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:	$	4,200.00
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

RECEIVED
SEP 20 2021
BY: DmP

RECEIVED
SEP 20 2021
BY:

Applications will not be accepted unless complete

Development Plan	Conditional Use	Historic District
Major X	_____	Yes_____
Minor_____		No X

Please print or type:

1) Site Address: 2222 NORTH ROOSEVELT BLVD.

2) Name of Applicant: A2O ARCHITECTURE

3) Applicant is:
Property Owner: _____
Authorized Representative: A2O 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: a2oarchitecture@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# 00051100-000000

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

Doc# 2045317 09/14/2015 11:39AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/14/2015 11:39AM
DEED DOC STAMP CL: Krys $0.70

Doc# 2045317
Bk# 2760 Pg# 1334

PREPARED BY:

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

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 9.31.2015, 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:

Witness #1 signature

Jacqueline Gonzalez
Printed name of witness #1

Witness #2 signature

Jacqueline Collins
Printed name of witness #2

Grantor:

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

Alvin B. Crockett, Jr., Trustee

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 OF NOTARY PUBLIC
My commission expires: 1/18/2018

Notary Public State of Florida
Carmen Diaz
My Commission FF 082910
Expires 01/18/2018

Doc# 2045317
Bk# 2760 Pg# 1336

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, [X] who is personally known to me or [ ] who has produced _____ as identification.

[Affix Notary Seal]

Victoria M Cherniske
Commonwealth of Virginia
Notary Public
Commission No. 7507946
My Commission Expires 02/28/2019

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 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 Street 192.67 +/-, 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.

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.

15-35993 (hw)

PREPARED BY AND MAIL AFTER RECORDING TO:

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

MONROE COUNTY
OFFICIAL RECORDS

FILE #1015374
BK#1467 PG#1881

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

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

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.

Witness

Witness

ALVIN B. CROCKETT

RUTH C. CROCKETT

FILE #101537 4
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 7th day of April, 1997, have acknowledged the same before me in my presence in the County and State aforesaid.

Given under my hand this 7th 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, LASRIS & 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, 19.7, 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

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, Professional Land Surveyor
Florida Reg Cert No #2140

Key West, Florida
August 25, 1977

INITIAL	
RC ore	

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.

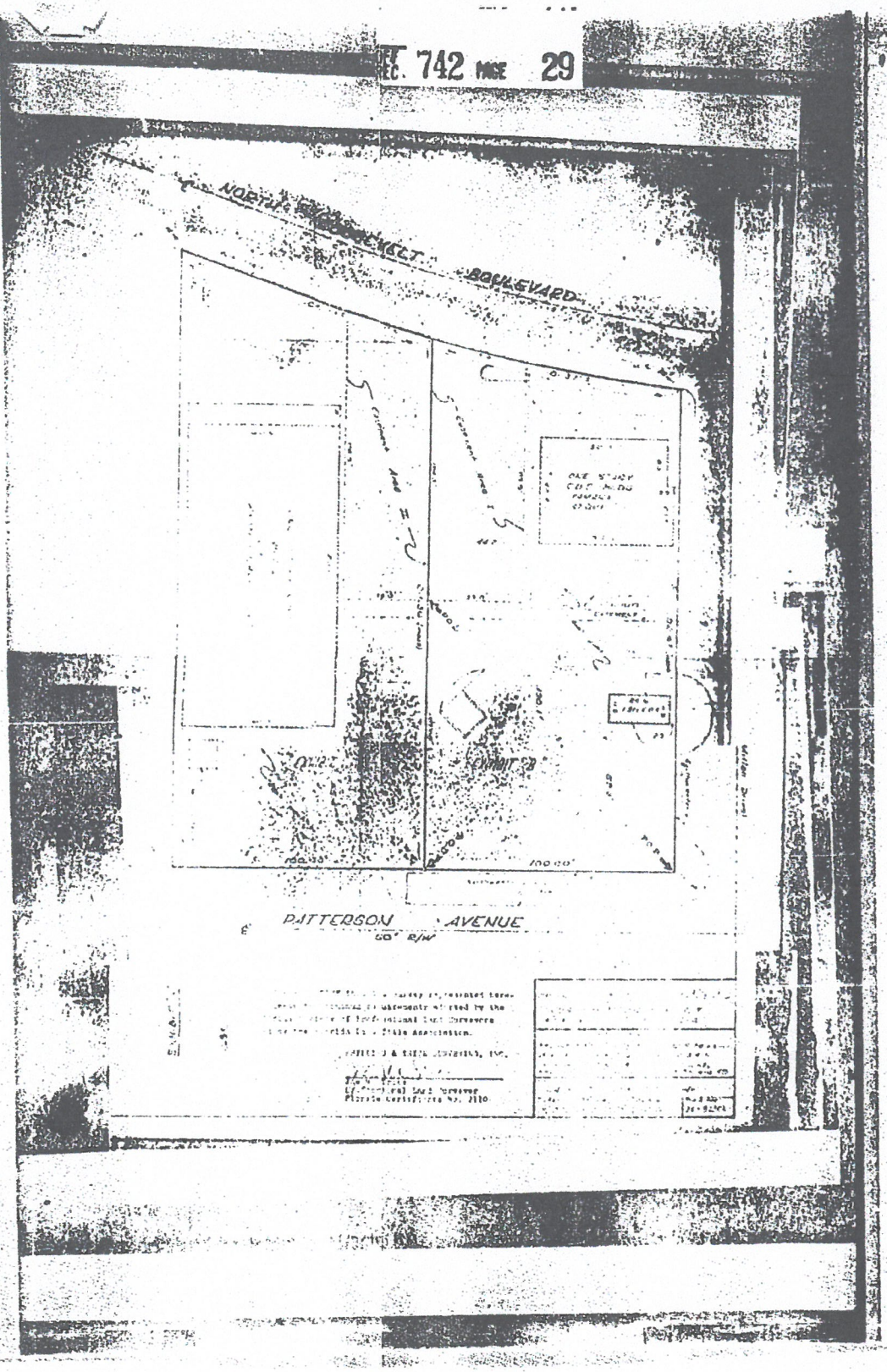
PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice

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

Key West, Florida
August 25, 1977

INITIAL	
RC OSC	


NORTH
BOULEVARD
UNIT 2
100.00'
PATTERSON
AVENUE
60' R/W

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.

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

Key West, Florida
August 25, 1977

INITIAL	
RC	

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 ABC	

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. Morris

Cindy L. Voss

By: John Weil

Attest: Donald L. Davis

Witnesses:

Mary Perkins

Marlene Rodriguez

Jeanette M. Cordero

Linda Cabrera

Alvin B. Crockett
ALVIN B. CROCKETT

Ruth C. Crockett
RUTH C. CROCKETT

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH WALLACE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

STATE OF FLORIDA)
)ss
COUNTY OF DADE)

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.

Virginia D. Morris
NOTARY PUBLIC

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

STATE OF FLORIDA)
)ss
COUNTY OF MONROE)

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 31st day of October, 1977.

R.R. Ryzenhagen, Jr.
NOTARY PUBLIC

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

Property Record Card

qPublic.net™ Monroe County, FL

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 Address	2222 N ROOSEVELT Blvd, KEY WEST
Legal Description	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 (Note: Not to be used on legal documents.)
Neighborhood	31040
Property Class	FINANCIAL (2300)
Subdivision	Key West Realty Co's First Sub
Sec/Twp/Rng	05/68/25
Affordable Housing	No

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	GOOD			
Code	Description	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

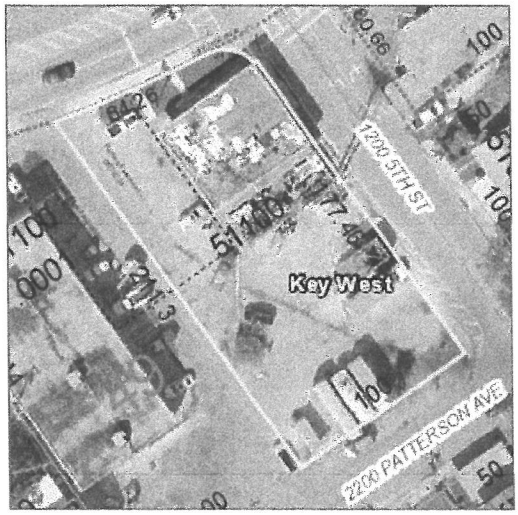
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-0056	3/6/2020		$6,300	Commercial	INSTALL GRADING & ASPHALT FOR POSITIVE DRAINAGE.
BLD2020-0158	1/30/2020		$1,000	Commercial	INSTALL 3/4" PVC IN REAR OF PROPERTY.
BLD2019-4492	12/19/2019		$24,000	Commercial	FIRE SPRINKLER SYSTEM.
BLD2019-4494	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, Srlsotrovek 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 APPOX 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

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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

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Version 2.3.147

Sunbiz.org Search Results

DIVISION OF CORPORATIONS

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

3450 DUCK AVE
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

06/18/2018 -- Domestic Profit View image in PDF format

Florida Department of State, Division of Corporations

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
KOAA 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

