

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

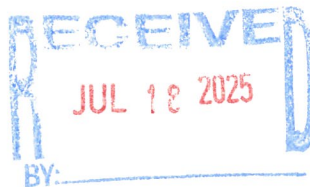
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBARDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)



July 17, 2025

VIA HAND DELIVERY

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Application for Modification to a Major Development Plan
1618 N Roosevelt Blvd. - RE#0064910-000100

Ms. Halloran:

Please allow this letter and supporting documentation to serve as Keys Motors, LLC, (“Applicant”) application for a Major Modification to a Major Development Plan for 1618 N Roosevelt Blvd., Key West, Florida 33040 (the “Property”) pursuant to Section 108-91.C of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City. A Major Modification approval is required if revisions exceed the requirements of administrative approval or minor modification.

Major Modification to a Major Development Plan
Solutions Statement:

This is a request to modify Reso. 22-156, which approved a Major Development Plan, and is being submitted for review and approval to address a change in site plan design for the redevelopment of the Keys Motors auto dealership located within the General Commercial (CG) zoning district. The use as an auto dealership and service center remains the same along with the two affordable housing units. Changes to the original approval are as follows:

The proposed modification contains improvements over the previous design including architectural design, site plan configuration, enhanced traffic flow within the site and improved site data. The proposed change reduces the request for variances. A single variance is proposed to open space requirements. Whereas 0% of open space exists today, this application includes a new request for a revised variance from 14% approved in 2022 to 11% proposed. The previous approval

included a variance for impervious surface as well; however, the modified site plan meets current LDR standards for maximum impervious surface. No changes to the landscape waiver are requested.

Existing Conditions

As reported to the Planning Board meeting in 2022, the original 1960s structures have been demolished. The dealership has been functioning with offices out of temporary trailers. The large chickee hut was approved in the 2022 resolution and currently serves as the mechanical service center.

Site data from the 2022 approval is below.

SITE DATA				
Dimensional Requirements	Required/Allowed	Existing	Proposed	Variance Needed
Height	40 feet	23 feet	15 -27 feet	None
Minimum Front Setback	25 feet	25 feet	25 feet	None
Minimum Side Setback	15 feet	0 feet	15 feet	None
Minimum Rear Setback	25 feet	0 feet	25 feet	None
Maximum Building Coverage	40% 48,128 square feet	25% 30,786 square feet	23% 27,250 square feet	None
Open Space Commercial	20% 22,801	0% 0 square feet	14% 16,242 square feet	Variance needed for 6% , 6,559 square feet
Open Space Residential	35% 2,210 square feet	N/A	62% 3,915 square feet	None
Impervious Surface	60% 72,192 square feet	100% 120,321 square feet	83% 100,165 square feet	Variance needed 23% , 27,973 square feet
Parking Commercial	1 space per 300/600 sf of floor area - 57 spaces	N/A	54 spaces	Bicycle substitution (12) proposed for 3 vehicular spaces
Parking Residential	1 space per unit	0	2	None
Bicycle Parking	9	0	22 spaces	None
Landscaping	The			Landscape Waiver needed

Proposed New Design

The new design differs from the 2022 proposal particularly by overall architectural design and site plan configuration. The proposed new design consolidates previously proposed detached structures, reducing the number of buildings from 6 to 3. The new site plan includes combining the sales and service areas under one roof; a second building consists of two affordable employee units; and the third structure is the existing chickee hut. The main sales & service building will be three (3) stories in height with sales and service on the first floor, parts storage on the second floor and the third floor will house the vehicles for sale. This new site configuration allows for much improved vehicle traffic flow throughout the site and the superior design improves aesthetics by housing vehicles on the third parking level and out of the public eye. The design the also provides elevated parking for vehicles during a hurricane or other potential flood event.

Sec. 108-228. Key Persons

Name of development: Keys Motors
Name of Owner: Keys Motors, LLC
Owner's authorized agent: Spottswood, Spottswood, Spottswood & Sterling
Architect: Praxis3
Landscape Architect:
Surveyor: Florida Keys Land Surveying

Sec. 108-229. Project Description.

Zoning: General Commercial (CG)
Site Dimensions: See site data table below and architectural drawings.
Building size: See site data table below and architectural drawings.
Site conditions: See site data table.

Sec. 108-230. Other project information.

All parcels are located within the CG zoning district and located outside of the historic district. Therefore, HARC oversight and approval is not required.

Sec. 108-231. Residential developments.

Two BPAS affordable employee residential units were allocated in 2022 and approved as part of the 2022 approval. The two residential employee units remain a part of this redevelopment.

Sec. 108-232. Intergovernmental coordination.

All utilities and infrastructure are in place and adequate to serve the redevelopment. Coordination with the appropriate entities will be conducted as part of construction and permit approval.

Surrounding Zoning and Uses:

The Property is located along the main commercial corridor of the city. Surrounding zoning districts include CG, PS and C-OW consisting of police and fire departments, K-8 public school, public park, retail, restaurants and marine activities.

	Project Data Summary				
Dimensional Requirement	Required/ Allowed	Pre-Existing	2022 Approval	Proposed	Variance Required?
Zoning District	CG				
Flood Zones	AE6				
Minimum Lot Size	15,000 SF	120,321 SF	No Change	No Change	No
Minimum Lot Width	150 FT	200 FT	No Change	No Change	No
Minimum Lot Depth	100 FT	336 FT	No Change	No Change	No
Maximum Floor Area Ratio	0.8 (96,256.8 SF)	0.25 (30,786 SF)	0.23 (27,250 SF)	0.66 (79,864 SF)	No
Maximum Height	30'-0"	23'-0"	27'	29'-8"	No
Maximum Building Coverage	40% (48,128.4 SF)	25% (30,786 SF)	23% (27,250 SF)	37% (43,929 SF)	No
Maximum Impervious Surface	60% (72,192 SF)	100% (120,321SF)	83% (100,165 SF)	59% (70,886 SF)	No
Minimum Open Space Ratio	20% (23,999 SF)	0%	14% (16,242 SF)	11% (13,082 SF)	Yes
Minimum Setback					
Front	25'-0"	25'-0"	25'-0"	25'- 0"	No
Side	15'-0"	0'- 0"	0'- 0"	15'-0"	No
Side	15'-0"			15'-0"	No
Rear	25'-0"	0'- 0"	25'-0"	25' – 0"	No
Off-Street Parking - Commercial	1 sp/300 ft. (43,929 SF = 146.4 spaces)	(103 required)	54 (12 bicycle sp. substituted for 3 vehicle spaces)	Customer: 55 Veh Storage: 98	No
Off-Stret Parking – Residential	1 sp/AH (2)	0	2	2	No
TOTAL			54	155	No
Bicycle	25% of motor veh.(36)	0	22	22	No

Sec. 108-233. Concurrency Facilities and Other Utilities or Services:

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development.

The proposed modification anticipates no change to the original approval in the following Level of Service (LOS) standards.

1. Potable water supply.

As approved in 2022, the adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. Modification proposes no change to the original approval.

2. Wastewater management.

As approved in 2022, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development. Modification proposes no change to the original approval.

3. Water quality.

As approved in 2022, no adverse impacts to water quality are anticipated. Modification proposes no change to the original approval.

4. Stormwater management / drainage.

See updated stormwater plan.

5. Solid waste.

As approved in 2022, the adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development. The dumpster and recycling areas are provided on the site plan. Modification proposes no change to the original approval.

6. Roadways.

The Property is located along a main thoroughfare of the city with easy access to the site. The proposed modification will meet LOS standards as set forth in City Code Section 94-72.

7. Recreation.

Modification proposes no change to the original approval.

It is anticipated that the City's adopted LOS for public recreation will not be adversely impacted.

8. Fire Protection.

The Property is located adjacent to a Fire Department. An updated life safety plan is submitted with this application.

9. Other public facilities.

All public facilities are expected to accommodate the proposed redevelopment at the adopted LOS standards.

