

# **Application**



# Application for Development Plan & Conditional Use

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

## Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

### Development Plan

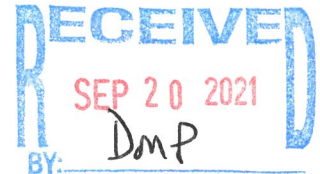
#### Minor:

Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00

#### Major:

Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00

Conditional Use (not part of a development plan)	\$ 2,940.00
Extension (not part of a development plan)	\$ 840.00



### Applications will not be accepted unless complete

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

Please print or type:

- 1) Site Address: 2222 NORTH ROOSEVELT BLVD.
- 2) Name of Applicant: A20 ARCHITECTURE
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: A20 ARCHITECTURE  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 3706 NORTH ROOSEVELT BLVD., #202  
KEY WEST, FL 33040
- 5) Applicant's Phone #: 305-741-7676 Email: a20architecture@gmail.com
- 6) Email Address: \_\_\_\_\_
- 7) Name of Owner, if different than above: KOAA, LLC
- 8) Address of Owner: 3320 RIVIERA DR.
- 9) Owner Phone #: 305-394-1518 Email: peter@unitedatlanticinsurance.com

- 10) Zoning District of Parcel: CG RE# 60051100-000000
- 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).  
PROJECT PROPOSES ACCESSORY OFFICE BUILDING TO EXISTING BANK / OFFICE BUILDING. NO CHANGE IN EXISTING USE (BUSINESS). ADD 6 VEHICLE, 10 BIKE, 2 SCOOTER SPACES.
- 13) Has subject Property received any variance(s)? Yes X No \_\_\_\_\_ If Yes: Date of approval \_\_\_\_\_ Resolution # 2019-14 \* T2019-0137  
 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.  
EASEMENT AGREEMENT REC 742 PG 25-32

- 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.**

### 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.

- 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.

- (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.

## 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.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
  - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
  - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
  - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
  - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
    - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
    - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
    - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,



design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

# Warranty Deed

09/14/2015 11:39AM  
DEED DOC STAMP CL: Krys

\$0.70

**PREPARED BY:**

STEVEN A. WILLIAMS, ESQ.  
C/O U.S. DEEDS, P.A.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

Doc# 2045317  
Bk# 2760 Pg# 1334

**WHEN RECORDED MAIL TO:**

VICTORIA M. CHERNISKE  
BUXTON & BUXTON, PC, TRUSTBUILDERS  
LAW GROUP  
110 GRACE AVENUE  
P.O. BOX 247  
URBANNA, VA 23175

**PARCEL ID NO.:** 00051100-000000

**PURCHASE PRICE PAID:** \$0.00

**OTHER CONSIDERATION:** \$0.00

**DOCUMENTARY STAMP TAX:** \$0.70

---

**Trustee's Deed**

THIS TRUSTEE'S DEED is made on 4.31.2015, by ALVIN B. CROCKETT, JR. AND RUTH M. CROCKETT, TRUSTEES, under THE RUTH M. CROCKETT TRUST, also known as THE CROCKETT TRUST dated January 23, 1997, whose address is P.O. Box 598, North, VA 23128 (herein, "Grantor"), to KOAA, LLC, a Virginia limited liability company, whose address is P.O. Box 598, North, VA 23128 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Monroe, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2222 North Roosevelt Blvd., Key West, FL 33040

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor signed and sealed this Trustee's Deed on the date first above written.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS  
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

Witnesses:

Grantor:

The Ruth M. Crockett Trust, also known as  
The Crockett Trust dated January 23, 1997

[Signature]  
Witness #1 signature  
Jacqueline Gonzalez  
Printed name of witness #1

[Signature]  
Alvin B. Crockett, Jr., Trustee

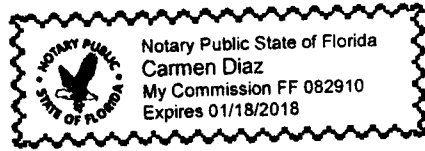
[Signature]  
Witness #2 signature  
Jacqueline Collins  
Printed name of witness #2

STATE OF FL  
COUNTY OF MONROE

This instrument was acknowledged before me on 7.31.2015, by Alvin B. Crockett, Jr.,  
Trustee, under The Ruth M. Crockett Trust also known as The Crockett Trust dated January 23, 1997,   
who is personally known to me or [ ] who has produced \_\_\_\_\_ as  
identification.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 1/18/2018



Witnesses:

Grantor:

The Ruth M. Crockett Trust, also known as  
The Crockett Trust dated January 23, 1997

Darlene Rilee  
Witness #1 signature  
Darlene Rilee  
Printed name of witness #1

Ruth M. Crockett Trustee  
Ruth M. Crockett, Trustee

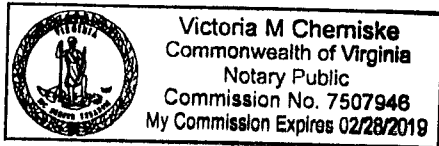
Kristi W. Snow  
Witness #2 signature  
KRISTI W SNOW  
Printed name of witness #2

Commonwealth  
STATE OF Virginia  
COUNTY OF Middlesex

This instrument was acknowledged before me on August 31, 2015, by Ruth M. Crockett, Trustee, under The Ruth M. Crockett Trust, also known as The Crockett Trust dated January 23, 1997,  who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

[Affix Notary Seal]

Victoria M. Cherniske  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 2/28/2019



**EXHIBIT A**

On the Island of Key West and known on KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4 and 5, map of which said subdivision is duly recorded in Plat Book 1 at page 43 of the public records of Monroe County, Florida, as part of Square 49, and adjacent lands described as follows:

COMMENCING at the corner of Patterson Avenue and 5<sup>th</sup> Street, and running along Patterson Avenue in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 211.3 feet +/- to a point that intersects Roosevelt Boulevard, as existing on January, 1963; thence Northeasterly and meandering along Roosevelt Boulevard 101.37 feet +/- along a curve to the intersection of 5<sup>th</sup> Street and Roosevelt Boulevard; thence in a Southeasterly direction along 5<sup>th</sup> Street 192.67 +/-, to the place of beginning at the corner of 5<sup>th</sup> Street and Patterson Avenue. a/k/a 2222 Roosevelt Boulevard, Key West, Florida.

Together with all and singular the buildings and improvements thereon, rights and privileges, tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining.

This property is not the homestead real property of Grantor.

**MAIL FUTURE TAX STATEMENT TO:**

KOAA, LLC  
P.O. Box 598  
North, VA 23128

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

PREPARED BY AND MAIL AFTER  
RECORDING TO:

BUXTON, LASRIS & VANNAN, P.C.  
914 Denbigh Boulevard  
Yorktown, Virginia 23692

DEED OF GRANTORS TO TRUSTEES

THIS DEED, made on this 7th day of April, 1997, by and between ALVIN B. CROCKETT (also known as A. B. CROCKETT) and RUTH C. CROCKETT (also known as RUTH M. CROCKETT), husband and wife, Grantors, parties of the first part herein, and A. B. CROCKETT and RUTH M. CROCKETT, as Trustees, either of whom may act, under a Declaration of Trust dated January 23, 1997, unrecorded, and identified as THE CROCKETT TRUST, wherein the Grantors and Beneficiaries are one and the same persons, Grantees, parties of the second part herein, whose address is P. O. Box 598, North, Virginia 23128.

WITNESSETH:

That for and in consideration of the benefits accruing to themselves and/or their heirs, executors and/or assigns, acknowledged by the Grantors herein to have value of ONE DOLLAR (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the signing, sealing and delivery of these presents, the Grantors hereby grant, give, and convey with General Warranty, unto the Trustees all that certain land situate in Monroe County, Florida, described as follows, to-wit:

On the Island of Key West and known on KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4 and 5, map of which said subdivision is duly recorded in Plat Book 1 at page 43 of the public records of Monroe County, Florida, as part of Square 49, and adjacent lands described as follows:

COMMENCING at the corner of Patterson Avenue and 5th Street, and running along Patterson Avenue in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 211.3 feet +/- to a point that intersects Roosevelt Boulevard, as existing on January, 1963; thence Northeasterly and meandering along Roosevelt Boulevard 101.37 feet +/- along a curve to the intersection of 5th Street and Roosevelt Boulevard; thence in a Southeasterly direction along 5th

MONROE COUNTY  
OFFICIAL RECORDS

FILE # 1 0 1 5 3 7 4  
BK # 1 4 6 7 PG # 1 8 8 1

RCD Jul 22 1997 11:48AM  
DANNY L KOLHAGE, CLERK  
DEED DOC STAMPS 0.70  
07/22/1997 PP DEP CLK

FILE # 1015374  
BK# 1467 PG# 1882

Street 192.67 feet +/-, to the place of beginning at the corner of 5th Street and Patterson Avenue. a/k/a 2222 Roosevelt Boulevard, Key West, Florida.

Together with all and singular the buildings and improvements thereon, rights and privileges, tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining.

IT BEING the same property conveyed to the said Grantors by deed of ALVIN B. CROCKETT and RUTH C. CROCKETT, his wife, dated October 13, 1987, and duly recorded in the Clerk's Office of the Circuit Court of Monroe County, in Official Records Book 1034, at page 1868.

TO HAVE AND TO HOLD the said property by the Trustees with the appurtenances thereunto belonging, in fee simple, upon the trusts and for the purposes set forth herein and under the said Trust and with the following rights, powers and privileges:

1. Trustees, or either of them, including any Successor Trustee, shall have the power to sell, lease, encumber or otherwise dispose of the property herein described,
2. No one dealing with the Trustees, or either of them, including any Successor Trustee, shall be required to make further inquiry as to the right of such Trustee to act,
3. No one dealing with the Trustees, or either of them, including any Successor Trustee, shall inquire as to the disposition of any proceeds.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations, covenants and easements of record.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS: the following signatures and seals.

*Norm M. Bradshaw*  
Witness

*Meghan L. Hokes*  
Witness

*Alvin B. Crockett*

ALVIN B. CROCKETT

*Ruth C. Crockett*  
RUTH C. CROCKETT



FILE #1015374  
BK#1467 PG#1883

STATE OF VIRGINIA

COUNTY OF York, to-wit:

I, Deborah O'Brien Pace, a Notary Public in and for the State of Virginia, hereby certify that **ALVIN B. CROCKETT** and **RUTH C. CROCKETT**, Grantors and original Trustees, whose names are signed to the foregoing writing dated the 7<sup>th</sup> day of April, 1997, have acknowledged the same before me in my presence in the County and State aforesaid.

Given under my hand this 7<sup>th</sup> day of April, 1997.



Deborah O'Brien Pace  
Notary Public

My commission expires: 3-31-98.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

BUXTON, LASRLS & VANNAN, P.C.  
914 Denbigh Boulevard  
Yorktown, Virginia 23692  
(804) 877-2244

[4wd179:dea:21123]  
[TR802:revised5/11/96]

MONROE COUNTY  
OFFICIAL RECORDS

# **Easement Agreement**

EASEMENT

REC 742 PAGE 25  
EASEMENT AGREEMENT

25.00

130853 THIS AGREEMENT made this 31 day of October, 1977, by and between EAGLE FAMILY DISCOUNT STORES, INC., a Florida corporation with offices at Building 151, Opa Locka Airport, Opa Locka, Florida 33054 (hereinafter referred to as "Eagle") and ALVIN B. CROCKETT and RUTH C. CROCKETT, his wife, of 2222 North Roosevelt Boulevard in Key West, Florida (hereinafter referred to as "Crockett")

WHEREAS, Eagle is the owner of certain land located at Roosevelt Boulevard near Fifth Street in Key West, Florida, as more specifically described in Exhibit "A" attached hereto; and

WHEREAS, Crockett is the owner of certain land also located at Roosevelt Boulevard near Fifth Street in Key West, Florida, more specifically described in Exhibit "B" attached hereto, said land being adjacent to the land owned by Eagle; and

WHEREAS, as an inducement by Crockett to Eagle to cause Eagle to purchase said property which is the subject of Exhibit "A" from Crockett, Crockett wishes to grant Eagle certain rights to cross over Crockett's land for the purpose of ingress and egress and the right to park automotive vehicles in the existing painted parking spaces only; and

WHEREAS, as an inducement by Eagle to Crockett to cause Crockett to sell said property which is the subject of Exhibit "A" to Eagle, Eagle wishes to grant to Crockett certain rights to cross over Eagle's land for the purpose of ingress and egress and the right to park automotive vehicles in the existing painted parking spaces only.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, each to the other, the receipt and sufficiency of which is hereby acknowledged, the parties intending to be legally bound do agree as follows:

1. Eagle, its employees, customers and business invitees are hereby granted a non-exclusive right to the use of certain areas of Crockett's land as they presently exist for the sole purpose of ingress, and egress, to Eagle's own parcel and the non-exclusive right to park automotive vehicles in the existing painted parking spaces. Said areas are delineated on the plot plan designated Exhibit "C" attached hereto and made a part hereof. This easement area which is shown and described on Exhibit "C" as "Easement Area I" is granted to Eagle solely for the entry and exit to and from Eagle's parcel and the parking of automotive

RECORDED  
INDEXED  
OCT 31 1977  
KEY WEST, FLA.

vehicles in the existing painted parking spaces and for no other purpose and shall be used in common with Crockett, his successors and assigns and their employees, customers and business invitees.

2. Crockett, his employees, customers and business invitees are hereby granted a non-exclusive right to the use of certain areas of Eagle's land as they presently exist for the sole purpose of ingress and egress to Crockett's own parcel and the non-exclusive right to park automotive vehicles in the existing painted parking spaces. Said areas are delineated on the plot plan designated as Exhibit "C" attached hereto. This easement area which is shown and described on Exhibit "C" as "Easement Area II" is granted to Crockett solely for the entry and exit to and from Crockett's parcel and the parking of automotive vehicles in the existing painted parking spaces and for no other purpose and shall be used in common with Eagle, its successors and assigns and their employees, customers and business invitees.

3. In order to induce Eagle to grant the within easement, Crockett agrees to make use of the access ways to and from its property granted herein, in such a way so as not to interfere with the use of same by Eagle, its successors and assigns and their employees, customers and business invitees; and

in order to induce Crockett to grant the within easement, Eagle agrees to make use of the access ways to and from its property granted herein, in such a way so as not to interfere with the use of same by Crockett, his successors and assigns and their employees, customers and business invitees.

Neither Crockett nor Eagle shall ever commit or permit any parking of vehicles in, or any other obstruction of, the existing driveway of the easement areas.

4. Crockett shall be responsible for the maintenance in good repair of the driveways within the easement area described as "Easement Area I". If Crockett fails to maintain as herein provided after thirty (30) days written notice from Eagle, Eagle may perform or cause such maintenance to be performed for the account of Crockett.

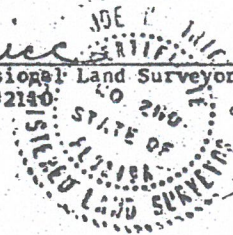
5. Eagle shall be responsible for the maintenance in good repair of the driveways within the easement area described as "Easement Area II". If Eagle fails to maintain as herein provided after thirty (30) days written notice from Crockett, Crockett may perform or cause such maintenance to be performed for the account of Eagle.

DESCRIPTION OF: EXHIBIT "A"  
FOR: JACK C. JEFFCOAT, JR.

