

Application

Variance Information sheet

City of Key West, Florida • Planning Department

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

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.

Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1618 N. Kennedy Boulevard

Zoning District: Commercial General

Real Estate (RE) #: 00064910-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Eric Day Mailing Address: 2300 NE 151 ST,

City: North Maimi, State: FL Zip: 33181

Home/Mobile Phone: 306 690 6073 Office: _____ Fax: _____

Email: eday@warrenhenryauto.com

PROPERTY OWNER: (if different than above)

Name: Same as above Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Replacement of existing Auto Dealership Buildings

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

Variance is for provided customer parking. Code requires 43 spaces and we are providing 28 parking spaces. As this is an auto dealership, we also provide valet parking for customers in service for drop off and pick up (not counting cars on lifts or staged around the service building) we have segregated an additional 32 valet spaces for a total of 56 customer parking spaces.

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

If yes, please describe and attach relevant documents: There is a 15' utility easement running north and south and parallel to North Roosevelt Boulevard approximately 25' to the west of Roosevelt Boulevard. This easement is indicated on the site plan.

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking	43	0	26*	17*
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

* Does Not include additional customer valet parking

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Project site is irregular in that it is not a square lot. Its curved shape along Roosevelt Boulevard renders site less than optimal for parking grid development.

Existing zoning code is silent as to permitting of valet parking for use by customers and their use in determining parking count being provided.

This variance request is for allowance of the proposed valet spaces to be included in the overall customer parking count.

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

See above

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

Use of valet parking in meeting the overall parking count requirement is not specifically prohibited. Therefore, granting of the requested variance will not confer any special rights to the applicant.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship exists, in that, the proposed project replaces existing buildings built prior to the institution of the current code and, therefore, denial would diminish the reasonable use of the site.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This is a minimal variance request. Applicant is meeting the requirement of the code through all alternate means that is not specifically denied. This variance will allow for the reasonable use of the property and meet the requirements of the current code if granted.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The requested variance poses no injurious effect on the public welfare and would add to the harmonious intent of the current land use and development regulations and ordinances applicable to the area.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

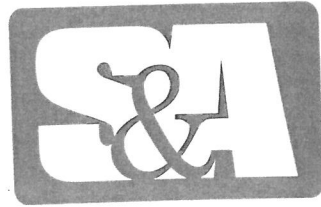
No existing non conforming use is being sited as a reason for this variance request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to “City of Key West.”
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request



**SALMAN
& ASSOCIATES**

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

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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 are 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

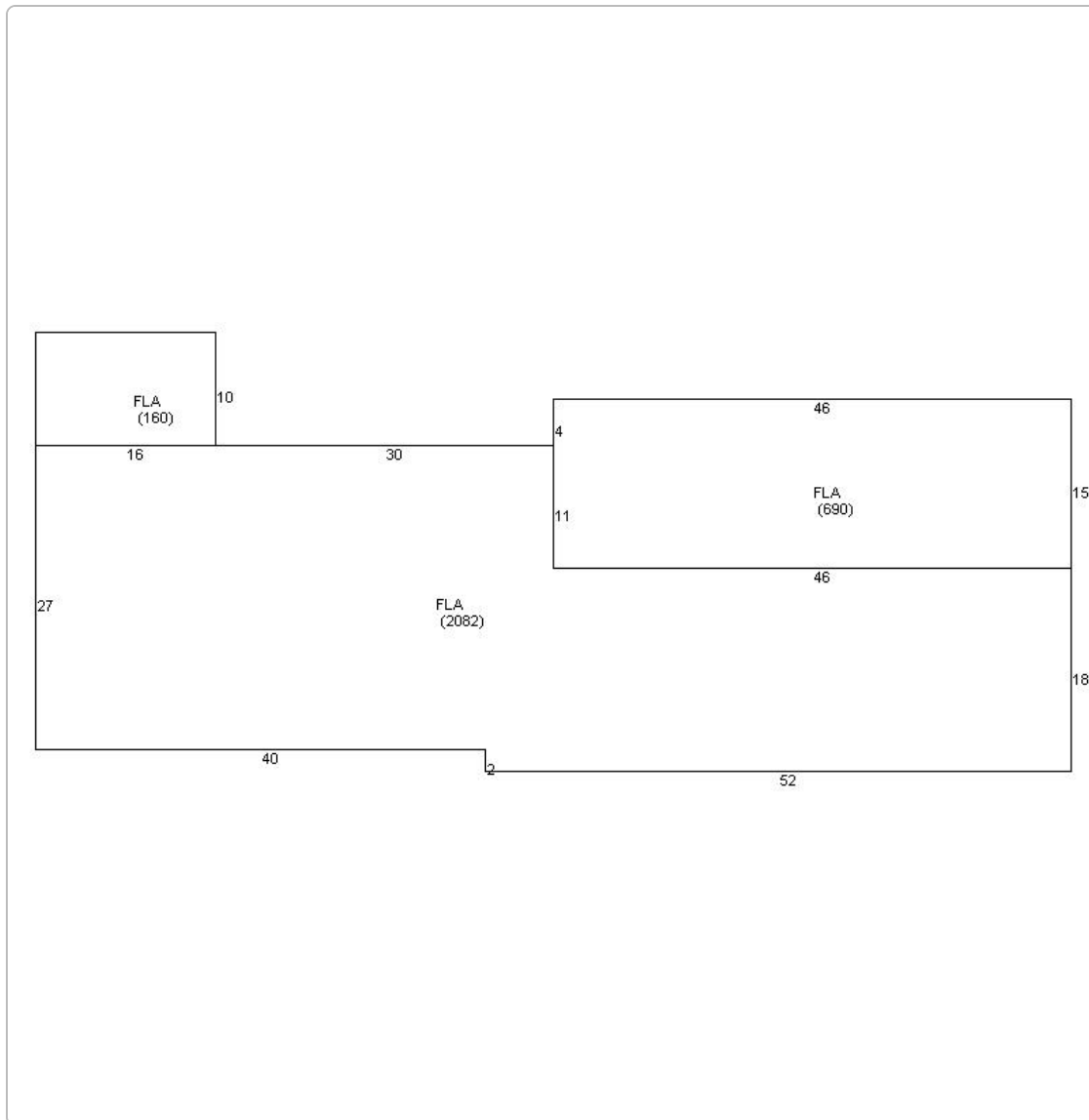
Permits

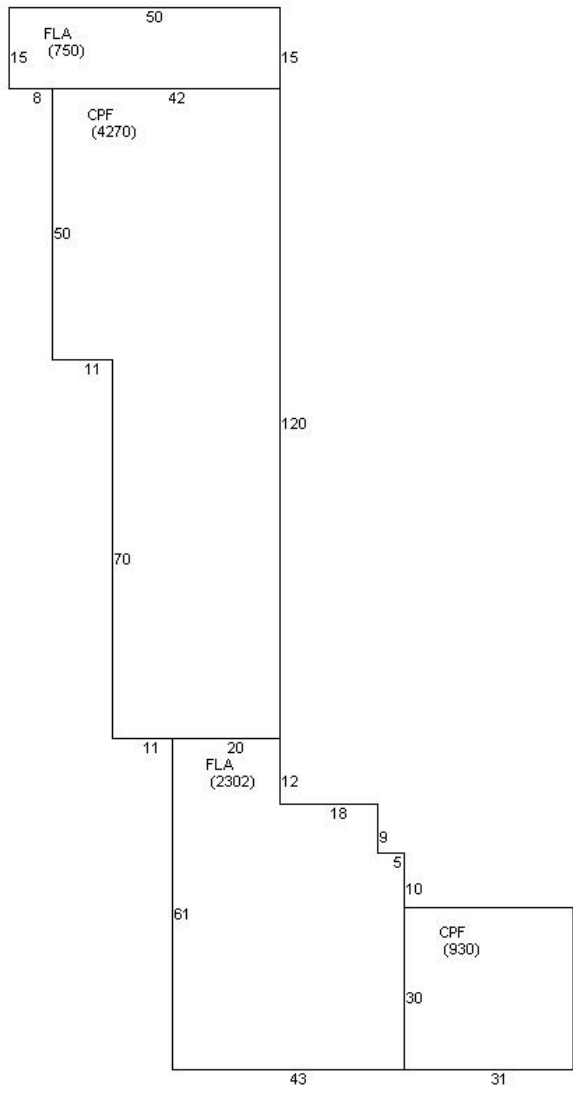
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-1858	6/25/2021		\$1,000	Commercial	ELECTRICAL DEMO OF BLDG #3 GC PERMIT #BLD2021-1844
BLD2021-1854	6/24/2021		\$1,000	Commercial	DEMO OF BLDG.#1 GC PERMIT # BLD2021-1843
BLD2021-1856	6/24/2021		\$1,000	Commercial	ELECTRICAL DEMO OF BLDG #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

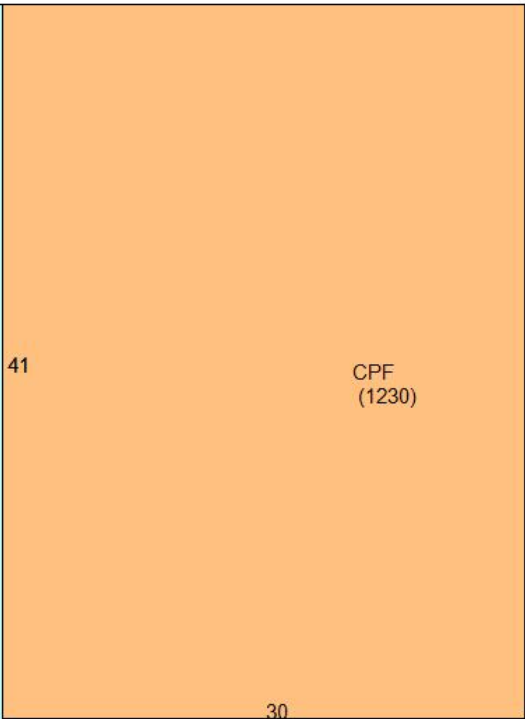
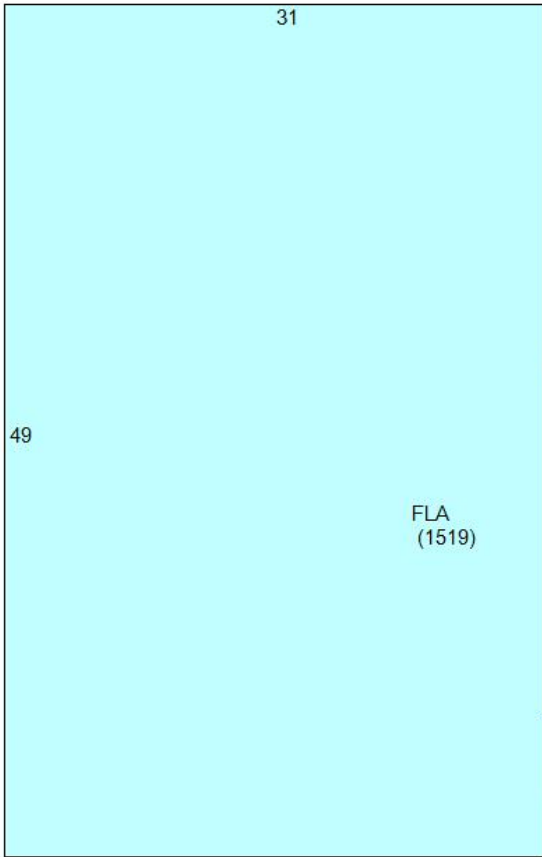
03-4251	12/29/2004	11/23/2004	\$3,800	Commercial	SEAL ASPHALT LOT
04-3753	12/9/2004	12/15/2004	\$7,200	Commercial	ROOF REPAIRS
03-4027	11/24/2003	11/23/2004	\$10,000	Commercial	30 SQRS M/B RUBBER ROOF
02/0362	2/11/2002	2/8/2018	\$1		ROOFING
02-0362	2/8/2002	9/18/2002	\$14,000	Commercial	MOD RUBBER ROOF
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

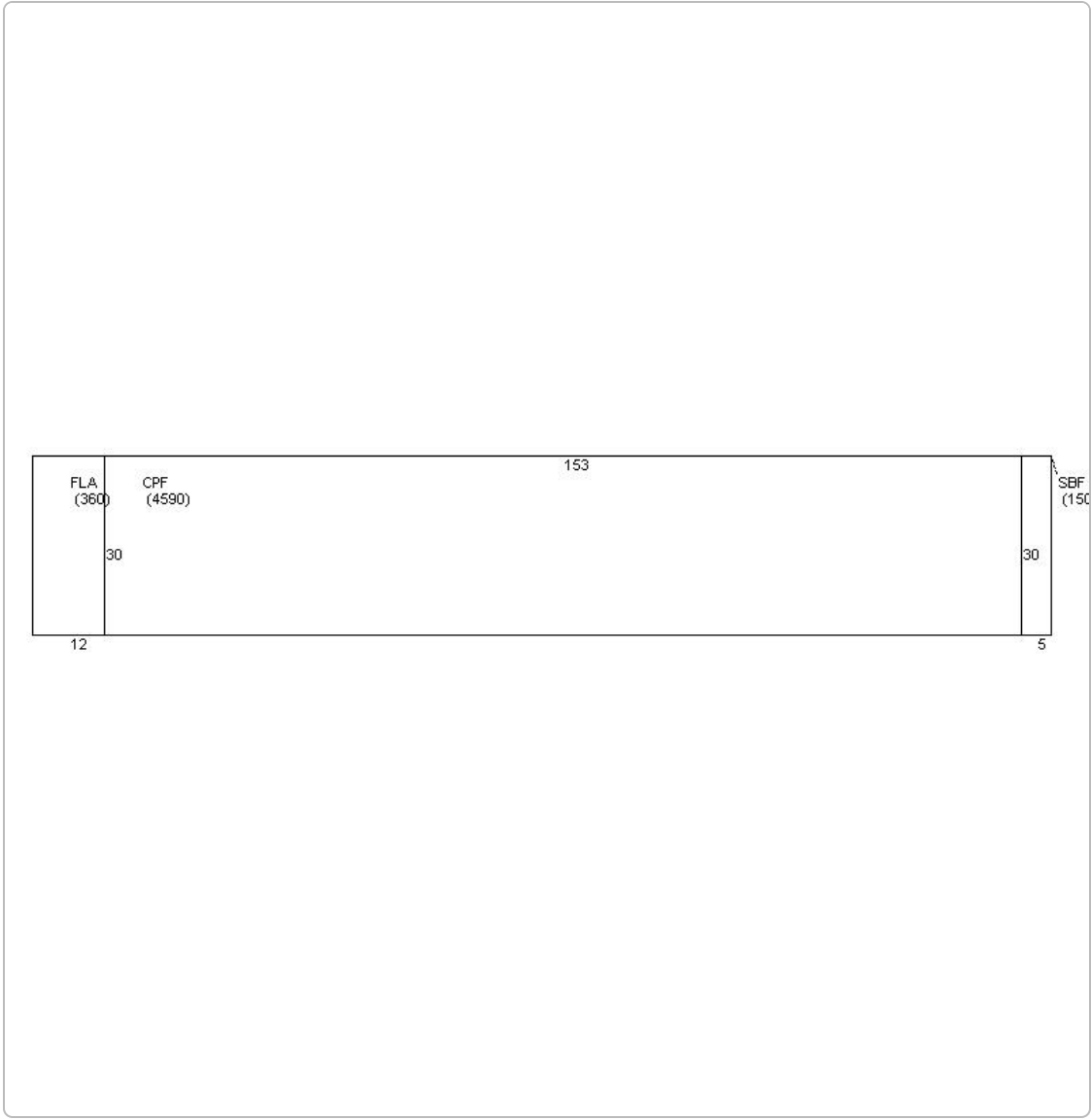
[View Taxes for this Parcel](#)







8



Photos





Map



TRIM Notice

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

2021 Notices Only

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

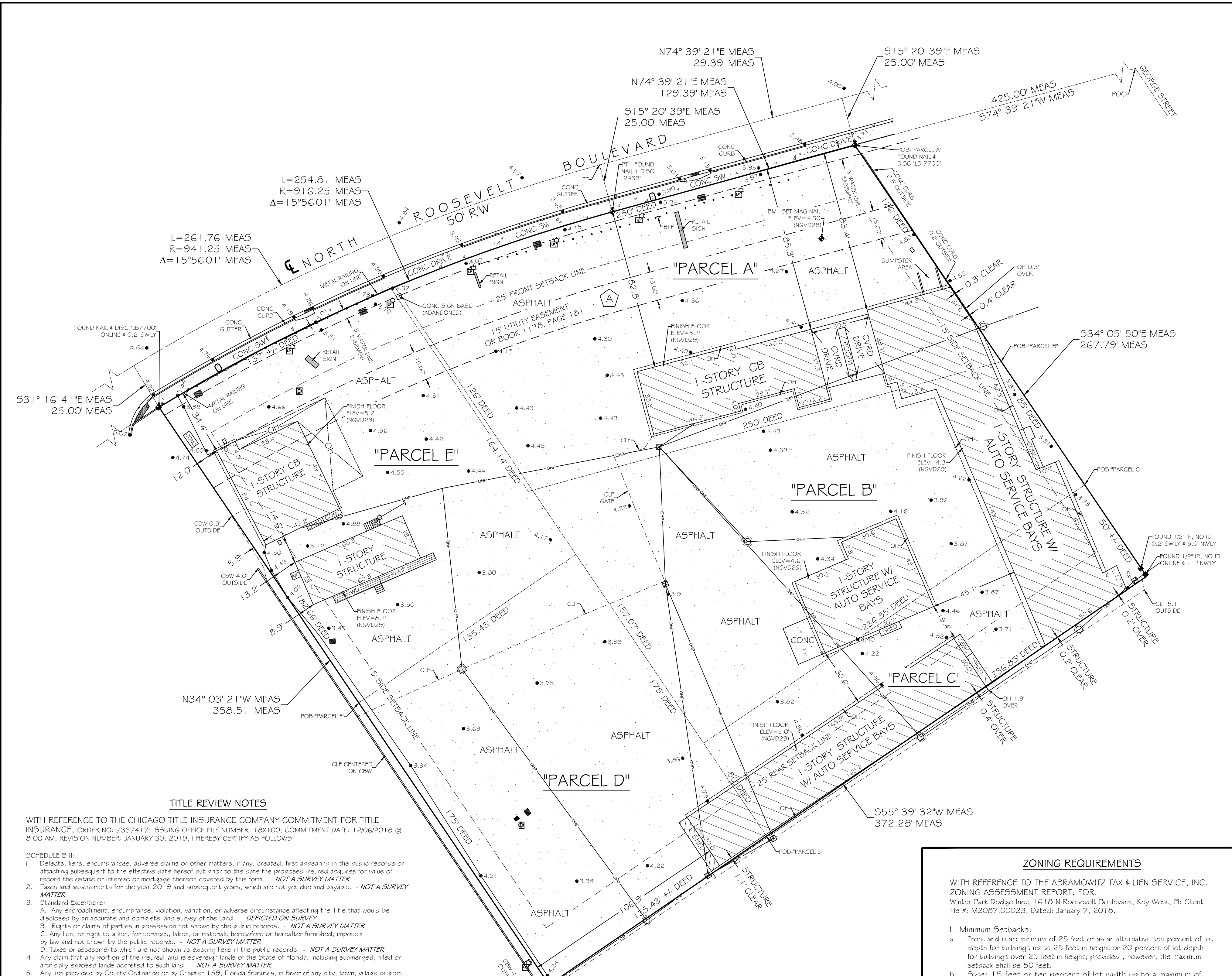
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its 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



1"=30'
0 15 30 60
*VERIFY ORIGINAL SCALE OF 2"

FDOT R/W MAP

LOCATION MAP - NTS
SEC. 05-T685-R25E

TOTAL AREA = 120,320.79 SQFT ± (2.76 ACRES ±)

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 Southerly 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 Northwesterly 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 Northwesterly and along a line parallel with the Southeasterly line of Roosevelt Boulevard a distance of 250 feet back to 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 Northwesterly; 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 Northwesterly 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:
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 Northwesterly; thence run Southwesterly along the Northwesterly line of Virginia Street extended for a distance of 372.28 feet to the Northwesterly line of Thompson Street extended Northwesterly; thence run Northwesterly along the Northwesterly 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 Northwesterly 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 Northwesterly 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.

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 Northwesterly; thence run Southwesterly along the Northwesterly line of Virginia Street extended for a distance of 372.28 feet to the Northwesterly line of Thompson Street extended Northwesterly; thence run Northwesterly along the Northwesterly 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 Northwesterly 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 Northwesterly 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.

ZONING REQUIREMENTS

WITH REFERENCE TO THE ABRAMOWITZ TAX & LIEN SERVICE, INC. ZONING ASSESSMENT REPORT, FOR:
Winter Park Dodge Inc.; 1618 N Roosevelt Boulevard, Key West, FL; Client file #: M2087.00023; Dated: January 7, 2018.

1. Minimum Setbacks:
 - a. Front and rear: minimum of 25 feet or as an alternative ten percent of lot depth for buildings up to 25 feet in height or 20 percent of lot depth for buildings over 25 feet in height; provided, however, the maximum setback shall be 50 feet.
 - b. Side: 15 feet or ten percent of lot width up to a maximum of 20 feet, whichever is greater.
 - c. Street side: 20 feet.

SURVEYORS NOTES

- ALL FIELD DATA WAS ACQUIRED BETWEEN 11/08/2017 - 09/04/2018.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ALL BEARINGS ARE BASED ON N74°39'21"E ALONG THE CENTERLINE OF NORTH ROOSEVELT BOULEVARD, AS SHOWN ON FDOT RW MAPS SHEET 4 OF 19.
- ALL ELEVATIONS SHOWN ARE BASED ON THE VERTICAL POSITION OF NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "D 121", P.I.D. AAO020, ELEVATION = 3.91' NGVD29.
- THE ELEVATION WERE ESTABLISHED BY USING A TRIMBLE DNI DIGITAL LEVEL.
- HORIZONTAL POSITIONS WERE ESTABLISHED BY USING A TRIMBLE M3 TOTAL STATION.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE(S): AE; BASE FLOOD ELEVATION(S): 6 (NGVD 1929).
- SPOT GRADE ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO ±.0' 1.0'.
- THE FINISH FLOOR ELEVATIONS OF THE STRUCTURES SHOWN HEREON WAS MEASURED AT A DOOR THRESHOLD, NO INTERIOR FLOOR LEVELS WERE VERIFIED.
- FINISH FLOOR ELEVATIONS SHOWN HEREON IS BASED ON FIELD WORK COMPLETED BY FLORIDA KEYS LAND SURVEYING FOR THE PURPOSE OF PREPARING FEMA ELEVATION CERTIFICATES, SAID FIELD WORK WAS COMPLETED ON 07/11/2017.
- THE SETBACK LINES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SAID ZONING ASSESSMENT REPORT AS REFERENCED HEREON. THE SAID SETBACK LINES SHOWN HEREON ARE NOT TO BE RELIED UPON FOR CONSTRUCTION / DESIGN PURPOSES. THE CLIENT AND/OR THEIR AGENT IS TO VERIFY ALL SETBACK REQUIREMENTS FOR FUTURE CONSTRUCTION / DESIGN PURPOSES.
- REVISION (1) - 01/07/2019 - ADDED TITLE REVIEW NOTES, DEPICTED EASEMENTS FROM SAID TITLE REVIEW, REVISED LEGAL DESCRIPTIONS PER SAID TITLE REVIEW & REVISED CERTIFICATES.
- REVISION (2) - 02/11/2019 - ADDED ZONING REQUIREMENTS STATEMENT & REVISED TITLE REVIEW NOTES.

TITLE REVIEW NOTES

WITH REFERENCE TO THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 7337417; ISSUING OFFICE FILE NUMBER: 181100; COMMITMENT DATE: 12/06/2018 @ 6:00 AM; REVISION NUMBER: JANUARY 30, 2019; I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. - **NOT A SURVEY MATTER**
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. - **NOT A SURVEY MATTER**
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. - **DEPICTED ON SURVEY**
 - B. Rights or claims of parties in possession not shown by the public records. - **NOT A SURVEY MATTER**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. - **NOT A SURVEY MATTER**
 - D. Taxes or assessments which are not shown as existing liens in the public records. - **NOT A SURVEY MATTER**
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. - **NOT A SURVEY MATTER**
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. - **NOT A SURVEY MATTER**
6. The following reservations contained in Deed No. 19573 from the Trustees of the Internal Improvement Fund of the State of Florida to Claim Those recorded in Deed Book G-46, Page 1141, of the Public Records of Monroe County, Florida: "SAVING AND RESERVING unto the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in, and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same". - **NOT A SURVEY MATTER**

Note: The right of entry and exploration running with an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2) as to any parcel that is, or ever has been, a contiguous tract of less than 20 acres in the aggregate under the same ownership. - **NOT A SURVEY MATTER**

7. Easement from H. Earl Duncan and Orchid L. Duncan to The Utility Board of The City of Key West, Florida, recorded in Official Records Book 997, Page 1900. - **BLANKET EASEMENT**
8. Easement Agreement between H. Earl Duncan and Orchid L. Duncan and the City of Key West, Florida, recorded in Official records Book 1778, Page 181. - **DEPICTED ON SURVEY**
9. State Law under Chapter 27F-15, of the Florida Administrative Code for Land Planning for the City of Key West Area of Critical State Concern, recorded in Official Records Book 906, Page 200. - **NOT A SURVEY MATTER**
10. State Law under Chapter 76-190 and Chapter 32F-02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 66B, Page 43. - **NOT A SURVEY MATTER**
11. House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida Statutes, by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date. - **NOT A SURVEY MATTER**
12. Any and all rights of the United States of America over navigable waters and artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas. - **NOT A SURVEY MATTER**
13. The following matters disclosed by survey prepared by Florida Keys Land Surveying, Inc., dated 09/06/2018, last revised 01/07/2019, Job No. 17-372: - **DEPICTED ON SURVEY**
 - a) encroachment of 1 story CBS Structure onto 15 foot utility easement
 - b) encroachment of asphalt onto 15 foot utility easement
 - c) encroachment of asphalt onto 5 foot water line easement
 - d) encroachment of concrete curb onto adjoining property along the easterly property line
 - e) encroachment of 1 story structure w/auto bays onto adjoining property along the southerly property line
14. Intentionally deleted.
15. Intentionally deleted.

CERTIFIED TO -
Key Motors, LLC, a Florida limited liability company;
Chicago Title Insurance Company;
Duane Morris LLP;
Iberbank, a Louisiana state bank, its successors and/or assigns, ATIMA;
Voight Law Group, P.A;

SYMBOL LEGEND:

- BOLLARD
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- MANHOLE
- FIRE HYDRANT
- GUY WIRE
- GAS PUMP
- SANITARY MANHOLE
- SANITARY MANHOLE
- SIGN
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- MONITORING WELL
- WOOD UTILITY POLE
- CONCRETE COLUMN
- OVERHEAD UTILITY LINES
- POLE
- ELECTRIC TRANSFORMER BOX
- LIGHT ATTACHED TO BUILDING
- 3" METAL BOLLARD
- SPOT GRADE ELEVATION (TYPICAL)

FLORIDA KEYS LAND SURVEYING
1996G OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

BOUNDARY & TOPOGRAPHIC SURVEY
1618 NORTH ROOSEVELT BOULEVARD
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/06/2018	SURVEY BY: EAI	PROJECT: 1618 N ROOSEVELT
REVISION DATE: 02/11/2019	DRAWN BY: MPB	H. SCALE: 1"=30'
JOB NO.: 17-372	CHECKED BY:	SHEET: 11 OF 11

Site Plan

KEYS AUTO CENTER



MAIN ENTRANCE VIEW



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

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

Proposed:
**KEYS AUTO CENTER
AUTODEALERSHIP**

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

TEAM

Architect	Surveyor
Salman & Associates Javier F. Salman AR0014410	Florida Keys Land Surveying
(1)786 493 8691	(1)305 3943690
Javier@salmanarchitects.com	FKL.Semail@gmail.com
	Eric A. Isaacs PSM # 6703

Laura Abad
Design Associate
laura.abad@salmanarchitects.com

Job # 2048

SCOPE OF WORK

REVISION LIST

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 2 UNITS OF MODERATE
INCOME HOUSING.