Sec. 108-234. Appearance, design, and compatibility:

City Code Chapter 102 Article III, IV and V (historic preservation)

The property is NOT located within the historic district and therefore is not subject to HARC review and approval.

Articles III (site plan), IV (traffic impacts) and V (open space, screening, and buffers) of City Code Chapter 108 (planning and development)

Article III. Site Plan: Sec. 108-276- Sec. 108-289. Included.

Article IV: Traffic Impacts.

Traffic impacts are not anticipated due to the occupancy of the Property not changing.

Article V: Open Space.

Please see a conceptual landscape plan that improves the landscaping on the Property.

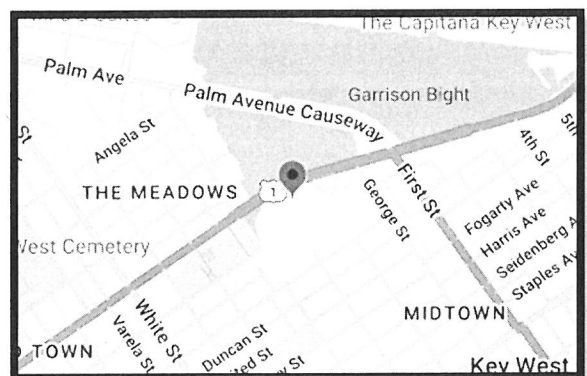
Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. Compliance with the Code is required if any archeological resources are discovered during construction.

Sec. 108-235. Site location and character of use:

(a) *Compliance.* All applicable performance criteria set forth in Code Chapter 94 (concurrency management), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) are submitted with this packet. Code Chapter 114 (signs) is not applicable at this time but will meet city requirements.

(b) *Vicinity map.*



(c) *Land use compatibility.* The Property is located within a commercial zoning district with a broad range of commercial activity and community resources within the immediate area.

Historic and archeological resource protection. There are no known archaeological resources on the property. Compliance with the city code is required if any archeological resources are discovered during construction.

(d) *Subdivision of land.* No subdivision of land is proposed.

Sec. 108-236. Appearance of site and structures:

The overall design characteristics as submitted are in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Sec. 108-237. Site plan:

See submitted site plan pursuant to City Code Section 108-237.

Section 108-238. Architectural drawings:

Architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238 have been submitted.

Section 108-239. Site amenities:

Proposed modifications include improved vehicular maneuvering through the site, compliant parking and improved landscaping.

Section 108-240. Site survey:

See site survey prepared by Florida Keys Land Surveying.

Sec. 108-241. Soil survey:

Not applicable.

Section 108-242. Environmentally sensitive areas:

The subject Property is located within the AE-6 flood zone. No environmental impacts are anticipated.

Section 108-243. Land clearing, excavation and fill, tree protection, landscaping, and irrigation plan:

(a) *Land clearing, excavation, and fill.* No land clearing, excavation, or fill is proposed at this time.

- (b) *Tree protection.* Tree protection will be in accordance with code requirements.
- (c) *Landscaping plan.* See attached.
- (d) *Irrigation plan.* See attached.

Sec. 108-244. On-site and off-site parking and vehicular, bicycle, and pedestrian circulation:

The proposed development will increase and organize existing parking. The proposed driveway configuration directs traffic through the site in an orderly manner.

Sec. 108-245. Housing:

Modification proposes no change to the original approval. The two affordable employee housing units remain a part of the redevelopment.

Sec. 108-246. Economic resources:

Sec. 108-247. Special considerations:

- (a) Due to site improvements, this project is not anticipated to create negative impacts or conflicts to city land use plans, objectives and policies or to existing or proposed public facilities.
- (b) The project is not located in the historic district and therefore is not subject to HARC review and design approval.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline.
- (e) This property is located along city bus routes which will promote and accommodate bus ridership.
- (f) Energy conservation measures will be employed for the residential units as outlined in the BPAS green building submittal. Green building initiatives will be employed in all commercial areas where practicable.
- (g) The Property is located in the “AE-6” Flood zone.
- (h) The site will include rear yards for the housing units.
- (i) The applicant will coordinate with KEYS Energy, Florida Keys Aquaduct Authority (FKAA), and Key West Fire Department for site plan changes. Other applicable local offices will be facilitated through the DRC.
- (j) No permits are required through the state agencies such as the FDEP and the Army Corps of Engineers.

Section 108-248. Construction management plan and inspection schedule:

The development will commence as soon as possible following final agency approvals and appeal periods. The project will progress continually based on the LDRs and the Florida Building Code.

Section 108-249. Truman Waterfront Port facilities:

Not applicable.

Code Chapter 108, Article III .Site plan:

The site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Section 108-277. Site location and character of use:

The comprehensive plan together with the LDRs, including size and dimension regulations, general provisions, performance criteria, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards and building setbacks shall collectively be the principal guides in determining the suitability of the location of the proposed use.

Section 108-278. Appearance of site and structures:

The proposed project, and its choice of building materials, plant materials, lighting, and other site improvements will create a pleasing and harmonious overall environment. This project is subject to AIPP. The AIPP board will be instrumental in assisting in appropriate public art on the Property.

Section 108-279 & 280. Location and screening of mechanical equipment, utility hardware and waste storage areas:

A screened solid waste and recycling receptacle area is reflected on the plans. Coordination with Waste Management will follow development for the appropriate number and size of containers.

Section 108-281. Roll-off compactor container location requirements.

None proposed.

Section 108-282. Utility lines:

The applicant will coordinate with KEYS Energy for any necessary changes and ensure all precautions are taken.

Section 108-283. Commercial and manufacturing activities conducted in enclosed buildings:

None proposed.

Section 108-284. Exterior lighting:

All exterior lighting will meet LDR requirements.

Section 108-285. Signs:

All signage will conform to the LDRs.

Section 108-286. Pedestrian sidewalks:

No changes to the pedestrian sidewalks are anticipated.

Section 108-287. Loading docks:

No loading docks are proposed.

Section 108-288. Storage areas:

No exterior storage areas are proposed.

Section 108-289. Land clearing, excavation, or fill:

All will be according to the LDRs and FI building code.

Chapter 108, Article VI. Landscaping:

Currently, this site has no landscaping. This project will include all new landscaping per the submitted landscape plan and in accordance with City Code Section 108-411. Landscape waivers have been requested. The applicant will coordinate with the city's Urban Forester for Tree Commission approval of the new landscape design.

Chapter 108, Article VII. Off-street parking and loading:

The proposed site plan increases the existing vehicle parking from an approved 87 to 155 spaces.

Chapter 108, Article VIII. Stormwater and surface water management (Code Chapter 108, Article VIII):

A stormwater management plan is included with the submittal packet.

Chapter 108, Article IX. Utilities:

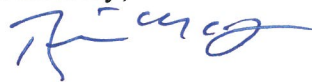
Modification proposes no change to the original approval.

Code Section 2-487. Art in Public Places:

The proposed redevelopment, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487.

Please feel free to reach out with any questions.

Sincerely,



Richard J. McChesney, Esq.

Enc:

As stated

Application



Phone: 305-809-3764

Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

No 

1) Site Address: 1618 N Roosevelt Blvd, Key West, FL 33040

2) Name of Applicant: 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, FL 33040

5) Applicant's Phone #: 305-294-9556 Email: Richard@spottswoodlaw.com

6) Email Address: _____

7) Name of Owner, if different than above: Keys Motors, LLC

8) Address of Owner: 2300 NE 15 1st Street, North Miami, FL 33181

- 9) Owner Phone #: c/o 305-294-9556 Email: eday@warrenhenryauto.com
- 10) Zoning District of Parcel: Commercial General RE# 00064910-000100
- 11) Is Subject Property located within the Historic District? Yes _____ No X _____
 If Yes: Date of approval _____
 HARC approval # _____
 OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Modification to a Major Development Plan. Change includes new architectural design and site configuration, additional parking and new landscape plan.

