

Landscape Calculations

Site Data

PARCEL #: 00065720-000000
ZONING / LANDUSE: GENERAL COMMERCIAL (CG)
TOTAL PROJECT AREA: 31,653 S.F. (0.73 AC)

*Open Space Requirements

Commercial / Nonresidential requires 20% open space
31,653 S.F. site x 20% = 6,330 S.F. required
Open space provided = *5,922 S.F. per hatching.

*General On-Site Tree Requirements

Commercial developments require 1 tree per 2,000 S.F.
31,653 S.F. / 2,000 = 16 Trees required and * 14 provided,
labeled as (General).

*Internal Parking Landscape Requirement

Landscaped Area required at 20% of the parking area. One tree
required / 100 S.F. of interior landscaped area.
19,768 S.F. x 20% = 3,954 S.F. required and * 3,427 S.F. provided per
hatching.
3,954 S.F. of required interior area / 100 S.F. = 40 trees required
and *38 provided, labeled as (Parking).

Buffer Requirements

[SECTION 108-415. - PERIMETER LANDSCAPE REQUIREMENTS]

NORTH PROJECT BUFFER:

COMMERCIAL (V.U.A.) - COMMERCIAL
1 CANOPY SHADE TREE & 10 SHRUBS / 35' L.F. REQUIRED
128' L.F. / 35' L.F. = 4 SHADE TREES REQUIRED AND 4 PROVIDED.
128' L.F. / 35' L.F. x 10 = 37 SHRUBS REQUIRED AND 41 PROVIDED.
121 PLANT UNITS PROVIDED; LABELED AS (NORTH BUFFER).

SOUTH PROJECT BUFFER:

COMMERCIAL (V.U.A.) - COMMERCIAL
1 CANOPY SHADE TREE & 10 SHRUBS / 35' L.F. REQUIRED
90' L.F. / 35' L.F. = 3 SHADE TREES REQUIRED AND 3 PROVIDED.
90' L.F. / 35' L.F. x 10 = 26 SHRUBS REQUIRED AND 67 PROVIDED.
97 PLANT UNITS PROVIDED; LABELED AS (SOUTH BUFFER).

*EAST PROJECT BUFFER:

COMMERCIAL - COMMERCIAL (ALLEY) (292' L.F.)
2.5' TYPE 'B' BUFFER PROVIDED
45 PLANT UNITS PER 100' L.F. REQUIRED
292'/100' = 2.92 (45) = 132 PLANT UNITS REQUIRED.
97 PLANT UNITS PROVIDED; LABELED AS (EAST BUFFER).

WEST PROJECT BUFFER:

COMMERCIAL - STREET FRONTAGE
(SEC. 108-413; BASED ON SITE AREA PROVIDED)
108 PLANT UNITS PROVIDED; LABELED AS (WEST BUFFER).

CALCULATIONS NOTE:

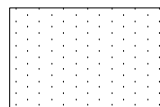
* DENOTES REQUIRED DEVIATIONS TO LANDSCAPE STANDARDS, DUE
TO FIRE APPARATUS DRIVE ISLE ACCESS WIDTH REQUIREMENTS.

GENERAL LANDSCAPE NOTES

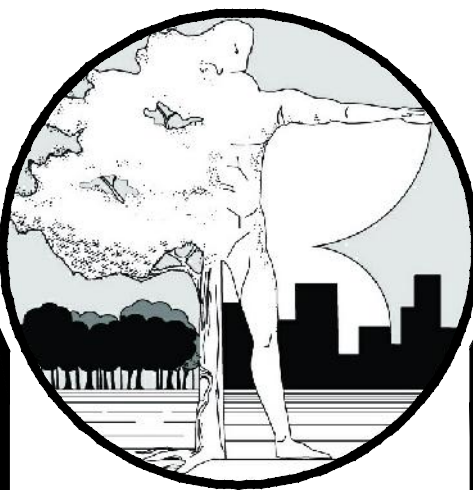
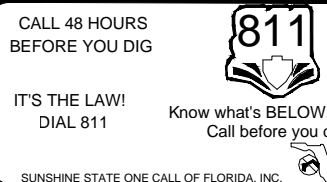
1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
5. ALL INSTALLED TREES SHALL BE A MINIMUM OF 12' IN HEIGHT WITH A SIX FOOT CLEAR TRUNK. ALL INSTALLED SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AT PLANTING.
6. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND WORK SHALL BE IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS, AS NEEDED) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY REQUIREMENTS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT PLANTING LOCATION. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
19. ALL CODE REQUIRED LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO INCLUDE A RAIN SWITCH SHUT OFF AND ALL BACKFLOW DEVICES AS REQUIRED BY LOCAL UTILITY PROVIDERS.
20. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. CONTRACTOR TO PROVIDE BACKFLOW DEVICE AND METERING AS REQUIRED BY LOCAL UTILITY AUTHORITY.

NOTE:

EXISTING VEGETATION HAS BEEN LOCATED PER AERIAL
PHOTOGRAPHY AND CROSS REFERENCED TO THE PROVIDED SITE
SURVEY.



TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

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L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

SONIC
RESTAURANT

2312 N. ROOSEVELT
BLVD. KEY WEST, FL
33040

PREPARED FOR:

David Douglas Associates, Inc.
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CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 949 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
PROJECT MGR.	Gregory J. Diserio, RLA
FILE NAME:	SONIC-KEY WEST_LS
DESIGNER:	GJD
CAD TECH:	JAP
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT REVIEW

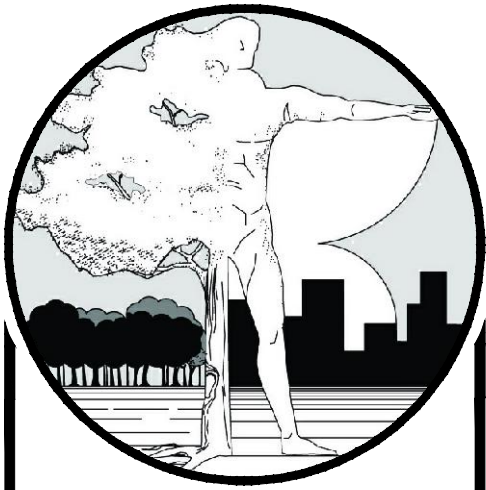
ISSUED DATE:	FEB. 16, 2017
REVISIONS:	
MAY 3, 2017; REVIEW COMMENTS	
MAY 24, 2017; REVIEW COMMENTS	
JUNE 2, 2017; REVIEW COMMENTS	

SHEET TITLE:

LANDSCAPE
CALCULATIONS

SHEET NUMBER:

L - 1



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FILE NAME: SONIC-KEY WEST_LS

DESIGNER: GJD

CAD TECH: JAP

CHECKED BY: GJD

ISSUED FOR:

DEVELOPMENT REVIEW

ISSUED DATE: FEB. 16, 2017

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MAY 24, 2017; REVIEW COMMENTS