ISSUE DATE: 05.06.22
DCR - KEY WEST

INDEX

ARCHITECTURAL

- CP COVER PAGE
- SURVEY
- SP1.0 ARCHITECTURAL SITE PLAN
- A1.1 FLOOR PLAN BUILDING 1618
- A1.2 FLOOR PLAN BUILDING 1622 -1/2
- A1.3 FLOOR PLAN SERVICE DRIVE 1618
- A1.4 FLOOR PLAN PARTS BUILDING 1618
- A1.5 FLOOR PLAN SALES BUILDING 1618
- A2.0 LIGHTING PLAN
- A4.0 RENDERINGS
- A4.1 RENDERINGS
- A5.0 ELEVATIONS

CIVIL

- C-1 CIVIL DRAINAGE 01
- C-1.1 PERVIOUS /IMPERVIOUS AREAS
- C-2 CIVIL DRAINAGE 02

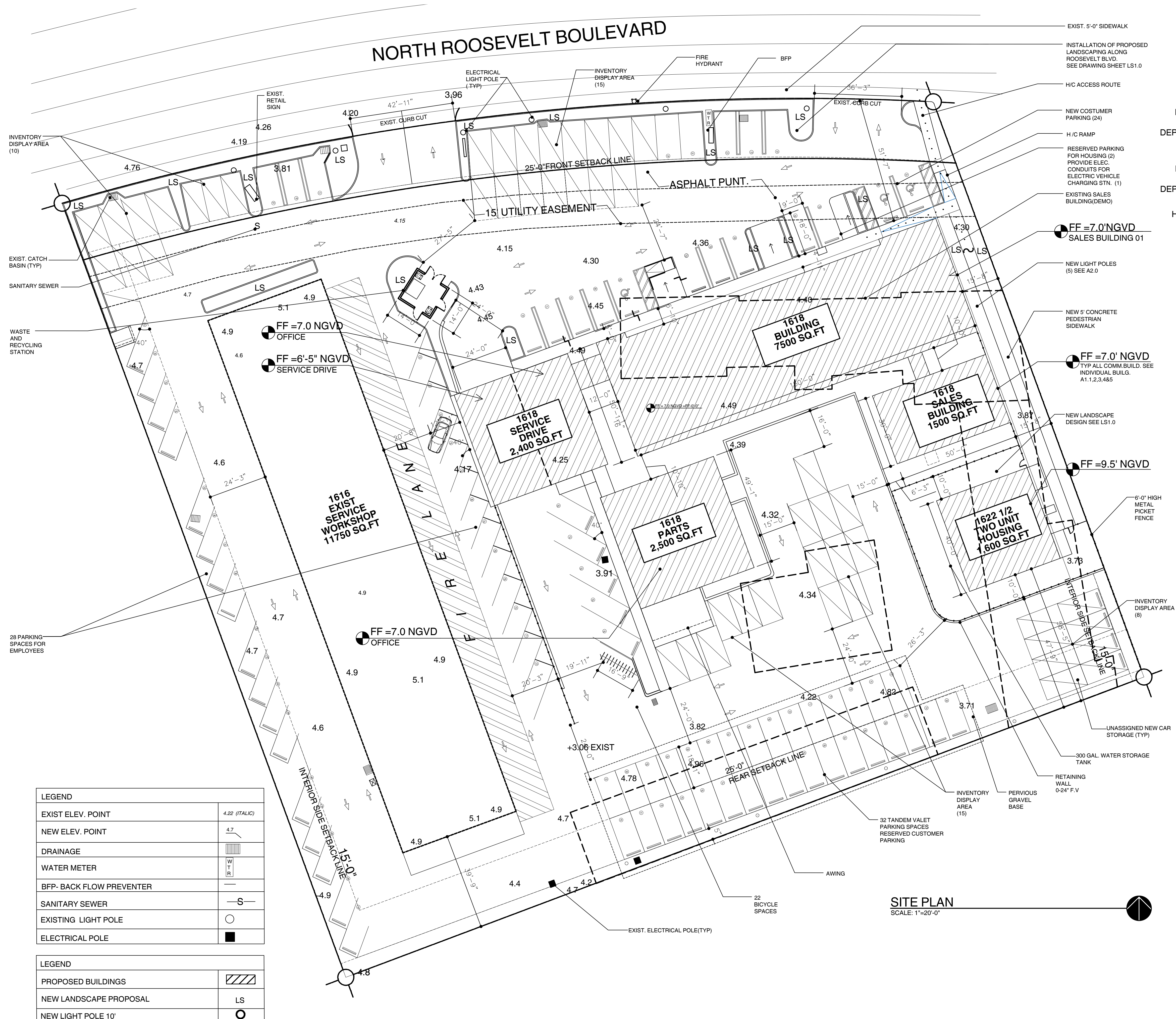
LANDSCAPE

- LS1.0 LANDSCAPE PROPOSAL OVERALL
- LS1.1 LANDSCAPE PLAN 02
- LS-A LANDSCAPE AREA A
- LS-B LANDSCAPE AREA B
- LS-C LANDSCAPE AREA C
- LS-D LANDSCAPE AREA D

LIFE SAFETY

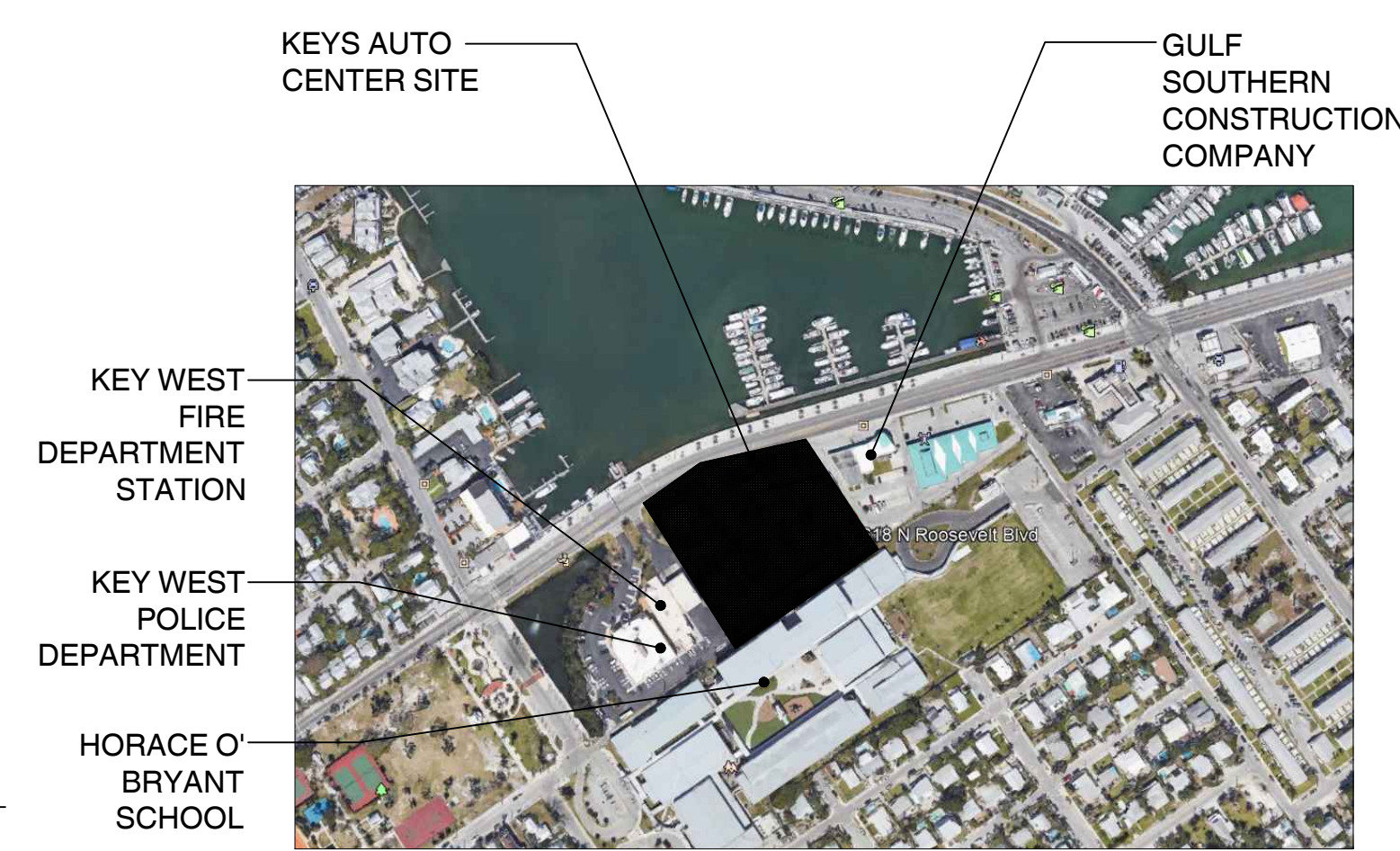
- F-1 FIRE EQUIPMENT CIRCULATION PLAN

NORTH ROOSEVELT BOULEVARD



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]

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



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

ZONING INFORMATION/ SITE DATA TABLE

ZONING DESCRIPTION:			
KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR772-1863/65 OR772-1866/67 OR824-311/12 OR997-1300E OR2573-1294/95 OR2749-1992/94 OR2943-1923			
FOLIO: 00064910-000100	LOT AREA:	120,321 sf	2.76 acres
JURISDICTION: --	AREA TO		
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' NGVD			
CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED
LOT OCCUPATION			
BUILDING LOT COVERAGE FF (MAX 40 %)	120,321	48,128.40	
DENSITY	16 (du/acre)	0	2 sf
OPEN SPACE	20157	60%	20157
LANDSCAPE			
LANDSCAPE IMPERVIOUS AREA		20,157 sf	17%
PAVED IMPERVIOUS AREA		72,814	61%
TOTAL NEW BUILDING AREAS		15,500	13%
EXISTING BUILDING AREA		11750	10%
TOTAL AREA		120,321 sf	100%
SET BACKS			
FRONT	25'-0"	N/A	49'-11"
INTERIOR SIDE	15'-0"	N/A	15'-8"
REAR	25'-0"	25'-0"	39'-9"
SITE BUILDING SCHEDULE/SF			
BUILDING 1618		N/A	1600 sf
BUILDING 1620		N/A	7506 sf
BUILDING 1620 A		N/A	1500 sf
BUILDING 1620 B		N/A	2500 sf
BUILDING 1620 C		N/A	2442 sf
BUILDING 1616 (EXISTING)			11750 sf
BUILDINGS HEIGHT			
EXISTING SERVICE WORKSHOP	MAX 40'-0"	23'-69"	23'-69"
SERVICE DRIVE BUILDING	MAX 40'-0"	N/A	27'-19"
PARTS BUILDING	MAX 40'-0"	N/A	26'-19"
SALES BUILDING 01	MAX 40'-0"	N/A	23'-69"
SALES BUILDING 02	MAX 40'-0"	N/A	26'-19"
TWO UNIT HOUSING	MAX 40'-0"	N/A	15'-11"
PARKING			
COMMERCIAL			
1618 BUILDING	7500SF/300	25	24
1618 SALES BUILDING	1500SF/300	5	0
1618 SERVICE DRIVE	2400SF/250	4	0
1618 PARTS	2500SF/600	4	0
BUILDING 1616 (EXISTING TIKI)	11750 / 600	19	30
SUBTOTAL PARKING FOR COMMERCIAL			
		57	54
RESIDENTIAL			
1622 1/2 HOUSING	2 UNITS / 1 PER UNIT	2	2
SUBTOTAL PARKING FOR RESIDENTIAL			
		2	2
SUBSUMMARY OF TOTAL PARKING			
TOTAL EXISTING PARKING SPACES FOR EMPLOYEES			28
TOTAL CUSTOMER SERVICE SPACES			24
TOTAL VALET PARKING SPACES			32
TOTAL OF HANDICAP SPACES			3
TOTAL			87
MISCELLANEOUS			
BICYCLE PARKING SPACES	25% OF TOTAL PK	14%	12

NOTE:
-SEE CIVIL SHEET C-1 FOR ELEV. & GRADE INFO.
-SEE CIVIL SHEET C-1.1 FOR PERVIOUS/IMPERVIOUS AREAS INFO.
-FINISH FLOOR ELEVATION FOR COMMERCIAL - BUILDINGS (EXCLUDING DRIVE-THRU PORTIONS) SHALL BE 1'-0 FEET NGVD WITH 1'-0" FLOOD BARRIER AT ALL ENTRANCES.
-ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION (CODE 2020 EDITION) AND SPRINKLER FIRE SUPPRESSION SYSTEMS.
-SEE LS-DWGS FOR LANDSCAPE PLAN.

[Symbol] EXISTING BUILDINGS TO BE DEMOLISHED (AREA 17,691 SF)



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

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

AA2603307

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Proposed

Keys Auto Center

Auto Dealership

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

ISSUE DATE: 05.06.22
DCR - KEY WEST

Job Date: 04.04.22
Start: 09.23.21

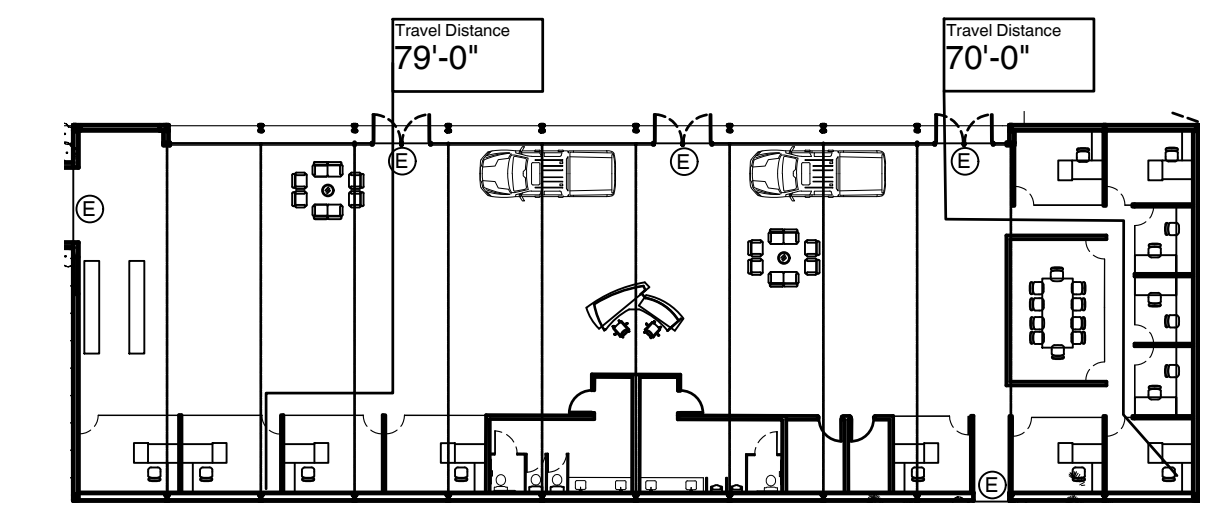
SP1.0

BUILDING TYPE II B PROTECTED

LIFE SAFETY NOTES

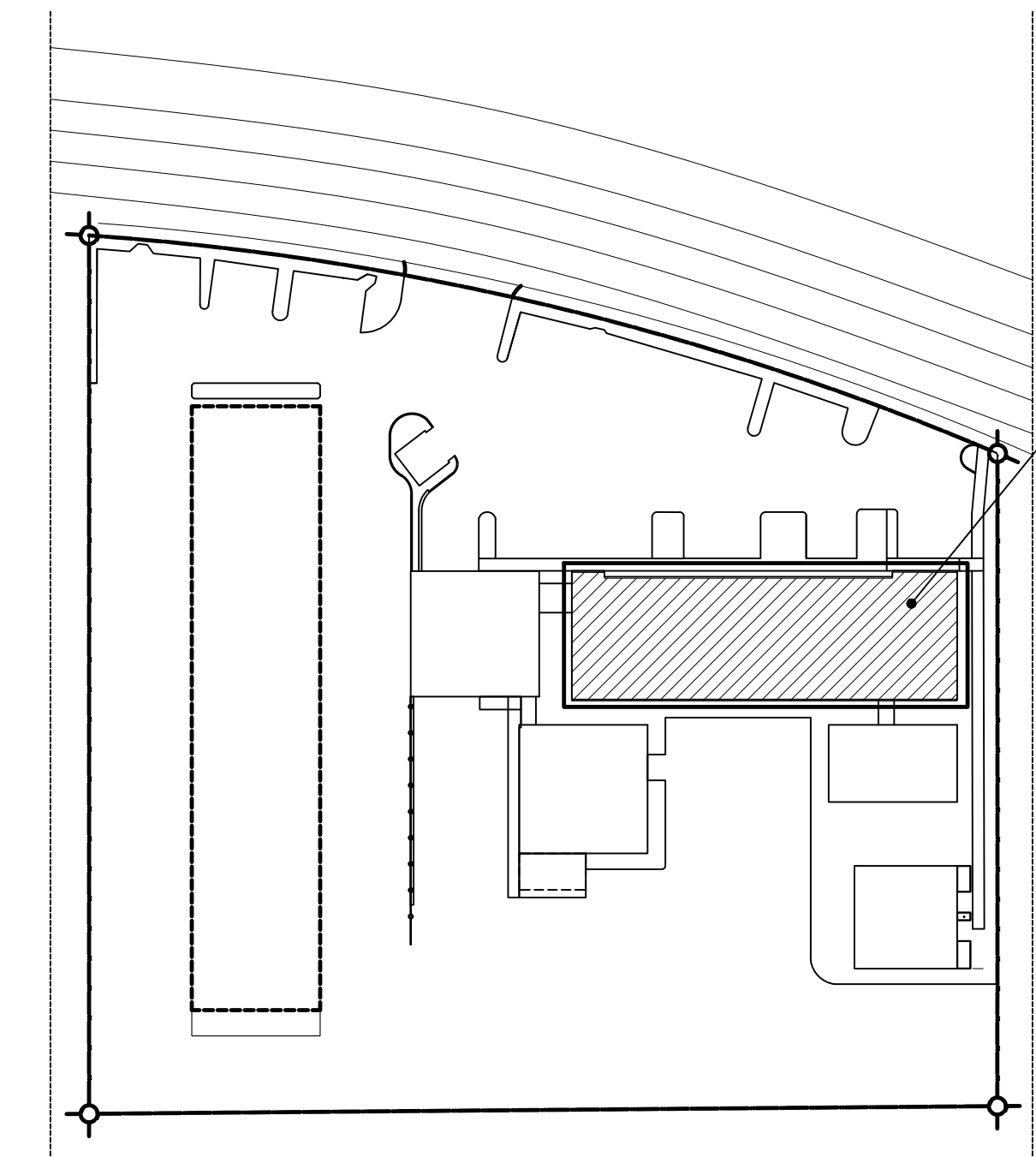
- 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101 37.2.6.2)
- 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101 38.2.6.2)
- COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - 75'-0" MAX WITH SPRINKLER SYSTEM
- INTERIOR FINISH REQUIREMENTS:

- SPRINKLERED M
- B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
- C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
- C FOR ROOMS AND ENCLOSED SPACES

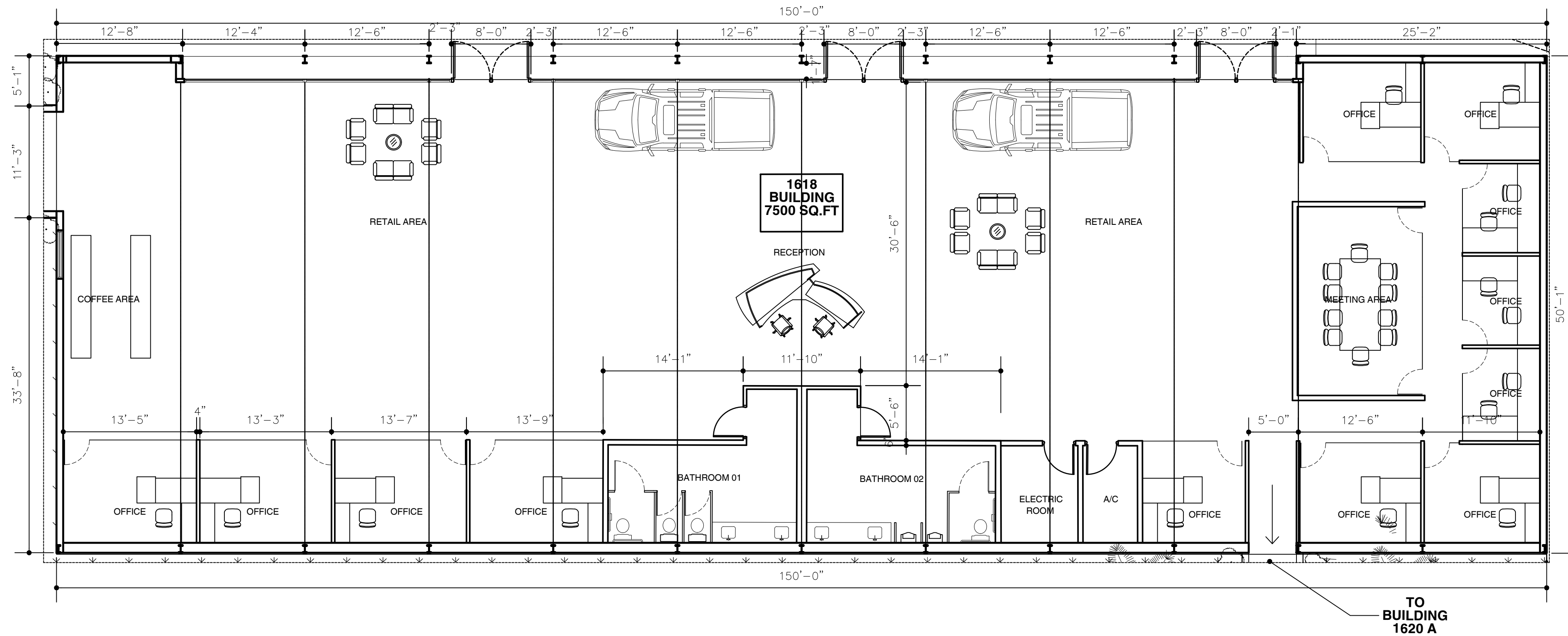


LIFE SAFETY FLOOR PLAN
SCALE: NTS

OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	4860 SF / 30 PPL	161 PPL
OFFICES	2640SF /30PPL	87 PPL
TOTAL	7500 S.F	248 PPL



KEY PLAN
SCALE: 1/64" = 1'-0"



FLOOR PLAN BUILDING 1618
SCALE: 1/8" = 1'-0"

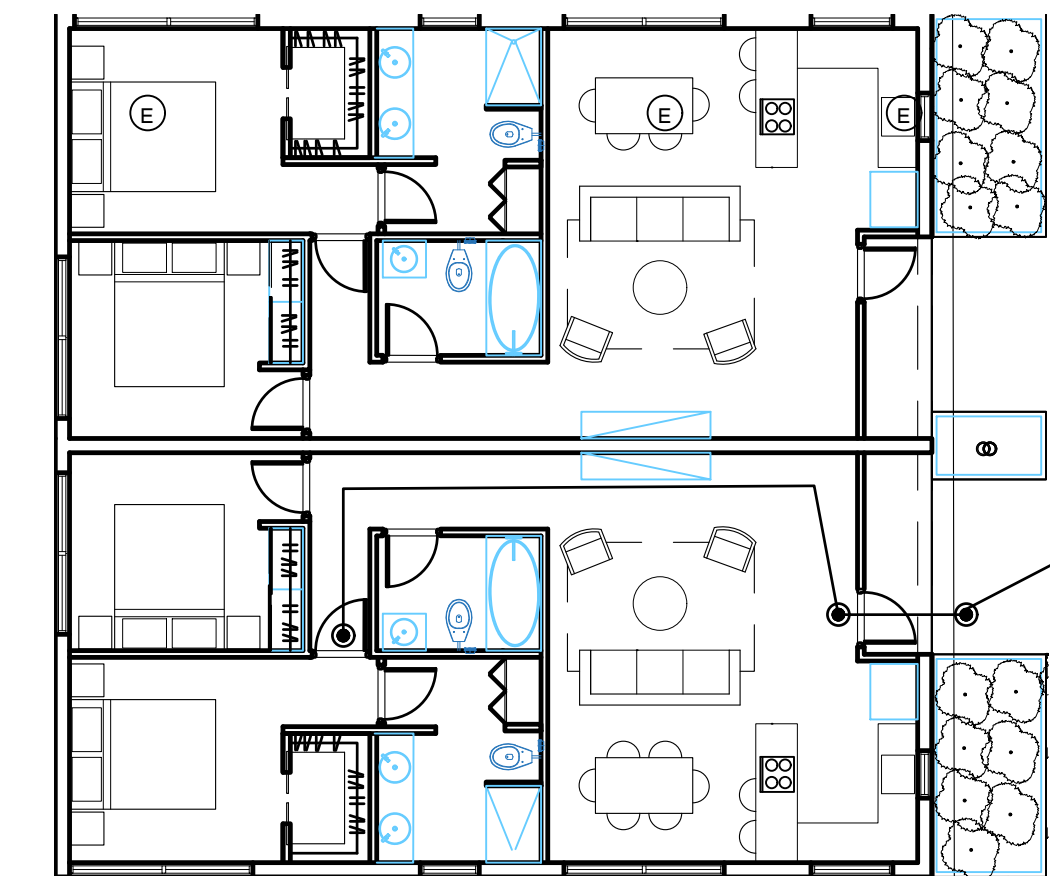
NOTE:
- ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.

