

Application



Application for Development Plan & Conditional Use

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City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$310.00 advertising/noticing fee and the \$110.25 fire review fee)

Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	
Conditional Use	\$ 4,499.50
Extension	\$ 1,212.75
Administrative Modification	\$ 971.50
Minor Modification	\$ 800.00
Major Modification	\$ 1,525.00
Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	\$ 971.50
Revision or Addition (not part of a development plan)	\$ 2,000.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>
Minor <input type="checkbox"/>	<input type="checkbox"/>	No <input type="checkbox"/>

Please print or type:

- 1) Site Address: 1618 N Roosevelt Boulevard
- 2) Name of Applicant: Keys Motors LLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 2300 NE 151st St
North Miami, FL 33181
- 5) Applicant's Phone #: 786 375 0595 Email: javier@salmanarchitects.com
- 6) Email Address: eday@warrenhenryauto.com
- 7) Name of Owner, if different than above: Keys Motors LLC c/o Mr. Erik Day
- 8) Address of Owner: 2300 NE 151st St. N. Miami, FL 33181



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9) Owner Phone #: 786 375 0595 Email: eday@warrenhenryauto.com

10) Zoning District of Parcel: CG RE# CG00064910-00010

11) Is Subject Property located within the Historic District? Yes _____ No X

If Yes: Date of approval N/A

HARC approval # N/A

OR: Date of meeting N/A

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).

Replacement of existing autodealership structures with additional median income affordable housing units (2)

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

If Yes: Date of approval 2014 Resolution # 201542 (signed)

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.

Easements are noted on Survey

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.



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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.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.



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- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.



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- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.



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- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) **Findings.** A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) **Characteristics of use described.** The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and



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e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.

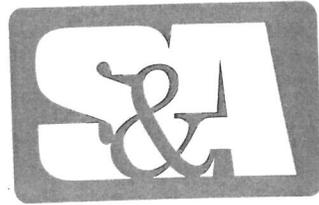


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- b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
- c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



**SALMAN
& ASSOCIATES**

Javier F. Salman, A.I. A.
Principal

1534 Mantua Avenue
Coral Gables, FL 33146
Direct 305 542-0142
Javier@SalmanArchitects.com



October 5, 2021

City of Key West
Planning Department
Josephine Parker City Hall
City of Key West
1300 White Street

Attn: Ms. Donna Phillips,
Planning Project Coordinator

ARCHITECTS
PLANNERS
CONSULTANTS

Re: Project Description Statement for Keys Auto Site plan approval –
Project Description.

Dear Ms. Phillips,

Proposed project intends to replace an existing series of structures with new structures of approximately the same size in the area now occupied by the existing building. The new buildings are meant to house the sales, service parts and offices of the existing automobile dealership. These are the same uses currently contained in the existing building without change. In addition, this project will also include landscaping along N. Roosevelt boulevard and along the north property line as shown on the submitted drawings. Finally this project will include the creation of two living units for median income occupancy for which a separate BPAS application has been submitted.

AA - 2603307

Should you have any further questions or comments, please feel free to contact me at 786 493 8691.

Sincerely,

Javier F. Salman AIA

AR-0014410



October 5, 2021

City of Key West
Planning Department
Josephine Parker City Hall
City of Key West
1300 White Street

Attn: Ms. Donna Phillips,
Planning Project Coordinator

ARCHITECTS
PLANNERS
CONSULTANTS

Re: Project Description Statement for Keys Auto Site plan approval –
Solution Statement.

Dear Ms. Phillips,

Our proposed project intends to address the following community concerns of affordable housing with the inclusion of two median income housing units on the property. In addition, the project will address the following specific concerns in the application as follows:

- a) This project will increase the existing green area on the site which will address the community needs for rain water pollution, reduced surface runoff, noise, heat island effect of the proposed project.
- b) As a Major project by City Code 108-977 definition, this project is taking advantage of the BPAS system for application for two housing units. Which will meet the base certification level of USGBC as per the attached proposed point tabulation provided – per subsection (a). The elevation for the proposed housing units is projected to be 1.5' above base flood elevation as shown on the site plan package. – per subsection (b). Likewise, we are including a rainwater catchment system of 300 gallons which will capture roof runoff as per subsection (c) of the application checklist

AA - 2603307

Should you have any further questions or comments, please feel free to contact me at 786 493 8691.

Sincerely,

Javier F. Salman AIA

AR-0014410

Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00064910-000100
 Account# 1065421
 Property ID 1065421
 Millage Group 10KW
 Location 1618 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR772-1863/65
 Description OR772-1866/67 OR824-311/12 OR997-1900E OR2573-1294/95 OR2749-1992/94 OR2943-1923
 (Note: Not to be used on legal documents.)
 Neighborhood 31040
 Property AUTO SALES (2700)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KEYS MOTORS LLC
 20860 2ND Ave
 Miami Gardens FL 33169

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$662,086	\$722,276	\$583,552	\$576,133
+ Market Misc Value	\$215,667	\$215,831	\$215,995	\$62,885
+ Market Land Value	\$3,887,838	\$3,887,838	\$2,591,892	\$1,829,898
= Just Market Value	\$4,765,591	\$4,825,945	\$3,391,439	\$2,468,916
= Total Assessed Value	\$4,765,591	\$4,825,945	\$3,391,439	\$2,468,916
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,765,591	\$4,825,945	\$3,391,439	\$2,468,916

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2700)	119,995.00	Square Foot	250	283.07

Commercial Buildings

Style OFFICE BLD-1 STORY / 17C
 Gross Sq Ft 2,932
 Finished Sq Ft 2,932
 Perimiter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1986

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,932	2,932	0
TOTAL		2,932	2,932	0

Style WAREHOUSE/MARINA C / 48C
 Gross Sq Ft 8,252
 Finished Sq Ft 3,052
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls CONC BLOCK
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 CONC BLOCK
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1986

Condition Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	5,200	0	0
FLA	FLOOR LIV AREA	3,052	3,052	0
TOTAL		8,252	3,052	0

Style SERV SHOPS ETC / 25C
 Gross Sq Ft 2,749
 Finished Sq Ft 1,519
 Perimeter 302
 Stories 1
 Interior Walls
 Exterior Walls CONC BLOCK
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 CONC BLOCK
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1958
 Year Remodeled
 Effective Year Built 1986

Condition Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,230	0	142
FLA	FLOOR LIV AREA	1,519	1,519	160
TOTAL		2,749	1,519	302

Style SERV SHOPS ETC / 25C
 Gross Sq Ft 5,100
 Finished Sq Ft 360
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0

Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1986
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	4,590	0	0
FLA	FLOOR LIV AREA	360	360	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		5,100	360	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1977	1978	1	120 SF	2
WALL AIR COND	1979	1980	1	2 UT	1
ASPHALT PAVING	1979	1980	1	52000 SF	2
CH LINK FENCE	1979	1980	1	768 SF	2
FENCES	1979	1980	1	96 SF	4
WALL AIR COND	1981	1982	1	4 UT	2
TIKI	1990	1991	1	520 SF	4
TIKI	2001	2002	1	225 SF	3
TIKI	2001	2002	1	225 SF	3
CH LINK FENCE	1979	1980	1	2652 SF	2
ASPHALT PAVING	1979	1980	1	37660 SF	2
WALL AIR COND	1984	1985	1	1 UT	3
WALL AIR COND	1984	1985	1	2 UT	1
WALL AIR COND	1984	1985	1	3 UT	2
CH LINK FENCE	1994	1995	1	1507 SF	1
ASPHALT PAVING	1999	2000	1	4340 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/3/2019	\$7,000,000	Warranty Deed	2201002	2943	1923	01 - Qualified	Improved
7/3/2015	\$6,995,000	Warranty Deed		2749	1992	37 - Unqualified	Improved
1/17/1996	\$5,134,200	Quit Claim Deed		2573	1294	M - Unqualified	Improved
6/1/1978	\$90,000	Conversion Code		772	1866	Q - Qualified	Improved

