

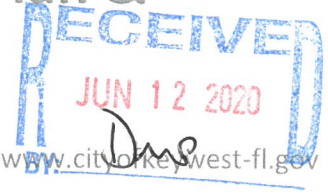
# **Application**



# 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](http://www.cityofkeywest-fl.gov)



## Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$200.00 advertising/noticing fee and the \$100.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,000.00
Outside Historic District	\$ 2,400.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Major:	\$ 4,000.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Minor Deviation	\$ 800.00
Major Deviation	\$ 1,400.00
Conditional Use (not part of a development plan)	\$ 2,800.00
Extension (not part of a development plan)	\$ 800.00

### Applications will not be accepted unless complete

#### Development Plan

Major ☒

Minor ☐

#### Conditional Use

☒

#### Historic District

Yes ☐

No ☒

Please print or type:

- 1) Site Address: 1900 / 1910 N. Roosevelt Blvd., Key West, FL 33040
- 2) Name of Applicant: StorCon Development, LLC, attn: Jonathan Dorman, Manager
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: ☒ \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 8437 Tuttle Ave., #412  
Sarasota, FL 34243
- 5) Applicant's Phone #: 813-310-8520 Email: jon.dorman@hotmail.com
- 6) Email Address: jon.dorman@hotmail.com
- 7) Name of Owner, if different than above: Dennis Saviano Living Trust, attn: Dennis Saviano, TTEE
- 8) Address of Owner: PO Box 2025, Key West, FL 33045
- 9) Owner Phone #: 586-615-3559 Email: karensaviano10@yahoo.com



# 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](http://www.cityofkeywest-fl.gov)

- 10) Zoning District of Parcel: CG RE# 00051820-000000
- 11) Is Subject Property located within the Historic District? Yes ☐ No ☒  
If Yes: Date of approval N/A  
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).  
\_\_\_\_\_  
See attached.
- 13) Has subject Property received any variance(s)? Yes ☐ No ☒  
If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_  
Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes ☐ No ☒  
If Yes, describe and attach relevant documents.  
N/A
- 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.**





# 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](http://www.cityofkeywest-fl.gov)

## Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

### I. Existing Conditions.

**TAB C**

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.

Note: 1910 N. Roosevelt, Boundary Survey  
Updated Surveys for both parcels are underway for  
delivery prior DRC meeting.

- 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. **TAB D**

- 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

**TAB D**

- 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. **TAB D**

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. **TAB D**





# 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](http://www.cityofkeywest-fl.gov)

- 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.

**TAB D**

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.

**TAB A**

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.

**TAB D, AND ATTACHED TO THIS APPLICATION**

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.



# 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](http://www.cityofkeywest-fl.gov)

- (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.

**TAB D**

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.

**N/A**

- (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. **REQUESTED, TO BE PROVIDED UPON RECEIPT**

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.





# 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](http://www.cityofkeywest-fl.gov)

## 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.

### PROVIDED AS APPLICABLE

- (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.





# 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](http://www.cityofkeywest-fl.gov)

(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.





# 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](http://www.cityofkeywest-fl.gov)

- 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.

**Application for Development Plan & Conditional Use**

1910 N. Roosevelt Blvd., Key West, FL 33040

**Item #12, Description of Proposed Development and Use**

Demolish existing retail building (approximately 5,250 square feet used for scooter rental). Construct new self storage building (three stories and approximately 50,200 square feet) plus associated parking (approximately 13 spaces), loading, and landscaping. This project includes aggregation of development rights from the adjacent property located at 1900 N. Roosevelt Blvd. (Property ID #00051820-0000, owned by Paradise Petroleum Marketers, Inc.). This existing gas station, carwash, and convenience store is not proposed to be altered physically or operationally under this application.



# **Verification Form**

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an Entity)

I, Jonathan Dorman, in my capacity as Manager  
(print name) (print position: president, managing member)  
of StorCon Development, LLC  
(print name of entity serving as Authorized Representative)

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:

1900 N. Roosevelt Blvd., Key West, FL 33040

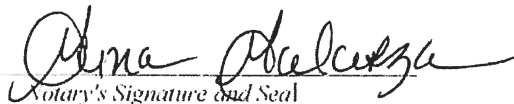
(Street Address of subject property)

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

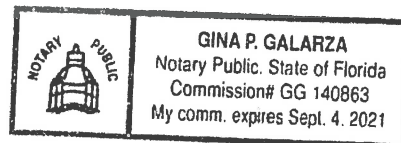
Subscribed and sworn to (or affirmed) before me on this 12 day of March 2020  
date  
Jonathan Dorman  
Name of Authorized Representative

He/She is personally known to me or has presented His Driver's License as identification.