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

Document Images

04/18/2018 -- ANNUAL REPORT	View image in PDF format
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01/28/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/06/2012 -- ANNUAL REPORT	View image in PDF format
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06/17/2009 -- ANNUAL REPORT	View image in PDF format
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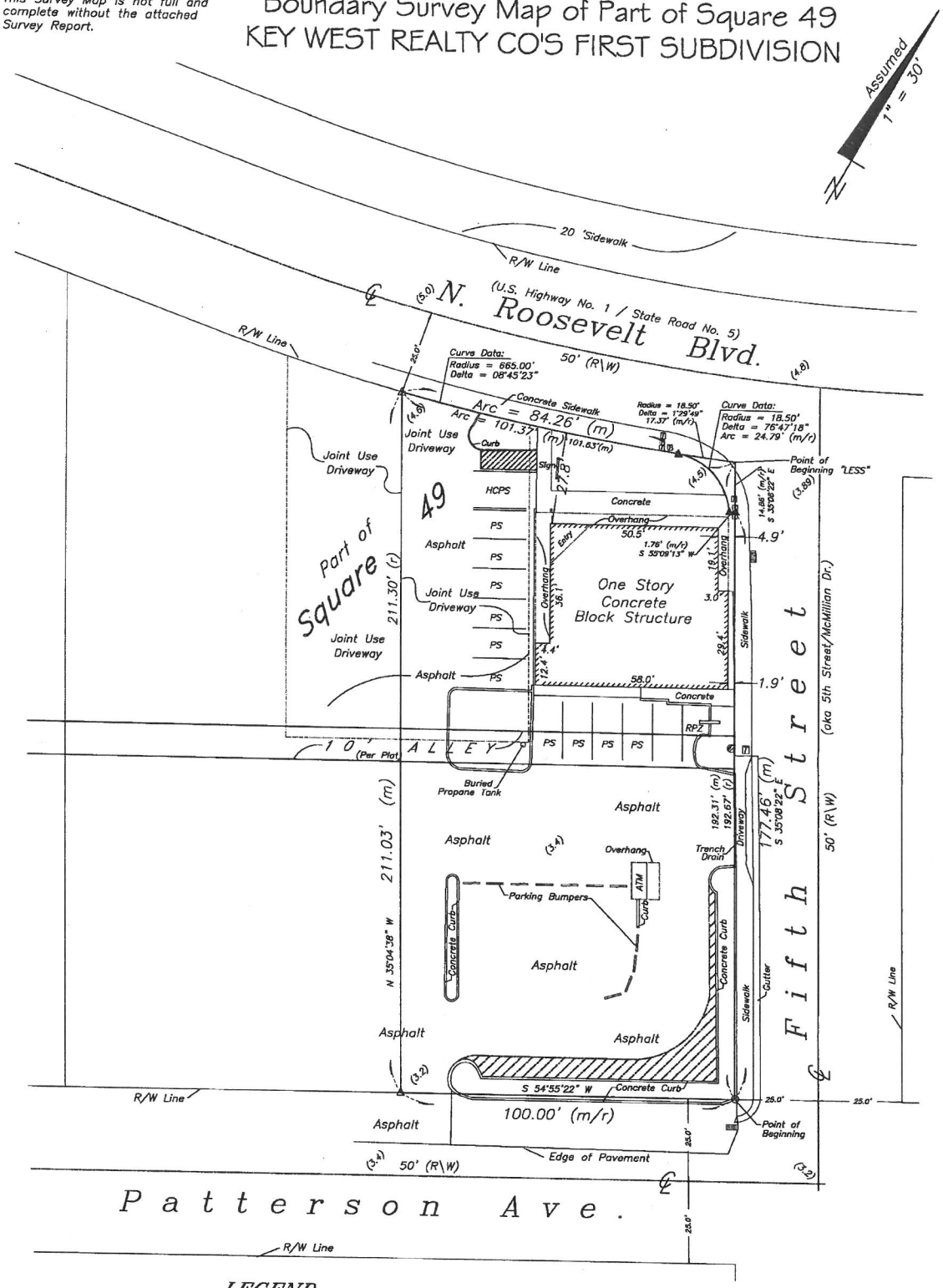
04/07/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
04/01/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

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



LEGEND

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

Sheet One 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

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

THIS SURVEY IS NOT ASSIGNABLE

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

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

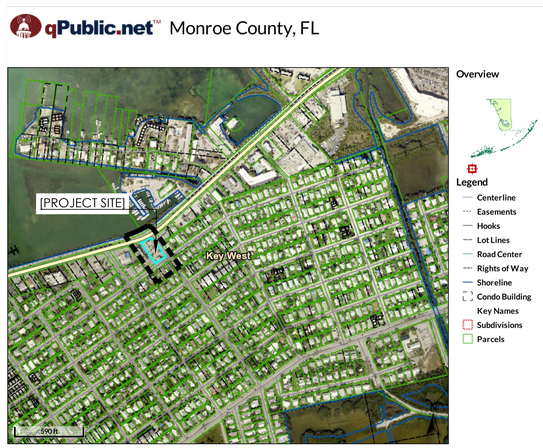
PROJECT TEAM

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

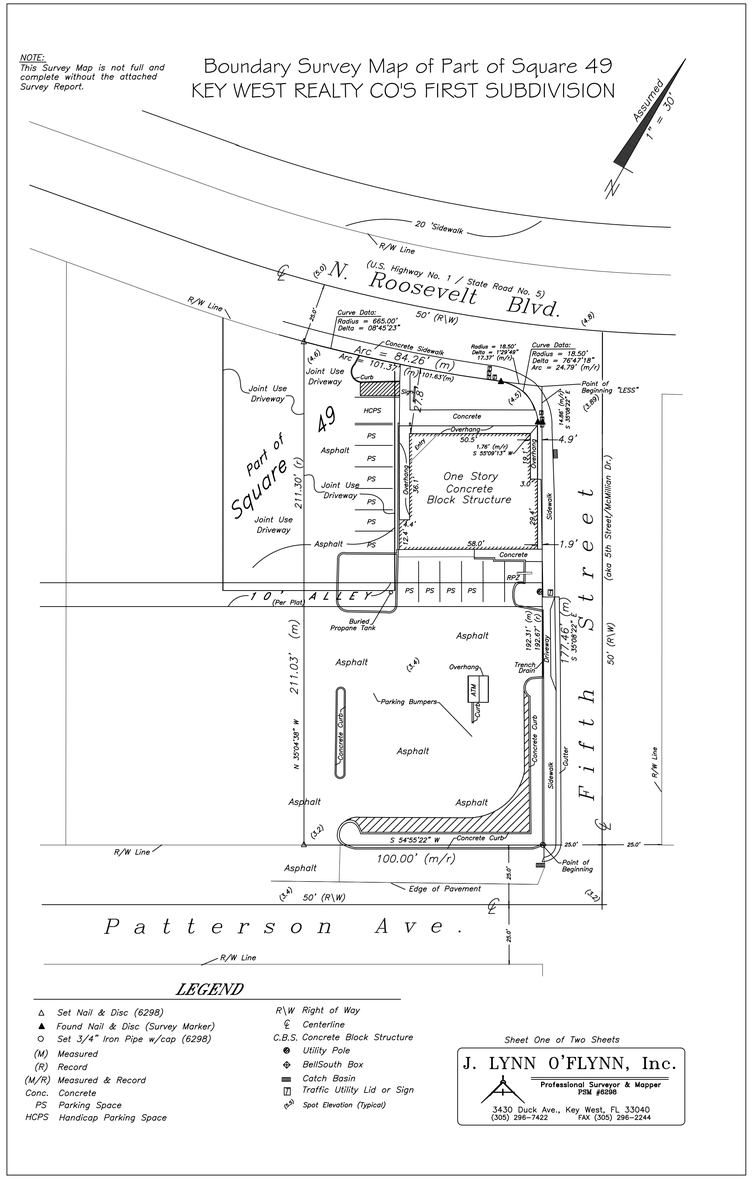
G1.0	COVER, SCOPE, INDEX AND SURVEY COPY
A1.1	EXISTING SITE PLAN AND DATA
A1.2	PROPOSED SITE PLAN AND DATA
A1.3	SITE DRAINAGE AND LIGHTING
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
LFS-1	LIFE SAFETY PLANS & CODE REFERENCES
L-1	LANDSCAPE PLAN



Parcel ID	00051100-000000	Alternate ID	1051721	Owner Address	KOAA LLC
Sec/Twp/Rng	05/68/25	Class	FINANCIAL		3320 Riviera Dr
Property Address	2222 N ROOSEVELT Blvd KEY WEST				Key West, FL 33040
District	10KW				
Brief Tax Description	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 (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
E: A2OARCHITECTURE@GMAIL.COM
CORPORATE LICENSE: AA26003972
PROFIBIES: AA26003972
3706 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:
ALEEN A. OBRON, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/23

CONSULTANTS:
SEE PROJECT TEAM ON GS.0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2022.02.28 - PLANNING SUBMISSION
2022.03.01 - FIRE COMMENTS
2022.03.22 - PLANNING REVISE 1
2022.03.23 - PLANNING REVISE 2
2022.04.29 - PLANNING REVISE

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
RESOLUTION - URBAN FORESTRY NO. T2019-0137
CONCEPTUAL LANDSCAPE TP2022-00007