On the Island of Key West, and known as KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4, 5, map of which subdivision is duly recorded in Plat Book 1, Page 43, Monroe County, Florida Public Records as part of Square 49 and adjacent lands described as follows: COMMENCE at the intersection of the southwesterly right-of-way line of 5th Street with the northwesterly right-of-way line of Patterson Avenue and run thence Southwesterly along the said right-of-way line of Patterson Avenue for a distance of 100 feet to the Point of Beginning; thence continue southwesterly along the said right-of-way line of Patterson Avenue for a distance of 100 feet to a point, said point being on the westerly boundary line of the herein described parcel of land; thence run northwesterly parallel with the said 5th Street for a distance of 245.44 feet to the south right-of-way line of North Roosevelt Blvd.; thence run easterly along the south right-of-way line of the said North Roosevelt Blvd. for a distance of 105.79 feet, more or less, to a point, said point being on a line 100 feet easterly of and parallel with the said westerly boundary line of the herein described parcel of land; thence run southeasterly and parallel with the said 5th Street and said westerly boundary line for a distance of 211.30 feet back to the POINT OF BEGINNING.

PHILLIPS & TRICE SURVEYING, INC.

*Joe M. Trice*  
Joe M. Trice, Professional Land Surveyor  
Florida Reg Cert No #2130



Key West, Florida  
August 25, 1977

INITIAL	
re one	

DESCRIPTION OF: EXHIBIT "B"  
FOR: JACK C. JEFFCOAT, JR.

On the Island of Key West, and known as KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4, 5, map of which subdivision is duly recorded in Plat Book 1, Page 43, Monroe County, Florida, Public Records as part of Square 49 and adjacent lands described as follows:

BEGIN at the intersection of the southwesterly right-of-way line of 5th Street with the northwesterly right-of-way line of Patterson Avenue and run thence Southwesterly along the said right-of-way line of Patterson Avenue for a distance of 100 feet to a point; thence run northwesterly parallel with the said 5th Street for a distance of 211.30 feet to the south right-of-way line of North Roosevelt Blvd; thence run easterly along the south right-of-way line of the said North Roosevelt Blvd. for a distance of 101.37 feet, more or less, to a point; said point being the intersection of the south right-of-way line of North Roosevelt Boulevard with the southwesterly right-of-way line of 5th Street; thence southeasterly along the said right-of-way line of 5th Street 192.67 feet back to the Point of Beginning.

PHILLIPS & TRICE SURVEYING, INC.

*Joe M. Trice*

Joe M. Trice, Professional Land Surveyor  
Florida Reg Cert No #2110

Key West, Florida  
August 25, 1977

INITIAL	
RC CSC	





DESCRIPTION OF: EASEMENT AREA II  
FOR: JACK C. JEFFCOAT, JR.

On the Island of Key West, and known as KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4, 5, map of which subdivision is duly recorded in Plat Book 1, Page 43, Monroe County, Florida, Public Records as part of Square 49 and adjacent lands described as follows:

COMMENCE at the intersection of the southwesterly right-of-way line of 5th Street with the northwesterly right-of-way line of Patterson Avenue and run thence Southwesterly along the said right-of-way line of Patterson Avenue for a distance of 100 feet to a point ; thence run northwesterly parallel with the said 5th Street for a distance of 107 feet to the Point of Beginning of the parcel of land herein described; thence continue northwesterly parallel with 5th Street 104.3 feet to the south right-of-way line of North Roosevelt Boulevard; thence westerly along the south right-of-way line of North Roosevelt Boulevard 35.5 feet to a point on a line 34 feet westerly and parallel with the previous described course; thence southeasterly parallel with said previous described course 114.5 feet to a point; thence northeasterly parallel with Patterson Avenue 34 feet back to the Point of Beginning.

PHILLIPS & TRICE SURVEYING, INC.

*J. M. Trice*  
\_\_\_\_\_  
J. M. Trice, Professional Land Surveyor  
Florida Reg. Cert No #2110

Key West, Florida  
August 25, 1977

INITIAL	
RC <i>RC</i>	





DESCRIPTION OF: EASEMENT AREA I  
FOR: JACK C. JEFFCOAT, JR.

On the Island of Key West, and known as KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4, 5, map of which subdivision is duly recorded in Plat Book 1, Page 43, Monroe County, Florida, Public Records as part of Square 49 and adjacent lands described as follows:

COMMENCE at the intersection of the southwesterly right-of-way line of 5th Street with the northwesterly right-of-way line of Patterson Avenue and run thence Southwesterly along the said right-of-way line of Patterson Avenue for a distance of 100 feet to a point; thence run northwesterly parallel with the said 5th Street for a distance of 107 feet to the Point of Beginning of the parcel of land herein described; thence continue northwesterly parallel with 5th Street 104.3 feet to the south right-of-way line of North Roosevelt; thence easterly along the south right-of-way line of North Roosevelt Boulevard 39 feet to a point on a line 38 feet easterly and parallel with the previous described course; thence southeasterly parallel with said previous course 95.5 feet to a point; thence southwesterly parallel with Patterson Avenue 38 feet back to the Point of Beginning.

PHILLIPS & TRICE SURVEYING, INC.

*Joe M. Trice*

Joe M. Trice, Professional Land Surveyor  
 Florida Reg Cert No 2110

Key West, Florida  
 August 25, 1977

INITIAL	
RC JCE	

6. The foregoing covenants are intended to be covenants running with the land, and are intended to inure to the benefit of Eagle and Crockett, their successors or assigns and shall continue in full force and effect until modified or terminated by mutual agreement of the parties then owning the parcels affected.

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

EAGLE FAMILY DISCOUNT STORES, INC.

Witnesses:

Virginia D. Marshall  
Cindy L. Voss

By: [Signature]  
Attest: Donald L. Davis

Witnesses:

Mary Perkins  
Marilyn Rodriguez  
Jessette M. Crockett  
Linda Caldera

Alvin B. Crockett  
ALVIN B. CROCKETT  
Ruth C. Crockett  
RUTH C. CROCKETT

STATE OF FLORIDA )  
COUNTY OF DADE ) ss

RECORDED IN OFFICIAL RECORD BOOK  
MONROE COUNTY, FLORIDA  
RALPH W. [unclear]  
CLERK OF COUNTY COURT  
RECORD VERIFIED

BEFORE ME, the undersigned authority, on this day personally appeared John Weil and Donald L. Davis, President and Secretary respectively of EAGLE FAMILY DISCOUNT STORES, INC., a Florida corporation, known to me to be the persons whose names are subscribed on the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed as the act and deed of said corporation and in the capacity therein stated.

GIVEN under my hand and seal of office, this 7 day of November, 1977

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT. 19 1980  
BONDED THRU GENERAL INS. UNDERWRITERS

Virginia D. Marshall  
NOTARY PUBLIC

STATE OF FLORIDA )  
COUNTY OF MONROE ) ss

BEFORE ME, the undersigned authority, on this day personally appeared ALVIN B. CROCKETT and RUTH C. CROCKETT, his wife, known to me to be the persons whose names are subscribed on the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 31<sup>st</sup> day of October, 1977

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Feb. 14, 1981  
Bonded by American Fire & Casualty Company

[Signature]  
NOTARY PUBLIC

# **Property Record Card**

**Disclaimer**

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

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

**Summary**

Parcel ID 00051100-000000  
 Account# 1051721  
 Property ID 1051721  
 Millage Group 10KW  
 Location 2222 N ROOSEVELT Blvd, KEY WEST  
 Address  
 Legal KW KW REALTY COS FIRST SUB PB1-43 PT SQR 49 TR 21 AND OPP TO ROOSEVELT  
 Description BLVD C5-337/38 OR311-239/40 OR647-817/18 OR742-25/32E OR1034-1868  
 OR1467-1881/83 OR2490-784/85 OR2760-1334/37  
 (Note: Not to be used on legal documents.)  
 Neighborhood 31040  
 Property FINANCIAL (2300)  
 Class  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

KOAA LLC  
 3320 Riviera Dr  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$459,037	\$138,425	\$138,425	\$127,062
+ Market Misc Value	\$26,985	\$28,117	\$28,117	\$13,941
+ Market Land Value	\$1,078,822	\$1,027,450	\$780,862	\$780,862
= Just Market Value	\$1,564,844	\$1,193,992	\$947,404	\$921,865
= Total Assessed Value	\$1,180,456	\$778,950	\$708,137	\$643,761
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,564,844	\$1,193,992	\$947,404	\$921,865

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(2300)	19,950.48	Square Foot	100	205

**Commercial Buildings**

Style FINANCIAL INSTITUTNS / 23C  
 Gross Sq Ft 3,016  
 Finished Sq Ft 2,561  
 Perimiter 436  
 Stories 1  
 Interior Walls DRYWALL  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type FLAT OR SHED  
 Roof Material ROLLED COMPOS  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation CONCRETE SLAB  
 Interior Finish DRYWALL  
 Ground Floor Area  
 Floor Cover CERM/CLAY TILE  
 Full Bathrooms 0  
 Half Bathrooms 2  
 Heating Type with 0% FCD/AIR DUCTED  
 Year Built 1964  
 Year Remodeled 0  
 Effective Year Built 2020

Condition Code	GOOD	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,561	2,561	208
OPF	OP PRCH FIN LL	455	0	228
TOTAL		3,016	2,561	436

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1966	1967	1	12657 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/31/2015	\$100	Warranty Deed		2760	1334	11 - Unqualified	Improved
10/8/2010	\$100	Warranty Deed		2490	784	18 - Unqualified	Improved
2/1/1976	\$168,000	Conversion Code		742	25	Q - Qualified	Improved

### Permits

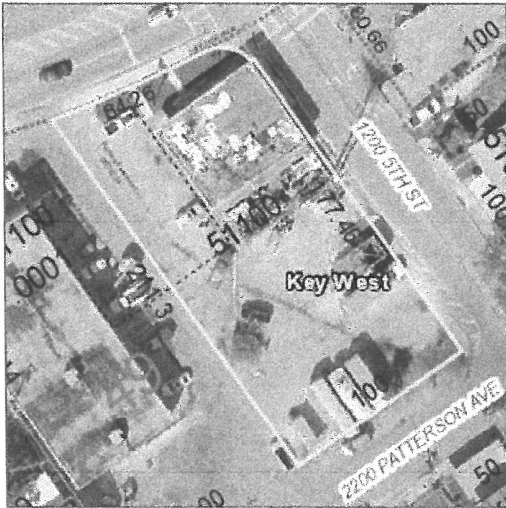
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-0056	3/6/2020		\$6,300	Commercial	INSTALL GRADING & ASPHALT FOR POSITIVE DRAINAGE.
BLD2020-0158	1/30/2020		\$1,000	Commercial	INSTALL 3/4" PVC IN REAR OF PROPERTY.
BLD2019-4492	12/19/2019		\$24,000	Commercial	FIRE SPRINKLER SYSTEM.
BLD2019-4494	12/19/2019		\$24,000	Commercial	FIRE SUPPRESSION
BLD2019-3139	9/4/2019		\$11,200	Commercial	Installation of 2 bathrooms, including 2 sinks, 2 commodes, one sump pump, one mop sink and one water fountain. Break room plumbing.
BLD2019-2595	8/29/2019		\$29,000	Commercial	install (2) 4 ton RTU A/C systems (CARRIER 50FC-A05A2A3-0A)
BLD2019-2559	8/22/2019		\$148,800	Commercial	Continue Building per Architect and Engineer specifications. This is Phase "2" Drawing attached. Interior build out, Walls, Srsotrovek Flooring, Cabinets, Doors (Interior)
BLD2019-2882	8/14/2019		\$900	Commercial	Installing a 500 Gallon ASME Underground propane tank
BLD2019-1699	6/4/2019		\$175,000	Commercial	Fabricate new walls, windows, doors and shell only.
BLD2019-1941	5/31/2019		\$500	Commercial	Install temporary pole for construction
BLD2019-1901	5/29/2019		\$0	Commercial	CAP EXISTING PLUMBING INSTALL TEMP WATER SERVICE. .
BLD2018-1302	12/6/2018		\$3,200	Commercial	INSTALL 300 FEET OF FENCE. CHAIN LINK FENCE 6' HIGH. NOC EXEMPT.
BLD2018-1284	12/3/2018		\$7,600	Commercial	DEMO REMAINING ROOF DOWN TO THE BAR JOISTS SO THE ARCHITECT CAN CREATE A REPAIR PROTOCOL AND DRAWINGS FOR RENOVATION. *NOC REQUIRED**
07-1889	4/18/2007		\$2,000	Commercial	DISCONNECT BATHROOM FROM HOLDING TANK, TIE INTO SEWE LINE
06-1905	2/14/1998		\$5,000	Commercial	REPLACE APPROX 175' OF PLYWOOD FAC IA AND PAINT
98-0492	2/14/1998	12/31/1998	\$250	Commercial	PAINTING NAME ON BLDG

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)

## Map



## TRIM Notice

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

2021 Notices Only

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

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 9/17/2021, 4:23:03 AM

Version 2.3.147

Developed by  
 **Schneider**  
GEOSPATIAL

# **Sunbiz.org Search Results**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation  
2222 NORTH INC.

### Filing Information

**Document Number** P18000054577  
**FEI/EIN Number** NONE  
**Date Filed** 06/18/2018  
**Effective Date** 06/18/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

2222 N. ROOSEVELT BLVD  
KEY WEST, FL 33040

### Mailing Address

PO BOX 5925  
KEY WEST, FL 33045

### Registered Agent Name & Address

BATTY, PETER  
3438 DUCK AVE  
KEY WEST, FL 33040

### Officer/Director Detail

#### **Name & Address**

Title P

BATTY, PETER  
3438 DUCK AVE  
KEY WEST, FL 33040

Title VP

SEARCY, JEFF D  
3426 DUCK AVE  
KEY WEST, FL 33040

Title TRES

THOMPSON, DEAN G  
3438 DUCK AVE



3750 BUCK AVE  
KEY WEST, FL 33040

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[06/18/2018 -- Domestic Profit](#) [View image in PDF format](#)



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

## Detail by Entity Name

Florida Profit Corporation  
KOOA INC.