  
Notary's Signature and Seal

GINA GALARZA  
Name of Acknowledger typed, printed or stamped

GG 140863  
Commission Number, if any



City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an Entity)

I, Jonathan Dorman, in my capacity as Manager  
(print name) (print position: president, managing member)  
of StorCon Development, LLC  
(print name of entity serving as Authorized Representative)

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:

1910 N. Roosevelt Blvd., Key West, FL 33040

(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.

A handwritten signature in blue ink, appearing to read "Jonathan Dorman".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12 day of March 2020 by  
Jonathan Dorman  
Name of Authorized Representative

He/She is personally known to me or has presented FL Drivers License as identification.

A handwritten signature in black ink, appearing to read "Gina P. Galarza".

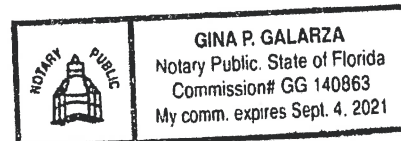
Notary's Signature and Seal

GINA GALARZA

Name of Acknowledger typed, printed or stamped

GG 140863

Commission Number, if any





# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

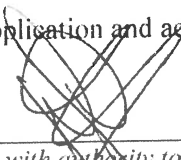
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Dennis Saviano as  
*Please Print Name of person with authority to execute documents on behalf of entity*


Trustee of Dennis Saviano Living Trust  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Jonathan Dorman  
*Please Print Name of Representative*

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

 Trustee  
*Signature of person with authority to execute documents on behalf on entity owner*  
DENNIS SAVIANO

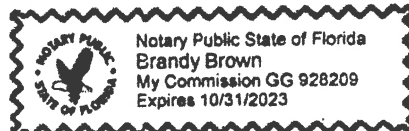
Subscribed and sworn to (or affirmed) before me on this 3-11-20  
*Date*

by  Trustee  
*Name of person with authority to execute documents on behalf on entity owner*  
DENNIS SAVIANO

He/She is personally known to me or has presented Florida Driver License as identification.

Brandy Brown  
*Notary's Signature and Seal*

Brandy Brown  
*Name of Acknowledger typed, printed or stamped*



GG 928209  
*Commission Number, if any*

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

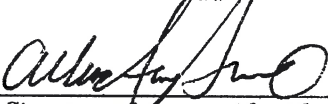
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Allan Burns as  
*Please Print Name of person with authority to execute documents on behalf of entity*

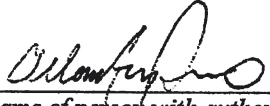
President of Paradise Petroleum Marketers, Inc  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Jonathan Dorman  
*Please Print Name of Representative*

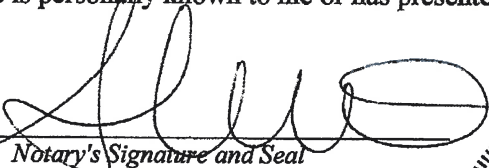
to be the representative for this application and act on my/our behalf before the City of Key West.

  
*Signature of person with authority to execute documents on behalf on entity owner*

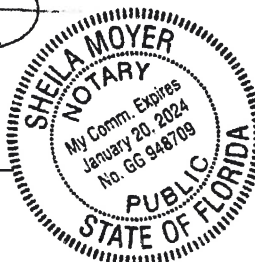
Subscribed and sworn to (or affirmed) before me on this 3-12-2020  
*Date*

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

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

  
*Notary's Signature and Seal*

Sheila Moyer  
*Name of Acknowledger typed, printed or stamped*



01-20-2024  
*Commission Number, if any*



**Ukg'Rnc p**

SEAWALL

PROPERTY OWNERS:  
1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.  
1910 N. ROOSEVELT BLVD: DENNIS SAVIANO LIVING TRUST

OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.  
STORCON DEVELOPMENT, LLC

ENGINEER: JONATHAN DORMAN, P.E.

