

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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WILLIAM B. SPOTTSWOOD (of Counsel)

February 4, 2020

VIA HAND DELIVERY
AND ELECTRONIC MAIL:

Roy Bishop, Interim Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Application for Conditional Use – 3841 N. Roosevelt Blvd., Key West, FL 33040

Mr. Bishop:

Please allow this letter and supporting documentation to serve as SH5 LTD., a Florida limited partnership's ("Applicant") application for Conditional Use at 3841 N. Roosevelt Blvd, Key West, Florida 33040 (the "Property"). The Applicant proposes to rent small recreational power-driven vehicles as an accessory use to a hotel pursuant to section 122-418 of the Land Development Regulations.

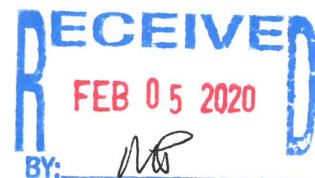
Conditional Use and Development Plan:

Existing Conditions:

- A. **Survey:** Please find a copy of the survey for the subject Property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** Please see the enclosed site plans.
- C. **Existing stormwater retention areas and drainage flows:** Please see the enclosed site plans.
- D. **A sketch showing adjacent land uses, buildings and driveways:** Please see the enclosed documents.

Proposed Development:

- A. **Site Plan:** Please find a copy of the site plans for the subject Property included in this application.



- B. **Building Elevations:** Please find a copy of the site plans for the subject Property including the applicable elevations and floor plans.
- C. **Drainage Plan:** The proposed use and construction will not increase the impervious surface ratio.
- D. **Landscape Plan:** Not applicable.

Solutions Statement: The Applicant seeks to provide small recreational power-driven equipment rental accessory to a hotel, motel or other transient rental facility as provided in section 122-418 of the Land Development Regulations. The small recreational power-driven equipment shall be stored on-site within the parking garage located on the Property as indicated on the site plan. The proposed use is similar and complimentary to other uses in the immediate area and provides an alternate means of transportation for hotel guests.

Conditional Use Criteria Section 122-62:

A. Findings:

The Planning Board may find that the application meets the Code purpose of ensuring 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.”

B. Characteristics of use described

1. Scale and intensity of the proposed conditional use as measured by the following:

- a. **Floor area ratio:** The floor area ration will not change as part of this proposal.
- b. **Traffic generation:** As an accessory use to the principal use, it is unlikely that the proposed use will generate an additional vehicle traffic but rather serve existing patrons. It is anticipated that the majority of patrons will be hotel guests.
- c. **Square feet of enclosed building for each specific use:** Not applicable.
- d. **Proposed employment:** Not applicable.
- e. **Proposed number and type of service vehicles:** Applicant is not proposing any service vehicles, only the
- f. **Off-street parking needs:** The proposed use requires 1 space per 3 scooters, mopeds, etc., and bicycle rentals based on licensed capacity, or 1 space per 200 square feet of gross floor area, whichever is greater. The proposed use will be compatible with the total number of spaces provided on the site.

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:** The property has adequate utilities to support the proposed use.
- b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
- c. **Roadway or signalization improvements, or other similar improvements:** Not applicable.
- d. **Accessory structures or facilities:** Not applicable.

- e. **Other unique facilities/structures proposed as part of site improvement:** Not applicable.
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
- a. **Open space:** Applicant has ample open space for the proposed use.
 - b. **Setbacks from adjacent properties:** No new construction is contemplated as part of this application.
 - c. **Screening and buffers:** Not applicable.
 - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No changes to the current landscaping configuration are proposed.
 - e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** Smoke, odor, noise and other noxious impacts will not be triggered by this application.


C. **Criteria for conditional use review and approval**

1. **Land use compatibility:** The conditional use is compatible with the surrounding area in that the neighborhood contains multiple hotels, motels, and other transient living facilities with similar accessory uses. The neighborhood is also made up of commercial and residential uses and is heavily tourist-oriented. The location of the hotel is such that the demand for small recreational power-driven vehicles is great. The applicant seeks to service the needs of its guests rather than leaving them to look elsewhere for the same services.
2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested. As an accessory use, the Applicant feels that all infrastructure currently exists to support the proposed use. The proposed use will seamlessly fold into the current operations.
3. **Proper use of mitigative techniques:** Applicant is providing the requisite off-street parking for the proposed use. Applicant is open to other mitigative techniques as proposed by staff and the planning board.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval.
6. **Additional criteria applicable to specific land uses**
 - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.

- b. **Residential development:** Not applicable. This application does not contemplate residential development.
- c. **Commercial or mixed use development:** The proposed accessory use is compatible to the existing and surrounding uses.
- d. **Development within or adjacent to historic district:** Not applicable.
- e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
- f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
- g. **Adult entertainment establishments:** Not applicable.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard McChesney

Enclosures
As stated



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

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Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$200.00 advertising/noticing fee and the \$100.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,000.00
Outside Historic District	\$ 2,400.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Major:	\$ 4,000.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Minor Deviation	\$ 800.00
Major Deviation	\$ 1,400.00
Conditional Use (not part of a development plan)	\$ 2,800.00
Extension (not part of a development plan)	\$ 800.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes _____

No X

Please print or type:

- 1) Site Address: 3841 N. Roosevelt Blvd, Key West, FL 33040
- 2) Name of Applicant: Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling PLLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, Florida 33040
- 5) Applicant's Phone #: (305) 293-8791 Email: _____
- 6) **Email Address:** richard@spottswoodlaw.com
- 7) Name of Owner, if different than above: SH5, LTD, a Florida limited partnership
- 8) Address of Owner: 506 Fleming Street, Key West, Florida 33040
- 9) Owner Phone #: _____ Email: _____



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- 10) Zoning District of Parcel: CG RE# 00064881-000000
- 11) Is Subject Property located within the Historic District? Yes _____ No X
If Yes: Date of approval _____
HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Small recreational power-driven equipment rentals accessory to a hotel
- 13) Has subject Property received any variance(s)? Yes X No _____
If Yes: Date of approval _____ Resolution # _____
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.
The property is subject to standard association easements outliend in the declaration, recorded in OR Book 2308 Page 146 of the Public Records on Monroe County, FL
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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



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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.
- 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.



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- 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.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.



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- (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.
- (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.



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

KBP CONSULTING, INC.

June 21, 2021

Richard J. McChesney, Esq.
Spottswood, Spottswood & Sterling
500 Fleming Street
Key West, Florida 33040

**Re: Key West Marriott Beachside Hotel – Key West, Florida
Traffic Statement**

Dear Richard:

The Key West Marriott Beachside Hotel is an existing lodging facility located generally in the northeast quadrant of the intersection at Overseas Highway / US 1 and N. Roosevelt Boulevard in Key West, Monroe County, Florida. More specifically, the subject site is located at 3841 N. Roosevelt Boulevard. The proposed project seeks approval for the existing resort hotel to provide up to 50 scooter and e-car rentals onsite as an amenity for their guests. The purpose of this traffic statement is to document the anticipated traffic impacts associated with this proposed amenity.

Location of Proposed Uses

According to the latest plans the proposed scooters and e-cars will be located on the southern side of the site within the existing parking garage. Vehicular access to this site is provided by two (2) full access driveways on N. Roosevelt Boulevard and cross-access with the Hyatt Residence Club to the east. The flow of the scooters and e-cars into and out of the site is anticipated to be consistent with this existing traffic operations plan utilizing each of the current access points. The proposed location of these vehicles is depicted on the overall site plan contained in Attachment A to this memorandum.

Trip Generation Analysis

Concerning the proposed scooters and e-cars, it is estimated that a majority of these vehicles at this location will be rented on a daily basis and by guests of the resort. That is, they will be rented in the morning or early afternoon and returned that same day. As such, these vehicles will typically result in one (1) exiting trip and one (1) entering trip per day. Therefore, in a worst-case scenario, 50 scooter and e-car rentals would generate approximately 100 daily vehicle trips (i.e. one inbound and one outbound trip per day). Additionally, the peak hour impact is estimated to be approximately 25% of the daily trips or, 25 peak hour trips.

Traffic Impacts

In accordance with Section 18-358 of the City's Code of Ordinances, the traffic impacts associated with the proposed scooter and e-car rentals must be addressed. More specifically, insignificant (or "de minimis") impacts are defined as those that constitute an impact of less than three percent (3.0%) of the capacity on the local transportation network.

Based upon the location of the existing resort and the proposed amenity, it is expected that these vehicles will disperse throughout the City's street grid network to the west and throughout Stock Island to the east. As a result of this trip dispersion, impacts to any single roadway or intersection will be minimal. However, for the purposes of this traffic impact analysis, our focus is on N. Roosevelt Boulevard, S. Roosevelt Boulevard, and Overseas Highway / US 1 in the vicinity of the Key West Marriott Beachside Hotel.