### Filing Information

**Document Number** 538349  
**FEI/EIN Number** 59-1751175  
**Date Filed** 06/29/1977  
**State** FL  
**Status** INACTIVE  
**Last Event** ADMIN DISSOLUTION FOR ANNUAL REPORT  
**Event Date Filed** 09/27/2019  
**Event Effective Date** NONE

### Principal Address

2222 NO. ROOSEVELT BLVD.  
KEY WEST, FL 33040

Changed: 04/18/2013

### Mailing Address

2222 NO. ROOSEVELT BLVD.  
KEY WEST, FL 33040

Changed: 07/12/1982

### Registered Agent Name & Address

SANDS, MERRELL F. III  
1523 4TH STREET  
KEY WEST, FL 33040

Address Changed: 03/19/1998

### Officer/Director Detail

#### **Name & Address**

Title PST

CROCKETT, ALVIN B.,JR.  
3320 RIVIERA DRIVE  
KEY WEST FL AF

Title VD

CROCKETT, ALVIN B.,JR.  
3320 RIVIERA DRIVE  
KEY WEST, FL

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	02/08/2016
2017	04/13/2017
2018	04/18/2018

**Document Images**

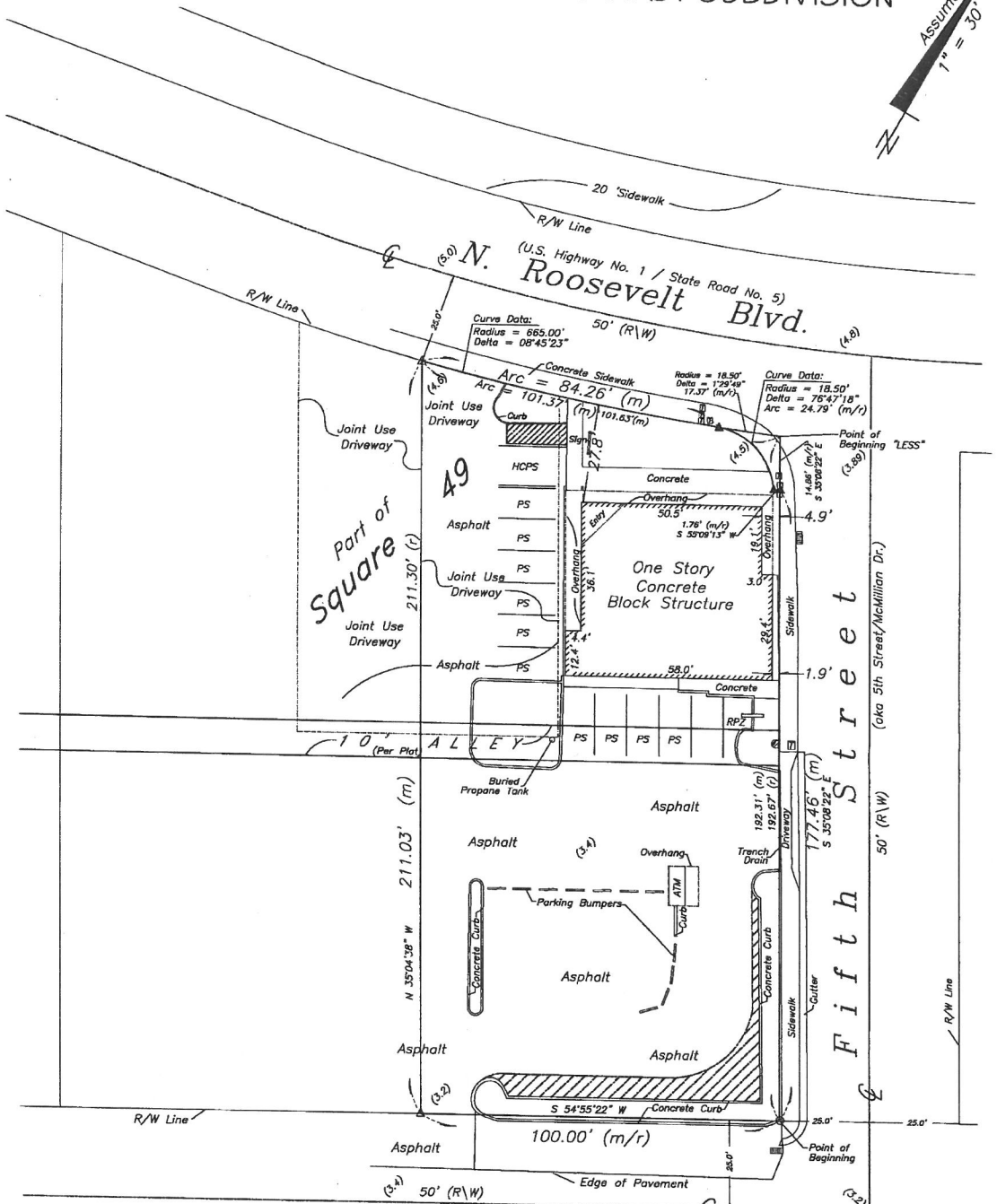
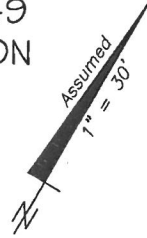
<a href="#">04/18/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/17/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

# Survey

**NOTE:**

This Survey Map is not full and complete without the attached Survey Report.

# Boundary Survey Map of Part of Square 49 KEY WEST REALTY CO'S FIRST SUBDIVISION



P a t t e r n o n   A v e .

**LEGEND**

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| △ Set Nail & Disc (6298)            | R\W Right of Way                |
| ▲ Found Nail & Disc (Survey Marker) | ⊕ Centerline                    |
| ○ Set 3/4" Iron Pipe w/cap (6298)   | C.B.S. Concrete Block Structure |
| (M) Measured                        | ⊙ Utility Pole                  |
| (R) Record                          | ⊕ BellSouth Box                 |
| (M/R) Measured & Record             | ⊕ Catch Basin                   |
| Conc. Concrete                      | ⊕ Traffic Utility Lid or Sign   |
| PS Parking Space                    | (E.S.) Spot Elevation (Typical) |
| HCPS Handicap Parking Space         |                                 |

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
 P.S.M. #8898

3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422      FAX (305) 298-2244

Boundary Survey Report of Part of Square 49  
KEY WEST REALTY CO'S FIRST SUBDIVISION

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2222 North Roosevelt Blvd., Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the Westerly R/W of Fifth Street. as N 35°08'22" E.
8. Date of field work: November 16, 2018 and May 19, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF:

On the Island of Key West and known on Key West Realty Company's First Subdivision of Part of Tract 21 and Lots 1,2,3,4, and 5, map of which said subdivision is duly recorded in Plat Book 1, at Page 43 of the Public Records of Monroe County, Florida, as Part of Square 49 and adjacent lands described as follows:

Commencing at the corner of Patterson Avenue and 5th Street and running along Patterson Avenue in a Southeasterly direction 100 feet; thence at right angles in a Northwesterly direction 211.30 feet to a point that intersects Roosevelt Boulevard, as existing on January 1963; thence Northeasterly and meandering along Roosevelt Boulevard 101.37 feet along a curve to the intersection of 5th Street and Roosevelt Boulevard; thence in a Southeasterly direction along 5th Street 192.67 feet to the Place of Beginning at the corner of 5th Street and Patterson Avenue. a/k/a 2222 Roosevelt Boulevard, Key West, Florida.

LESS

A portion of Block 49 of Plat of Key West Realty Co's First Subdivision of Tract 21, and Lots 1,2, 3, 4 and 5, Island of Key West, lying according to the Plat thereof in Plat Book 1, at Page 43, of the Public Records of Monroe County, Florida, Southerly of the Existing Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No. 5, Section 90010, more particularly described as follows:

Beginning at the Point of intersection of the Westerly Right-of-Way Line of 5th Street as shown on said plat of Key West Realty Co's First Subdivision of Part of Tract 21, and Lots 1,2,3,4, and 5, Island of Key West and the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence S 35°08'22" E along the Westerly Right-of-Way line of 5th Street for a distance of 14.86 feet; thence S 55°09'13" W, departing the previously described Right-of-Way Line, for a distance of 1.76 feet to a point on a circular curve concave to the Southwest and said point bears N 50°53'56" E from the center of said curve; thence Northwesterly, along the arc of said curve to the left, having a radius of 18.50 feet and a central angle of 76°47'18" for a distance of 24.79 feet to a point of cusp with a circular curve concave to the Northwest, said point bears S 27°20'08" E from the center of said curve and said point also being on the Existing Southerly Right-of-Way Line of said State Road No. 5, North Roosevelt Boulevard; thence Northeasterly, along the said Southerly Right-of-Way and along the arc of said curve to the left, having a radius of 665.00 feet and a central angle of 01°29'49" for a distance of 17.37 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: 2222 North Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

December 7, 2018  
Revised 1/28/19 to add drive cut  
Updated 5/22/21

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **Proposed Plans**

# 2224 [2222] N. ROOSEVELT BLVD. KEY WEST, FL 33040 ACCESSORY OFFICE BUILDING

RE: 0051100-000000

## PLANNING SUBMISSION

### SCOPE OF WORK

NEW ACCESSORY OFFICE BUILDING TO EXISTING USE. SCOPE INCLUDES AN ELEVATED TWO-STORY CONCRETE AND FRAME STRUCTURE; MINIMAL MODIFICATIONS TO SITE AND LANDSCAPE; ADDITIONAL PARKING.

### CODE INFORMATION

#### APPLICABLE CODES

FLORIDA BUILDING CODE 6TH EDITION 2017; WITH ALL AMENDMENTS.  
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA  
ACSE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION  
ASCE 7-10 WIND LOADS

#### USE AND OCCUPANCY CLASSIFICATION

BUSINESS GROUP B

#### FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS

FLOOD ZONE AE 7 NGVD 29

#### DESIGN CRITERIA

WIND LOADS: 180 MPH ULTIMATE; 139.4 MPH NOMINAL  
WIND EXPOSURE: D  
FLOOR LOADS: 40 PSF LL - 20 PSF DL  
ROOF LOADS: 20 PSF LL - 15 PSF DL  
SEISMIC LOAD: 0

### APPROVALS

02.28.2019 - PLANNING RESOLUTION NO. 2019-14  
03.22.2019 - URBAN FORESTRY RESOLUTION NO. T2019-0137  
04.12.2022 - CONCEPTUAL LANDSCAPE APPROVAL TP2022-00007

### PROJECT TEAM

#### ARCHITECTURE

A2O ARCHITECTURE LLC  
A: 3706 NORTH ROOSEVELT BLVD #202, KEY WEST, FL, 33040  
E: A2OARCHITECTURE@GMAIL.COM  
P: 305-741-7676

#### LANDSCAPE ARCHITECTURE

KEITH OROPEZA  
E: K.Oropeza@gaiconsultants.com  
P: 407.222.9583

### DRAWING INDEX

G1.0	COVER, SCOPE, INDEX AND SURVEY COPY
A1.1	EXISTING SITE PLAN AND DATA
A1.2	PROPOSED SITE PLAN AND DATA
A1.3	SITE DRAINAGE AND LIGHTING
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
LFS-1	LIFE SAFETY PLANS & CODE REFERENCES
L-1	LANDSCAPE PLAN

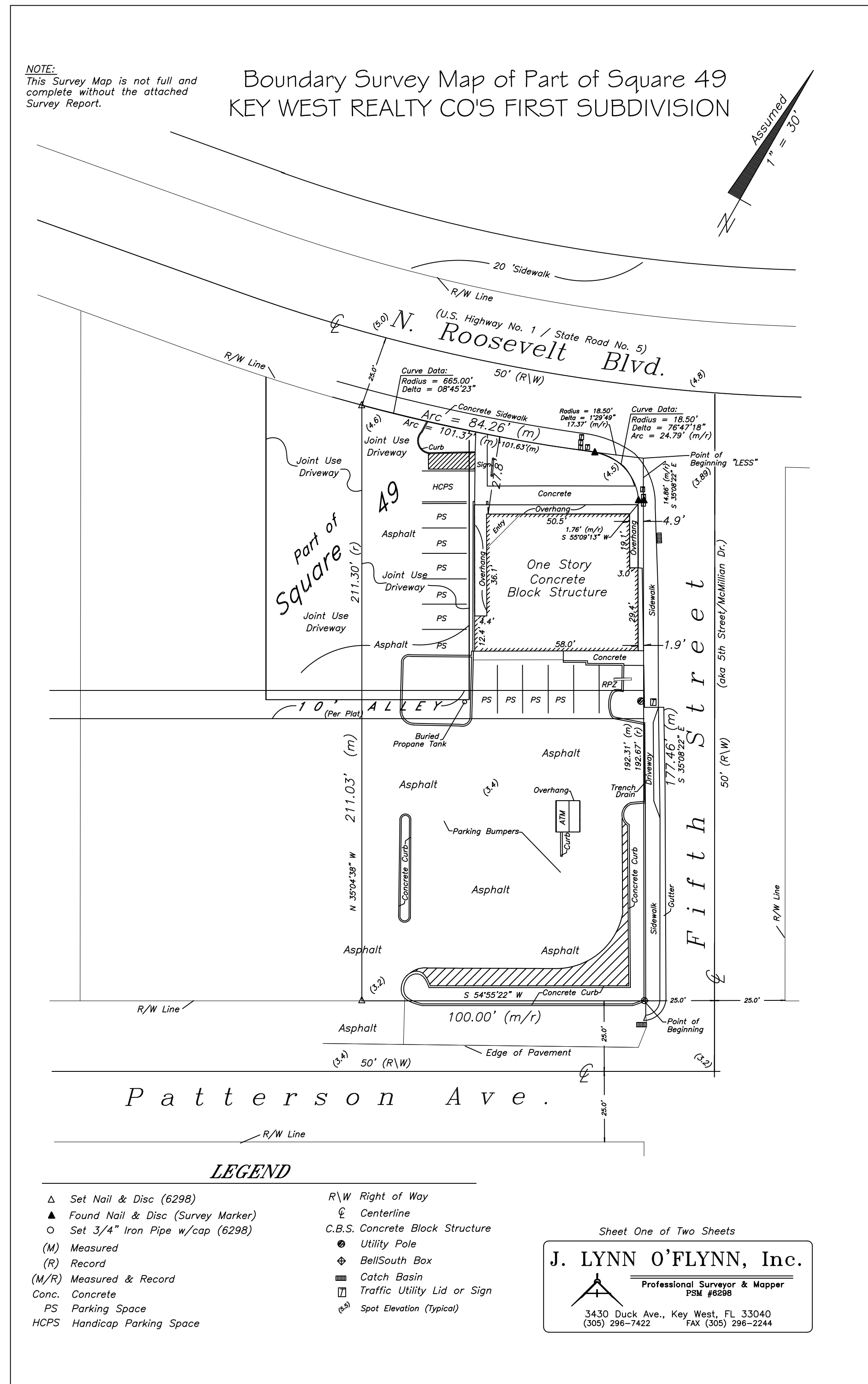
qPublic.net Monroe County, FL



Parcel ID 00051100-000000 Alternate ID 1051721 Owner Address KOAALLC  
Sec/Twp/Rng 05/68/25 Class FINANCIAL 3320 Riviera Dr  
Property Address 2222 N ROOSEVELT Blvd Key West, FL 33040  
District 10KW  
Brief Tax KW KW REALTY COS FIRST SUB PB1-43 PT SQR 49 TR 21 AND OPP TO ROOSEVELT BLVD C5-337/38 OR311-239/40 OR647-817/18  
Description OR742-25/32E OR1034-1868 OR1467-1881/83 OR2490-784/85 OR2760-1334/37  
(Note: Not to be used on legal documents)

Date created: 9/16/2021  
Last Data Uploaded: 9/16/2021 2:39:05 AM  
Developed by Schneider Geospatial

### 2 LOCATION MAP SCALE: NOT TO SCALE



### 1 COPY OF SURVEY SCALE AS SHOWN.

A2O ARCHITECTURE  
P: 305-741-7676  
F: 305-741-7676  
WWW.A2OARCHITECTURE.COM  
PROF REG. A-00000007  
STATE FL. REGISTERED IN THE STATE OF FL. REG. NO. 12,304

ARCHITECT:

CONSULTANTS:  
SEE PROJECT PLAN ON G1.0

ACCESSORY OFFICE BUILDING  
2222 NORTH INC.  
2224 North Roosevelt Blvd.  
[2222 North Roosevelt Blvd.]  
KEY WEST, FLORIDA 33040

