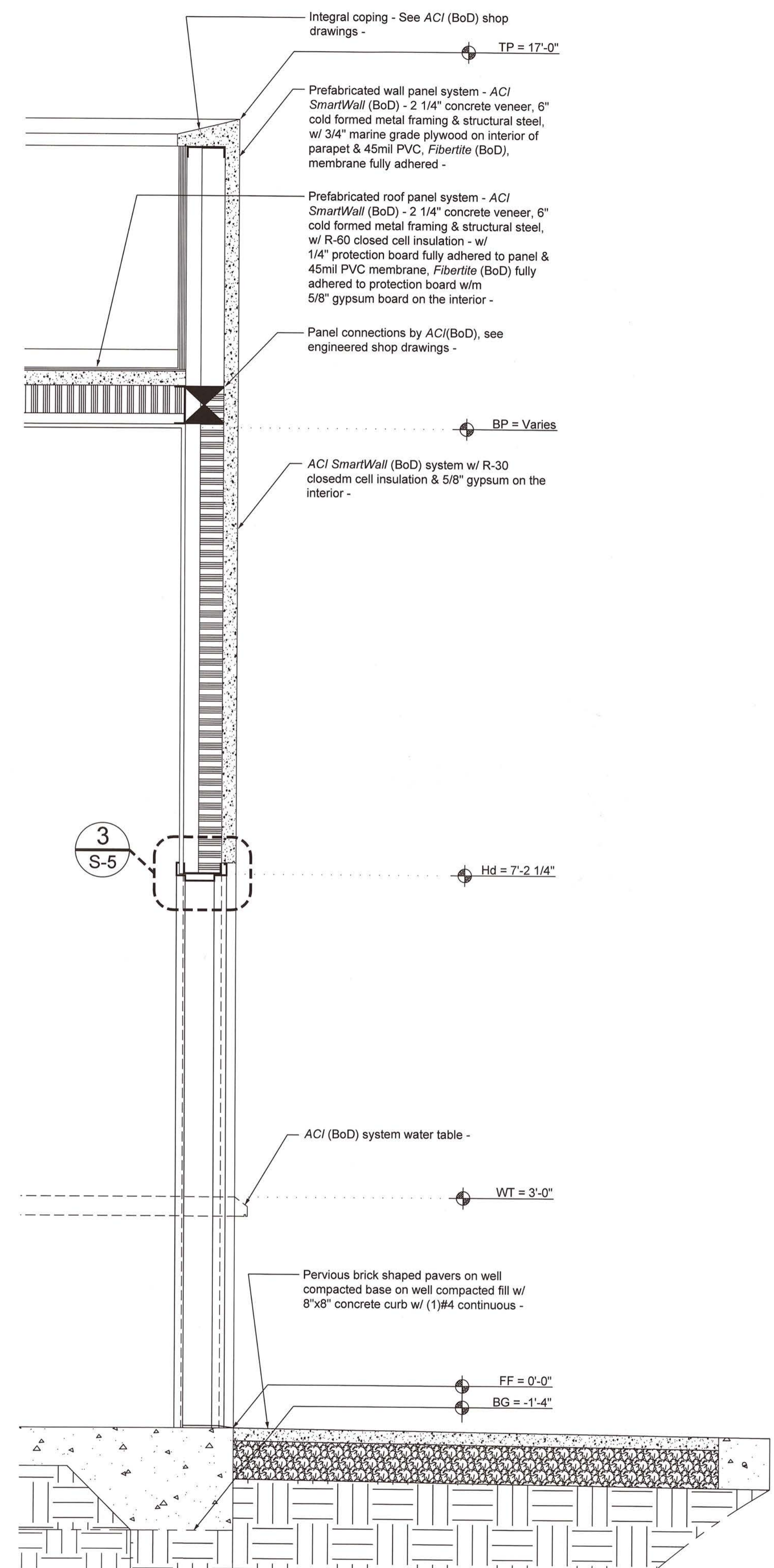
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A-6  
S-3

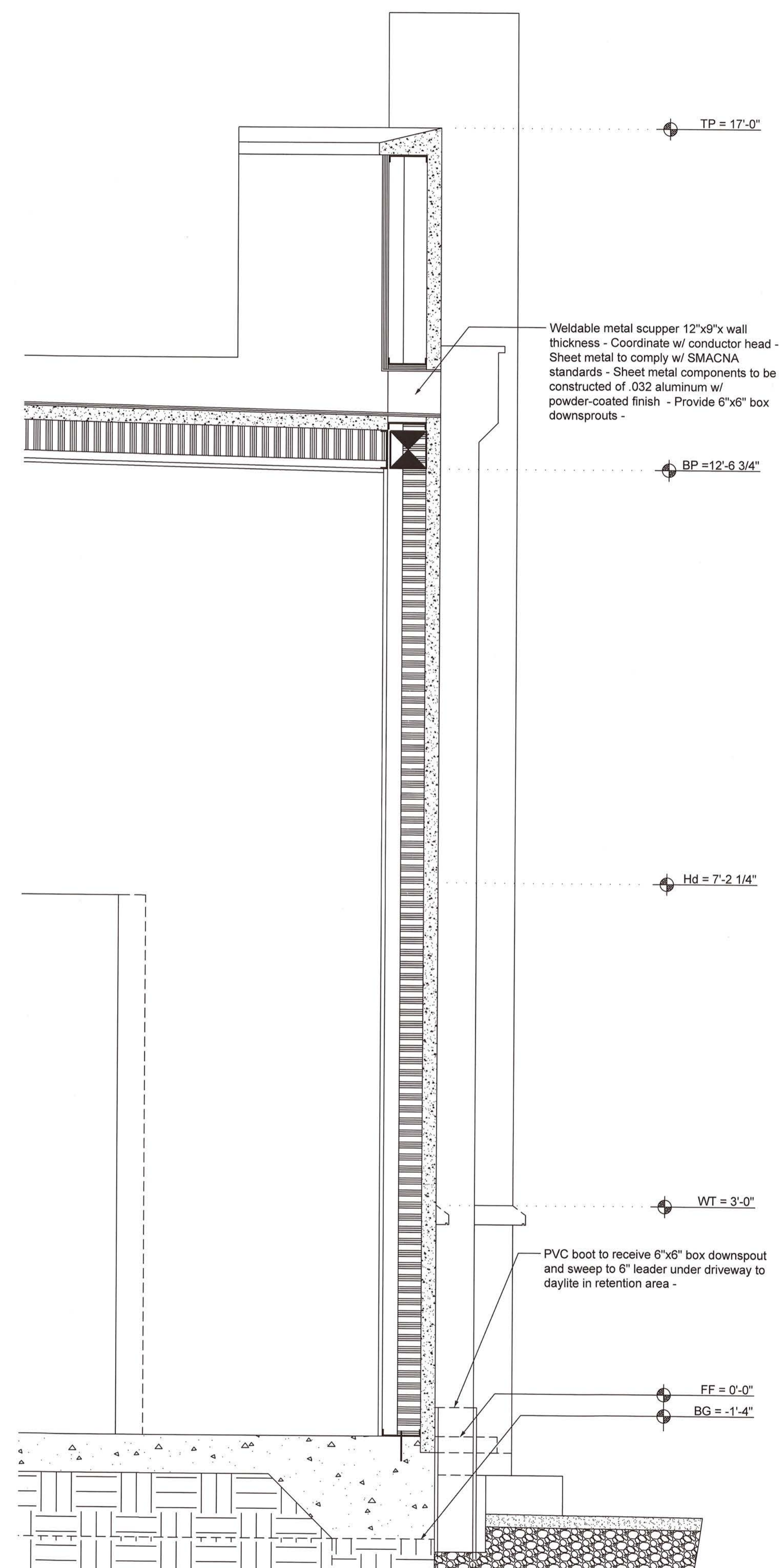
Sheet 10 of 15



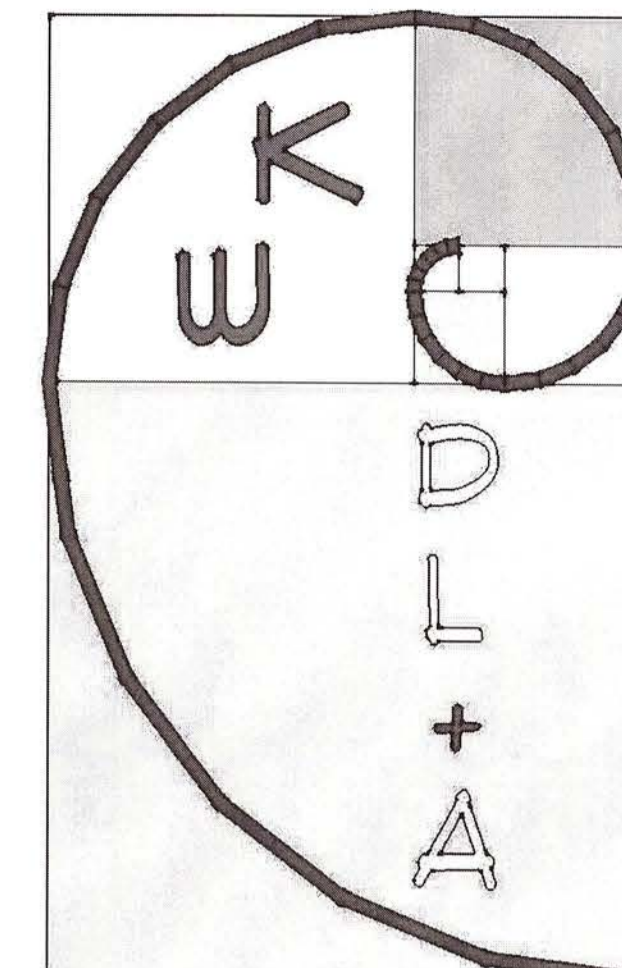
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S-4 Scale: 1" = 1'-0"



**2** Wall Section  
S-4 Scale: 1" = 1'-0"



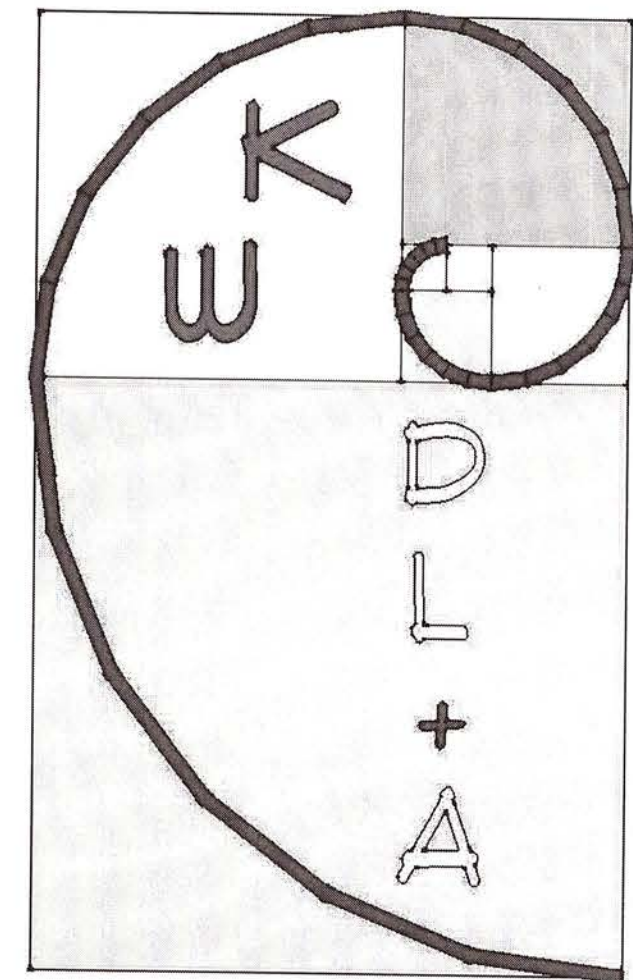
**3** Wall Section  
S-4 Scale: 1" = 1'-0"