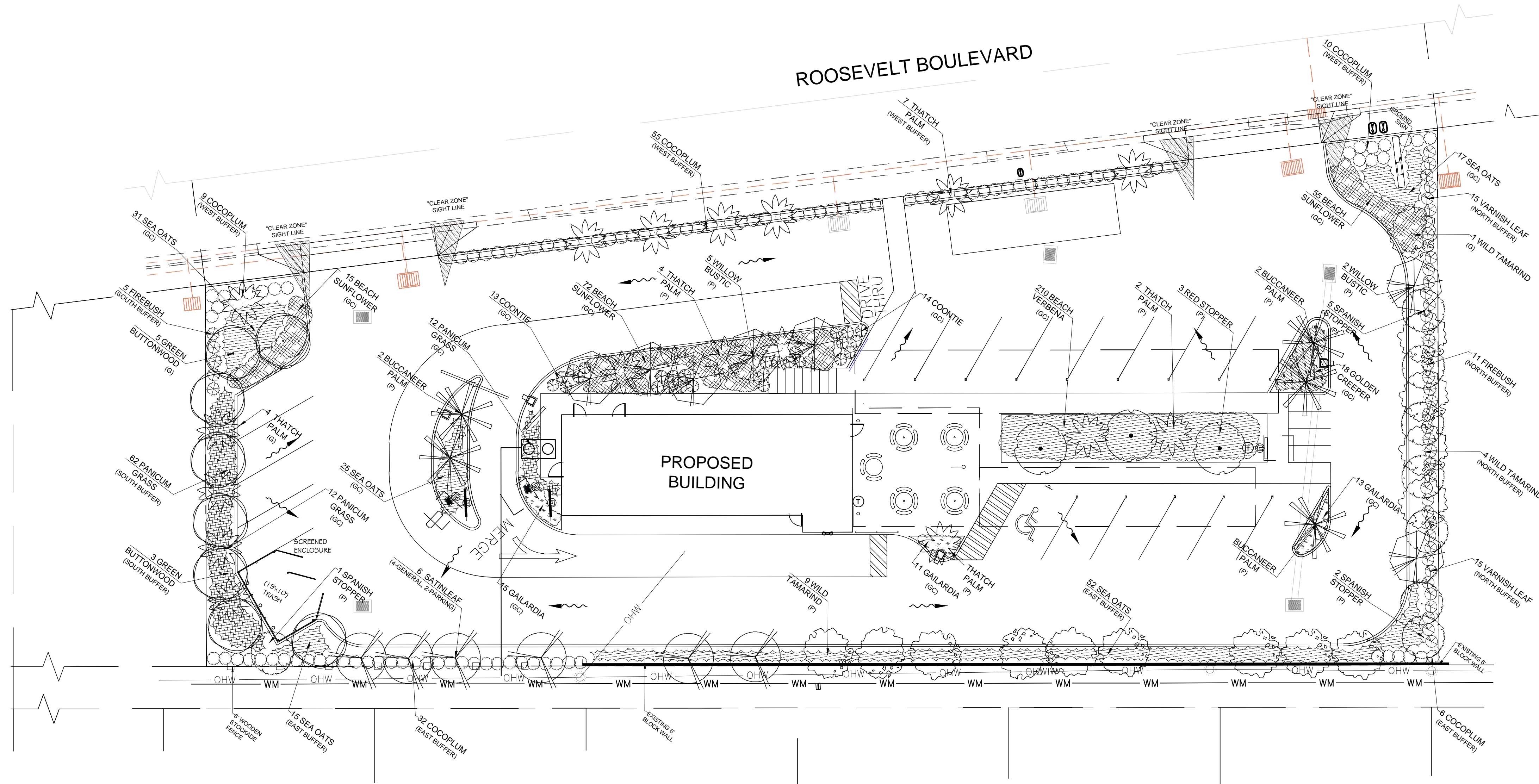
JUNE 2, 2017; REVIEW COMMENTS

SHEET TITLE:

**LANDSCAPE PLAN
& DETAILS**

SHEET NUMBER:

L - 2

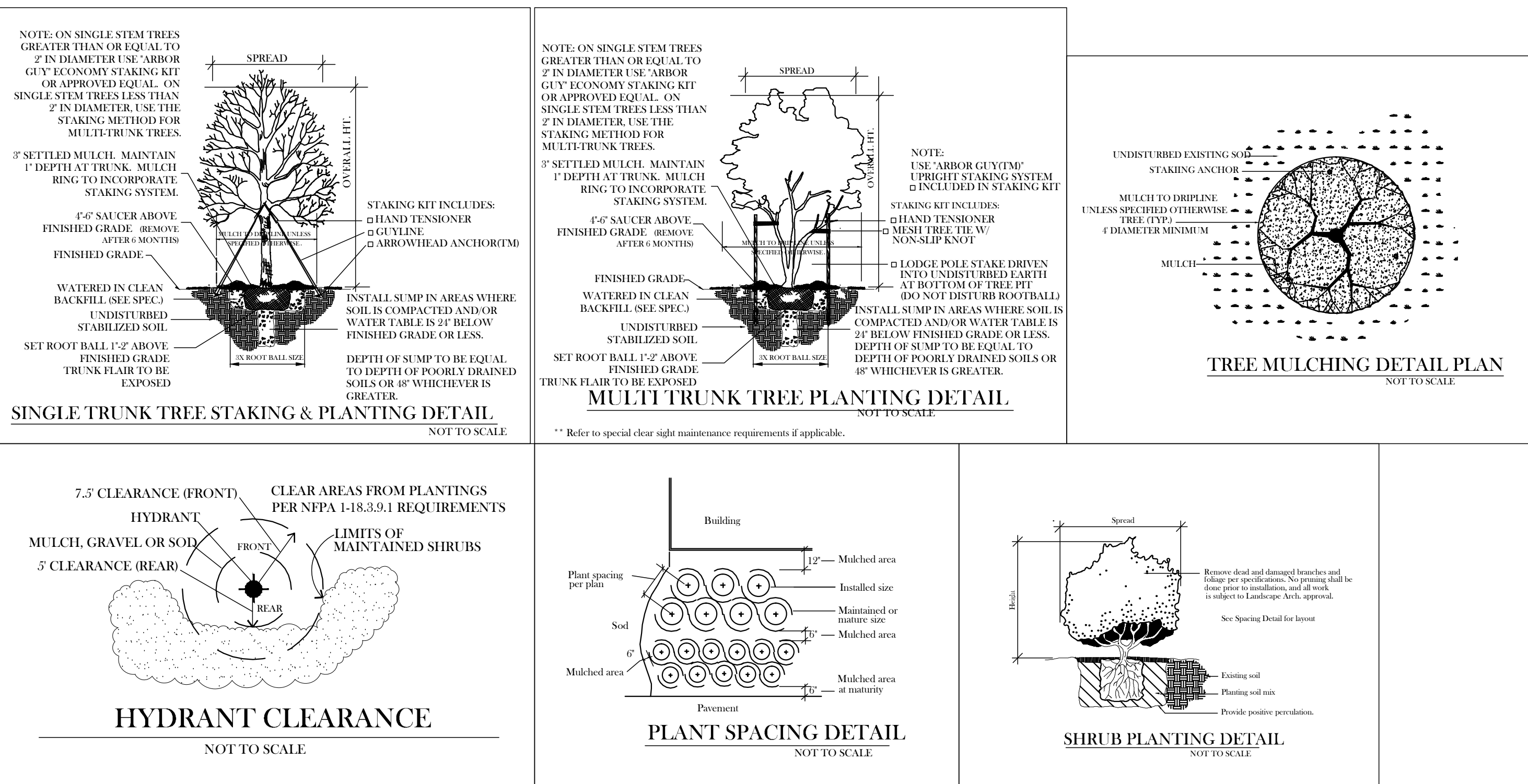


LANDSCAPE PLAN

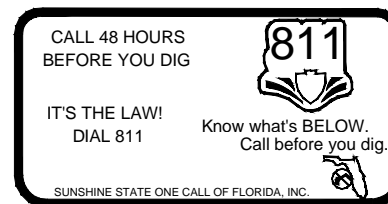
LANDSCAPE DETAILS

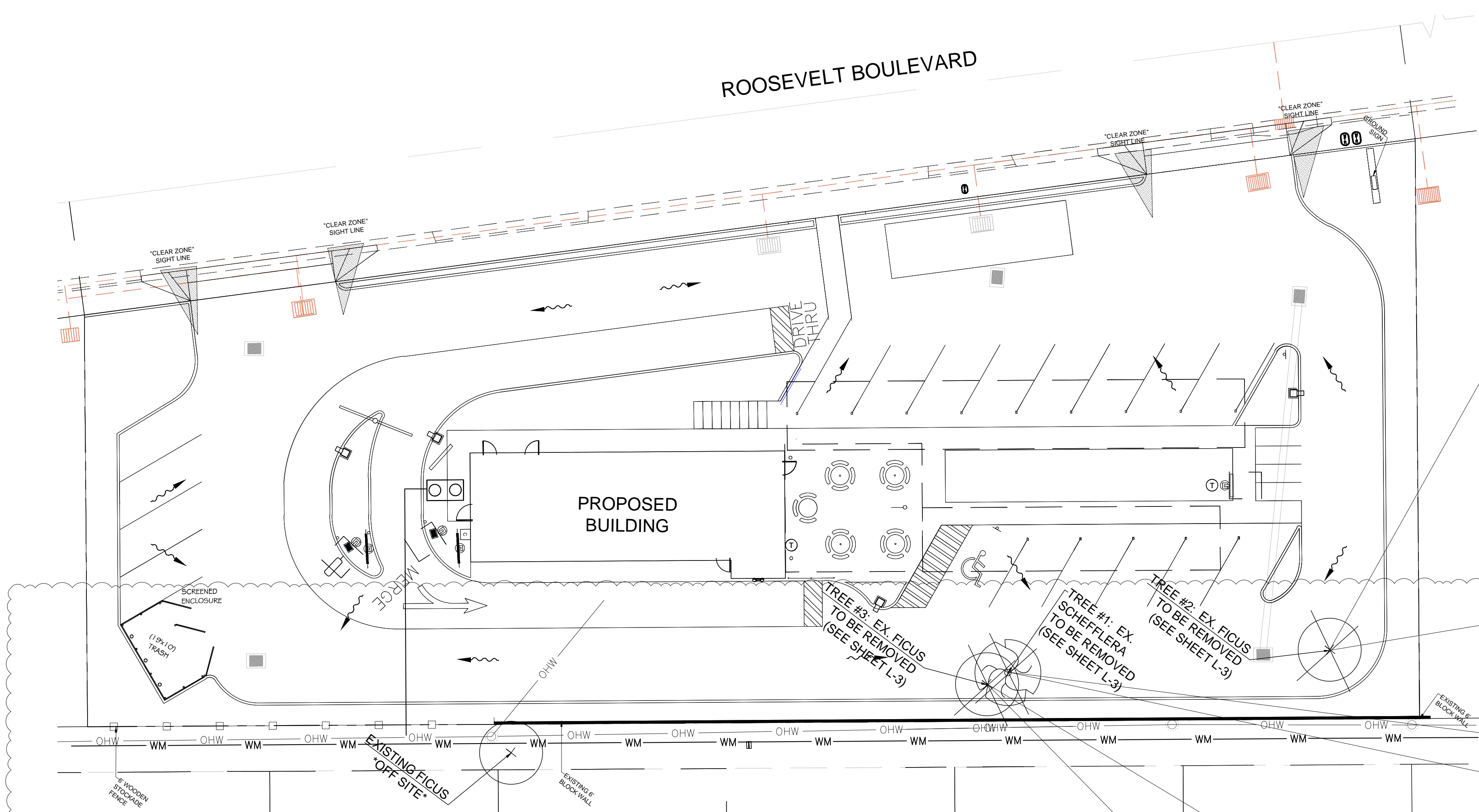
PLANT SCHEDULE

Native	Botanical Name	Common Name	Description	Quantity
TREES				
Yes	<i>Chrysophyllum oliviforme</i>	Satinleaf	Min. 12' ht., 6' C.T.	6
Yes	<i>Conocarpus erectus</i>	Green Buttonwood	Min. 12' ht., 6' C.T.; 3" cal.	8
Yes	<i>Lysiloma latisiliquum</i>	Florida Wild Tamarind	Min. 12' ht., 6' C.T.	13
Yes	<i>Eugenia foetida</i>	Spanish Stopper	Min. 12' ht., 6' C.T.	8
Yes	<i>Eugenia confusa</i>	Red Stopper	Min. 12' ht., 6' C.T.; 3" cal.	3
Yes	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	6'-8' Overall Ht.	5
Yes	<i>Sideroxylon salicifolium</i>	Willow Busic	Min. 12' ht., 6' C.T.; 3" cal.	7
Yes	<i>Thrinax morrisii</i>	Key Thatch Palm	8' Overall Ht.	18
SHRUBS				
Yes	<i>Chrysobalanus icaco</i>	Cocoplum	Min. 24" ht., 3 gallon	112
Yes	<i>Dodonaea viscosa</i>	Varnish Leaf	Min. 24" ht., 3 gallon	30
Yes	<i>Hamelia patens</i>	Firebush	Min. 24" ht., 3 gallon	16
Yes	<i>Panicum amarum</i>	Panic Grass	Min. 16" ht., 1 gallon	78
GROUNDCOVERS				
Yes	<i>Ernanea littoralis</i>	Golden Creeper	12" ht./spr. 1 gallon	18
Yes	<i>Gaillardia pulchella</i>	Gaillardia	12" ht./spr. 1 gallon	30
Yes	<i>Helianthus debilis</i>	Beach Sunflower	12" ht./spr. 1 gallon	142
Yes	<i>Uniola paniculata</i>	Sea Oat	12" ht./spr. 1 gallon	140
Yes	<i>Verbena maritima</i>	Beach Verbena	12" ht./spr. 1 gallon	210
Yes	<i>Zamia floridana</i>	Coontie Fern	12" ht./spr. 1 gallon	26
PLANT COUNT IS FOR REFERENCE ONLY				
MISC.				
	Grade B Shredded Mulch		3" depth, planting beds	

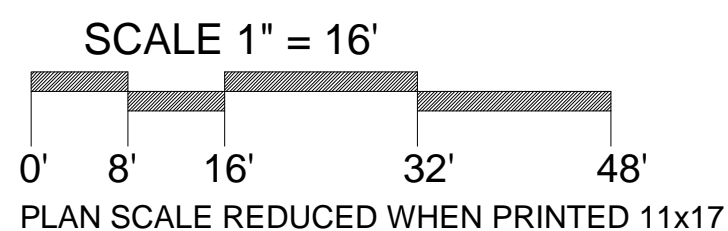
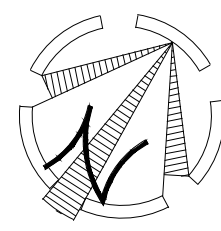


TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)