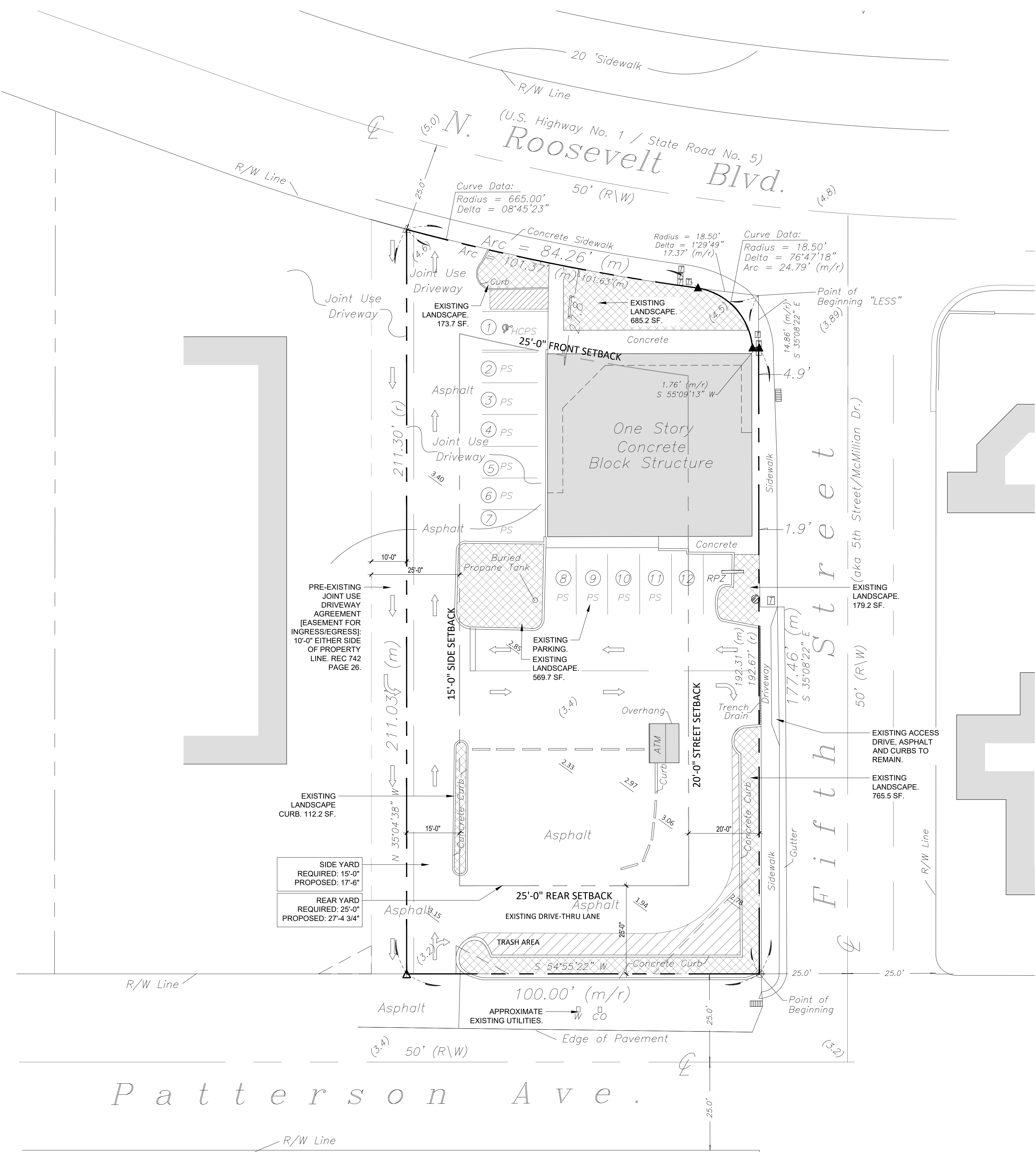
SUBMISSIONS:  
2022.09.17 - PLANNING SUBMISSION  
2022.09.23 - ADDRESS REQUEST  
2022.10.14 - PLANNING RESOLUTION  
2022.04.29 - PLANNING REVIEW

APPROVALS:  
02.28.2019 - PLANNING RESOLUTION - URBAN FORESTRY RES. T2019-0137  
03.22.2019 - PLANNING RESOLUTION - URBAN FORESTRY RES. T2019-0137  
04.12.2022 - CONCEPTUAL LANDSCAPE APPROVAL TP2022-00007

TITLE: COVER, SCOPE, INDEX & SURVEY  
PROJECT #: 21.24  
SHEET: G1.0  
APRIL 29, 2022  
© 2022 BY A2O ARCHITECTURE, LLC



PROJECT SITE DATA				
2224 N. ROOSEVELT BLVD., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00051100-000000				
ZONING DISTRICT / LAND USE	CG COMMERCIAL GENERAL			
FLOOD ZONE	AE 7/ AE 8 [NGVD 29]			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	15,000 SF	19,934 SF		
HEIGHT				
ACCESSORY STRUCTURE	30'-0"	N/A		
SETBACKS [ACCESSORY STRUCTURE]				
FRONT YARD	25'-0"	N/A		
STREET SIDE YARD	20'-0"	N/A		
SIDE YARD	15'-0"	N/A		
REAR YARD	5'-0"	N/A		
FLOOR AREA RATIO	0.8	.15		
BUILDING COVERAGE [TOTAL]	40% [7,973.6 SF]	15.5% [3,098.7 SF]		
PRINCIPLE STRUCTURE	-	3004.3 SF		
ACCESSORY STRUCTURE - ATM	-	94.4 SF		
ACCESSORY STRUCTURE - OFFICE	-	N/A		
IMPERVIOUS COVERAGE [TOTAL]	60% [11,960.4 SF]	87.5% [17,448.5 SF]	SEE A1.2	SEE A1.2
OPEN SPACE / LANDSCAPE [TOTAL]	20% [3,986.8 SF]	11.9% [2,367.5 SF]		
PARKING AREA [SEC 108-607]	10% PARKING AREA	17.6% [922.6 SF]		
ADDITIONAL / BUFFER [SEC.108-347]	NOT REQUIRED	1,562.9 SF		
PARKING [TOTAL]	22 VEHICLE/ 6 BICYCLE	12 / 4		
VEH. [STANDARD] SEC 108-572 (15)	1:300 SF GROSS	11		
VEH. [ACCESSIBLE] SEC 108-650	UP TO 25 STANDARD=1	1		
BICYCLE SEC 108-572	25% OF TOTAL REQ. VEH.	4		
BICYCLE SEC 108-574	SUBSTITUTE 4 BIKE=1 VEH.	0		
SCOOTER	1 SC. = 1 VEH.	0		
SEE A1.2 FOR SITE PLAN AND DATA TABLE NOTES.				



**1 EXISTING SITE PLAN**  
 SCALE: 1/16"=1'-0"  
 GRAPHIC SCALE: 1/16" = 1'-0"

**A2O**  
ARCHITECTURE

P: 302.741.7474  
F: 302.741.7474  
PROF. REG. ARCH. 00000007  
3024 N. ROOSEVELT BLVD. SUITE 205, FT. WERT, FL. 33040

ARCHITECT:

CONSULTANTS:  
SEE PROJECT MANUAL 01.01.0

2222 NORTH INC.

**ACCESSORY OFFICE BUILDING**

2224 North Roosevelt Blvd.  
[2222 North Roosevelt Blvd.]  
KEY WEST, FLORIDA 33040

2021.09.17 - PLANNING SUBMISSION  
2022.02.23 - ADDRESS REQUEST  
2022.04.29 - PLANNING REVIEW

APPROVALS:  
2021.09.17 - 08/14  
RESOLUTION - HUMAN SERVICES DIV. 2021/01/07  
CONCEPTUAL LANDSCAPE 2022.02.07

SHEET: **A7.7**

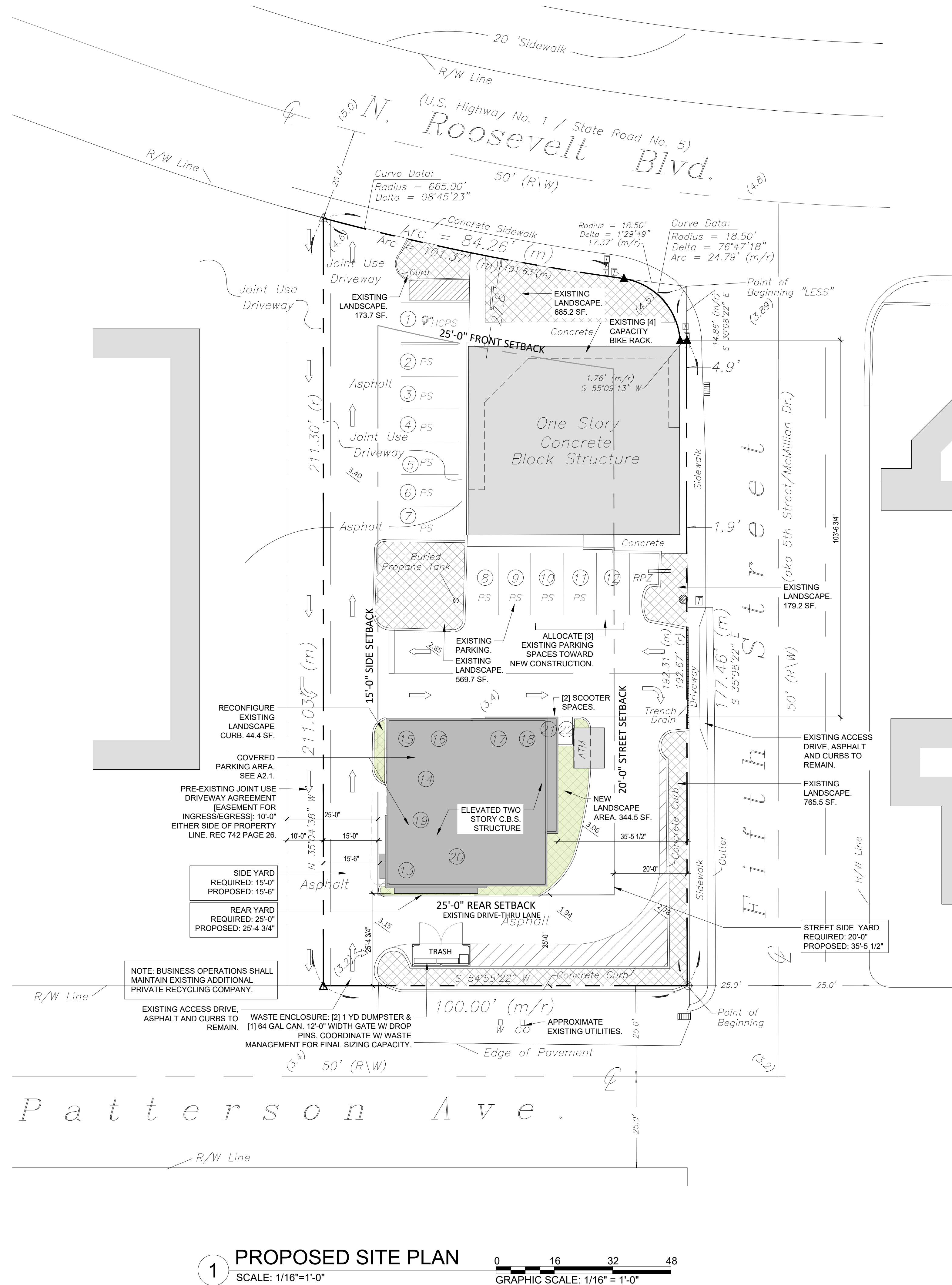
TITLE: **EXISTING SITE PLAN**

PROJECT #: 21.24

DATE: APRIL 29, 2022

SCALE: 1/16" = 1'-0"

PROJECT SITE DATA				
2222 N. ROOSEVELT BLVD., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00051100-000000				
ZONING DISTRICT / LAND USE	CG COMMERCIAL GENERAL			
FLOOD ZONE	AE 7/ AE 8 [NGVD 29]			
CODE REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	15,000 SF	19,934 SF	NO CHANGE	YES
HEIGHT				
ACCESSORY STRUCTURE	30'-0"	N/A	33'-0" <sup>1</sup>	YES
SETBACKS [ACCESSORY STRUCTURE]				
FRONT YARD	25'-0"	N/A	103'-6 3/4"	YES
STREET SIDE YARD	20'-0"	N/A	35'-5 1/2"	YES
SIDE YARD	15'-0"	N/A	15'-6"	YES
REAR YARD	25'-0"	N/A	25'-4 3/4"	YES
FLOOR AREA RATIO	0.8	.15	.26	YES
BUILDING COVERAGE [TOTAL]	40% [7,973.6 SF]	15.5% [3,098.7 SF]	26.6% [5,295.7 SF]	YES
PRINCIPLE STRUCTURE	-	3004.3 SF	NO CHANGE	
ACCESSORY STRUCTURE - ATM	-	94.4 SF	NO CHANGE	
ACCESSORY STRUCTURE - OFFICE	-	N/A	2,197 SF	
IMPERVIOUS COVERAGE [TOTAL]	60% [11,960.4 SF]	87.5% [17,448.5 SF]	86.4% [17,220.3 SF]	IMPROVES
OPEN SPACE / LANDSCAPE [TOTAL]	20% [3,986.8 SF]	11.9% [2,367.5 SF]	13.6% [2,913.7 SF]	IMPROVES
PARKING AREA [SEC 108-607]	10% PARKING AREA <sup>5</sup>	17.6% [922.6 SF]	19.3% [1,329.5 SF]	YES
ADDITIONAL / BUFFER [SEC.108-347]	NOT REQUIRED	1,562.9 SF	1,382.3 SF	YES
PARKING [TOTAL]	SEE PARKING NOTES BELOW			
TOTAL	22 VEHICLE/ 6 BICYCLE	12/ 4 <sup>2,3</sup>	22/ 6 <sup>4</sup>	YES
VEH. [STANDARD] SEC 108-572 (15)	1:300 SF GROSS	11	16 [#s 2-13, 15-18]	YES
VEH. [ACCESSIBLE] SEC 108-650	UP TO 25 STANDARD=1	1	1 [#1]	YES
BICYCLE SEC 108-572	25% OF TOTAL REQ. VEH.	4 <sup>4,5</sup>	6 <sup>4,6</sup>	YES
BICYCLE SEC 108-574	SUBSTITUTE 4 BIKE=1 VEH.	0	8 BIKE =2 VEH. <sup>4,3</sup> [#s 19,20]	YES
SCOOTER	1 SC. = 1 VEH.	0	3 [#s 14,21,22]	YES
GENERAL DRAWING NOTES:				
1. HEIGHT INCREASE ACCOUNTS FOR BUILDING ABOVE CURRENT FLOOD HEIGHTS, NVGD 29. FEMA EXEMPTION FOR HEIGHT: COKW LDR: SEC. 122-1149 - HEIGHT [d]1.				
2. EXISTING SITE PLAN APPROVAL: RESOLUTION NO. 2019-14				
PARKING NOTES				
3. EXISTING PARKING = 9 VEHICLES / 3 BIKES REQUIRED.				
3.1. AS APPROVED <sup>2</sup> , THESE FIGURES FOR THE GROSS AREA OF THE PRIMARY STRUCTURE. EXISTING CONDITIONS ARE IN EXCESS OF REQUIRED AT THE TIME OF APPROVAL.				
4. PROPOSED PARKING = 13 VEHICLES / 3 BIKES ADDITIONAL REQUIRED.				
4.1. NEW COVERED STANDARD VEHICLE SPACES = 5				
4.2. PROJECT PROPOSES TO ALLOCATE THE EXCESS [3] VEHICULAR PARKING SPACES TOWARD THE NEW CONSTRUCTION TOTAL NEW SPACES REQUIRED.				
4.2.1. RUNNING PROPOSED VEHICLE COUNT= 5+3 =8				
4.3. 8 BIKE SUBSTITUTION SPACES ARE PROPOSED AT GROUND FLOOR OF ACCESSORY STRUCTURE = 2 VEHICLES.				
4.3.1. RUNNING PROPOSED VEHICLE COUNT= 8+2 =10				
4.4. 3 SCOOTER SUBSTITUTION SPACES PROPOSED = 3 VEHICLES				
4.4.1. RUNNING PROPOSED VEHICLE COUNT= 10 + 3 =13				
4.5. PROJECT PROPOSES TO ALLOCATE THE EXCESS [1] BICYCLE PARKING SPACE TOWARD THE NEW CONSTRUCTION TOTAL NEW SPACES REQUIRED. = 1 BICYCLE				
4.6. 2 CAPACITY BICYCLE RACK PROPOSED AT GROUND FLOOR OF ACCESSORY STRUCTURE				
4.6.1. RUNNING PROPOSED BICYCLE COUNT = 1 + 2 = 3				
5. TOTAL SITE PROPOSED PARKING AREA [INCREASED FROM EXISTING]: 6,873.3 SF, AT 10% = 687.3 SF OF PARKING LANDSCAPE REQUIRED.				