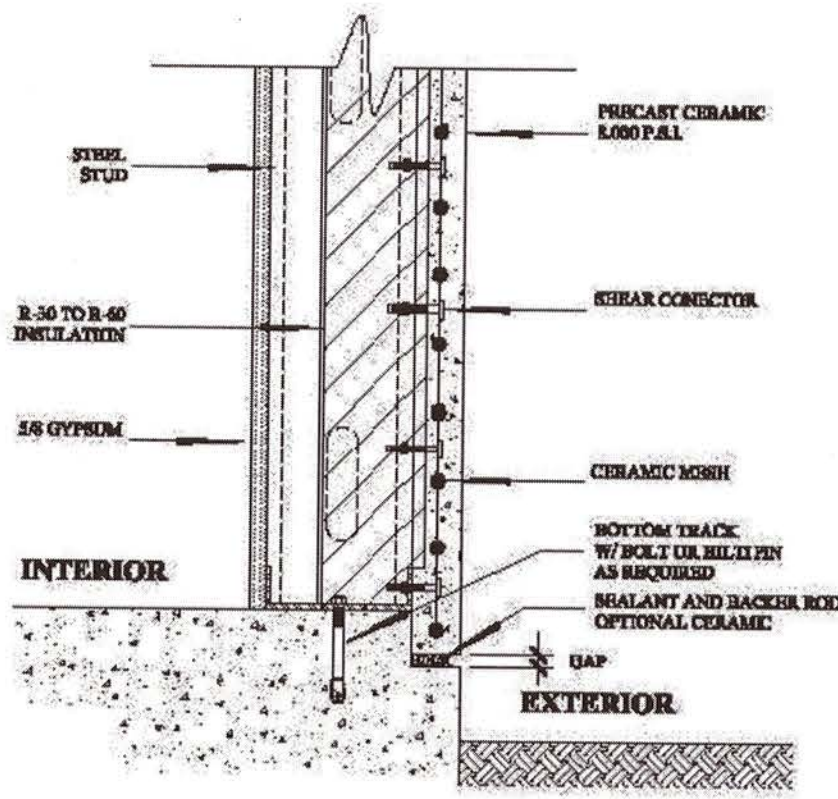
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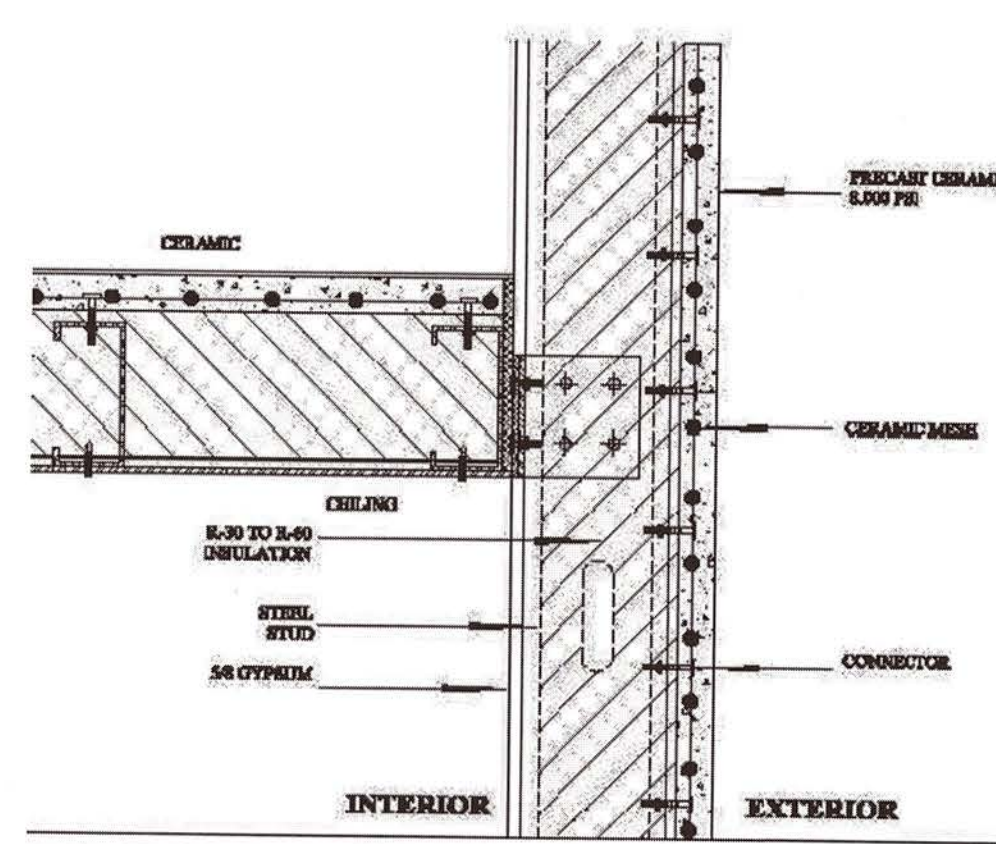
Wall Sections  
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**A-7**  
**S-4**  
Sheet 11 of 15



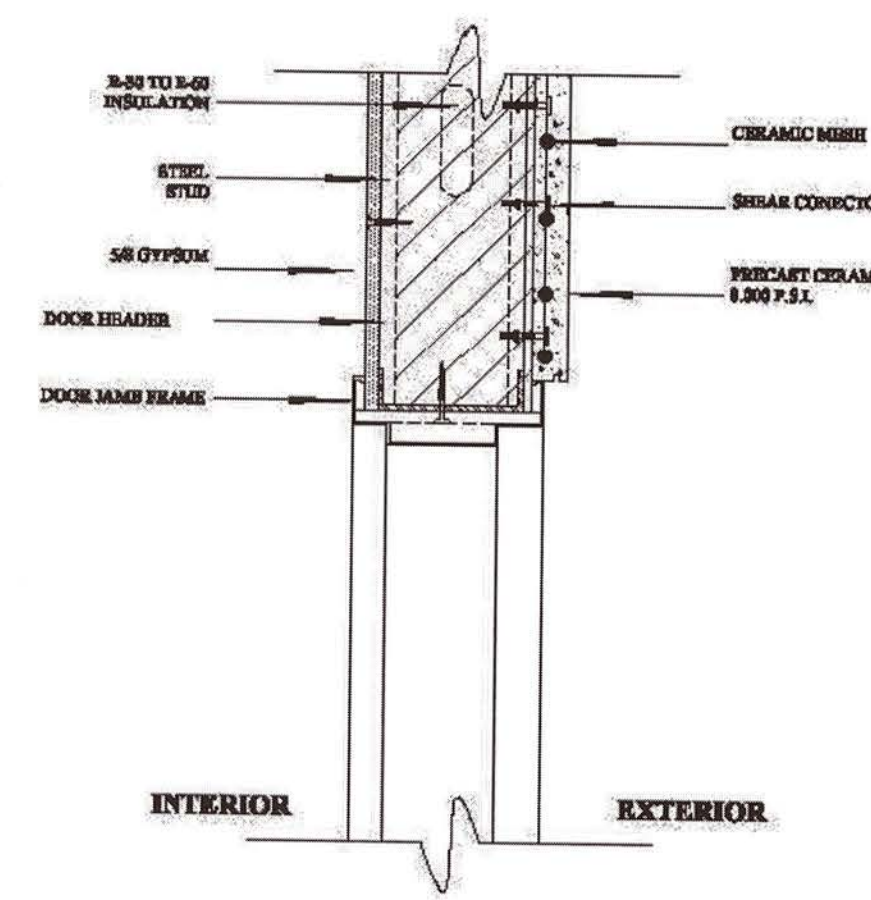
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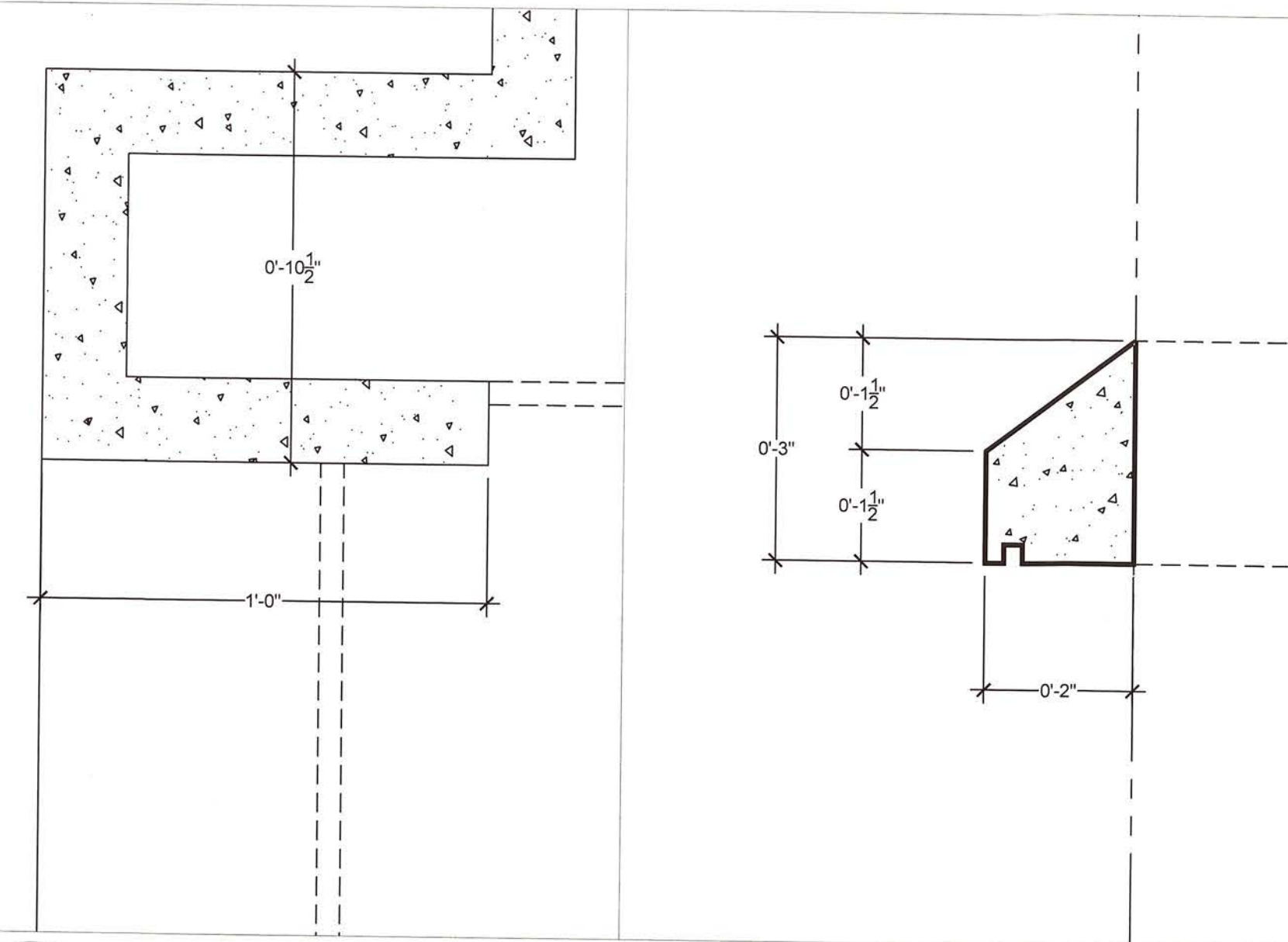
**1** Panel Base @ Slab  
S-5 Scale: 1 1/12" = 1'-0"



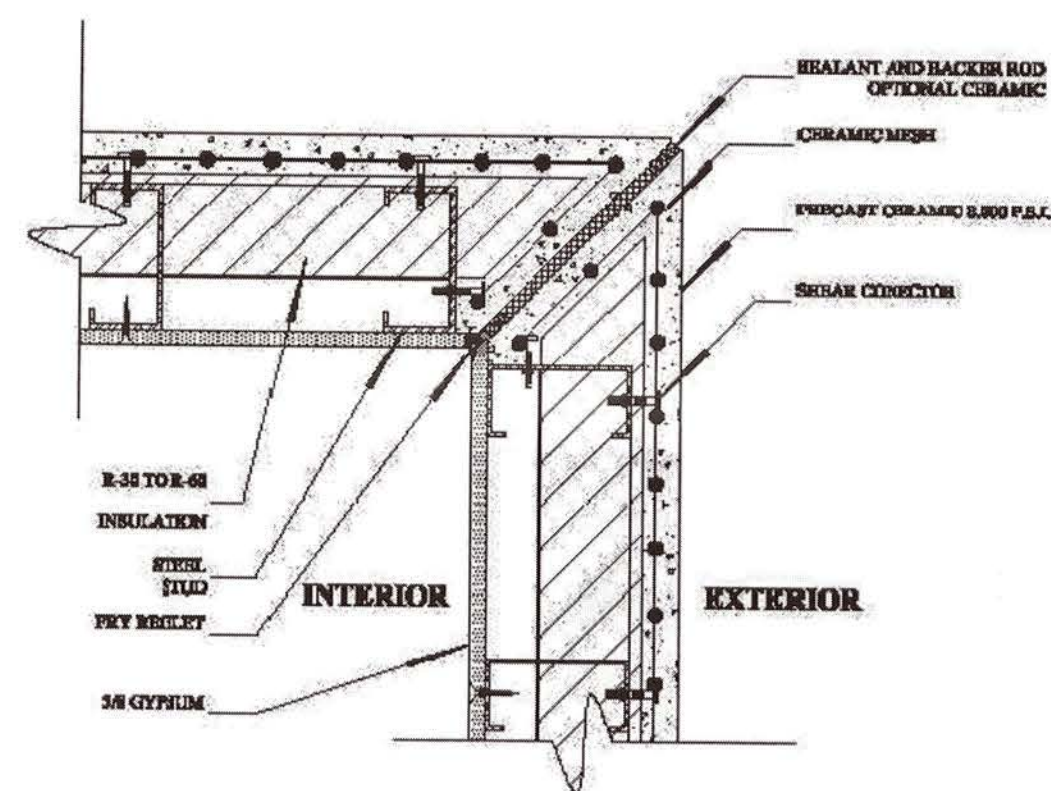
**2** Roof Pnl @ Wall Pnl  
S-5 Scale: 1 1/12" = 1'-0"