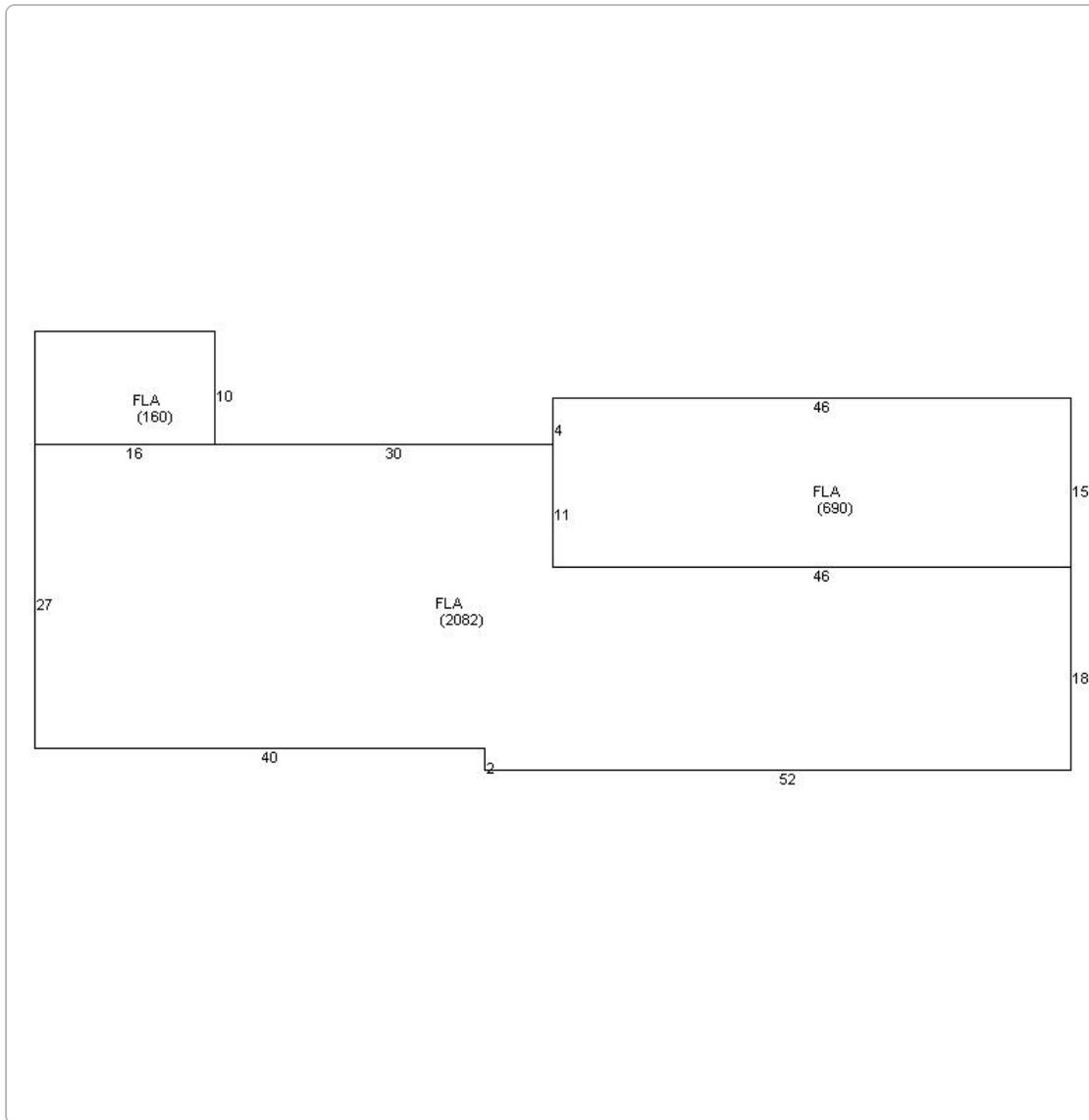
Permits

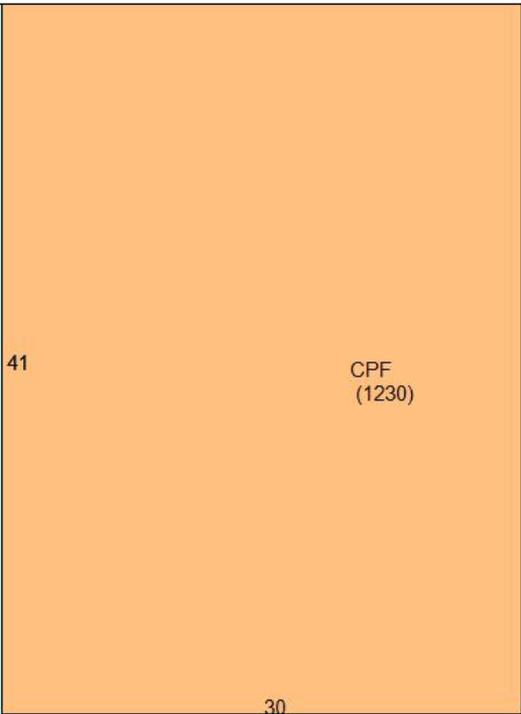
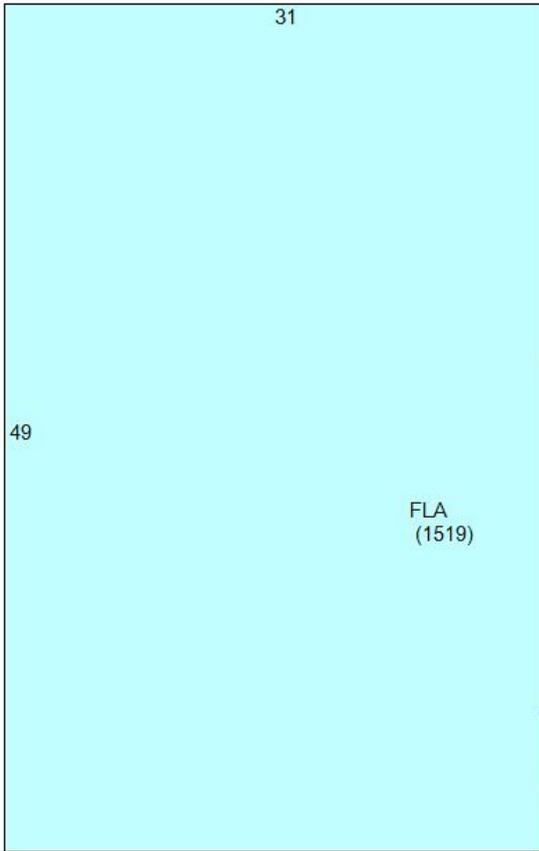
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-1858	6/25/2021		\$1,000	Commercial	ELECTRICAL DEMO OF BLDG #3 GC PERMIT #BLD2021-1844
BLD2021-1854	6/24/2021		\$1,000	Commercial	DEMO OF BLDG.#1 GC PERMIT #BLD2021-1843
BLD2021-1856	6/24/2021		\$1,000	Commercial	ELECTRICAL DEMO OF BLDG #2 GC PERMIT #BLD2021-1844
BLD2020-3544	12/28/2020	6/24/2021	\$0	Commercial	TIMBER FRAME OPEN TIKI STRUCTURE FOR OUTDOOR SERVICE BAYS 50' X 235' INCLUDING CONCRETE SLAB
BLD2019-4036	12/26/2019		\$34,991	Commercial	RENOVATION INTERIOR
BLD2019-0279	1/29/2019		\$39,000	Commercial	COMPLETED DEMOLITION AND DISPOSAL OF SINGLE STORY BUILDING AS HIGHLIGHTED ON ATTACHED SURVEY. *NOC REQUIRED* JYD
18-00001675	4/17/2018	4/19/2018	\$0	Commercial	EXTENSION - ROOFING
18-00001682	4/17/2018	4/19/2018	\$0	Commercial	EXTENSION BUILDING FOR FINAL NO WORK.
09-00004001	11/20/2009		\$2,300	Commercial	REPLACE APPRX 80 LF OF CONDUIT AND WIRE FOR PARKING LOT LIGHTS
07-0807	2/22/2007		\$2,375	Commercial	REPLACE 55'x4" OF CAST IRON WITH PVC 4"
06-6137	10/13/2006		\$2,000	Commercial	INSTALL 6 SQS OF V-CRIMP ROOFING TO EXISTING GAZEBO
06-4206	7/10/2006	10/6/2006	\$36,000	Commercial	RAISE ROOFS OF 4 SERVICE BAYS.
06-4033	7/6/2006	10/6/2006	\$5,400	Commercial	INSTALL 7 SQRS MODIFIED RUBBER ROOF.
06-2340	4/18/2006	10/6/2006	\$9,000	Commercial	RELOCATE ELECTRICAL SERVICE, INSTALL LIGHT FIXTURES & RECEPTICALS, 200 AMP SERVICE & MOTOR.
06-2118	3/31/2006	10/6/2006	\$50,000	Commercial	REPLACE ROOF, TIE BEAM, TWO COLUMNS, AND SLAB FOR CAR LIFT.
06-2118	3/31/2006	5/23/2017	\$50,000	Commercial	REPLACE ROOF THAT BLEW OFF AND NEW TIE BEAM AND TWO COLUMNS
06-0600	2/2/2006	10/6/2006	\$2,400	Commercial	INSTALL 5 SQRS. MODIFIED RUBBER ROOFING.
06-0600	2/2/2006	2/8/2018	\$2,400	Commercial	INSTALL 5 SQS OF MODIFIED RUBBER ROOFING