**1 PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"  
GRAPHIC SCALE: 1/16" = 1'-0"

**A2O**  
ARCHITECTURE

P: 302.741.7474  
F: 302.741.7474  
PROF REG. AS 00000007  
3024 PL. REGISTERED IN US AND 295. 457 WEST FL. 3040

ARCHITECT:

CONSULTANTS:  
SEE PROJECT PLAN 01.01.0

**ACCESSORY OFFICE BUILDING**

2222 NORTH INC.  
2222 North Roosevelt Blvd.  
[2222 North Roosevelt Blvd.]  
KEY WEST, FLORIDA 33040

SUBMISSIONS:  
2021.09.17 - PLANNING SUBMISSION  
2022.02.23 - ADDRESS REQUEST  
2022.02.23 - ADDRESS REQUEST  
2022.04.29 - PLANNING REVIEW

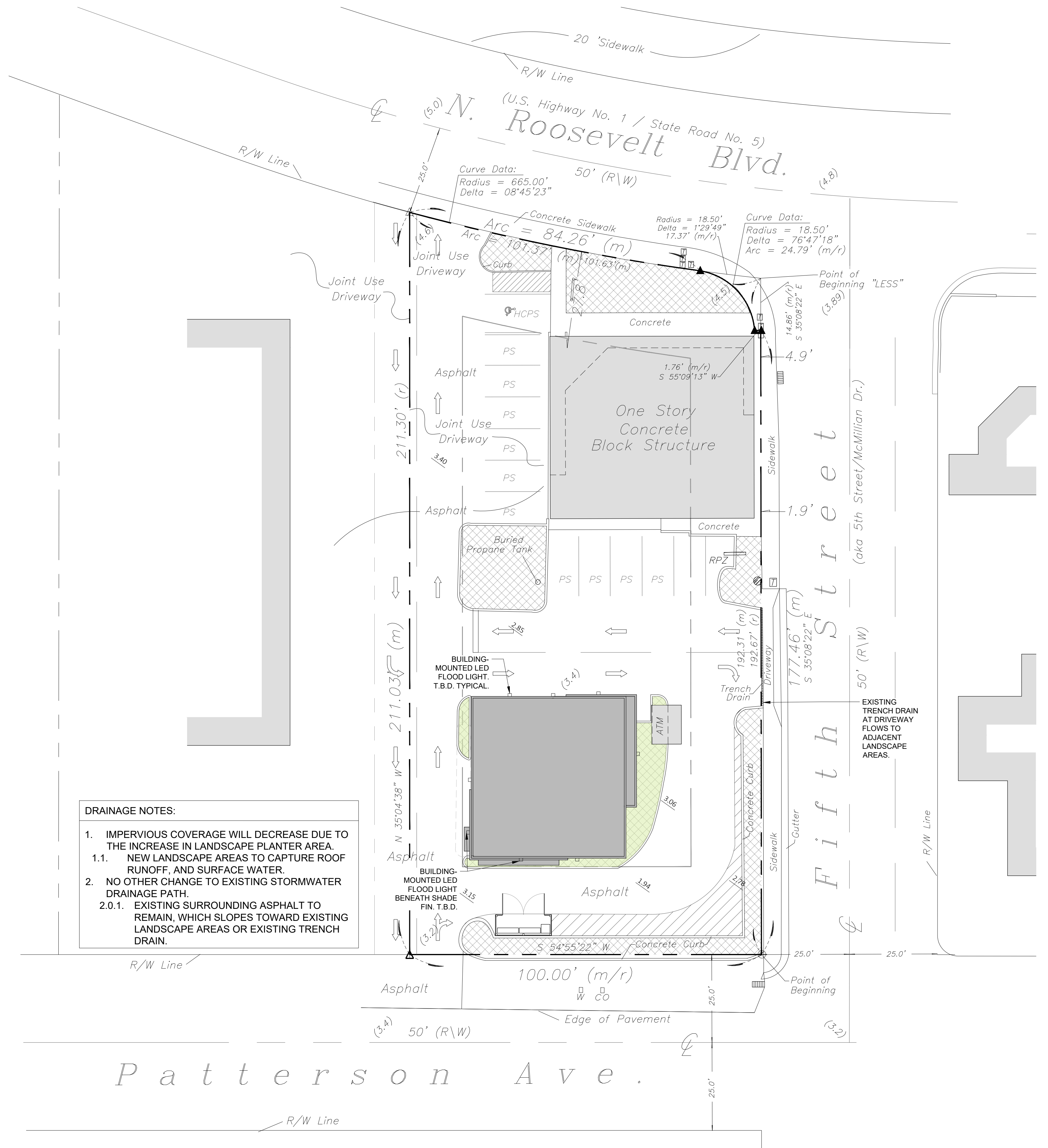
APPROVALS:  
2021.09.17 - 01514  
RESOLUTION: HONORABLE BOARD, 2019.04.07  
CONCEPTUAL LANDSCAPE #2022.00007

TITLE:  
**PROPOSED SITE PLAN**

PROJECT #: 21.24

SHEET:  
**A7.2**

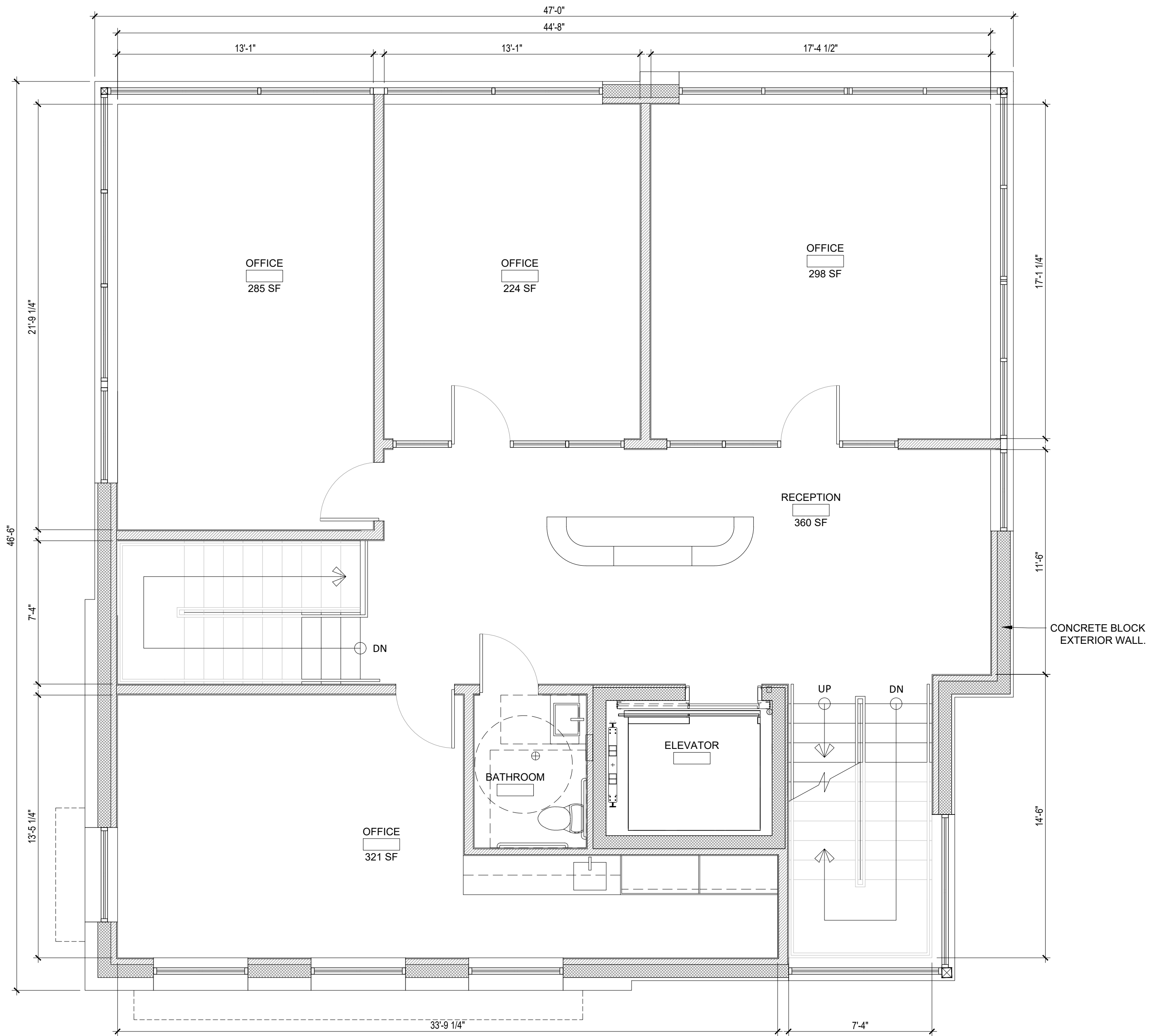
APRIL 29, 2022  
© 2022 BY A2O ARCHITECTURE, LLC



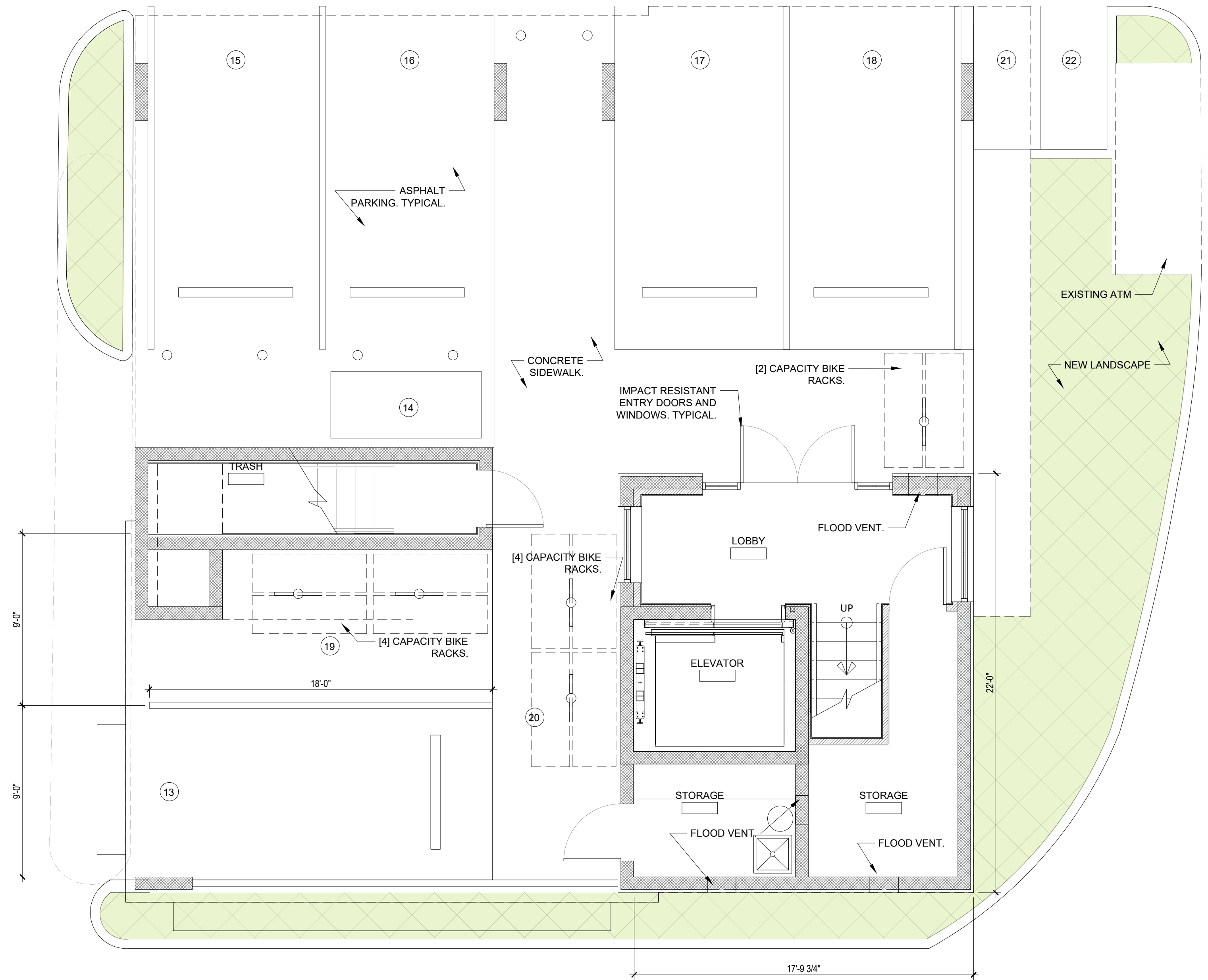
- DRAINAGE NOTES:**
1. IMPERVIOUS COVERAGE WILL DECREASE DUE TO THE INCREASE IN LANDSCAPE PLANTER AREA.
    - 1.1. NEW LANDSCAPE AREAS TO CAPTURE ROOF RUNOFF, AND SURFACE WATER.
  2. NO OTHER CHANGE TO EXISTING STORMWATER DRAINAGE PATH.
    - 2.0.1. EXISTING SURROUNDING ASPHALT TO REMAIN, WHICH SLOPES TOWARD EXISTING LANDSCAPE AREAS OR EXISTING TRENCH DRAIN.

**1 PROPOSED SITE PLAN**  
 SCALE: 1/16"=1'-0"  
 GRAPHIC SCALE: 1/16"=1'-0"

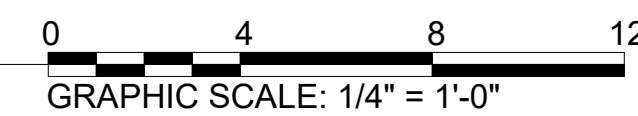
<p><b>A2O</b> ARCHITECTURE</p> <p style="font-size: 8px;">P: 352.741.7474 F: 352.741.7474 PROJ. REG. A-20000007 300 N. ROOSEVELT BLVD. SUITE 200, FT. WERT, FL 33040</p>	<p>ARCHITECT:</p>	<p>CONSULTANTS: SEE PROJECT TEAM ONLY</p>	<p>2222 NORTH INC.</p> <p><b>ACCESSORY OFFICE BUILDING</b></p> <p>2222 North Roosevelt Blvd. [2222 North Roosevelt Blvd.] KEY WEST, FLORIDA 33040</p>
<p>SUBMISSIONS: 2023.03.17 - PLANNING SUBMISSION 2023.03.23 - ADDRESS REQUEST 2023.04.27 - PLANNING REVIEW</p>	<p>APPROVALS: 2023.04.27 - 05/14 RESOLUTION - HARRIS COUNTY PLD. 2023.0427 CONCEPTUAL LANDSCAPE TPO2023.0007</p>	<p>TITLE: <b>SITE DRAINAGE AND LIGHTING</b></p> <p>PROJECT #: 21.24</p>	<p><b>A7.3</b></p> <p>APRIL 29, 2022</p> <p style="font-size: 8px;">DRAWING SIZE: 24x36   1/8" INCH SCALE DRAWINGS © 2022 BY A2O ARCHITECTURE, LLC</p>