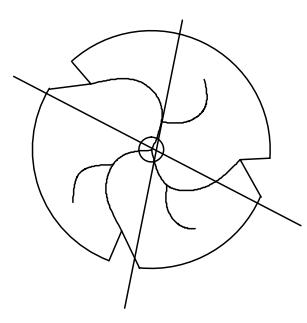




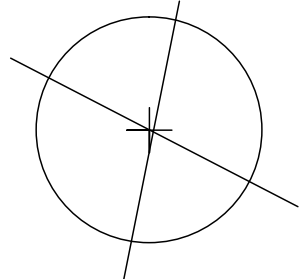
EXISTING TREE MAP



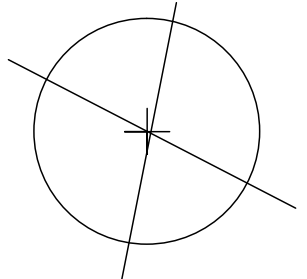
EXISTING TREE LEGEND



TREE #1: EXISTING MULTI-TRUNK SCHEFFLERA (*Schefflera actinophylla*) TREE TO BE REMOVED - NOT REGULATED -
Est. TOTAL DIAMETER AT BREAST HEIGHT (D.B.H.) = 45" (TOTAL ALL TRUNKS)

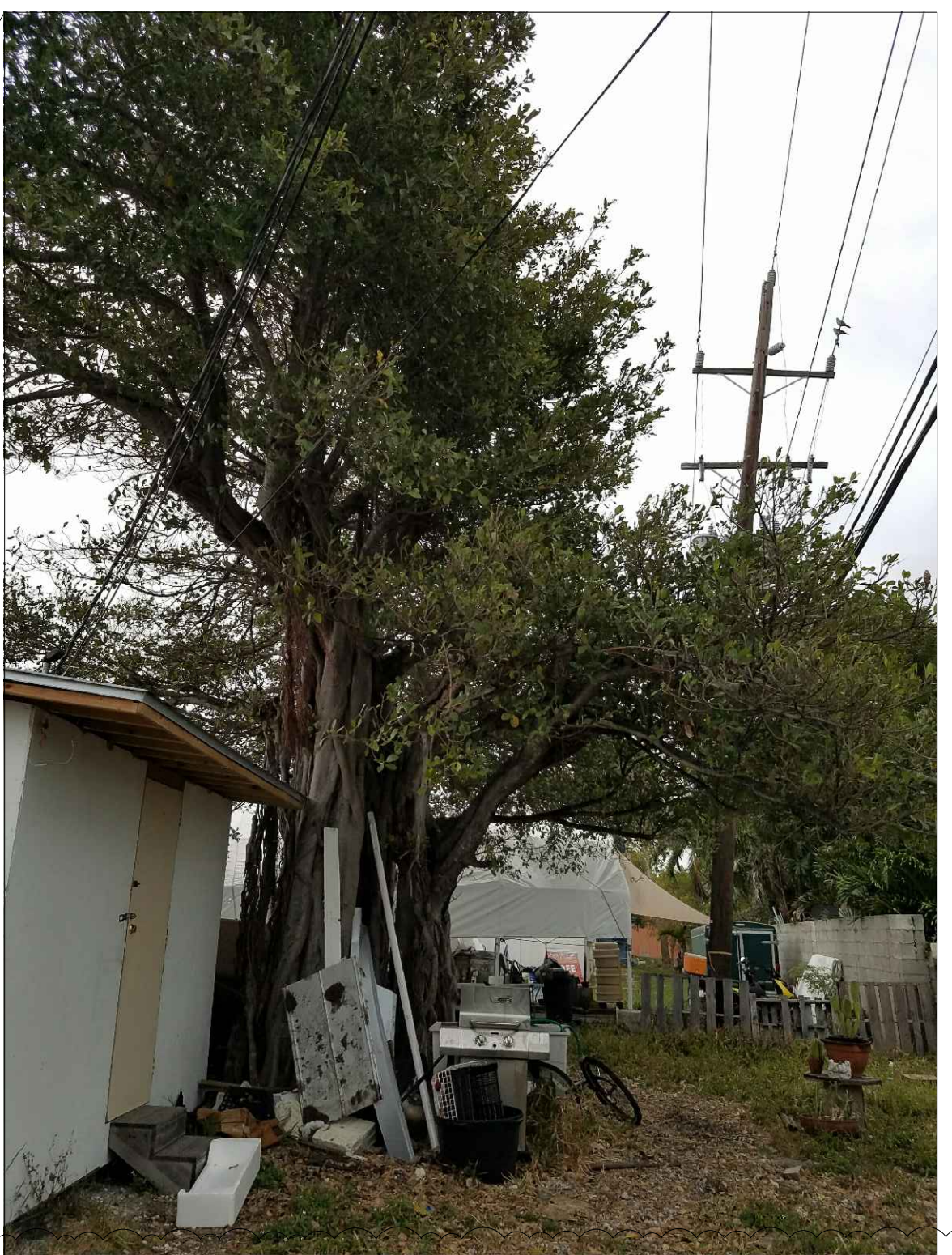


TREE #2: EXISTING MULTI-TRUNK STRANGLER FIG (*Ficus aurea*) TREE TO BE REMOVED- ESTIMATED TREE DATA:
HEIGHT = ~55'
SPREAD = ~30' (ON ONE SIDE)
D.B.H. = Est. 110" (TOTAL ALL TRUNKS)
CONDITION - NOT A PRIME CANDIDATE FOR PRESERVATION DUE TO CONTINUED AND REGULAR PRUNING ACTIVITIES TO AVOID OVERHEAD UTILITY CONFLICTS.