03-4251	12/29/2004	11/23/2004	\$3,800	Commercial	SEAL ASPHALT LOT
04-3753	12/9/2004	12/15/2004	\$7,200	Commercial	ROOF REPAIRS
03-4027	11/24/2003	11/23/2004	\$10,000	Commercial	30 SQRS M/B RUBBER ROOF
02/0362	2/11/2002	2/8/2018	\$1		ROOFING
02-0362	2/8/2002	9/18/2002	\$14,000	Commercial	MOD RUBBER ROOF
99-4150	2/3/2001	8/4/2000	\$9,500	Commercial	ROOF OVER GARAGE
99-1767	5/24/1999	11/17/1999	\$13,108	Commercial	PAVEMENT
99-0898	3/15/1999	11/17/1999	\$5,000	Commercial	SIGN
98-3398	11/6/1998	12/31/1998	\$500	Commercial	WEATHERHEAD REPLACEMENT
98-3349	10/30/1998	12/31/1998	\$10,000	Commercial	STORM DAMAGE ROOF
98-2788	9/9/1998	12/31/1998	\$1,000	Commercial	PAINT SERVICE BAYS
98-1193	4/22/1998	12/31/1998	\$2,815	Commercial	CHAIN LINK FENCE
97-2452	7/1/1997	8/1/1997	\$3,200	Commercial	SEAL ASPHALT
96-0755	2/1/1996	8/1/1996	\$1,900	Commercial	RENOVATIONS

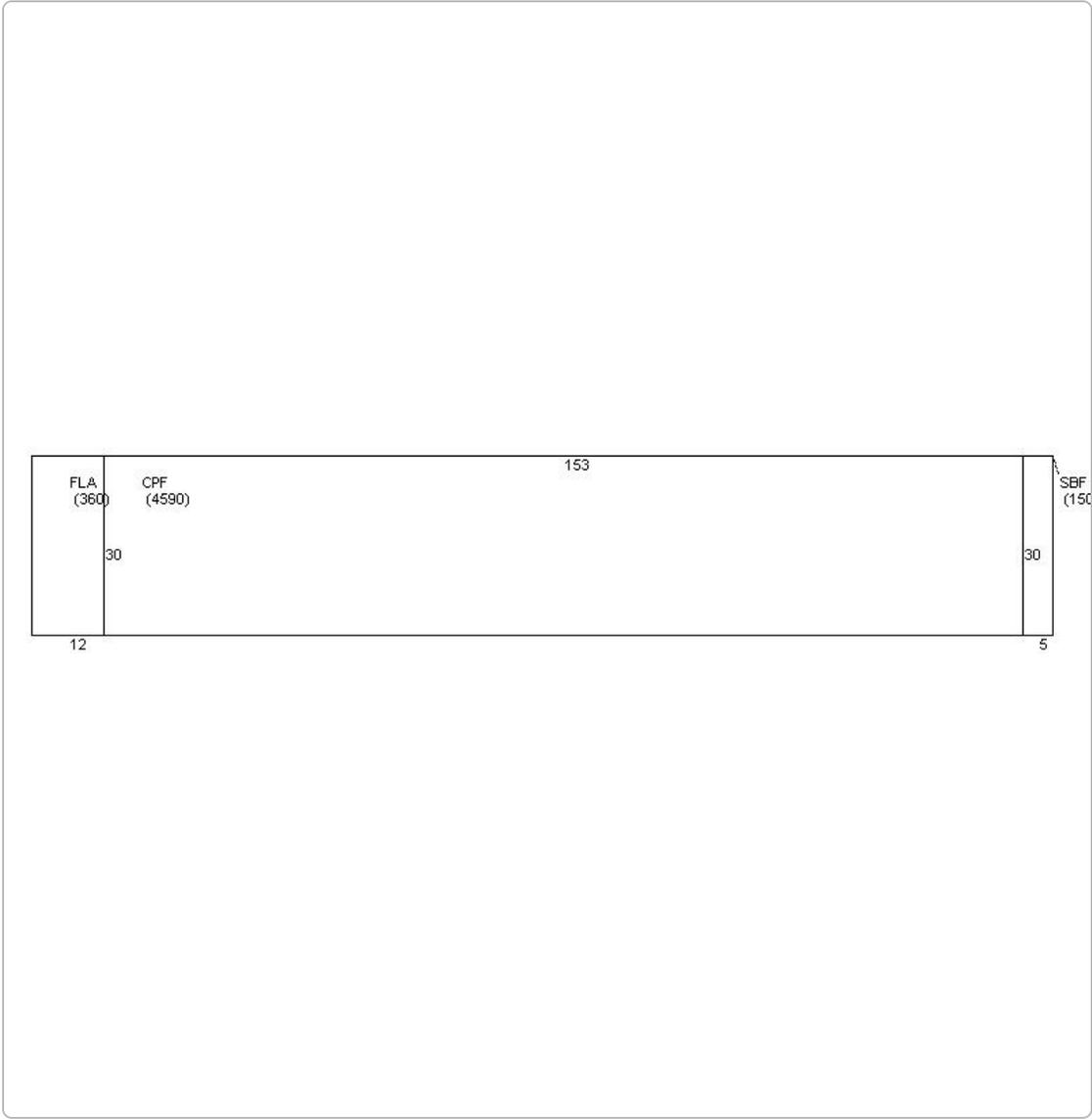
View Tax Info

[View Taxes for this Parcel](#)





8



Photos





Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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

Developed by
 Schneider
GEOSPATIAL

[Last Data Upload: 1/12/2022, 2:22:45 AM](#)

Version 2.3.170

Boundary Survey

Site Plan

KEY AUTO CENTER



MAIN ENTRANCE VIEW



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1534 Mantua Avenue
Coral Gable, FL 33146
305 - 542-0142

Proposed:
AUTODEALERSHIP

Project Address:
1618 N.Roosevelt Blvd
Key West, FL
33040

TEAM

Architect
Salman & Associates
Javier F. Salman
786 493 8691
Javier@salmanarchitects.com

Job # 2048

SCOPE OF WORK

PROJECT SCOPE:
DEMOLITION OF EXISTING SALES
BUILDING (IN CURRENT USE)
PARTS,SERVICE BAYS (ALREADY
DEMOLISHED)TO BE REPLACED WITH
NEW SALES/SERVICE OFFICES ,PARTS
STORAGE AND UNITS OF HOUSING.(2)

REVISION LIST

ISSUE DATE: 11.03.21

INDEX

ARCHITECTURAL

- SACV COVER PAGE
- S.P1.0 ARCHITECTURAL SITE PLAN
- A1.1 LANDSCAPE PLAN
- A1.2 HOUSING UNIT FLOOR PLAN
- A 2.0 LIGHTING PLAN
- A3.0 CIVIL DRAINAGE PLAN
- A4.0 RENDERS 01

SITE LOCATION



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

ZONING INFORMATION/ SITE INFO.