- 13) Has subject Property received any variance(s)? Yes X _____ No _____
 If Yes: Date of approval May 19, 2022 Resolution # PB Reso 2022-30 CC: Reso 22-156
 Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?
 Yes _____ No X _____
 If Yes, describe and attach relevant documents.

- 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.

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Member
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

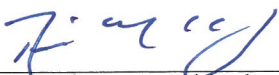
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1618 N Roosevelt Blvd

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.

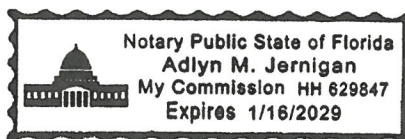

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this July 17, 2025 by
date
Richard McChesney
Name of Applicant

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


Notary's Signature and Seal

Adlyn Jernigan
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, Erik Day as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Keys Motors LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Spottswood, Spottswood, Spottswood & Sterling, PLLC
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 person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 07-08-2025
Date

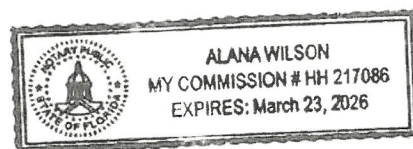
by Erik Day
Name of person with authority to execute documents on behalf of entity owner

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

March 23, 2026
Commission Number, if any



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.

Summary

Monroe County, FL

Parcel ID 00064910-000100
 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 Class AUTO SALES (2700)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KEYS MOTORS LLC
 2300 NE 151st St
 North Miami FL 33181

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$372,555	\$695,667	\$695,667	\$662,086
+ Market Misc Value	\$206,847	\$218,307	\$217,264	\$215,667
+ Market Land Value	\$6,220,541	\$6,220,541	\$5,442,973	\$3,887,838
= Just Market Value	\$6,799,943	\$7,134,515	\$6,355,904	\$4,765,591
= Total Assessed Value	\$6,473,450	\$6,184,712	\$5,622,466	\$4,765,591
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,799,943	\$7,134,515	\$6,355,904	\$4,765,591

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$6,220,541	\$372,555	\$206,847	\$6,799,943	\$6,473,450	\$0	\$6,799,943	\$0
2023	\$6,220,541	\$695,667	\$218,307	\$7,134,515	\$6,184,712	\$0	\$7,134,515	\$0
2022	\$5,442,973	\$695,667	\$217,264	\$6,355,904	\$5,622,466	\$0	\$6,355,904	\$0
2021	\$3,887,838	\$662,086	\$215,667	\$4,765,591	\$4,765,591	\$0	\$4,765,591	\$0
2020	\$3,887,838	\$722,276	\$215,831	\$4,825,945	\$4,825,945	\$0	\$4,825,945	\$0
2019	\$2,591,892	\$583,552	\$215,995	\$3,391,439	\$3,391,439	\$0	\$3,391,439	\$0
2018	\$1,829,898	\$576,133	\$62,885	\$2,468,916	\$2,468,916	\$0	\$2,468,916	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

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

Buildings

Building ID	65354	Exterior Walls	NO VALUE	
Style	GROUND LEVEL	Year Built	2021	
Building Type	SERV SHOPS ETC / 25C	EffectiveYearBuilt	2021	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	12220	Roof Type	GABLE/HIP	
Finished Sq Ft	0	Roof Coverage	MEMBRANE	
Stories	1 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	NONE	
Perimeter	0	Bedrooms		
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls	NONE	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	12,220	0	574
TOTAL		12,220	0	574

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1979	1980	0 x 0	1	52000 SF	2
CH LINK FENCE	1979	1980	6 x 128	1	768 SF	2
CH LINK FENCE	1979	1980	6 x 442	1	2652 SF	2
ASPHALT PAVING	1979	1980	0 x 0	1	37660 SF	2
CH LINK FENCE	1994	1995	11 x 137	1	1507 SF	1
ASPHALT PAVING	1999	2000	0 x 0	1	4340 SF	2
CH LINK FENCE	2021	2022	120 x 6	1	720 SF	2

Sales

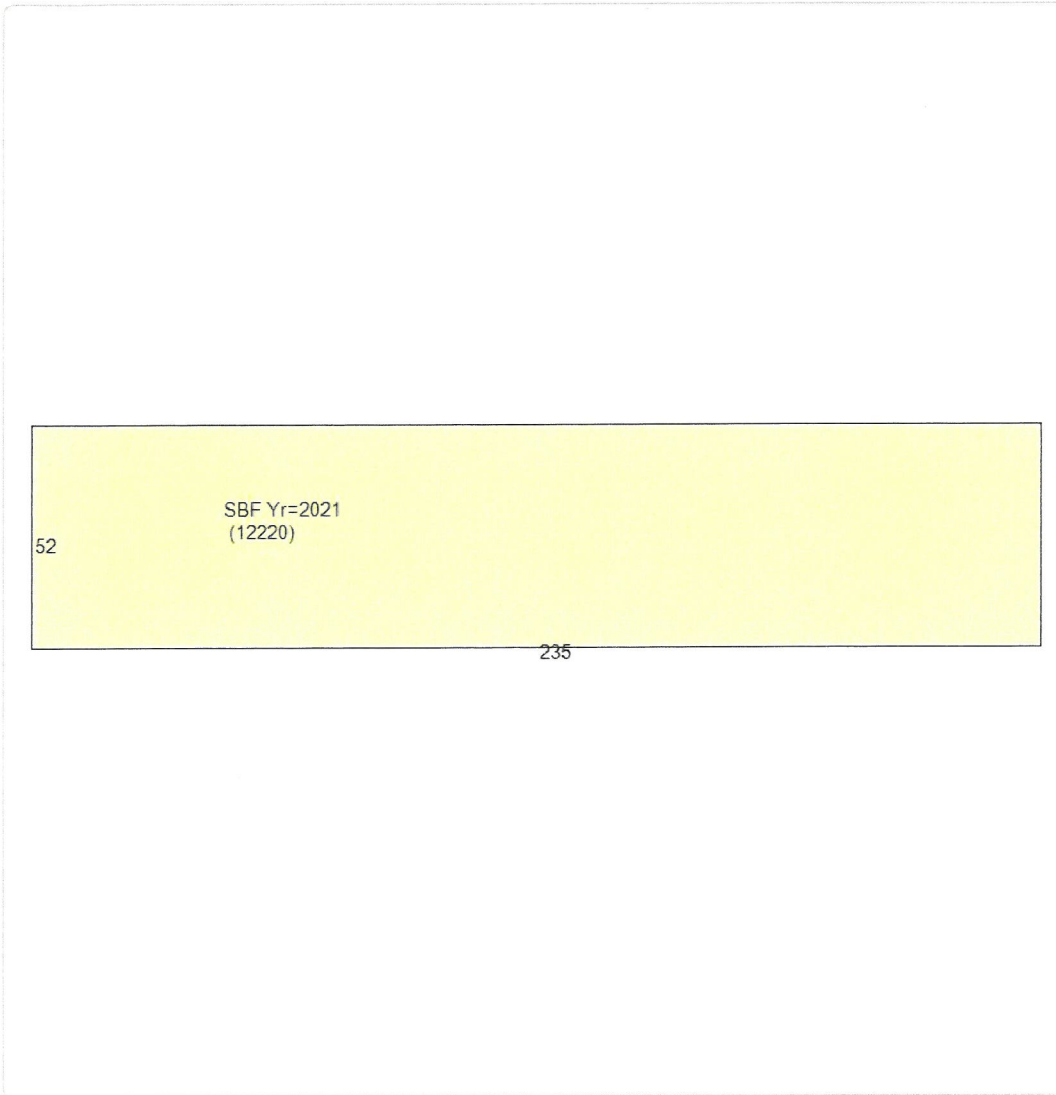
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/3/2019	\$7,000,000	Warranty Deed	2201002	2943	1923
7/3/2015	\$6,995,000	Warranty Deed		2749	1992
1/17/1996	\$5,134,200	Quit Claim Deed		2573	1294
6/1/1978	\$90,000	Conversion Code		772	1866