KBP CONSULTING, INC.

For the purposes of this analysis, it has been assumed that 75% of the project trips will impact N. / S. Roosevelt Boulevard and 25% will impact Overseas Highway / US 1. Therefore, in a worst-case scenario, it is estimated that up to 75 daily vehicle trips and up to 19 peak hour vehicle trips will impact N. / S. Roosevelt Boulevard. The remaining 25 daily vehicle trips and six (6) peak hour vehicle trips will impact Overseas Highway / US 1.

Capacity Analyses

According to the FDOT’s 2020 Quality / Level of Service Handbook, in urbanized areas four-lane divided, class II (35 miles per hour or slower posted speed limit), state roadways have a daily capacity of approximately 32,400 vehicles and a peak hour capacity of approximately 2,920 vehicles. The segment of S. Roosevelt Boulevard south of Overseas Highway / US 1 lacks left and right-turn lanes; therefore, the daily capacity of this section is approximately 24,300 vehicles and the peak hour capacity of this section is approximately 2,190 vehicles. (Please see Attachment B for the referenced level of service thresholds.) The daily and peak hour traffic impacts to the adjacent roadway segments are summarized in Table 1 below.

Table 1 Scooter / e-Car Impacts Key West Marriott Beachside Hotel 3841 N. Roosevelt Boulevard - Key West, Florida						
Roadway	Daily			Peak Hour		
	Capacity	Project Traffic	% Impact	Capacity	Project Traffic	% Impact
N. Roosevelt Boulevard - N of Overseas Highway	32,400	75	0.23%	2,920	19	0.65%
S. Roosevelt Boulevard - S of Overseas Highway	24,300	75	0.31%	2,190	19	0.87%
Overseas Highway / US 1 - E of N/S Roosevelt Blvd	32,400	25	0.08%	2,920	6	0.21%

As indicated in Table 1 above, the projected daily and peak hour vehicle trips associated with the proposed scooters and e-cars are substantially less than the 3.0% significance thresholds on each of the directly impacted roadway segments adjacent to the site. Therefore, these volumes will not constitute a significant impact on the local street network.

Conclusions

Based upon the foregoing analysis and assessment of the traffic operations associated with the proposed scooter and e-car rentals at the Key West Marriott Beachside Hotel, it is evident that the resulting daily and peak hour traffic can be accommodated within the City’s 3.0% traffic impact threshold on the directly impacted roadways. If you have any questions or require additional information, please do not hesitate to contact me.

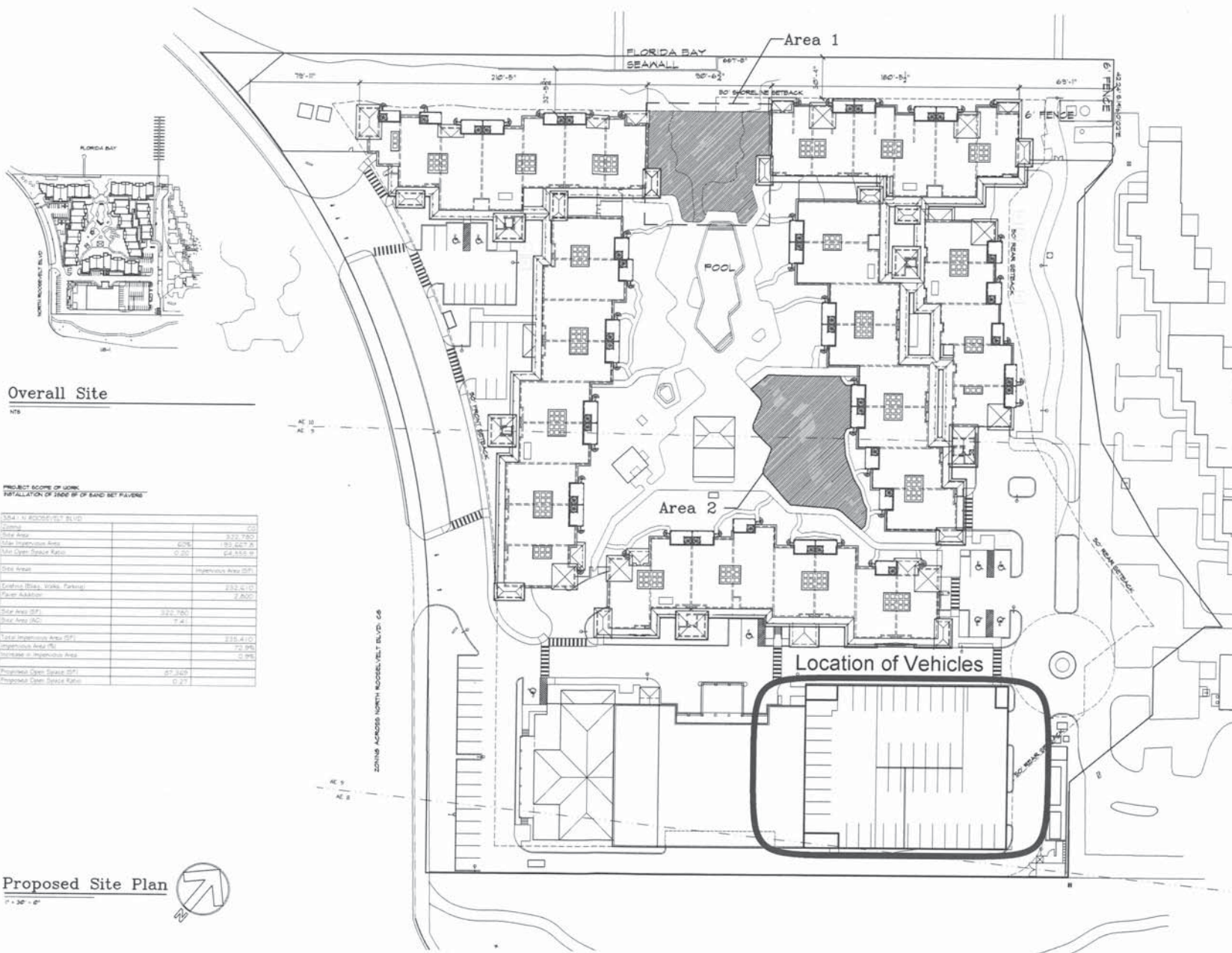
KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Site Plan with Proposed Scooter & e-Car Location



Overall Site

1/8"

PROJECT SCOPE OF WORK:
 INSTALLATION OF 3500 SF OF SAND SET PAVEMENT

3041 N ROOSEVELT BLVD		
Zone		00
Site Area		332,780
Total Impervious Area	0.26	192,427.74
Max Open Space Ratio	0.27	64,352.91
Site Area	Impervious Area (SF)	
Garage (Bike, Stalk, Parking)	232,410	
Paved Addition	7,800	
Site Area (SF)	322,780	
Site Area (AC)	7.4	
Total Impervious Area (SF)	238,410	
Impervious Area (%)	72.0%	
Percentage of Impervious Area		0.9%
Proposed Open Space (SF)	67,369	
Proposed Open Space Ratio	0.27	

Proposed Site Plan

1" = 30' = 0"



Mariott Beachside Pavers

3041 N Roosevelt Blvd Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS
 610 White St., Key West, FL
 (305) 296-3611

date:
 1/18/19
 revision:

sheet:
A0.1

Attachment B

FDOT Level of Service Tables

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES																							
STATE SIGNALIZED ARTERIALS						FREEWAYS																							
Class I (40 mph or higher posted speed limit)						Core Urbanized																							
Lanes	Median	B	C	D	E	Lanes	B	C	D	E																			
2	Undivided	*	16,800	17,700	**	4	47,600	66,400	83,200	87,300																			
4	Divided	*	37,900	39,800	**	6	70,100	97,800	123,600	131,200																			
6	Divided	*	58,400	59,900	**	8	92,200	128,900	164,200	174,700																			
8	Divided	*	78,800	80,100	**	10	115,300	158,900	203,600	218,600																			
						12	136,500	192,400	246,200	272,900																			
Class II (35 mph or slower posted speed limit)						Urbanized																							
Lanes	Median	B	C	D	E	Lanes	B	C	D	E																			
2	Undivided	*	7,300	14,800	15,600	4	45,900	62,700	75,600	85,400																			
4	Divided	*	14,500	32,400	33,800	6	68,900	93,900	113,600	128,100																			
6	Divided	*	23,300	50,000	50,900	8	91,900	125,200	151,300	170,900																			
8	Divided	*	32,000	67,300	68,100	10	115,000	156,800	189,300	213,600																			
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments																							
Non-State Signalized Roadways - 10%						<table border="0"> <tr> <td colspan="3">Auxiliary Lanes</td> <td colspan="3">Ramp Metering</td> </tr> <tr> <td colspan="3">Present in Both Directions</td> <td colspan="3">+ 5%</td> </tr> <tr> <td colspan="3">+ 20,000</td> <td colspan="3"></td> </tr> </table>						Auxiliary Lanes			Ramp Metering			Present in Both Directions			+ 5%			+ 20,000					
Auxiliary Lanes			Ramp Metering																										
Present in Both Directions			+ 5%																										
+ 20,000																													
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS																							
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E																		
2	Divided	Yes	No	+5%		2	Undivided	11,700	18,000	24,200	32,600																		
2	Undivided	No	No	-20%		4	Divided	36,300	52,600	66,200	75,300																		
Multi	Undivided	Yes	No	-5%		6	Divided	54,600	78,800	99,400	113,100																		
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments																							
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes		Adjustment factors																			
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes		+5%																			
						Multi	Undivided	Yes		-5%																			
						Multi	Undivided	No		-25%																			
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.																							
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.																							
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.																							
0-49%		*	2,900	7,600	19,700	* Cannot be achieved using table input value defaults.																							
50-84%		2,100	6,700	19,700	>19,700	** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.																							
85-100%		9,300	19,700	>19,700	**	Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/																							
PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)																													
Sidewalk Coverage																													
		B	C	D	E																								
0-49%		*	*	2,800	9,500																								
50-84%		*	1,600	8,700	15,800																								
85-100%		3,800	10,700	17,400	>19,700																								
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)																													
Sidewalk Coverage																													
		B	C	D	E																								
0-84%		> 5	≥ 4	≥ 3	≥ 2																								
85-100%		> 4	≥ 3	≥ 2	≥ 1																								

TABLE 4

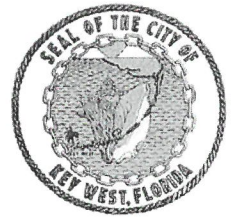
Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,510	1,600	**	4	4,050	5,640	6,800	7,420	
4	Divided	*	3,420	3,580	**	6	5,960	8,310	10,220	11,150	
6	Divided	*	5,250	5,390	**	8	7,840	10,960	13,620	14,850	
8	Divided	*	7,090	7,210	**	10	9,800	13,510	17,040	18,580	
						12	11,600	16,350	20,930	23,200	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	660	1,330	1,410	4	4,130	5,640	7,070	7,690	
4	Divided	*	1,310	2,920	3,040	6	6,200	8,450	10,510	11,530	
6	Divided	*	2,090	4,500	4,590	8	8,270	11,270	13,960	15,380	
8	Divided	*	2,880	6,060	6,130	10	10,350	14,110	17,310	19,220	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 1,800					
						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	1,050	1,620	2,180	2,930
2	Undivided	No	No	-20%		4	Divided	3,270	4,730	5,960	6,780
Multi	Undivided	Yes	No	-5%		6	Divided	4,910	7,090	8,950	10,180
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	260	680	1,770		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	190	600	1,770	>1,770		<i>Source:</i> Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
85-100%	830	1,700	>1,770	**							
PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	250	850							
50-84%	*	150	780	1,420							
85-100%	340	960	1,560	>1,770							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

3841 N. Roosevelt Blvd, Key West, FL 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

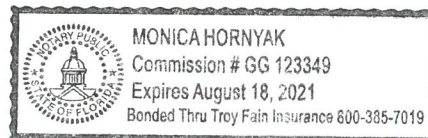
Subscribed and sworn to (or affirmed) before me on this 2/4/20 by
date

Richard McChesney
Name of Authorized Representative

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

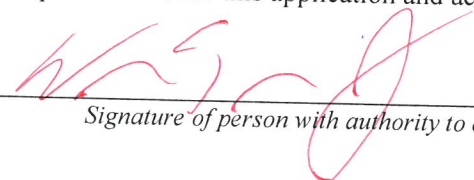
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, William B. Spottswood, Jr as
Please Print Name of person with authority to execute documents on behalf of entity

Vice President of SH5
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling
Please Print Name of Representative

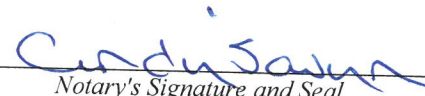
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this Feb. 4, 2020
Date

by William B. Spottswood, Jr.
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

Cindy Sawyer

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Boundary Survey

BEACHSIDE KEY WEST RESORT CONDOMINIUM

Doc# 1852783
Bk# 2368 P# 283

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF BEACHSIDE KEY WEST RESORT CONDOMINIUM

PLOT PLAN, UNIT LOCATION & LEGAL DESCRIPTIONS

Sheet 1 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	Ref. file	Flood Panel No. 1508 K	Des. By C.H.C.
Date 4/19/07		Flood Zone AE	Flood Dev. 9'-10'
REVISIONS AND/OR ADDITIONS			
6/3/07: Update, details			
7/3/07: pending, email details			
s:\drawings\key west\holiday inn\condo docs			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

LEGAL DESCRIPTION

A parcel of land on the Island of Key West, Monroe County, Florida, lying Northerly of the Northerly right of way line of State Road No. 5 (U.S. 1) and Easterly of the permanent easement line of Roosevelt Boulevard, and being a portion of lands described in O.R. Book 168, pages 295 and 296 and in O.R. Book 287, pages 413 and 414, being more particularly described as follows:

Begin at the intersection of the Northerly right of way line of Florida State Road Number 5 and the Northeasterly permanent easement line of Roosevelt Boulevard as shown on State of Florida Department of Transportation Right of Way Map Section 90010-2902, Sheet 2 of 2; thence along said Northerly right of way line of State Road No. 5, N 70°53'58"E - 470.00 Feet to a point; thence leaving said right of way line N 19°10'02"W - 70.00 feet; thence N 31°01'38"E - 78.10 feet; thence N19°10'02"W - 35.00 Feet; thence N 32°02'45"E - 47.89 Feet, thence N 70°49'58" E - 12.67 Feet; thence N56°44'09"W - 82.01 Feet; thence N 48°54'44"W - 80.62 Feet; thence N 27° 54'48"W - 65.76 Feet; thence N. 32°33'35" W - 43.17 Feet; thence N 19°10'02"W - 68.00 Feet; thence N 20°38'18" E - 39.05 Feet; thence N 19°10'02" W - 74.98 Feet to a point of intersection with a line lying 600.00 feet, as measured at right angles, Northerly of, and parallel with the aforementioned Northerly right of way line of State Road No. 5, thence along said line S 70°53'58" W - 667.25 feet to a point of non-tangent intersection with a permanent easement line as shown on the previously mentioned state road Right of Way Map, said permanent easement line being a circular curve concave to the Southwest having a radius of 602.01 Feet and a central angle of 44°25'09", the center of which bears S 26°23'29" W; thence along the arc of said easement line 466.71 feet to a point of tangency; thence continue along said easement line S 19°11'22"E - 178.92 feet to the point of beginning. Containing 7.400 acres more or less.

Sheet 2 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No.	07-219
Scale 1" = 10'	Ref.	Flood Pond No. 150B K	Own. By C.M.E.
Date 4/19/07	file	Flood Zone AE	Flood Elev. 9'-10'
REVISIONS AND/OR ADDITIONS			
6/3/07: Update details			
7/5/07: parking, small details			
c:\drawings\key west\holiday inn\condo.docx			

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fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

SURVEY NOTES

1. The Condominium is created pursuant to that certain Declaration of Condominium of Beachside Key West Resort Condominium recorded in Official Records Book _____, Page _____, of the Public Records of Monroe County, Florida ("Declaration of Condominium").
2. Various easements, including access and use easements, have been granted and retained in Article IV of the Declaration of Condominium. The Declarant has reserved the right to grant other easements over the Condominium Property from time to time.
3. See Articles II and V of the Declaration of Condominium for the definition and/or description of "Condominium Property," "Unit," "Common Elements," "Limited Common Elements," and other terms.
4. Areas not designated as a Unit or Limited Common Elements are Common Elements.
5. The marina pier and the Adjacent Submerged Lands shown on Sheets 8-11 are proposed Phase 2 of the Condominium. Developer is under no obligation to construct the marina pier or any other improvements on the Adjacent Submerged Lands, or to add Phase 2, the Adjacent Submerged Lands or any other lands or improvements to the Condominium. Please see the Declaration of Condominium for further information regarding the Adjacent Submerged Lands and proposed Phase 2.
6. All Unit porches, decks, and balconies are Limited Common Elements appurtenant to the Residential Unit to which they are attached or otherwise accessed via a Limited Common Element stairwell which is appurtenant to such Unit.
7. Any stairwell extending from a porch that is a Limited Common Element appurtenant to a Residential Unit is also a Limited Common Element appurtenant to the Residential Unit served by the stairwell.
8. All rooftop air conditioning units are Limited Common Elements appurtenant to the Unit served by the air conditioning unit.
9. All elevators and exterior hallways located in buildings containing Residential Units are Common Elements.
10. The beach bar, grill, and outdoor dining area are Limited Common Elements appurtenant to Commercial Unit Number 2.
11. The parking garage is a Limited Common Element appurtenant to Commercial Unit Number 1.
12. The Dockmaster/Concession Area is a Limited Common Element appurtenant to Commercial Unit Number 1.
13. All cabanas are Limited Common Elements appurtenant to Commercial Unit Number 1.
14. All maid closets, trash rooms and storage areas located in the elevator towers or elsewhere within the Buildings containing residential units are Limited Common Elements appurtenant to Commercial Unit Number 1.