LEGAL DESCRIPTION:

KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR 772-1863/65 OR 772-1866/67 OR 824-311/12 OR 997-1900E OR 2573-1294/95 OR 2749-1992/94 OR 2943-1923

FOLIO: 00064910-000100	LOT AREA:	120,321 sf	2.76 acres
JURISDICTION: --	AREA TO	0 sf	0.00 acres
ZONING: Commercial General	CENTERLINE OF STREET:	0 sf	0.00 acres
FLOOD ZONE: --	DENSITY:	125.00 u/ac	
BASE FLOOD ELEVATION: 6.00ft			
FFI: 5.07' NAVGD			

CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED
LOT OCCUPATION			
LOT COVERAGE FF (MAX 40%)	119,995 / 53,997.75	36,016.00	40,798 sf (33.91%)
FLOOR AREA RATIO FF (0.8)	119,995 / 53,997.75	28,012	31,199 sf (25.93%)
DENSITY	0.00 units/acre	0	2 sf
LANDSCAPE			
PERVIOUS AREA (MAX 40%)	119,995 sf / 47,998		41,998 sf / 35%
IMPERVIOUS AREA (MAX 60%)	119,995 / 71,997		14,309 / 12%
SETBACKS			
FRONT	25'-0"	25'-0"	25'-0"
INTERIOR SIDE	15'-0"	15'-0"	15'-0"
REAR	25'-0"	25'-0"	25'-0"
HEIGHT (MAX 30')			
MAIN BUILDING	0'-0"	0'-0"	0'-0"
MAIN BUILDING	0'-0"	0'-0"	0'-0"

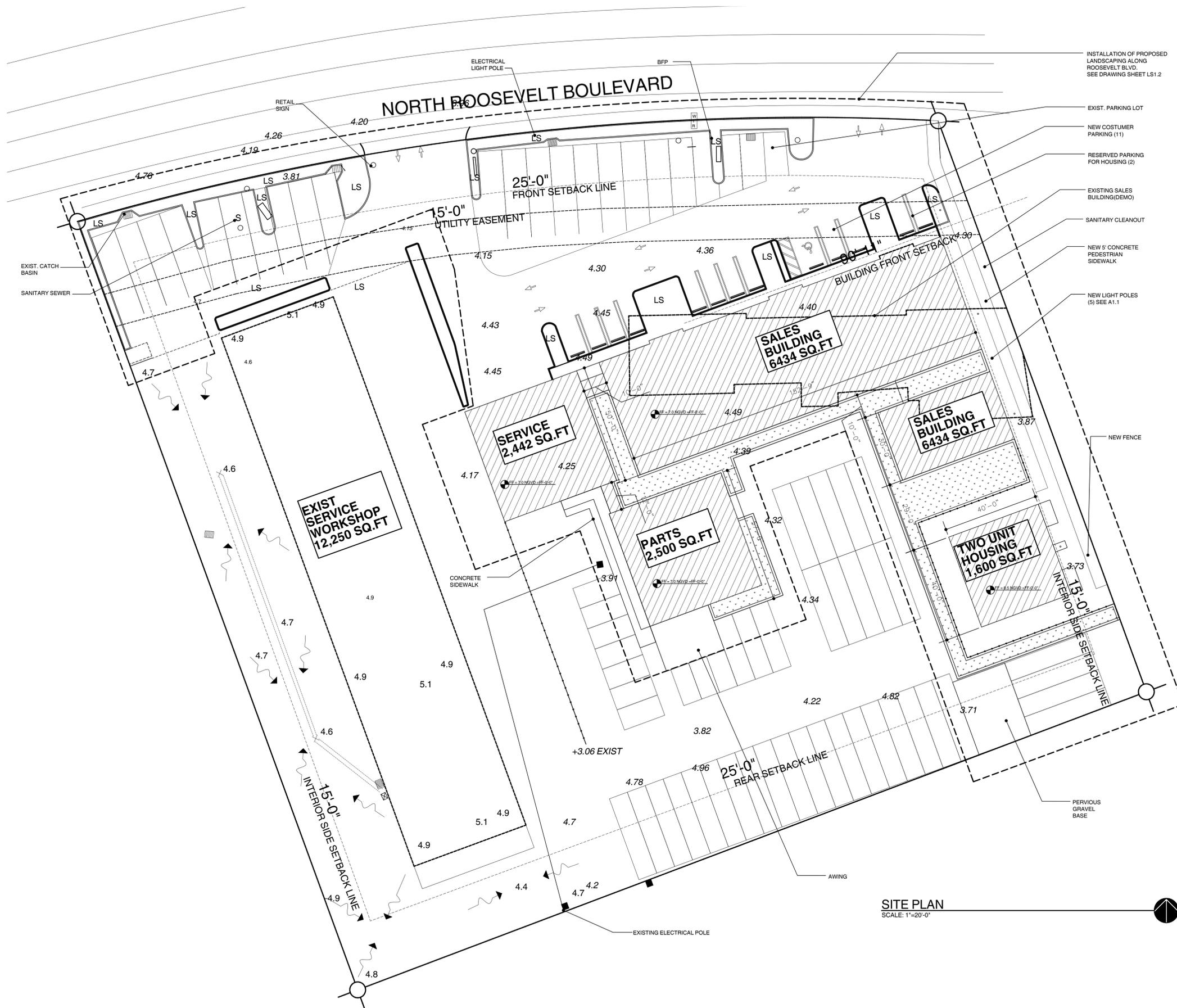
LEGEND

EXIST ELEV. POINT	4.22 (ITALIC)
NEW ELEV. POINT	4.7
DRAINAGE	[Symbol]
WATER METER	[Symbol]
BFP- BACK FLOW PREVENTER	[Symbol]
SANITARY SEWER	[Symbol]
EXISTING LIGHT POLE	[Symbol]
ELECTRICAL POLE	[Symbol]