LAND USE ATTORNEY: BARTON SMITH, ESQ.  
SMITH HAWKS

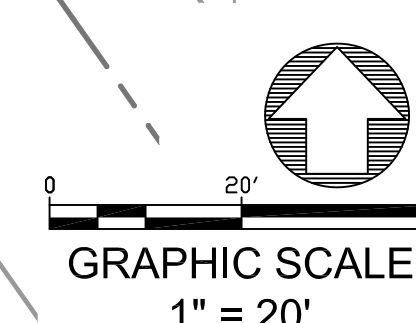
1900 N. ROOSEVELT BLVD:  
SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13  
OR933-404/41 OR1115-1969/1991 OR1239-450/58 OR2419-1579/80

1910 N. ROOSEVELT BLVD:  
SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2  
AND WLY 70.31 FT BLK 6 OR48-413 OR458-535/36 OR220-71/72  
OR439-886/90 OR777-1864 OR810-2424 OR856-1258 OR856-1259/6  
OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17  
OR1444-2024/25 OR1561-150/51

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW SELF STORAGE FACILITY AT 1910 N. ROOSEVELT BLVD.

THE FLOOR AREA FOR THE SELF STORAGE FACILITY IS BEING ACHIEVED BY WAY OF AGGREGATING THE ABUTTING PROPERTY LOCATED AT 1900 N. ROOSEVELT BLVD. INTO A COMBINED MAJOR DEVELOPMENT PLAN.

1. EXISTING LIGHTING TO REMAIN AS IS FOR 1900 N. ROOSEVELT BLVD. LIGHTING FOR PROPOSED SELF STORAGE FACILITY SHALL CONSIST OF WALL-MOUNTED FIXTURES WITH CUT-OFF SHIELDS.
2. THE PROPOSED SELF STORAGE FACILITY WILL BE CONSTRUCTED IN A SINGLE PHASE.
3. EXPECTED DATE OF COMPLETION: MARCH 2022.
4. THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
5. THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
6. THIS PROPERTY IS NOT LOCATED WITHIN A CONSERVATION AREA OR OTHER ENVIRONMENTALLY SENSITIVE AREA.
7. THIS PROJECT WILL REQUIRE INTERGOVERNMENTAL COORDINATION WITH FOOT, DEP, AND SFWMCD. THE APPLICANT UNDERSTANDS THESE APPROVALS ARE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS, AND HAS SCHEDULED OR WILL SCHEDULE PREAPPLICATION MEETINGS CONCURRENT WITH THE CITY'S DRC REVIEW.
8. NO OFFSITE IMPROVEMENTS ARE PROPOSED OR ANTICIPATED TO BE NECESSARY FOR THIS DEVELOPMENT.

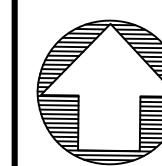


\*\*\* CLOSEST AVAILABLE LAND USE CODE TO EXISTING USE

\*\*\* PARKING VARIANCE REQUESTED

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA.

JONATHAN M. DORMA  
FLORIDA PE NO. 5400  
DATE:



NORTH

SCALE:  
1" = 20'

DATE:  
09/18/202

SHEET  
2 OF 6



GARRISON BIGHT

SEAWALL

N. ROOSEVELT BLVD (US-1)

1900 N. ROOSEVELT  
EXISTING GAS STATION  
(TO REMAIN, INCLUDED IN  
MAJOR DEVELOPMENT PLAN)

1910 N. ROOSEVELT  
PROPOSED SELF STORAGE  
(3 FLOORS, 39,980 SF GFA)

1970 N. ROOSEVELT  
EXISTING RETAIL AND  
TATOO PARLOR  
(NOT A PART OF THIS  
MAJOR DEVELOPMENT PLAN)

ADVANCED  
URGENT  
CARE

MULTIFAMILY  
RESIDENTIAL

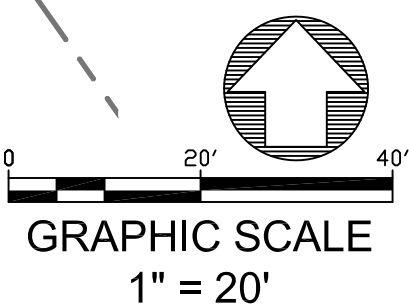
AUTOMOBILE  
REPAIR

MULTIFAMILY  
RESIDENTIAL

BAY STREET

VIVIAN STREET

FIRST STREET



TRAFFIC DATA (1910 N. ROOSEVELT BLVD. ONLY) * **			
EXISTING CONDITIONS	EXISTING	PROPOSED	CHANGE
ZONING	CG	CG	
BUILDING AREA (SF)	5,250	39,980	34,730
LAND USE DESCRIPTION ***	VARIETY STORE	SELF STORAGE	
ITE LAND USE CODE ***	814	151	
PM PEAK RATE / KSF	6.84	0.17	
TOTAL PEAK HOUR TRIPS	36	7	-29