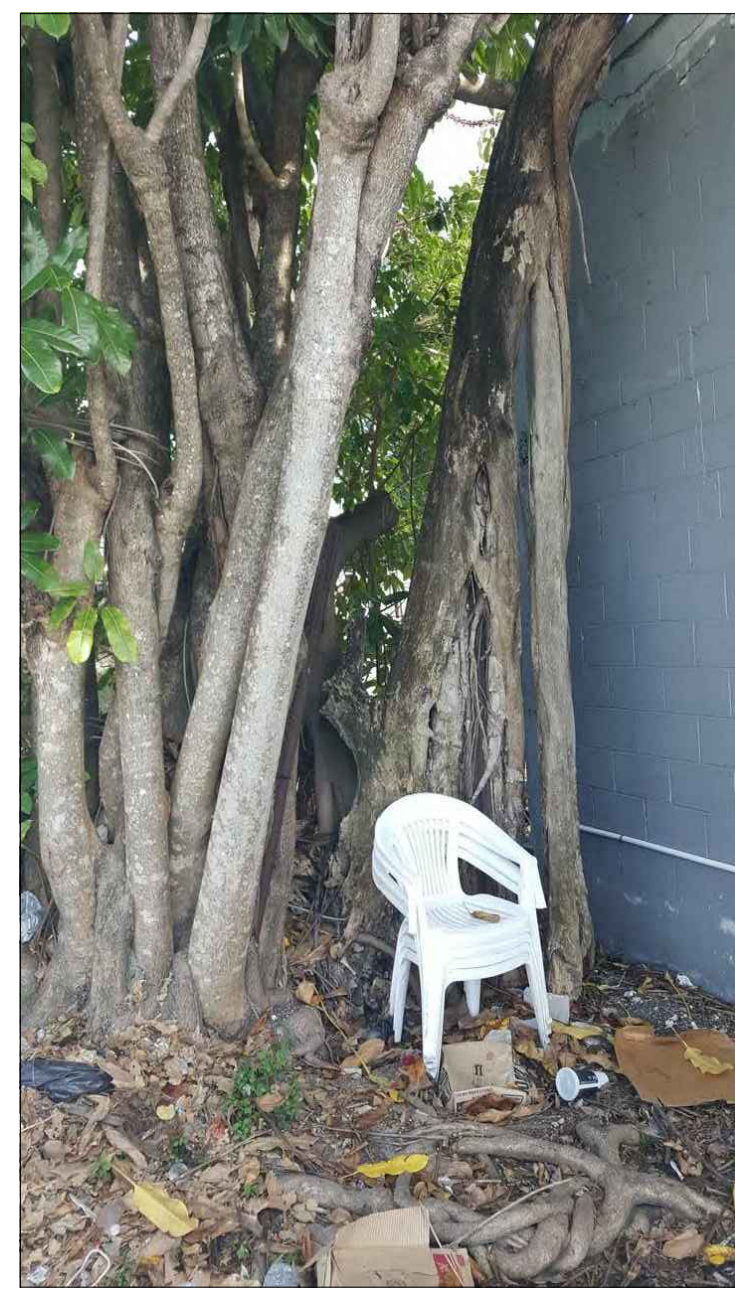


TREE #3: EXISTING DOUBLE-TRUNK STRANGLER FIG (*Ficus aurea*) TREE TO BE REMOVED- ESTIMATED TREE DATA:
HEIGHT = ~35'
SPREAD = ~30' (ON ONE SIDE)
TOTAL D.B.H. = Est. 16" (TOTAL ALL TRUNKS)
CONDITION - DECAYED AND DYING TRUNKS

NOTE:
EXISTING VEGETATION HAS BEEN LOCATED PER AERIAL PHOTOGRAPHY AND CROSS REFERENCED TO THE PROVIDED SITE SURVEY AND SUPPLEMENTAL PHOTOGRAPHIC DOCUMENTATION.



EXISTING STRANGLER FIG (*Ficus aurea*) TO BE REMOVED:
- TREE GROWTH CONFLICTS WITH ADJACENT OVERHEAD UTILITIES
- TREE IS NOT OF EXCEPTIONAL QUALITY DUE TO SUBSTANTIAL OVER PRUNING.



EXISTING UMBRELLA TREE WITH MIXED STRANGLER FIG TREES TO BE REMOVED:
- CONFLICTS WITH PROPOSED DEVELOPMENT AND LANDSCAPE AESTHETIC
- TRUNK(S) STRUCTURE MAY PRESENT A POTENTIAL FOR HAZARD.



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L.A. LICENSE: LC 000063

PROJECT INFORMATION:

SONIC RESTAURANT

2312 N. ROOSEVELT BLVD. KEY WEST, FL 33040

PREPARED FOR:

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CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	216150
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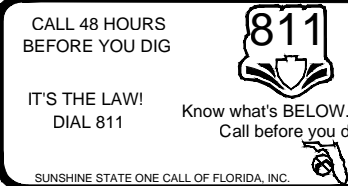
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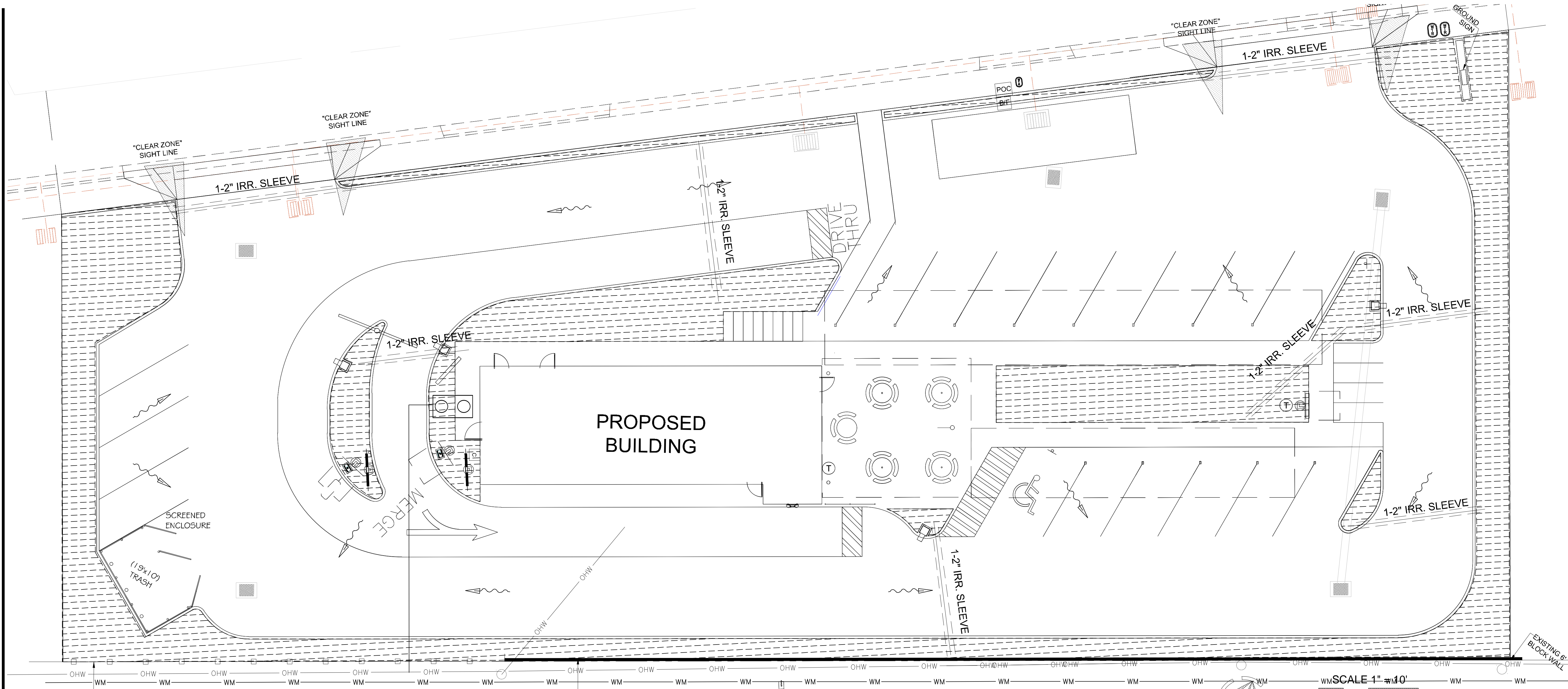
SHEET TITLE:
TREE REMOVAL PLAN

SHEET NUMBER:

L - 3

TYPICAL EASEMENT AREA
(Refer to Engineering Plans for Specific Easement Designations)





GENERAL IRRIGATION NOTES

- All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- Irrigation heads shall be a minimum of 12" from buildings.
- This design is diagrammatic. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
- Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
- Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.
- The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
- Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
- The installer shall provide property owners and users with post-construction documentation including: as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off

method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.

- Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
- The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits.
- The irrigation system shall be connected to an irrigation well or other suitable source, depending on availability. Contractor to design a drip irrigation system to provide 100% coverage based on water source size and pressure at point of connection.