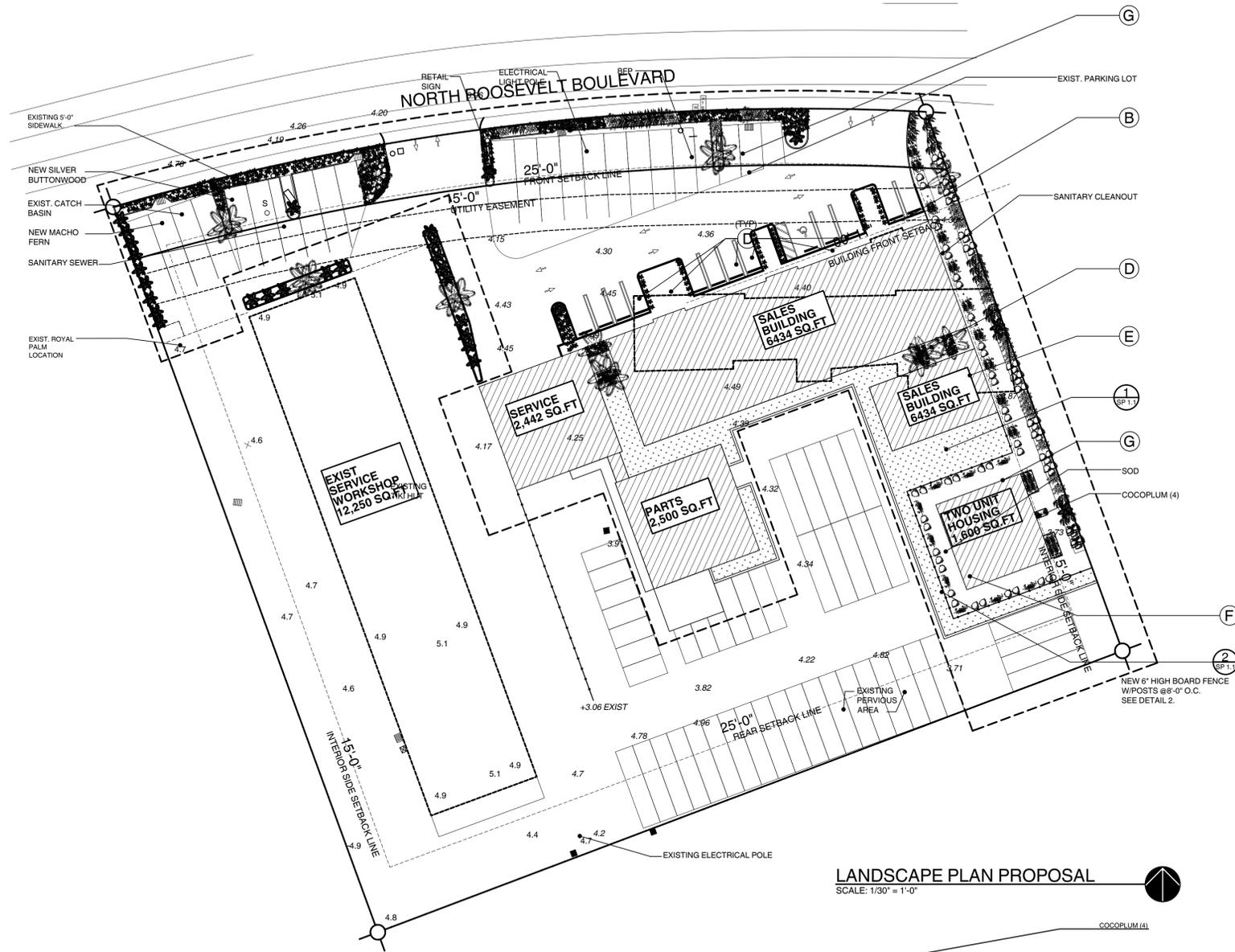
LEGEND

PROPOSED BUILDINGS	[Symbol]
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	[Symbol]

[Symbol] AREA OF WORK



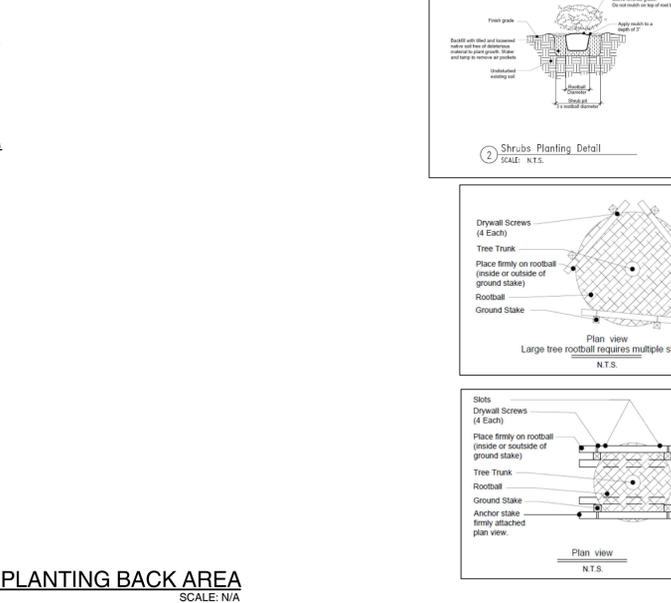
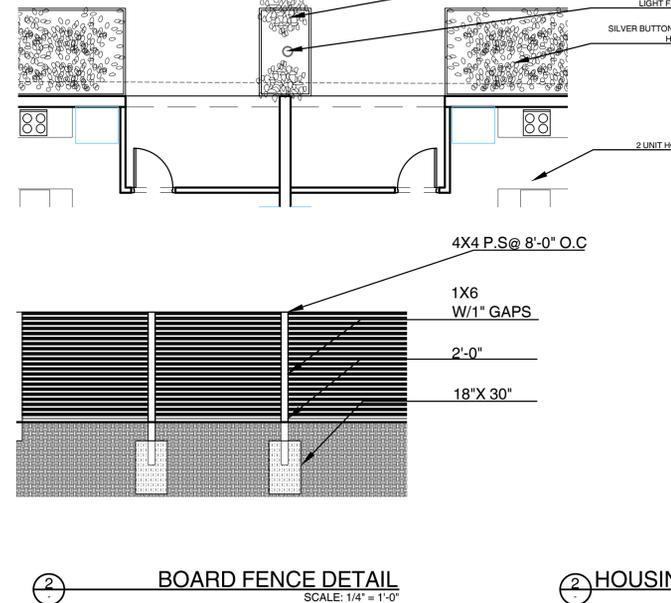
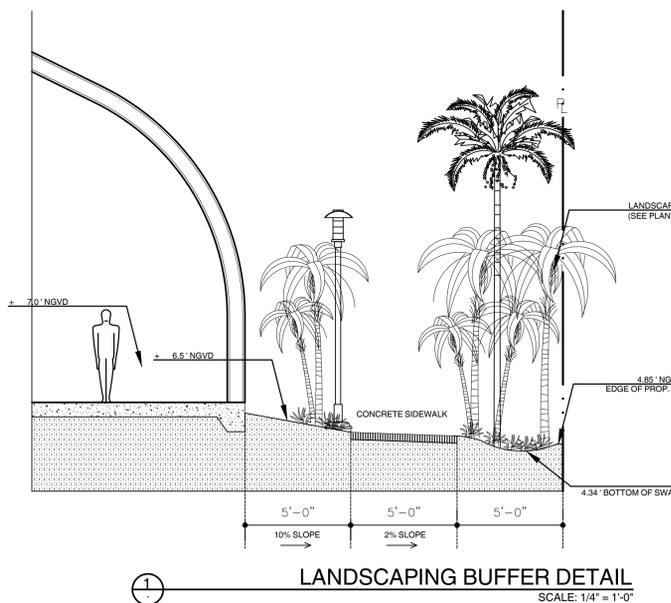
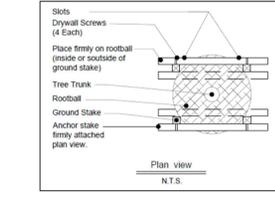
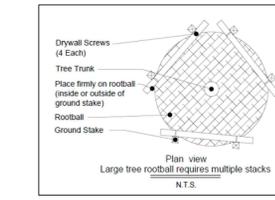
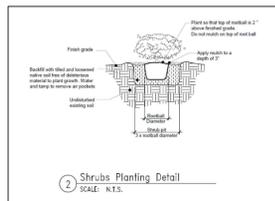
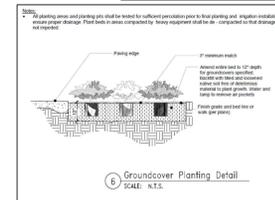
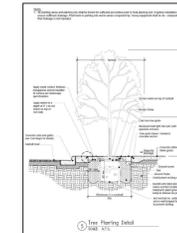
SITE PLAN
SCALE: 1"=20'-0"