\* EXISTING OPERATIONS AND TRAFFIC PATTERNS FOR 1900 AND 1970 ROOSEVELT BLVD. ARE TO REMAIN UNCHANGED.  
\*\* ALL EXISTING DRIVEWAYS ARE TO REMAIN  
\*\*\* CLOSEST AVAILABLE LAND USE CODE TO EXISTING USE

PROPOSED DEVELOPMENT DATA			
PARCEL NUMBER	00051820-000000	00051840-000000	TOTAL
STREET ADDRESS *	1910	1900	
OWNER NAME	PARADISE PETROLEUM MARKETERS, INC.	DENNIS SAVIANO LIVING TRUST	
ZONING	CG	CG	
PROPERTY USE	GAS STATION, CONVENIENCE STORE, CARWASH	SELF STORAGE	
LAND AREA (AC)	0.48	0.75	1.23
LAND AREA (SF)	20,820	32,591	53,411
BUILDING AREA (SF)	2,749	39,980	42,729
FLOOR AREA RATIO	0.13	1.23	0.80
BUILDING COVERAGE	2,749	18,500	21,249
	13.2%	56.8%	39.8%
IMPERVIOUS SURFACE (SF)	20,440	25,391	45,831
	98.2%	77.9%	85.8%
PERVIOUS SURFACE (SF)	380	7,200	7,580
	1.8%	22.1%	14.2%
LANDSCAPE AREA (SF)	380	7,200	7,580
BUILDING HEIGHT ** (FT)	15'	34'	
PARKING RATIO REQUIRED	1/300 SF	1/600 SF	
PARKING REQUIRED	9	67	
PARKING PROVIDED	11	13	

\* ALL ADDRESSES ARE ON N. ROOSEVELT BLVD.  
\*\* HEIGHT MEASURED FROM ROAD CENTERLINE TO HIGHEST PARAPET  
\*\*\* PARKING VARIANCE REQUESTED

PROJECT TEAM:

PROPERTY OWNERS:  
1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.  
1910 N. ROOSEVELT BLVD: DENNIS SAVIANO LIVING TRUST  
OWNER'S AUTHORIZED AGENT: JONATHAN DORMAN, P.E.  
STORCON DEVELOPMENT, LLC  
ENGINEER: JONATHAN DORMAN, P.E.  
LAND USE ATTORNEY: BARTON SMITH, ESQ.  
SMITH HAWKS

LEGAL DESCRIPTIONS:

1900 N. ROOSEVELT BLVD:  
SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13  
OR933-404/410 OR1115-1989/1991 OR1239-450/58 OR2419-1579/80  
1910 N. ROOSEVELT BLVD:  
SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2  
AND WLY 70.31 FT LT 3 BK 6 OR84-413 OR98-535/36 OR202-71/72  
OR439-886/90 OR777-1864 OR810-2428 OR856-1258 OR856-1259/60  
OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17  
OR1444-2024/25 OR1561-150/51

PROJECT STATEMENT:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW SELF STORAGE FACILITY AT 1910 N. ROOSEVELT BLVD.  
THE FLOOR AREA FOR THE SELF STORAGE FACILITY IS BEING ACHIEVED BY WAY OF AGGREGATING THE ADJUTING PROPERTY LOCATED AT 1900 N. ROOSEVELT BLVD, INTO A COMBINED MAJOR DEVELOPMENT PLAN.