TITLE: COVER, SCOPE, INDEX & SURVEY

PROJECT #: 21.24

SHEET: G1.0

APRIL 29, 2022

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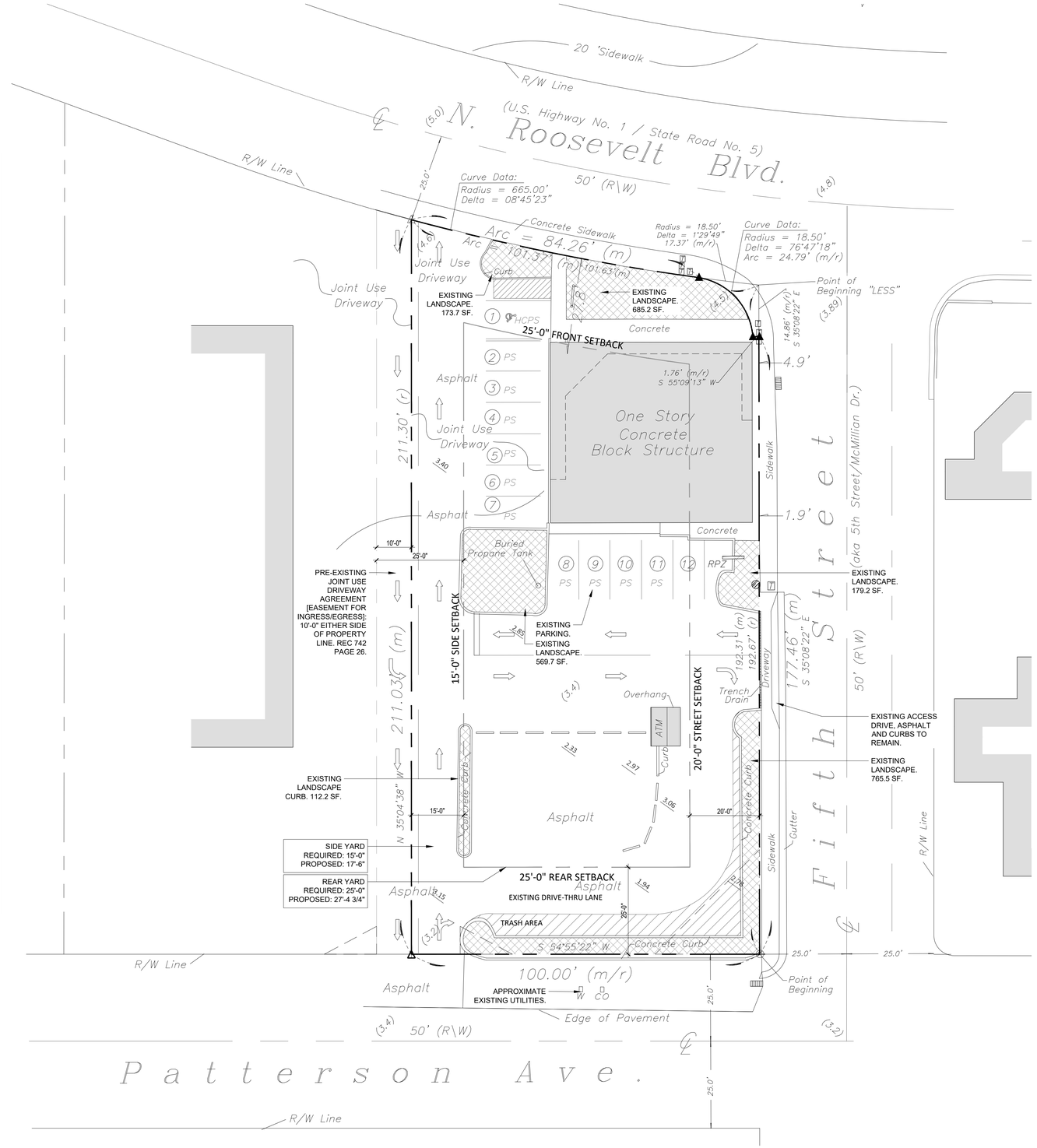
DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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"

0 16 32 48
GRAPHIC SCALE: 1/16" = 1'-0"

A2O ARCHITECTURE
P: 305.741.7476
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PROF.REG.: AA26003372
3700 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:
ALEEM A. OBSOM, R.A.
LICENSE NO.: AR97403
EXPIRATION DATE: 02/20/23

CONSULTANTS:
SEE PROJECT TEAM ON CS.0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2022.01.14 - PLANNING SUBMISSION
2022.02.03 - TREE COMMISSION
2022.02.11 - HARC COMMISSION
2022.02.25 - PLANNING -REVISE
2022.04.01 - PLANNING -REVISE

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
RESOLUTION - HARC NO. H2019-0037-IN-2019-0137
CONCEPTUAL LANDSCAPE: FP2022-0003

TITLE: EXISTING SITE PLAN

PROJECT #: 21.24

SHEET: A1.1

APRIL 29, 2022

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DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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" [1]	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 [5]	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 [2, 3]	22 / 6 [4]	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 [4.5]	6 [4.6]	YES
BICYCLE SEC 108-574	SUBSTITUTE 4 BIKE=1 VEH.	0	8 BIKE =2 VEH.[4.3] [#'s 19,20]	YES
SCOOTER	1 SC. = 1 VEH.	0	3 [#'s 14,21,22]	YES

GENERAL DRAWING NOTES:

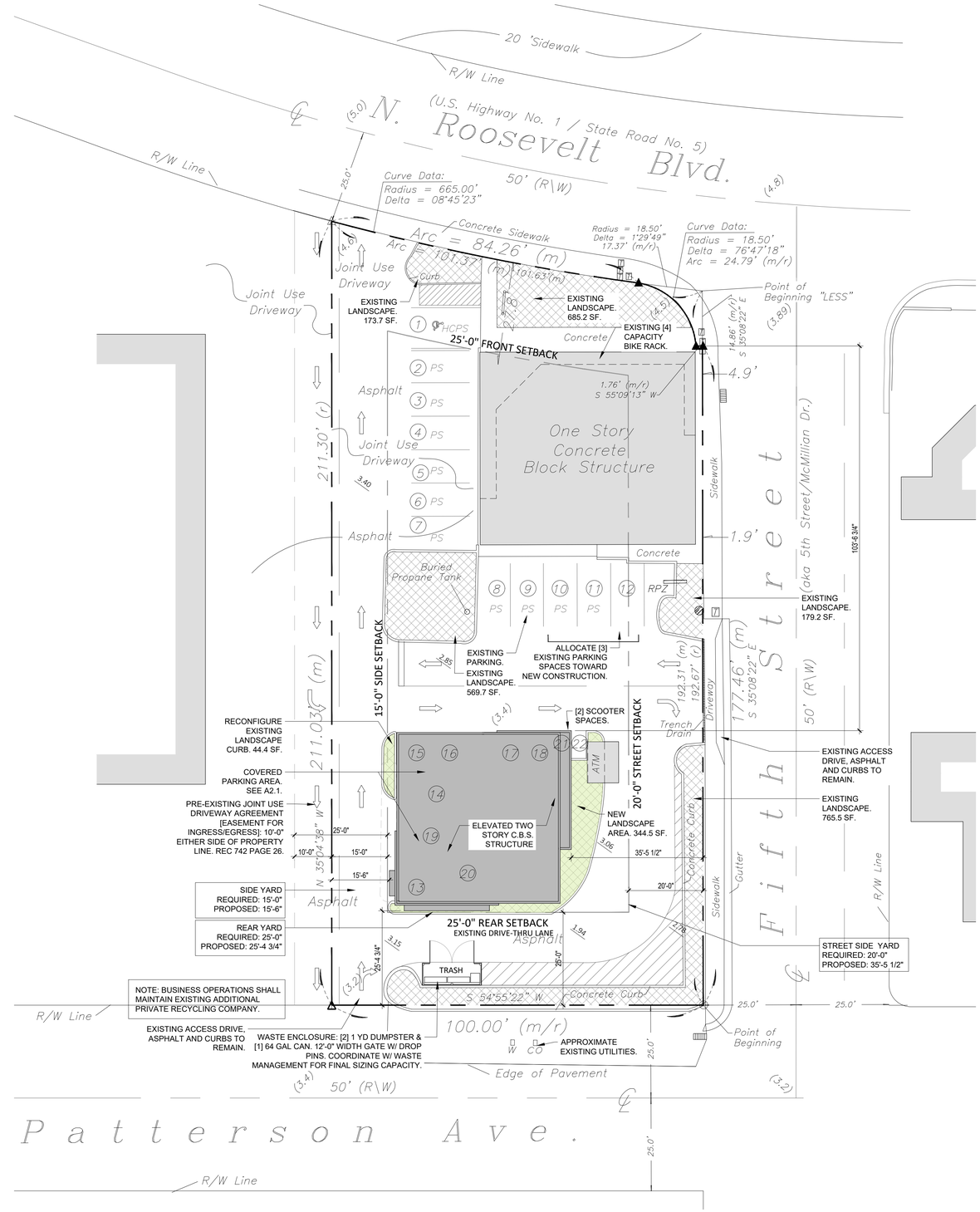
1. HEIGHT INCREASE ACCOUNTS FOR BUILDING ABOVE CURRENT FLOOD HEIGHTS, NVGD 29. FEMA EXEMPTION FOR HEIGHT: COKW LDR: SEC. 122-1149 - HEIGHT [d]1.
2. EXISTING SITE PLAN APPROVAL: RESOLUTION NO. 2019-14

PARKING NOTES

3. EXISTING PARKING = 9 VEHICLES / 3 BIKES REQUIRED.
   3.1. AS APPROVED [2], 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" (0, 16, 32, 48)