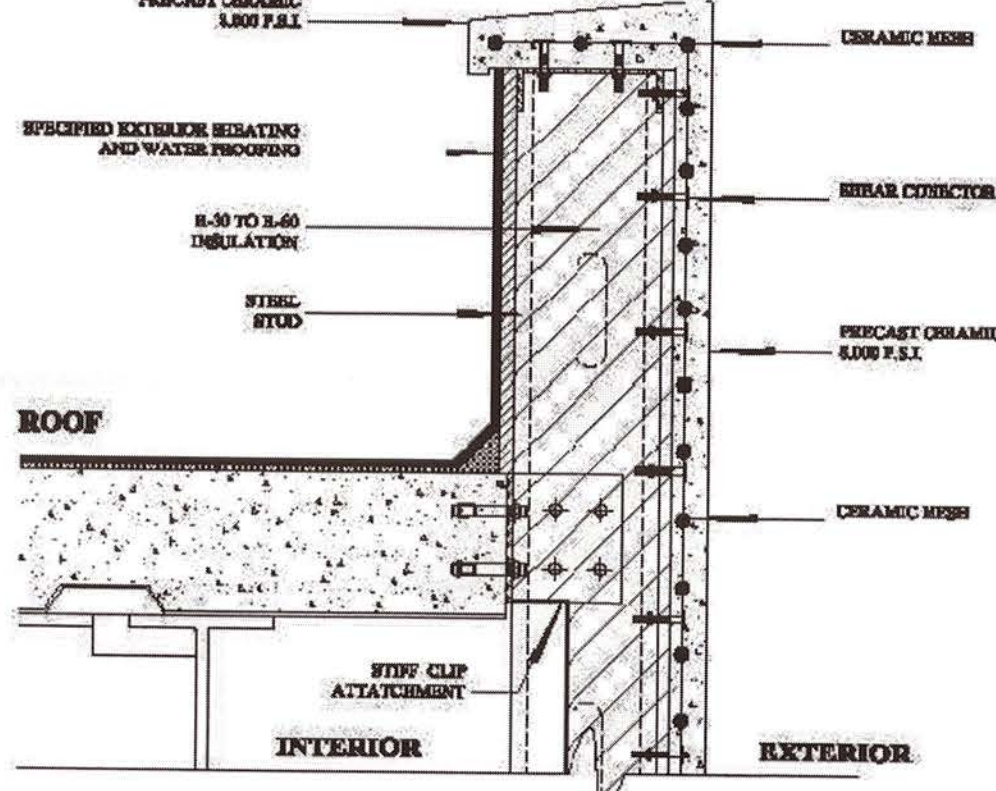
**3** Mtl Dr Frm Head & Pnl  
S-5 Scale: 1 1/12" = 1'-0"



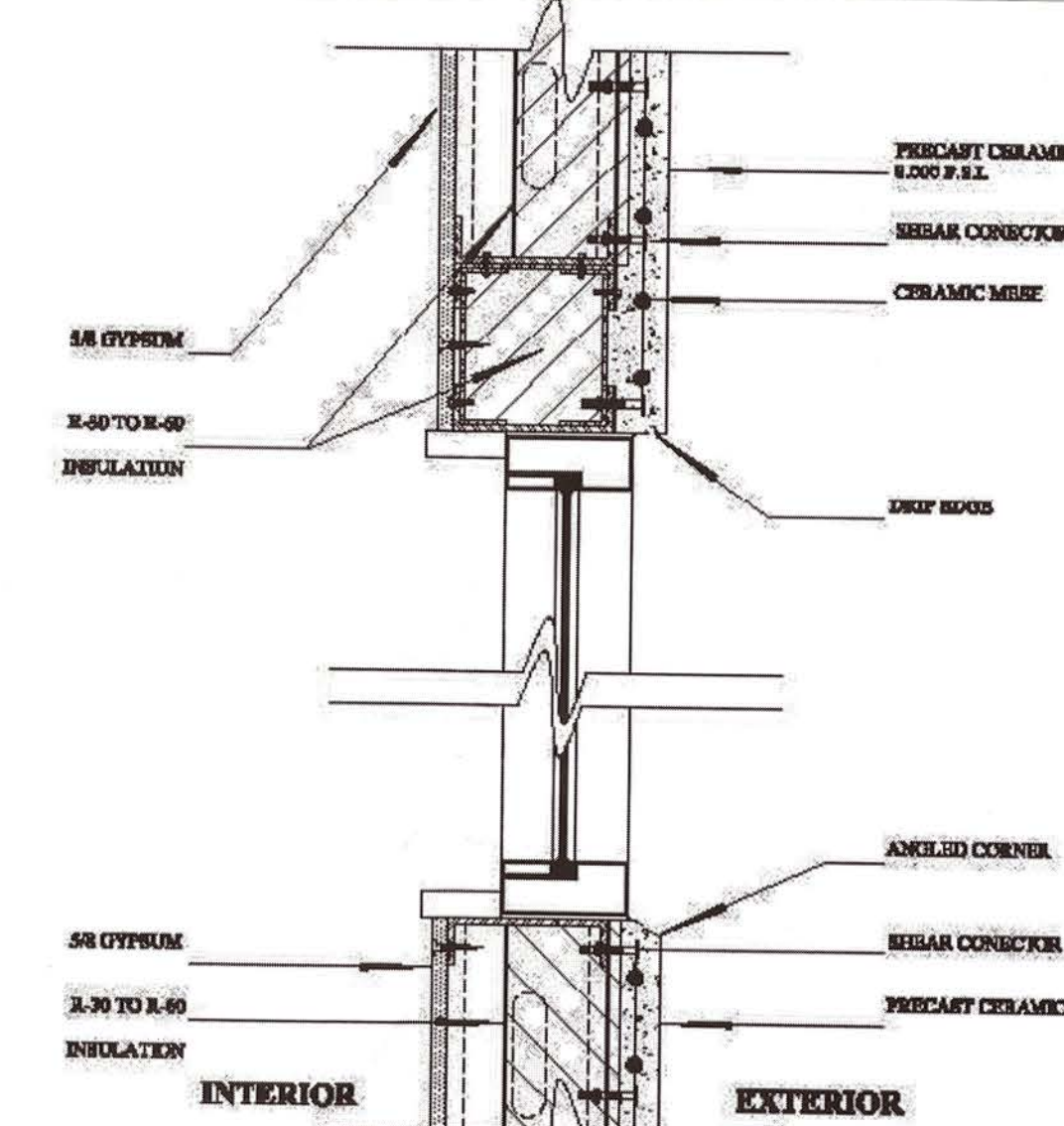
**4** Entrance Panel Detail  
S-5 Pnl System Water Table Scale: 3" = 1'-0" / Scale 6" = 1'-0"



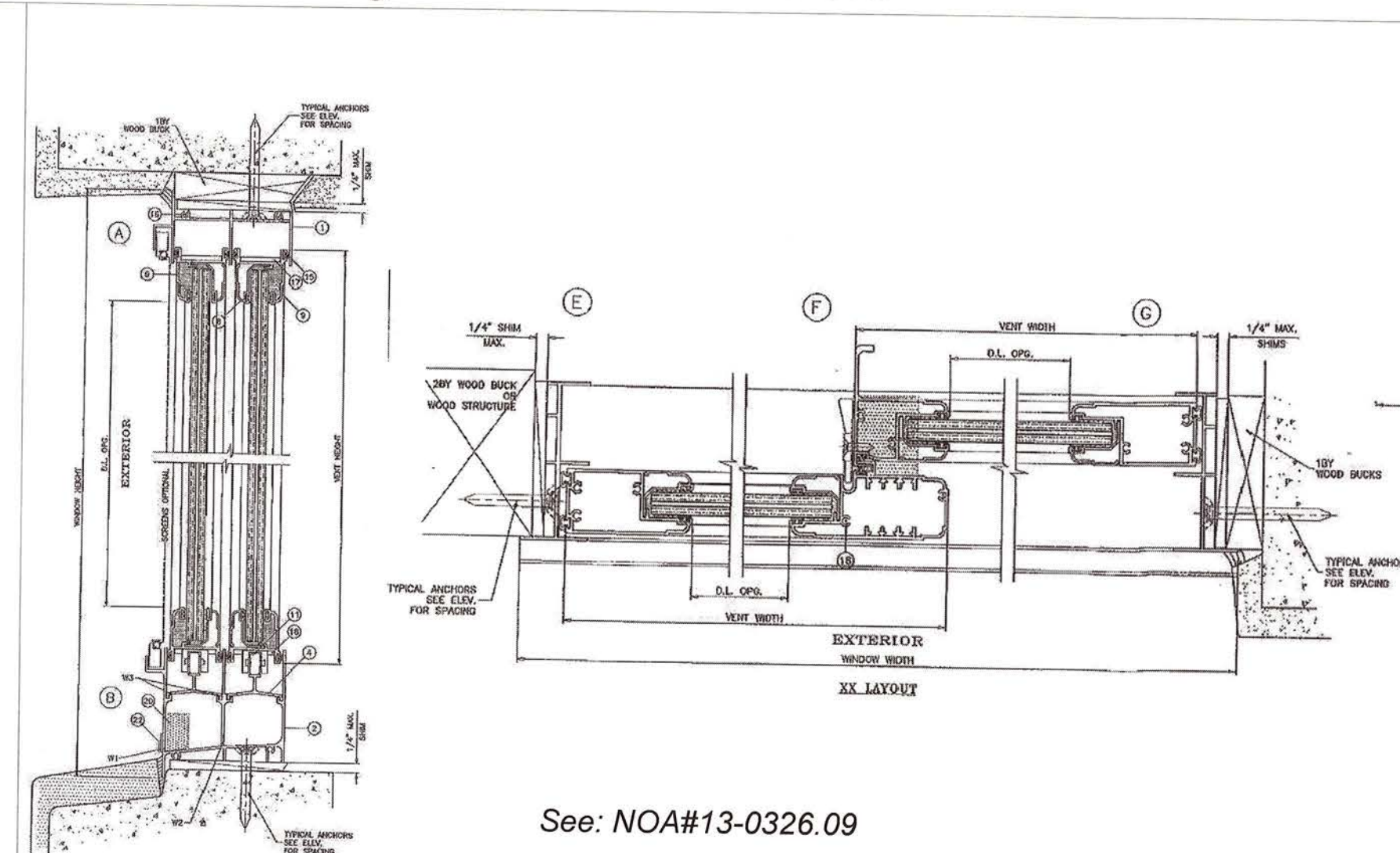
**5** Panel Corner  
S-5 Scale: 1 1/12" = 1'-0"



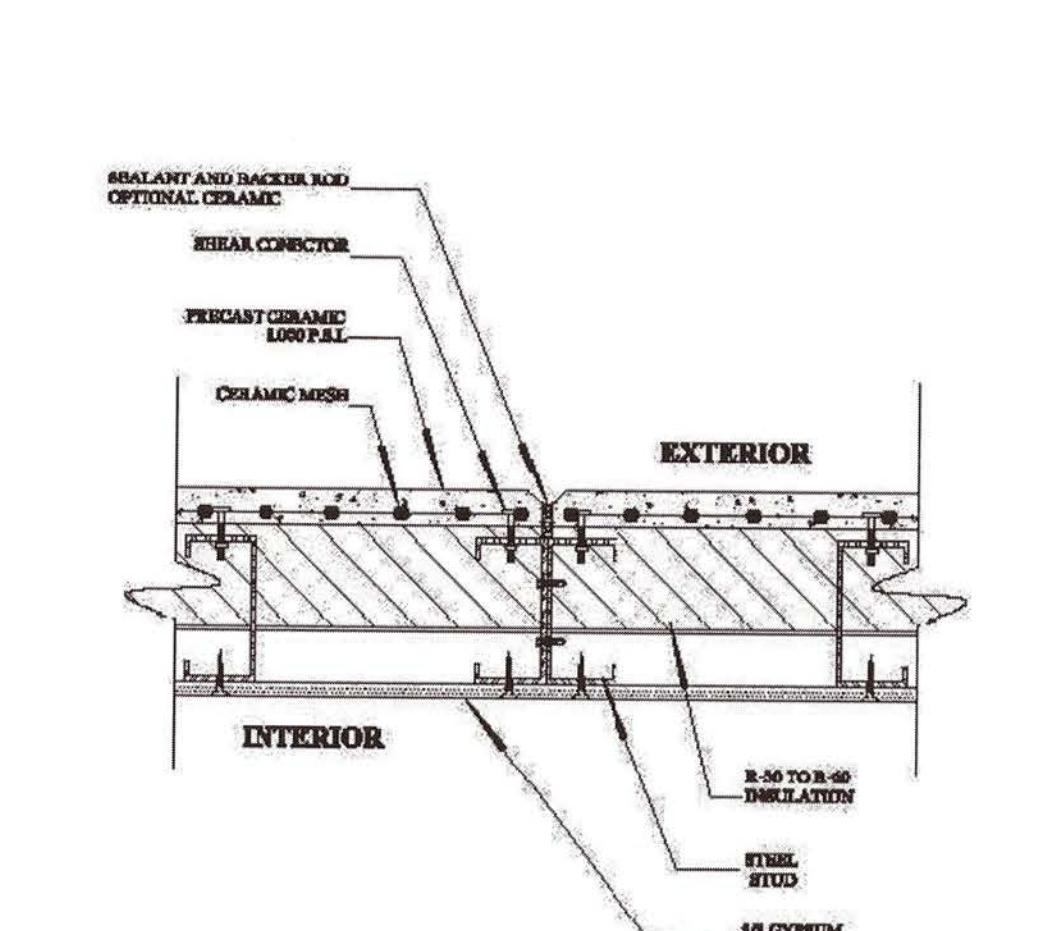
**6** Panel Parapet  
S-5 Scale: 1 1/12" = 1'-0"