1618
BUILDING
7500 SQ.FT

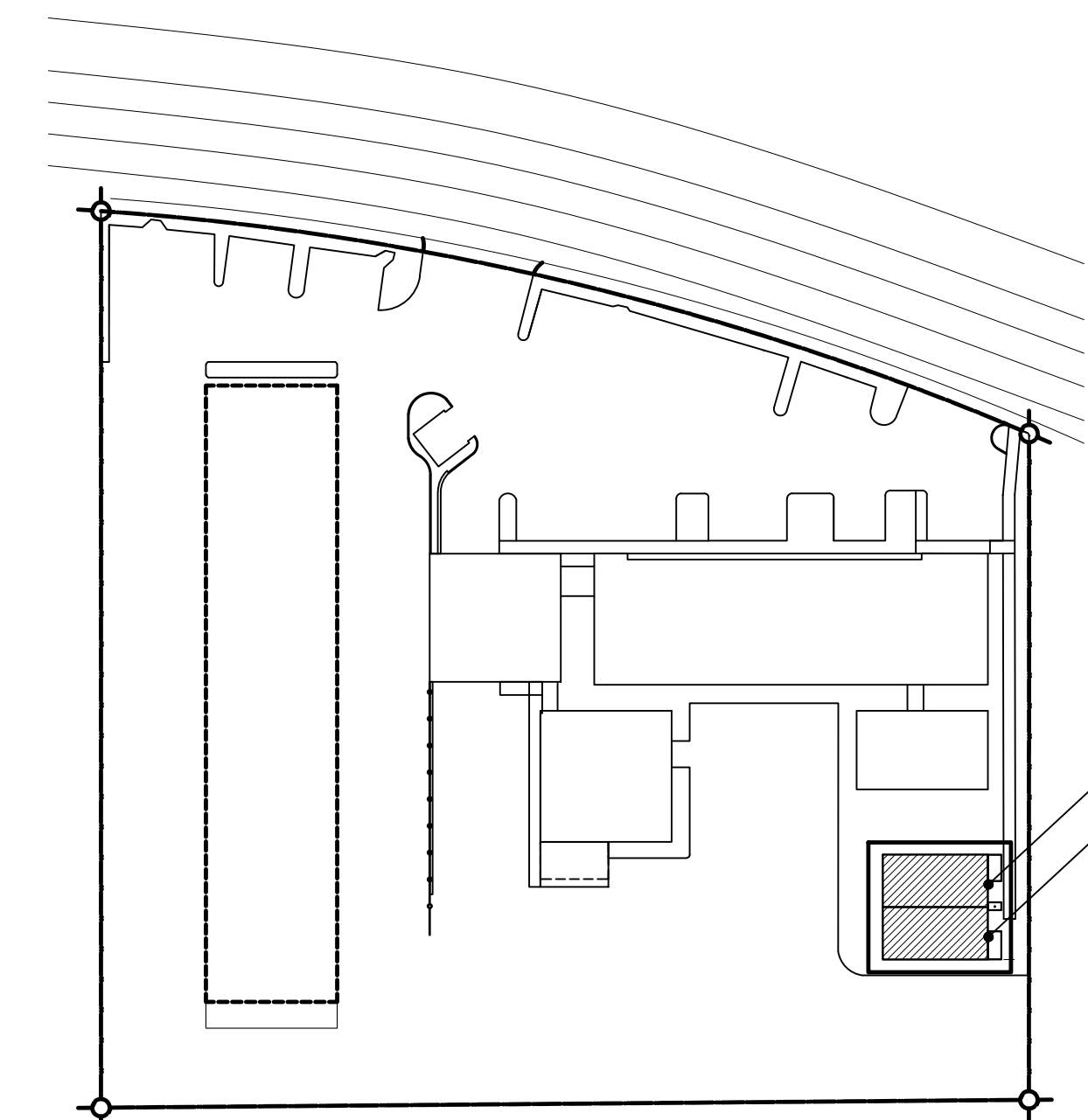
BUILDING TYPE II B
BUILDING TO BE SPRINKLERED
NEW / EXISTING ONE AND TWO FAMILY DWELLINGS (R-3)

1. IN NEW NON SPRINKLERED BUILDINGS, EVERY STORY MORE THAN 2,000 SQFT SHALL HAVE (2) PRIMARY MEANS OF ESCAPE.
2. ANY REQUIRED PATH OF TRAVEL IN A MEANS OF ESCAPE SHALL NOT PASS THROUGH ANOTHER ROOM OR APARTMENT NOT UNDER THE IMMEDIATE CONTROL OF THE FIRST ROOM OR THROUGH A BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.
3. DOORS IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE, OTHER THAN BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL NOT BE LESS THAN 28".
4. INTERIOR FINISH REQUIREMENTS:
 - a. SPRINKLERED R-3
 - i. C FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - ii. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - iii. C FOR ROOMS AND ENCLOSED SPACES

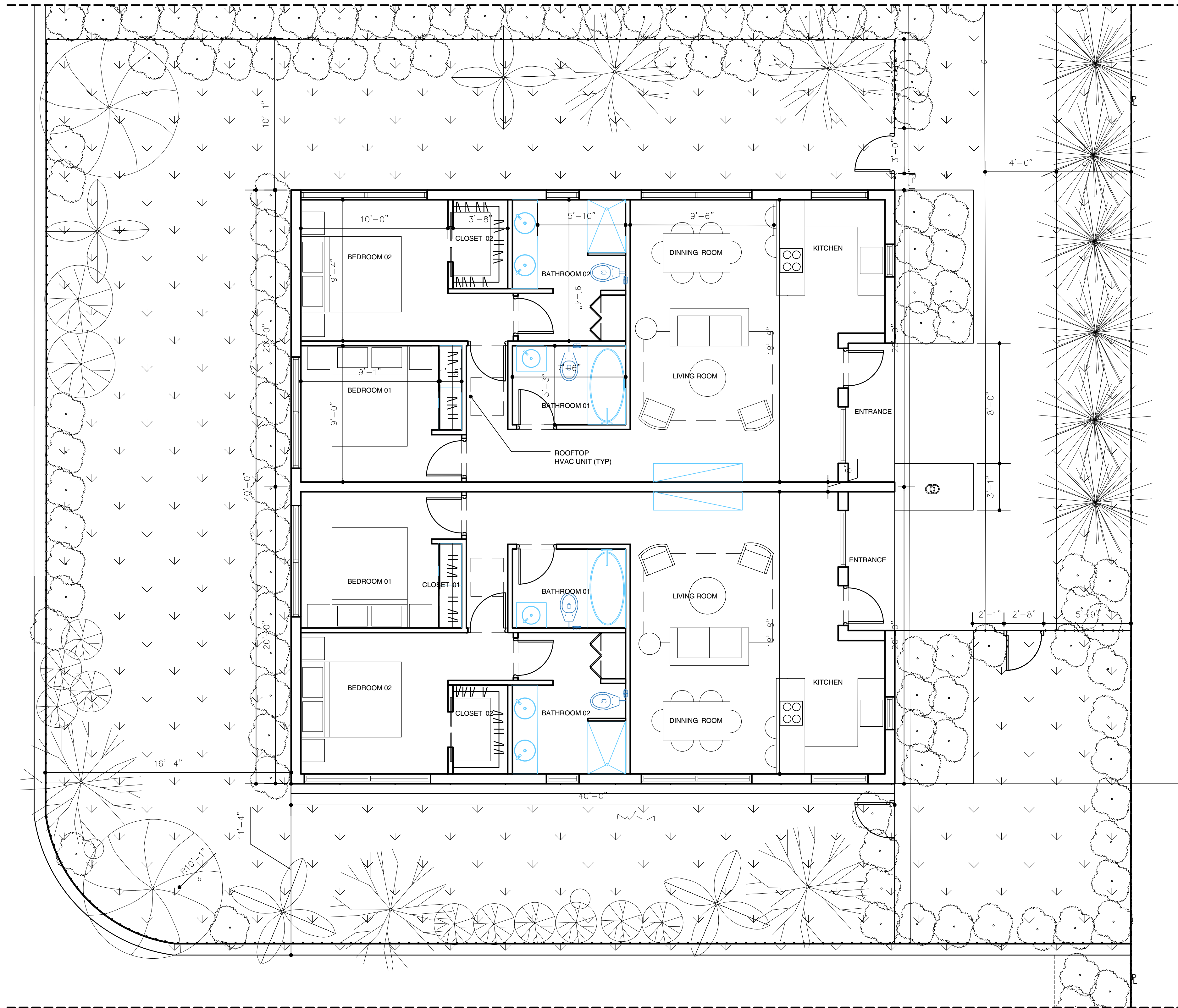
NOTE:
ALL BUILDINGS TO BE PROTECTED
WITH AUDIBLE AND VISUAL FIRE
ALARM SYSTEM WITH ALL THE
REQUIRED DEVICES AND PULL
STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION
SYSTEMS.



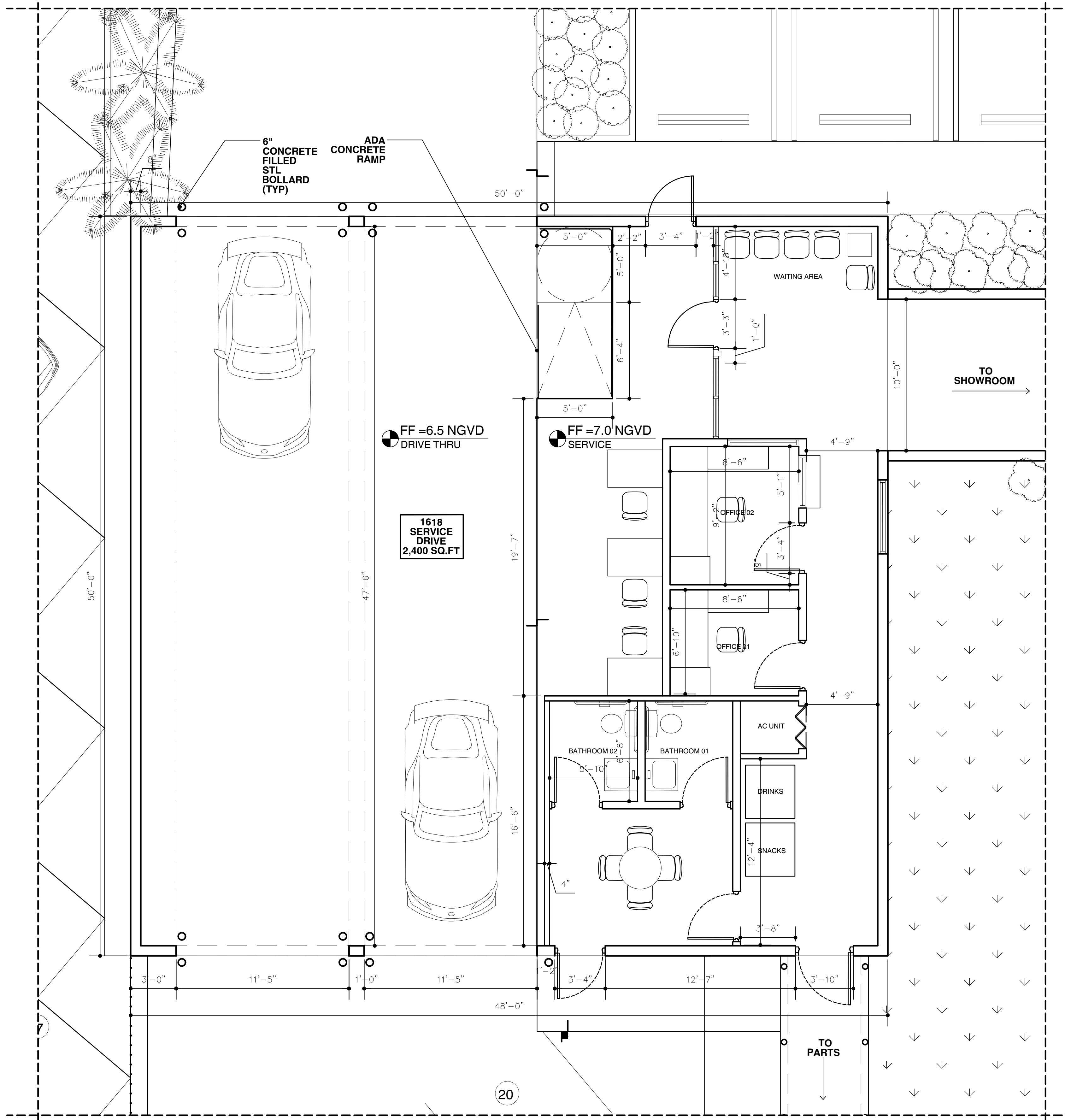
LIFE SAFETY FLOOR PLAN
SCALE: NTS



KEY PLAN
SCALE: 1/64" = 1'-0"



FLOOR PLAN 1622 1/2
SCALE: 1/4" = 1'-0"



FLOOR PLAN 1618 SERVICE DRIVE
SCALE: 1/4" = 1'-0"

OCCUPANCY		
USE	SF.	SF/PPL
DRIVE THRU	1330 SF / 30 PPL	45 PPL
RETAIL	1070 SF / 30PPL	36 PPL
TOTAL	2400 S.F	81 PPL

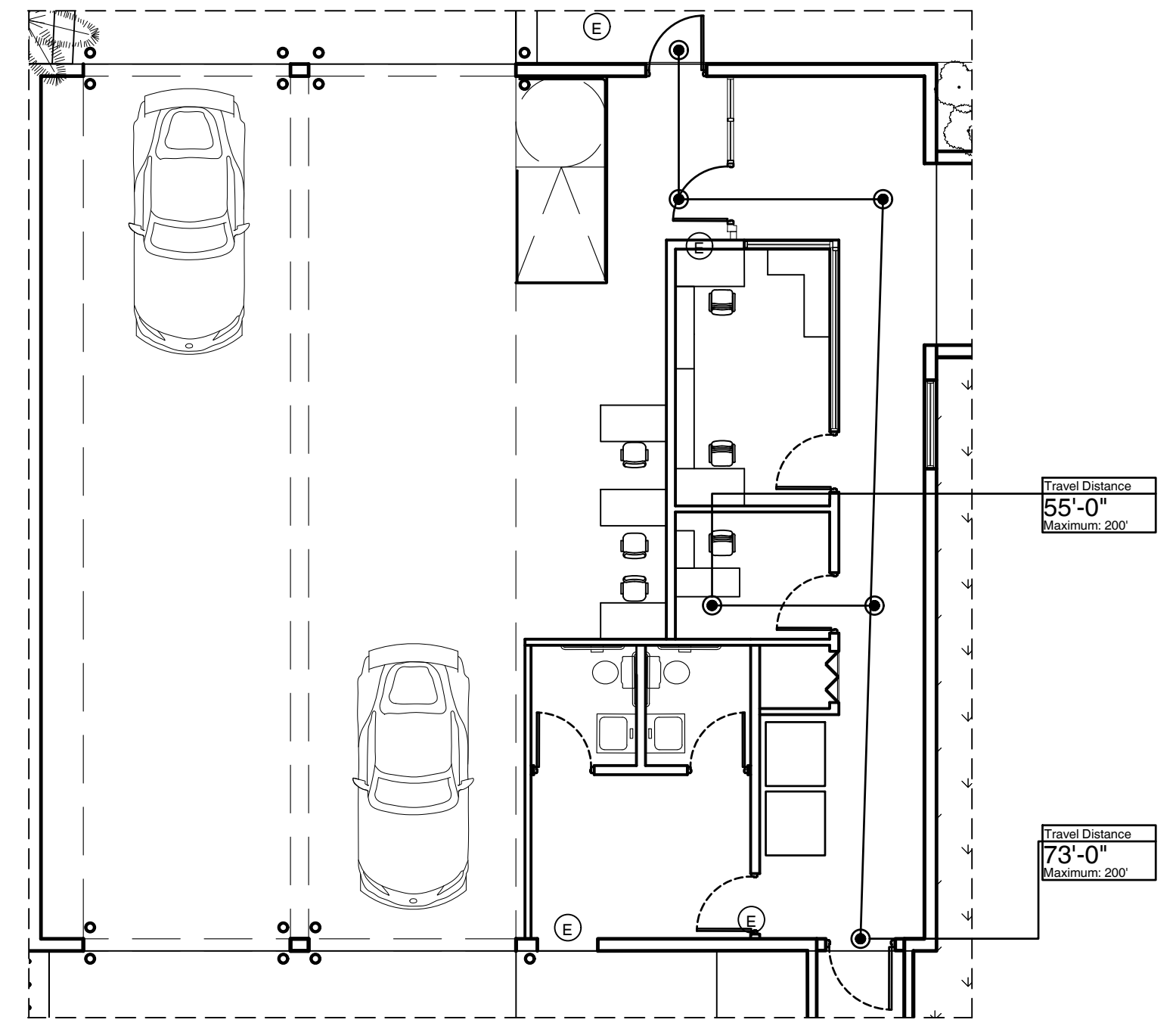
NOTE:
ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.

BUILDING TYPE II B PROTECTED NEW / EXISTING WAREHOUSE (M)

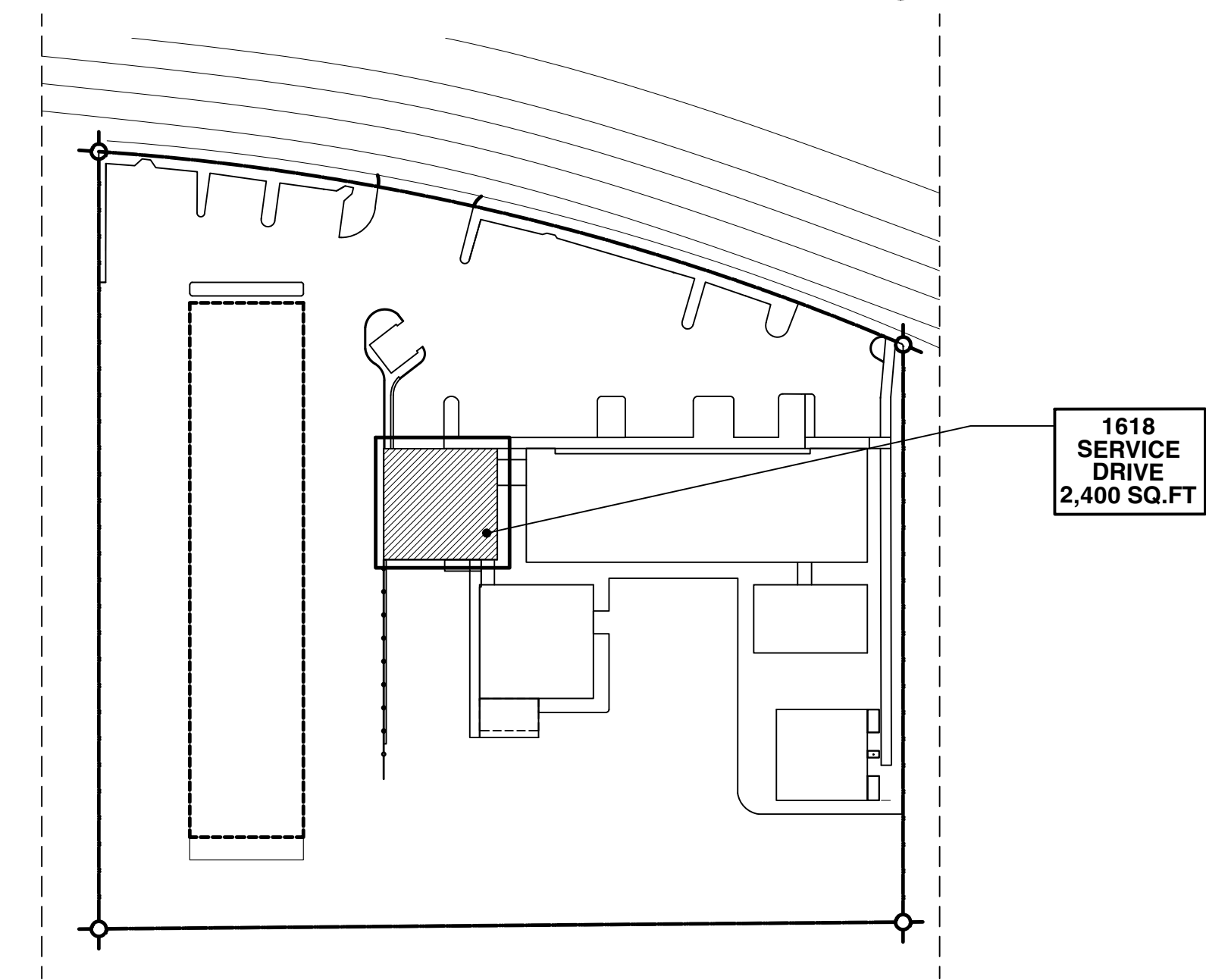
BUILDING TO BE SPRINKLERED

- 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101 37.2.6.2)
- 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101 38.2.6.2)
- COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - 75'-0" MAX WITH SPRINKLER SYSTEM
- INTERIOR FINISH REQUIREMENTS:

- C FOR ROOMS AND ENCLOSED SPACES
 - SPRINKLERED M
- B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGeways
 - C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - C FOR ROOMS AND ENCLOSED SPACES



LIFE SAFETY FLOOR PLAN
SCALE: NTS



KEY PLAN
SCALE: 1/64" = 1'-0"

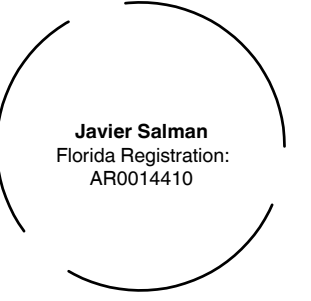


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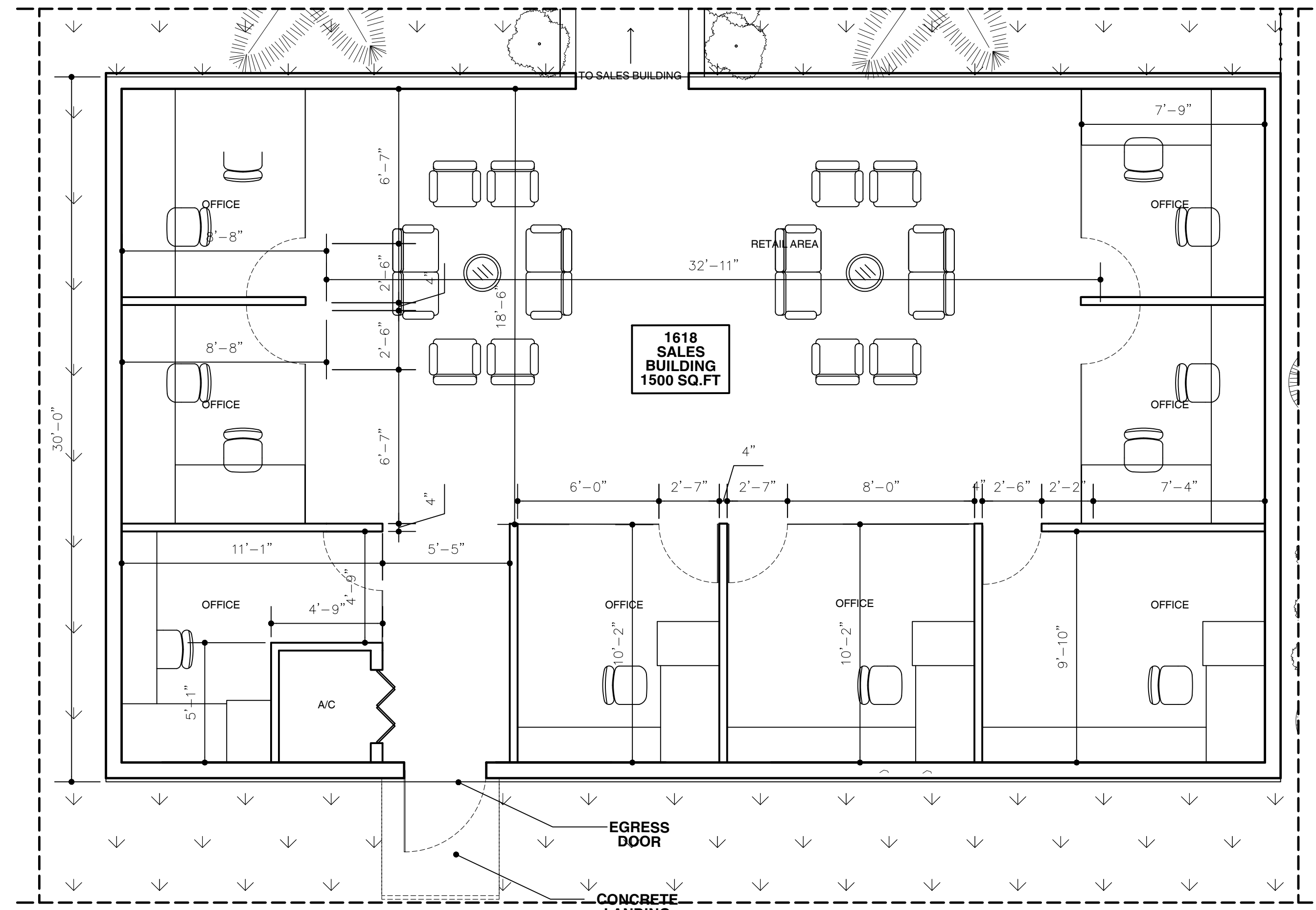
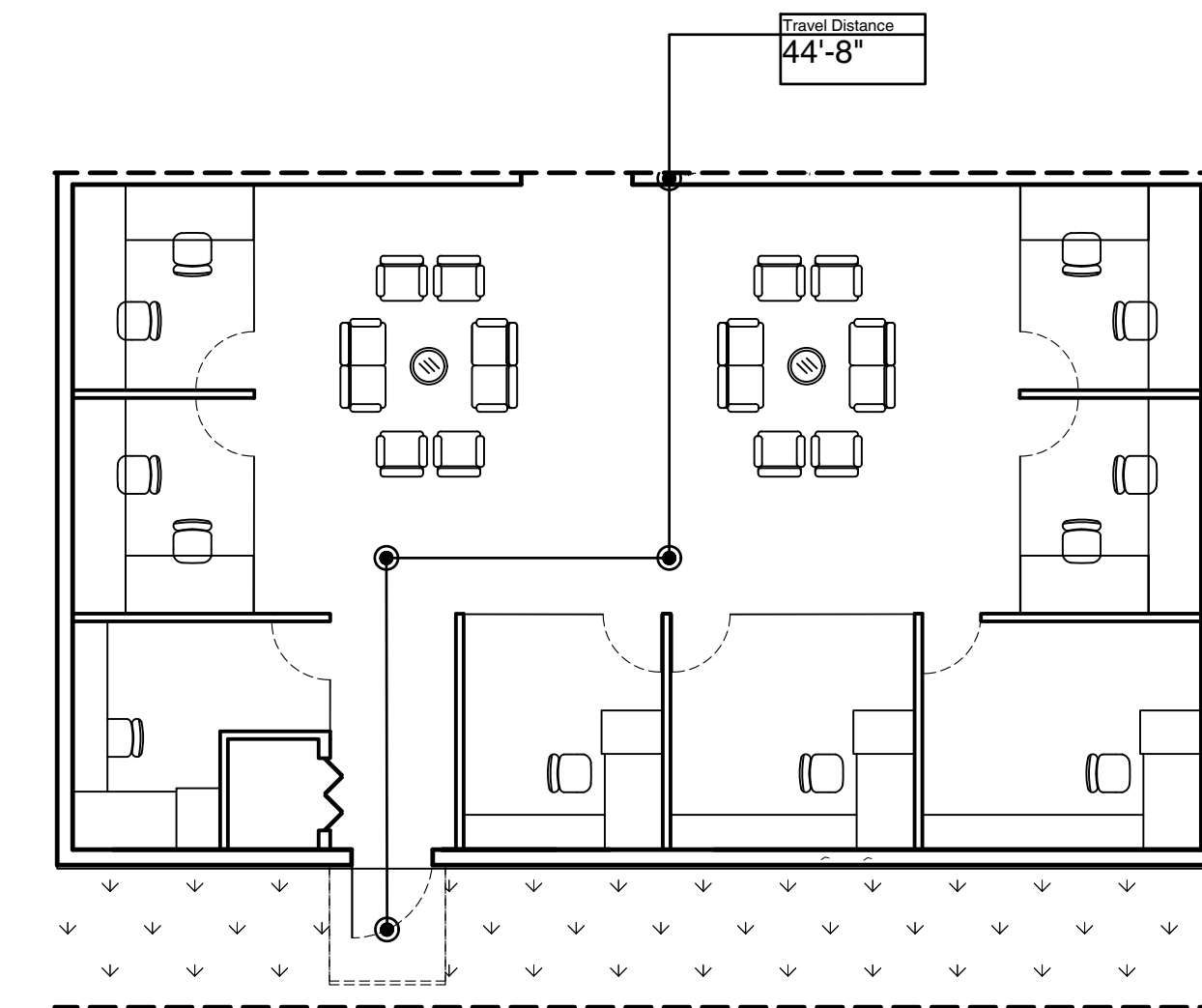
BUILDING TYPE II B PROTECTED
NEW / EXISTING WAREHOUSE (M)