Doc# 1852783
Bk# 2308 Pgw 285

Sheet 3 of 60

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	Ref. file	Flood Panel No. 1509 K	Des. By C.M.C.
Date 4/19/07	file	Flood Zone AE	Flood Rev. 9-10'
REVISIONS AND/OR ADDITIONS			
8/3/07: Update, details			
7/3/07: parking, small details			
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FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

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fhildebr@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

SURVEY NOTES (continued)

15. Units 137, 239, 331, 338, 531 and 536 do not have rooftop decks or porches or stairwells leading to rooftop decks or porches.
16. Certain parking spaces will be assigned as Limited Common Elements to units in the first deed from the Developer for each unit; notwithstanding the assignment of any ADA handicapped parking space to any unit, the use of any such ADA handicapped parking space shall be subject to any and all applicable governmental requirements.
17. The existing submerged lease and dock are subject to termination and removal upon the approval of Phase 2 of the Condominium.

Sheet 4 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM
 3841 North Roosevelt Blvd. Key West FL. 33040

CONDOMINIUM SURVEY		Dwg. No. 07-219
Scale 1" = 10'	Ref. file	Flood Panel No. 1508 R
Date 4/19/07		Des. By C.M.C.
		Flood Zone AE Flood Elev. 9'-10'

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

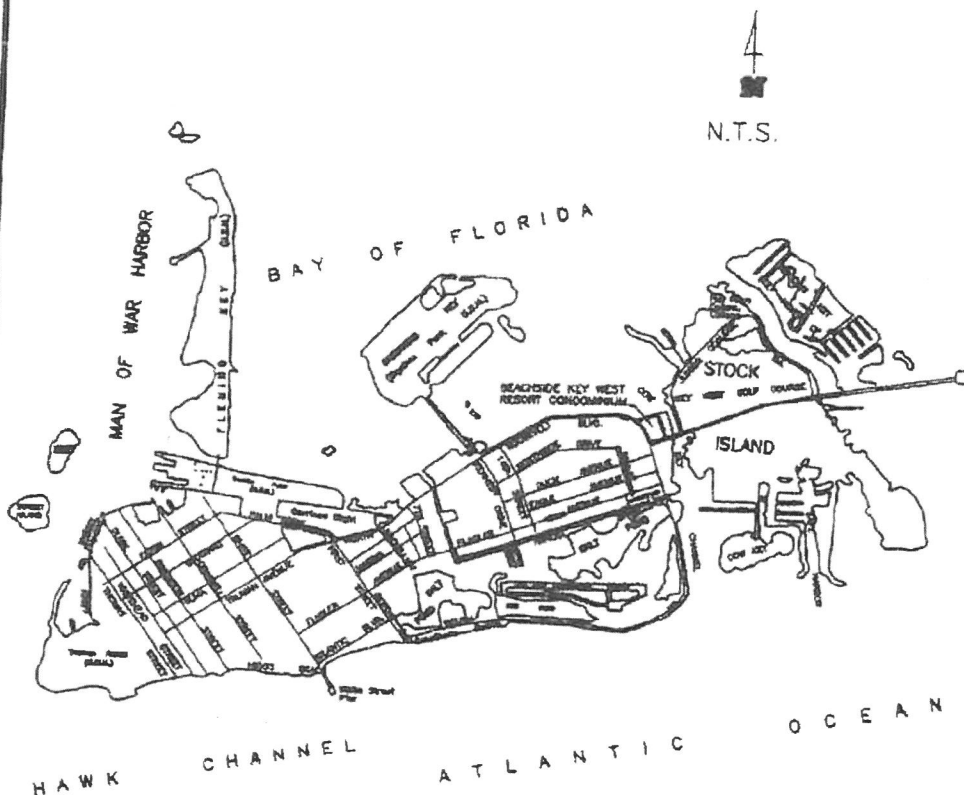
3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net

REVISIONS AND/OR ADDITIONS
6/5/07: Update details
7/5/07: parking, small details

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BEACHSIDE KEY WEST RESORT CONDOMINIUM

VICINITY MAP



LOCATION MAP

City of Key West &
 Stock Island

Sheet 5 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM
 3841 North Roosevelt Blvd. Key West FL 33040

CONDOMINIUM SURVEY

Dwg. No.
 07-219

Scale 1" = 10'

Ref.

Flood Panel No. 1509 K

Des. By C.M.C.

Date 4/19/07

file

Flood Zone AE

Flood Elev. 9'-10'

REVISIONS AND/OR ADDITIONS

6/5/07: Update, details

7/3/07: parking, small details




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FREDERICK H. HILDEBRANDT
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BEACHSIDE KEY WEST RESORT CONDOMINIUM

LEGEND FOR GRAPHIC DESCRIPTION

	Unit or Overall Boundary line
	Limited Common Element Boundary
	Building Line
LCE	Limited Common Element
CE	Common Element
CU-1	Commercial Unit 1
CU-2	Commercial Unit 2

Sheet 6 of 64

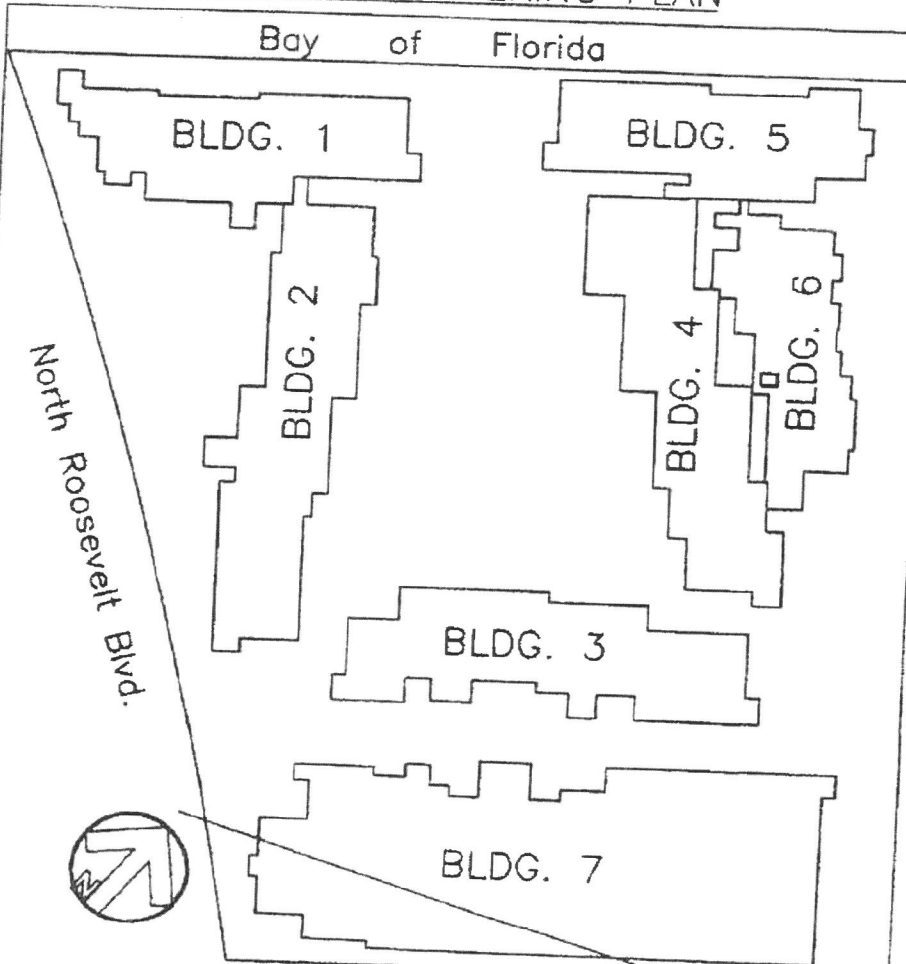
BEACHSIDE KEY WEST RESORT CONDOMINIUM 3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 10'	file	Flood Panel No. 1308 K	Des. By C.M.C.
Date 4/19/07		Flood Zone AE	Flood Elev. 8'-10"
REVISIONS AND/OR ADDITIONS			
8/9/07: Update details			
7/9/07: parking, street details			
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FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

