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2222 NORTH INC.	CONSULTANTS:	ARCHITECT:	(
OFFICE BUILDING			
2222 North Roosevelf Buld.			ARCHITECTURE
KEY WEST, FLORIDA 33040		ARTENA, OSBORN, RA MCENSE NO. ARPTRO EMPLADON DATE OFFINESS	P. 306.711.7678 E. A2OARCHIECTREEGAMA COM PROFINED AND AND AND AND AND AND AND AND AND AN

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SEPT. 14, 2021

STAFF REPORT

DATE: April 7, 2022

RE: 2222 N. Roosevelt Blvd (application #TP2022-0007)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

On March 11, 2022, an application was submitted for Conceptual Landscape Plan approval for a major modification to an existing minor development plan to add another office structure on the property.

In 2019, a minor development plan with tree removal was approved to redevelop the property. The property was developed and became the Gulf Atlantic Bank which opened in 2020. Unfortunately, the property did not receive a proper CO as per City code for development plans which requires a landscape inspection. In November 2021, the modification was reviewed by the City Development Review Committee (DRC). At this time it was noted that an open tree removal permit still existed on the property and the installed landscaping had never been inspected for compliance to the existing minor development plan. Representatives for the applicant were then asked to submit an as built landscape plan to be used for an inspection.

A landscape inspection was done and notes were sent to the representatives on January 25, 2022. The inspection documented that trees had been planted that allow for closure of the tree removal permit. One Gumbo Limbo tree was missing from the installed landscaping as was some shrubs in different areas of the property. The missing items have been incorporated into the updated landscape plan that was submitted on March 11, 2022. All landscape work will be completed at one time at the completion of the construction of the new building.

The Conceptual Landscape Plan review is for the proposed new building area. New landscaping will be installed around the building and along the interior driveway and parking areas. The plan consists of 70% native vegetation and the tree species are appropriate for the area. No regulated trees are being directly impacted by the work but an existing strip of shrubs will be removed.

Additional Information



TREE COMMISSION
P.O. BOX 1409
KEY WEST, FL 33041-1409

March 7, 2022

Peter Batty 912 George Street Key West, FL 33040

Dear Mr. Batty:

Reference is made to tree permit T2019-0556 which authorized the removal of (1) Silver Buttonwood at 2222 N Roosevelt Blvd. An inspection documented the replacements have been planted and you have satisfied the terms of this permit. Therefore, the file for the above address will be closed.

Thank you for your efforts in keeping Key West green and beautiful!!