SITE PLAN NOTES:

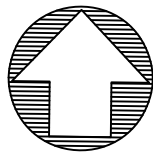
- EXISTING LIGHTING TO REMAIN AS IS FOR 1900 N. ROOSEVELT BLVD. LIGHTING FOR PROPOSED SELF STORAGE FACILITY SHALL CONSIST OF WALL-MOUNTED FIXTURES WITH CUT-OFF SHIELDS.
- THE PROPOSED SELF STORAGE FACILITY WILL BE CONSTRUCTED IN A SINGLE PHASE.
- EXPECTED DATE OF COMPLETION: MARCH 2022.
- THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
- THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- THIS PROPERTY IS NOT LOCATED WITHIN A CONSERVATION AREA OR OTHER ENVIRONMENTALLY SENSITIVE AREA.
- THIS PROJECT WILL REQUIRE INTERGOVERNMENTAL COORDINATION WITH FDOT, DEP, AND SPWMD. THE APPLICANT UNDERSTANDS THESE APPROVALS ARE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS, AND HAS SCHEDULED OR WILL SCHEDULE PREAPPLICATION MEETINGS CONCURRENT WITH THE CITY'S DRC REVIEW.
- NO OFFSITE IMPROVEMENTS ARE PROPOSED OR ANTICIPATED TO BE NECESSARY FOR THIS DEVELOPMENT.

PRELIMINARY  
NOT FOR CONSTRUCTION

SITE PLAN

MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE. #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)



NORTH

SCALE:

1" = 20'

DATE:

09/18/2020

SHEET

2 OF 6

I, JONATHAN DORMAN, HEREBY CERTIFY  
AS A LICENSED PROFESSIONAL ENGINEER  
IN ACCORDANCE WITH FLORIDA STATUTE  
471 (481) THAT I HAVE PERFORMED A  
QUALITY ASSURANCE REVIEW OF THESE  
PLANS, AND THAT THIS DESIGN, TO THE  
BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF, WILL MEET APPLICABLE  
MUNICIPAL AND STATE DESIGN CRITERIA.

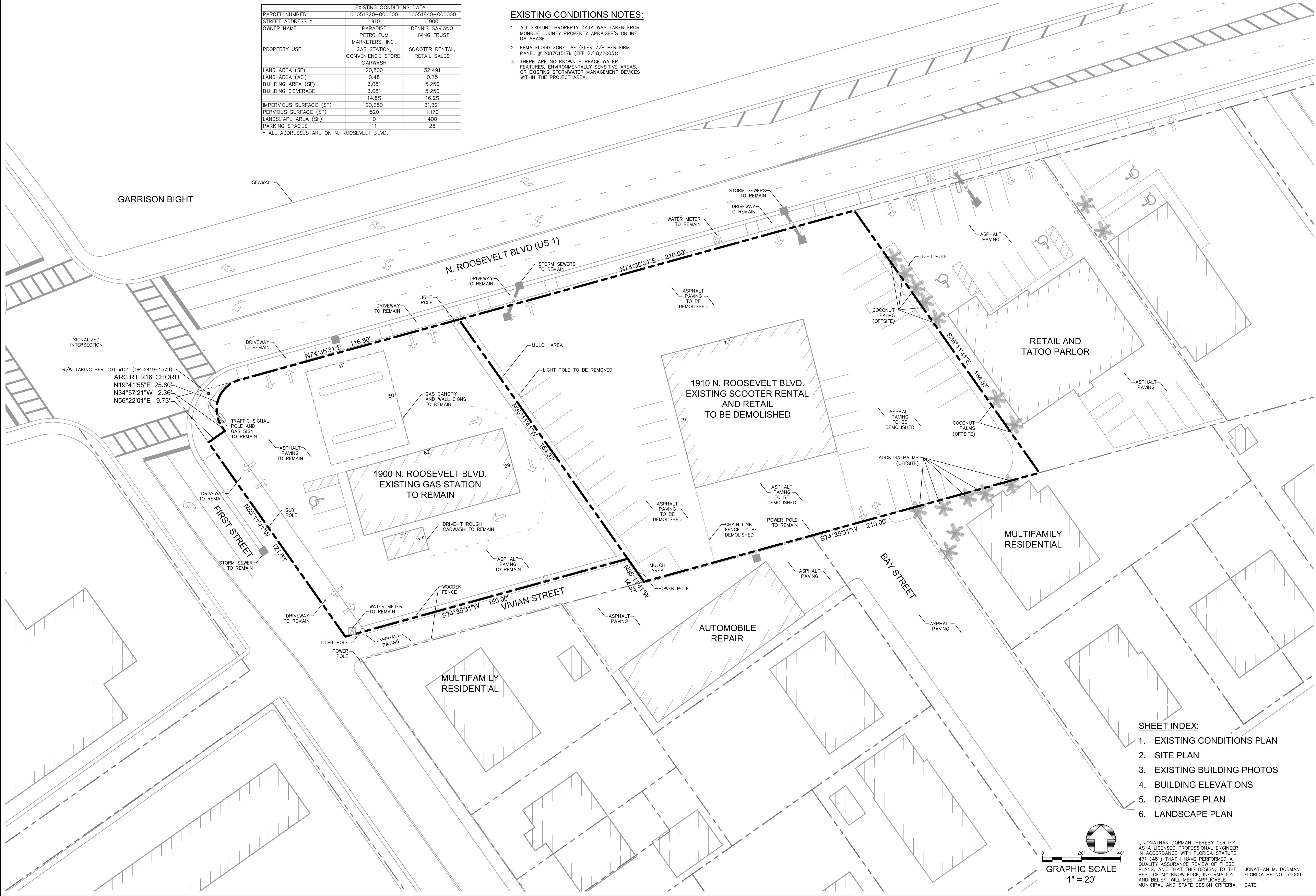
JONATHAN M. DORMAN  
FLORIDA PE NO. 54009  
DATE:



EXISTING CONDITIONS DATA		
PARCEL NUMBER	00051820-000000	00051840-000000
STREET ADDRESS *	1910	1900
OWNER NAME	PARADISE PETROLEUM MARKETERS, INC.	DENNIS SAVIANO LIVING TRUST
PROPERTY USE	GAS STATION, CONVENIENCE STORE, CARWASH	SCOOTER RENTAL, RETAIL SALES
LAND AREA (SF)	20,800	32,491
LAND AREA (AC)	0.48	0.75
BUILDING AREA (SF)	3,081	5,250
BUILDING COVERAGE	3,081	5,250
	14.8%	16.2%
IMPERVIOUS SURFACE (SF)	20,280	31,321
PERVIOUS SURFACE (SF)	520	1,170
LANDSCAPE AREA (SF)	0	400
PARKING SPACES	11	28
* ALL ADDRESSES ARE ON N. ROOSEVELT BLVD.		

EXISTING CONDITIONS NOTES:

1. ALL EXISTING PROPERTY DATA WAS TAKEN FROM MONROE COUNTY PROPERTY APPRAISER'S ONLINE DATABASE.
2. FEMA FLOOD ZONE: AE (ELEV 7/8 PER FIRM PANEL #12087C1517K (EFF 2/18/2005))
3. THERE ARE NO KNOWN SURFACE WATER FEATURES, ENVIRONMENTALLY SENSITIVE AREAS, OR EXISTING STORMWATER MANAGEMENT DEVICES WITHIN THE PROJECT AREA.



- SHEET INDEX:
1. EXISTING CONDITIONS PLAN
  2. SITE PLAN
  3. EXISTING BUILDING PHOTOS
  4. BUILDING ELEVATIONS
  5. DRAINAGE PLAN
  6. LANDSCAPE PLAN

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA.

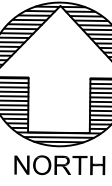
JONATHAN M. DORMAN  
FLORIDA PE NO. 54009  
DATE:

PRELIMINARY  
NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE. #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)



SCALE:  
1" = 20'