BUILDING TO BE SPRINKLERED

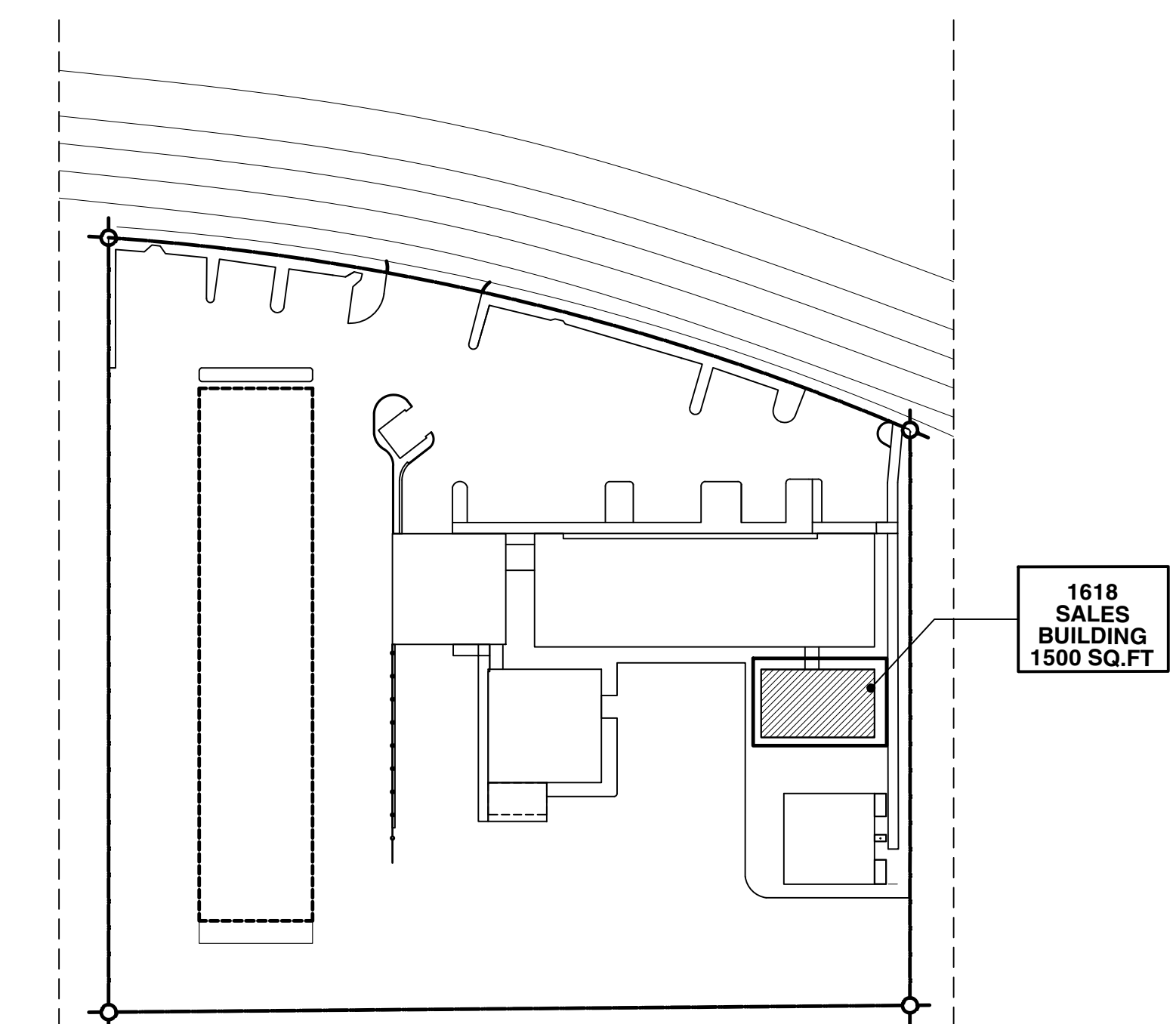
- 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (FFPC 6TH EDITION (2020) 101 37.2.6.2)
- 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (FFPC 6TH EDITION (2020) 101 38.2.6.2)
- COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) T1006.2.1):
 - 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
 - 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
 - 75'-0" MAX WITH SPRINKLER SYSTEM
- INTERIOR FINISH REQUIREMENTS:
 - SPRINKLERED M
 - B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - C FOR ROOMS AND ENCLOSED SPACES

OCCUPANCY		
USE	SF.	SF/PPL
RETAIL	785 SF / 30 PPL	26 PPL
OFFICES	715SF /30PPL	23 PPL
TOTAL	1500 S.F	49 PPL

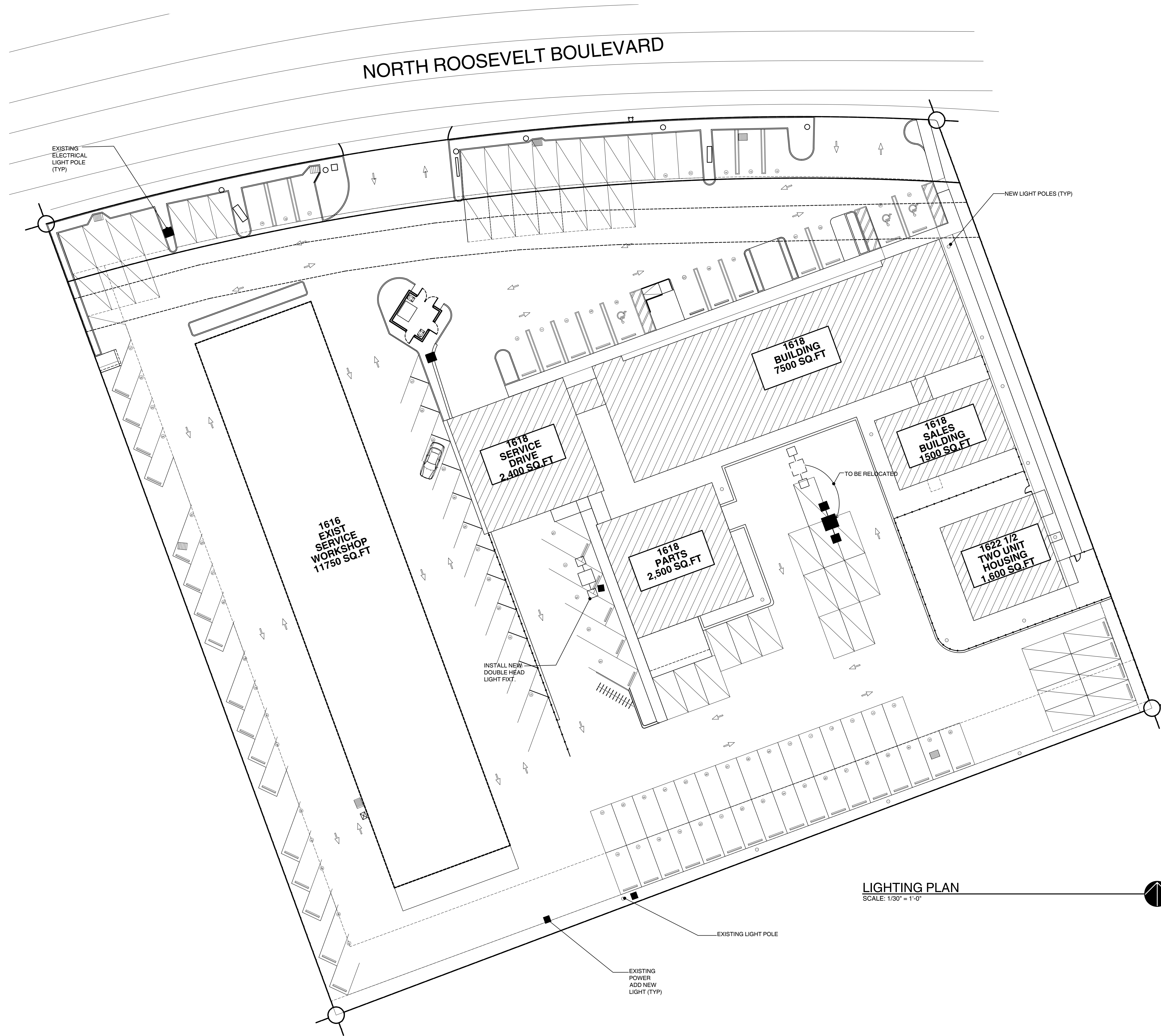
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FLOOR PLAN 1618 SALES BUILDING
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: 1/64" = 1'-0"



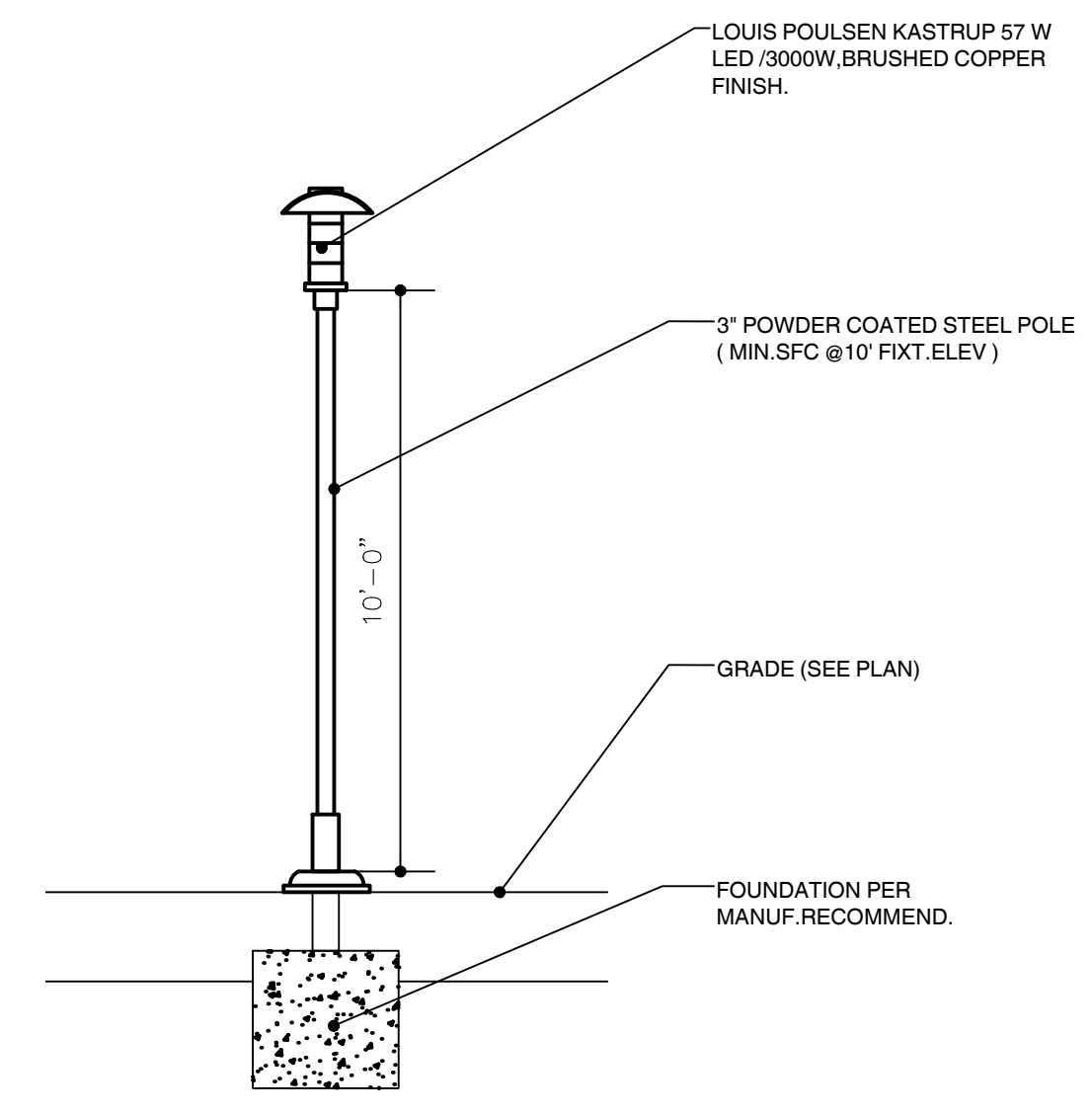
LIGHTING PLAN
SCALE: 1/80" = 1'-0"



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

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

LIGHTING LEGEND	
EXISTING LIGHT POLE	
ELECTRICAL POLE	
NEW LIGHT POLE 10'	
PROPOSED BUILDINGS	
EXISTING STRUCTURE	
EXIST.POWER POLE WITH LIGHTS	



PEDESTRIAN SIDEWALK LIGHTS (5)
SCALE: N/A



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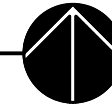
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A2.0



RENDER IMAGE 01
SCALE: N/A



RENDER IMAGE 02
SCALE: N/A



RENDER IMAGE 03
SCALE: N/A



RENDER IMAGE 04
SCALE: N/A





EAST HOUSE ELEVATION
SCALE: N/A



NORTH-EAST HOUSE ELEVATION
SCALE: N/A



SOUTH -EAST HOUSE ELEVATION
SCALE: N/A



NORTH-WEST HOUSE ELEVATION
SCALE: N/A



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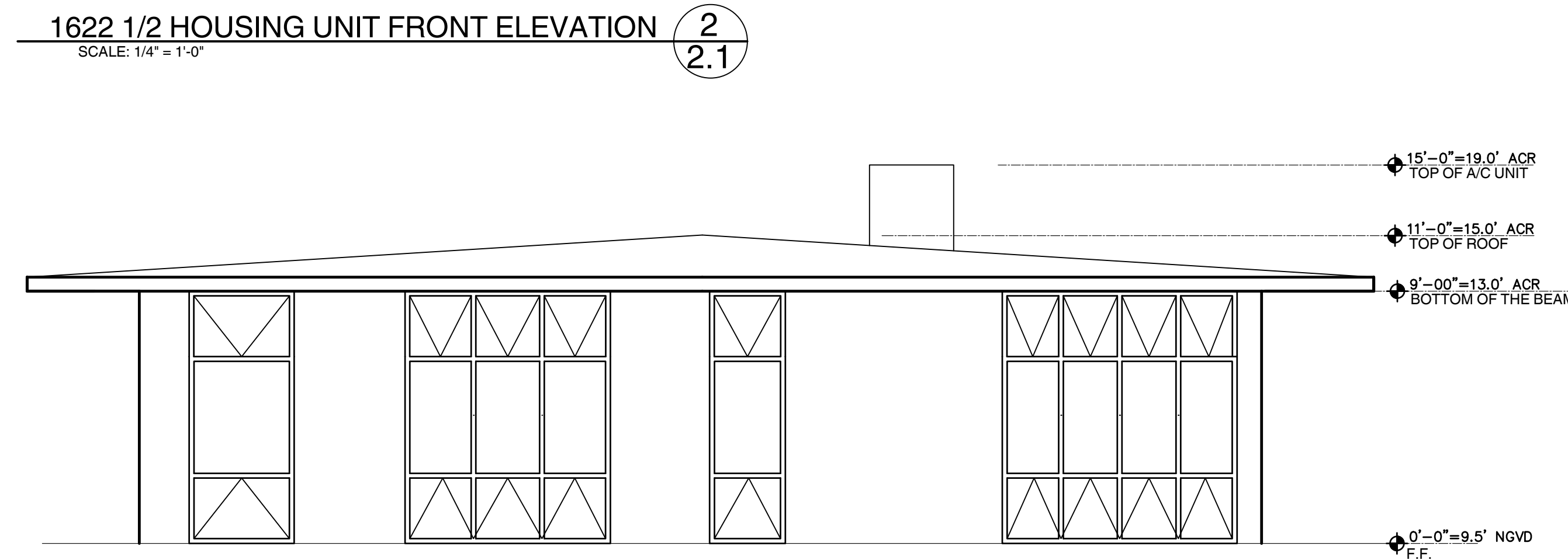
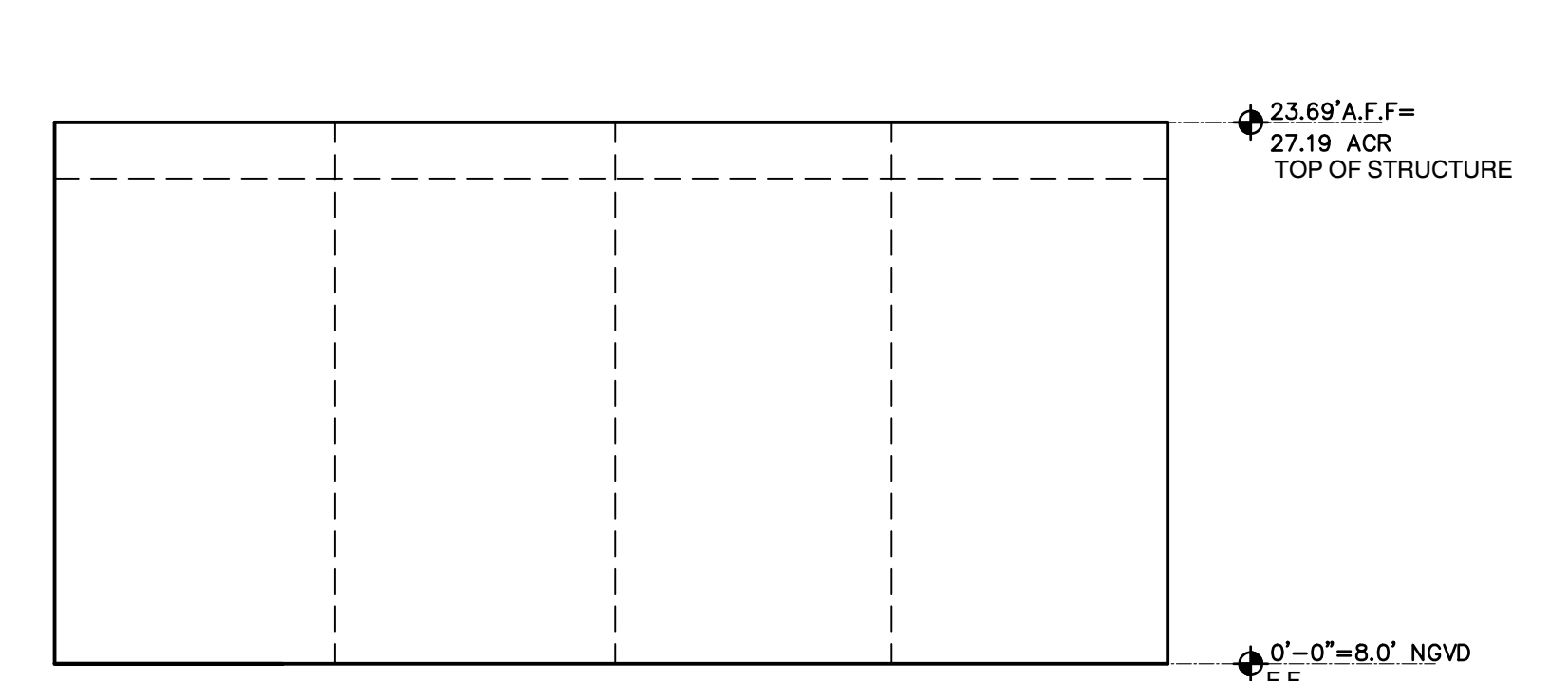
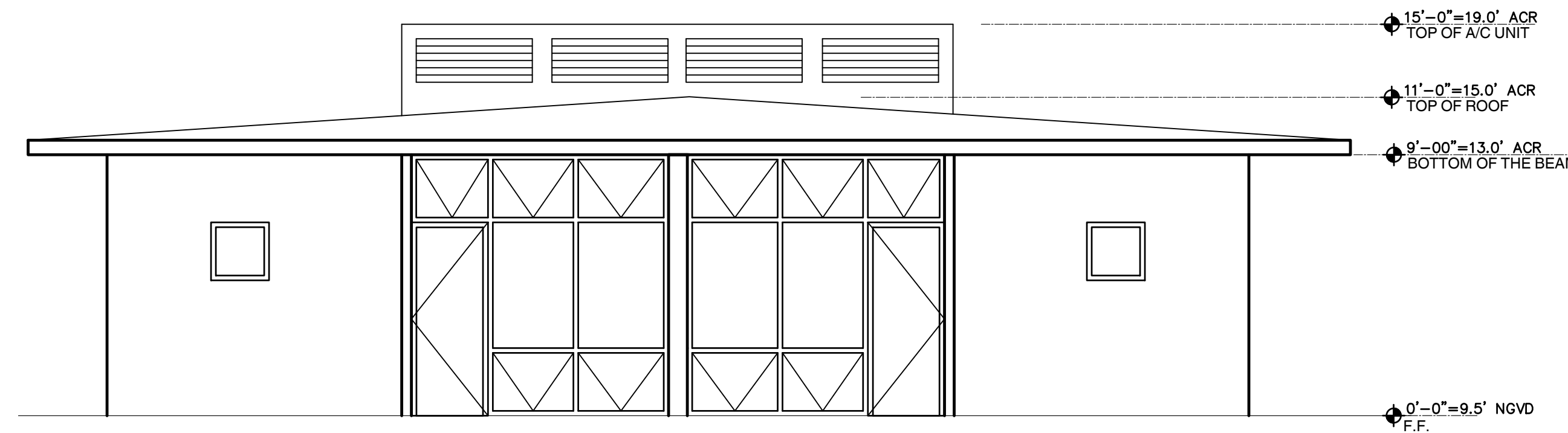
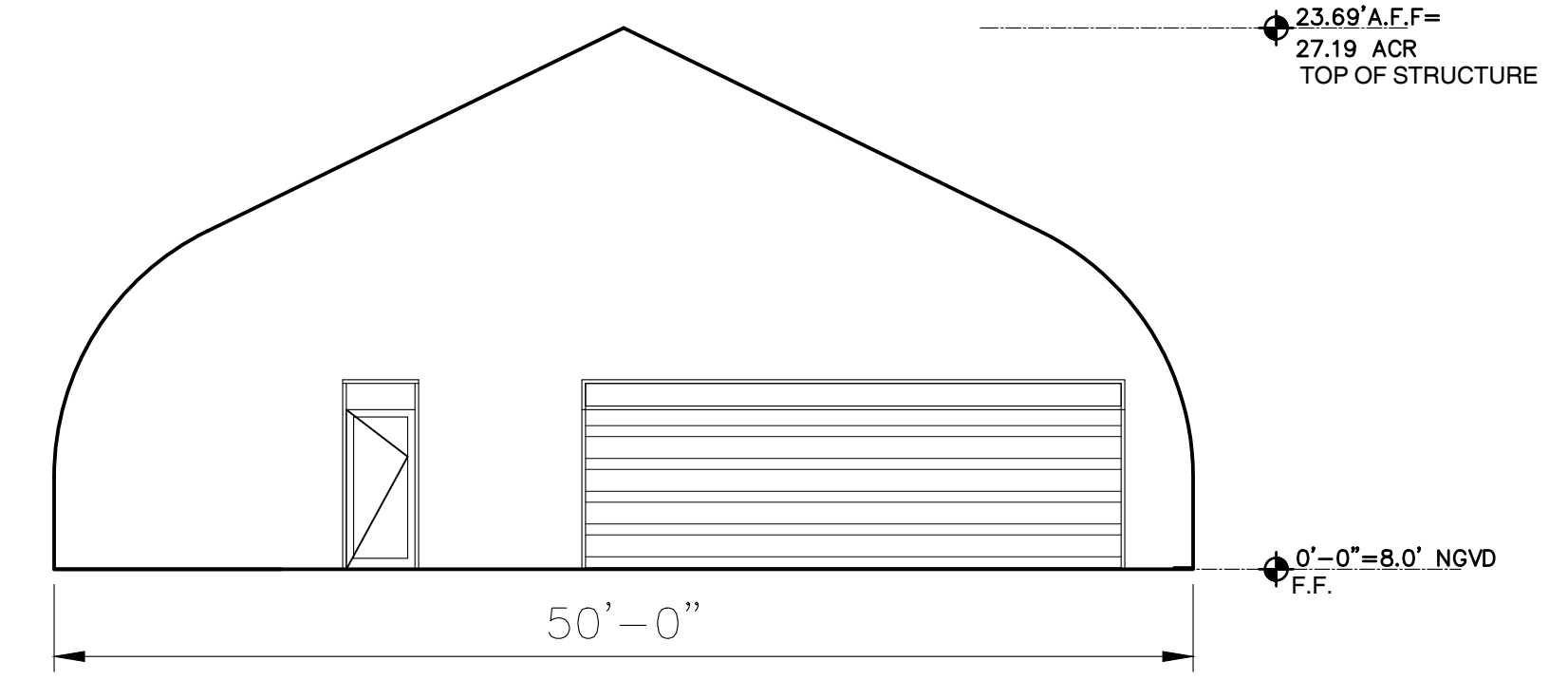
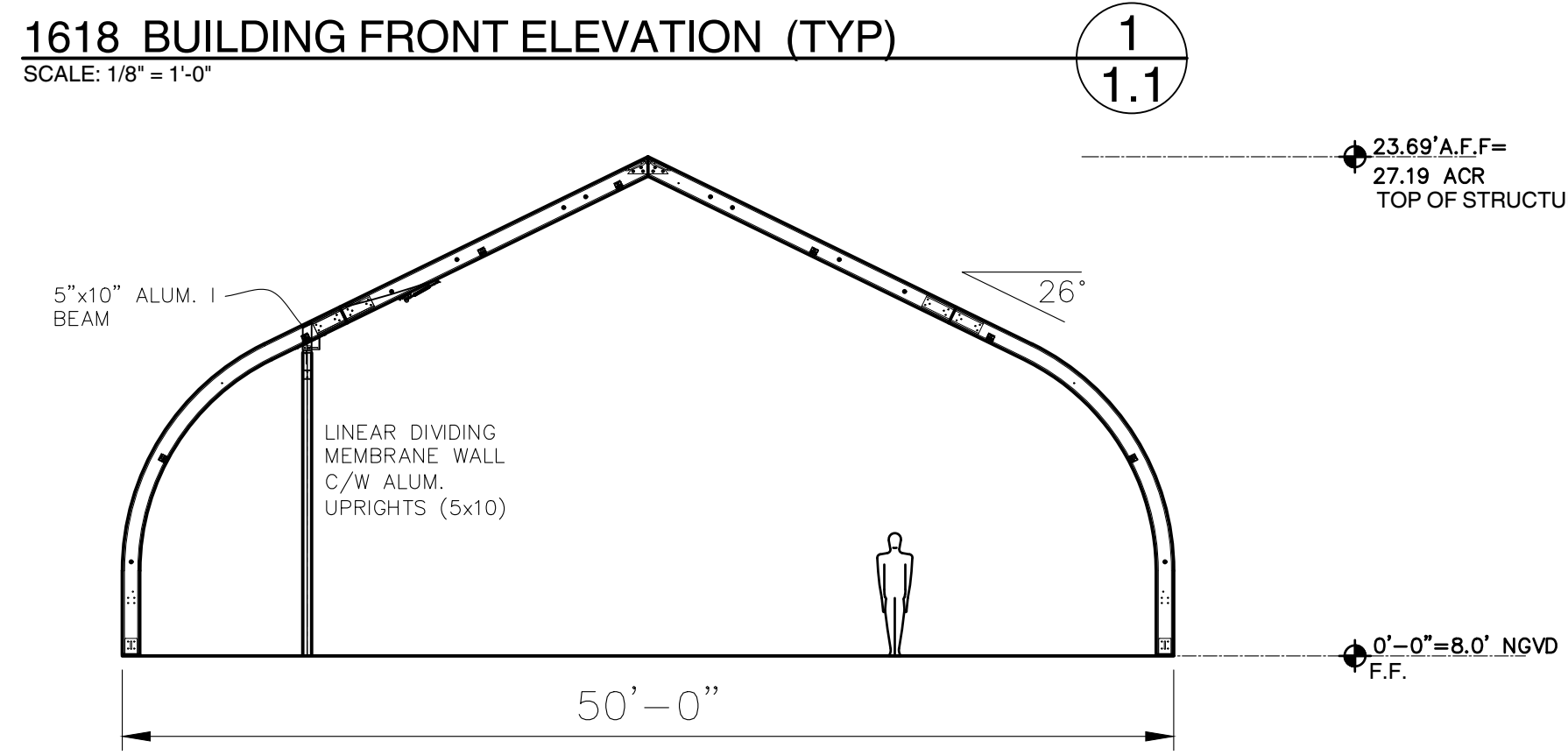
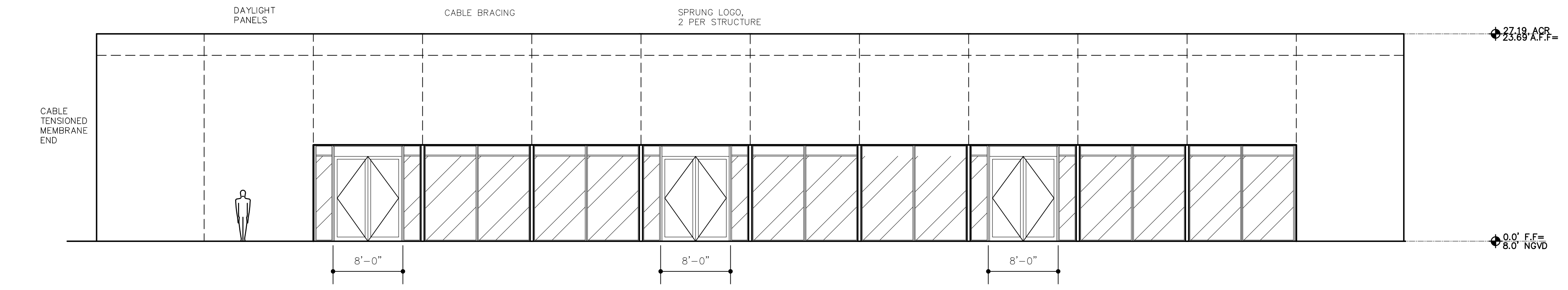
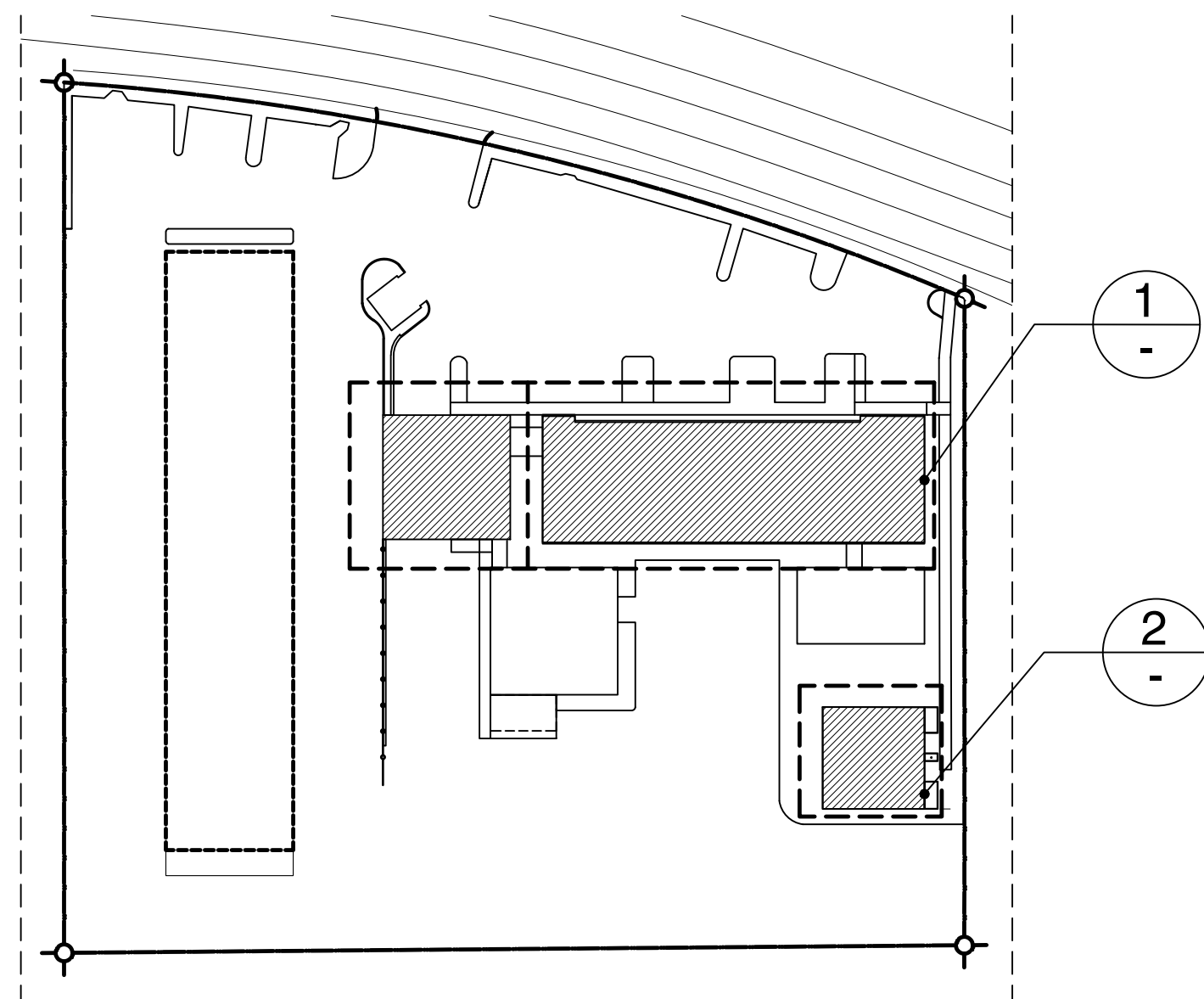
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A4.1