Sincerely,

Karen DeMaria

Urban Forestry Program Manager

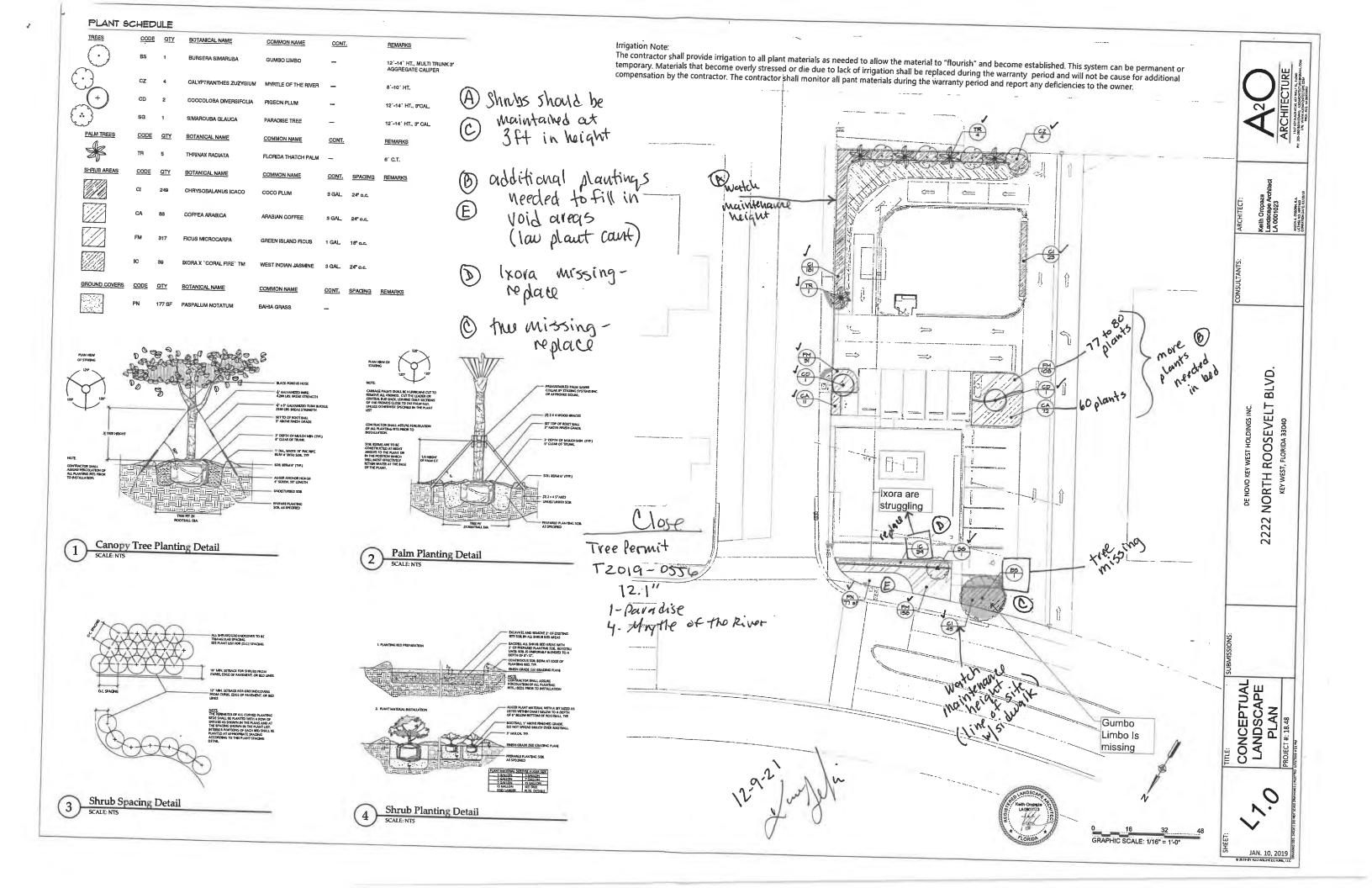
City of Key West

1300 White Street

Key West, FL 33040

305/809-3768 Office

kdemaria@cityofkeywestcity-fl.gov





THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409 Key West, FL 33041-1409 Telephone: 305-809-3764

March 22, 2019

2222 North Inc. 3426 Duck Avenue Key West, FL 33040

To Whom It May Concern:

Regarding your permit application, T2019-0137 for Final Landscape Plan Approval with Tree Removal for property located at 2222 N. Roosevelt Blvd. Review of the application by the Urban Forester for the minor development plan project indicates no changes have occurred since the Conceptual Landscape Plan approval given by the Tree Commission at their meeting on February 12, 2019. Therefore, **Final Landscape Plan Approval with Tree Removal** for the above mentioned property is given. The approval includes the removal of (1) Silver Buttonwood tree to be replaced with 12.1 caliper inches of FL#1 native dicot trees, to be planted on-site.

The permit to actually remove the tree will not be issued until demolition and/or building permits have been issued for the project.

Please submit an application to remove the tree once building permits have been submitted. If you have any questions please call the office at (305) 809-3768.