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-2053	07/14/2023	Active	\$2,685	Commercial	Install approx. 214 lf green chain link fence w/gate 6' chain link fence w/gate
BLD2022-3464	12/02/2022	Active	\$340,000	Residential	this permit is for residential unit at 1622 N. Roosevelt blvd. #2 CO will be required as well as an elevation certificate. Built 800 square foot unit as per development agreement for permit 2022-1951
BLD2022-1951	12/01/2022	Active	\$1,800,000	Commercial	Replacement of Auto Dealership building, add 2 housing unit
BLD2022-3463	12/01/2022	Active	\$340,000	Residential	this permit is for residential unit at 1622 N. Roosevelt blvd. #1 CO will be required as well as an elevation certificate. Built 800 square foot unit as per development agreement for permit 2022-1951
BLD2022-2340	08/10/2022	Completed	\$1,500	Commercial	CAP OFF WATER AND SEWER.
BLD2022-2325	08/08/2022	Completed	\$5,000	Commercial	DEMO ELECTRICAL ASSOCIATED WITH WORK ON PERMIT 2022-2283.
BLD2022-2283	08/04/2022	Active	\$60,000	Commercial	REMOVAL OF EXISITNG STRUCTURE IN PREPARATION FOR NEW BUILDING TO BE PERMITTED #BLD2022-1951. LINKED ISSUED PERMITS: BLD2022-2340 (DEMO PLUMBING) BLD2022-2325 (DEMO ELECTRICAL).
BLD2021-1880	06/28/2021	Completed	\$1,000	Commercial	BLDG 1 CAP OFF WATER AND SEWER
BLD2021-1881	06/28/2021	Completed	\$1,000	Commercial	BLDG 2 CAP OFF WATER AND SEWER
BLD2021-1882	06/28/2021	Completed	\$1,000	Commercial	BLDG 3 CAP OFF WATER AND SEWER
BLD2021-1858	06/25/2021	Completed	\$1,000	Commercial	ELECTRICAL DEMO OF BLDG #3 GC PERMIT #BLD2021-1844
BLD2021-1843	06/24/2021	Completed	\$38,000	Commercial	BUILDING TO BE DEMOLISHED AND BACKFILLED AND COMPACTED.
BLD2021-1844	06/24/2021	Completed	\$41,000	Commercial	BUILDING TO BE DEMOLISHED AND BACKFILLED AND COMPACTED
BLD2021-1845	06/24/2021	Completed	\$41,000	Commercial	BUILDING TO BE DEMOLISHED AND BACKFILLED AND COMPACTED
BLD2021-1854	06/24/2021	Completed	\$1,000	Commercial	DEMO OF BLDG.#1 GC PERMIT # BLD2021-1843
BLD2021-1856	06/24/2021	Completed	\$1,000	Commercial	ELECTRICAL DEMO OF BLDG #2 GC PERMIT #BLD2021-1844

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2020-3544	12/28/2020	Completed	\$125,000	Commercial	TIMBER FRAME OPEN TIKI STRUCTURE FOR OUTDOOR SERVICE BAYS 50' X 235' INCLUDING CONCRETE SLAB
BLD2019-4036	12/26/2019	Active	\$34,991	Commercial	RENOVATION INTERIOR/NTERIOR WALL, CEILING FLOOR COVERING. RESTROOM DEMOLITION/REMODELING. RECONFIGURE WALL INTERIOR WALLS, INSTALL NEWCEILING (ACUSTIC), WALLS (SR), FLOOR FINISHES (POLISHED CONCRETE).
BLD2019-0279	01/29/2019	Completed	\$39,000	Commercial	COMPLETED DEMOLITION AND DISPOSAL OF SINGLE STORY BUIDING AS HIGHLIGHTED ON ATTACHED SURVEY. *NOC REQUIRED* JYD
18-00001675	04/17/2018	Completed	\$0	Commercial	EXTENSION - ROOFING
18-00001682	04/17/2018	Completed	\$0	Commercial	EXTENSION BUILDING FOR FINAL NO WORK.
09-00004001	11/20/2009	Completed	\$2,300	Commercial	REPLACE APPRX 80 LF OF CONDUIT AND WIRE FOR PA KING LOT LIGHTS
07-0807	02/22/2007	Completed	\$2,375	Commercial	REPLACE 55"x4" OF CAST IRON WITH PVC 4"
06-6137	10/13/2006	Completed	\$2,000	Commercial	INSTALL 6 SQS OF V-CRIMP ROOFING TO EXISTING GAZEBO
06-4206	07/10/2006	Completed	\$36,000	Commercial	RAISE ROOFS OF RV CE BAYS.
06-4033	07/06/2006	Completed	\$5,400	Commercial	INSTALL 7 SQRS MODIFIED RUBBER ROOF.
06-2340	04/18/2006	Completed	\$9,000	Commercial	RELOCATE ELECTRICAL SERVICE, INSTALL LIGHT FIXTURES & RECEPTALS, 200 AMP SERVICE & MOTOR.
06-2118	03/31/2006	Completed	\$50,000	Commercial	REPLACE ROOF THAT BLEW OFF AND NEW TIE BEAM AND TWO COLUMNS
06-2118	03/31/2006	Completed	\$50,000	Commercial	REPLACE ROOF, TIE BEAM, TWO COLUMNS, AND SLAB FOR CAR LIFT.
06-0600	02/02/2006	Completed	\$2,400	Commercial	INSTALL 5 SQS OF MODIFIED RUBBER ROOFING
06-0600	02/02/2006	Completed	\$2,400	Commercial	INSTALL 5 SQRS. MODIFIED RUBBER ROOFING.
03-4251	12/29/2004	Completed	\$3,800	Commercial	SEAL ASPHALT LOT
04-3753	12/09/2004	Completed	\$7,200	Commercial	ROOF REPAIRS
03-4027	11/24/2003	Completed	\$10,000	Commercial	30 SQRS M/B RUBBER ROOF
02/0362	02/11/2002	Completed	\$1		ROOFING
02-0362	02/08/2002	Completed	\$14,000	Commercial	MOD RUBBER ROOF
99-4150	02/03/2001	Completed	\$9,500	Commercial	ROOF OVER GARAGE
99-1767	05/24/1999	Completed	\$13,108	Commercial	PAVEMENT
99-0898	03/15/1999	Completed	\$5,000	Commercial	SIGN
98-3398	11/06/1998	Completed	\$500	Commercial	WEATHERHEAD REPLACEMENT
98-3349	10/30/1998	Completed	\$10,000	Commercial	STORM DAMAGE ROOF
98-2788	09/09/1998	Completed	\$1,000	Commercial	PAINT SERVICE BAYS
98-1193	04/22/1998	Completed	\$2,815	Commercial	CHAIN LINK FENCE
97-2452	07/01/1997	Completed	\$3,200	Commercial	SEAL ASPHALT
96-0755	02/01/1996	Completed	\$1,900	Commercial	RENOVATIONS

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 7/10/2025, 1:33:01 AM](#)

Deed

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

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

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, remiscs, 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

Print witness name

Witness signature

Print witness name

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
 MY COMMISSION # FF 215933
 EXPIRES: May 22, 2019
 Bonded Thru Budget Notary Services

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:

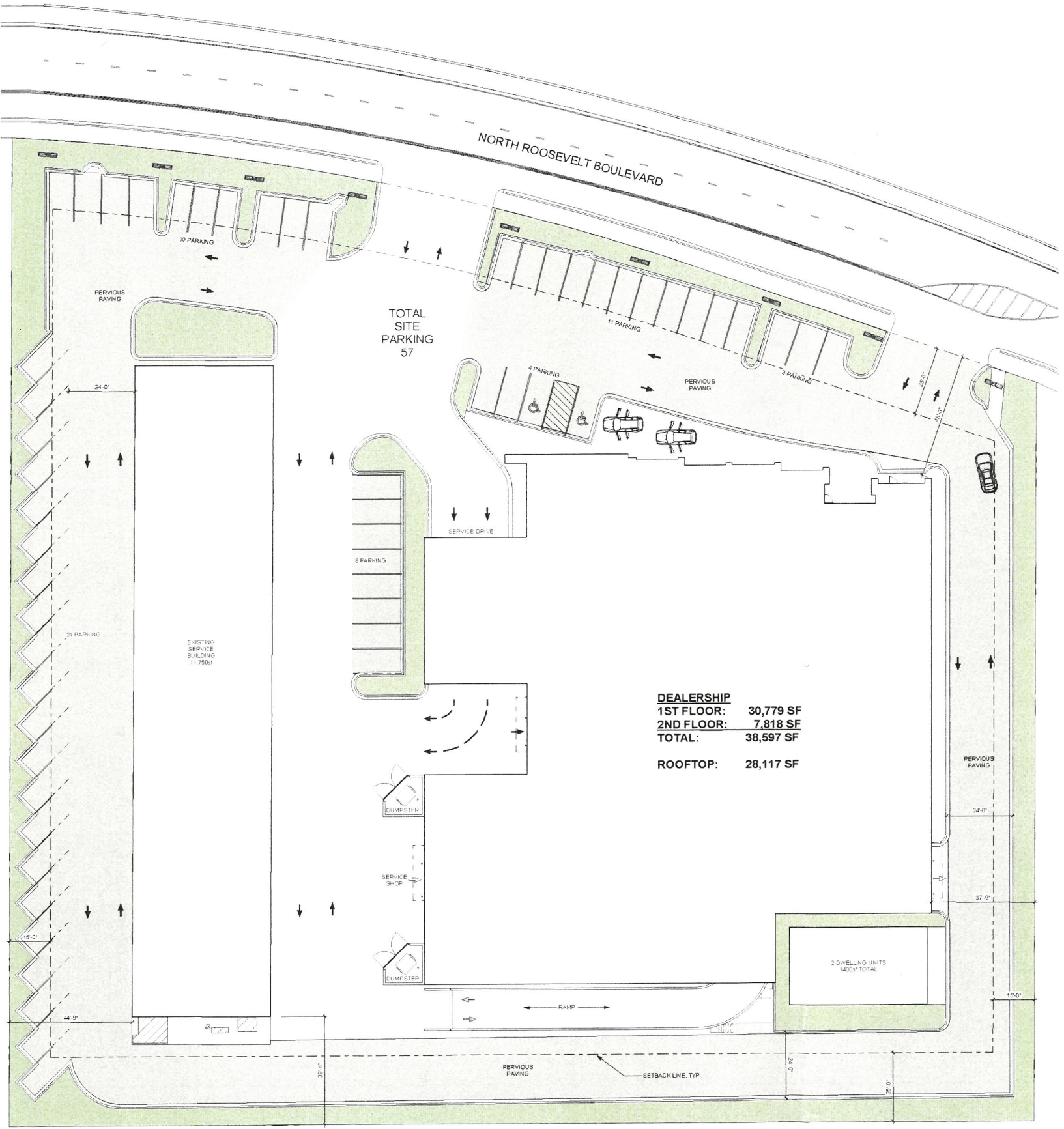
On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:

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**

Site Plan



DEALERSHIP
1ST FLOOR: 30,779 SF
2ND FLOOR: 7,818 SF
TOTAL: 38,597 SF
ROOFTOP: 28,117 SF

Keys Auto Center
Zoning and Site Data Table

LEGAL 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 OR997-1900F OR2573-1294/95 OR2749-1992/94 OR2943-1923

ADDRESS 1618 N Roosevelt Blvd, Key West, FL 33040

AHJ City of Key West

LOT AREA 120,321 sf 2.76 acres

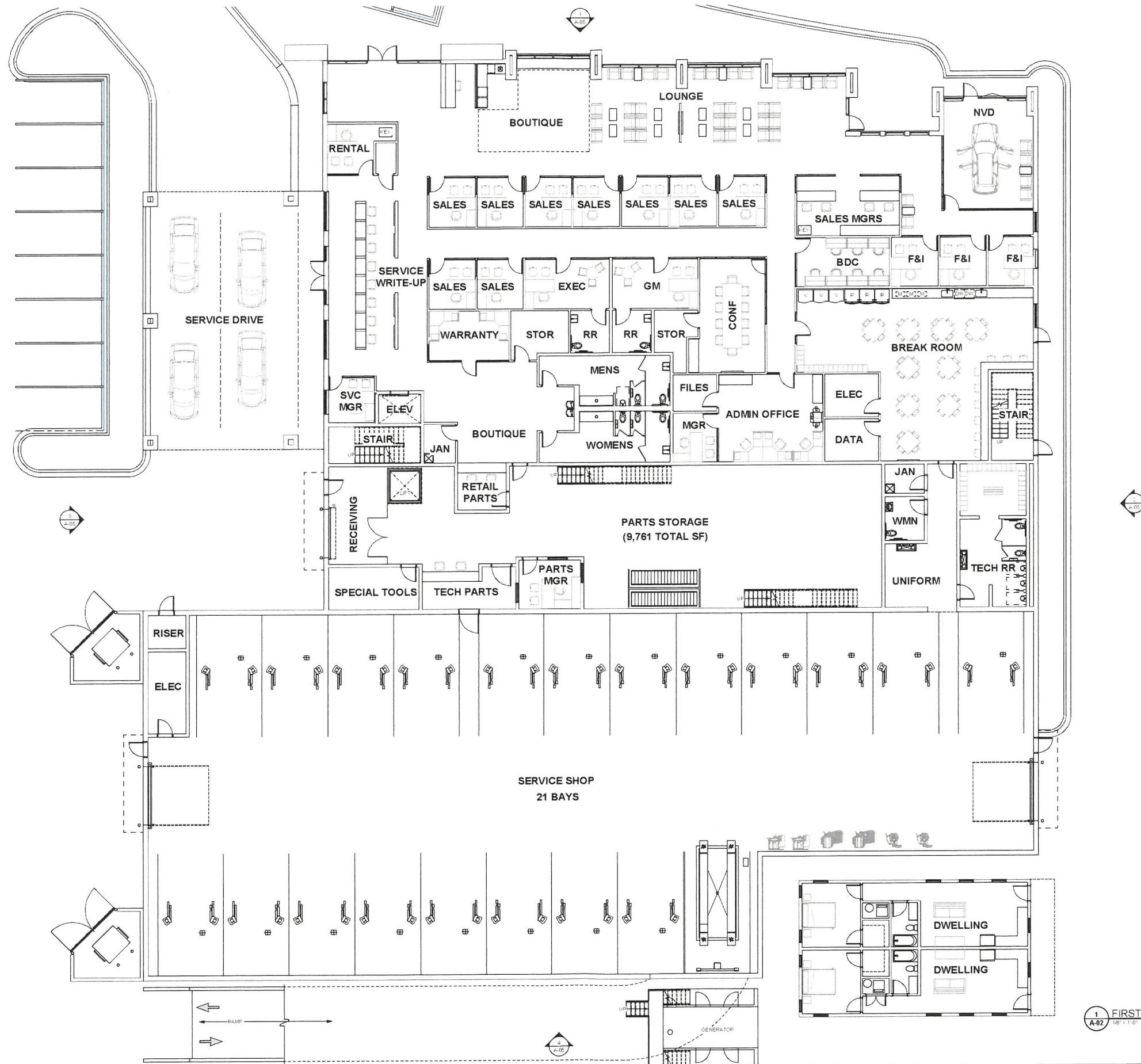
ZONING Commercial General (CG)

BASE FLOOD ELEVATION 6'-0"