A2O ARCHITECTURE
P: 305.741.7476
EMAIL: A2OARCHITECTURE@GMAIL.COM
PROFREG: AA26003372
3700 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT: ALEEM A. OBSOM, R.A. LICENSE NO. AR97403 EXPIRATION DATE: 02/28/23

CONSULTANTS: SEE PROJECT TEAM ON CV-0.0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2022.01.21 - HRC COMMISSION
2022.02.03 - HRC COMMISSION
2022.02.15 - PLANNING REVISE
2022.02.25 - PLANNING REVISE
2022.04.29 - PLANNING REVISE

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
HISTORIC ARCHITECTURAL REVIEW COMMISSION - H22-01-0007
CONCEPTUAL LANDSCAPE: TP2022-0000

TITLE: PROPOSED SITE PLAN

PROJECT #: 21.24

SHEET: A1.2

APRIL 29, 2022

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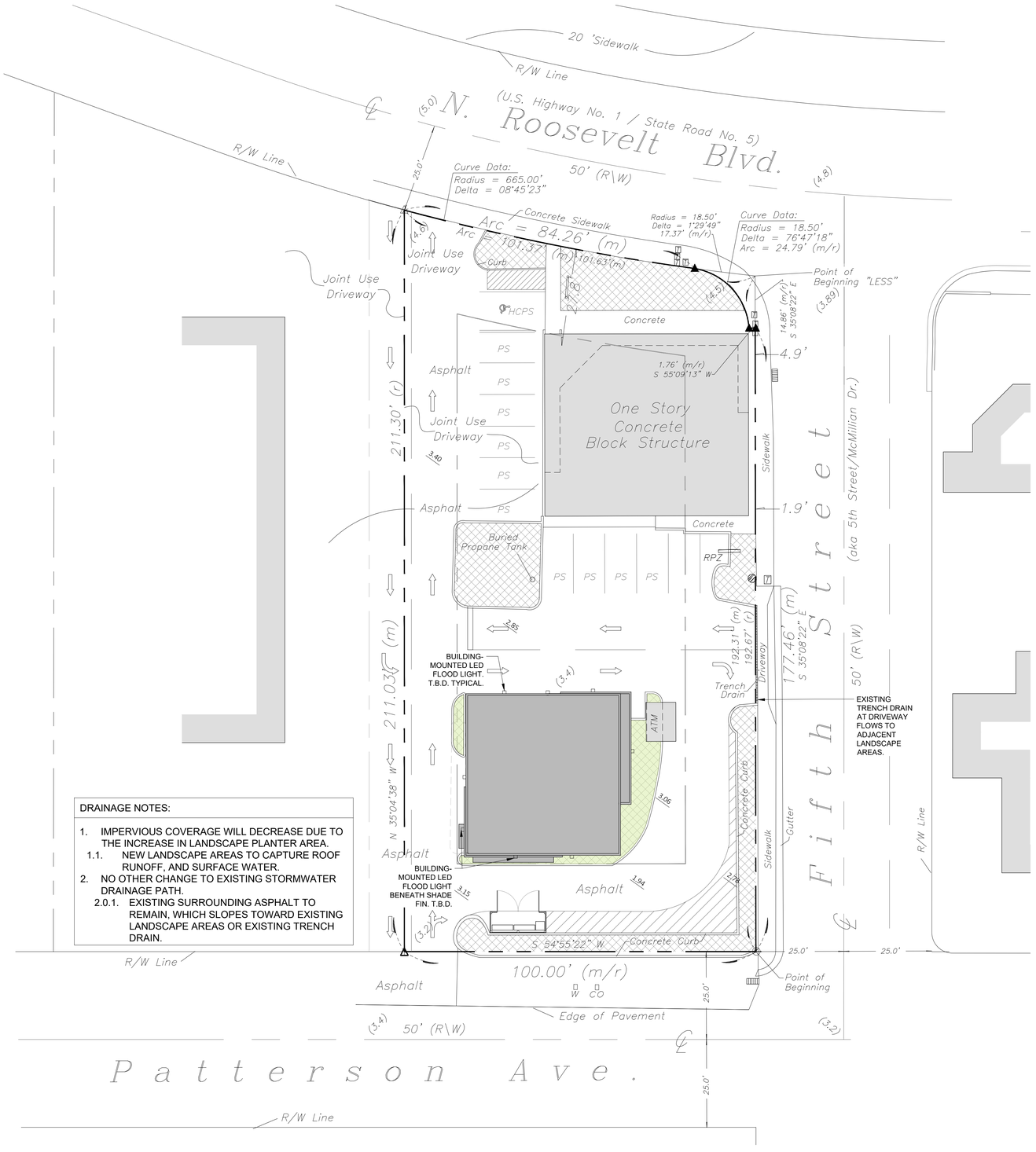
DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS



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"

0 16 32 48
GRAPHIC SCALE: 1/16" = 1'-0"

A2O ARCHITECTURE

P: 305.741.7474
E: STUDIO@A2OARCHITECTURE@GMAIL.COM
PROFIREG: AA26003372
3700 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:
ALEEN A. OBRON, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/26/23

CONSULTANTS:
SEE PROJECT DIRAWINGS LIST

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2021-11 - PRE-APPLICATION SUBMISSION
2022.02.03 - TREE COMMISSION
2022.02.11 - HARC COMMISSION
2022.02.25 - PLANNING REVIEW
2022.04.29 - PLANNING REVIEW

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
RESOLUTION - HARC NO. H2019-0013 / H19-0-013
CONCEPTUAL LANDSCAPE: TP2022-0000

TITLE: SITE DRAINAGE AND LIGHTING

PROJECT #: 21.24

SHEET: A1.3

APRIL 29, 2022

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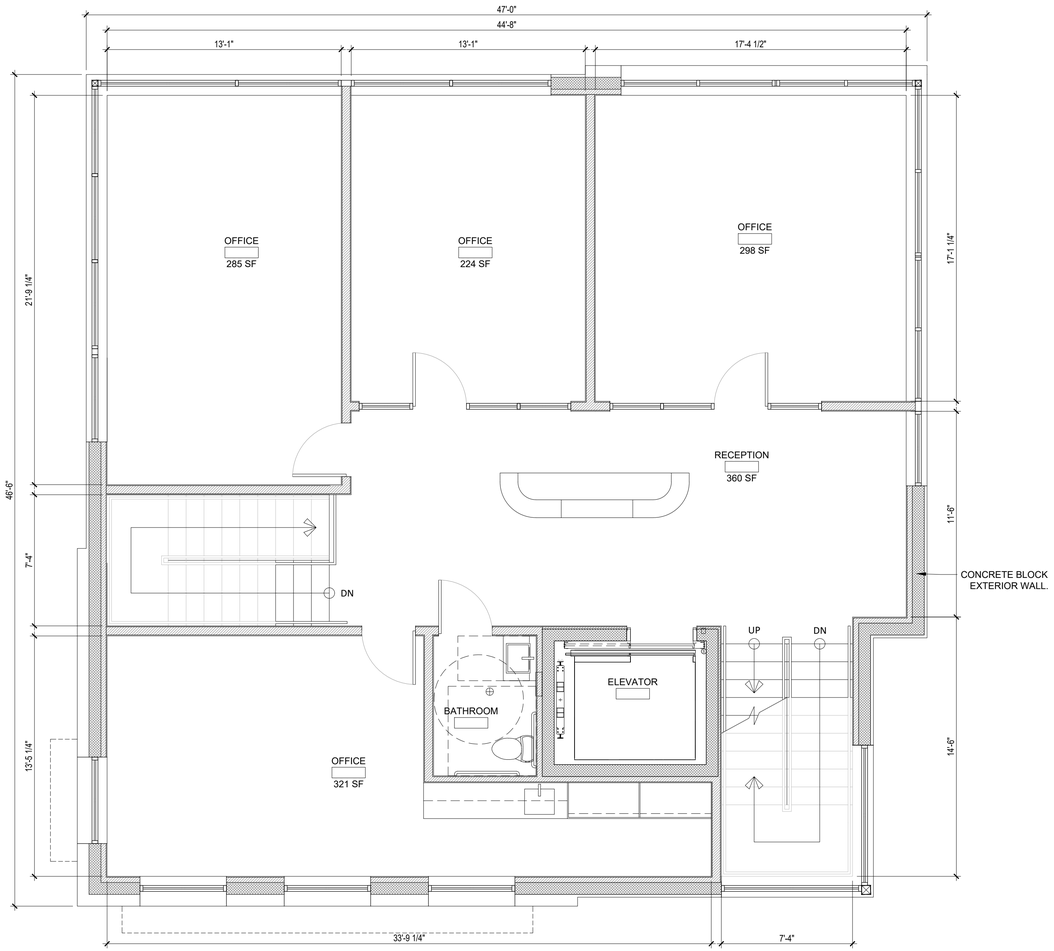
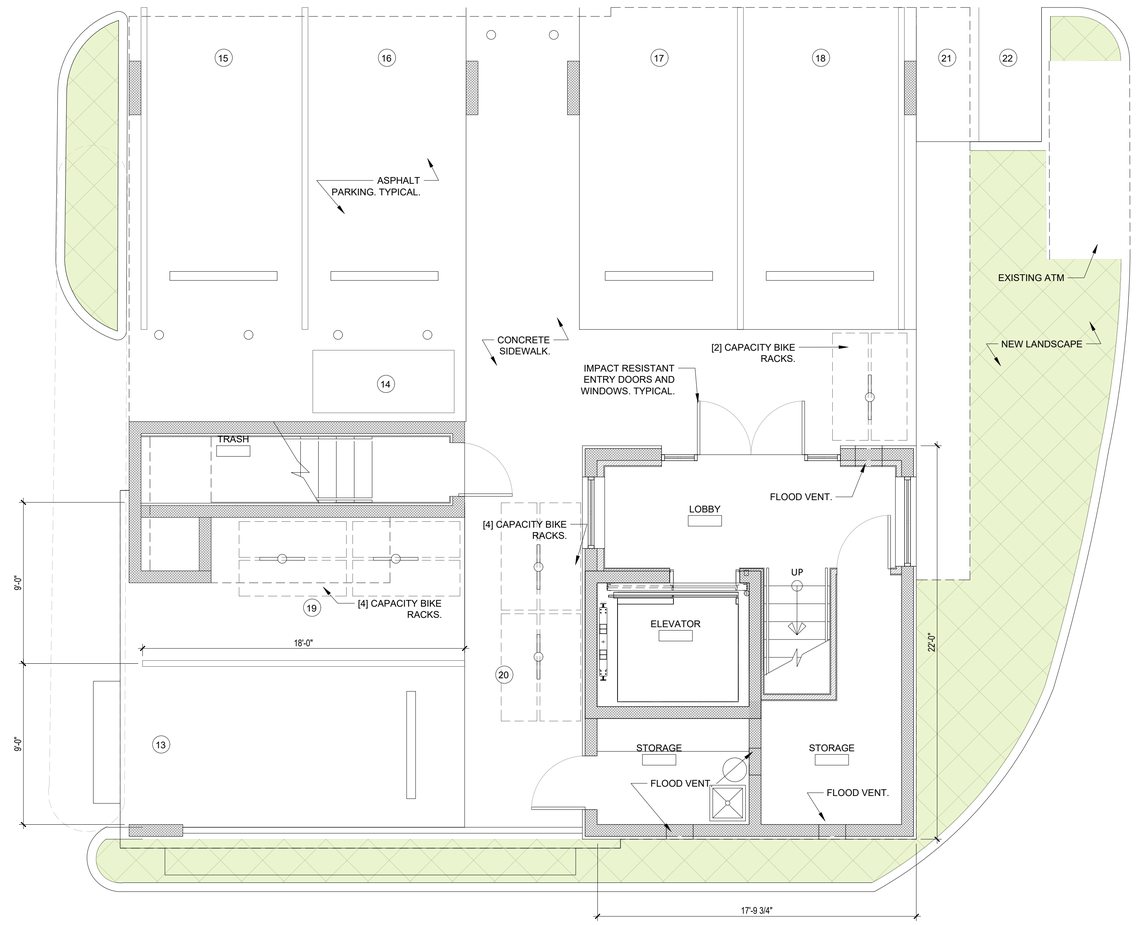
DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS



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



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

A2O ARCHITECTURE

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PROF.REG. AA26003972
3750 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:
ALEEN A. OBSON, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/20/23

CONSULTANTS:
SEE PROJECT TEAM ON CS-0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2022.01.14 - PLANNING BOARD SUBMISSION
2022.02.03 - TREE COMMISSION
2022.02.23 - FLANNING REVISE
2022.03.23 - PLANNING BOARD
2022.03.25 - PLANNING REVISE
2022.04.04 - PLANNING REVISE

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
REVISION - PLANNING BOARD NO. 2019-0137
CONCEPTUAL LANDSCAPE: ETP2022-0007

TITLE: FLOOR PLANS

PROJECT #: 21.24

SHEET: A2.1

APRIL 29, 2022

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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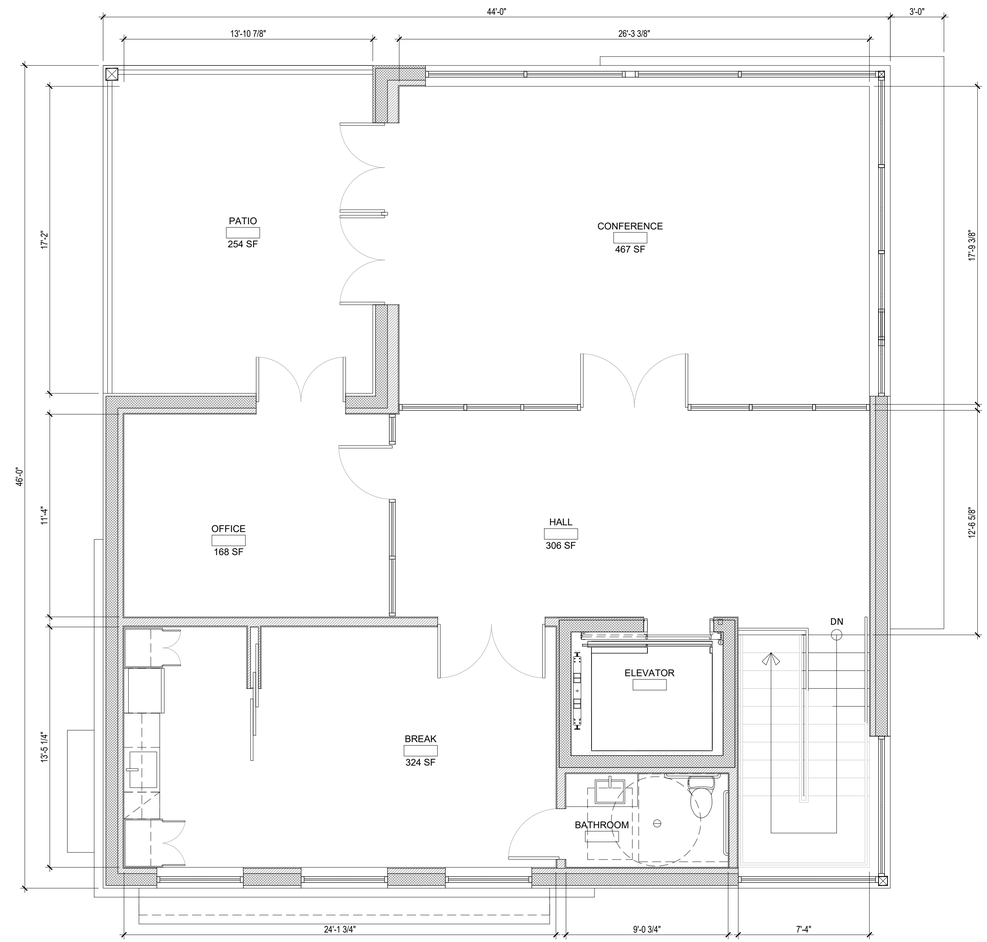

1 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

0 4 8 12

GRAPHIC SCALE: 1/4" = 1'-0"

A2O ARCHITECTURE

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PROF.REG. AA26003372
3750 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:

ALEEN A. OBSIOM, P.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/20/23

CONSULTANTS:

SEE PROJECT TEAM ON CV.0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:

2022.01.14 - PLANNING SUBMISSION
2022.02.03 - TREE COMMISSION
2022.02.11 - PLANNING REVISE
2022.02.25 - PLANNING REVISE
2022.04.29 - PLANNING REVISE

APPROVALS:

RESOLUTION - PLANNING NO. 2019-14
RESOLUTION - HRA NO. H2019-0003 / H2019-0137
CONCEPTUAL LANDSCAPE TP2022-0003

TITLE: FLOOR PLANS

PROJECT #: 21.24

SHEET: A2.2

APRIL 29, 2022

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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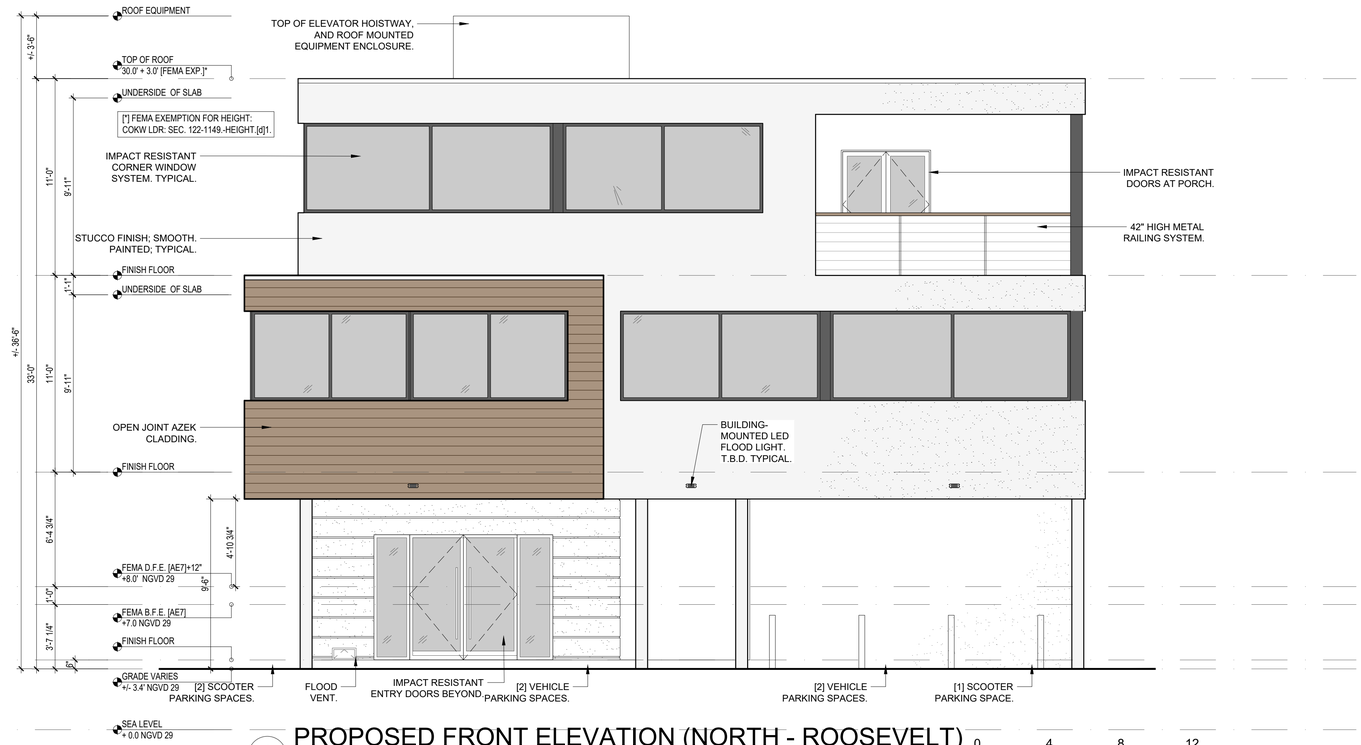
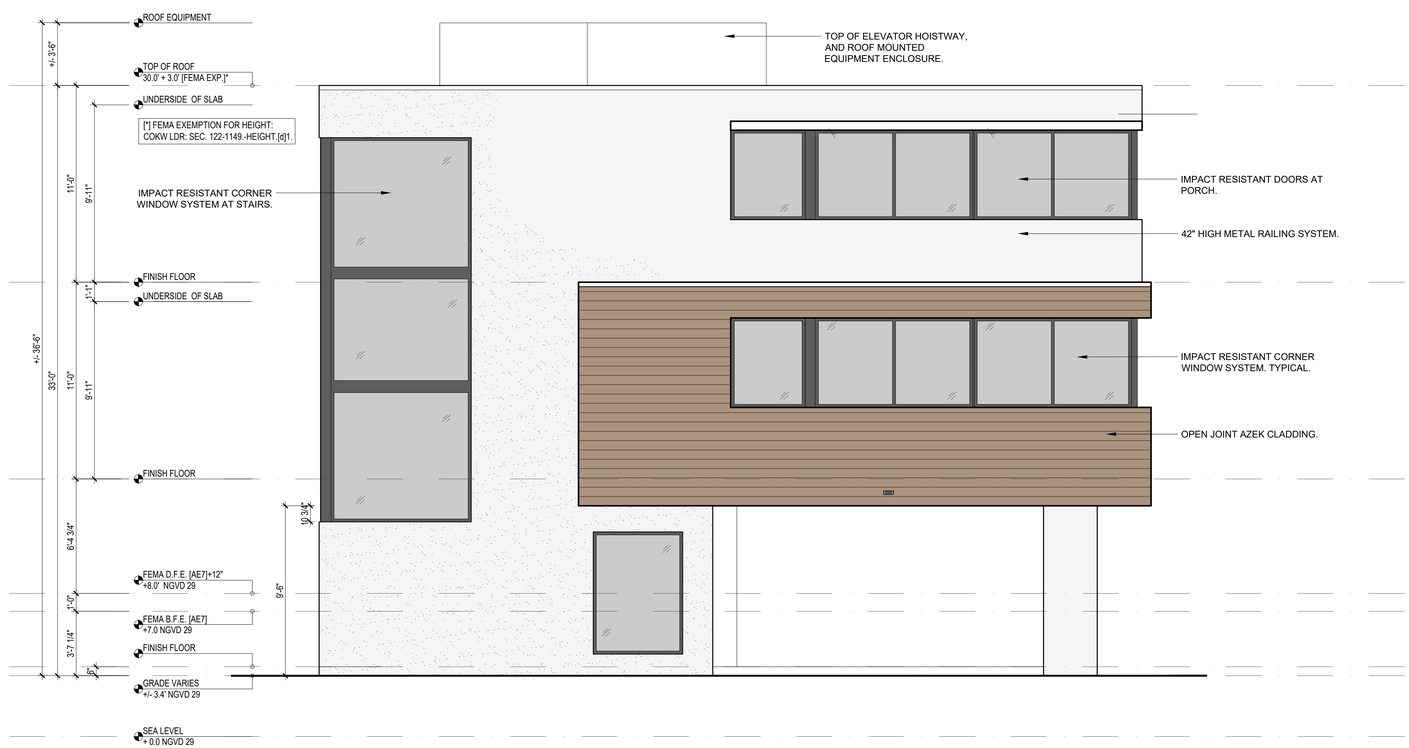


1 PROPOSED FRONT ELEVATION (NORTH - ROOSEVELT)

SCALE: 1/4"=1'-0"

0 4 8 12

GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (EAST - FIFTH STREET)

SCALE: 1/4"=1'-0"

0 4 8 12

GRAPHIC SCALE: 1/4" = 1'-0"

A2O ARCHITECTURE

P: 305.741.7476
E: CONTACT@A2OARCHITECTURE.COM
PROF.REG. AA26003372
3750 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:

AUSTIN A. OBRION, III A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/26/23

CONSULTANTS:

SEE PROJECT TEAM ON CV.0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2022.02.03 - TREE COMMission
2022.02.11 - PLANNING BOARD
2022.02.25 - PLANNING REVISE
2022.03.24 - PLANNING REVISE

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
WORKFORCE HOUSING - RESOLUTION NO. 2019-0137
CONCEPTUAL LANDSCAPE: [FP2022-0003]

TITLE:

EXTERIOR ELEVATIONS

PROJECT #: 21.24

SHEET:

A3.1

APRIL 29, 2022

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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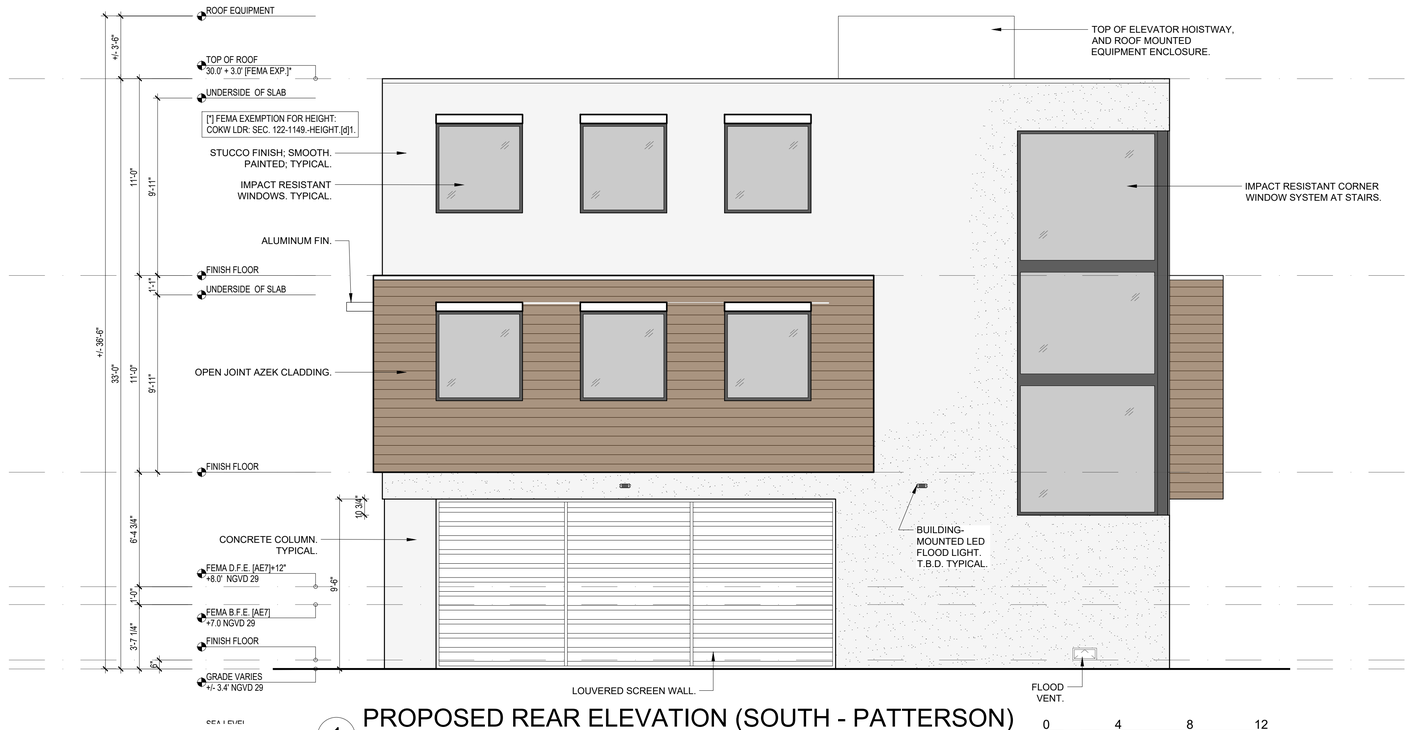
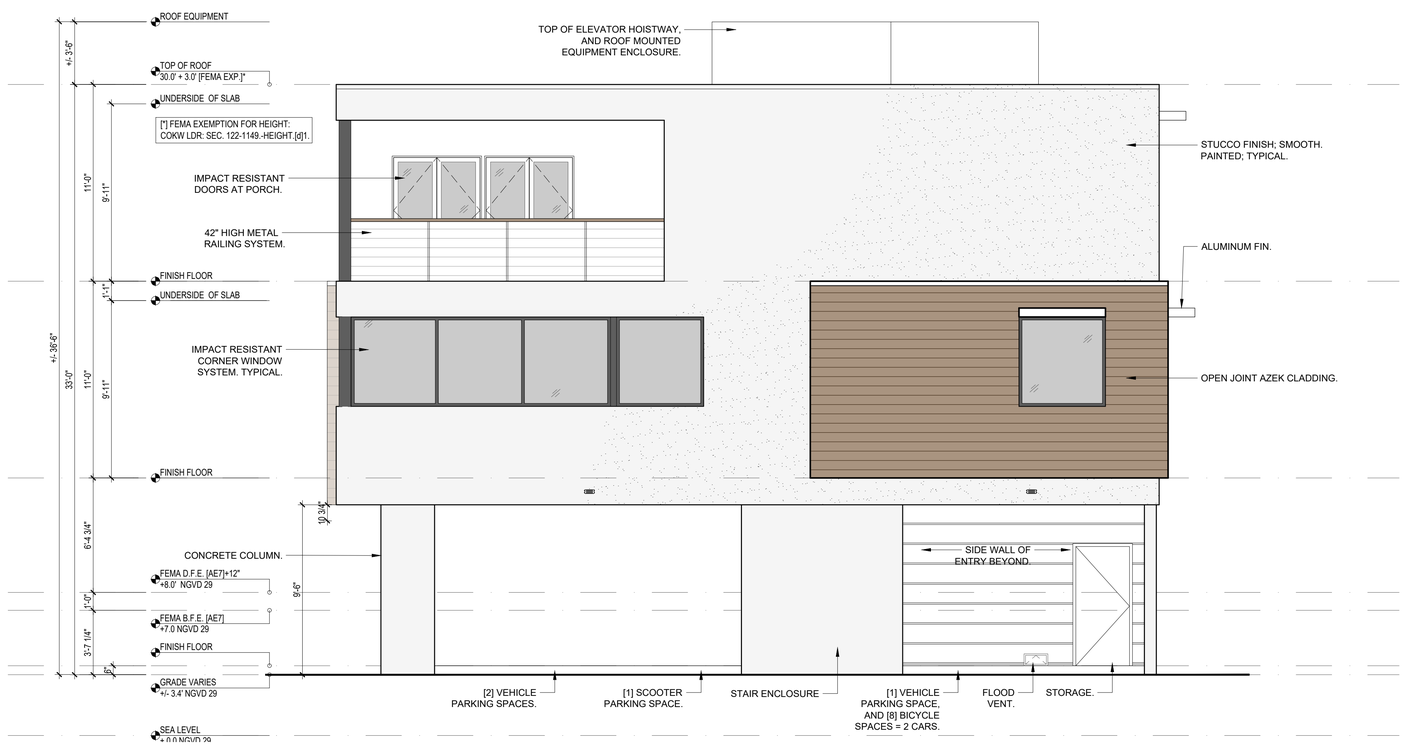


1 PROPOSED REAR ELEVATION (SOUTH - PATTERSON)

SCALE: 1/4"=1'-0"

0 4 8 12

GRAPHIC SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (WEST - SUPERMARKET)

SCALE: 1/4"=1'-0"

0 4 8 12

GRAPHIC SCALE: 1/4" = 1'-0"

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ARCHITECT:
ALEEN A. OBRON, R.A.
LICENSE NO. AR97403
EXPIRATION DATE: 02/20/23

CONSULTANTS:
SEE PROJECT TEAM ON G1.0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2022.01.03 - TREE COMMISSION
2022.02.03 - HARC MINOR REVIEW
2022.02.25 - PLANNING REVIEW
2022.04.01 - PLANNING REVIEW

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
RESOLUTION - HARC MINOR REVIEW NO. H19-01-0137
CONCEPTUAL LANDSCAPE: TP2020-0000

TITLE:
EXTERIOR ELEVATIONS

PROJECT #: 21.24

SHEET:
A3.2

APRIL 29, 2022

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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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:

Section 1004: Occupant Load
- Max floor area per occupant: 150 gross
- 1004.5.1 Increase not to exceed 1 person per 7sf of occupiable floor space.

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

Section 1006: Exit and Exit Access Doorways
- Two exits shall be provided where:
  - 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.
  - Signs are not required in rooms or areas that only require one exit.
  - 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:

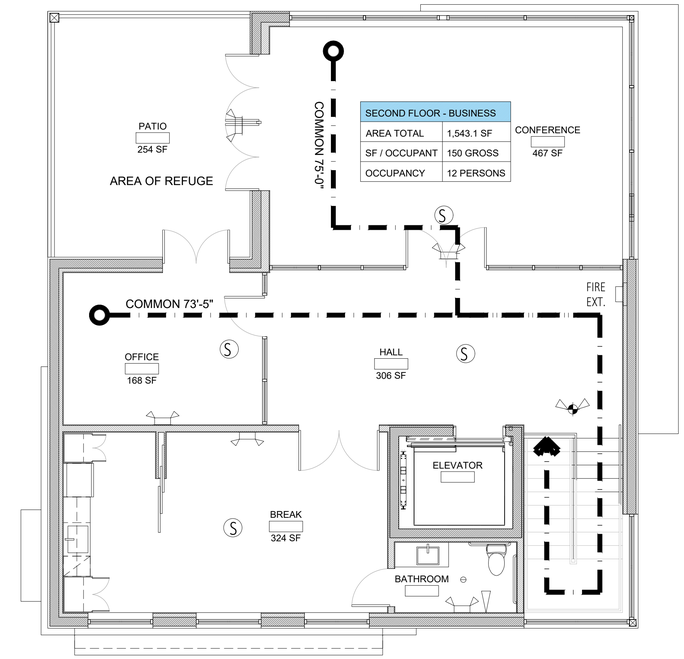
	COMBO EXIT LIGHT	LED EXIT SIGN. DIRECTION AS SHOWN ON PLAN. WIRED & CIRCUITED.
	EMERGENCY LIGHT	LED EMERGENCY LIGHT. WIRED & CIRCUITED.
	FIRE EXTINGUISHER	FIRE EXTINGUISHER CAB
	HORN / STROBE	WALL MOUNTED FIRE ALARM COMBINATION AUDIBLE/ VISUAL SIGNALING NIT. HORN/FLASHING "FIRE" LIGHT MIN. 75CD. MOUNTED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

OCCUPANCY ZONE LEGEND:

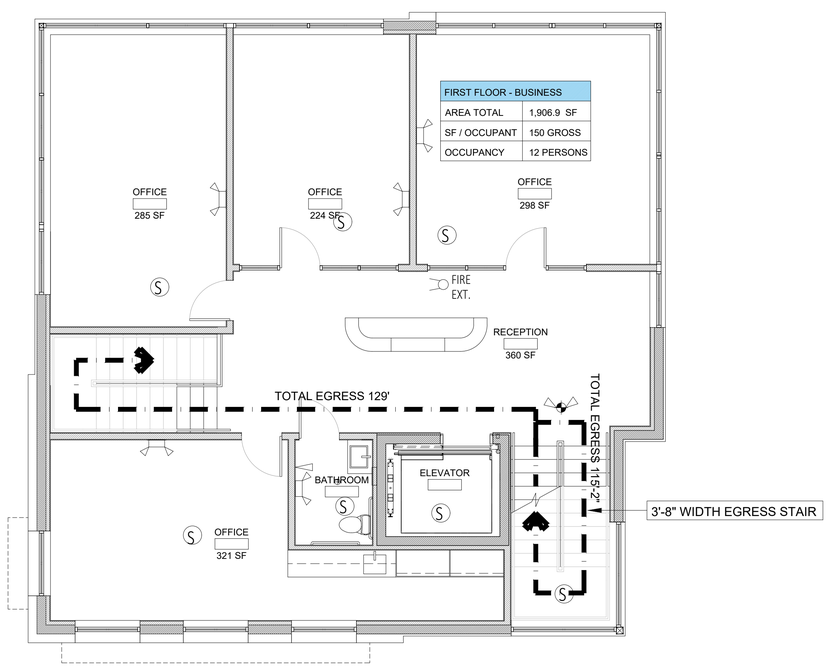
BUSINESS AREA - 150 GROSS

LIFE SAFETY - OCCUPANCY CALCULATIONS

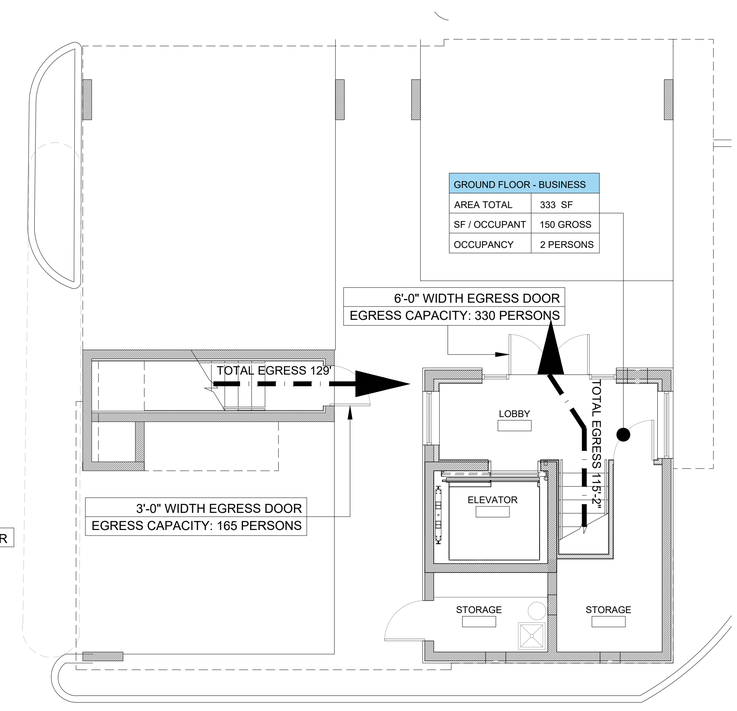
FLOOR	SF	OCCUPANCY	PROPOSED BUILDING OCCUPANCY:
GROUND	311 SF	= 2 PERSONS	25 PERSONS + [FBC2020 1004.5.1 INCREASE] [311 + 1,906.9 + 1,543.1=3,761 SF/ 76 SF] = **49 PERSON OCCUPANCY.**
FIRST	1,906.9 SF	= 12 PERSONS	
SECOND	1,543.1 SF	= 11 PERSONS	



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



2 FIRST 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"

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3750 N. ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:
ALEEN A. OBRON, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/20/23

CONSULTANTS:
SEE PROJECT TEAM ON CS-0

2222 NORTH INC.

ACCESSORY OFFICE BUILDING

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

SUBMISSIONS:
2020.12.03 - TREE COMMISSION
2022.02.11 - DRC COMMENTS
2022.02.25 - PLANNING REVIEW
2022.04.29 - PLANNING REVIEW

APPROVALS:
RESOLUTION - PLANNING NO. 2019-14
BOA VARIANCE - PLANNING NO. 2019-070
CONCEPTUAL LANDSCAPE: TP2020-0000

TITLE: LIFE SAFETY PLAN & CODE REFERENCES

PROJECT #: 21.24

SHEET: LFS-1

APRIL 29, 2022

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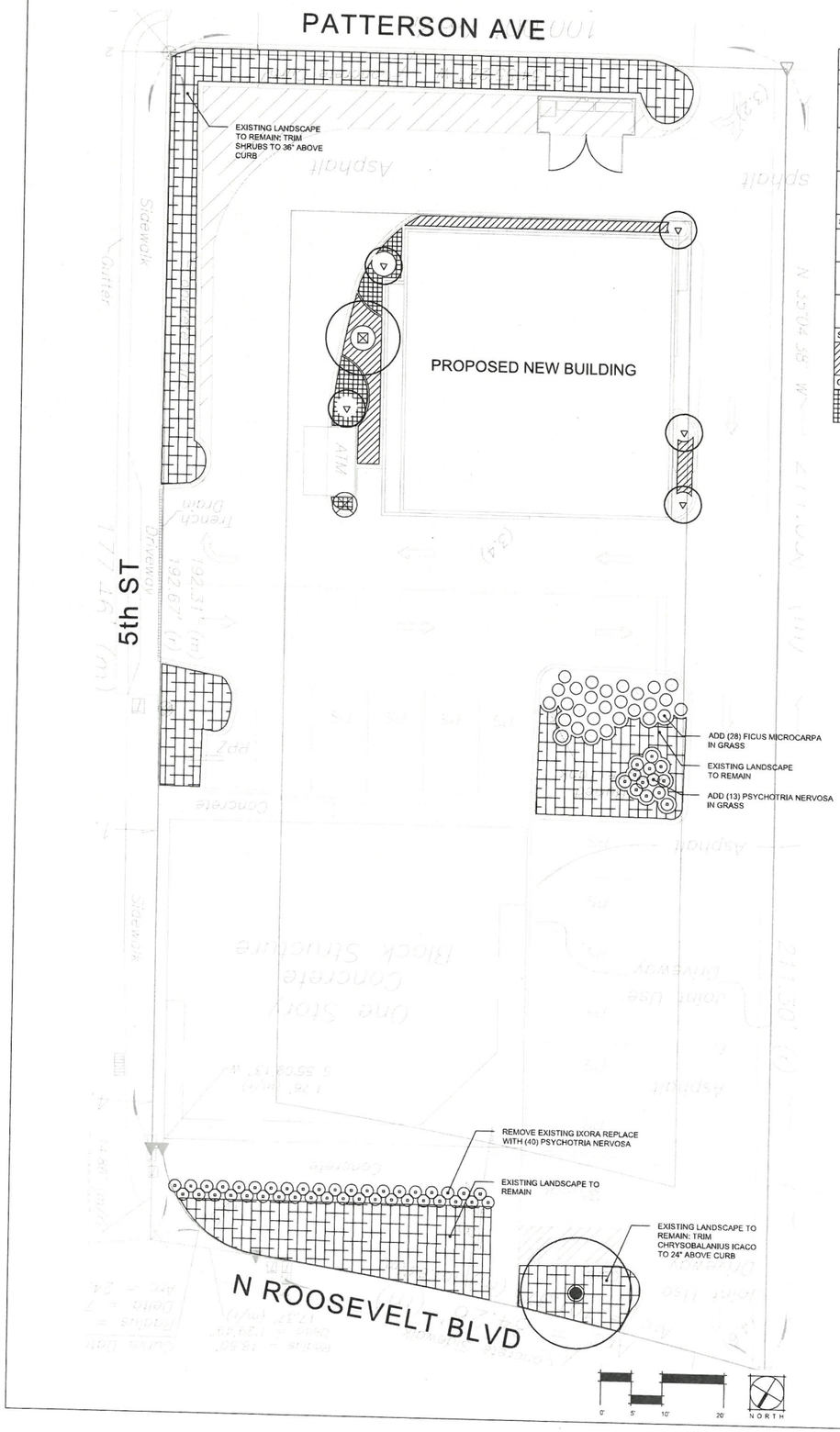
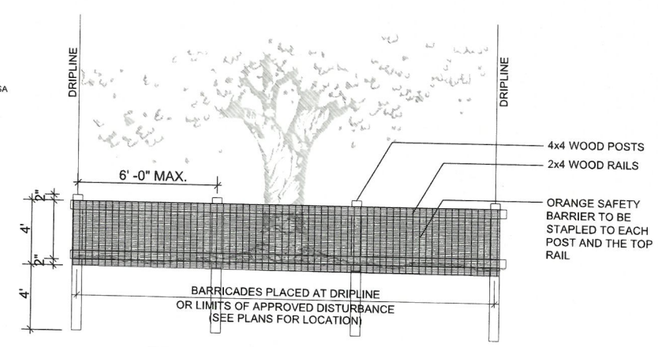


PLANT SCHEDULE

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.



TREE PROTECTION DETAIL

N.T.S.

NOTES:

1. 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.
2. 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

RECEIVED
MAY 13 2022
BY:

TREE PROTECTION AND PRESERVATION NOTES

1. 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
2. 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.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. 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.
6. 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.
7. 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.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. 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.
11. 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.
12. 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.

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FLORIDA LICENSE: AR0018070
3704-A ROOSEVELT BLVD UNIT 202, KEY WEST, FL 33040

ARCHITECT:
ALEXIS A. OTERO, A.A.
FLORIDA LICENSE: AR0018070
EXPIRATION DATE: 02/28/23

CONSULTANTS:
REGISTERED LANDSCAPE ARCHITECT
MITTS GRADY
LA 0001023
STATE OF FLORIDA

2222 NORTH INC.

OFFICE BUILDING

2222 North Roosevelt Bvld.
KEY WEST, FLORIDA 33040

SUBMISSIONS:
2019.05.31 - HAHC SUBMISSION
2021.08.31 - 1st HAHC/DRC/PB/TdR Meet

APPROVALS:
HAHC - JULY 28,2021
HDRC-ADM

TITLE:
LANDSCAPE PLAN

PROJECT #: 21.24

SHEET:
L1.0

SEPT. 14, 2021

DRAWING SIZE: 24X36 | DO NOT SCALE DRAWINGS

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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.

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

MARY P. ALLEY-DRAPER
MY COMMISSION # GG 248875
EXPIRES: September 3, 2022
Bonded Thru Notary Public Underwriters

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 A2O 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 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 A2O Architects / Alex & 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

MARY P. ALLEY-DRAPER
MY COMMISSION # GG 248875
EXPIRES: September 3, 2022
Bonded Thru Notary Public Underwriters

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 ROOSEVELT BLVD., KEY WEST, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 9.17.21 by
date

AILEEN A. OSBORN.
Name of Applicant

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

Notary's Signature and Seal

Notary Public State of Florida
Gina Gaft
My Commission GG 947392
Expires 01/14/2024

Gina Gaft
Name of Acknowledger typed, printed or stamped

947392
Commission Number, if any