Sincerely,

Karen DeMaria

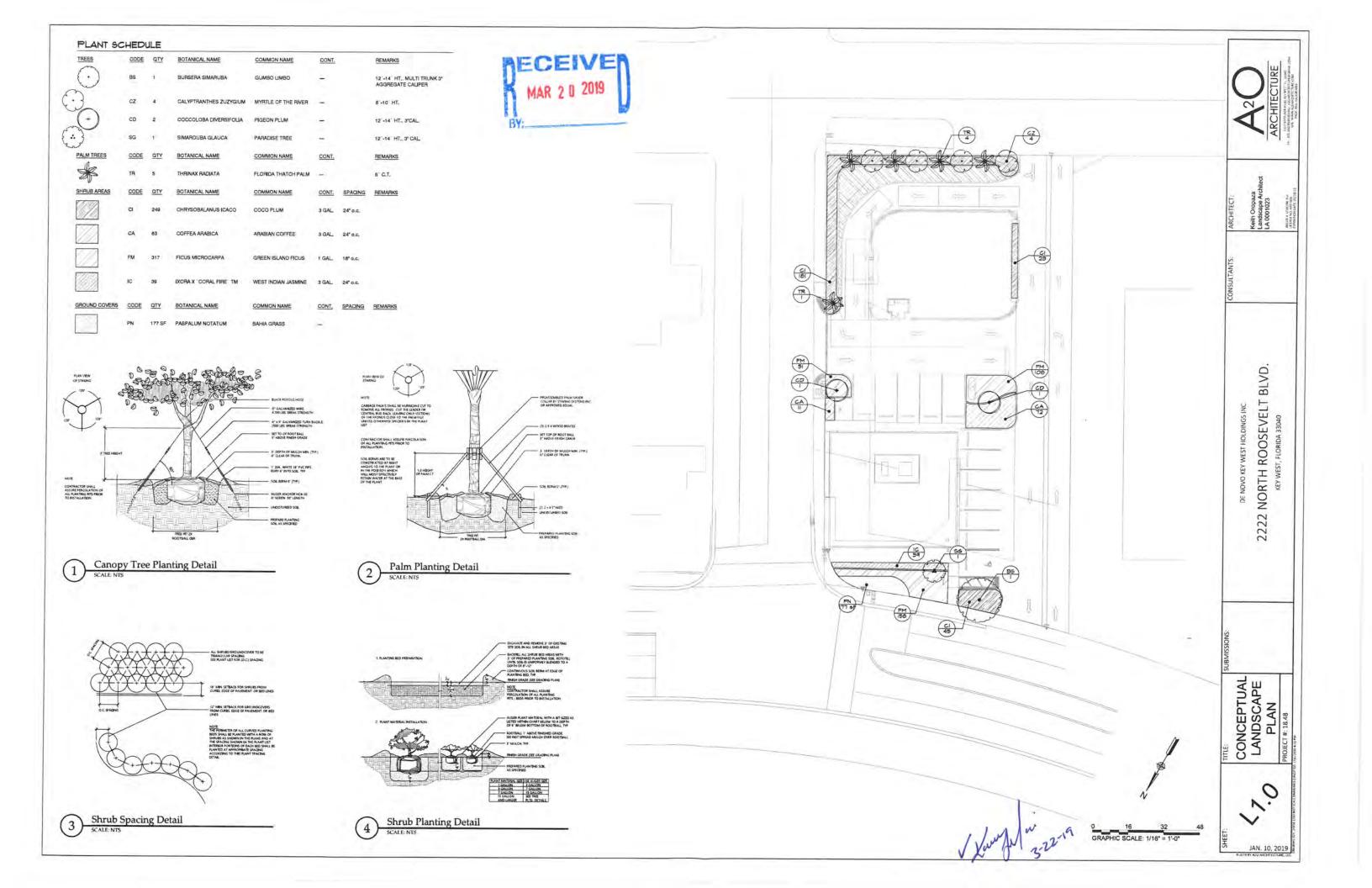
Urban Forestry Program Manager

City of Key West 1300 White Street Key West, FL33040

Office: (305) 809-3768

kdemaria@cityofkeywest-fl.gov

ec: A2O Architecture Keith Oropeza



Application



305-809-3740.