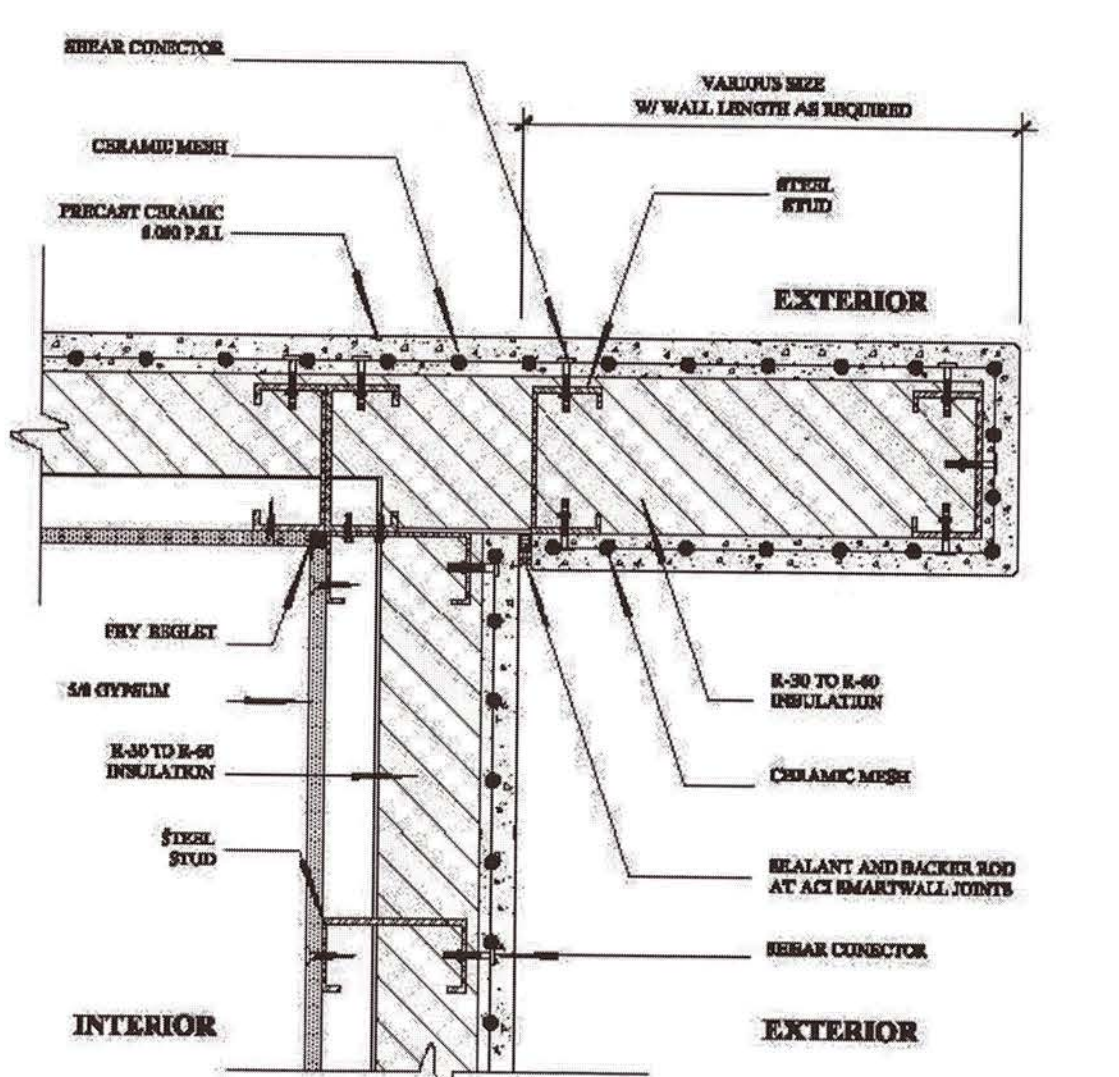
**7** Storefront Head & Sill  
S-5 Scale: 1 1/12" = 1'-0"



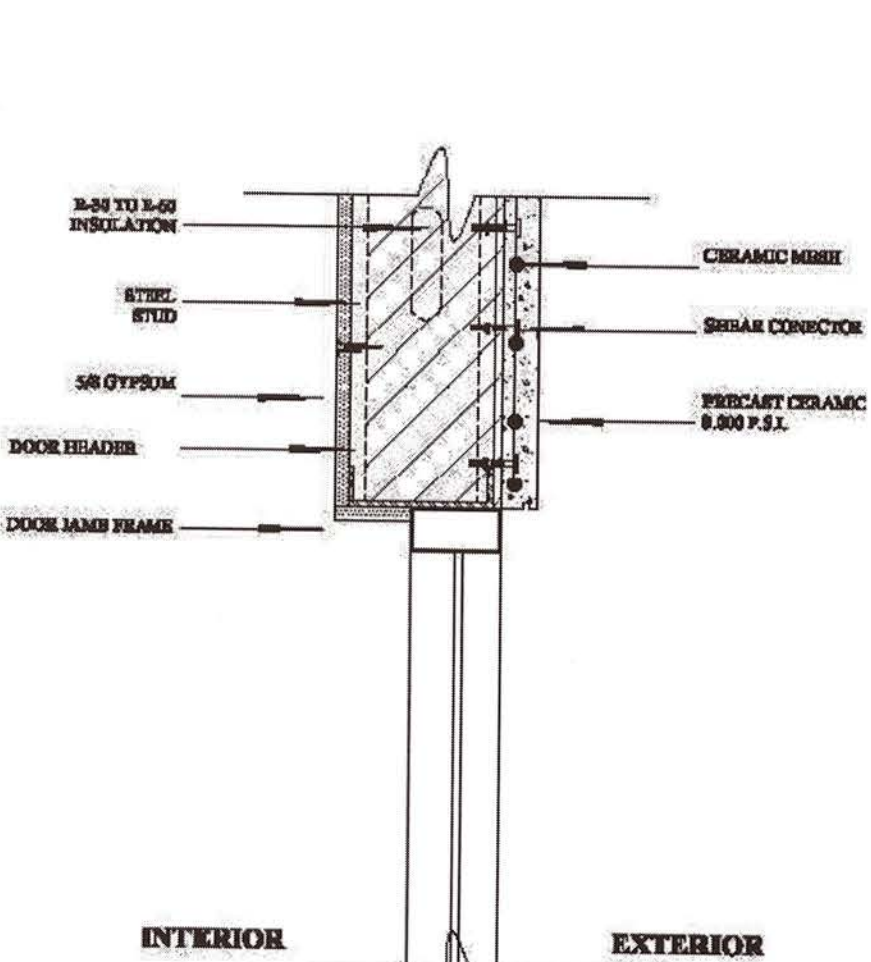
**8** Drive Thru Slider  
S-5 Scale: 3" = 1'-0"



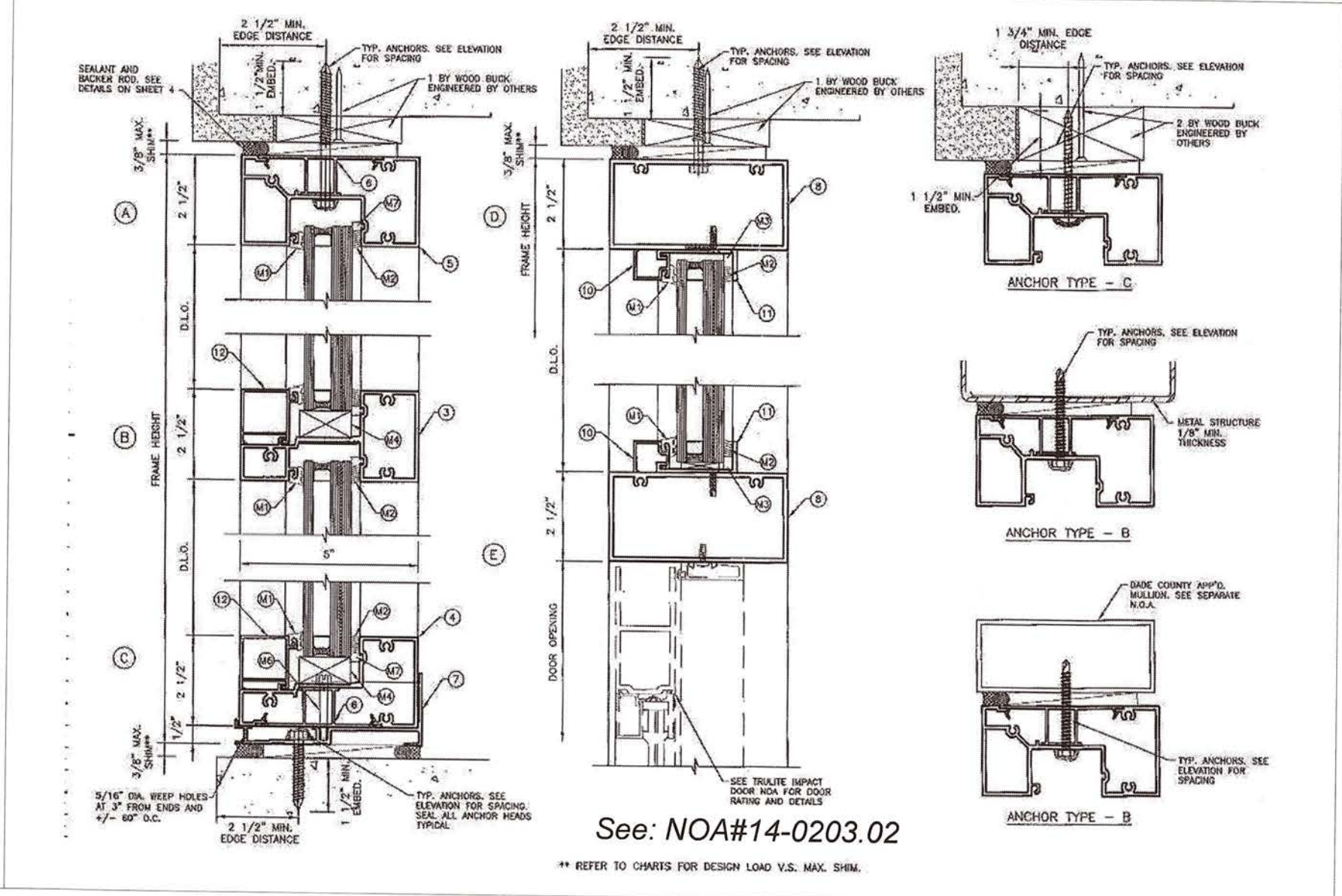
**9** Panel Butt Joint  
S-5 Scale: 1 1/12" = 1'-0"



**10** Exterior Detail - See  
S-5 Entrance - Sim Scale: 1 1/12" = 1'-0"



**11** Storefront Head  
S-5 Scale: 1 1/12" = 1'-0"



**12** Storefront Head, Jamb & Sill  
S-5 Scale: 3" = 1'-0"

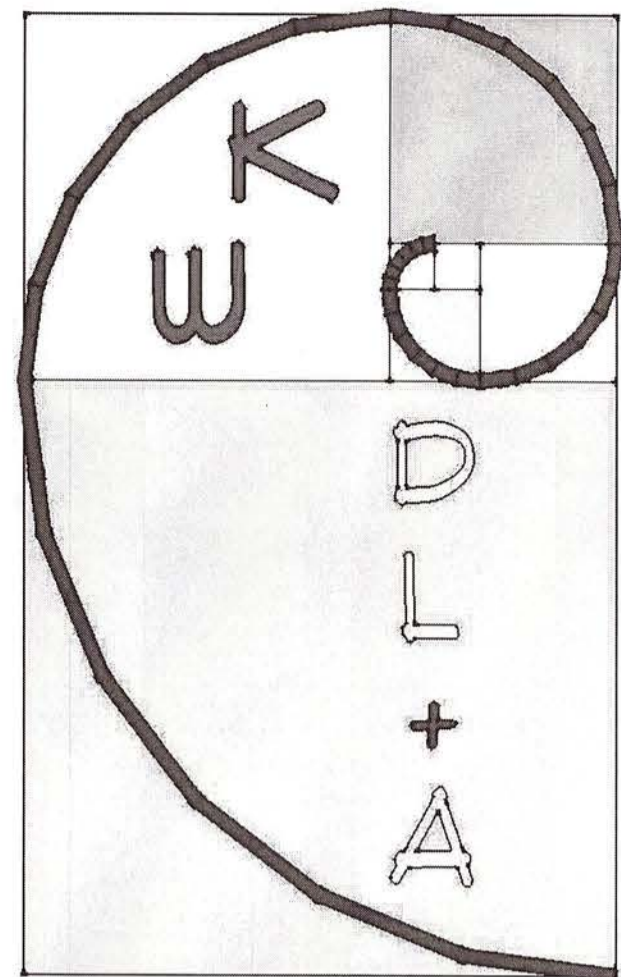
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Details