LEGEND:
 AFF = ABOVE FINISH FLOOR
 FF = FINISH FLOOR
 ACR = ABOVE CROWN OF ROAD
 NGVD = NATIONAL GEODETIC VERTICAL DATUM

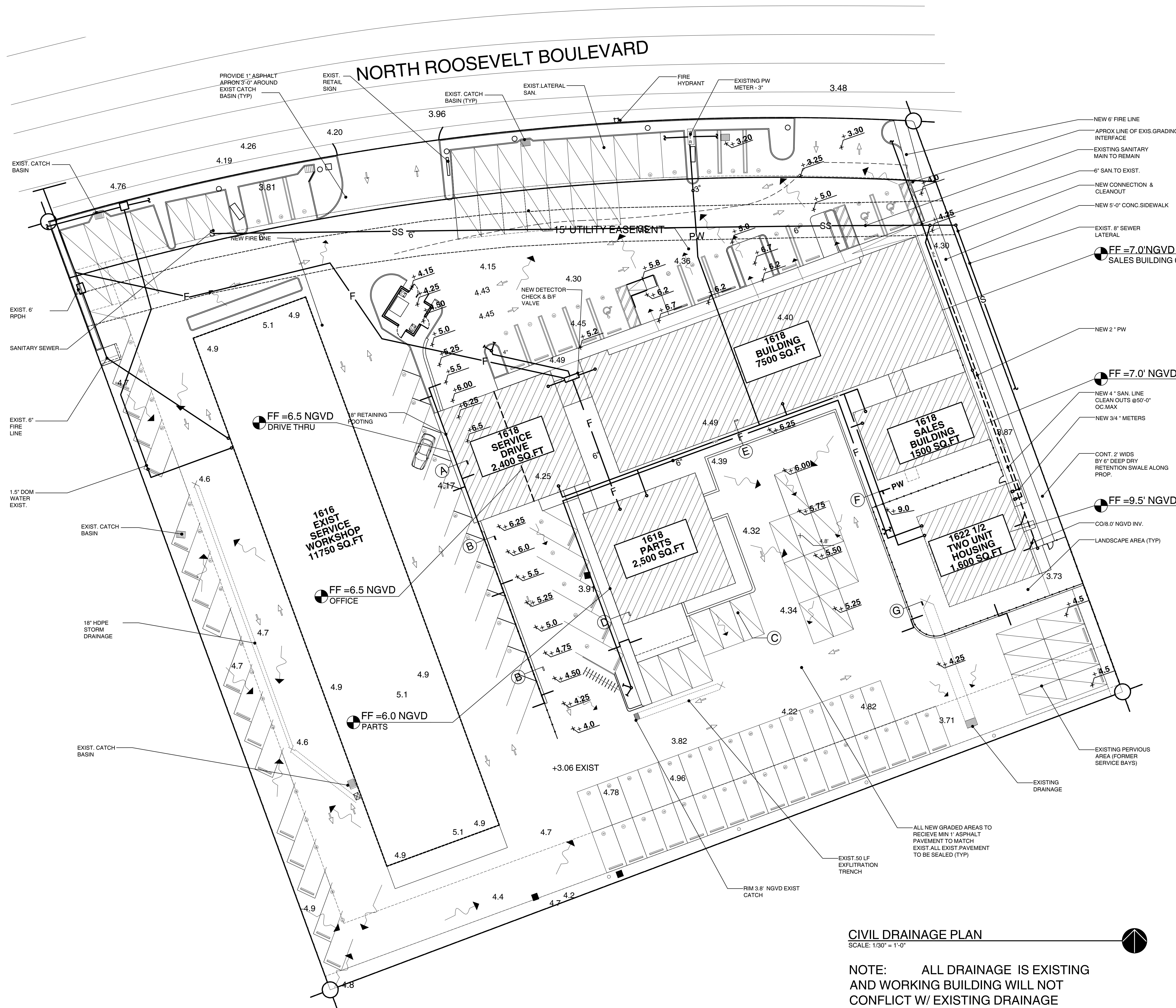


LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND

NOTE: ALL EXIST DRAINAGE SYSTEMS IS EXISTING TO REMAIN ,PROPOSED BUILDINGS LOCATED TO AVOID CONFLICT.

EXISTING LEGEND	
EXIST ELEV. POINT	4.22
DRAINAGE (ALL EXISTING) CATCH BASIN	[Symbol]
WATER METER	[Symbol]
BFP- BACK FLOW PREVENTER	[Symbol]
SANITARY SEWER (MAN HOLE)	[Symbol]

PROPOSAL LEGEND	
NEW ELEV. POINT	+4.25
EXISTING BUILDINGS	[Symbol]
PROPOSED BUILDINGS	[Symbol]
NEW LANDSCAPE PROPOSAL	LS
NEW LIGHT POLE 10'	[Symbol]
NEW SIAMESE FIRE CONNECTION VALVE	[Symbol]
NEW FIRE LINE 6"	[Symbol]
POTABLE WATER LINE (SIZE AS NOTED)	[Symbol]
EXISTING SEWER MAIN (SIZE AS NOTED)	[Symbol]
FIRE HYDRANT	[Symbol]



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

NOTE: ALL DRAINAGE IS EXISTING AND WORKING BUILDING WILL NOT CONFLICT W/ EXISTING DRAINAGE

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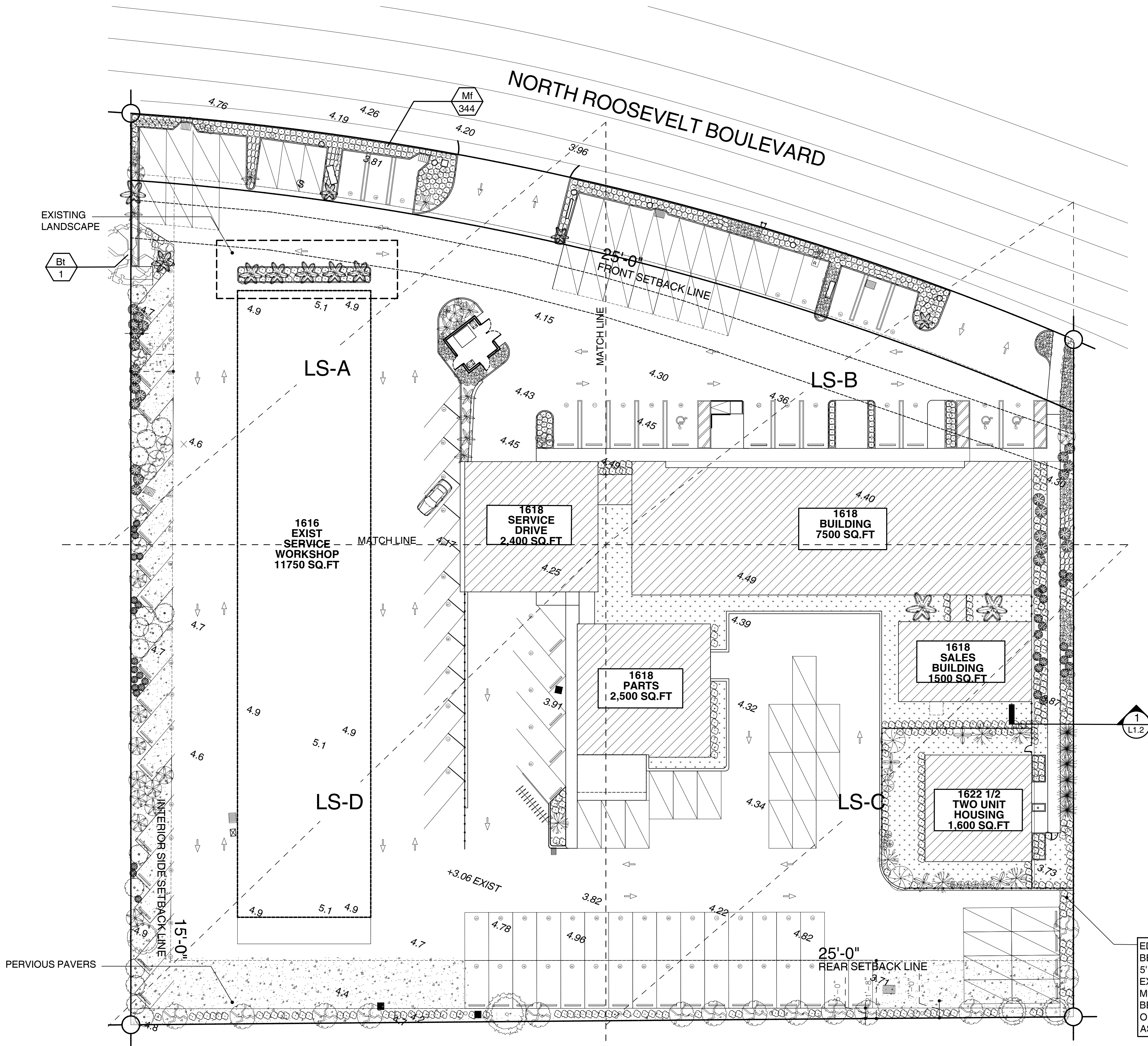
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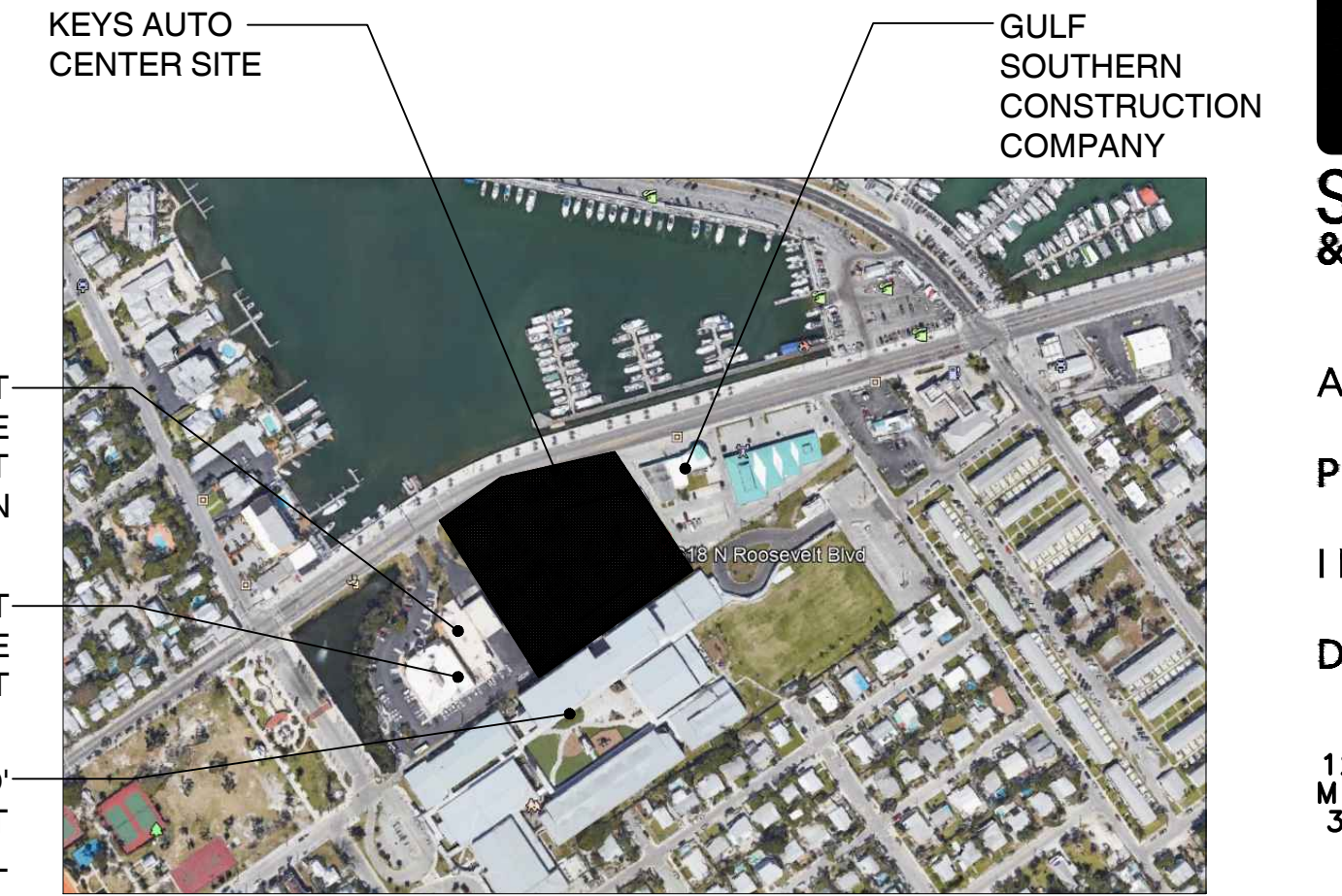
SUMMARY LANDSCAPE SCHEDULE				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Fp	FAN PALM TREE	WASHINGTONIA LIVISTONEAE	12	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	129	3 GAL 6'-0" & 8'-0"
Mf	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	344	3 GAL, 18"
Sb	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	63	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	564	7 GAL (4'-0" HIGH) @24" STAGGERED
Cp	COCOPLUM	CHRYSOBALANUS ICACO	84	3 GAL, 24"
Sod	SOD	STENOTAPHRUM SECUNDATUM	SF/A	8400 SF.
Gl	GUMBO LIMBO TREE	BURSERIA SIMARUBA	22	4" DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE	SWIETENIA MACROPHYLLA	16	4" DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		SF/A	9,706.19 SF.
EXISTING LANDSCAPE				
Rp0	ROYAL PALM TREE (TRANSPLANTED, SEE LS1.1)	ROYSTONEA ARECACEAE	14	12'-15' HEIGHT
Bmp	BISMARCKIA PALM (TRANSPLANTED, SEE LS1.1)	BISMARCKIA ARECALES	6	12'-14' HEIGHT, EXIST
Fp	FAN PALM	WASHINGTONIA LIVISTONEAE	8	10'-12' HEIGHT
Sf	STRANGLER FIG	FICUS AUREA	3	12'-14' HEIGHT, EXIST.
Bt	SILVER BUTTONWOOD TREE	CONOCARPUS ERECTUS	2	12'-14' TRUNK
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1	EXIST.
SUB. CANOPY TREES				
Sp	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	2	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRIX MORRISII	8	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	13	10'-15' HEIGHT

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
-SEE SHEETS LS-A,LS-B,LS-C,LS-D FOR DETAIL PLANS.

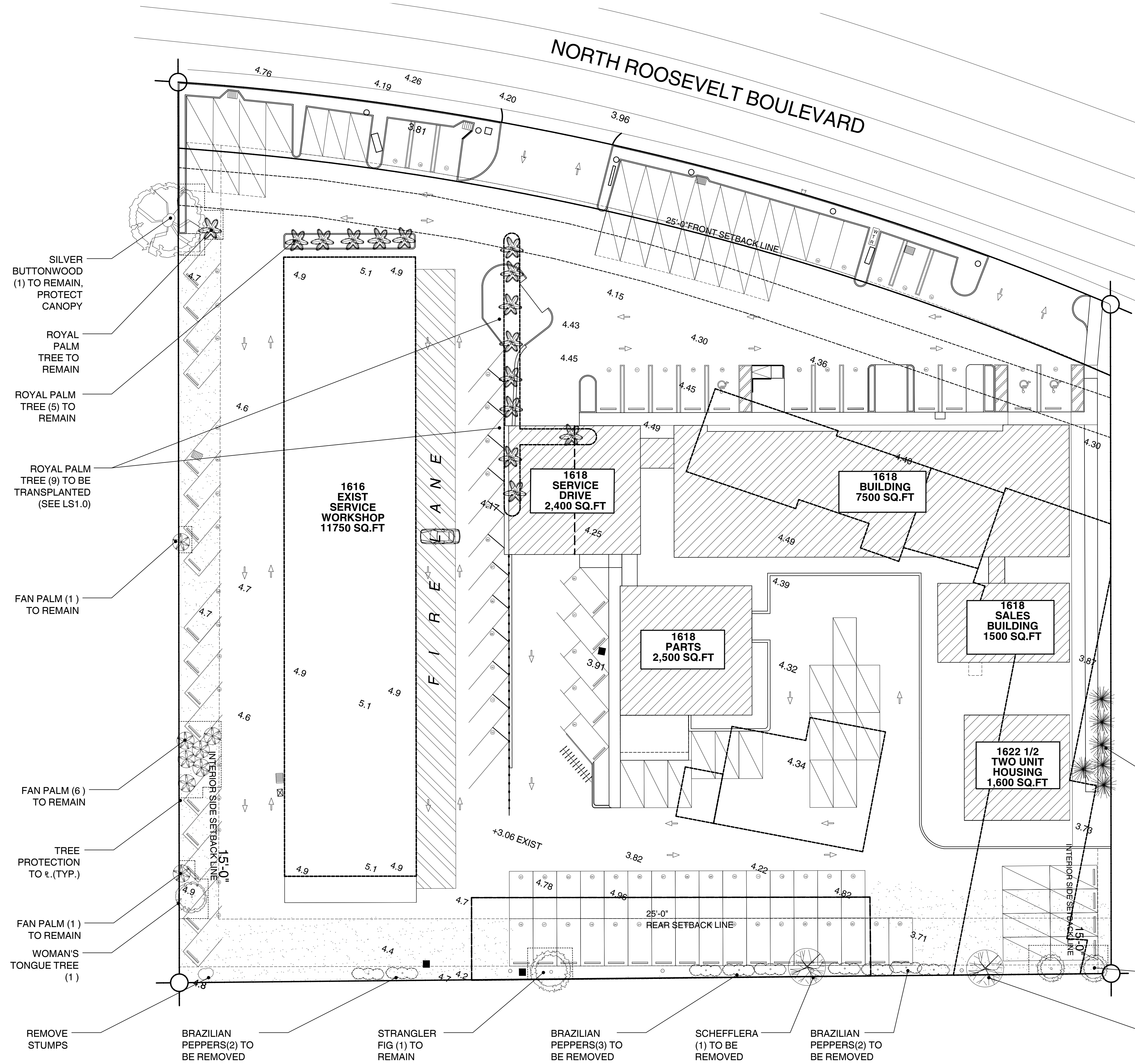


EDGE OF 6" TOPSOIL BED W/3" MULCH MIN 5' FROM LINE & EXTENDING TO NO MORE THAN 1'-0" BEYOND DRIP LINE OF INSTALLED TREES AS SHOWN

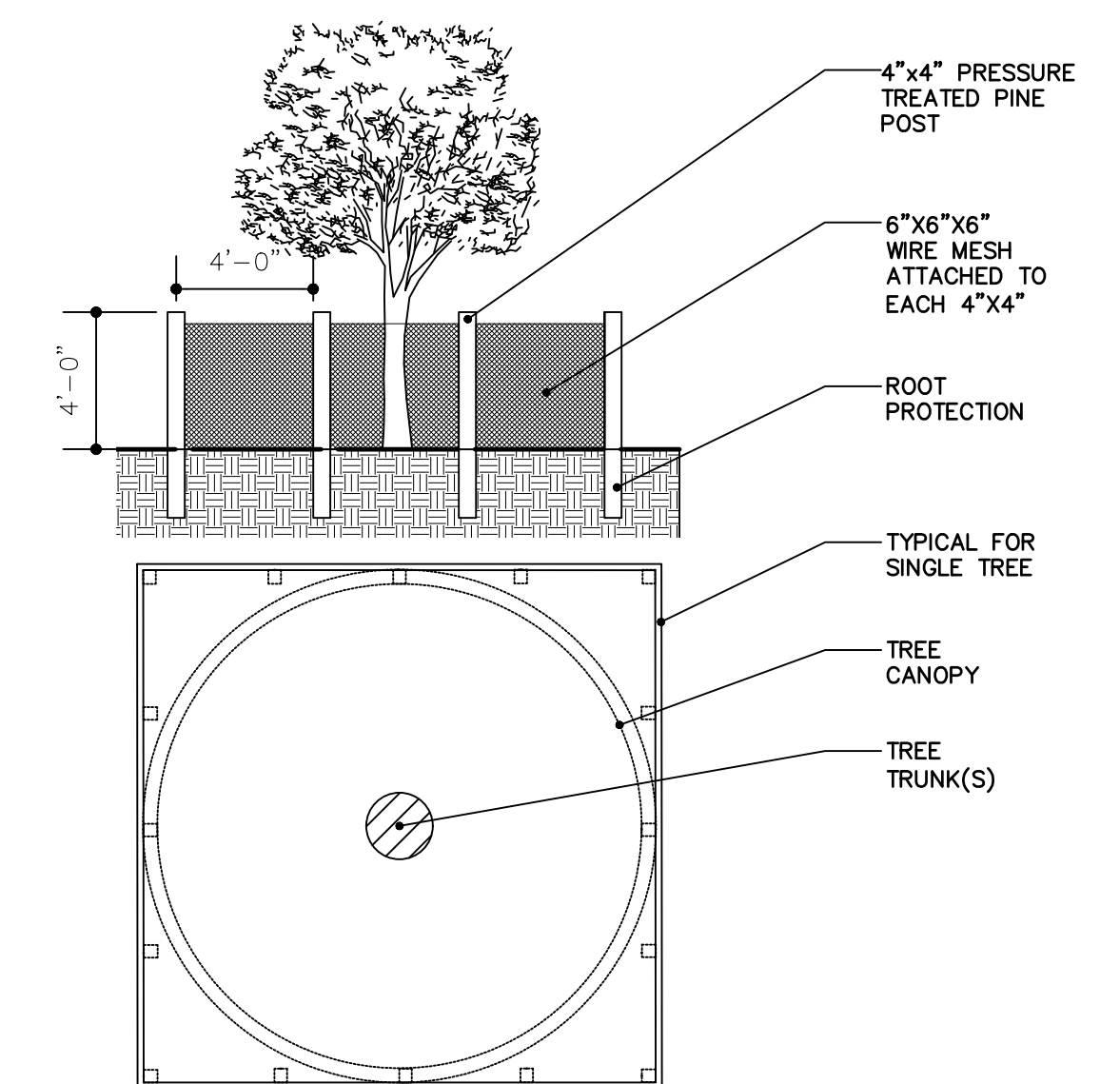
LANDSCAPE PLAN PROPOSAL OVERALL
SCALE: 1/20" = 1'-0"