Project T2022-0007

Tree Permit Application

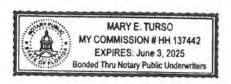
Please Clearly Print All Inform	nation unless indicated otherwise. Date: March 11, 2022					
Tree Addres	s 2222 North Roosevelt Blvd.					
Cross/Corner Stree						
List Tree Name(s) and Quantit	To los					
pecies Type(s) check all that appl	Chiepjup					
Reason(s) for Application	ii Plant					
() Remove	(Lett)					
() Transplan	t () New Location () Same Property () Other/Explain below					
() Heavy Maintenance Trin	n () Branch Removal () Crown Cleaning/Thinning () Crown Reduction					
Additional Information and	Approval of landscape plan for proposed expansion and current					
Explanation	open permit.					
Property Owner Name	Peter Batty					
Property Owner email Address	peter@uaigkw.com					
Property Owner Mailing Address	Owner Mailing Address 2222 N. Roosevelt Blvd					
Property Owner Phone Number	305 394 1518					
Property Owner Signature						
Representative Name	Keith Oropeza / Aileen Osborn					
Representative email Address	k.oropeza@gaiconsultants.com					
Representative Mailing Address	PO Box 547201 Orlando, FL 32854					
Representative Phone Number	407 222 9583					
NOTE: A Tree Representation Author owner will be representing the owne Representation Authorization form a	rization form must accompany this application if someone other than the er at a Tree Commission meeting or picking up an issued Tree Permit. Tree ttached ()					
Sketch location of tree in this area in Please identify tree(s) with colored t	acluding cross/corner Street					
See submitted plans						



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise. February 3, 2022 Date Tree Address 2222 North Roosevelt Blvd **Property Owner Name** Peter Batty Property Owner Mailing Address 2222 N. Roosevelt Blvd. Key West, FL 33040 Property Owner Mailing City, Key West, FL 33040 State, Zip **Property Owner Phone Number** 305-394-1518 **Property Owner email Address** peter@uaigkw.com **Property Owner Signature** Representative Name Keith Oropeza Representative Mailing Address PO Box 547201 Representative Mailing City, Orlando, FL 32804 State, Zip Representative Phone Number 407 222 9583 Representative email Address keithoropeza2@gmail.com Peter Batty hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property. **Property Owner Signature** The forgoing instrument was acknowledged before me on this By (Print name of Affiant) who is personally known to me or has produced sersonall as identification and who did take an oath. **Notary Public** Sign name: Print name: My Commission expires: Notary Public-State of (Seal)



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 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# Property ID 1051721 Millage Gro

Location Address 2222 N ROOSEVELT Blvd, KEY WEST

Legal Descriptio

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 OR742-25/32E OR1034-1868 OR1467-1881/83 OR2490-784/85 OR2760-1334/37

Neighbori

FINANCIAL (2300) Property

Class Subdivision Sec/Twp/Rng Key West Realty Co's First Sub 05/68/25

Affordable



Owner

KOAALLC 3320 Riviera Dr Key West FL 33040

Valuation

	2021	2020	2012	
+ Market Improvement Value	\$459,037	20.000	2019	2018
+ Market Misc Value	The state of the s	\$138,425	\$138,425	\$127,062
+ Market Land Value	\$26,985	\$28,117	\$28,117	\$13,941
	\$1,078,822	\$1,027,450	\$780,862	
Just Market Value	\$1,564,844	10 plant 10 million 10 plant 1		\$780,862
 Total Assessed Value 		\$1,193,992	\$947,404	\$921,865
- School Exempt Value	\$1,180,456	\$778,950	\$708,137	\$643,761
School Taxable Value	\$0	\$0	\$0	\$0
- School laxable value	\$1,564,844	\$1,193,992	\$947,404	\$921 865

Land

Land Use	Number of Units	Unit Type	-	
(2300)			Frontage	Depth
	11,723,13	Square Foot	100	205

Buildings

Building ID 40221 Style Building Type

FINANCIAL INSTITUTNS / 23C 3016

Finished Sq Ft 2561 1 Floor GOOD Stories Perimeter 202 Functional Obs Economic Obs Depreciation % Interior Walls DRYWALL

Code Sketch Area Finished Area Perimeter FLA FLOOR LIV AREA 2,561 2.561 208 OPE OP PRCH FIN LL 455 0 228 TOTAL 3.016

C.B.5. 1964 Exterior Walls Year Built EffectiveYear 2020 Foundation CONCRETE SLAB FLAT OR SHED Roof Type Roof Coverage ROLLED COMPOS Flooring Type Heating Type CERM/CLAY TILE with 0% FCD/AIR DUCTED Full Bathroo

400

Yard Items

ASPHALT PAVIN	G		Year Built 1966	Roll Year 1967	Quantity 1	Units 12657 SF	Grade 2
Sales							
Sale Date	Sale Price	Instrument	Instrument Number	Dond Book	D10	47. A. A. A. A.	