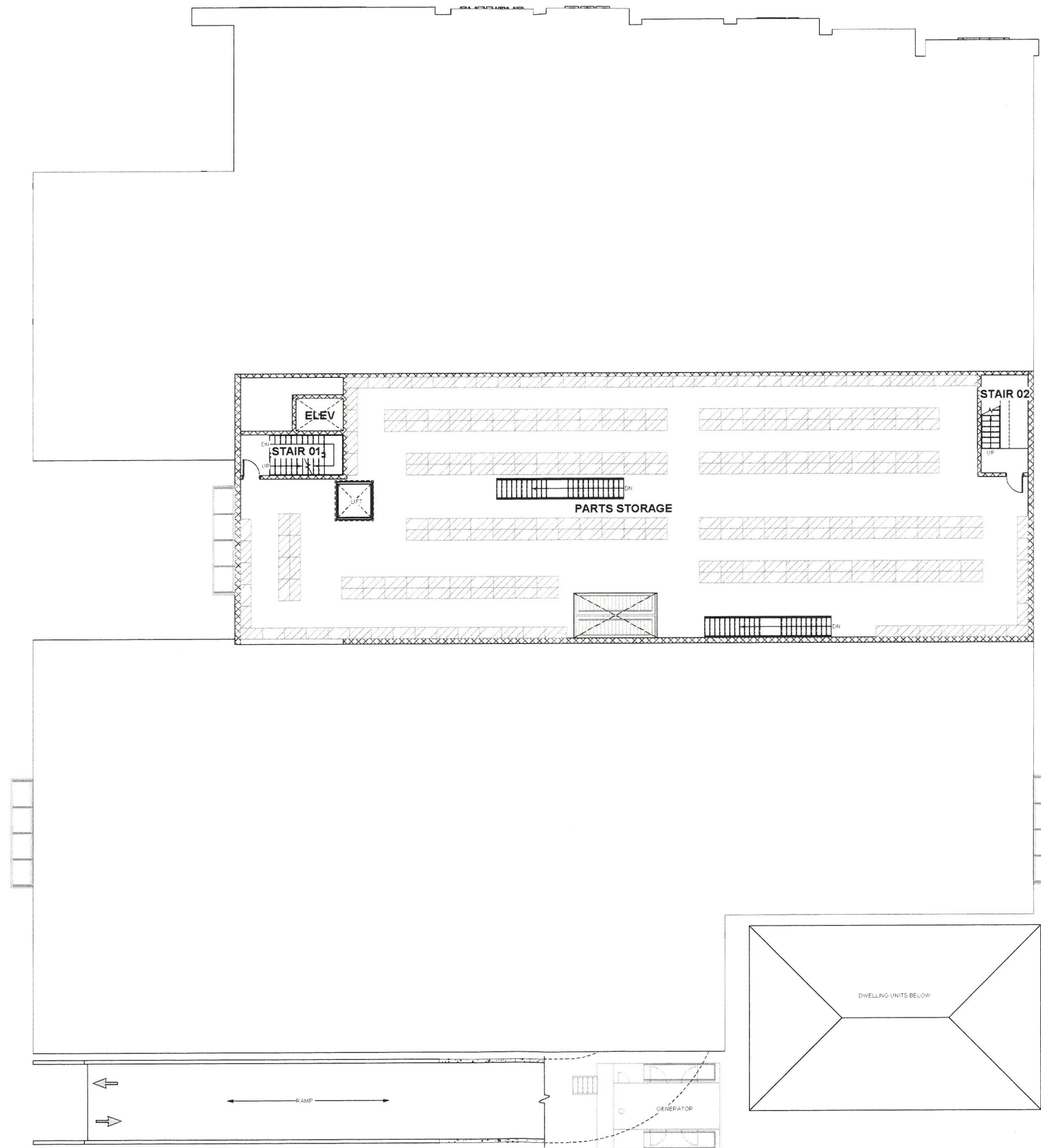
LOT OCCUPATION	SITE DATA	
	REQUIRED / ALLOWED	PROPOSED
BUILDING LOT COVERAGE	48,128 sf max 40%	43,929 sf 37%
OPEN SPACE (LANDSCAPE AREA)	24,064 sf min 20%	13,082 sf 11%
IMPERVIOUS AREA	72,193 sf max 60%	70,886 sf 59%
FLOOR AREA RATIO	96,257 sf max 80%	79,864 sf 66%
DENSITY	16 du / acre max.	2 units
SITE COVERAGE DETAIL		
PERVIOUS PAVING	-	36,353 sf 30%
IMPERVIOUS PAVING	-	26,957 sf 22%
LANDSCAPE AREA	-	13,082 sf 11%
NEW BUILDING FOOTPRINT AREA	-	32,179 sf 27%
EXISTING BUILDING AREA - TIKI HUT	-	11,750 sf 10%
TOTAL SITE AREA	-	120,321 sf
SETBACKS		
FRONT	25'-0"	45'-3"
INTERIOR SIDE	15'-0"	37'-9"
REAR	25'-0"	39'-4"
BUILDING HEIGHT		
EXISTING WORKSHOP	max 30'-0"	23'-9"
NEW BUILDING	max 30'-0"	29'-8"
DWELLING UNITS	max 30'-0"	15'-1"