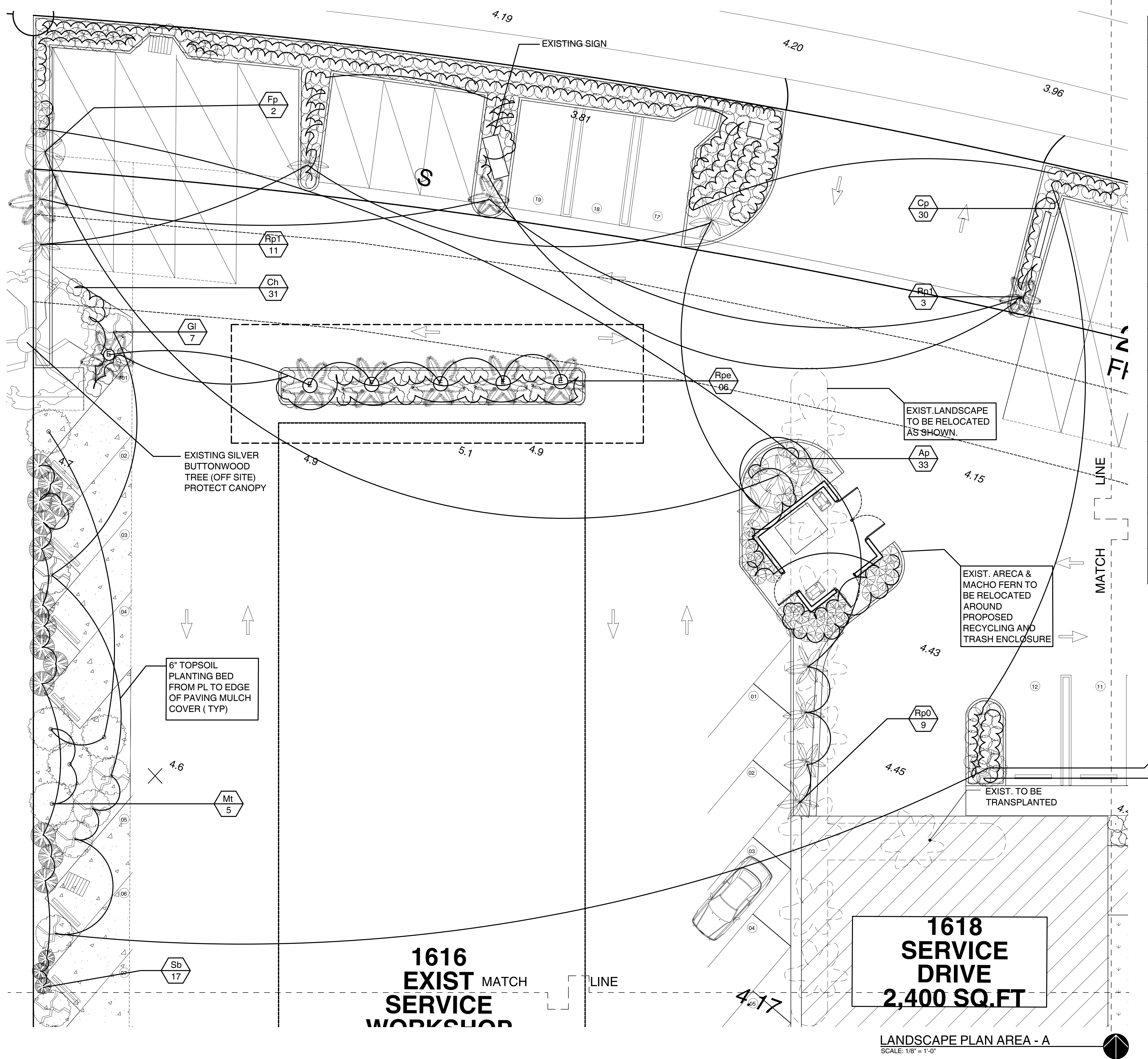
LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND



EXISTING LANDSCAPE SCHEDULE			
	COMMON NAME	BOTANICAL NAME	No
Rp0	ROYAL PALM TREE	ROYSTONEA ARECACEAE	15
Bmp	BISMARCKIA PALM	BISMARCKIA ARECALES	6
Fp	FAN PALM	WASHINGTONIA LIVISTONEAE	8
Sf	STRANGLER FIG	FICUS AUREA	3
Bp	BRAZILIAN PEPPER (ALL TO BE REMOVED)	SCHINUS TEREBINTHIFOLIA	7
Bp	SILVER BUTTWOOD	CONOCARPUS ERECTUS	1
Wt	WOMAN'S TONGUE TREE	ALBIZIA LEBBECK	1
S1	STUMPS		1
S	SCHEFFLERA	SCHEFFLERA ARALIOIDEAE	2

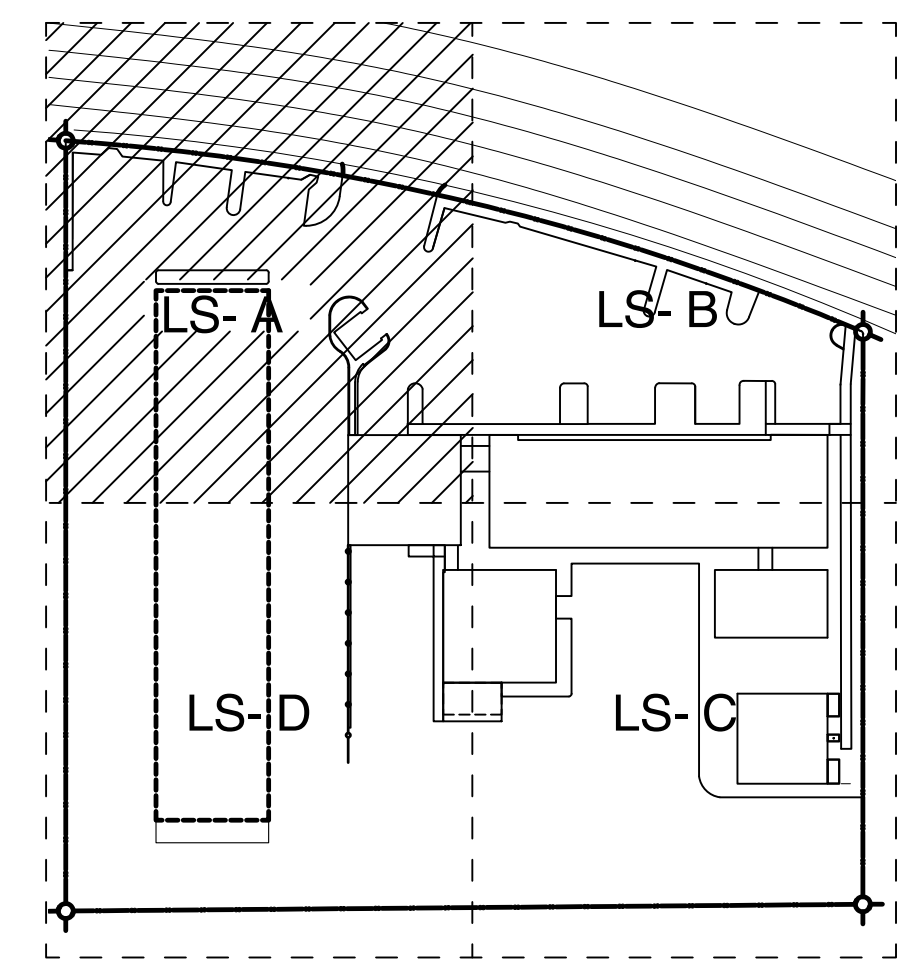


TREE PROTECTION BOND DETAIL
SCALE: N/A



LANDSCAPE SCHEDULE FOR AREA A			
BOTANICAL NAME		No	SIZE / NOTES
Rp0	EXISTING ROYAL PALM TREE (TRANSPLANTED)	9	12-14' GREY TRUNK
Rpe	EXISTING PALM TREE	6	12-14' GREY TRUNK
Rp1	NEW. ROYAL PALM TREE	3	12-14' GREY TRUNK
Fp	FAN PALM TREE	02	12-14' GREY TRUNK
Ap	ARECA PALM	33	3 GAL 6'-0" & 8'-0"
Mf	SILVER BUTTONWOOD (SMALL BUSH)	187	3 GAL, 18"
Sb	SILVER BUTTONWOOD (LARGE BUSH)	17	7 GAL(24"-30")
Cb	SILVER BUTTONWOOD	1	12-14' TRUNK, 4" DBH
Cp	COCOPLUM	48	3 GAL, 24"
Sod	SOD	SF/A	250 SF.
Gl	GUMBO LIMBO TREE	7	4" DBH, 10'-0", SINGLE TRUNK
Mt	MAHOGANY TREE	5	4" DBH, 10'-0", SINGLE TRUNK
Ts	6" TOPSOIL & 3" MULCH BED	N/A	1,995.37SF.
Ch	CLUSIA HEDGE	31	7 GAL (4'-0" HIGH) @24" STAGGERED

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
 -COUNTS ARE FOR THIS QUARANT ONLY.



KEY PLAN
SCALE: N/A

1618 SERVICE DRIVE
2,400 SQ. FT

LANDSCAPE PLAN AREA - A
 SCALE: 1/8" = 1'-0"

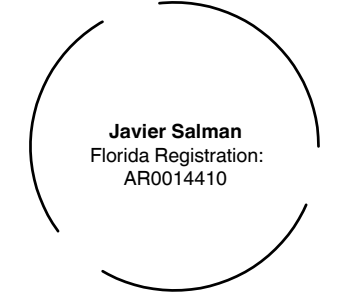


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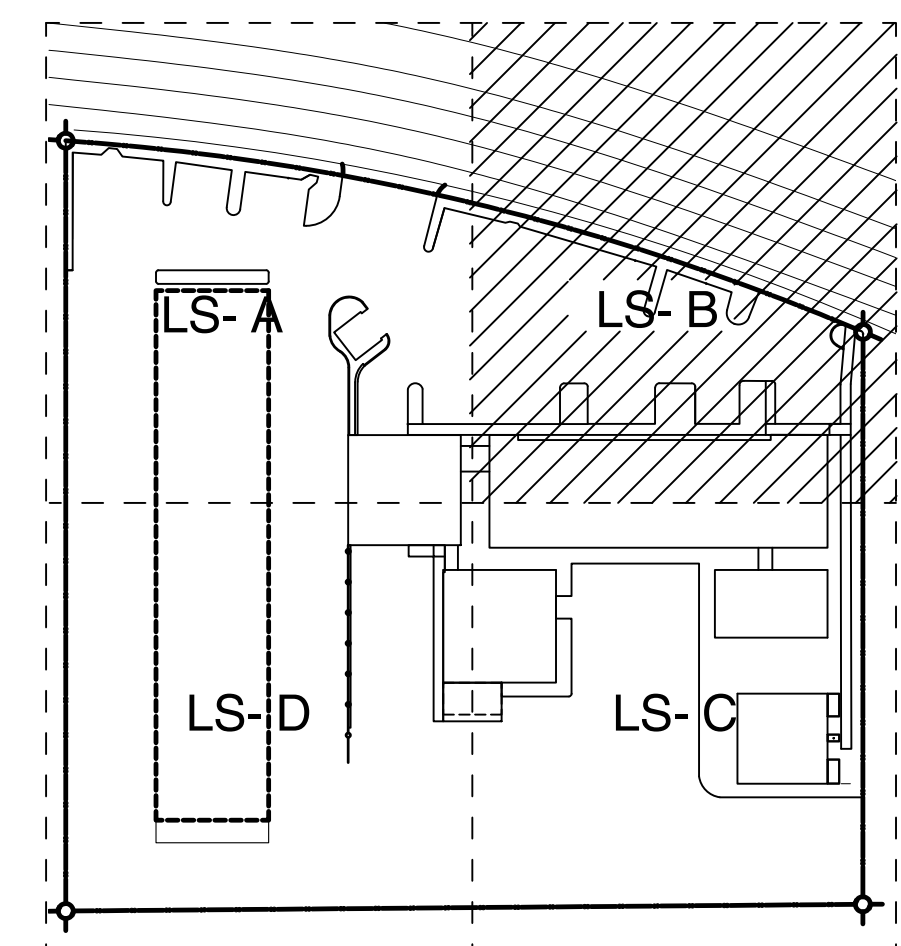
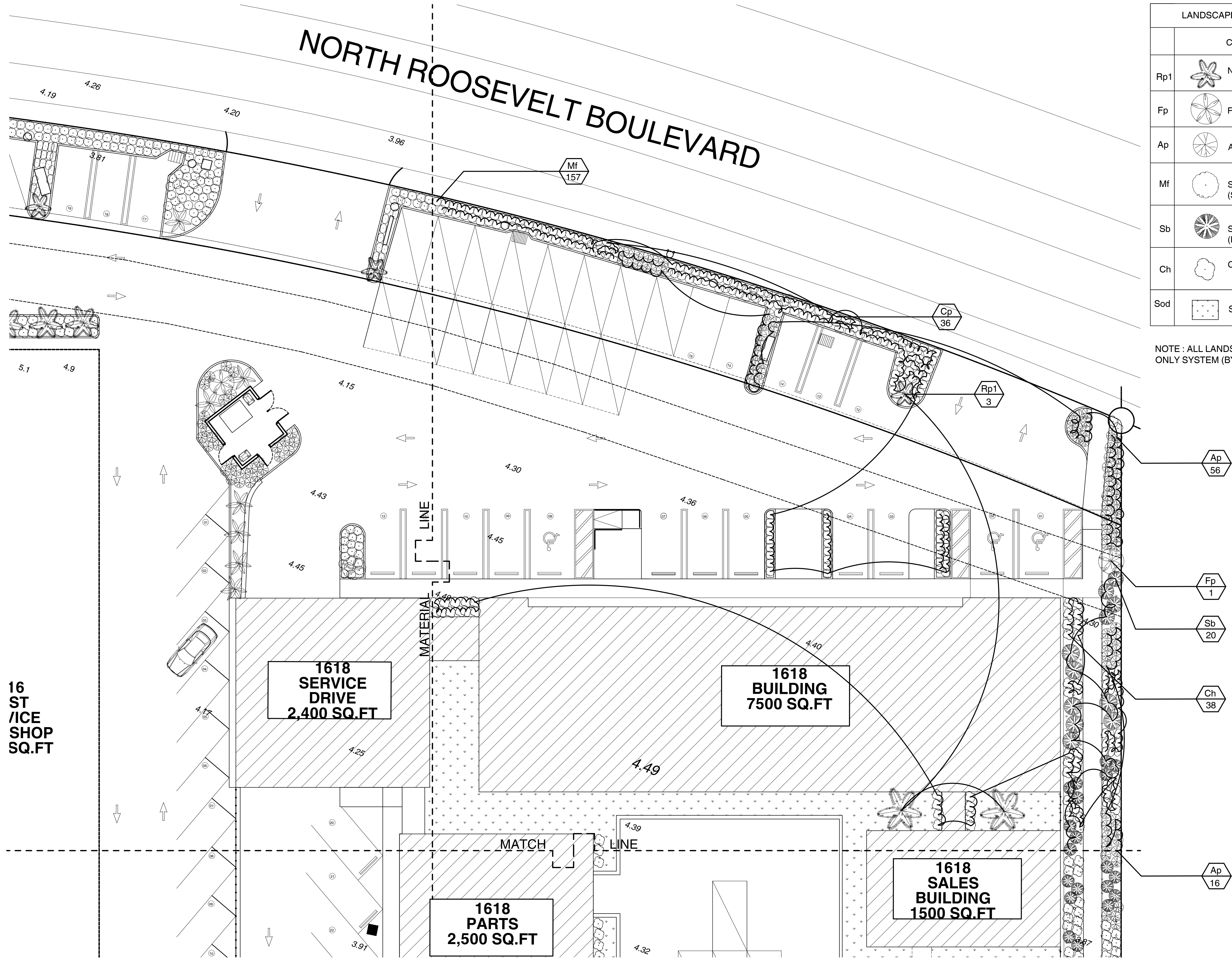
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Job Date: 04.04.22
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LS-A

LANDSCAPE SCHEDULE FOR AREA B				
	COMMON NAME	BOTANICAL NAME	No	SIZE / NOTES
Rp1	NEW. ROYAL PALM TREE	ROYSTONEA ARECACEAE	3	12-14' GREY TRUNK
Fp	FAN PALM TREE	WASHINGTONIA LIVISTONEAE	1	12-14' GREY TRUNK
Ap	ARECA PALM	DYPSIS LUTESCENS	72	3 GAL 6'-0" & 8'-0"
Mf	SILVER BUTTONWOOD (SMALL BUSH)	CONOCARPUS ERECTUS	157	3 GAL, 18"
Sb	SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	20	7 GAL(24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	38	7 GAL (4'-0" HIGH) @24" STAGGERED
Sod	SOD	STENOTAPHRUM SECUNDATUM	SF/A	2994 SF.

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
SCALE: N/A

LANDSCAPE PLAN AREA - B
N.T.S.



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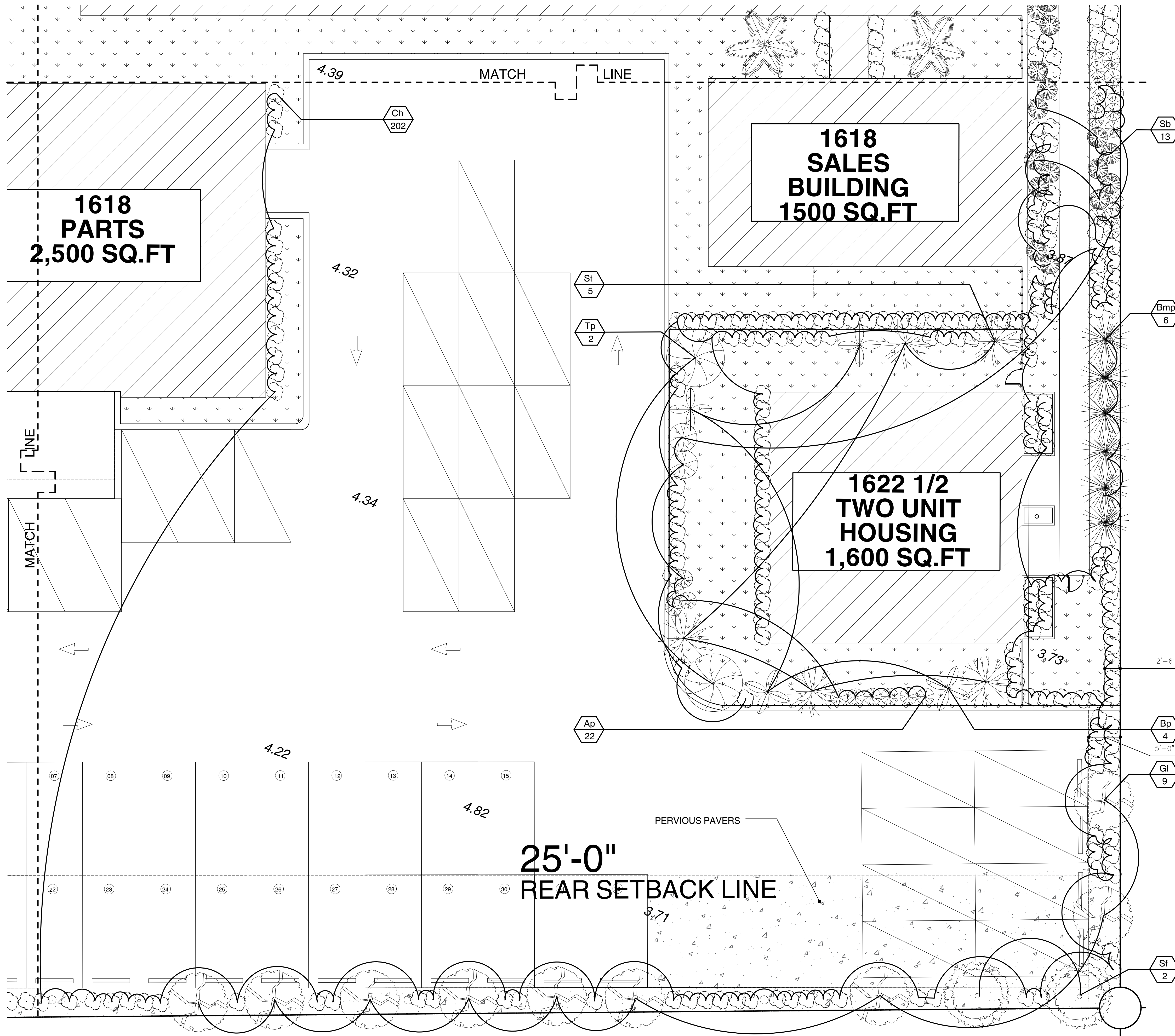
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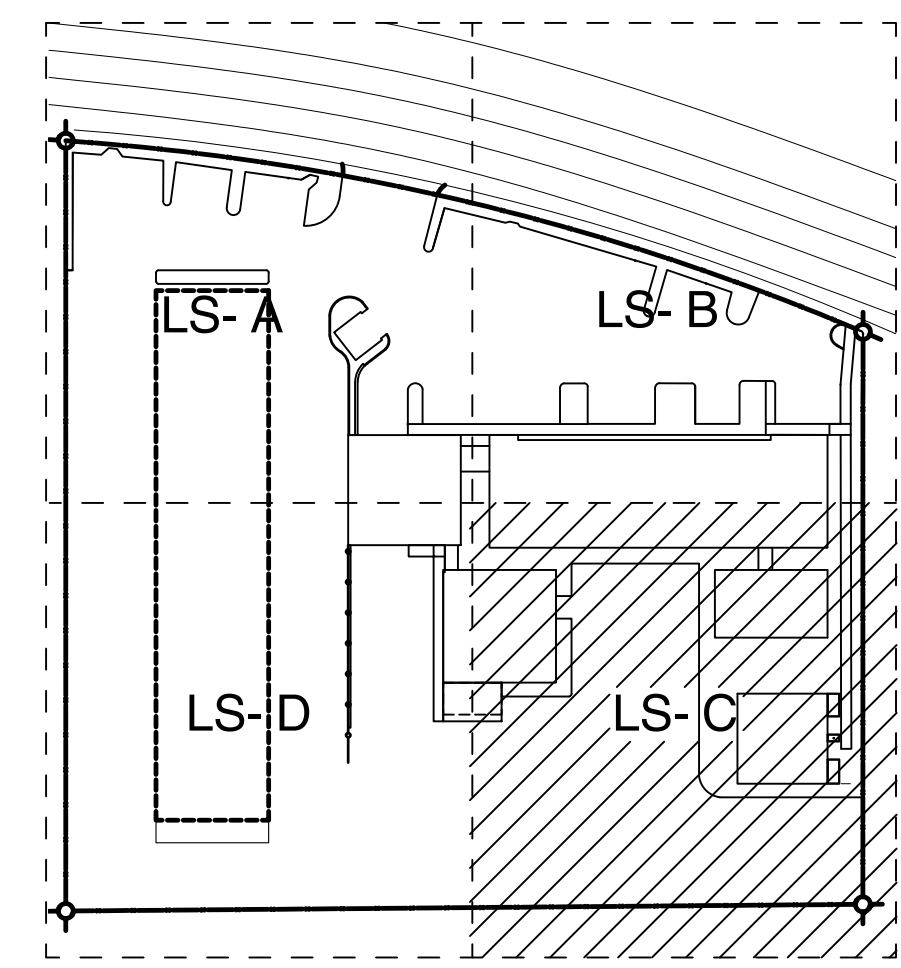
LS-B



LANDSCAPE PLAN AREA - C
SCALE: 1/8" = 1'-0"

LANDSCAPE SCHEDULE FOR AREA C				
	COMMON NAME	BOTANICAL NAME	No	TYPE
Ap	ARECA PALM	DYPSIS LUTESCENS	22	3 GAL 6'-0" & 8'-0"
Sb	SILVER BUTTONWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	12	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	202	7 GAL (4'-0" HIGH) @24" STAGGERED
Sod	SOD	STENOTAPHRUM SECUNDATUM	N/A	5,086 SF.
Gl	GUMBO LIMBO TREE	BURSERIA SIMARUBA	9	4" DBH
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	2091.50 SF.
Bmp	BISMARCKIA PALM (TRANSPLANTED)	BISMARCKIA ARECALES	6	12-14' TRUNK
Sf	STRANGLER FIG	FICUS AUREA	2	12-14' TRUNK
SUB. CANOPY TREES				
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	5	5' HEIGHT
Tp	THATCH PALM	LEUCOTHRIX MORRISII	2	5'-10' HEIGHT
Bp	BUCCANEER PALM	PSEUDOPHOENIX SARGENTII	4	10'-15' HEIGHT

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



KEY PLAN
SCALE: N/A

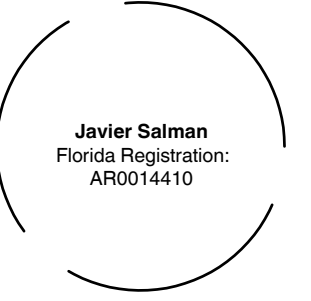


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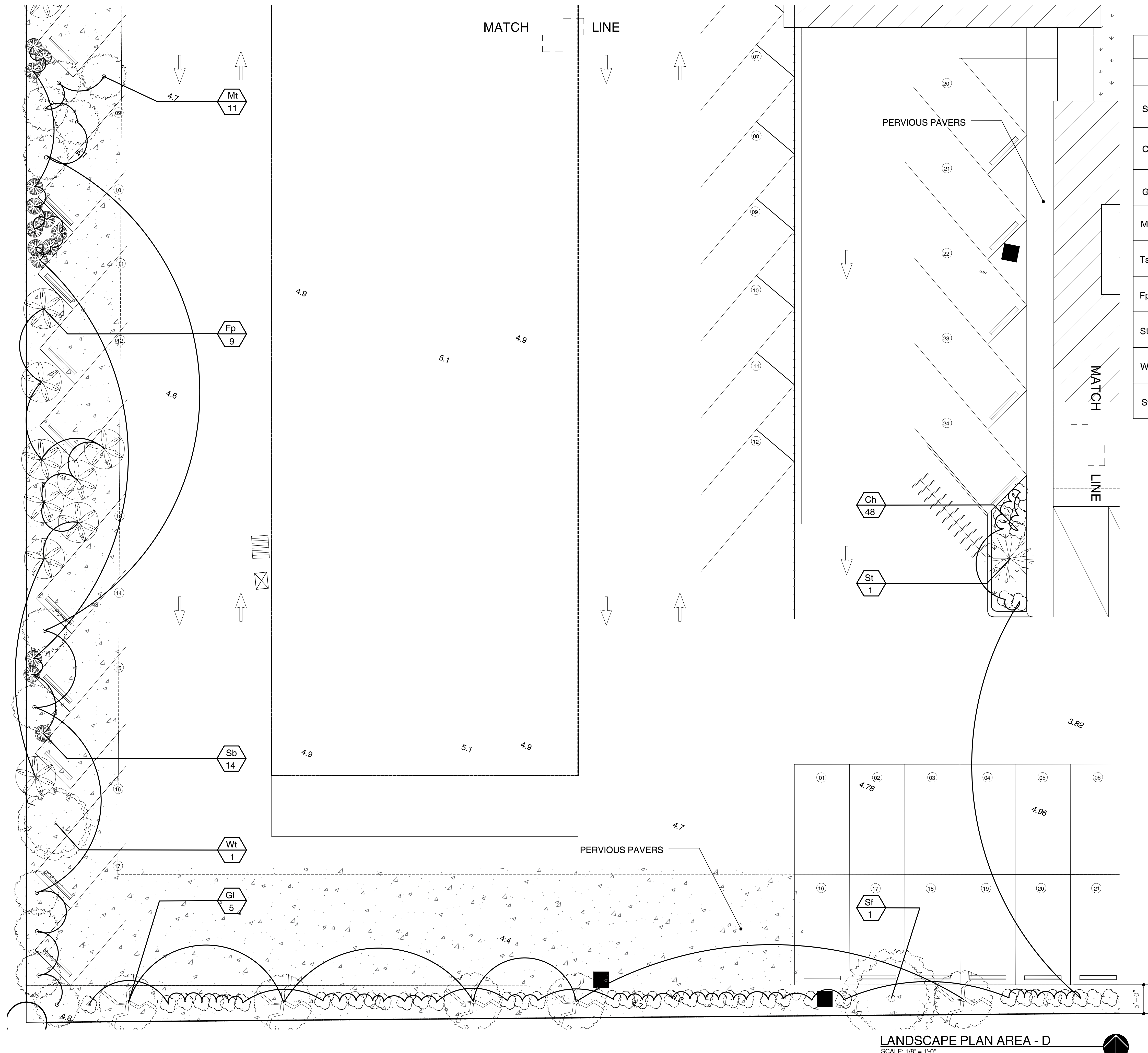
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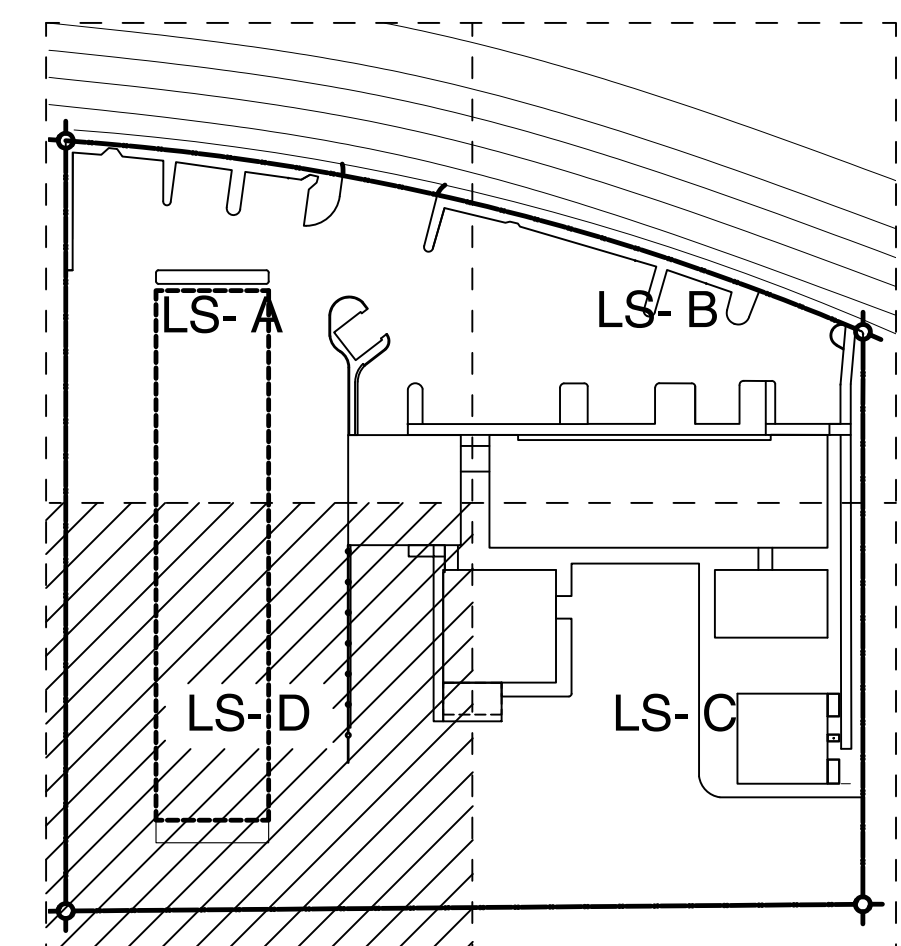
LS-C