IRRIGATION LEGEND

SYM	DESCRIPTION
	LANDSCAPE DRIPLINE RAINBIRD XFD-09-12-500 @ 18" DRIP LINE SPACING
	IRRIGATION POINT OF CONNECTION CONTRACTOR TO OBTAIN SFWMD WATER USE PERMIT
	IRRIGATION CONTROLLER
	BACKFLOW PREVENTION DEVICE PROVIDED BY CONTRACTOR
	Schedule 40 Sleeve
	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS (UNLESS OTHERWISE SPECIFIED ON PLANS)
	4 SCH. 40 MAINLINE

PIPE SIZING CHART

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	1-1/2"
37-55	2"
56-80	2-1/2"

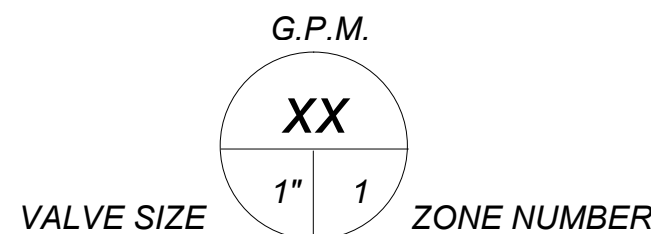
CLASS 200

GPM	SIZE
1-8	3/4"
9-13	1"
14-22	1-1/4"
23-30	1-1/2"
31-50	2"
51-70	2-1/2"

SCHEDULE 40

Flows shall maintain velocities of less than 5 feet per second

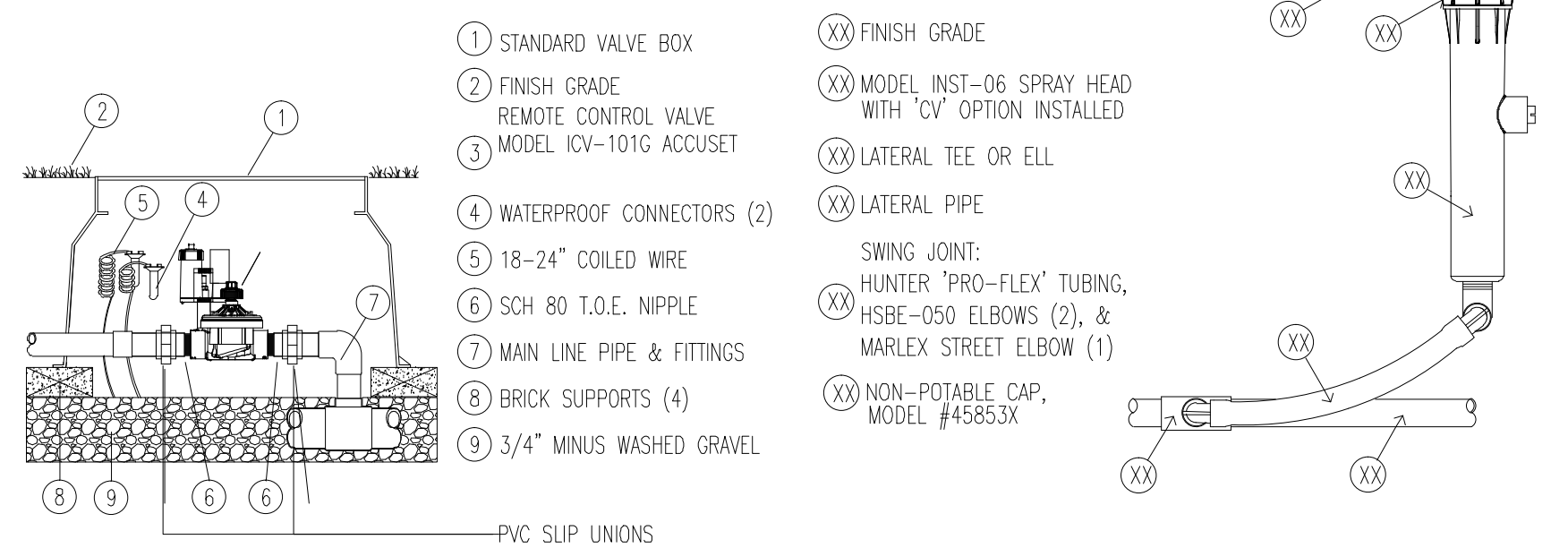
VALVE CODING



IRRIGATION MASTER PLAN

SCALE 1" = 10'
PLAN SCALE REDUCED WHEN PRINTED 11x17

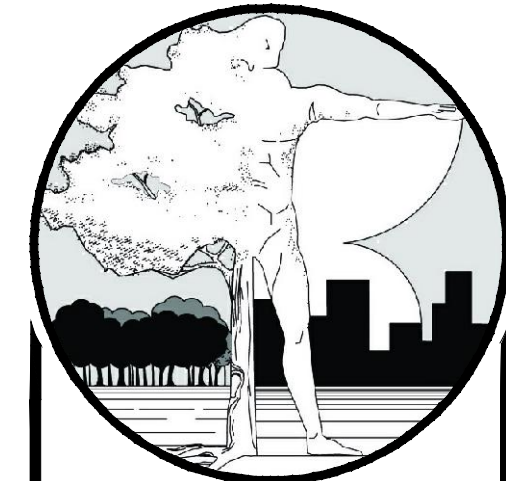
IRRIGATION DETAILS



ICV GLOBE VALVE

XX INST-06 SPRAY HEAD
SCALE: 3" = 1'-0" IRRIGATION DETAIL

TYPICAL EASEMENT AREA
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SHEET TITLE:

IRRIGATION MASTER PLAN

SHEET NUMBER:

IR-1

Application



Removal

8521

Tree Permit Application

Date: May 31, 2017

Please Clearly Print All Information unless indicated otherwise.

+ 2318

Tree Address 2312 and 2318 N. Roosevelt Blvd.

Cross/Corner Street

See attached Landscape Plan

List Tree Name(s) and Quantity

Species Type(s) check all that apply

() Palm () Flowering () Fruit () Shade () Unsure

Reason(s) for Application:

(☒) REMOVE () Tree Health () Safety (☒) Other/Explain below

() TRANSPLANT () New Location () Same Property () Other/Explain below

() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation See attached Landscape Plan

Property Owner Name

2312: Richard A. Rodriguez Trust, 2318: Premier Suites, Inc.

Property Owner eMail Address

Trust: 1121 Manati Avenue Coral Gables FL 33146

Property Owner Mailing Address

Premier: 7600 Dr Phillips Dr, Orlando, FL 32814

Property Owner Mailing City

Property Owner Phone Number

() - State Zip

Property Owner Signature

See attached no authorized agent

Representative Name

Gregory S. Oropeza, Esq. - Oropeza, Stones & Cardenas, PLLC

Representative eMail Address

greg@oropezastonescardenas.com

Representative Mailing Address

221 Simonton Street

Representative Mailing City

Key West

State FL Zip 33040

Representative Phone Number

(305) 294 - 0252

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ()

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>

Please identify tree(s) with colored tape

6-26-17

New Owner

Reel Developers LLC

PO Box 371859

Ky Largo, FL 33037

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

RECEIVED
JUN 01 2017
BY: VTS
Tree Permit Application



Removal

8522

Date: May 31, 2017

Please Clearly Print All Information unless indicated otherwise.