SITE AREA LEGEND

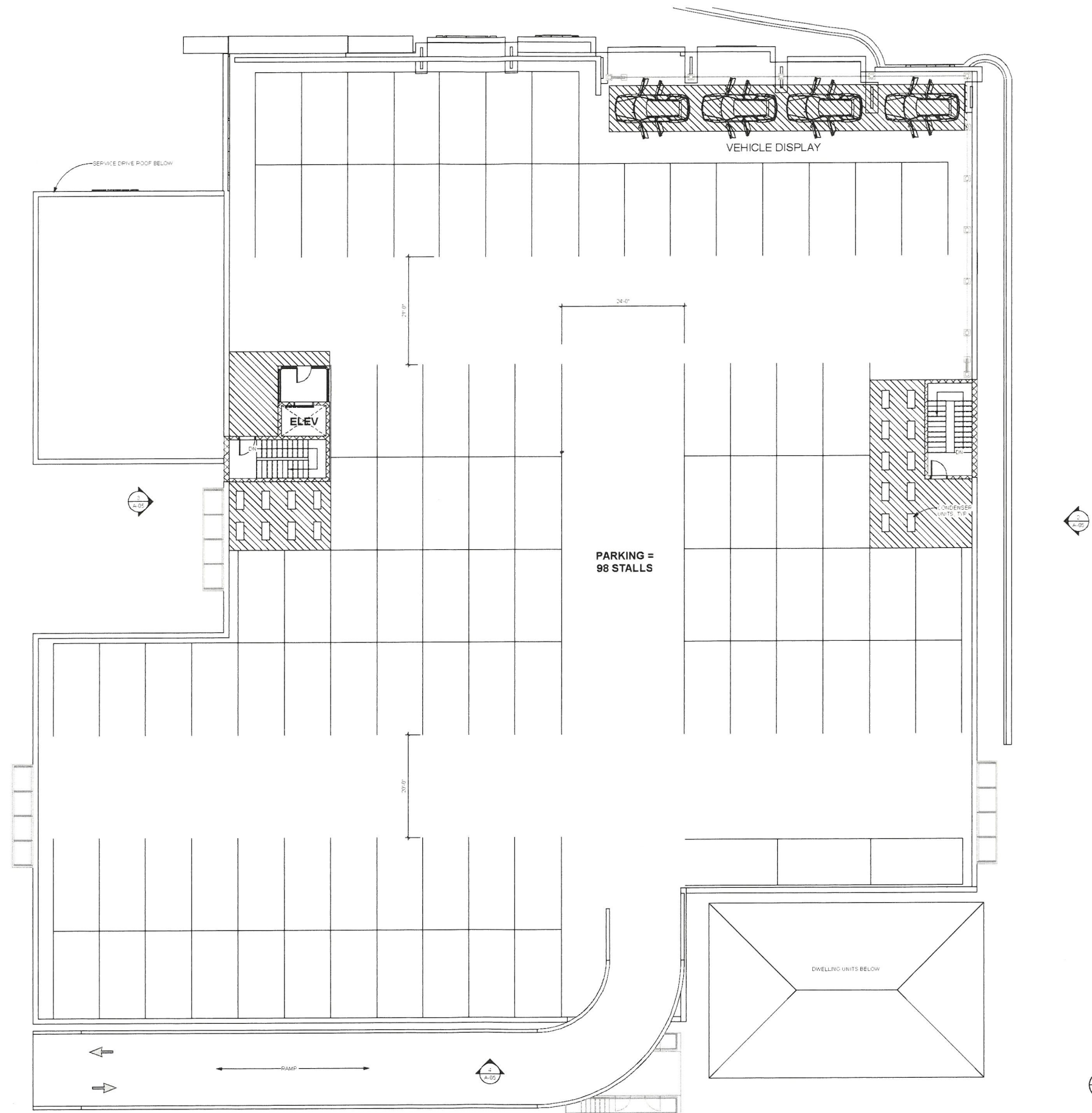
- IMPERVIOUS AREA
- OPEN SPACE / LANDSCAPING
- PERVIOUS PAVING



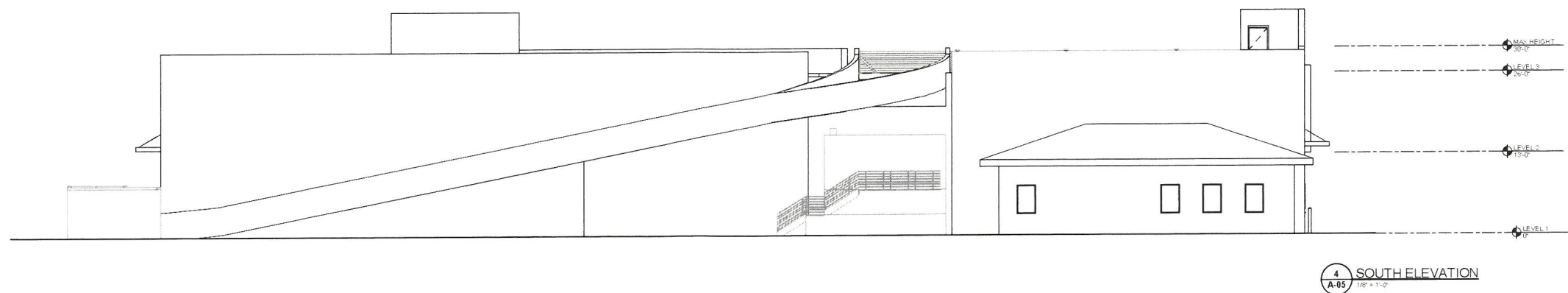
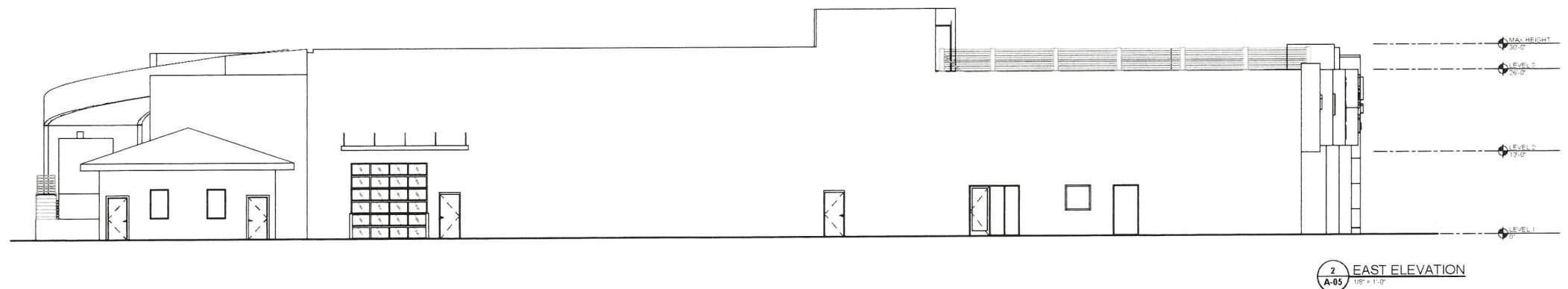
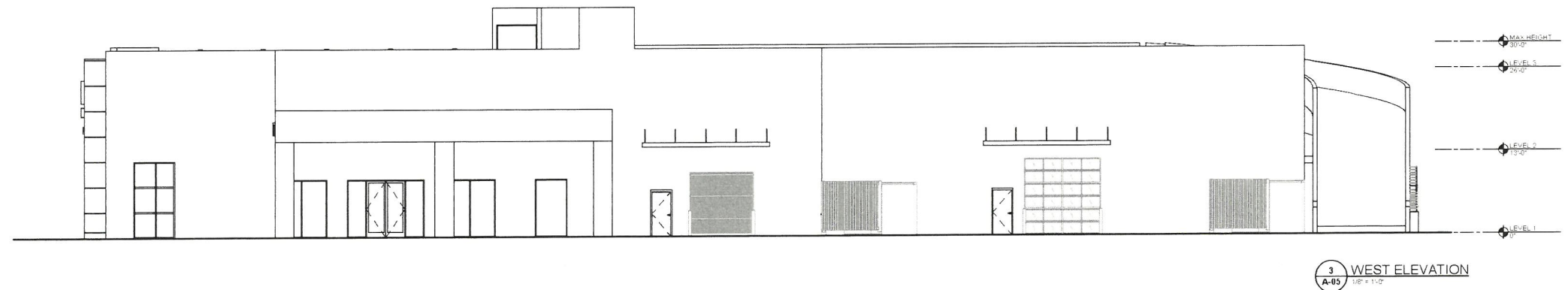
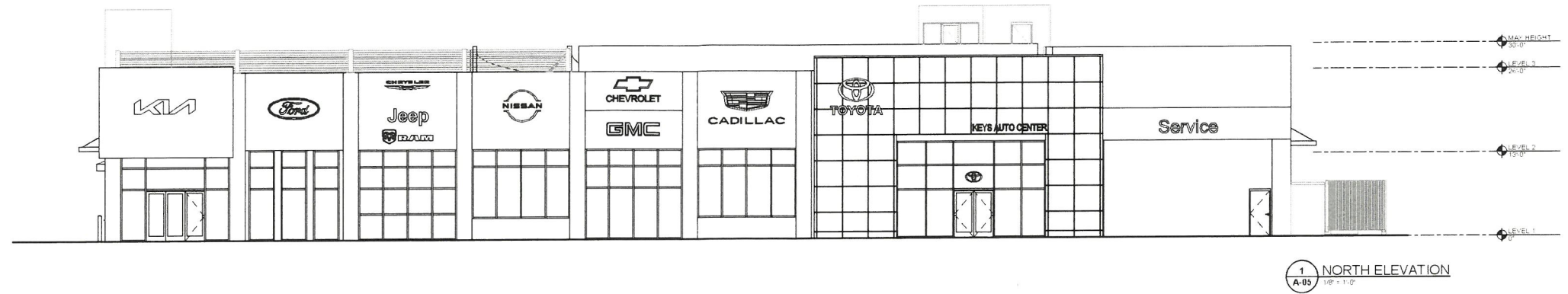
1 FIRST FLOOR PLAN
A-02
1/8" = 1'-0"