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BEACHSIDE KEY WEST RESORT CONDOMINIUM BUILDING NUMBERING PLAN

Doc# 1882783
R# 2308 P# 289



U.S. Highway No. 1 ^{AE 9}/₈
KEY PLAN
 Beachside Resort Key West Resort Condominium

Sheet 7 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL 33040			
CONDOMINIUM SURVEY		Dwg. No. 07-219	
Scale 1" = 40'	Rel.	Flood Panel No. 1509 K	Dim. By C.M.C.
Date 4/19/07	file	Flood Zone AE	Flood Elev. 8'-10"
REVISIONS AND/OR ADDITIONS			
6/3/07: Update, details			
c:\drawings\key west\holiday inn\condo docs			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

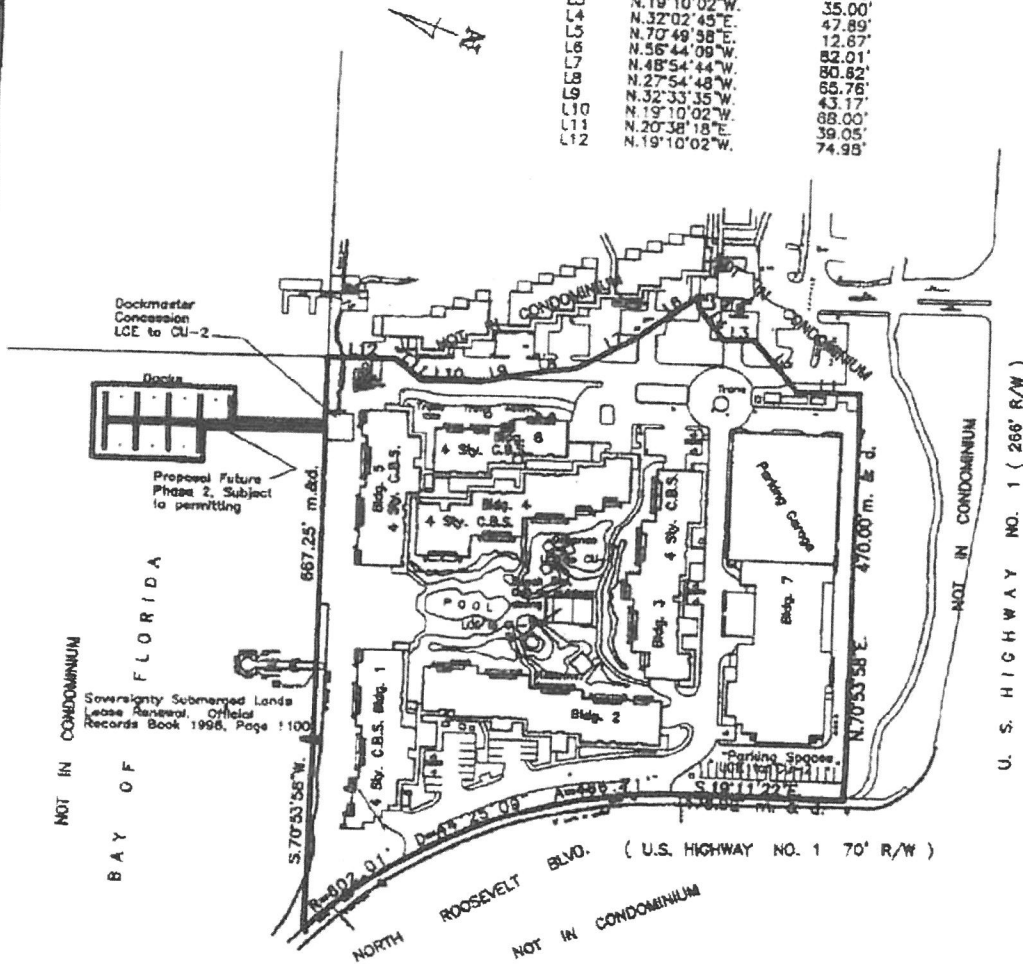
3152 Northside Drive
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 Fax. (305) 293-0237
 fhildeb1@bellsouth.net

BEACHSIDE KEY WEST RESORT CONDOMINIUM

BOUNDARY SURVEY & SITE PLAN

Line Table

Line	Bearing	Distance
L1	N.19°10'02"W.	70.00'
L2	N.31°01'38"E.	78.10'
L3	N.19°10'02"W.	35.00'
L4	N.32°02'45"E.	47.89'
L5	N.70°49'58"E.	12.67'
L6	N.56°44'09"W.	82.01'
L7	N.48°54'44"W.	80.62'
L8	N.27°54'48"W.	65.78'
L9	N.32°33'35"W.	43.17'
L10	N.19°10'02"W.	88.00'
L11	N.20°38'18"E.	39.05'
L12	N.19°10'02"W.	74.98'



Deed 1652783
BR# 2388 P#H 210

Sheet 8 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM			
3841 North Roosevelt Blvd. Key West FL. 33040			
CONDOMINIUM SURVEY		Dwn. No.: 07-219	
Scale 1" = 150'	Ref. file	Flood Panel No. 1009 N	Dwn. By C.M.C.
Date 4/19/07		Flood Zone AE	Flood Elev. 9'-10'
REVISIONS AND/OR ADDITIONS			
6/3/07: Update details			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

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hildeb1@bellsouth.net

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BEACHSIDE KEY WEST RESORT CONDOMINIUM

SURVEYOR'S CERTIFICATION

Dean 1052703
Rev 2308 Feb 2008

The undersigned being a professional surveyor & mapper authorized to practice in the State of Florida, hereby certifies that this Exhibit "A", sheets 1 through 64 is a correct representation of the improvements in Phase 1 as described herein and that the construction to buildings 1, 2, 3, 4, 5, 6, and 7 and all planned improvements serving such buildings are substantially complete, so that such material together with the provisions of the Declaration of Condominium of Beachside Key West Resort Condominium, as recorded in Official Records Book 2308, Page 142, of the Public Records of Monroe County, Florida, and any amendments thereto, describing the Condominium Property, is an accurate representation of the identification, location, and dimensions of the improvements, and further that the identification, location, and dimensions of each Unit can be determined from these materials.

The undersigned also certifies that this Boundary Survey is in compliance with the "Minimum Technical Standards" promulgated pursuant to Section 472.027, Florida Statutes.

FREDERICK H. HILDEBRANDT



Date: 7/11/07

Frederick H. Hildebrandt, P.E., PLS
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 64 of 64

BEACHSIDE KEY WEST RESORT CONDOMINIUM
3841 North Roosevelt Blvd. Key West FL. 33040