LANDSCAPE SCHEDULE FOR AREA D

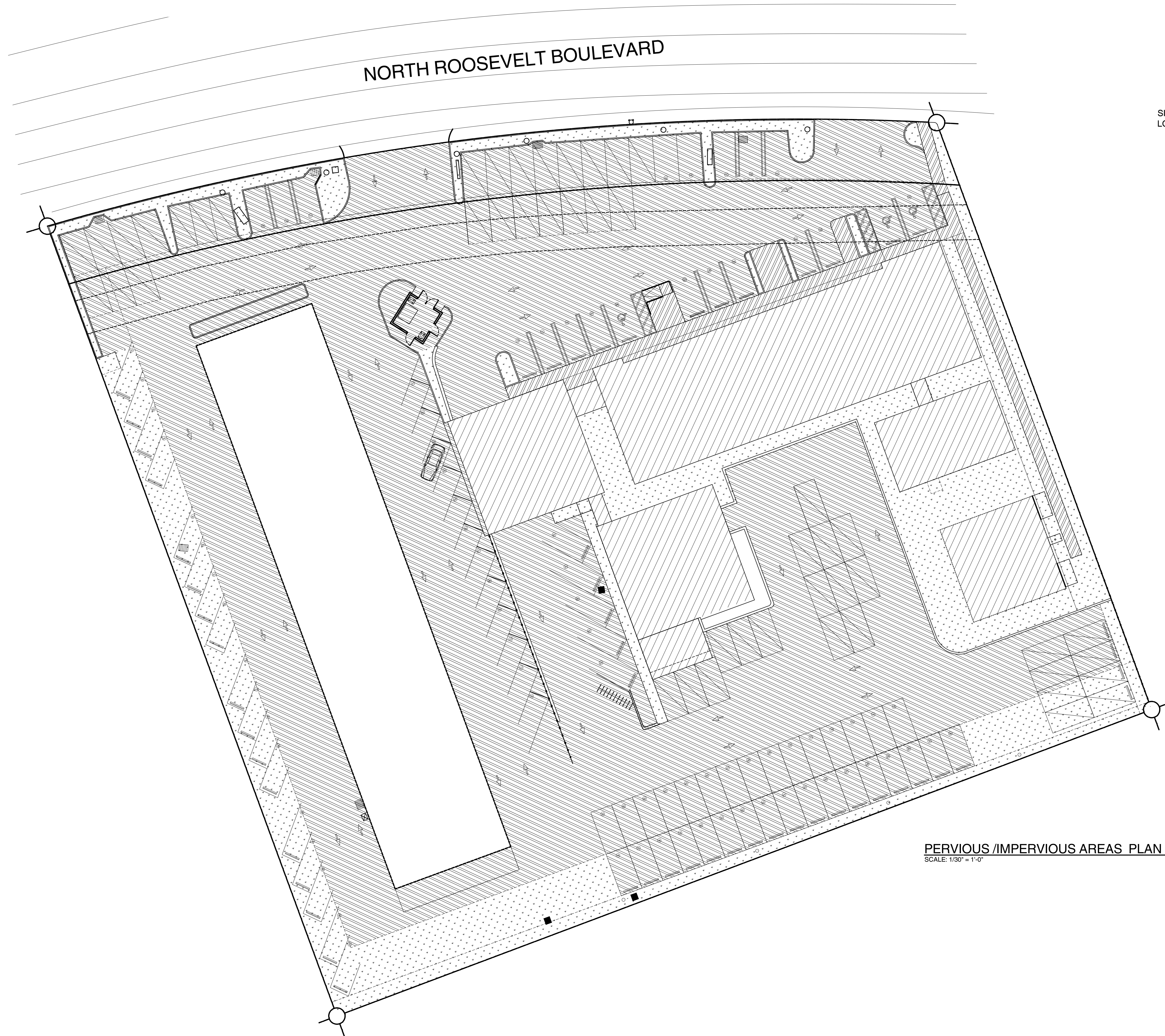
	COMMON NAME	BOTANICAL NAME	No	TYPE
Sb	SILVER BUTTWOOD (LARGE BUSH)	CONOCARPUS ERECTUS	14	7 GAL (24"-30")
Ch	CLUSIA HEDGE	CLUSIA ROSEA	315	7 GAL (4'-0" HIGH) @24" STAGGERED
Gl	GUMBO LIMBO TREE	BURSERA SIMARUBA	5	4" DBH
Mt	MAHOGANY TREE	SWIETENIA MACROPHYLLA	11	4" DBH
Ts	6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	5,619.32 SF.
Fp	FAN PALM	WASHINGTONIA LIVISTONEAE	9	8'-12' HEIGHT
St	SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	1	5' HEIGHT, 3" DBT
Wt	WOMAN'S TONGUE TREE, EXIST.	ALBIZIA LEBBECK	1	12' HEIGHT
Sf	STRANGLER FIG, EXIST.	FICUS AUREA	1	8'-12' HEIGHT

NOTE : ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



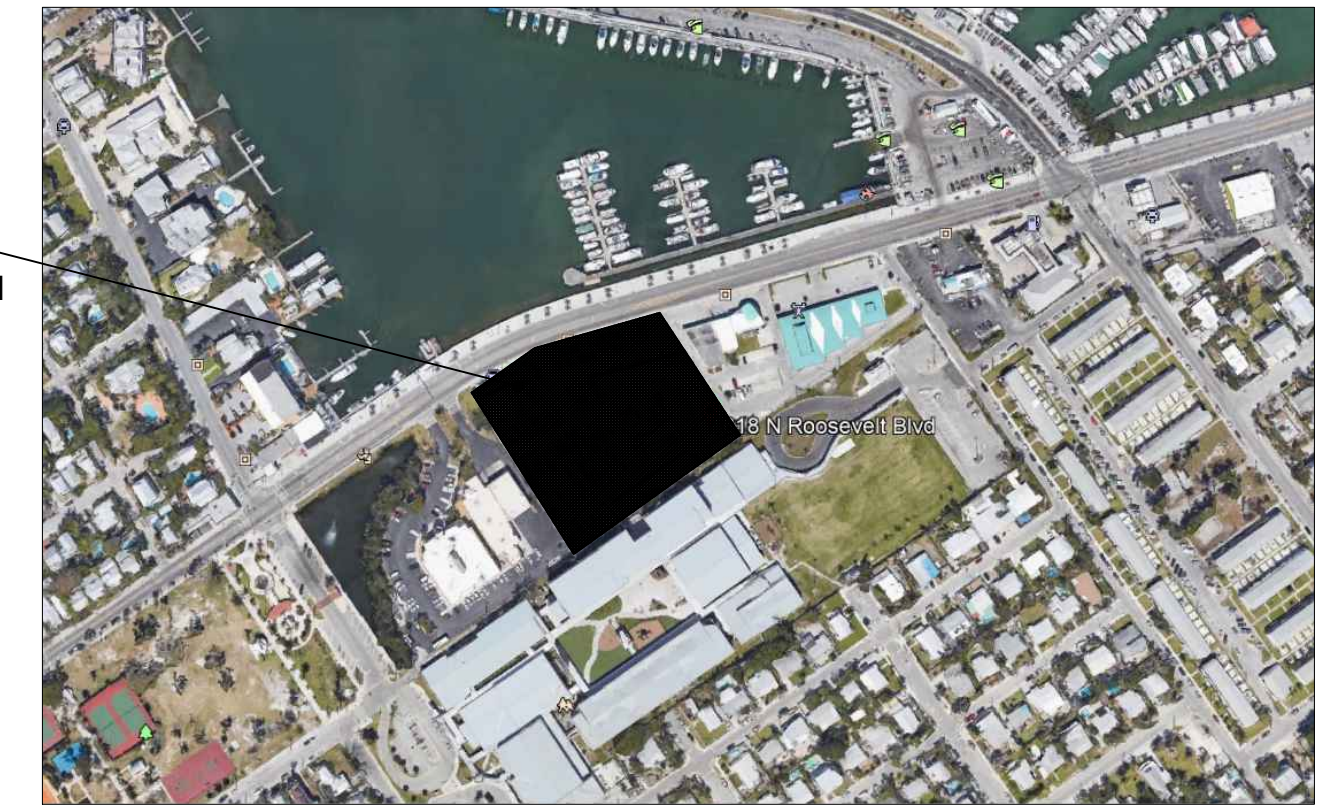
KEY PLAN
SCALE: N/A

LANDSCAPE PLAN AREA - D
SCALE: 1/8" = 1'-0"



NORTH ROOSEVELT BOULEVARD

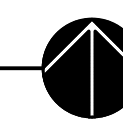
SITE
 LOCATION

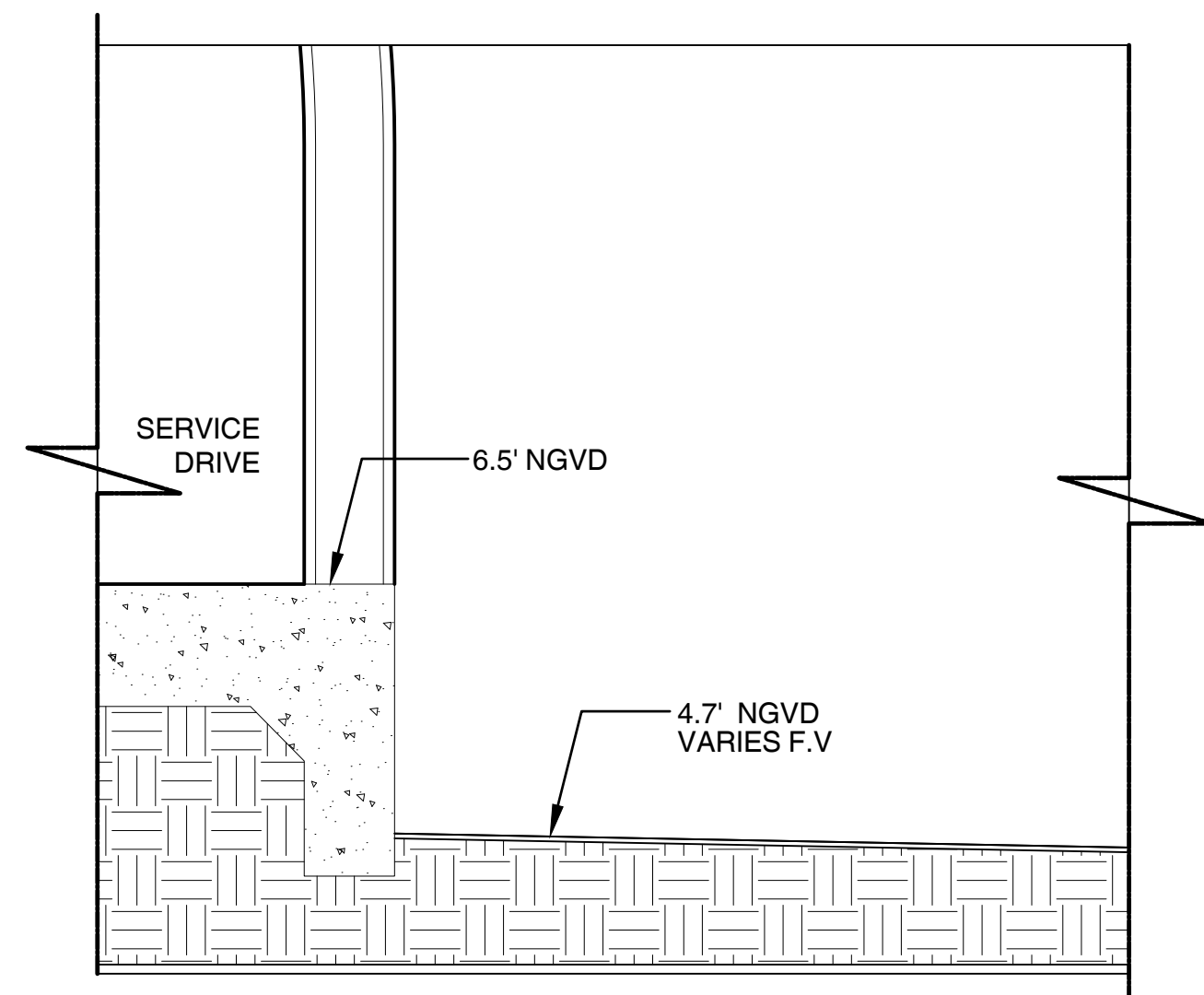


LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND

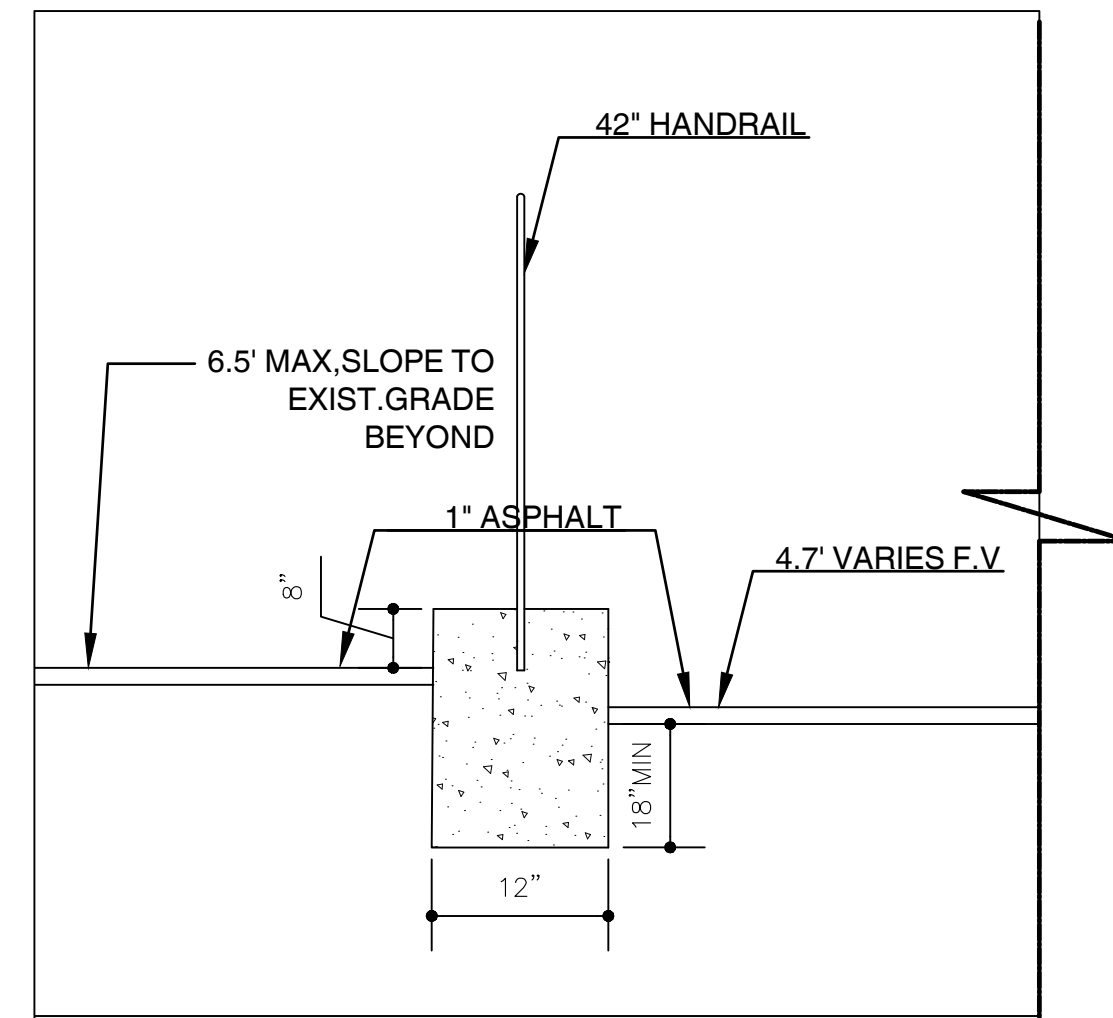
PERVIOUS/IMPERVIOUS AREAS LEGEND		
	PAVED/BUILDING IMPERVIOUS AREA	88.414 SF
	LANDSCAPE/PERVIOUS AREA	20.156 SF
	NEW BUILDINGS AREAS	15.500 SF
	EXISTING BUILDING AREA	11.750 SF
TOTAL LOT AREA		120.321 SF

PERVIOUS /IMPERVIOUS AREAS PLAN
 SCALE: 1/30" = 1'-0"