1 LEVEL 2
A-03 1/8" = 1'-0"

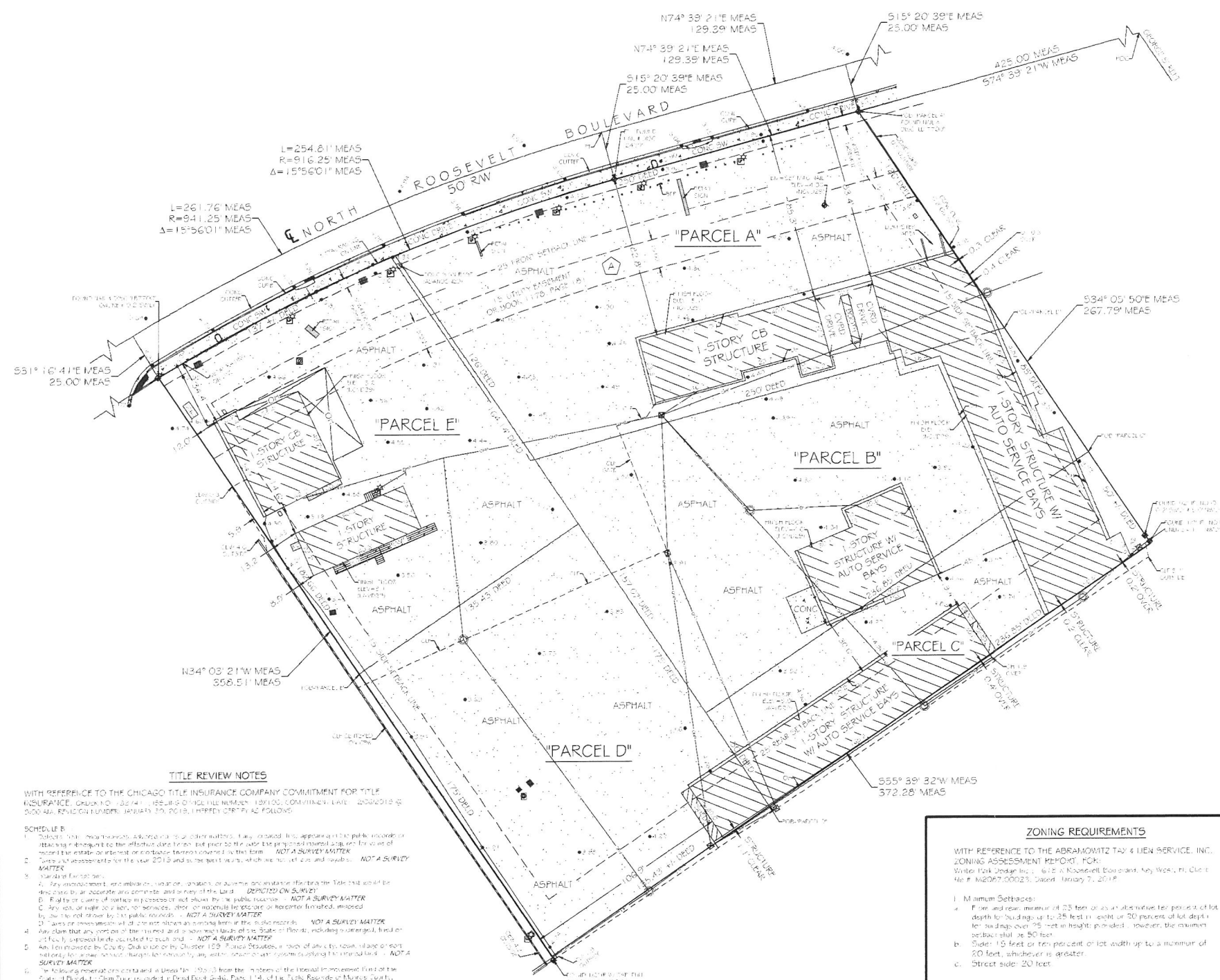


1 ROOF PLAN
A-04 1/8" = 1'-0"





Survey



TITLE REVIEW NOTES

WITH REFERENCE TO THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CHUCK NO. 132741, ISSUED 05/01/2018, THE NUMBER 132741, COMMITMENT DATE 05/01/2018, REVISED UNDER CHUCK NO. 132741, 11/07/2019, THE FOLLOWING ARE THE NOTES:

SCHEDULE B

1. All rights, claims, interests, and claims of all other parties, have been released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
2. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
3. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
4. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
5. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
6. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
7. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
8. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
9. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
10. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
11. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
12. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
13. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
14. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**
15. Any easement, right, claim, interest, or claim of all other parties, shall be released, approved, or waived by the public records or otherwise, and the effect of this release, approval, or waiver, shall be the same as if the release, approval, or waiver, had been made by the parties to this commitment. **NOT A SURVEY MATTER**

SURVEYORS NOTES

- ALL FIELD DATA WAS ACQUIRED BETWEEN 11/08/2017 - 09/04/2018.
- ALL 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°59'21"E ALONG THE CENTERLINE OF NORTH ROOSEVELT BOULEVARD, AS SHOWN ON FDOT RW MAPS SHEET 4 OF 18.
- ALL ELEVATIONS SHOWN ARE BASED ON THE VERTICAL POSITION OF NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 1211, F.I.D. A40020.
- ELEVATION = 9.51' (NGVD89).
- THE ELEVATION WERE ESTABLISHED BY USING A TRIMBLE DMI DIGITAL LEVEL.
- HORIZONTAL POSITIONS WERE ESTABLISHED BY USING A TRIMBLE V3 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. 1-2087C-1510K. 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 +/- 0.10'.
- 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 BASEMENTS FROM SAID TITLE REVIEW, REVISED LEGAL DESCRIPTIONS PER SAID TITLE REVIEW & REVISED CERTIFICATIONS.
- REVISION (2) - 02/11/2019 - ADDED ZONING REQUIREMENTS STATEMENT & REVISED TITLE REVIEW NOTES.

ZONING REQUIREMENTS

WITH REFERENCE TO THE ABRAMOWITZ TAX & LIEN SERVICE, INC. ZONING ASSESSMENT REPORT, FOR: VINTAGE HOLDINGS, INC., 612 N. ROOSEVELT BOULEVARD, KEY WEST, FL 34137, MAP NO. 1-2087C-1510K, DATED: January 7, 2019.

- a. Minimum Setbacks:
 - 1. Front and rear: minimum of 25 feet or as an alternative for parcels of lot depth for building up to 25 feet in depth or 50 percent of lot depth, whichever is greater, but not less than 10 feet.
 - 2. Side: 15 feet or ten percent of lot width up to a maximum of 20 feet, whichever is greater.
 - 3. Street side: 20 feet.

SYMBOL LEGEND:

- 30' SETBACK
- 20' SETBACK
- 15' SETBACK
- 10' SETBACK
- 5' SETBACK
- 0' SETBACK
- 1' SETBACK
- 2' SETBACK
- 3' SETBACK
- 4' SETBACK
- 5' SETBACK
- 6' SETBACK
- 7' SETBACK
- 8' SETBACK
- 9' SETBACK
- 10' SETBACK
- 11' SETBACK
- 12' SETBACK
- 13' SETBACK
- 14' SETBACK
- 15' SETBACK
- 16' SETBACK
- 17' SETBACK
- 18' SETBACK
- 19' SETBACK
- 20' SETBACK
- 21' SETBACK
- 22' SETBACK
- 23' SETBACK
- 24' SETBACK
- 25' SETBACK
- 26' SETBACK
- 27' SETBACK
- 28' SETBACK
- 29' SETBACK
- 30' SETBACK

FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-2690
EMAIL: FKL5mail@gmail.com

CERTIFIED TO:

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

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

BOUNDARY & TOPOGRAPHIC SURVEY

1618 NORTH ROOSEVELT BOULEVARD
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

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 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 Southwesterly 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 Southeastern line (curb) of Roosevelt Boulevard go Southwesterly along the Southeastern line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastern 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 Southeastern along the prolongation of the previously described course a distance of 50 feet to a point; thence Southwesterly and at right angles a distance of 236.65 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 Southeastern 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 Southeastern line (curb) of Roosevelt Boulevard go Southwesterly along the Southeastern line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastern 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 Southeastern 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 Northwesterly and at right angles a distance of 236.65 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 Southeastern 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 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 Southeastern line (curb) of Roosevelt Boulevard go Southwesterly along the Southeastern line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastern 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 Southeastern 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 Northwesterly and at right angles a distance of 236.65 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 Southeastern 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 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 Southeastern line (curb) of Roosevelt Boulevard go Southwesterly along the Southeastern line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastern 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 Southeastern 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 Northwesterly and at right angles a distance of 236.65 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 Southeastern 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.