CONDOMINIUM SURVEY

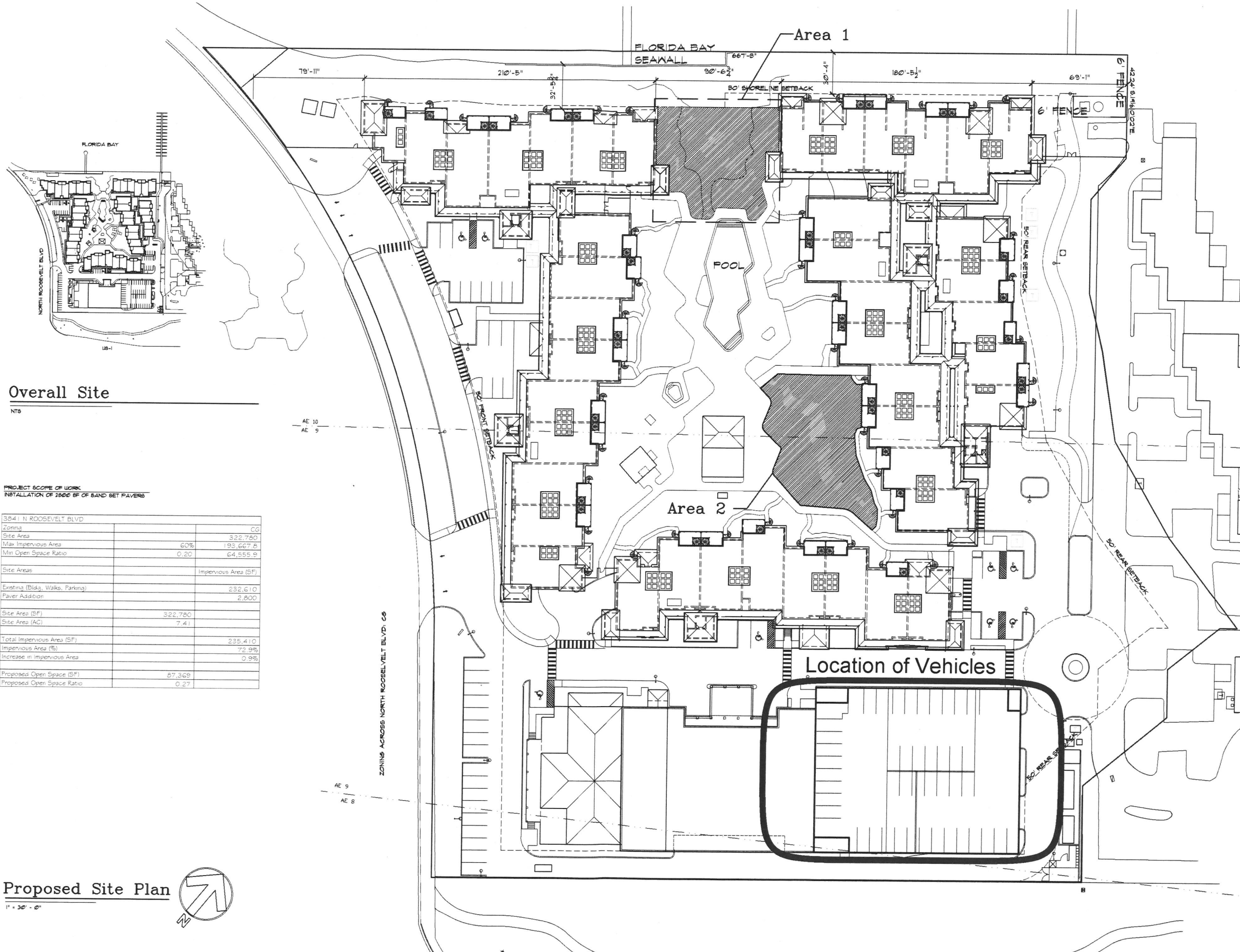
Dwg. No.
07-219

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

Scale 1" = 10'	Rev.	Flood Panel No. 1809 K	Des. By C.M.C.
Date 4/19/07	File	Flood Zone AE	Flood Det. 0'-10"
REVISIONS AND/OR ADDITIONS			
8/3/07: Update, details			
7/3/07: parking, small details			

3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

Ukg' Rnc p



Overall Site

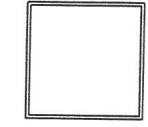
NTS

PROJECT SCOPE OF WORK
INSTALLATION OF 1800 SF OF BAND SET PAVERS

3841 N ROOSEVELT BLVD		CG
Zoning		CG
Site Area		322,780
Max Impervious Area	60%	193,667.8
Min Open Space Ratio	0.20	64,555.9
Site Areas		Impervious Area (SF)
Existing (Bldg, Walks, Parking)		232,610
Paver Addition		2,800
Site Area (SF)	322,780	
Site Area (AC)	7.41	
Total Impervious Area (SF)		235,410
Impervious Area (%)		72.9%
Increase in Impervious Area		0.9%
Proposed Open Space (SF)	87,369	
Proposed Open Space Ratio	0.27	

Proposed Site Plan

1" = 30' - 0"



Marriott Beachside Pavers
3841 N Roosevelt Blvd Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St., Key West FL
(305) 296 3611

date: 1/1/19
revision:

sheet:
A0.1

Deed

MONROE COUNTY
OFFICIAL RECORDS

Prepared by and Return to:

FILE #1385409
BK#1912 PG#1647

Robert H. Gebaide, Esq.
BAKER & HOSTETLER LLP
2300 SunTrust Center
200 South Orange Avenue
Post Office Box 112
Orlando, Florida 32802
(407) 649-4000

RCD Jul 28 2003 11:27AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 120190.00
07/28/2003 FP DEP CLK

Parcel ID #: 1065382

Grantee's Taxpayer ID #: XXXXXXXXXX

SPECIAL WARRANTY DEED §

THIS SPECIAL WARRANTY DEED is made and executed the 25th day of July, 2003, by LHO KEY WEST HI, L.P., a Delaware limited partnership (the "Grantor"), in favor of SH5, LTD., a Florida limited partnership (the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in Monroe County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO those liens, encumbrances, restrictions, and other matters listed on Exhibit "B" attached hereto and made a part hereof, without hereby intending to impose or reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby specially warrants the title to such land and improvements and covenants with Grantee that it will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed the day and year first above written.

SIGNED IN THE PRESENCE OF:

[Signature]
(Signature)
Julio E. Morales
(Printed Name)

[Signature]
(Signature)
Paul Desantis
(Printed Name)

GRANTOR:

LHO KEY WEST HI, L.P.,
a Delaware limited partnership

By: LHO Key West Financing, Inc.
a Delaware corporation, its general partner

By: [Signature]
Title: _____
Hans Weger
Chief Financial Officer & Treasurer

STATE OF Maryland
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 18th day of July, 2003, by Hans Weger, the CFO of LHO Key West Financing, Inc., a Delaware corporation, on behalf of LHO Key West HI, L.P., a Delaware limited partnership. He/She _____ is personally known to me, or has produced _____ his/her _____ driver's license, or _____ his/her _____ as identification.



(NOTARY SEAL)

[Signature]
(Notary Signature)

(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

SUSAN K. WOJCIECHOWSKI
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 27, 2004

EXHIBIT A

A parcel of land on the Island of Key West, Monroe County, Florida, lying Northerly of the Northerly right of way line of State Road No. 5, (U.S. 1) and Easterly of the permanent easement line of Roosevelt Boulevard, and being a portion of lands described in Official Records Book 168, at Pages 295 and 296, in Official Records Book 287, at Pages 413 and 414, being more particularly described as follows:

Begin at the intersection of the Northerly right of way line of Florida State Road Number 5 and the Northeasterly permanent easement line of Roosevelt Boulevard as shown on State of Florida Department of Transportation Right of Way Map Section 90010-2902, Sheet 2 of 2; thence along said Northerly right of way line of State Road No. 5, North 70° 53'58" East - 470.00 feet to a point; thence leaving said right of way line North 19° 10'02" West - 70.00 feet; thence North 31° 01'38" East - 78.10 feet; thence North 19° 10'02" West - 35.00 feet; thence North 32° 02'45" East - 47.89 feet; thence North 70° 49'58" East - 12.67 feet; thence North 56° 44'09" West - 82.01 feet; thence North 48° 54'44" West - 80.62 feet; thence North 27° 54'48" West - 65.76 feet; thence North 32° 33'35" West - 43.17 feet; thence North 19° 10'02" West - 68.00 feet; thence North 20° 38'18" East - 39.05 feet; thence North 19° 10'02" West - 74.98 feet to a point of intersection with a line lying 600.00 feet, as measured at right angles, Northerly of, and parallel with the aforementioned Northerly right of way line of State Road No. 5; thence along said line South 70° 53'58" West - 667.25 feet to a point of non-tangent intersection with a permanent easement line as shown on the previously mentioned State Road Right of Way Map, said permanent easement line being a circular curve concave to the Southwest having a radius of 602.01 feet and a central angle of 44° 25'09", the center of which bears South 26° 23'29" West; thence along the arc of said easement line 466.71 feet to a point of tangency; thence continue along said easement line South 19° 11'22" East - 178.92 feet to the Point of Beginning.

EXHIBIT B

1. Rights of the United States of America under its control of navigation and commerce.
2. Rights of the public to use the water above the submerged land for boating, fishing and other public uses
3. Grant to FLORIDA STATE ROAD DEPARTMENT, by instrument filed December 4, 1950 in Deed Book G-50, page 551, Public Records of Monroe County, Florida
4. Easement granted to FLORIDA KEYS AQUEDUCT COMMISSION, filed March 25, 1960, in Official Records Book 180, page 187, Public Records of Monroe County, Florida
5. Easement granted to THE CITY OF KEY WEST, FLORIDA, filed May 23, 1960, in Official Records Book 185, page 138, Public Records of Monroe County, Florida.
6. Easement granted to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, filed October 17, 1961, in Official Records Book 231, page 12, Public Records of Monroe County, Florida.
7. Easement granted to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, filed August 14, 1984, in Official Records Book 918, page 2339, Public Records of Monroe County, Florida.
8. Easement Agreement filed April 16, 1987, in Official Records Book 1009, page 47, Public Records of Monroe County, Florida.
9. Terms and conditions of Sovereignty Submerged Lands Lease Renewal filed June 2, 2000, in Official Records Book 1636, page 351, and assigned to LHO KEY WEST HI, L.P., a Delaware limited partnership, by Assignment of Lease filed August 3, 2000 in Official Records Book 1646, page 1725, Public Records of Monroe County, Florida.
10. Agreement Granting Non-Exclusive Ingress/Egress and Access Easement filed September 9, 1996 in Official Records Book 1421, page 40, Public Records of Monroe County, Florida.
11. Utility Agreement filed September 9, 1996 in Official Records Book 1421, page 56, Public Records of Monroe County, Florida.

12. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing by LHO KEY WEST HI, L.P., to GENERAL ELECTRIC CAPITAL CORPORATION, filed August 3, 2000 in Official Records Book 1646, page 1728, Public Records of Monroe County, Florida, as amended by that certain Assignment of Mortgage and Assignment of Leases and Rents by GENERAL ELECTRIC CORPORATION to STATE STREET BANK AND TRUST COMPANY, as Trustee for the registered holders of Chase Commercial Mortgage Securities Corporation, Commercial Mortgage Pass-Through Certificates, Series 2000-3, filed June 21, 2002 in Official Records Book 1794, page 1306, Public Records of Monroe County, Florida.

13. Assignment of Leases and Rents by LHO KEY WEST HI, L.P., to GENERAL ELECTRIC CAPITAL CORPORATION, filed August 3, 2000 in Official Records Book 1646, page 1770, Public Records of Monroe County, Florida, as amended by that certain Assignment of Mortgage and Assignment of Leases and Rents by GENERAL ELECTRIC CORPORATION to STATE STREET BANK AND TRUST COMPANY, as Trustee for the registered holders of Chase Commercial Mortgage Securities Corporation, Commercial Mortgage Pass-Through Certificates, Series 2000-3, filed June 21, 2002 in Official Records Book 1794, page 1306, Public Records of Monroe County, Florida.

14. UCC-1 Financing Statement by LHO KEY WEST HI, L.P., to GENERAL ELECTRIC CAPITAL CORPORATION, filed August 3, 2000 in Official Records Book 1646, page 1780, Public Records of Monroe County, Florida, as amended by that certain UCC Financing Statement by LHO KEY WEST HI, L.P. to STATE STREET BANK AND TRUST COMPANY, as Trustee for the registered holders of Chase Commercial Mortgage Securities Corporation, Commercial Mortgage Pass-Through Certificates, Series 2000-3, filed May 28, 2002 in Official Records Book 1787, Page 2015, Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

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.

Parcel ID 00064881-000000
 Account# 9088763
 Property ID 9088763
 Millage Group 10KW
 Location 3841 N ROOSEVELT Blvd CU-1 - 635, KEY WEST
 Address
 Legal Description BEACHSIDE KEY WEST RESORT CONDOMINIUM (F/K/A RE 00064880-000000 AK 1065382) OR2308-146/314 DEC OR2392-312/323 AMD OR2599-803/12AMD OR2599-803/812AMD OR2893-1379/1399AMD OR2910-2350/2358AMD
 (Note: Not to be used on legal documents.)
 Neighborhood 8173
 Property (4H00)
 Class
 Subdivision
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

BEACHSIDE KEY WEST RESORT CONDOMINIUM

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0
- School Exempt Value				
= School Taxable Value				

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-0429	2/15/2008		\$4,000	Commercial	REMOVE EXISTING SIGN AND REPLACE WITH CAST CONCRETE
07-5300	12/17/2007	12/31/2007	\$20,000		CONSTRUCTION OF 650 SF FITNESS CENTER.
07-4720	10/24/2007		\$0		INSTALL TWO HOOD SYSTEMS IN 2ND FL KITCHEN IN CONFERENCE ROOM AREA; INSTALL ONE WALK-IN COOLER. ISLAND REFRIGERATION & A/CINC. 305-294-7246.
07-4751	10/19/2007		\$1	Commercial	PRE-ENGINEERED FIRE SYSTEM, FIELD HOOK-UP, PRE-PIPED HOOD WITH ANSUL
07-4648	10/9/2007		\$6,000	Commercial	INSTALL ONE (1) 3 TON SPLIT SYSTEM WITH EXHAUST FAN DUCTING
06-1016	8/24/2007		\$225,000		INSTALLATION OF FIRE SPRINKLERS. SPRINKLERMATIC AUTOMATIC FIRE. 954-986-1106.
07-2914	6/21/2007		\$20,000		INSTALL FIVE A/C UNITS AND 20 DUCTWORK OPENINGS. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
07-2056	5/22/2007		\$13,000		PERMANENT SITE FENCE: 200 LF. ANCHOR ALUMINUM PRODUCTS SOUTH 305-293-7965.
07-2061	5/9/2007		\$25,000		IRRIGATION SYSTEM. BLUE ISLAND IRRIGATION 305-293-8444.
07-1874	4/25/2007		\$2,000		PLUMBING: ROUGH & SET THREE OUTLETS FOR BATHROOM IN FITNESS CENTER. MPC PLUMBING CONTRACTORS 788-255-3455.
07-1282	4/11/2007		\$0		SUSPEND KITCHEN EXHAUST HOOD FROM BLDG. STRUCTURE AT POOL BAR. 2 GREASE HOODS, 1 CONDENSATE HOOD. TGS REFRIGERATION INC. 724-796-5622.
07-1283	4/11/2007		\$0		SUSPEND KITCHEN EXHAUST HOOD FROM BLDG STRUCTURE - CONFERENCE BLDG. 5 COMMERCIAL HOODS. TGS REFRIGERATION INC. 724-796-5622.