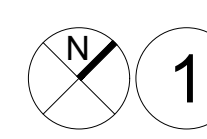
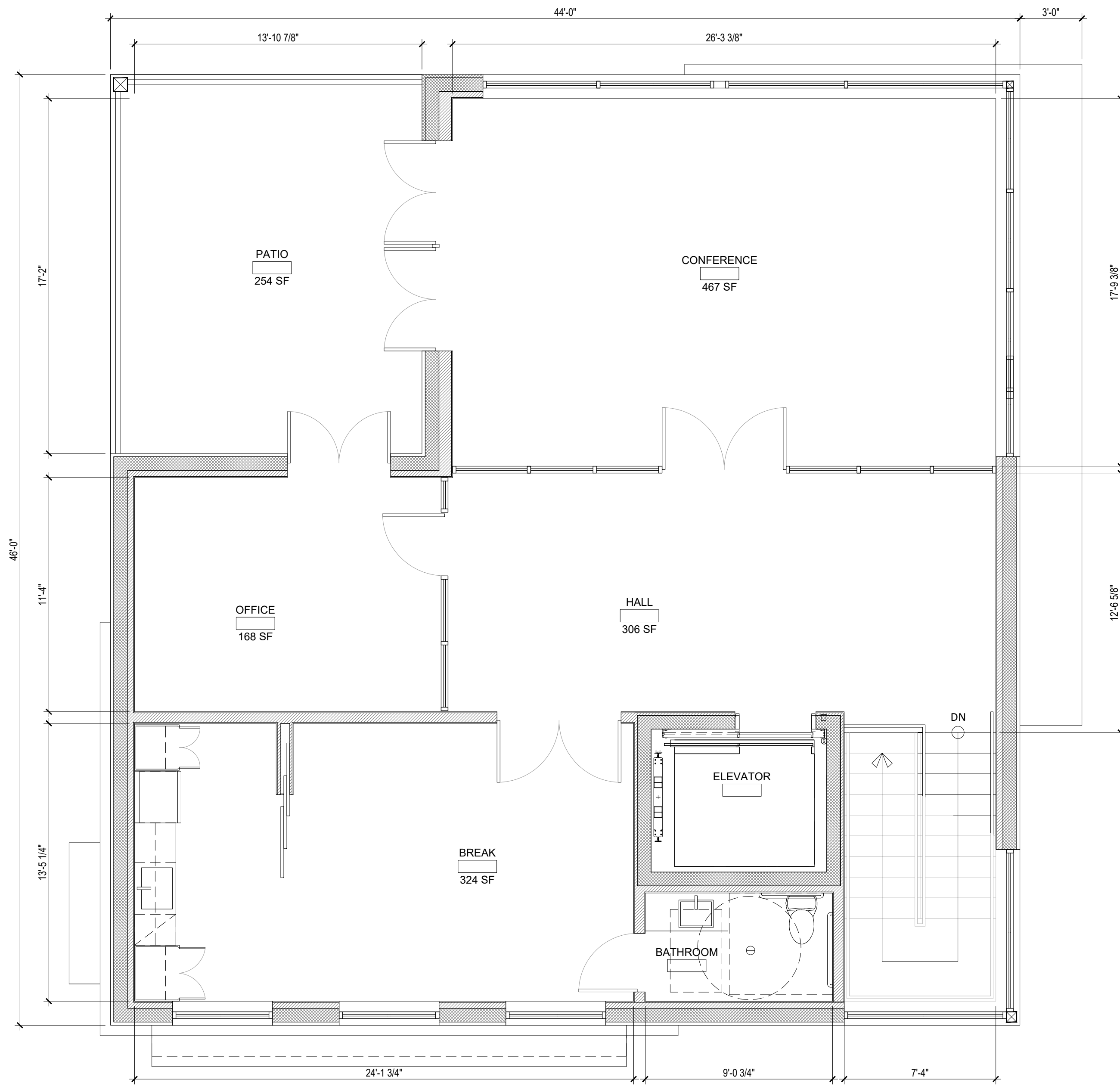
**2** FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



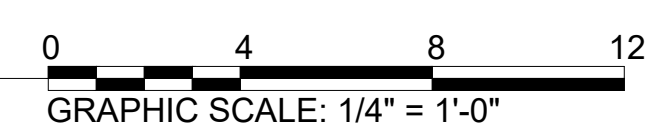
**1** GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



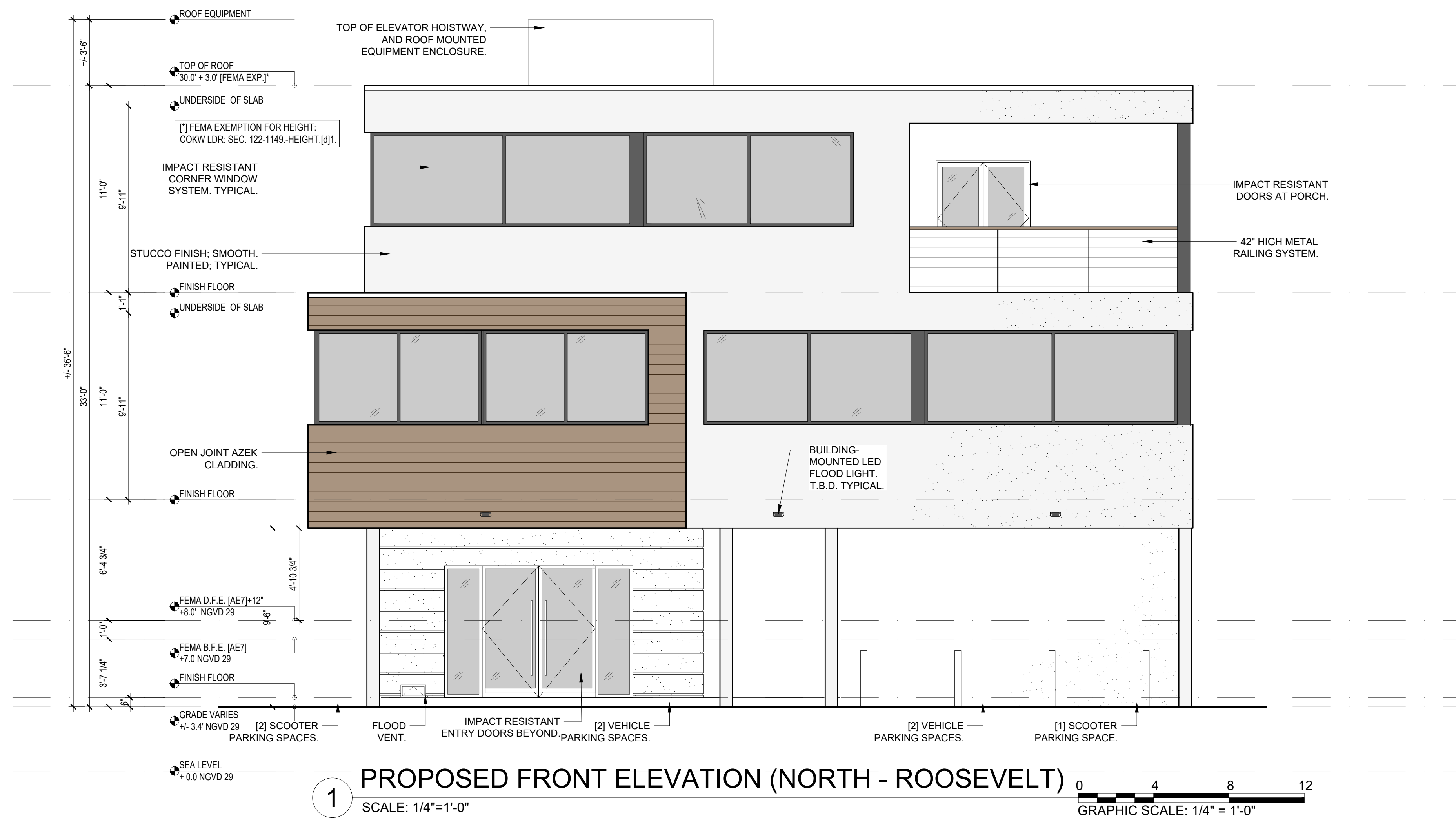
SHEET:	DRAWING SIZE: 24"X36"   1/4"=1'-0" SCALE DIMENSIONS	A2.7	TITLE:	FLOOR PLANS	PROJECT #: 21.24
			SUBMISSIONS: 2021.09.17 - PLANNING SUBMISSION 2022.02.23 - ADDRESS REQUEST 2022.02.23 - ADDRESS REQUEST 2022.04.29 - PLANNING REVISION APPROVALS: 2021.11.11 - 09/14 RESOLUTION: 10/14/2021 CONCEPTUAL LANDSCAPE: 12/22/2020		
ARCHITECT: <b>A2O</b> ARCHITECTURE <small>P: 352.741.7474          300 N. ROOSEVELT BLVD. SUITE 200, FT. WERT, FL. 33040</small>			ARCHITECT: ALERA A. CORDON, R.A. LICENSE NO. AP71703 EXPIRATION DATE: 03/31/23		
CONSULTANTS: SEE PROJECT TEAM ONLY			2222 NORTH, INC. 2224 North Roosevelt Blvd. [2222 North Roosevelt Blvd.] KEY WEST, FLORIDA 33040		
<b>ACCESSORY OFFICE BUILDING</b>					



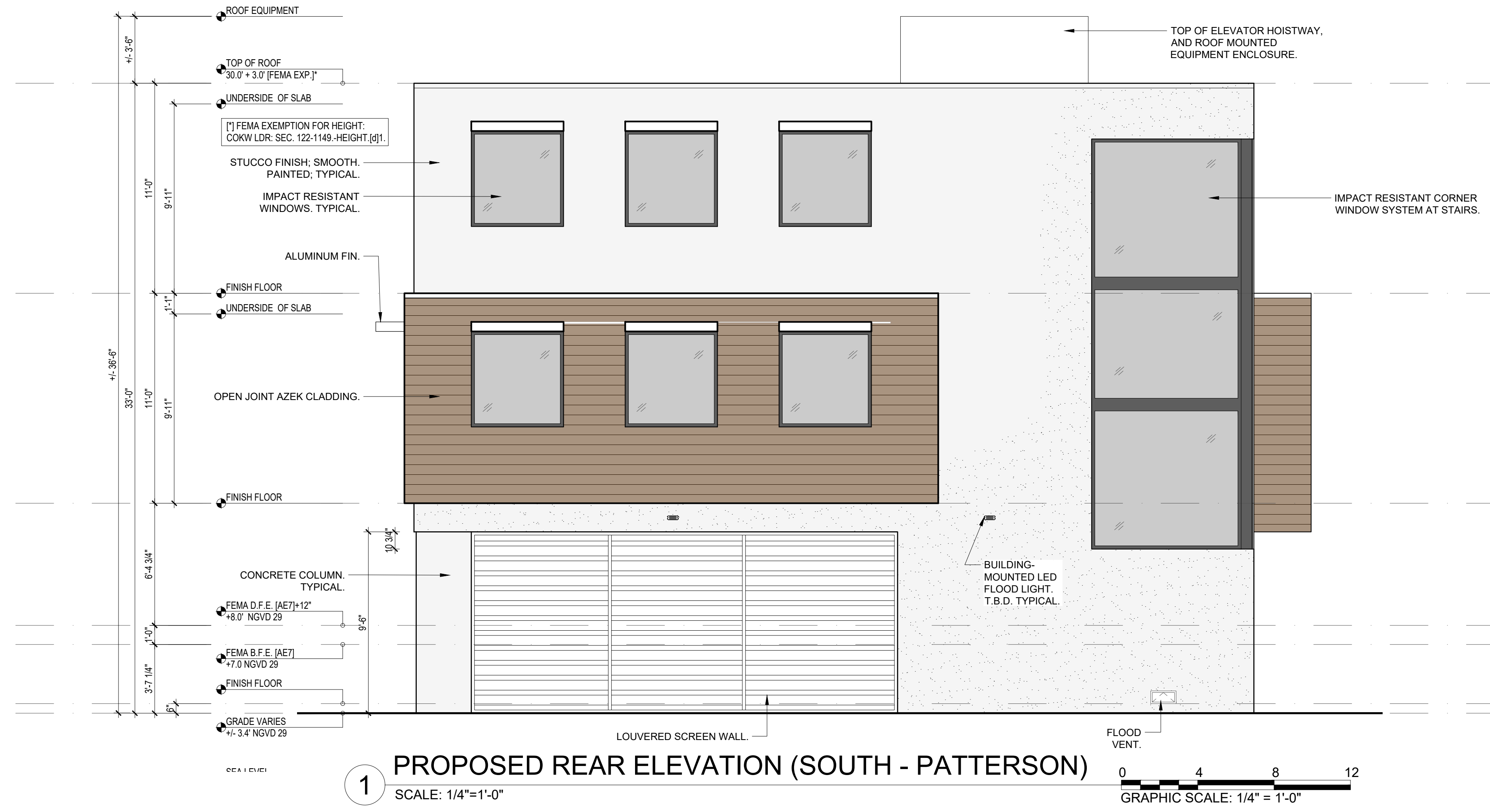
**1** SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



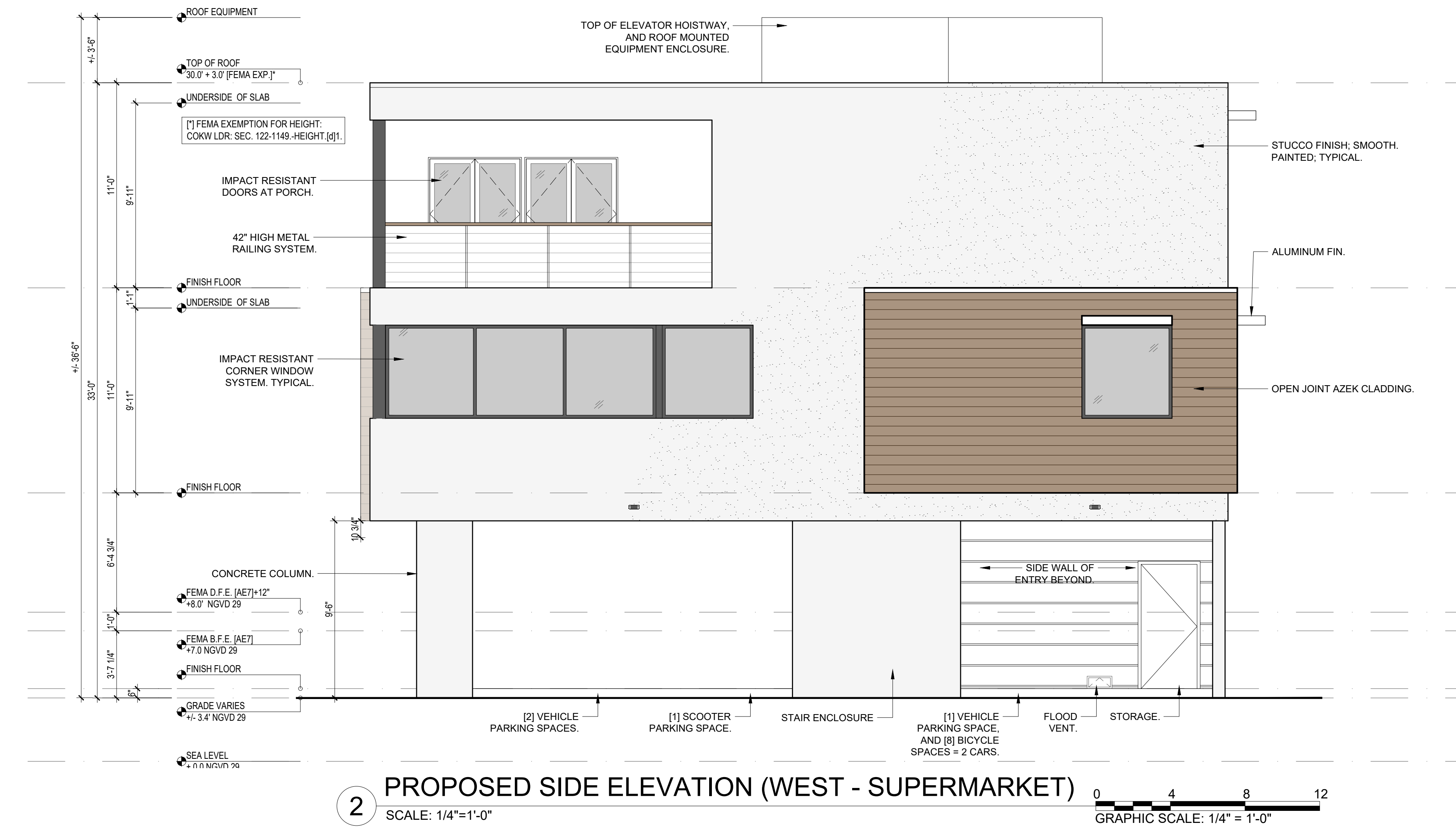
<b>SHEET:</b> 	<b>TITLE:</b> <b>FLOOR PLANS</b>	<b>CONSULTANTS:</b> SEE PROJECT TEAM ONLY	<b>ARCHITECT:</b>  <small>P: 352.741.7474          1000 WEST BROADWAY          PROJECTIONS ARCHITECTURE, LLC          3050 N. ROOSEVELT BLVD UNIT 205, FT WORTH, TX 76104</small>
	<b>PROJECT #:</b> 21.24	<b>2222 NORTH INC.</b> <b>ACCESSORY OFFICE BUILDING</b> 2224 North Roosevelt Blvd. [2222 North Roosevelt Blvd.] KEY WEST, FLORIDA 33040	<b>CONTRACTOR:</b> SEE PROJECT TEAM ONLY
<b>DATE:</b> APRIL 29, 2022 <small>© 2022 BY A2O ARCHITECTURE, LLC</small>	<b>REVISIONS:</b> 2021.09.17 - PLANNING SUBMISSION 2021.10.15 - PLANNING SUBMISSION 2022.02.23 - ADDRESS REQUEST 2022.04.29 - PLANNING REVISE 2022.04.29 - PLANNING REVISE	<b>APPROVALS:</b> PROJECT ARCHITECT: [Signature] PROJECT ARCHITECT: [Signature] CONCEPTUAL LANDSCAPE: [Signature]	<b>DATE:</b> 05/11/24 2024.05.11 - PLANNING SUBMISSION CONCEPTUAL LANDSCAPE: [Signature]