Tree Address 2312 and 2318 N. Roosevelt Blvd.
Cross/Corner Street _____
List Tree Name(s) and Quantity See attached Landscape Plan
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application:

(☒) **REMOVE** () Tree Health () Safety (☒) Other/Explain below
() **TRANSPLANT** () New Location () Same Property () Other/Explain below
() **HEAVY MAINTENANCE** () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation See attached Landscape Plan

Property Owner Name 2312: Richard A. Rodriguez Trust; 2318: Premier Suites, Inc.
Property Owner eMail Address Trust: 1121 Manati Avenue Coral Gables FL 33146
Property Owner Mailing Address Premier: 7600 Dr Phillips Dr., Orlando, FL 32814
Property Owner Mailing City _____ **State** _____ **Zip** _____
Property Owner Phone Number () _____
Property Owner Signature [Signature] no authorized agent

Representative Name Gregory S. Oropeza, Esq. - Oropeza, Stones & Cardenas, PLLC
Representative eMail Address greg@oropezastonescardenas.com
Representative Mailing Address 221 Simonton Street
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 294 - 0252

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

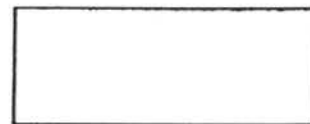
Tree Representation Authorization form attached ()

<<<<< **Sketch location of tree in this area including cross/corner Street** >>>>>

Please identify tree(s) with colored tape

New owners
Reel Developers LLC

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Date: _____

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.

Tree Address 2312/2318 N. Roosevelt Blvd, Key West, FL 33040

Property Owner Name Reel Developers LLC
Property Owner eMail Address kesslerh@me.com
Property Owner Mailing Address P.O. Box 371859
Property Owner Mailing City Key Largo State FL Zip 33037
Property Owner Phone Number (305) 898-5777
Property Owner Signature x Harold Kessler

Representative Name Greg Oropeza
Representative eMail Address greg@oropezastonescardenas.com
Representative Mailing Address 221 Simonton Street
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 294 - 0252

I Harold Kessler, 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 if there is any questions or need access to my property.

Property Owner Signature x Harold Kessler

The forgoing instrument was acknowledged before me on this 27 day June 2017.

By (Print name of Affiant) Harold Kessler who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Calvin Winfrey

Print Name: Calvin Winfrey

My Commission Expires: 11/30/2019

Notary Public - State of Florida (seal)





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

Detail by Entity Name

Florida Limited Liability Company

REEL DEVELOPERS, LLC

Filing Information

Document Number	L16000171514
FEI/EIN Number	81-3861294
Date Filed	09/13/2016
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/11/2017
Event Effective Date	NONE

Principal Address

100100 OVERSEAS HIGHWAY #371859
KEY LARGO, FL 33037 UN

Mailing Address

P.O. BOX 371859
KEY LARGO, FL 33037

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 05/11/2017

Address Changed: 05/11/2017

Authorized Person(s) Detail

Name & Address

Title MGR

KESSLER, HAROLD
P.O. BOX 371859
KEY LARGO, FL 33037

Title MGR

LEVY, BRUCE
17831 MONTE VISTA DRIVE
BOCA RATON, FL 33496

Annual Reports

Report Year	Filed Date
2017	04/19/2017

Document Images

[05/11/2017 -- CORLCRACHG](#)

View image in PDF format

[04/19/2017 -- ANNUAL REPORT](#)

View image in PDF format

[09/13/2016 -- Florida Limited Liability](#)

View image in PDF format

10-11-17 10:10:10 AM 10/11/2017 10:10:10 AM 10/11/2017 10:10:10 AM

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 439-16.00315 RB
Will Call No.:

Parcel Identification No. 00065720-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of June, 2017 between Richard A. Rodriguez, Individually and as Trustee of The Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014 whose post office address is 2601 South Bayshore Drive, Suite 1600, Coconut Grove, FL 33133 of the County of Miami-Dade, State of Florida, grantor*, and Reel Developers, LLC whose post office address is P. O. Box 371859, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-17.00309 RB
Will Call No.:

Parcel Identification No. 00065730-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of June, 2017 between **Premiere Suites, Inc.**, a Florida corporation whose post office address is **P. O. Box 691598, Orlando, FL 32869-1598** of the County of **Orange**, State of **Florida**, grantor*, and **Reel Developers, LLC**, a Florida limited liability company whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe**, State of **Florida**, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3939

6/26/2017

To whom it may concern:

This letter is to confirm the width requirements for the entrance and exit from N. Roosevelt Blvd for the proposed Sonic restaurant project. The width requirement set by the AHJ (KWFD) is a min of 16'. Due to the size and turning radius of our apparatus. 16' is the minimum width that allows our vehicles to safely enter or exit in case of an emergency. This is also a requirement set by NFPA 1141 **5.3.6 Fire lanes intended for one-way travel shall provide a minimum of 16 ft (5 m) in width of traveled way. Fire lanes providing two-way travel shall be a minimum of 24 ft.** If there are any questions regarding the life safety aspects of this project please contact me.

Respectfully,

Wesley Jones, Lt. Inspector

Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-292-8284 Fax
wjones@cityofkeywest-fl.gov

Serving the Southernmost City

LC303R6LS3M13X

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, Gregory S. Oropeza, 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:

2312 and 2318 N. Roosevelt Blvd.

Street address of subject property

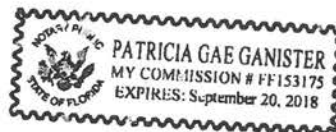
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Feb. 13, 2017 by
Gregory S. Oropeza
Name of Authorized Representative

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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

Gregory S. Oropeza, Esq.

Signature of Owner

Notary Signature and Seal

LIBETTE RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Aug 27, 2019
Commission # 1734064

134294

K-100RMS Applications Verification and Authorization Authorization Form-Individual does

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, NAVEEN LADHA authorize
Please Print Name(s) of Owner(s) as appears on the deed

Gregory S. Oropeza, Esq.
Please Print Name of Representative

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

NK LADHA SEC/TRES
Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 02/13/17
Date

by NAVEEN LADHA - TRES of PREMIERE SUITES
Name of Owner

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

Victoria Elizondo
Notary's Signature and Seal

VICTORIA ELIZONDO
Name of Acknowledger typed, printed or stamped

FF005682
Commission Number, if any



VICTORIA E. ELIZONDO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF005682
Expires 1/21/2018