07-1632	4/4/2007	\$0	ADD GREASE DUCT SYSTEM TO EXISTING PERMIT #06-1017. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
07-1641	4/4/2007	\$0	ELECTRICAL WIRING OF BAR & GRILL BLDG. 400 AMP, 3 PHASE SERVICE.
07-1566	4/2/2007	\$50,000	INSTALLATION OF ALL UNDERGROUND CONDUIT, CONDUCTOR, JUNCTION BOXES, SITE & LANDSCAPE FIXTURES. POWER DESIGN INC. 727-447-6481.
07-1567	4/2/2007	\$0	ELECTRICAL ROUGH IN & TRIM OF FITNESS ROOM. POWER DESIGN INC. 727-447-6481.
07-1288	3/19/2007	\$0	ROUGH AND SET NINE NEW PLUMBING FIXTURES. MPC PLUMBING CONTRACTORS 788-255-3455.
07-1289	3/19/2007	\$0	ROUGH AND SET 36 OUTLETS FOR KITCHEN EQUIPMENT. MPC PLUMBING CONTRACTORS. 788-255-3455.
06-6759	3/2/2007	\$2,000	PLUMBING: SET 3 1000 GAL. TANKS UNDERGROUND; RUN 200' OF 1 1/4" POLY GASOLINE TO LAUNDRY & RESTAURANT. SET 1 1000 GAL. TANK UNDERGROUND; RUN 200' OF 1 1/4" POLY GASOLINE TO POOL HEATERS & OUTSIDE RESTAURANT. SUBURBAN PROPANE.
06-5454	10/2/2006	\$2,000	INSTALL CONDUIT, WIRING AND CONNECT EQUIPMENT FOR POOL AND SPA. POWER DESIGN, INC. 727-447-6481.
06-5389	9/26/2006	\$3,000	INSTALL POOL PIPING & EQUIPMENT. GREENBROOK AT KENDALL INC. 305-661-0707.
06-3938	9/5/2006	\$0	INSTALL FIRE ALARM SYSTEM; VOICE/DATA/ CABLE JACKS. UNITS 111-137. PROTECTION PLUS. 305-295-8862.
06-3939	9/5/2006	\$101,709	INSTALL FIRE ALARM SYSTEM; VOICE/DATA/CABLE JACKS. UNITS 211-239, 24300 SF. PROTECTION PLUS 305-295-8862.
06-3940	9/5/2006	\$90,408	INSTALL FIRE ALARM SYSTEM; VOICE/DATA/CABLE JACKS. UNITS 311-338, 21600 SF. PROTECTION PLUS 305-295-8862.
06-3941	9/5/2006	\$90,408	INSTALL FIRE ALARM SYSTEM FOR UNITS 411-438. VOICE/DATA/CABLE JACKS 21,600 SF. PROTECTION PLUS 305-295-8862.
06-4800	8/24/2006	\$370,000	CONSTRUCTION OF NEW COMMERCIAL SWIMMING POOL AND SPA. GREENBROOK AT KENDALL INC. 305-661-0707.
06-4362	8/1/2006	\$55,000	CONSTRUCTION OF POOL BAR BUILDING 30' X 46'. COASTAL CONDOMINIUMS. 305-559-4900.
06-4363	8/1/2006	\$25,000	CONSTRUCTION OF POOL RESTROOM BUILDING. 20'10" X 18'2". COASTAL CONDOMINIUMS. 305-559-4900.
06-4364	8/1/2006	\$30,000	EQUIPMENT FOUNDATIONS FOR GENERATOR, FIRE PUMP AND FUEL STORAGE. COASTAL CONDOMINIUMS. 305-559-4900.
06-3526	6/26/2006	\$150,000	INSTALL NEW ROOF ON CONFERENCE CENTER. PRESTIGE ROOFING. 305-999-9975.
06-3527	6/26/2006	\$150,000	INSTALL NEW ROOF 12000 SF ULTRA-GUARD PVC. PRESTIGE ROOFING 305-999-9975.
06-3529	6/26/2006	\$150,000	INSTALL NEW ROOF 22000 SF ULTRA GUARD PVC. PRESTIGE ROOFING 305-999-9975.
06-3530	6/26/2006	\$150,000	INSTALL NEW ROOF 12000 SF ULTRA-GUARD PVC. PRESTIGE ROOFING 305-999-9975.
06-3532	6/26/2006	\$150,000	INSTALL NEW ROOF 12000 SF, ULTRA-GUARD PVC. PRESIGIE ROOFING 305-999-9975.
06-3534	6/26/2006	\$150,000	INSTALL NEW ROOF 12000 SF ULTRA-GUARD PVC. PRESTIGE ROOFING 305-999-9975.
06-3535	6/26/2006	\$150,000	INSTALL NEW ROOF 12000 SF ULTRAGUARD PVC. PRESTIGE ROOFING 305-999-9975.
06-1017	5/4/2006	\$450,000	INSTALLATION OF HVAC SYSTEMS. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
06-1012	5/1/2006	\$250,000	INSTALL PLUMBING PIPING AND FIXTURES. MPC PLUMBING CONTRACTORS CORP. 788-255-3455.
06-1010	3/15/2006	\$750,000	ELECTRICAL WIRING RESTAURANT, 2 CONVENTION CENTERS AND 3 STORY PARKING GARAGE. POWER DESIGN, INC. 727-447-6481.
06-1006	3/6/2006	\$8,100,000	CONSTRUCT 3 STORY PARKING GARAGE, 2 STORY CONVENTION CENTER, 1 STORY RESTAURANT. COASTAL CONDOMINIUMS. 305-559-4900.
05-4029	10/4/2005	\$229,500	INSTALLATION OF PLUMBING PIPING AND FIXTURES FOR UNITS 111-137. MPC PLUMBING CONTRACTORS. 788-255-3455.
05-4033	10/4/2005	\$246,500	INSTALLATION OF PLUMBING PIPING AND FIXTURES FOR UNITS 211-239. MPC PLUMBING CONTRACTORS 788-255-3455.
05-4034	10/4/2005	\$229,500	PLUMBING: INSTALL PIPING AND FIXTURES FOR UNITS 311-338. MPC PLUMBING CONTRACTORS 788-255-3455.
05-4035	10/4/2005	\$238,000	PLUMBING: INSTALL PIPING AND FIXTURES FOR UNITS 411-438. MPC PLUMBING CONTRACTORS 788-255-3455.
05-4036	10/4/2005	\$221,000	INSTALL PLUMBING PIPING AND FIXTURES FOR UNITS 511-536. MPC PLUMBING CONTRACTORS 788-255-3455.
05-4037	10/4/2005	\$212,500	INSTALL PLUMBING PIPING AND FIXTURES FOR UNITS 611-635. MPC PLUMBING CONTRACTORS CORP. 788-255-3455.
05-4015	9/29/2005	\$67,500	INSTALLATION OF HVAC SYSTEMS FOR UNITS 111-137. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
05-4020	9/29/2005	\$72,500	INSTALLATION OF HVAC SYSTEMS FOR UNITS 211-239. WEATHERTROL MAINTENANCE 305-908-1000.

05-4021	9/29/2005	\$70,000	INSTALLATION OF HVAC SYSTEMS FOR UNITS 311-338. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
05-4022	9/29/2005	\$70,000	INSTALLATION OF HVAC SYSTEMS FOR UNITS 411-438. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
05-4024	9/29/2005	\$65,000	INSTALL HVAC SYSTEMS FOR UNITS 511-536. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
05-4025	9/29/2005	\$62,500	INSTALL HVAC SYSTEMS FOR UNITS 611-635. WEATHERTROL MAINTENANCE CORP. 305-908-1000.
05-4047	9/28/2005	\$261,000	ELECTRICAL: INSTALLATION OF ELECTRICAL MATERIALS FOR UNITS 211-239. POWER DESIGN INC. 727-447-6481.
05-4048	9/28/2005	\$252,000	INSTALL ELECTRICAL MATERIALS FOR UNITS 311-338. POWER DESIGN INC. 727-447-6481.
05-4049	9/28/2005	\$252,000	INSTALL ELECTRICAL MATERIALS FOR UNITS 411-438. POWER DESIGN INC. 727-447-6481.
05-4050	9/28/2005	\$243,000	INSTALL ELECTRICAL MATERIALS FOR UNITS 511-536. POWER DESIGN INC. 727-447-6481.
05-4051	9/28/2005	\$225,000	INSTALL ELECTRICAL MATERIALS FOR UNITS 611-635. PLWER DESIGN INC. 727-447-6481.
05-4038	9/27/2005	\$72,900	INSTALLATION OF FIRE SPRINKLER SYSTEM FOR UNITS 111-137. BY OWNER SH5 LTD.
05-4040	9/27/2005	\$778,300	INSTALL FIRE SPRINKLER SYSTEM FOR UNITS 211-239. SPRINKLERMATIC AUTOMATIC FIRE 954-986-1106.
05-4042	9/27/2005	\$75,600	INSTALL FIRE SPRINKLER SYSTEM FOR UNITS 311-338. SPRINKLERMATIC AUTOMATIC FIRE 954-986-1106.
05-4043	9/27/2005	\$75,600	INSTALL FIRE SPRINKLER SYSTEM FOR UNITS 411-438. SPRINKLERMATIC AUTOMATIC FIRE 954-986-1106.
05-4044	9/27/2005	\$70,200	INSTALL FIRE SPRINKLER SYSTEM FOR UNITS 511-536. SPRINKLERMATIC AUTOMATIC FIRE 954-986-1106.
05-4045	9/27/2005	\$67,500	INSTALL FIRE SPRINKLER SYSTEM FOR UNITS 611-635. SPRINKLERMATIC AUTOMATIC FIRE 954-986-1106.
05-4046	9/27/2005	\$243,000	INSTALLATION OF ELECTRICAL MATERIALS FOR UNITS 111-137. POWER DESIGN INC. 727-447-6481.
05-3914	9/12/2005	\$3,990,000	CONSTRUCTION OF BLDG. #1 (CONDOS) FROM UNITS 111 THRU 137 (TOTAL 21). COASTAL CONDOMINIUMS 305-559-4900.
05-3917	9/12/2005	\$5,130,000	CONSTRUCTION OF BLDG #2 CONDOS FROM UNITS 211 - 239 TOTAL 27 UNITS. \$190,000 PER UNIT. COASTAL CONDOMINIUMS 305-559-4900.
05-3920	9/12/2005	\$4,560,000	CONSTRUCTION OF BLDG # 3 CONDOS FROM UNITS 311-338 (\$190,000 PER UNIT). COASTAL CONDOMINIUMS 305-559-4900.
05-3921	9/12/2005	\$4,560,000	CONSTRUCTION OF BLDG #4 CONDOS FROM UNITS 411-438, TOTAL 24 (\$190,000 PER UNITS). COASTAL CONDOMINIUMS 305-559-4900.
05-3922	9/12/2005	\$3,420,000	CONSTRUCTION OF BLDG #5 CONDOS FROM UNITS 511-536 TOTAL 18 UNITS (COST PER UNIT \$190,000). COASTAL CONDOMINIUMS 305-559-4900.
05-3923	9/12/2005	\$2,850,000	CONSTRUCTION OF BLDG #6 CONDOS FROM UNITS 611-635 (\$190,000 PER UNIT). COASTAL CONDOMINIUMS 305-559-4900.

View Tax Info

[View Taxes for this Parcel](#)

Photos



No data available for the following modules: Land, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales, Sketches (click to enlarge), TRIM Notice.

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[Version 2.3.39](#)