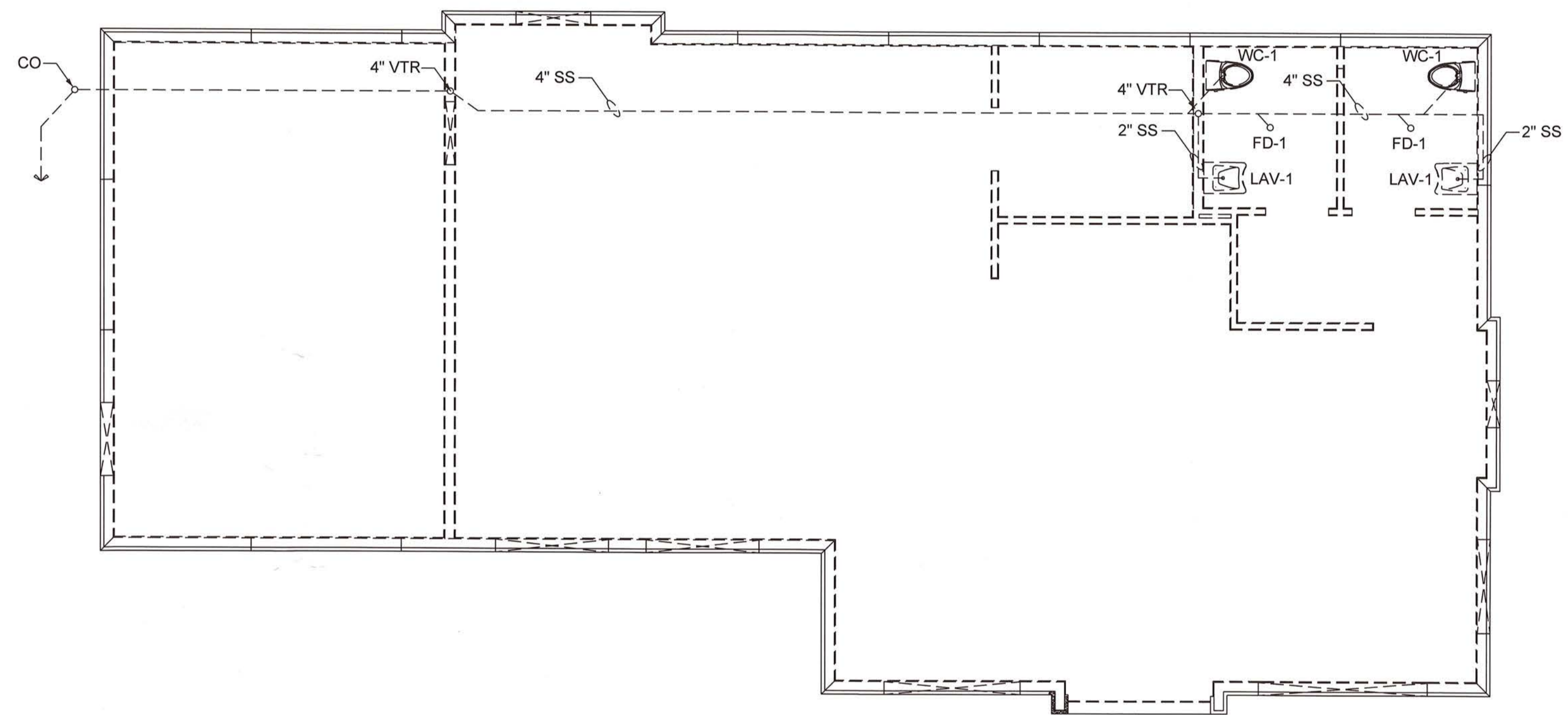
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09/29/2014

**A-8**  
**S-5**

Sheet 12 of 15



KEY WEST DESIGN LAB  
+  
ASSOCIATES, LLC  
AA26002848  
1901 FLAGLER AVENUE  
KEY WEST, FL 33040  
(305) 440-3960



**1** Plumbing Plan  
P-1

Scale: 3/16" = 1'-0"

**Notes:**

- (1n) Blackwater piping to be separate to SS from tenants grease line - Tenants requirements TBD - Tenants grease line to existing grease interceptor -

Starbucks  
2500 N Roosevelt Blvd,  
Key West, FL 33040

Plumbing Plan

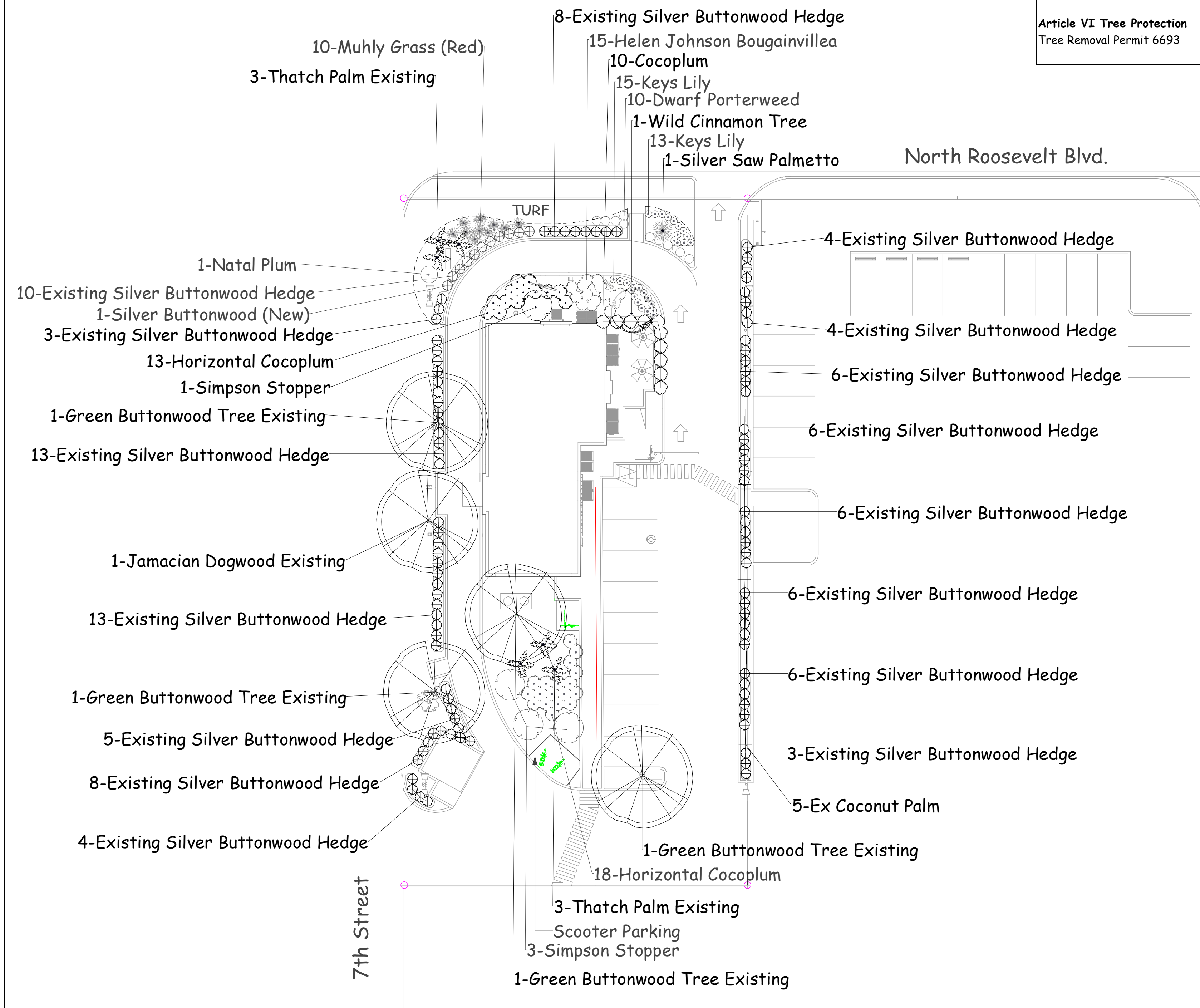
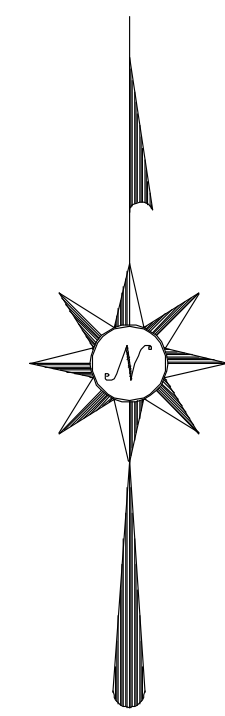
PN: 13011517.3  
09/29/2014

**P-1**

Sheet 13 of 15

**CITY REQUIREMENTS:**

<b>Section 108.413 Road Frontage</b>						
Roosevelt Blvd	100 feet	Plant Units Required: 40	Plant Units Provided: 59	3 Canopy @ 10 = 30	0 Ornamental Tree @ 3= 0	18 Shrubs @ 1 = 29
7th Street	177 feet	Plant Units Required: 71	Plant Units Provided: 78	3 Canopy @ 10 = 30	0 Ornamental Tree @ 3= 0	46 Shrubs @ 1 = 48
<b>Section 108.414 Interior Landscape Area</b>						
20% of Total Parking Area	4,246 s.f parking area @ 20% = 849 s.f. required	Provided: 1,547 s.f.				
<b>Section 108.415 Parking Lot Perimeter Landscape Area</b>						
131' LF (East Property Line)	Trees Required: 4 Trees	Material Provided:	5 Coconut Palms (Existing) 41 Silver Buttonwood Shrubs (Existing)			
<b>Article VI Tree Protection</b>						
Tree Removal Permit 6693	Requires Replacement of 10.5 Caliper Inches	Provided: 11 Caliper Inches as noted on Plant List				



**PROPOSED PLANT LIST**

CANOPY TREES				
COMMON NAME	Botanical Name	Status	Type	Qty/Size
CANELLA WINTERANA	Wild Cinnamon	Native	Proposed	1 @ 3" DBH - Mitigation Tree Permit #6693
GREEN BUTTONWOOD	Conocarpus erectus	Native	Existing	4/Existing to Remain
SIMPSON STOPPER	Myrcianthes fragrans	Native	Proposed	4 @ 2" DBH - Mitigation Tree Permit #6693
JAMAICAN DOGWOOD	Piscidia piscipula	Native	Existing	1/Existing to Remain
PALMS				
COCONUT PALM	Cocos nucifera	Non-native	Existing	5/Existing to Remain
THATCH PALM	Thrinax radiata	Native	Existing	6/Existing to Remain
SHRUBS/GROUNDCOVERS				
COMMON NAME	Botanical Name	Status	Type	Qty/Size
BOUGAINVILLEA DWARF	Bougainvillea cv Helen Johnson	Exotic - flower	Proposed	15 @ 3 gal
SILVER BUTTONWOOD	Conocarpus erectus sericeus	Native	Existing	105/Existing to Remain
SILVER BUTTONWOOD	Conocarpus erectus sericeus	Native	Proposed	1 @ 3 gal
COCOPLUM	Chrysobalanus icaco	Native	Proposed	10 @ 3 gal
COCOPLUM (dwarf)	Chrysobalanus icaco 'Horizontal'	Native	Proposed	31 @ 3 gal
NATAL PLUM	Carissa macrocarpa	Native - flower	Proposed	1 @ 3 gal
KEYS LILY	Hymenocallis latifolia	Native - flower	Proposed	28 @ 2 gal
MUHLY GRASS	Muhlenbergia capillaris	Native - flower	Proposed	10 @ 2 gal
SAW PALMETTO	Serenoa repens	Native	Proposed	1 @ 7 gal
PROSTRATE PORTERWEED	Stachytarpheta jamaicensis	Native - flower	Proposed	10 @ 1 gal

**LANDSCAPE NOTES:**

- ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERYMAN STANDARDS.
- ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
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- REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- IRRIGATION PLAN BY OTHERS. HOWEVER, IRRIGATION SHALL BE A DRIP SYSTEM THAT CAN BE REMOVED AFTER PLANT MATERIAL ESTABLISHMENT PERIOD - APPROX 6 TO 12 MONTHS DEPENDING UPON THE MONTH OF INSTALLATION.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE AND UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
- ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

**CONCEPTUAL PLANTING PLAN**

SCALE: 1"=20'

**STARBUCKS**  
**2500 NORTH ROOSEVELT BLVD**  
**KEY WEST, FLORIDA**

**Mitchell Planning & Design, Inc.**

15450 SE 103rd Place Road  
 Ocklawaha, Florida 32179  
 352.288.0401/305.509.0966  
 mitchellplanningdesign@gmail.com

Revisions:

12.29.14: Correct Tree Permit Reference

Date:	10.27.14
Scale:	As Noted
File:	14-DO-001
Drawn:	BM
Sheet:	