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	2	197	
8/31/2015	\$100	Warranty Deed	modern Humber	The second secon	Deed Page	Sale Qualification	Vacant or Improved
10/8/2010	\$100	Warranty Deed		2760	1334	11 - Unqualified	Improved
2/1/1976	\$168,000			2490	784	18 - Unqualified	Improved
201770	\$100,000	Conversion Code		742	25	Q - Qualified	Improved

	Permit Type	Date Completed Amount #	Date Issued	Number #
Notes INSTALL GRADING & ASPHALT FOR POSITIVE DRAINAGE.	Commercial	\$6,300	3/6/2020	BLD2020- 0056
INSTALL 3/4" PVC IN REAR OF PROPERTY.	Commercial	\$1,000	1/30/2020	BLD2020- 0158
FIRE SPRINKLER SYSTEM	Commercial	\$24,000	12/19/2019	BLD2019- 4492
FIRE SUPPRESSION	Commercial	\$24,000	12/19/2019	BLD2019- 4494
Installation of 2 bathrooms, including 2 sinks, 2 commodes, one sump pump, one mop sink and one water fountain. Break room plumbing.	Commercial	\$11,200	9/4/2019	BLD2019- 3139
install (2) 4 ton RTU A/C systems (CARRIER SOFC-AOSA2A3-DA)	Commercial	\$29,000	8/29/2019	BLD2019- 2595

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 uthority to execute documents on behalf of entity
PRESIDENT	of KOAA INC.
Name of office (President, Managing Memauthorize PETER E BATTY/22	ber) Name of owner from deed
Please Prin	t Name of Representative
a.B. Gwell	act on my/our behalf before the City of Key West.
Signature of person with authority	to execute documents on behalf on entity owner
Subscribed and sworn to (or affirmed) before no	Date 10, 2019 Description on behalf on entity owner
Name of person with authority to	o execute documents on behalf on entity owner
He/She is personally known to me-or has prese	
Mary P. alley- Notany's Signature and Seal	raper
MARY P. Alley DRAJO Name of Acknowledger typed, printed or stamped	ek
+GG 248875 Commission Number, if any	MARY P. ALLEY-DRAPER MY COMMISSION # GG 248875 EXPIRES: September 3, 2022

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.

, Peter E. Batty	
Please Print Name of person v	with authority to execute documents on behalf of entity
PRESIDENT	2222 North Inc
Name of office (President, Managing authorize A20 ARCHITECT	URE/ AILEEN & ALEX OSBORN
Please	Print Name of Representative
12-13	n and act on my/our behalf before the City of Key West.
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	only to execute documents on behalf on entity owner
Subscribed and sworn to (or affirmed) before	ore me on this <u>Jan 10. 2019</u> Date
Name of person with author	rity lo execute documents on behalf on entity owner
He/She is personally known to me or has p	oresented as identification.
Mary P. Alley J. A. MARY P. Alley J. M. Name of Miknowledger typed, printed or stam	De i
Commission Number, if any	



City of Key West Planning Department Verification Form

(Where Applicant is an entity)

	A. Ospazn	, in my capacity as	MANAGING	PARTNER
(pri	nt name)		(print position; presi	dent, managing member)
of	A20	AREHITECTURE	LLC	
		(print name		
being duly swo the deed), for the	orn, depose and sa he following prop	y that I am the Authori perty identified as the su	zed Representative of abject matter of this a	f the Owner (as appears on pplication:
2222	NORTH PAGE	Street address of su	bject property	37040
	ketches attached h			State of Florida that I am the information on all plans tained herein are in all respect
In the event thuntrue or incor	rect, any action o	nning Department relie r approval based on sai	s on any representati d representation shall	on herein which proves to be subject to revocation.
	d sworn to (or affi	rmed) before me on thi	s_ 9-17.7	<u>2 1by</u>
Aluen H	of Applicant		uure	
He/She is perso	onally known to n	ne or has presented		as identification.
97m) gaz	\(\) .		
Cina	y's Sighature and S Guff Wledger typed, prin)	Notary Public S Gine Gert My Commissio Expires 01/14/	State of Flonds n GG 947392 2024
9	47392			
Comi	mission Number, if	any		