SHEET: <b>A3.7</b>	TITLE: <b>EXTERIOR ELEVATIONS</b>	SUBMISSIONS: 2023.02.17 - PLANNING SUBMISSION 2023.02.23 - ADDRESS REQUEST 2023.04.27 - PLANNING REVIEW		APPROVALS: [Signature] 2023.02.17 - PLANNING REVIEW 2023.02.23 - ADDRESS REQUEST 2023.04.27 - PLANNING REVIEW
		PROJECT # : 21.24		
ARCHITECT: <b>A2O ARCHITECTURE</b> P: 352.741.7474 F: 352.741.7474 WWW.A2OARCHITECTURE.COM PROF REG. AS 00000007 3095 N. ROOSEVELT BLVD UNIT 200, FT. WERT, FL 33040		ARCHITECT: ALBERTA CORDON, R.A. LICENSE NO. AP07603 ISSUANCE DATE: 03/03/23		
CONSULTANTS: SEE PROJECT TEAM ONLY		2222 NORTH, INC. <b>ACCESSORY OFFICE BUILDING</b> 2224 North Roosevelt Blvd. [2222 North Roosevelt Blvd.] KEY WEST, FLORIDA 33040		
DRAWING SIZE: 24x36   DO NOT SCALE DRAWINGS		DATE: APRIL 29, 2022 © 2022 BY A2O ARCHITECTURE, LLC		



**1** PROPOSED REAR ELEVATION (SOUTH - PATTERSON)  
SCALE: 1/4"=1'-0"



**2** PROPOSED SIDE ELEVATION (WEST - SUPERMARKET)  
SCALE: 1/4"=1'-0"

<b>A2O</b> ARCHITECTURE	ARCHITECT:	CONSULTANTS: <small>SEE PROJECT TEAM ONLY</small>	<b>ACCESSORY OFFICE BUILDING</b>
P: 302.741.7474 F: 302.741.7474 WWW.A2OARCHITECTURE.COM PROF REG. A.S.00000007 300 N. ROOSEVELT BLVD. SUITE 200, FT. WERT, FL. 33040	ALEXIA CORDON, R.A. LICENSE NO. AP71923 ISSUANCE DATE: 03/01/23		2222 NORTH INC.  2224 North Roosevelt Blvd. [2222 North Roosevelt Blvd.] KEY WEST, FLORIDA 33040
SUBMISSIONS: 2023.09.17 - PLANNING SUBMISSION 2023.09.22 - ADDRESS REQUEST 2023.10.23 - ADDRESS REQUEST 2023.12.29 - PLANNING REVISIONS 2024.02.29 - PLANNING REVISIONS	APPROVALS: [Signature] 2024.04.11 RESOLUTION: 18840000000000000000 CONCEPTUAL LANDSCAPE: P2022.000007		TITLE: <b>EXTERIOR ELEVATIONS</b> PROJECT #: 21.24
SHEET: <b>A3.2</b>	APRIL 29, 2022	DRAWING SIZE: 24x36   DO NOT SCALE DRAWINGS	© 2022 BY A2O ARCHITECTURE, LLC

**LIFE SAFETY - GENERAL NOTES:**

1. FINAL LOCATION OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE MARSHAL.
2. CONTRACTOR TO PROVIDE FIRE ALARM SHOP DRAWINGS FOR COMPLIANT SYSTEM.
3. CONTRACTOR TO PROVIDE FIRE PROTECTION SHOP DRAWINGS FOR COMPLIANT SYSTEM.

**LIFE SAFETY - CODE REFERENCES:**

2020 Florida Building Code, Building, 7th Edition:  
 Chapter 3: Use and Occupancy Classification  
 • Section 304 Business Group B

Chapter 6: Types of Construction  
 • Type IIIB

Chapter 10: Means of Egress:  
 • Type IIIB

Section 1004: Occupant Load  
 • Max floor area per occupant: 150 gross  
 • 1004.5.1 Increase not to exceed 1 person per 75sf of occupiable floor space.

Section 1005: Egress Sizing  
 • .3 inches per occupant stairs  
 o .3 [XX occupants / X stairs] = XX" per stair  
 • .2 inches per occupant for other components  
 o [DOOR WIDTH - 3"] / .2 = egress capacity of a single door

Section 1006: Exit and Exit Access Doorways  
 • Two exits shall be provided where:  
 o Occupant load exceeds 49 for B occupancies.  
 • Common path of egress travel distance 75' per table 1006.2.1

Section 1011: Stairways  
 • Stairway width shall be per 1005.1 but not less than 44 inches.

Section 1013: Exit Signs  
 • Exits shall be marked with readily visible sign from any direction of egress travel. Sign placement shall be such that no point in an exit corridor or passageway is more than 100 feet from the nearest visible sign.  
 o Signs are not required in rooms or areas that only require one exit.  
 o Main exterior exit doors that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.

Section 1017: Exit Access Travel Distance  
 • Travel distances shall not exceed values in Table 1017.2: 200' without sprinkler system.

Section 1028: Exit Discharge  
 • Exits shall discharge directly to the exterior of the building.

2021 Edition NFPA 101:  
 Table 6.1.14.4.1(b) - No required fire separation between Business-Business use spaces.

**LIFE SAFETY PLAN LEGEND:**

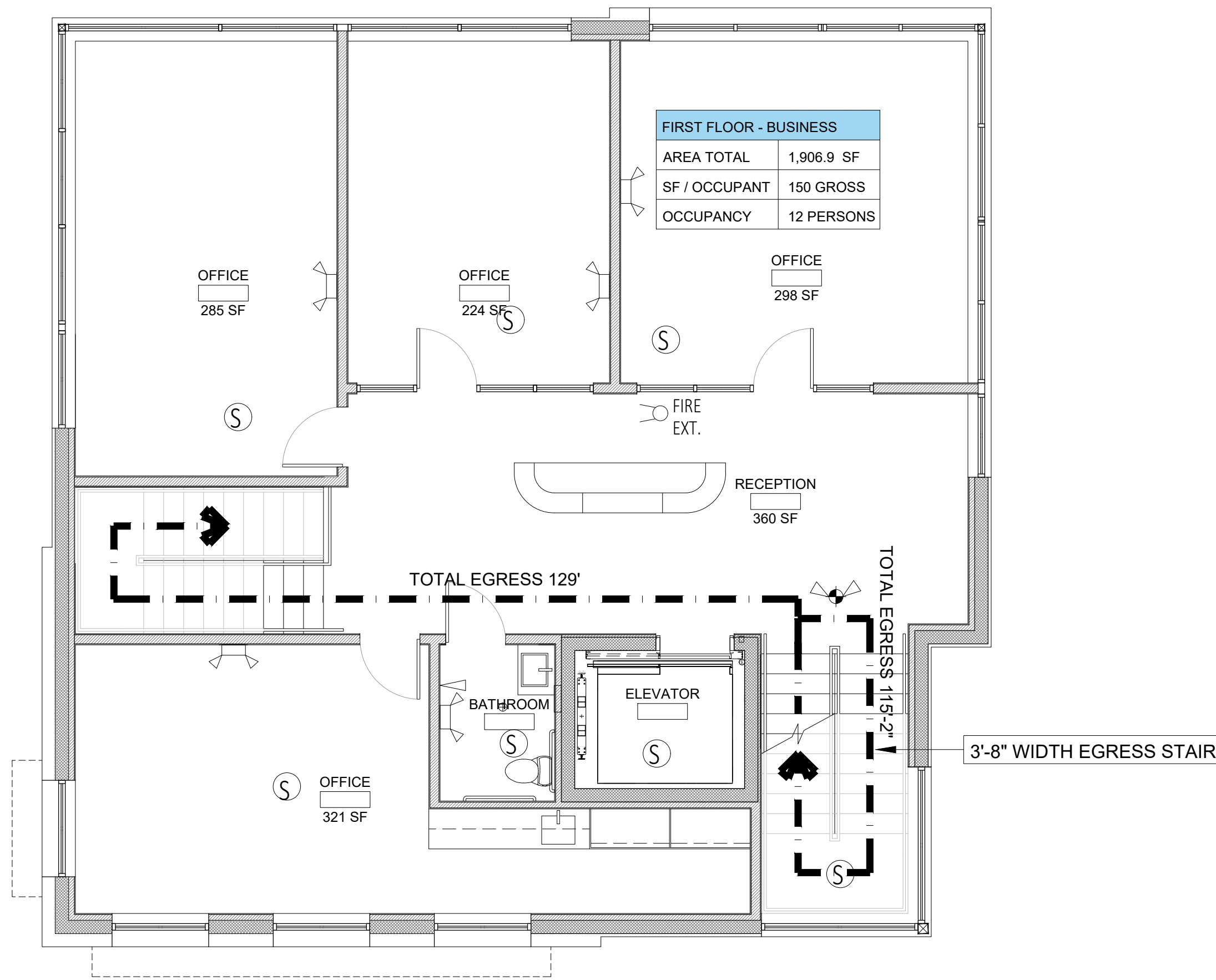
- COMBO EXIT LIGHT LED EXIT SIGN. DIRECTION AS SHOWN ON PLAN. WIRED & CIRCUITED.
- EMERGENCY LIGHT LED EMERGENCY LIGHT. WIRED & CIRCUITED.
- FIRE EXTINGUISHER FIRE EXTINGUISHER CAB
- HORN / STROBE WALL MOUNTED FIRE ALARM COMBINATION AUDIBLE/ VISUAL SIGNALING NIT. HORN/FLASHING "FIRE" LIGHT MIN. 75CD. MOUNTED AT 80" AF.F.
- SMOKE DETECTOR CEILING MOUNTED COMBO SMOKE DETECTOR AND CO2 SENSOR. WIRED AND CIRCUITED.
- EXIT ACCESS TRAVEL DISTANCES (FBC 2020)