**PC:01**

**WATER QUANTITY - PREDEVELOPMENT**

PROJECT AREA	0.46 AC
PERVIOUS AREA	0.10 AC
IMPERVIOUS AREA	0.36 AC
% IMPERVIOUS	79.01%
RAINFALL FOR 25YR/72HR EVENT (P)	12.23 IN
DEPTH TO WATER TABLE	4 FT
UNDEVELOPED AVAILABLE STORAGE	8.18 IN
SOIL STORAGE (S)	1.72 IN
QPRE = (P - 0.2S)^2 / (P + 0.8S) [25YR/72HR]	10.39 IN

**WATER QUANTITY - POSTDEVELOPMENT**

PROJECT AREA	0.46 AC
PERVIOUS AREA	0.12 AC
IMPERVIOUS AREA	0.34 AC
% IMPERVIOUS	73.47%
RAINFALL FOR 25YR/72HR EVENT (P)	12.23 IN
DEPTH TO WATER TABLE	4 FT
DEVELOPED AVAILABLE STORAGE	8.18 IN
SOIL STORAGE (S)	2.17 IN
QPOST = (P - 0.2S)^2 / (P + 0.8S) [25YR/72HR]	9.96 IN

**POSTDEVELOPMENT - PREDEVELOPMENT**

QPOST - QPRE [25YR/72HR]	-0.42 IN
VOLUME = QA [25YR/72HR]	-0.19 AC-IN      -0.016 AC-FT

**WATER QUALITY**

ROOF AREA	0.05 AC
PROJECT AREA (EXCLUDING ROOF)	0.41 AC
IMPERVIOUS AREA (EXCLUDING ROOF)	0.28 AC
% IMPERVIOUS (EXCLUDING ROOF)	69.96%

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN	0.038 AC-FT
B) 2.5 INCHES * % IMPERVIOUS * TOT. PROJ. AREA	0.067 AC-FT

**WATER QUANTITY Vs. WATER QUALITY**

	QUANTITY	QUALITY
TOTAL SITE AREA =	-0.016 AC-FT	< 0.067 AC-FT
SWALE TREATMENT BASIN ONLY =	-0.011 AC-FT	< 0.033 AC-FT
EXISTING SYSTEM TREATMENT BASIN ONLY =	-0.005 AC-FT	< 0.034 AC-FT

**SWALE VOLUME REQUIRED**

WATER QUALITY/QUANTITY \* 50%      **720 CU. FT**

**NOTE:**

A 50% CREDIT WAS TAKEN BECAUSE THE BOTTOM OF THE SWALE SHALL BE AT LEAST 1 FT ABOVE THE WATER TABLE. (APPROX. 2.0 FT)

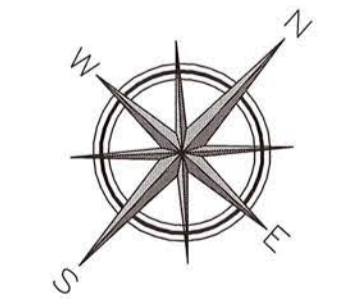
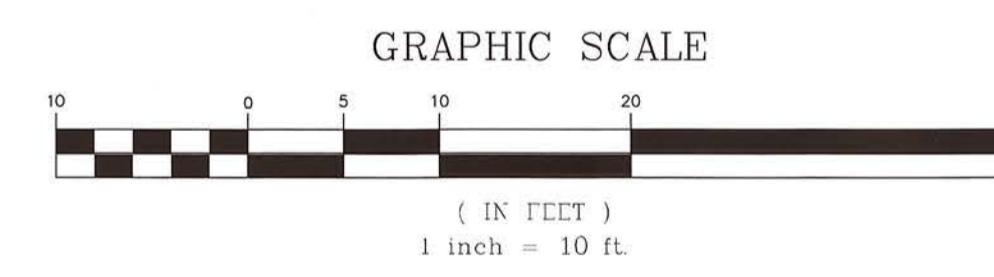
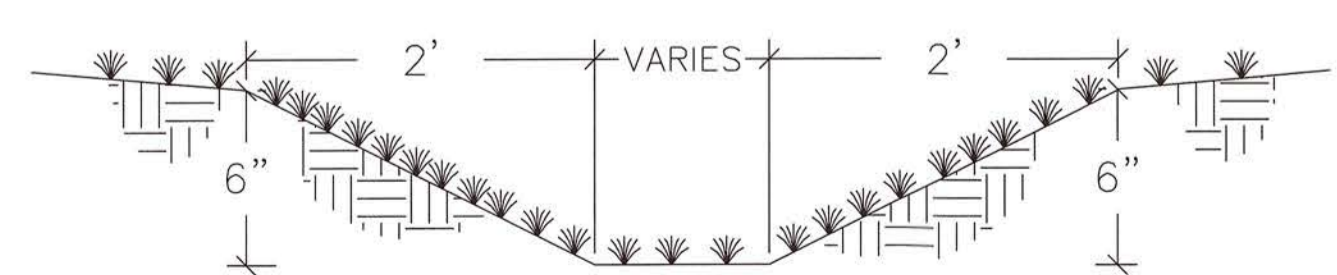
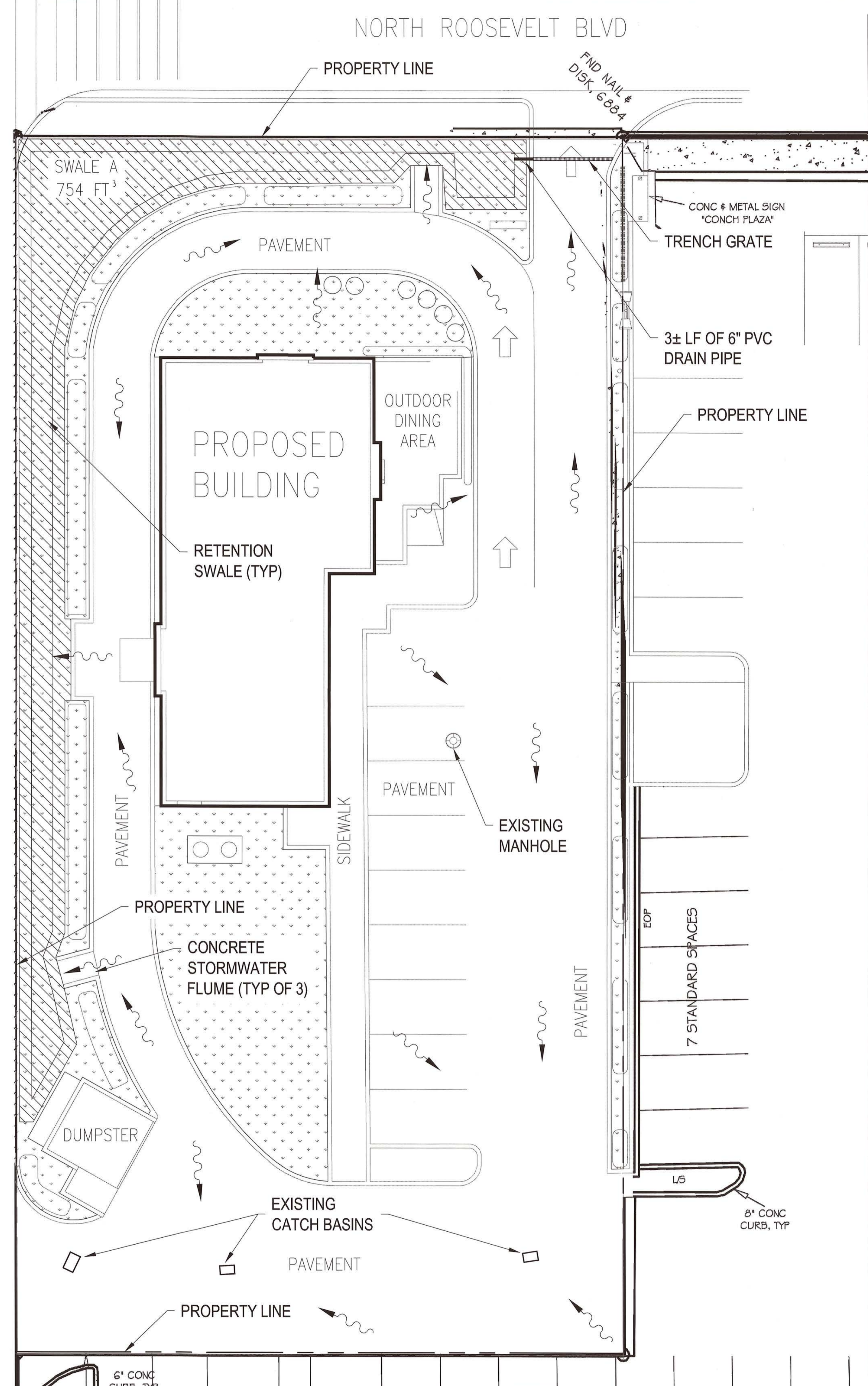
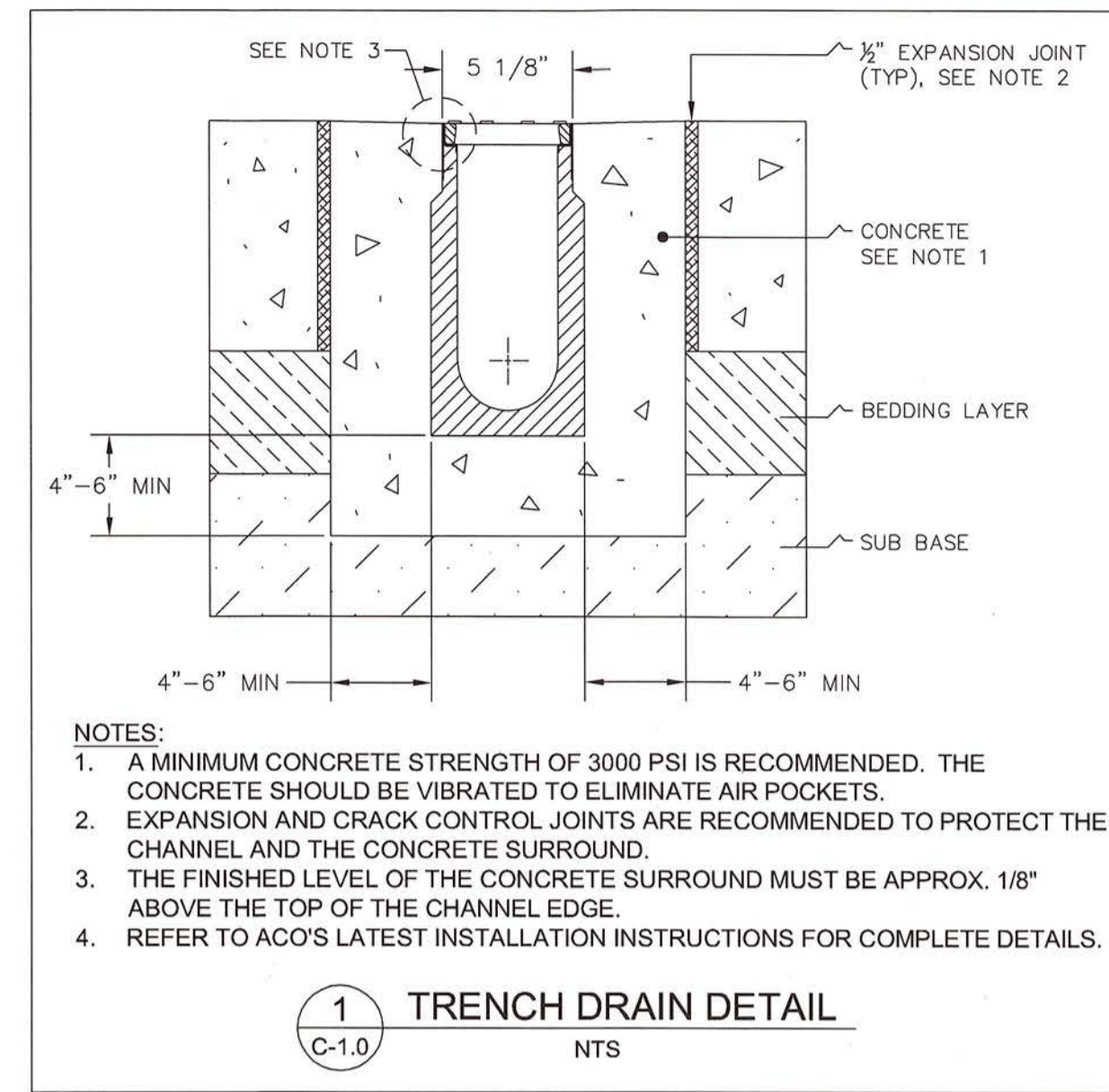
**SWALE VOLUME PROVIDED**

SWALE A = 754 CU. FT

**TOTAL = 754 CU. FT**

**REMAINING TREATMENT REQUIRED**

**BY EXISTING SYSTEM      1481 CU. FT**



**LEGEND**

[Symbol]	TYPE C DRAINAGE INLET
[Symbol]	STORMWATER DRAINAGE PIPE
[Symbol]	DIRECTION OF STORMWATER FLOW
[Symbol]	GRASSED/PERVIOUS AREA
[Symbol]	STORMWATER RETENTION SWALE

Meridian Engineering LLC  
201 Front Street, Suite 203  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-1263 fax:293-4899

Richard J. Milelli  
No. 88915  
FLORIDA PROFESSIONAL ENGINEER  
NOT VALID UNLESS SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

STARBUCKS  
RESTAURANT

2800 N. ROOSEVELT BLVD  
KEY WEST, FL

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

Title:  
**CONCEPTUAL DRAINAGE PLAN**

Sheet Number:  
**C-1.0**

Date: NOVEMBER 3, 2014

**USE AND OCCUPANCY CLASSIFICATION:** ASSEMBLY (A-2)

**CONSTRUCTION CLASSIFICATION:** III (exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code, fire-retardant-treated wood framing complying with section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.)