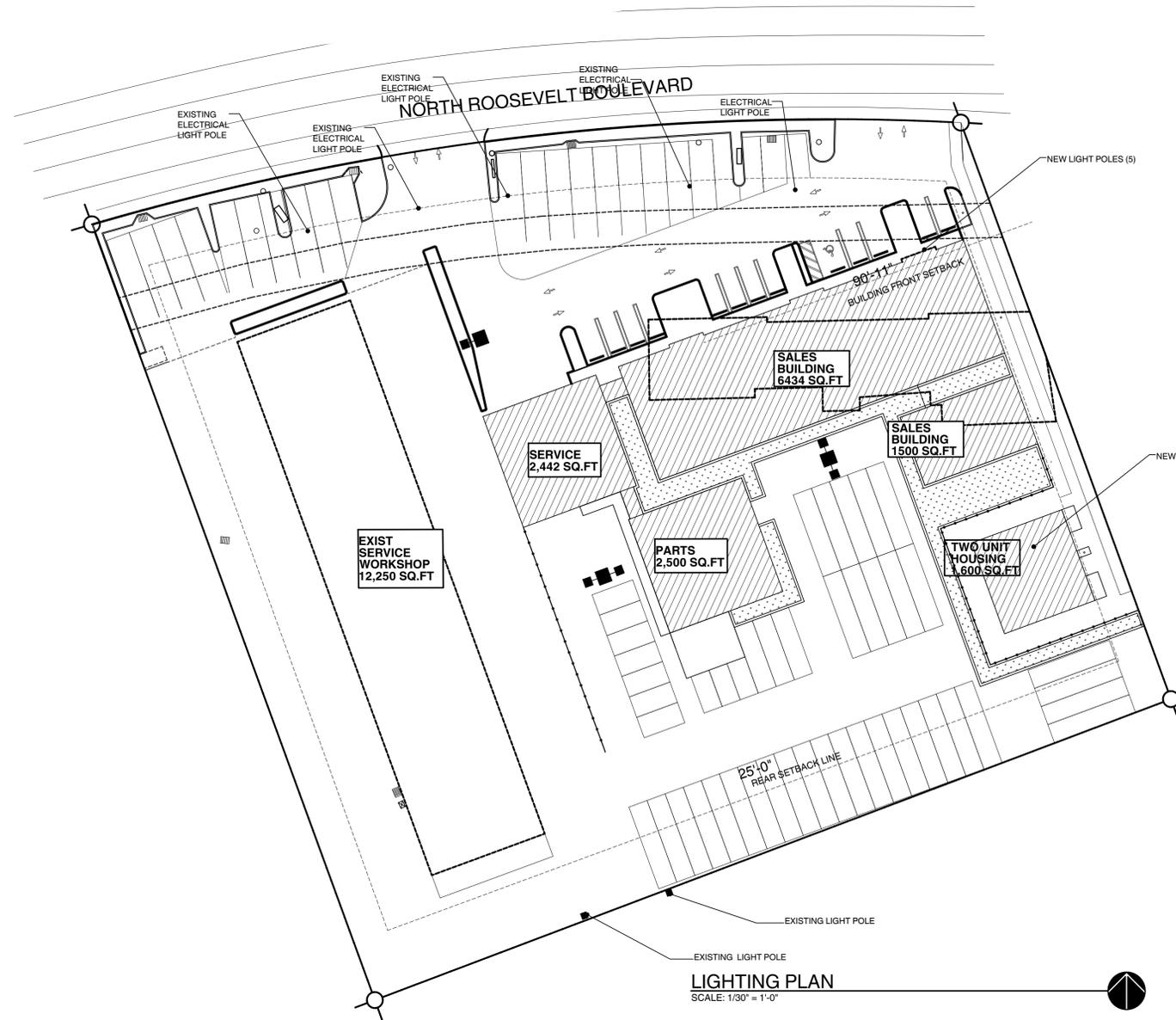
LANDSCAPE SCHEDULE			
	BOTANICAL NAME	No	TYPE
A	EXIST. ROYAL PALM TREE (RELOCATED)	3	12-14' GREY TRUNK
B	NEW ROYAL PALM TREE	15	12-14' GREY TRUNK
C	ARECA PALM	160	1 GAL 6'-0" & 8'-0"
D	MACHO FERN	400	2 GAL
E	SILVER BUTTONWOOD	400	3 GAL
F	CLUSIA HEDGE	40	2 GAL @18" STAGGERED 6"
G	COCOPLUM	400	3 GAL
SOD	ST. AUGUSTINE		

NOTE:

NO EXISTING TREES LARGER THAN 3" DBH EXIST INSIDE THE WORK AREA, AND NO TREES ARE TO BE REMOVED OR RELOCATED.



- NOTES:**
- All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
 - All light poles if any shown on plan shall be a minimum of 15' from tree locations.
 - The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.
- GENERAL NOTES:**
- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
 - Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
 - Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
 - All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil if required.
 - All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
 - All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
 - The Landscape Contractor is responsible for matching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch be used.
 - All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
 - Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
 - All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
 - All broken branches and clean trunk branches on street trees are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy.
 - Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
 - Stake all trees and palms for approval by Landscape Architect prior to installation.
 - Any soil areas damaged by construction are to be replaced with St. Augustine 'Floratum' sod.
 - All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratum' sod.
 - St. Augustine 'Floratum' - Contractor's responsibility to verify quantity.
 - Install rootbarrier as per manufacturer's recommendation on all large trees that are 6" or closer to any pavement or building, as shown on details page.
 - Root barrier shall be Vespro Inc. or approved equal.
- ONE YEAR - TREE MAINTENANCE PLAN**
All Plants shall be maintained in a healthy condition and in accordance with the following:
- Planting Day:**
- Keep roots moist; do not allow the roots to dry out.
 - Remove turf from planting area.
 - Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
 - Prune only dead or broken branches.
 - Remove all twine or rope from trunk and branches.
 - Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
 - Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
 - Do not use amendments in the planting hole.
 - Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in soil.
 - Do not mound soil against trunk of tree.
 - Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
 - Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).
- After Planting:**
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
 - All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
 - Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year, do not use amendments in the planting hole.
 - Monitor health and vigor of trees.
 - Pruning of all shrubs shall be done regularly to control shape and form. All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- After One Year:**
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
 - Remove tree wrap from thin bark trees in spring.
 - Remove stakes from trees planted previous year.
 - All plants shall be mulched on a yearly basis or as needed to maintain healthy growth and reduce weed growth.
 - Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than 1/4 of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
 - Continue watering trees when needed.
 - Replace dead trees as needed, if trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.



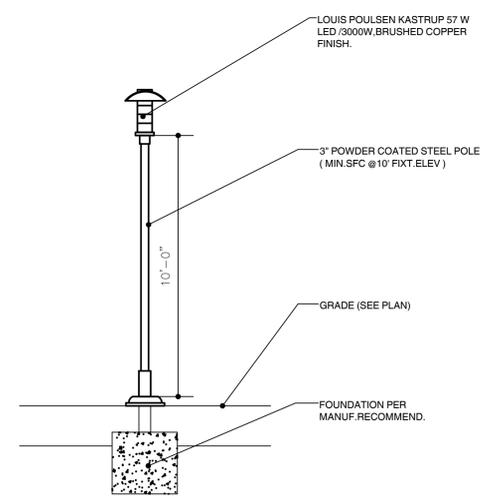
LIGHTING PLAN
 SCALE: 1/30" = 1'-0"

LIGHTING LEGEND	
EXISTING LIGHT POLE	○
ELECTRICAL POLE	■
NEW LIGHT POLE 10'	○
PROPOSED BUILDINGS	▨
EXISTING BUILDINGS	□
EXIST. POWER POLE WITH LIGHTS	■



LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND

NOTE : UNLESS OTHERWISE SHOWN, ALL POLE MOUNTED LIGHTS ARE EXISTING



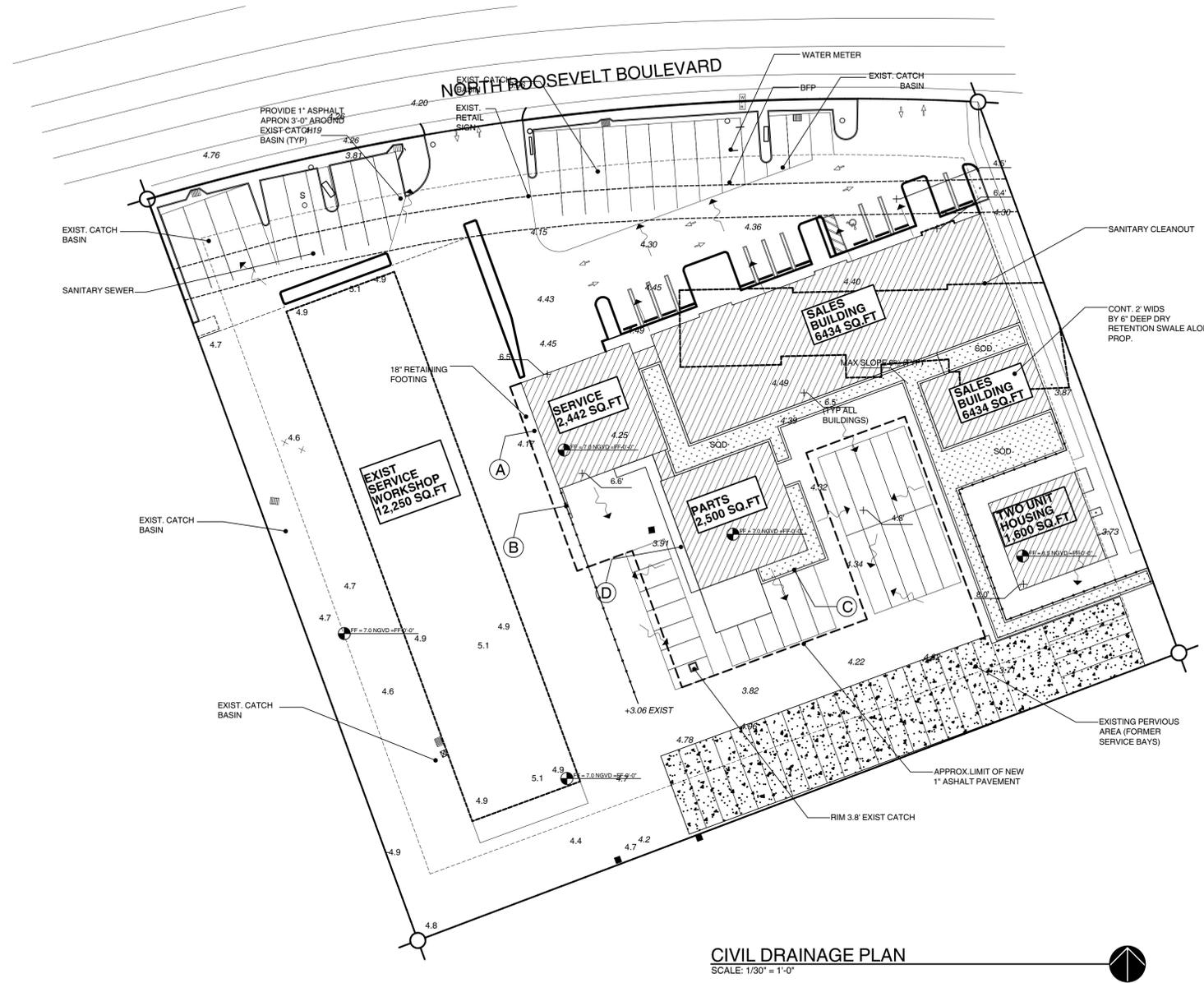
PEDESTRIAN SIDEWALK LIGHTS (5)
 SCALE: N/A



Proposed

Auto Dealership

Address:
 1618 N. Roosevelt Blvd
 Key West, FL 33040



CIVIL DRAINAGE PLAN
SCALE: 1/30" = 1'-0"



SITE LOCATION

LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

NOTE: ALL EXIST DRAINAGE SYSTEMS TO REMAIN ,GRADE TO EXISTING CATCH BASIN AS SHOWN

EXISTING LEGEND	
EXIST ELEV. POINT	4.22 (ITALIC)
DRAINAGE	[Symbol]
WATER METER	[Symbol]
BFP- BACK FLOW PREVENTER	4.22
SANITARY SEWER	[Symbol]

PROPOSAL LEGEND	
EXISTING BUILDINGS	[Symbol]
PROPOSED BUILDINGS	[Symbol]
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	[Symbol]
NEW ELEV. POINT	4.7



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1235 Coral Way
Miami, FL 33145
305-542-0142

AA2603307

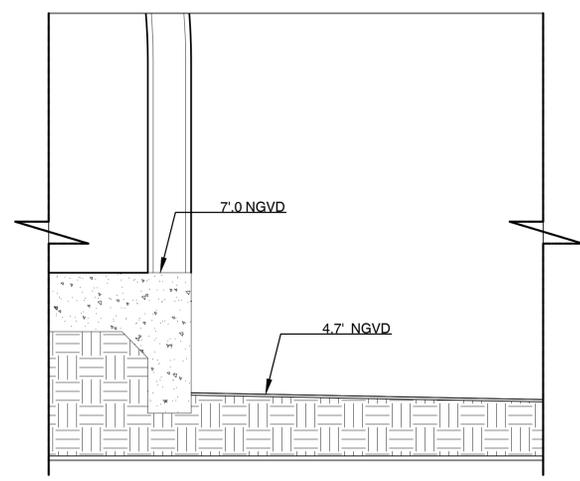
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means, without express
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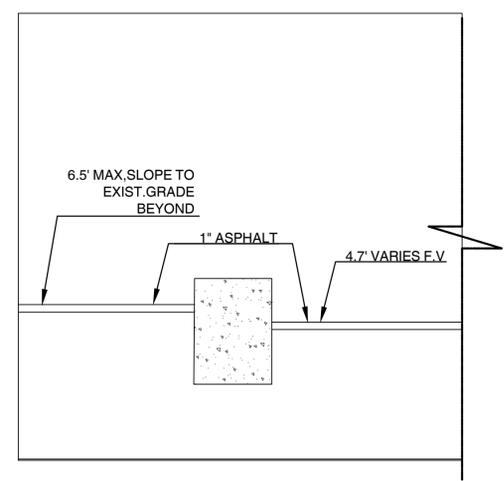
Proposed

**Auto
Dealership**

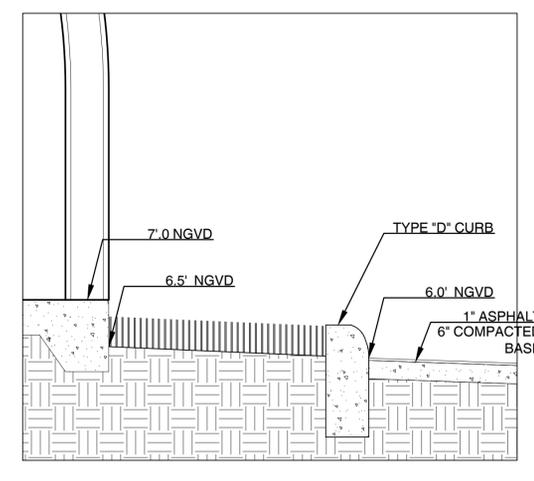
Address:
1618 N. Roosevelt
Blvd
Key West, FL
33040