**OCCUPANCY ZONE LEGEND:**

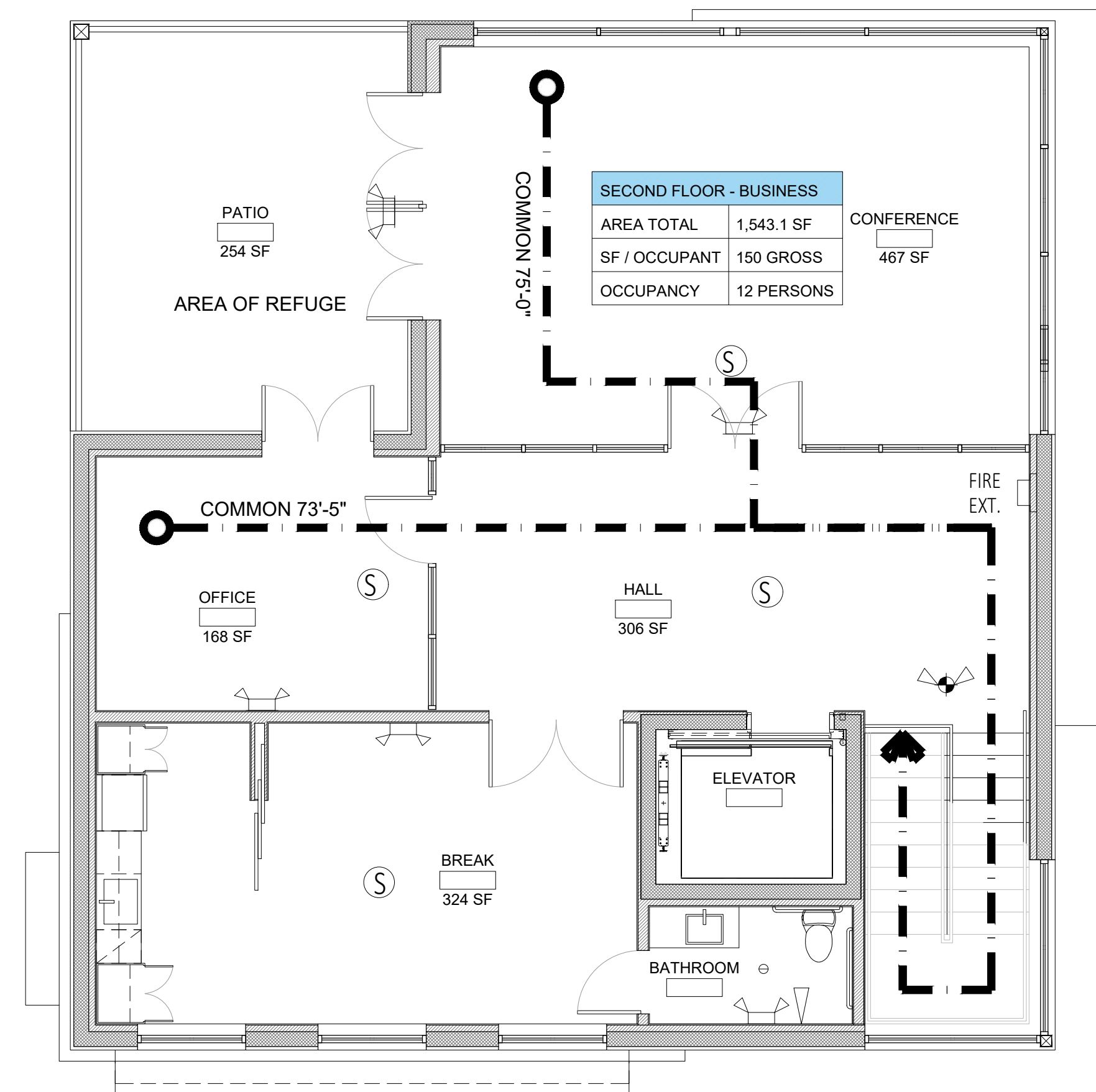
BUSINESS AREA - 150 GROSS

**LIFE SAFETY - OCCUPANCY CALCULATIONS**

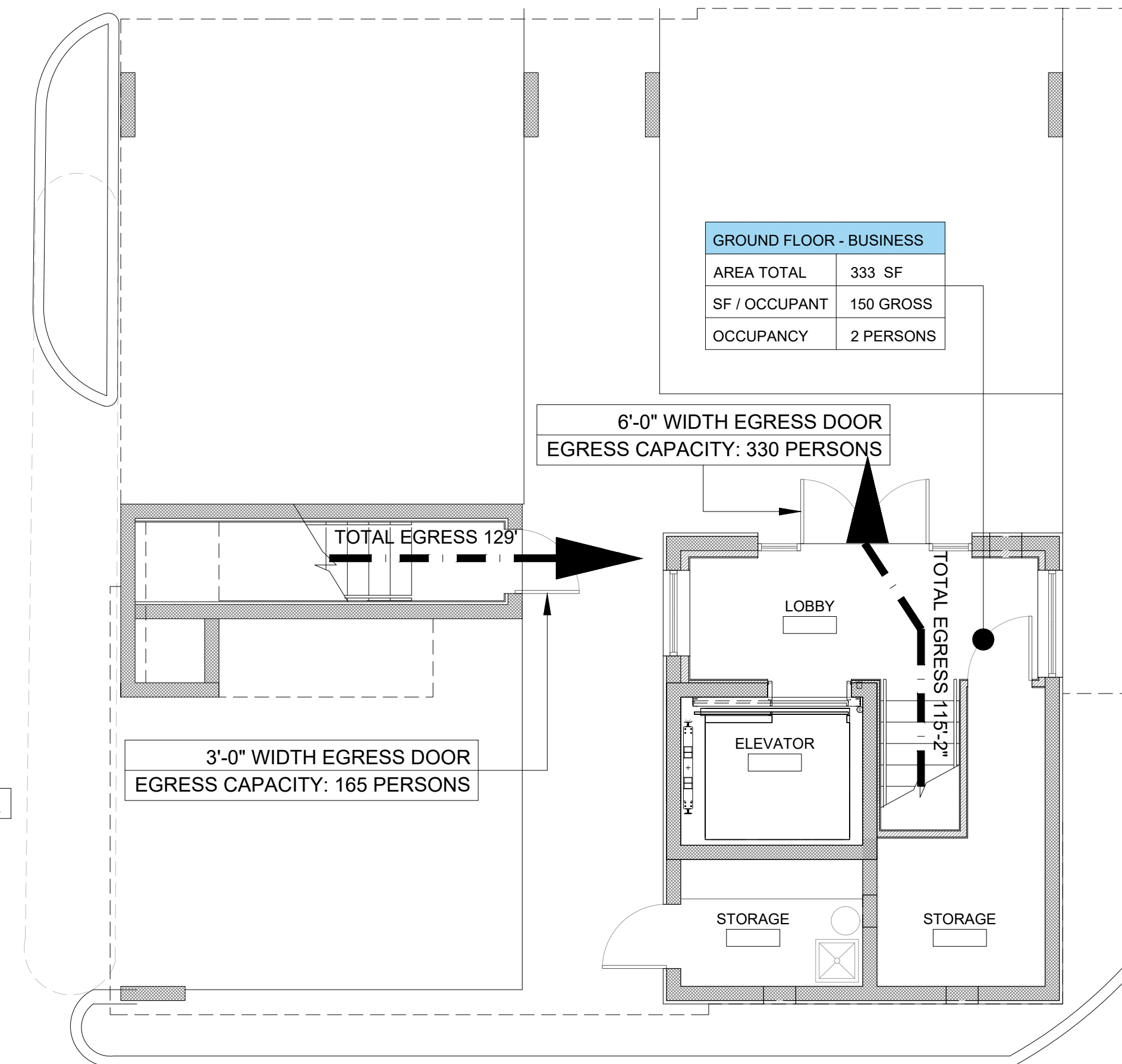
FLOOR	SF	OCCUPANCY	PROPOSED BUILDING OCCUPANCY:
GROUND	311 SF	= 2 PERSONS	25 PERSONS + [FBC2020 1004.5.1 INCREASE] [311 + 1,906.9 + 1,543.1=3,761 SF / 76 SF] = 49 PERSON OCCUPANCY.
FIRST	1,906.9 SF	= 12 PERSONS	
SECOND	1,543.1 SF	= 11 PERSONS	



**2 FIRST FLOOR**  
 SCALE: 3/16"=1'-0"  
 GRAPHIC SCALE: 3/16" = 1'-0"



**3 SECOND FLOOR**  
 SCALE: 3/16"=1'-0"  
 GRAPHIC SCALE: 3/16" = 1'-0"



**1 GROUND FLOOR**  
 SCALE: 3/16"=1'-0"  
 GRAPHIC SCALE: 3/16" = 1'-0"

**ACCESSORY OFFICE BUILDING**

2222 NORTH INC.  
 2224 North Roosevelt Blvd.  
 [2222 North Roosevelt Blvd.]  
 KEY WEST, FLORIDA 33040

ARCHITECT:  
 A2O ARCHITECTURE  
 P: 352.741.7474  
 F: 352.741.7474  
 2222 N. ROOSEVELT BLVD., SUITE 200, KEY WEST, FL 33040

CONSULTANTS:  
 SEE PROJECT TEAM ON 01.0

SUBMISSIONS:  
 2023.03.17 - PLANNING SUBMISSION  
 2023.03.23 - ADDRESS REQUEST  
 2023.04.27 - PLANNING REVIEW  
 2023.04.27 - PLANNING REVIEW

APPROVALS:  
 [Signature]  
 RESOLUTION: HAWAII COUNTY BOARD OF SUPERVISORS  
 CONCEPTUAL LANDSCAPE: P2023-00007

TITLE:  
**LIFE SAFETY PLAN & CODE REFERENCES**

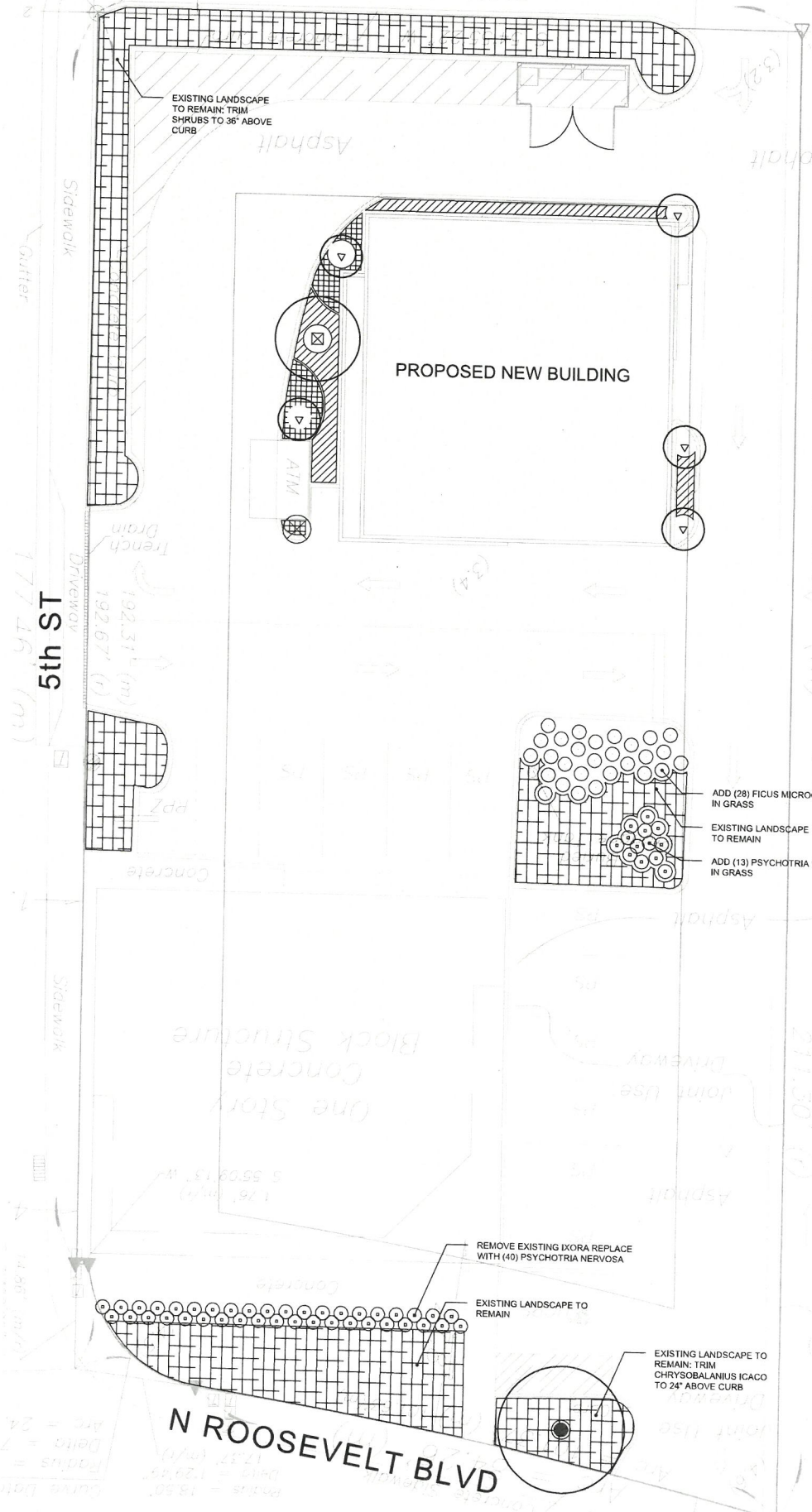
PROJECT #: 21.24

SHEET:  
**LFS-7**

APRIL 29, 2022  
 © 2022 BY A2O ARCHITECTURE, LLC



PATTERSON AVE

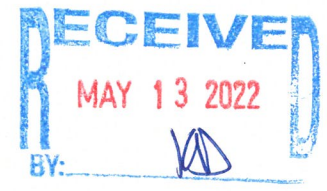


PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	1	Bursera simaruba / Gumbo Limbo	65 GAL.	14'-16" HT., 6" CT	4" CAL.
	5	Eugenia rhombea / Red Berry Stopper	50 GAL.	2" CAL. STD	8'-10" HT.
	1	Simarouba glauca / Paradise Tree	100 GAL.	4" CAL., 18" HT., STD	2" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	
	28	Ficus microcarpa 'Green Island' / Green Island Ficus	MATCH TO EXISTING	MATCH TO EXISTING	
	53	Psychotria nervosa / Wild Coffee	MATCH TO EXISTING	MATCH TO EXISTING	
	1	Serenoa repens / Saw Palmetto	7 GAL.	24"-28" OA.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	30	Chrysobalanus icaco / Coco Plum	7 GAL.	20"24" OA.	30" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	79 sf	Ernodea littoralis / Golden Creeper	3 GAL.	FULL	18" o.c.

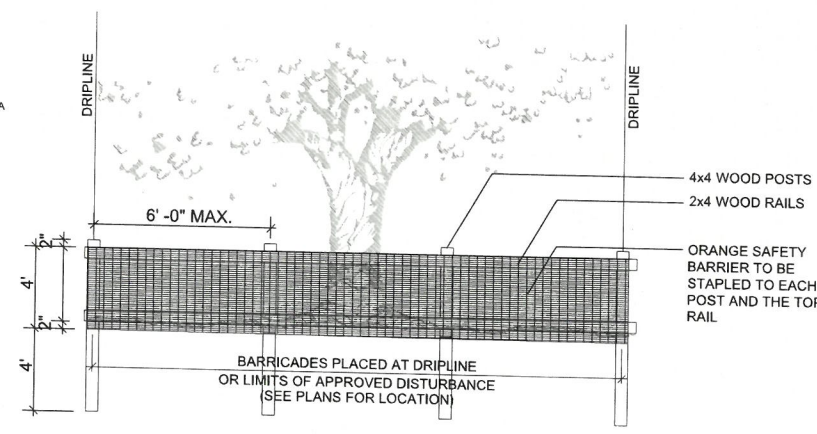
NOTES:

- BASED ON FIELD CONDITIONS, TREE PROTECTION, IF NEEDED, WILL BE PROVIDED AS ILLUSTRATED IN THE DETAIL. CURRENTLY ALL TREES ON SITE ARE IN PARKING ISLANDS OR IN PROTECTED CONDITIONS AND WILL NOT BE IMPACTED BY CONSTRUCTION.
- ALL LANDSCAPE AREAS SHOWN WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. AN IRRIGATION PLAN WILL BE PROVIDED FOR APPROVAL PRIOR TO THIS ISSUANCE OF LANDSCAPE PERMIT



TREE PROTECTION AND PRESERVATION NOTES

- Protect designated existing trees scheduled to remain against:
  - Unnecessary cutting, breaking, or skinning of roots
  - Skinning and bruising of bark
  - Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- No grade changes shall be made within the protective barrier zones without prior approval.
- The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
- General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
- Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
- No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
- No more than 30% of the trees roots may be pruned.
- A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
- All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
- After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.



TREE PROTECTION DETAIL

N.T.S.



ARCHITECT: A2O ARCHITECTURE

CONSULTANTS: [Professional Seal]

2222 NORTH INC. OFFICE BUILDING 2222 North Roosevelt Blvd. KEY WEST, FLORIDA 33040

LANDSCAPE PLAN

SHEET: L1.0

PROJECT #: 21.24

DATE: SEPT. 14, 2021

# **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, ALVIN B. CROCKETT as  
*Please Print Name of person with authority to execute documents on behalf of entity*

PRESIDENT of KOAA INC.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize PETER E BATTY/2222 NORTH INC  
*Please Print Name of Representative*

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

*A.B. Crockett*  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this January 10, 2019  
*Date*

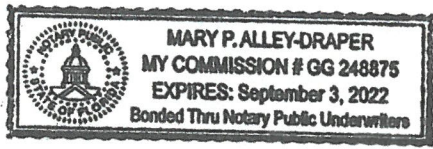
by *Peter E. Batty*  
*Name of person with authority to execute documents on behalf on entity owner*

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

*Mary P. Alley-Draper*  
*Notary's Signature and Seal*

MARY P. ALLEY-DRAPER  
*Name of Acknowledger typed, printed or stamped*

#GG 248875  
*Commission Number, if any*



City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Peter E. Batty as  
*Please Print Name of person with authority to execute documents on behalf of entity*

PRESIDENT of 2222 North Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize A20 ARCHITECTURE/ AILEEN & ALEX OSBORN  
*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 on entity owner*

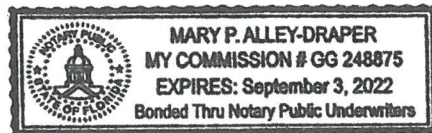
Subscribed and sworn to (or affirmed) before me on this Jan 10. 2019  
*Date*

by A20 Architects / Aileen Osborn  
*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.

Mary P. Alley-Draper  
*Notary's Signature and Seal*

MARY P. ALLEY-DRAPER  
*Name of Acknowledger typed, printed or stamped*



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

# Verification Form



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

I, AILEEN A. OSBORN, in my capacity as MANAGING PARTNER  
(print name) (print position; president, managing member)  
 of AZO ARCHITECTURE, LLC  
(print name of entity)

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

2222 NORTH PALM BEACH BLVD., KEY WEST, FL 32040  
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.

*Aileen Osborn*  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 9.17.21 by  
date  
AILEEN A. OSBORN  
Name of Applicant

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

*Gina Gaft*  
Notary's Signature and Seal

Gina Gaft  
Name of Acknowledger typed, printed or stamped



947392  
Commission Number, if any