**OCCUPANT LOAD:** 31 (+ 10 STANDEES, + 6 EMPLOYEES) 41 TOTAL

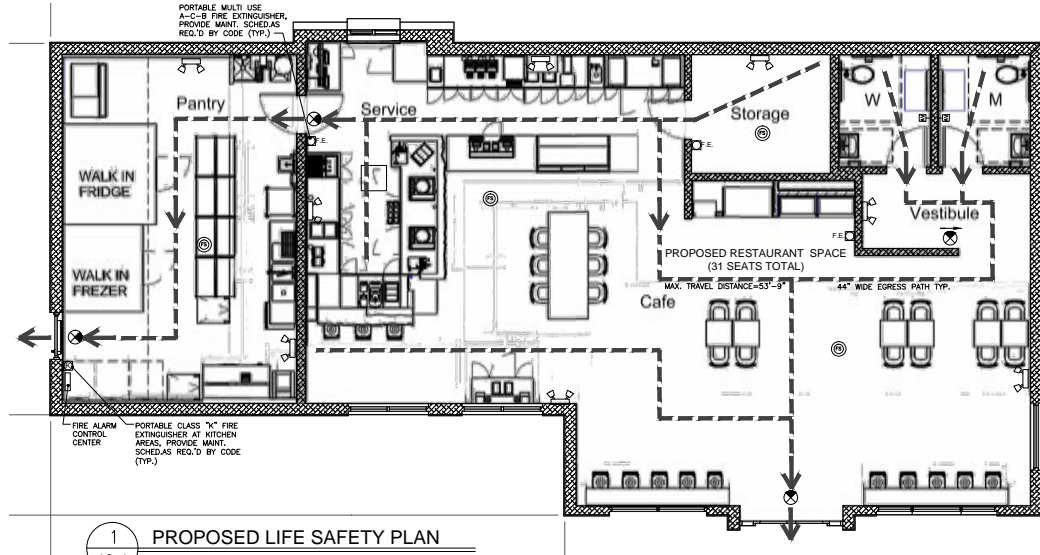
**EGRESS WIDTH REQUIRED:**  
 -2 X 113 = 22.6", 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),  
 STAIR EGRESS WIDTH REQUIRED:  
 -3 X 113 = 33.9", 44" MIN. EGRESS WIDTH REQ'D., (DOORS MIN. 32" CLEAR),  
**MIN. NUMBER OF EXITS REQUIRED:** 2 (1-500 PERSONS /STORY)  
**ACCESSIBLE ROUTE WIDTH REQUIRED:** 36" (DOORS MIN. 32" CLEAR)  
**TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE:**  
**MAX. EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 FT.**  
**PROPOSED MAX. TRAVEL DISTANCE = 54 FT.**

Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or well access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

**NOTES:**  
 1. SMOKE DETECTORS THROUGHOUT

**SYMBOL KEY**

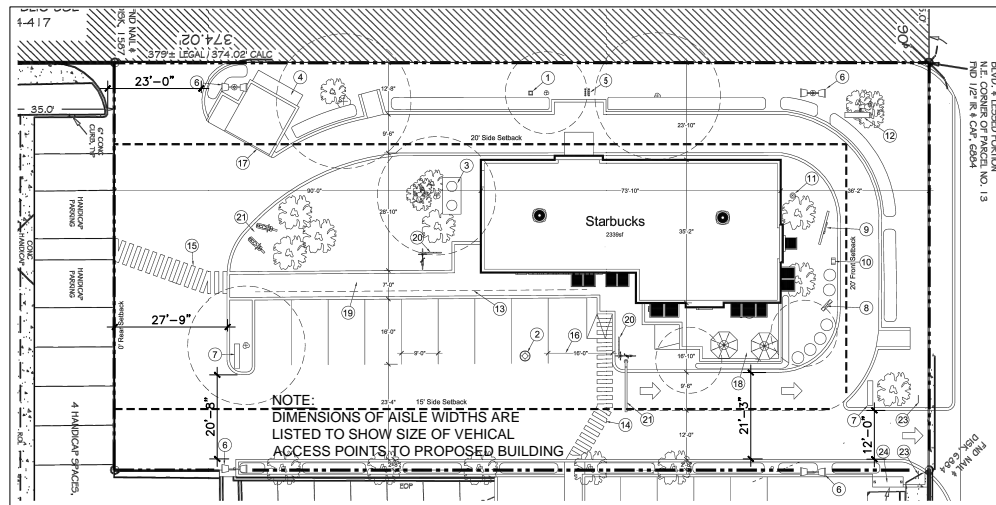
- EMERGENCY LIGHTING - BATTERY PACK W/ CHARGER
- EXIT SIGN - ILLUMINATED
- FIRE STROBE - CEILING MOUNTED
- AUDIO VISUAL - WALL MOUNTED
- PORTABLE MULTI USE A-C-B FIRE EXTINGUISHER, PROVIDE MAINT. SCHEDULES REQ'D BY CODE (TYP.)
- PORTABLE CLASS "K" FIRE EXTINGUISHER AT KITCHEN AREAS, PROVIDE MAINT. SCHEDULES REQ'D BY CODE (TYP.)



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

**Site Plan Notes**

- |   |   |
|---|---|
| 1 Existing Concrete Pole w/ Existing Electric Meter - | 14 4' Crosswalk to Adjacent Parking -       |
| 2 Existing Sanitary Sewer -                           | 15 4' Crosswalk to Shopping Center -        |
| 3 Existing Grease Interceptor -                       | 16 Proposed Accessible Parking -            |
| 4 Existing Propane Tank Pad -                         | 17 Existing Dumpster Enclosure -            |
| 5 Existing Water Service Back Flows -                 | 18 Proposed Patio w/ Pervious Pavers -      |
| 6 Existing Parking Lot Lighting -                     | 19 Proposed Walk w/ Pervious Pavers -       |
| 7 Proposed Drive Thru Sign w/ Arrow -                 | 20 Proposed Bike Rack -                     |
| 8 Proposed Pre-menu Board -                           | 21 Proposed Scooter Parking -               |
| 9 Proposed Menu Board -                               | 22 Proposed Drive Thru Canopy Warning Bar - |
| 10 Proposed Drive Thru Speaker Post -                 | 23 Proposed Do Not Enter Signs -            |
| 11 Existing Flag Pole -                               | 24 Existing Conch Plaza Monument Sign -     |
| 12 Proposed Replacement Pylon Sign -                  |   |
| 13 7' Sidewalk - 2' Bumper Overhang Line -            |   |



**1**  
 LS-1 SCALE: NOT TO SCALE

Meridian Engineering LLC  
 201 Pine Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #28491  
 PH: 305-263-3550 FAX: 305-265-8889

Seal:

---

**CONCH PLAZA**  
**PROPOSED STARBUCKS**

2508 N. ROOSEVELT BLVD.  
 KEY WEST, FLORIDA

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Drawn By: BCS Checked By: RJM  
 Project No: \_\_\_\_\_ Scale: \_\_\_\_\_  
 AutoCad File No: \_\_\_\_\_

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Title:  
**LIFE SAFETY PLAN**

Sheet Number:  
**LS-1**

Date: DECEMBER 12, 2014



# **DRC Minutes/Comments**

## Kevin Bond

---

**From:** Jason Barroso  
**Sent:** Tuesday, December 30, 2014 2:06 PM  
**To:** Erica Hughes-Sterling; Kevin Bond  
**Cc:** Danny Blanco  
**Subject:** RE: Starbucks Revised Life Safety Plan

Kevin,

I have reviewed the life safety plan provided by the applicant and the only request from the Fire Marshal is that the exit width for vehicles exiting the property onto N. Roosevelt Blvd. be enlarged to approx.. 14-16ft depending on what the site can allow.

We have reviewed the accessibility and have access from all four sides. Normally this distance is 20 ft. minimum required but with the accessibility access from all four sides this distance can be less.

This can be worked out leading up to the planning meeting for this month. At this time there are no other comments from Fire Marshal and support moving this forward to planning for January planning board meeting.

Please let us know if there is any additional info needed from us.

*Jason Barroso* Lt. FIRE INSPECTOR  
Key West Fire Department  
1600 N. Roosevelt Blvd.  
Key West, Florida 33040  
305-809-3933 Office  
305-293-8399 Fax  
[jbarroso@cityofkeywest-fl.gov](mailto:jbarroso@cityofkeywest-fl.gov)  
*Serving the Southernmost City*

---

**From:** Erica Hughes-Sterling [<mailto:erica@spottswood.com>]  
**Sent:** Tuesday, December 30, 2014 10:48 AM  
**To:** Jason Barroso  
**Subject:** Starbucks Revised Life Safety Plan

Erica Hughes Sterling, Esq.  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, Florida 33040  
(305) 294-9556. Extension 223  
Facsimile: (305) 292-1982  
[erica@spottswood.com](mailto:erica@spottswood.com) or [ehughes@spottswood.com](mailto:ehughes@spottswood.com)

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prohibited. If you have received this communication in error, please return it to the sender immediately. Please be advised that e-mail may not be checked by attorneys in this office over prolonged periods. Therefore, urgent matters should be brought to our attorneys' attention through means other than e-mail.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

---

Development Review Committee  
November 21, 2014  
Utilities Comments

**405 Fleming Street, Unit 101**

**Exception for Outdoor Merchandise Display**

Please provide a survey and site plan that indicates where the merchandise will be displayed and shows the access route from the parking space to the nearest sidewalk. Please include dimensions on the site plan, to indicate the width of the walkway (clear floor area) around the merchandise display.

**3434 Riviera Drive**

**Habitable Space Variance**

Please install roof gutters and direct downspouts back onto property, into landscaped areas, to prevent stormwater runoff from the structure from impacting the adjacent property.

**917 Duval Street**

**Awning Replacement**

No comments.

**1212 Duval Street**

**Transient License Transfer**

No comments.

**2 Go Lane**

**Lot Split**

Please provide recorded documents showing abandonment of the portion of Roosevelt Lane encompassed by Lots 2 and 3. This requirement shall not be necessary, if Roosevelt Lane (a.k.a. Go Lane) is found to be a private road.

Please provide utility easements for water and sanitary sewer service lines that cross one property to serve the other property, if determined to be necessary.

**5711 College Road  
Major Development Plan**

Grading and Drainage Plan

Please provide a Grading Plan that takes into account elevations of adjacent properties and College Road, noting the access driveway slope on the plan. Site grading shall be designed to maintain stormwater onsite and prevent runoff onto adjacent properties.

Please revise the Drainage Plan to show sufficient treatment volume and water quantity disposal, in accordance with Secs. 108-777 and -778.

Please incorporate the cistern tank overflow into the Drainage Plan.

Please coordinate the Drainage Plan utilizing an exfiltration trench with the Department, in regard to possible groundwater migration and impact to monitoring well data.

Solid Waste

Please coordinate location and orientation of the solid waste storage area with Waste Management, to ensure proper access for pickup.

**2500 North Roosevelt Boulevard  
Minor Development Plan**

Please provide a site plan showing the fire lane, location for the ADA accessible parking space and indicating dimensions of the paver walkway, parking space, driveways and fire lane.

# **Other Information**



## THE CITY OF KEY WEST – Tree Commission

Post Office Box 1409, Key West, FL 33041-1409  
(305) 809-3768

Date: December 29, 2014

From: Karen DeMaria, Urban Forestry Manager *KD*

Reference: Landscape Plan Review, 2500 N. Roosevelt Blvd

The redevelopment project at 2500 N. Roosevelt Blvd is a Minor Development Plan. One existing tree on the property is being removed, a buttonwood tree which was given a tree removal permit by the Tree Commission on February 11, 2014 (permit #6693). All other existing vegetation on the site will remain. Therefore, the landscape plan does not have to be reviewed by the Tree Commission due to the existing tree removal permit.

The landscape plan, submitted by Mitchell Planning and Design, proposes to enhance the existing landscaping on site. New plantings appear to meet Section 108 criteria and they incorporate the necessary required tree removal replacement inches as per tree permit #6693.