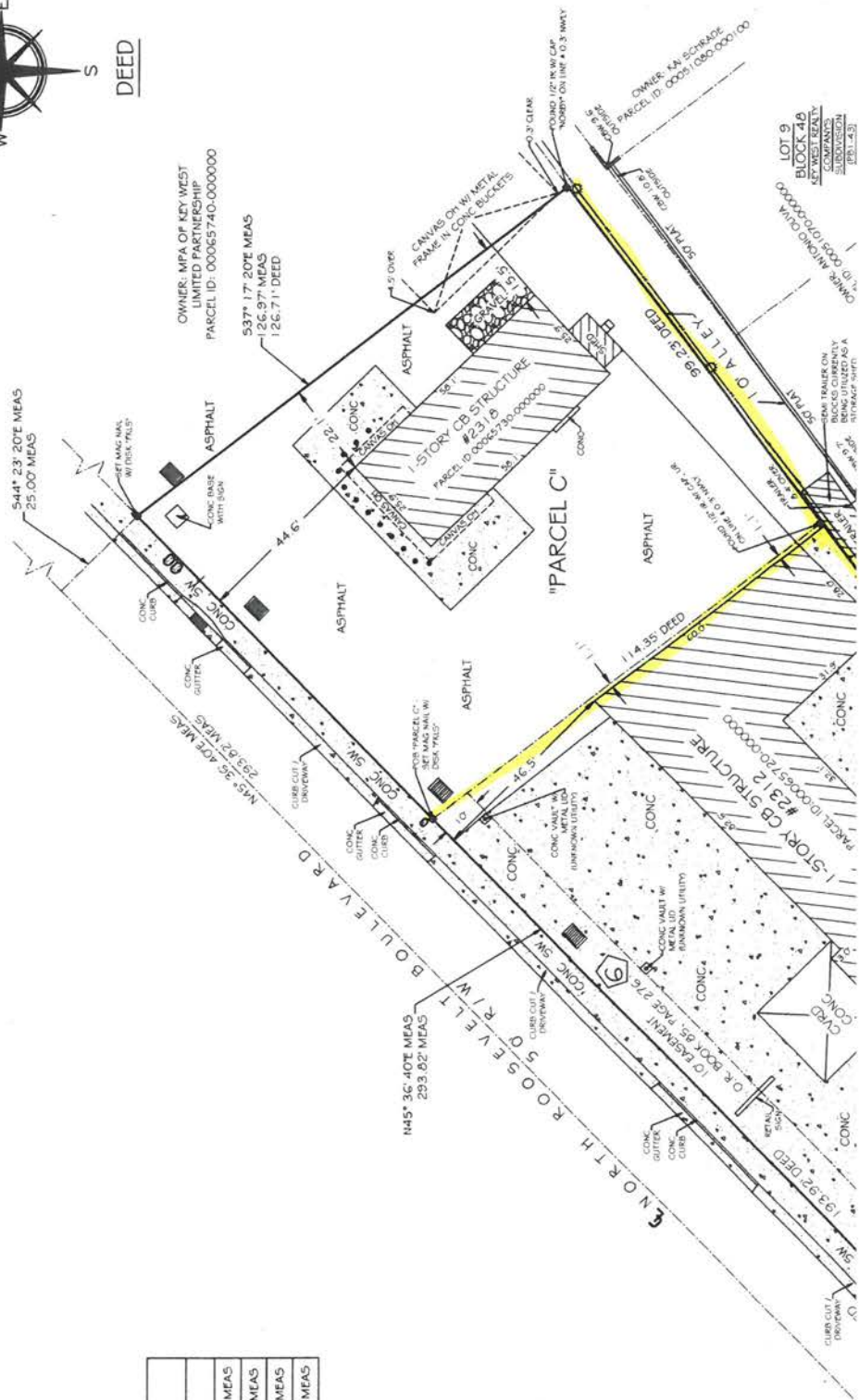
A map of the Key West area showing the location of the project site. The map includes labels for 'Point', 'Cassidy's Pier', 'KEY WEST', 'PROJECT SITE', and 'Cassidy's Pier'.

LOCATION MAP - NTS
SEC. 32-T67S-R25E



DEED

Parcel Line Table		
Line #	Length	Direction
L1	7.20' MEAS	N37° 11' 49"W MEAS
L2	39.20' MEAS	N52° 48' 11"E MEAS
L3	7.20' MEAS	S37° 11' 49"E MEAS
L4	39.20' MEAS	S52° 48' 11"W MEAS



ALTA / NSPS LAND TITLE SURVEY



LOCATION MAP - NTS
SFC 32-1675 R25E

SURVEYOR NOTES

1. BEARING BASE: ALL BEARINGS ARE BASED ON THE DEED CALL OF N45°36'40"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTH ROOSEVELT BOULEVARD.
2. ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
3. ALL UNITS ARE SHOWN IN SURVEY FEET.
4. ALL UNITS ARE SHOWN IN SURVEY FEET.
5. FLOOD ZONE CLASSIFICATION: COMMUNITY NO. 1, 2016B; MAP NO. 1, 2007G; 1517K; MAP DATE: 02-10-05; FIRM REVISION DATE: 09-09-16; FLOOD ZONE: AE; BASE ELEVATION: 6.
6. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENTS REQUEST.
7. PARCELS A-C ARE NOT CONTIGUOUS WITH PARCEL D; THE PARCELS ARE SEPARATED BY A 10 FOOT PLATTED ALLEYWAY.
8. THE PARCELS A-C DO NOT CONTAIN A FULL AND COMPLETE METES AND BOUNDS DESCRIPTION OF THE SAID EASEMENT. THE EASEMENT AS PLOTTED ON THIS SURVEY IS THE SURVEYORS OPINION OF THE INTENT OF THE EASEMENT LOCATION BASED ON THE SURVEYORS OPINION OF THE INCOMPLETE LEGAL DESCRIPTION, AND IS NOT WARRANTED BY THE SURVEYOR.
9. THERE WAS A FOOD TRUCK ON THE SUBJECT PROPERTY AT THE TIME OF FIELDWORK, AND IS NOT SHOWN ON THIS SURVEY. THE TRUCK APPEARS MOBILE AND WAS NOT DEEMED A SUBSTANTIAL PERMANENT FEATURE.

TITLE REVIEW NOTES

WITH REFERENCE TO THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
FUND FILE NO.: 321710, AGENTS FILE REFERENCE: 439-16,00315 RB, EFFECTIVE DATE: MAY 11, 2016 AT 11:00 PM, I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B-1:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, recorded, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquired for value of record the estate or interest or mortgage herein covered by this Commitment; - NOT A SURVEY MATTER.
2. a. General or special taxes and assessments required to be paid in the year 2016 and subsequent years; - NOT A SURVEY MATTER.
b. Rights or claims of parties in process or not recorded in the Public Records; - NOT A SURVEY MATTER.
c. Any encumbrances, liens, or claims of parties in process or not recorded in the Public Records, or adverse circumstance that would be disclosed by inspection or an accurate and complete land survey of the Land and inspection of the Public Records; - DEPICTED ON SURVEY.
d. Easements, or claims of easements, not recorded in the Public Records; - EASEMENTS OF RECORD SUPPLIED TO SURVEYOR DEPICTED ON SURVEY.
3. Any lien or right to a lien, for services, labor or material furnished, agreed to be paid and not recorded in the Public Records; - NOT A SURVEY MATTER.
4. Any Owner Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty, to any portion of the Lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands; - NOT A SURVEY MATTER.
5. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein, and any lien for waste fees in favor of any county or municipality; - NOT A SURVEY MATTER.
6. All matters contained on the Plat of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, Public Records of Monroe County, Florida; - DEPICTED ON SURVEY.
7. Document in favor of the Florida Keys Agricultural Commission contained in instrument recorded April 19, 1957, under O.R. Book 85, Page 276, Public Records of Monroe County, Florida; - DEPICTED ON SURVEY (SEE SURVEYORS NOTE #6).
8. Subject to the provisions of the Municipal Zoning Ordinance, Historical Preservation Area restrictions, and results of the exercise of governmental police powers of the City of Key West, Florida; - NOT A SURVEY MATTER.
9. Subject to Chapter 2A, 3E, of the Florida Administrative Code (Florida Administrative Code Chapter 27F, 151 for Land Planning for the City of Key West Area of Federal Concern, adopted by the Administrative...

ALTA / NSPS LAND TITLE SURVEY



LOCATION MAP - NTS
SEC. 32 16/75 R25E



DEED

Parcel Line Table		
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L4	39.20 MEAS	S52° 48' 11" W MEAS