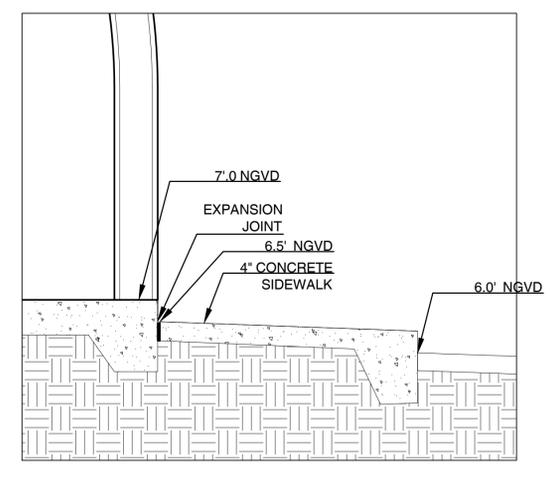
SECTION DETAIL A
SCALE:



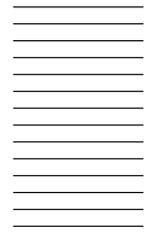
SECTION DETAIL B
SCALE:



SECTION DETAIL C
SCALE:



SECTION DETAIL D
SCALE:



Job Date: 11.03.21
Start 09.23.21

A3.0

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Erik Day as representative for Keys Motors LLC authorize
Please Print Name(s) of Owner(s) as appears on the deed

Jose Solares

Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this November 5, 2021
Date

by Erik Day
Name of Owner

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

[Signature]
Notary's Signature and Seal

Alana Wilson
Name of Acknowledger typed, printed or stamped

GG 163298
Commission Number, if any



Verification Form

City of Key West Planning Department



Verification Form (Where Applicant is an entity)

I, Erik Day, in my capacity as Partner
(print name) *(print position; president, managing member)*

of Keys Motors LLC
(print name of entity)

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:

1618 N Roosevelt Boulevard

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

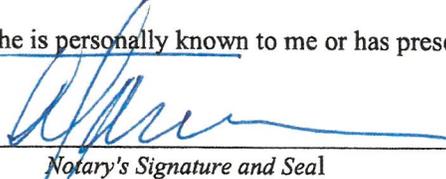


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this November 5, 2021 by
date

Erik Day
Name of Applicant

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



Notary's Signature and Seal

Alana Wilson
Name of Acknowledger typed, printed or stamped

66 163298
Commission Number, if any



Deed

Doc# 2201002 01/08/2019 3:07PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MALOK

Prepared by and Return to:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
Our File Number: 18X100
Parcel ID Number: 00064910-000100 and 00064910-000200

01/08/2019 3:07PM
DEED DOC STAMP CL Brit \$49,000.00

Doc# 2201002
Bk# 2943 Pg# 1923

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2019, between Winter Park Dodge, Inc., a Florida corporation, ("Grantor") whose mailing address is: 1891 Porter Lake Dr., Unit 101, Sarasota, Florida 34240, and Keys Motors, LLC, a Florida limited liability company, ("Grantee"), whose mailing address is: 20860 NW 2nd Ave., Miami, Florida 33169,

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, the following described property, lying and being in Monroe County, Florida, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

This conveyance is subject to easements, restrictions and reservations of record, if any, without the intention of reimposing same. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to said property. To have and to hold the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawfull authority to sell and convey the property, and Grantor hereby specially warrant and defend the title to the property from any and all lawful claims which arise by, through or under Grantor, but against no others, except taxes accruing subsequent to the current year.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its corporate officer thereunto duly authorized as of the date set forth above.

Signed, sealed and delivered
in the presence of:

Witness signature
Stephen F. Voigt
Print witness name
Stephen F. Voigt
Witness signature
JACKIE WEST
Print witness name
Jackie West

Winter Park Dodge, Inc., a Florida corporation

[Signature]
By: Douglas D. Plattner
As its President

(Corporate Seal)

State of Florida
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of January, 2019 by Douglas D. Plattner, President of Winter Park Dodge, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced a driver's license as identification.

Notary Seal



[Signature]
Notary Public
Print Notary Name
My Commission Expires: _____

Doc# 2201002
Bk# 2943 Pg# 1924**Exhibit "A"**
Legal Description**PARCEL A:**

On the Island of Key West and commencing at a point on the Southerly line of Roosevelt Boulevard as now constructed, distance 425 feet Southwesterly from the Southwesterly side of George Street if extended; thence running in a Southwesterly direction along said Roosevelt Boulevard a distance of 250 feet; thence in a Southeasterly direction and parallel with George Street a distance of 126 feet; thence in a Northeasterly direction and parallel with Roosevelt Boulevard 250 feet; thence in a Northwesterly direction and parallel with George Street 126 feet to Roosevelt Boulevard, the Point of Beginning. Lying and being in Section 5, Township 68 South, Range 25 East, Monroe County, Florida.

PARCEL B:

On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:

From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 126 feet to a point, which point is the Point of Beginning; thence Southeasterly along the prolongation of the previously described course a distance of 85 feet to a point; thence Southwesterly and at right angles a distance of 236.85 feet to a point; thence Northwesterly and at right angles a distance of 157.07 feet to a point; thence Northeasterly and along a line parallel with the Southeasterly line of Roosevelt Boulevard a distance of 250 feet back too the Point of Beginning. Lying and being in Section 5, Township 68 South, Range 25 East, Monroe County, Florida.

PARCEL C:

On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:

From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 211 feet to a point, which point is the Point of Beginning; thence Southeasterly along the prolongation of the previously described course a distance of 50 feet, more or less, to the Northwesterly line of Virginia Street extended Northeasterly; thence Southwesterly and at right angles a distance of 236.85 feet to a point; thence Northwesterly and at right angles a distance of 50 feet to a point; thence Northeasterly and at right angles a distance of 236.85 feet back to the Point of Beginning. Lying and being in Section 5, Township 68 South, Range 25 East, Monroe County, Florida.

PARCEL D:

On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:

File Number: 18X100

Doc# 2201002
Bk# 2943 Pg# 1925

Exhibit "A" continued

From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 267.07 feet, more or less, to a point on the Northwesterly line of Virginia Street extended Northeasterly; thence run Southwesterly along the Northwesterly line of Virginia Street extended for a distance of 236.85 feet to the Point of Beginning of the parcel being described herein; thence continue Southwesterly along the Northwesterly line of Virginia Street extended for a distance of 135.43 feet, more or less, to the Northeasterly line of Thompson Street extended Northwesterly; thence run Northwesterly along the Northeasterly line of Thompson Street extended Northwesterly for a distance of 175 feet; thence run Northeasterly and parallel with said Virginia Street for a distance of 135.43 feet; thence run Southeasterly a distance of 175 feet back to the Point of Beginning. Lying and being in Section 5, Township 68 South, Range 25 East, Monroe County, Florida.

PARCEL E:

On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:

From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 267.07 feet, more or less, to a point on the Northwesterly line of Virginia Street extended Northeasterly; thence run Southwesterly along the Northwesterly line of Virginia Street extended for a distance of 372.28 feet to the Northeasterly line of Thompson Street extended Northwesterly; thence run Northwesterly along the Northeasterly line of Thompson Street for a distance of 175 feet to the Point of Beginning of the parcel of land being described herein; thence run Northeasterly and parallel with said Virginia Street for a distance of 135.43 feet; thence run Northwesterly and parallel with said Thompson Street for a distance of 164.14 feet to the Southerly line of Roosevelt Boulevard; thence run Westerly along the Southerly line of said Roosevelt Boulevard for a distance of 137 feet, more less, to the Northeasterly line of said Thompson Street extended; thence run Southeasterly along said Thompson Street extended for a distance of 182.66 feet back to the Point of Beginning. Lying and being in Section 5, Township 68 South, Range 25 East, Monroe County, Florida.

File Number: 18X100

**MONROE COUNTY
OFFICIAL RECORDS**