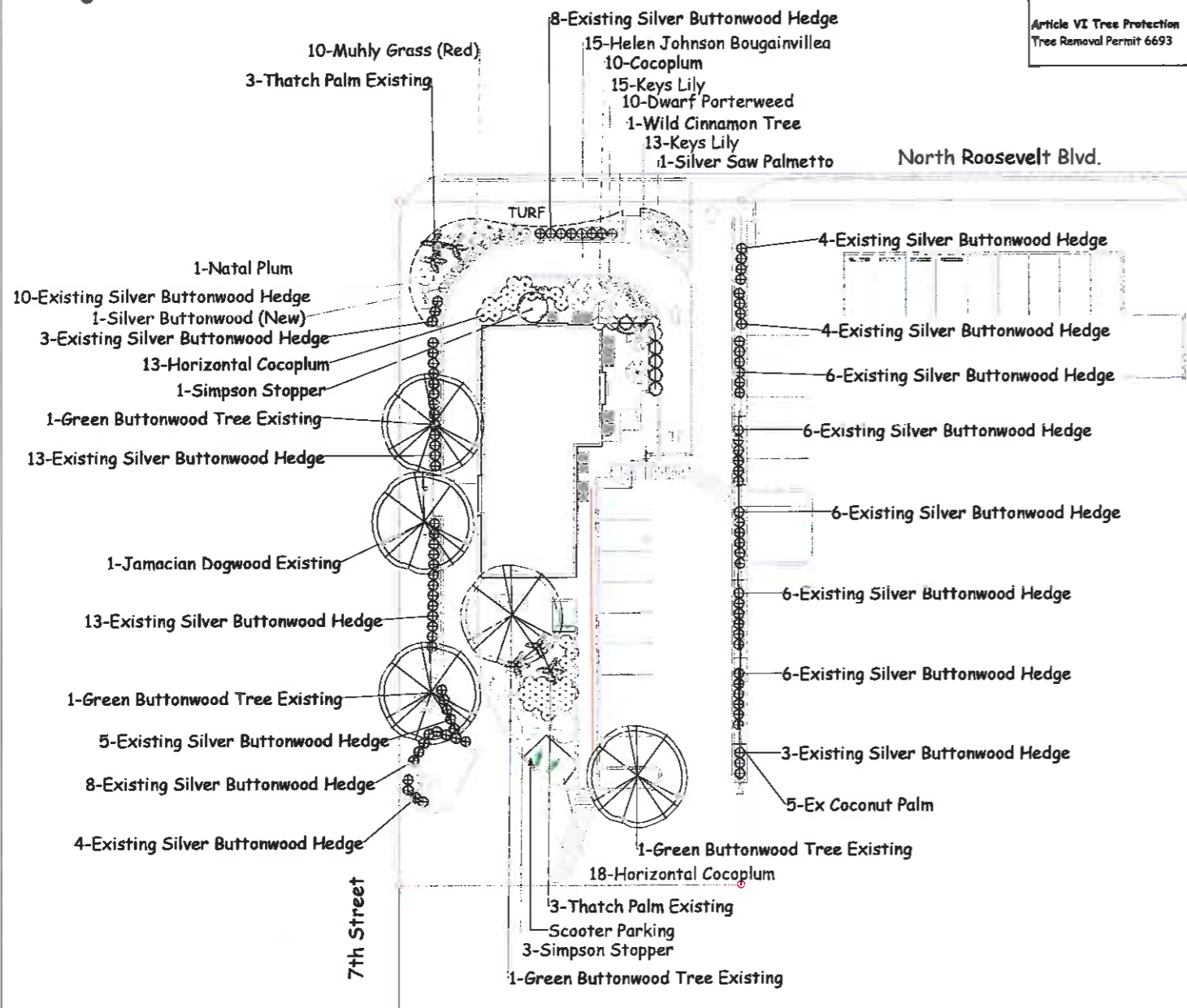
The Urban Forester, on behalf of the Tree Commission, recommends approval of the Mitchell landscape plan.

*Tree Commission*  
**M E M O R A N D U M**



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6693  
6693

KED 12-29-14

**LANDSCAPE NOTES:**

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8. ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

**CONCEPTUAL PLANTING PLAN**

SCALE: 1"=20'

Mitchell Planning & Design, Inc.

15450 SE 103rd Place Road  
Ocklawaha, Florida 32179  
352.288.0401/305.509.0966  
mitchellplanningdesign@gmail.com

Revisions:

12.29.14: Correct Tree Permit Reference

Date:	10.27.14
Scale:	As Noted
File:	14-DO-001
Drawn:	BM
Sheet:	

PC:01



# **Property Appraiser Record Card**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
 Marathon (305) 289-2550  
 Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.  
 Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **8848439** Parcel ID: **00065230-000100**

### Ownership Details

**Mailing Address:**

2500 N ROOSEVELT LLC  
 513 FLEMING ST STE 1  
 KEY WEST, FL 33040-6861

### Property Details

**PC Code:** 22 - DRIVE IN RESTAURANTS

**Millage Group:** 10KW

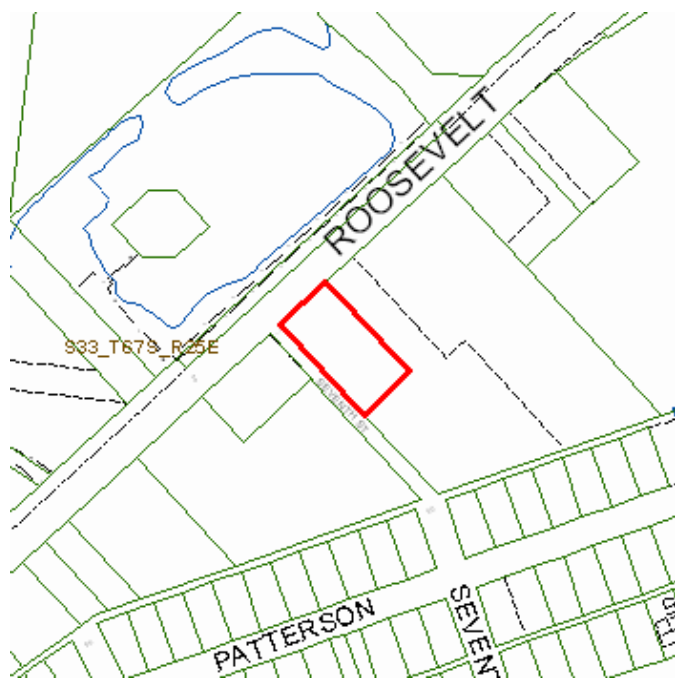
**Affordable Housing:** No

**Section-Township-Range:** 33-67-25

**Property Location:** 2500 N ROOSEVELT BLVD KEY WEST

**Legal Description:** KW PT PARCEL 12 PARCEL OF LAND LYING SE OF N ROOSEVELT BLVD (.4591 AC) OR1302-82/83 OR1301-1830/34 (RES NO 94-43) OR2657-660

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100H - COMMERCIAL HIGHWAY

100

200

20,000.00 SF

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	11,490 SF	0	0	1993	1994	2	50
2	PT3:PATIO	968 SF	0	0	1993	1994	2	50

## Appraiser Notes

2002 - 6 - 18 - BUILDING ON PERSONAL PROPERTY. AK:8865961.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
13-3466	08/16/2013	10/18/2014	32,000	Commercial	EMERGENCY: REPLACEMENT OF CONCRETE APRON AROUND STORM DRAIN AT REAR OF BUILDING APPROX 1350SF.	
1	B94-II74	04/01/1994	05/01/1994	110,000	Commercial	PREFAB BLDG & PAVING
2	M94-1465	05/01/1994	05/01/1994	11,500	Commercial	1 10TON A/C W/13DROPS
3	A94-1695	05/01/1994	05/01/1994	12,500	Commercial	LANDSCAPING
4	98-1472	05/12/1998	12/08/1998	2,800	Commercial	A/C
5	04-2681	08/11/2004	100	Commercial	REPLACE WOOD BOOTH	
6	07-2096	05/01/2007	1,500	Commercial	INSTALL 22 SHEETS OF WOOD OVER TO DRYWALL	

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	59,798	411,960	471,758	471,758	0	471,758
2013	0	61,791	411,960	473,751	473,751	0	473,751
2012	0	63,785	411,960	475,745	475,745	0	475,745
2011	0	65,778	1,184,385	600,000	600,000	0	600,000
2010	0	67,772	791,890	775,385	775,385	0	775,385
2009	0	69,765	1,136,190	775,385	775,385	0	775,385
2008	0	71,758	1,113,106	775,385	775,385	0	775,385
2007	0	73,752	1,200,000	1,273,752	1,273,752	0	1,273,752
2006	0	75,744	525,000	600,744	600,744	0	600,744
2005	0	75,002	472,500	547,502	547,502	0	547,502
2004	0	77,049	525,000	602,049	602,049	0	602,049
2003	0	79,045	420,000	499,045	499,045	0	499,045
2002	0	81,041	420,000	501,041	501,041	0	501,041
2001	120,356	83,089	420,000	623,445	623,445	0	623,445
2000	120,356	26,161	308,000	454,517	454,517	0	454,517
1999	120,356	26,769	308,000	455,125	455,125	0	455,125
1998	80,238	27,387	308,000	415,625	415,625	0	415,625

1997	80,238	27,996	308,000	416,234	416,234	0	416,234
1996	72,944	28,603	280,000	381,547	381,547	0	381,547
1995	72,944	29,222	280,000	382,166	382,166	0	382,166
1994	0	8,800	280,000	288,800	288,800	0	288,800

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/31/2013	2657 / 660	800,000	WD	30
4/1/1994	1302 / 0082	400,000	WD	Q

This page has been visited 136,420 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

# **Public Notice**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on January 15, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Minor Development Plan – 2500 North Roosevelt Boulevard (RE # 00065230-000100; AK # 8848439)** - A request for minor development plan approval for the construction 2,200 square feet of gross nonresidential floor area for a restaurant with drive-through on property located within the Commercial General (CG) Zoning District pursuant to Sections 108-91.B.1.(b) and 122-417 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Kevin Bond, Acting Planning Director / Senior Planner, [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); 305-809-3725  
Planning Department: Fax: 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**



City of Key West, Florida  
Planning Department  
PO Box 1409  
Key West, Florida 33041-1409

«OWNER1»  
«OWNER2»  
«ADDRESS»  
«CITY» «ST» «ZIP»  
«Next Record»

## PUBLIC MEETING NOTICE



City of Key West, Florida  
Planning Department  
PO Box 1409  
Key West, Florida 33041-1409

«OWNER1»  
«OWNER2»  
«ADDRESS»  
«CITY» «ST» «ZIP»

## PUBLIC MEETING NOTICE

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Minor Development Plan – 2500 North Roosevelt Boulevard (RE # 00065230-000100; AK # 8848439)** – A request for minor development plan approval for the construction 2,200 square feet of gross nonresidential floor area for a restaurant with drive-through on property located within the Commercial General (CG) Zoning District pursuant to Sections 108-91.B.1.(b) and 122-417 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Applicant:** David Pouliot, One Call Construction, Inc. **Owner:** 2500 N Roosevelt LLC

**Location:** 2500 North Roosevelt Boulevard (RE # 00065230-000100; AK # 8848439)

**Date of Hearing:** January 15, 2015 **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** Kevin Bond, Acting Planning Director / Senior Planner; **E-mail:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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300' Radius Noticing  
List Generated 12/30/2014

2500 N Roosevelt Blvd  
1 of 1

<b>OWNER1</b>	<b>OWNER2</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>ST</b>	<b>ZIP</b>
2500 N ROOSEVELT LLC	CONCH PLAZA LLC	513 FLEMING ST STE 1	KEY WEST	FL	33040-6861
ARENA PAMELA		2423 PATTERSON AVE	KEY WEST	FL	33040
BETHEL LEONARD W		2519 PATTERSON AVE	KEY WEST	FL	33040-3918
COBB ROBERT A		832 CAROLINE ST	KEY WEST	FL	33040
GALLAGHER KRISTIAN M		2427 PATTERSON AVE	KEY WEST	FL	33040-3817
KEY WEST LIONS CLUB		2405 N ROOSEVELT BLVD	KEY WEST	FL	33040-3837
KW26 LLC		1000 MARKET ST UNIT 1	PORTSMOUTH	NH	03801-3358
MATUSZAK ROBERT		2417 PATTERSON AVE	KEY WEST	FL	33040-3817
MERCURIO JOSEPH E AND SANDRA J		2419 PATTERSON AVE	KEY WEST	FL	33040
NASEIRO LORENZO JR AND DAISY M		2521 PATTERSON AVE	KEY WEST	FL	33040-3918
NYSTROM FRANCES H REV TR 9/14/2009		3417 RIVIERA DR	KEY WEST	FL	33040
PAPY LIMITED PARTNERSHIP THE		PO BOX 249	BALSAM	NC	28707-0249
RLJ II-F KEY WEST LLC		3 BETHESDA METRO CTR STE 1000	BETHESDA	MD	20814-6347
SILVER EAGLE DISTRIBUTORS LTD		4417 GRANADA BLVD	CORAL GABLES	FL	33146-1243
SPENCER ROBERT E AND JERRY		PO BOX 2672	KEY WEST	FL	33045-2672
STATE OF FLA DEPT OF TRANSPORTATION		1000 NW 111TH AVE	MIAMI	FL	33172-5802
US BANK NATIONAL ASSOCIATION	C/O GREENSPOON MARDER PA	100 W CYPRESS CREEK RD STE 700	FORT LAUDERDALE	FL	33309-2195
WALKER RICHARD C		2407 N ROOSEVELT BLVD	KEY WEST	FL	33040-3837
ZHANG SHI XING		209 KEY DEER BLVD	BIG PINE KEY	FL	33043-4905

2500 North Roosevelt Boulevard – 300-foot radius map – December 30, 2014