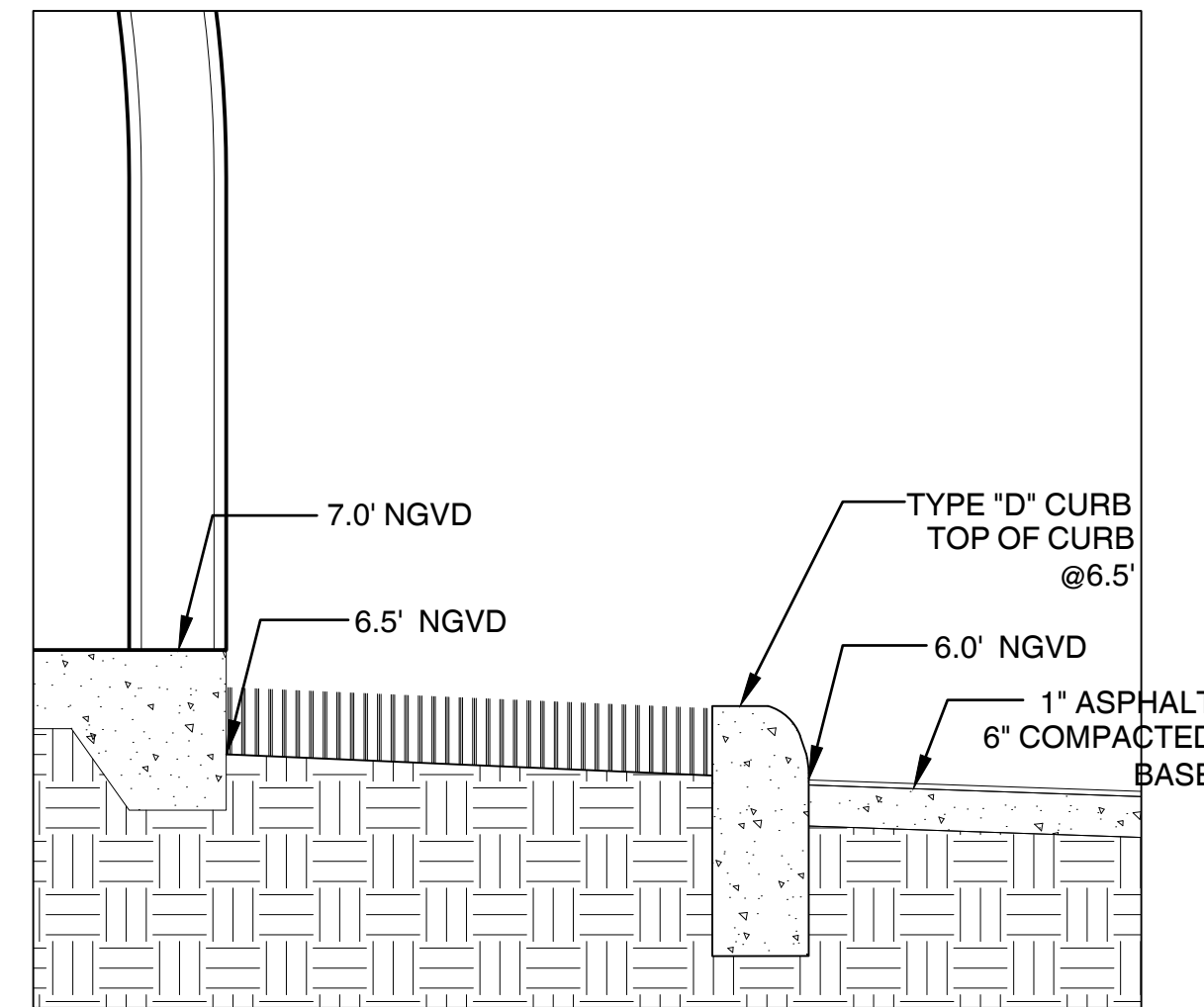




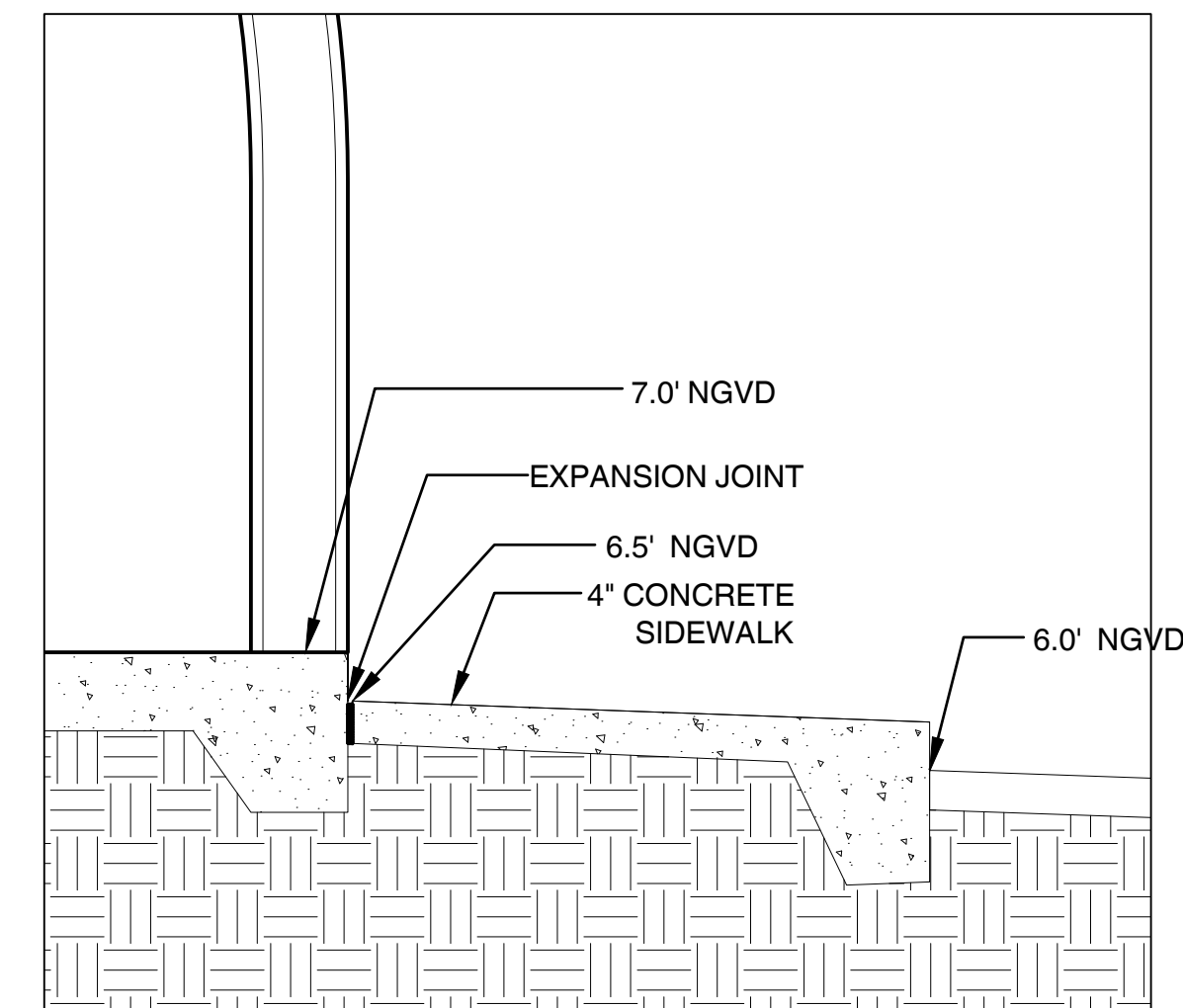
SECTION DETAIL A
 SCALE: N/A



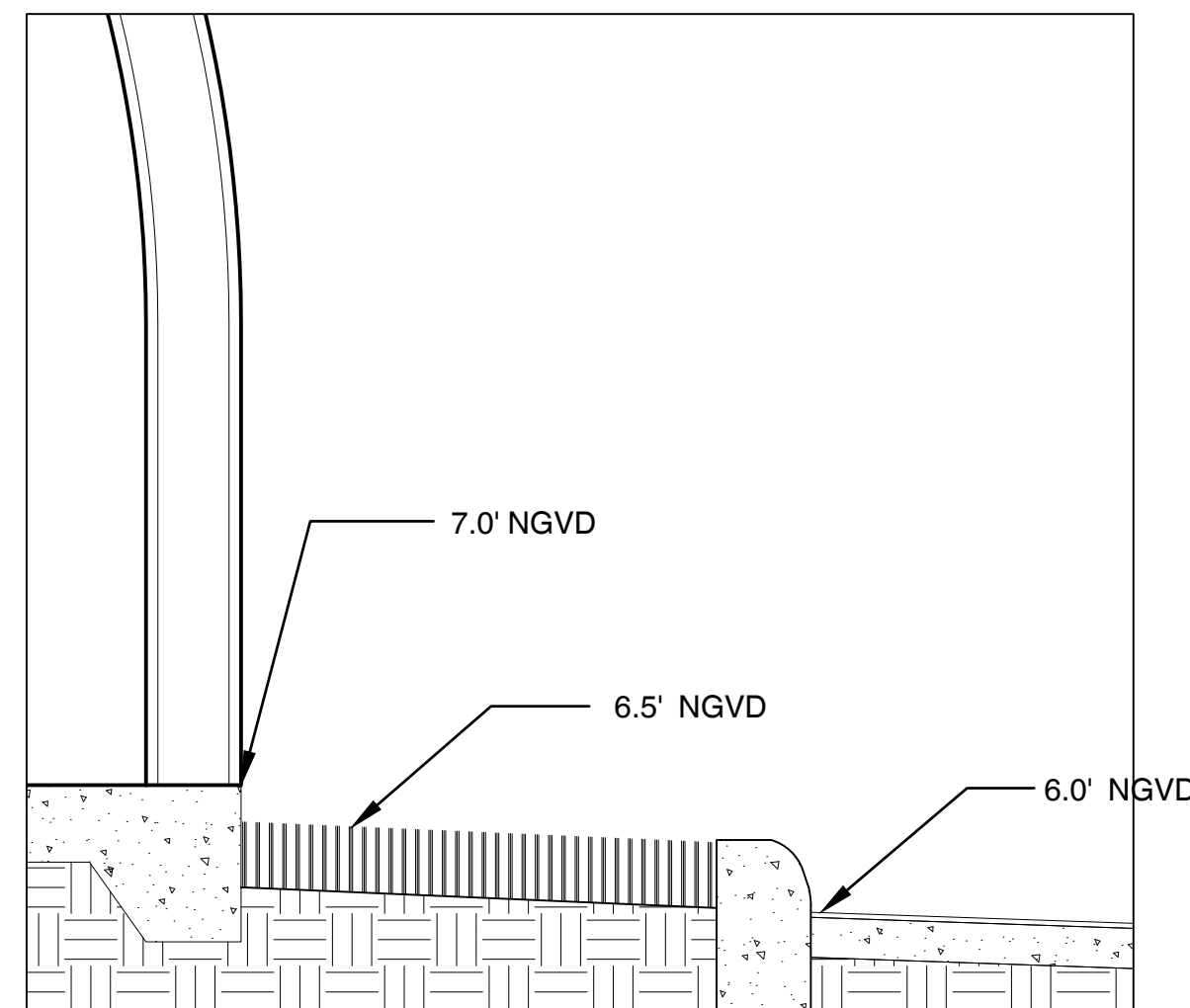
SECTION DETAIL B
 SCALE: N/A



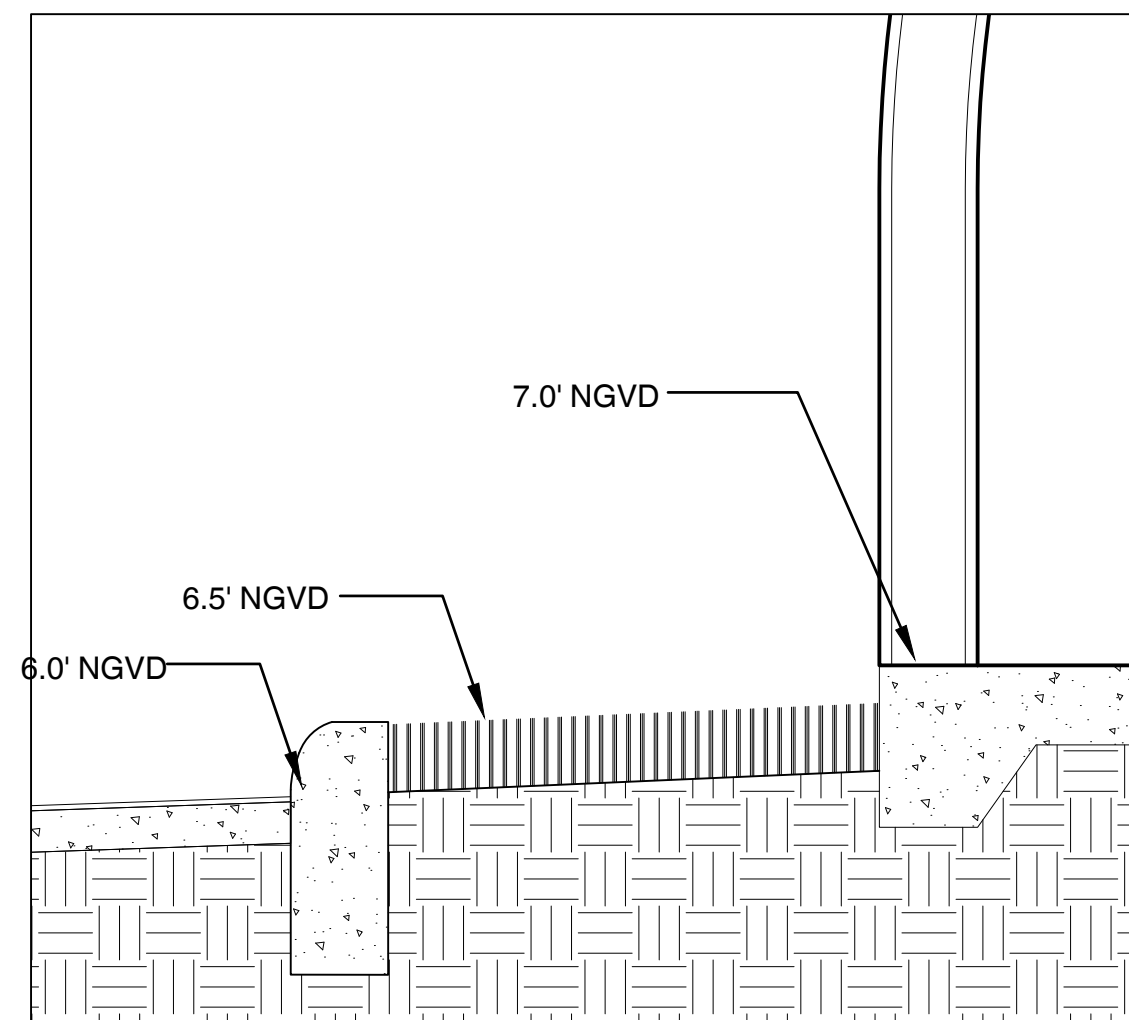
SECTION DETAIL C
 SCALE: N/A



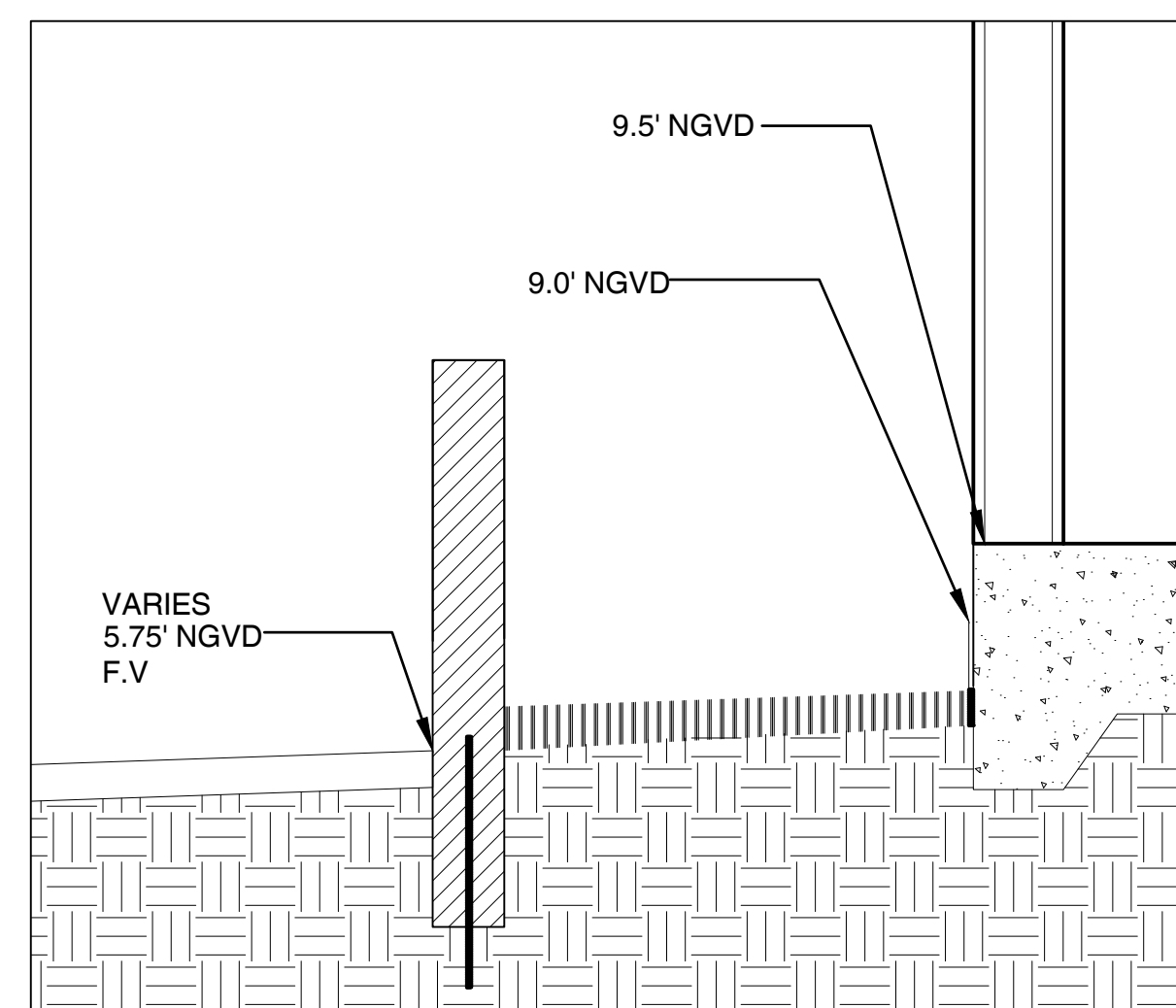
SECTION DETAIL D
 SCALE: N/A



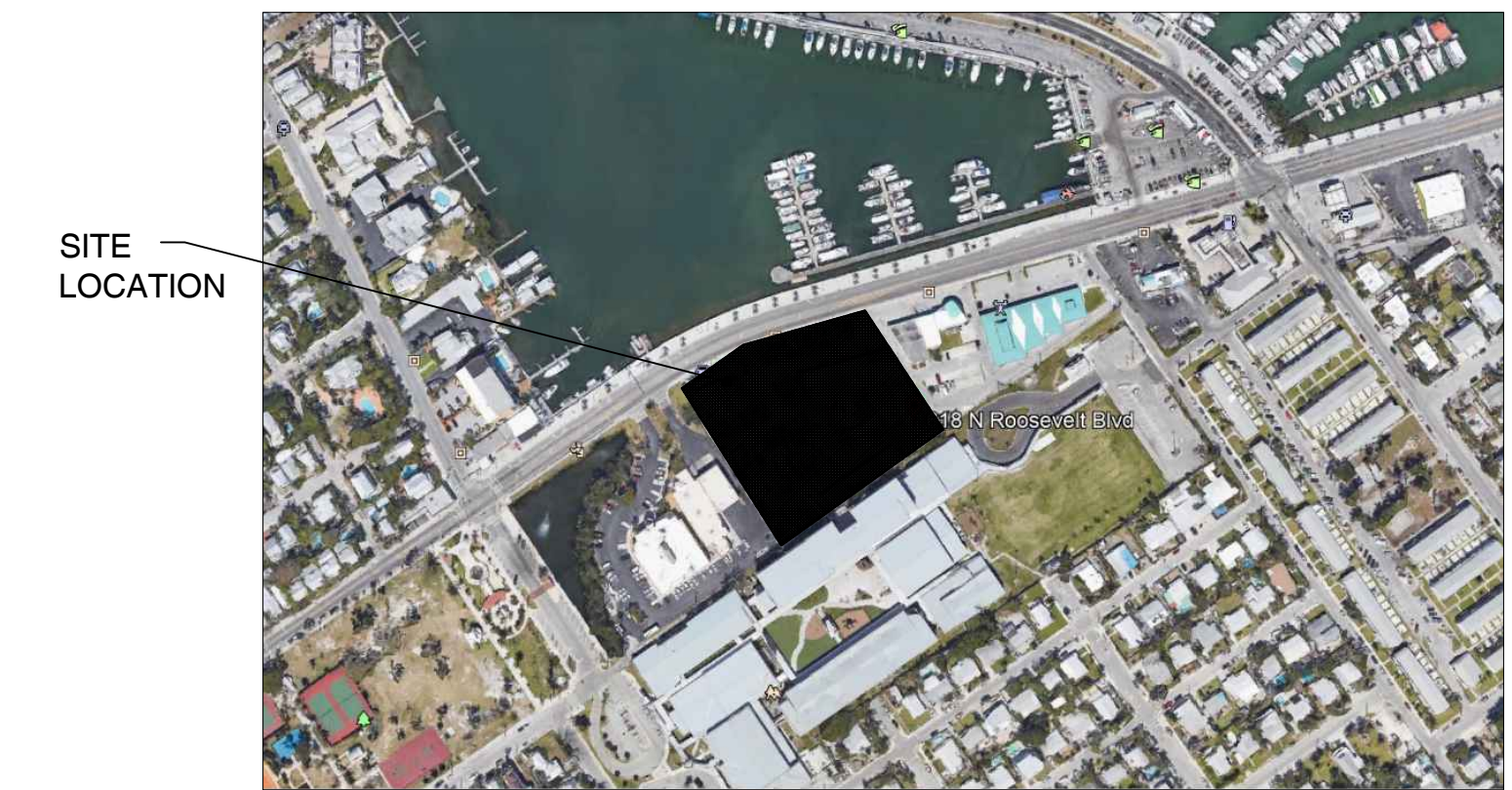
SECTION DETAIL E
 SCALE: N/A



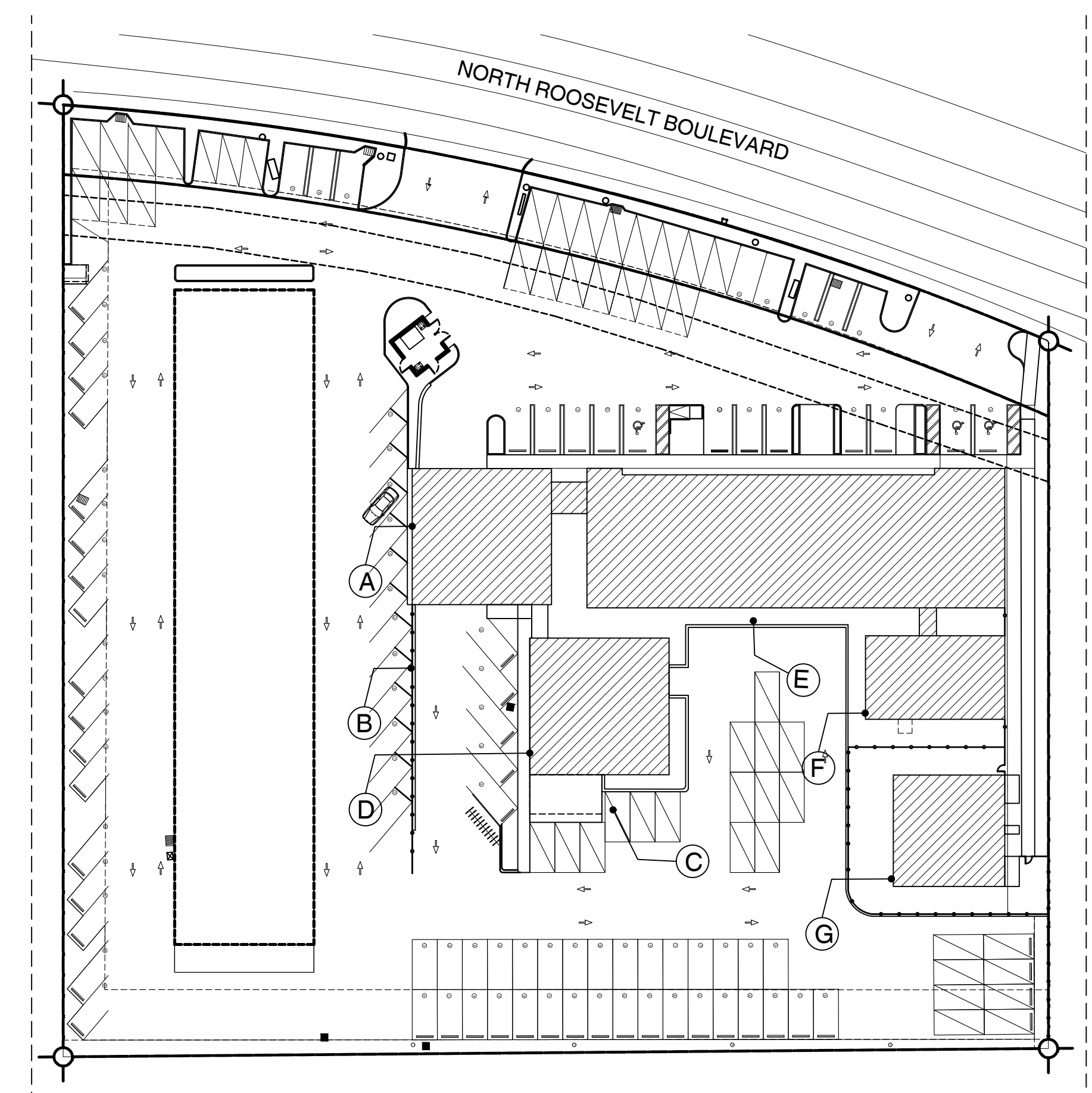
SECTION DETAIL F
 SCALE: N/A



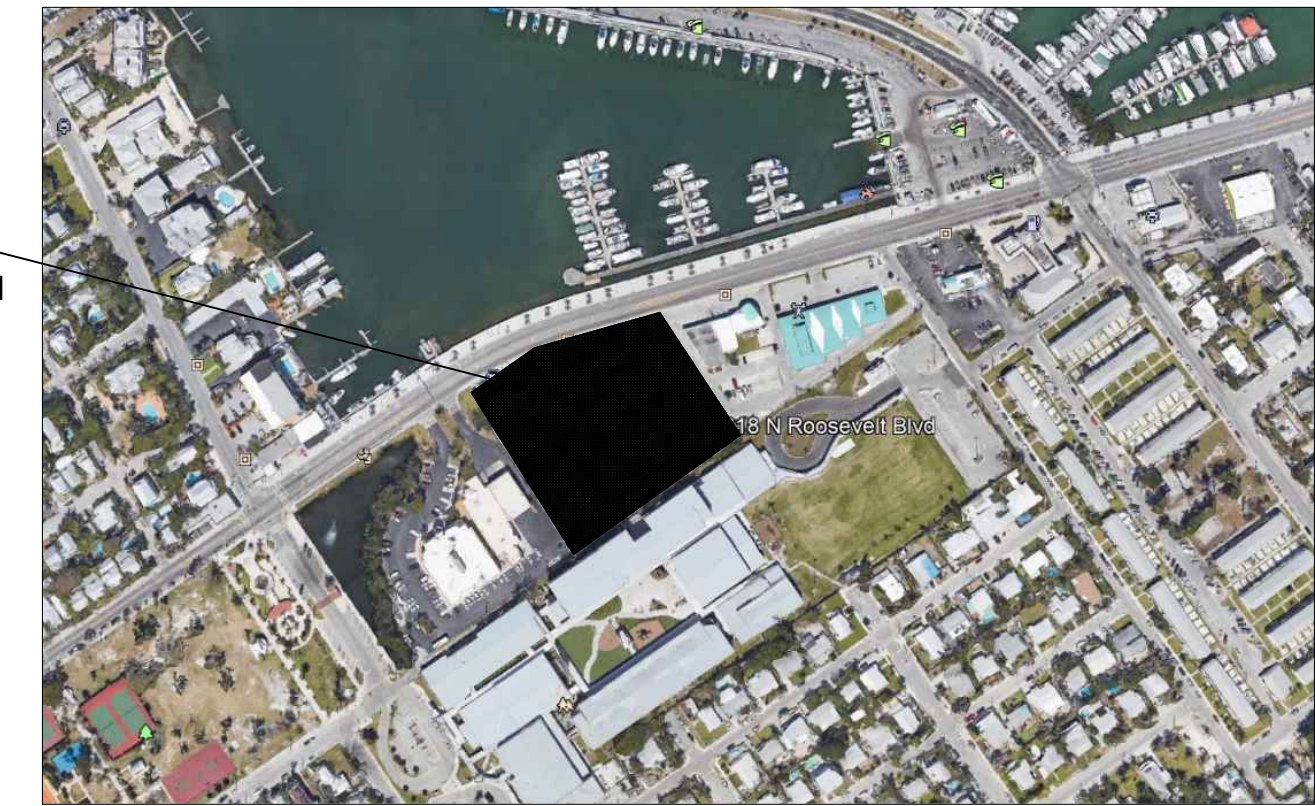
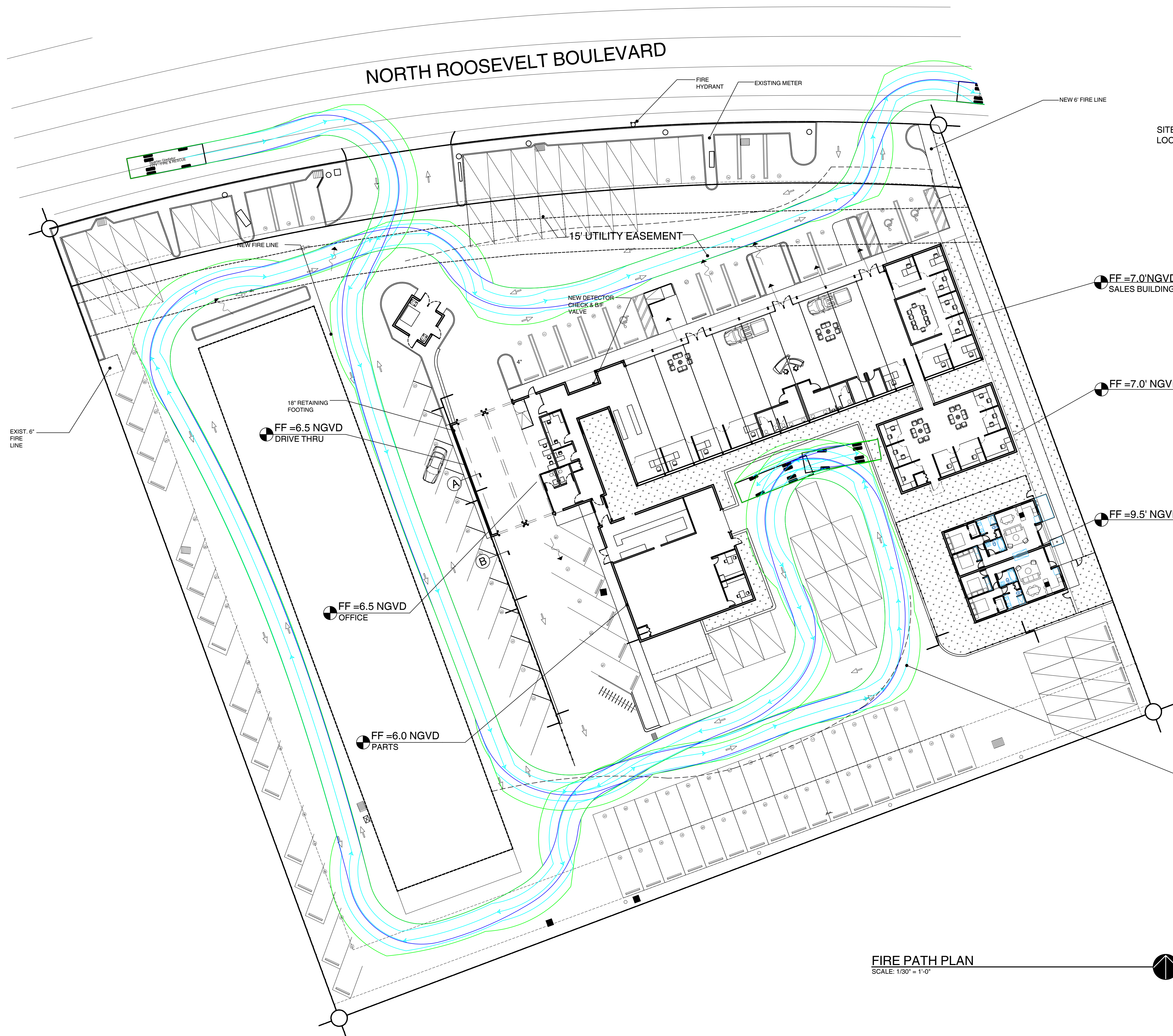
SECTION DETAIL G
 SCALE: N/A



LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND



LEVEL LOCATION
 SCALE: N/A



LOCATION MAP
 CITY OF KEY WEST & STOCK ISLAND

TURNING PERFORMANCE ANALYSIS

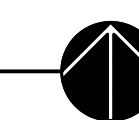
PARAMETERS	
INSIDE CRAMP ANGLE	45°
AXLE TRACK	82.92 in.
WHEEL OFFSET	4.68 in.
TREAD WIDTH	15.9 in.
CHASSIS OVERHANG	78 in.
ADDITIONAL BUMPER DEPTH	19 in.
FRONT OVERHANG	97 in.
WHEELBASE	177.5 in.

CALCULATED TURNING RADII	
INSIDE TURN	13 ft.9in.
CURB TO CURB	27 ft.4 in.
WALL TO WALL	32 ft.3 in.



PIERCE
 WHEELBASE

FIRE PATH PLAN
 SCALE: 1/32" = 1'-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.

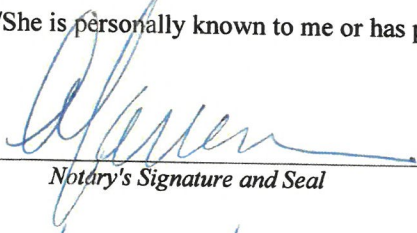

Signature of Owner

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.


Notary's Signature and Seal

Alana Wilson
Name of Acknowledger typed, printed or stamped

GG 163298
Commission Number, if any





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KEYS MOTORS, LLC

Filing Information

Document Number	L16000126277
FEI/EIN Number	81-4037508
Date Filed	07/01/2016
Effective Date	07/01/2016
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	08/26/2020
Event Effective Date	NONE

Principal Address

1618 N Roosevelt Blvd
Key West, FL 33040

Changed: 02/03/2021

Mailing Address

2300 NE 151st ST
North Miami, FL 33181

Changed: 03/25/2020

Registered Agent Name & Address

FODIMAN, TODD A, ESQ.
3225 AVIATION AVE.
SUITE 301
MIAMI, FL 33133

Name Changed: 08/26/2020

Address Changed: 08/26/2020

Authorized Person(s) Detail

Name & Address

Title MGR

DAY, ERIK

2300 NE 151st ST
North Miami, FL 33181

Title MGR

ZINN, WARREN
2300 NE 151st ST
North Miami, FL 33181

Title MGR

ZINN, LAWRENCE
2300 NE 151st ST
North Miami, FL 33181

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	03/25/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
08/26/2020 -- CORLCRACHG	View image in PDF format
03/25/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
07/01/2016 -- Florida Limited Liability	View image in PDF format

**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 _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Javier Salman _____
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 05-16-2022 _____
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



HH 217086 _____
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.

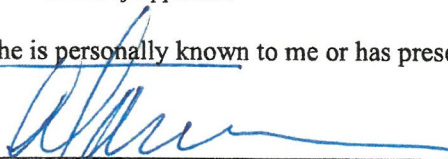


Signature of Applicant

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

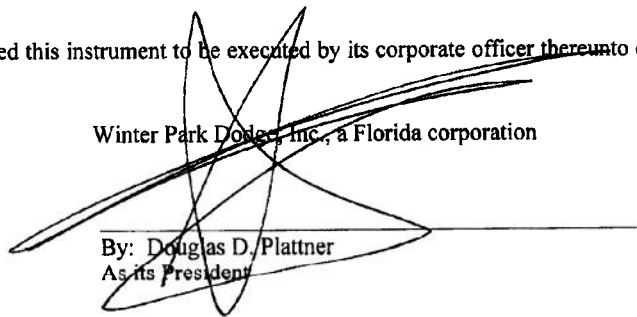
This conveyance is subject to easements, restrictions and reservations of record, if any, without the intention of reimposing same. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to said property. To have and to hold the same in fee simple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

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



Jacquelyn A. West
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**