DATE:  
06/11/2020

SHEET  
1 OF 6



# EXISTING BUILDING PHOTOGRAPHS

1900 N. ROOSEVELT BLVD.  
(TO REMAIN UNCHANGED)



1910 N. ROOSEVELT BLVD.  
(TO BE DEMOLISHED)

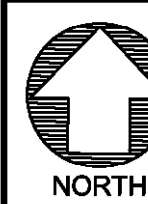


PRELIMINARY  
NOT FOR CONSTRUCTION

EXISTING BUILDING PHOTOS

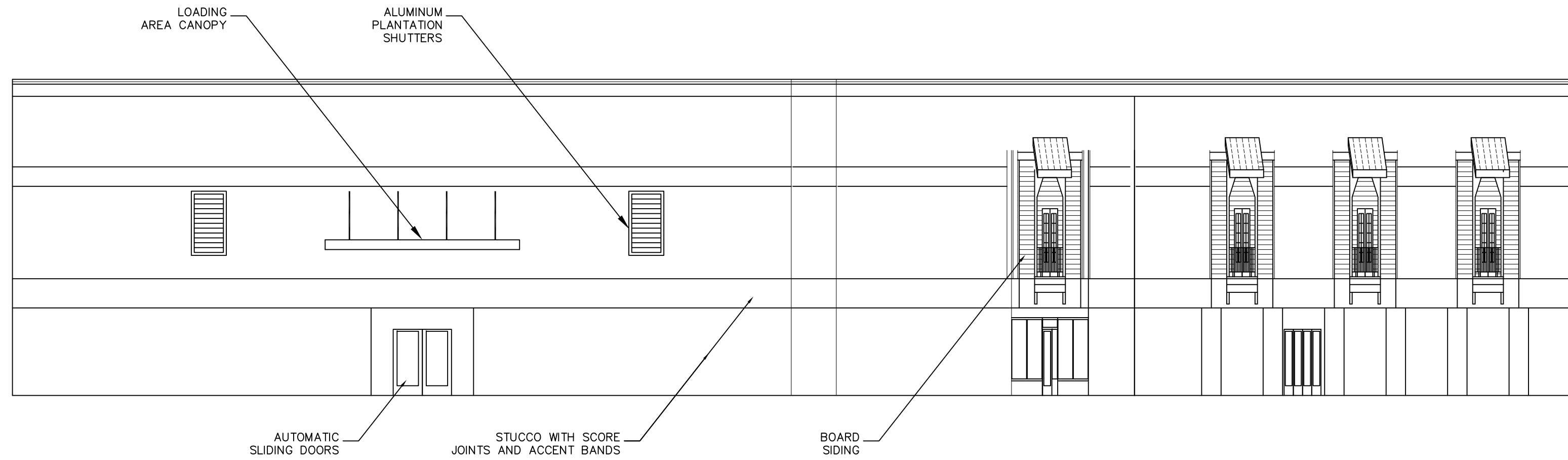
MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE., #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)



DATE:  
06/11/2020  
SHEET  
3 OF 6



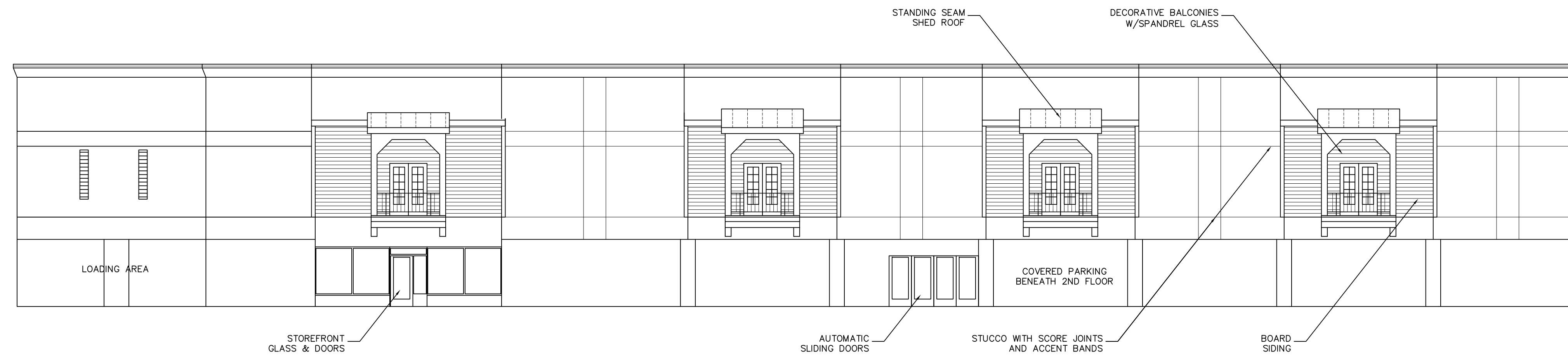


TOP OF PARAPET = 32'-6"  
LOW ROOF EDGE = 29'-6"  
8.50'  
3RD FLR = 21'-0"  
10.00'  
26.00'  
2ND FLR = 11'-0"  
11.00'  
FFE = 0'-0"

**EAST ELEVATION**  
FACING 1970 N. ROOSEVELT BLVD.  
SCALE 1 INCH = 10 FEET  
TYPICAL OF WEST ELEVATION

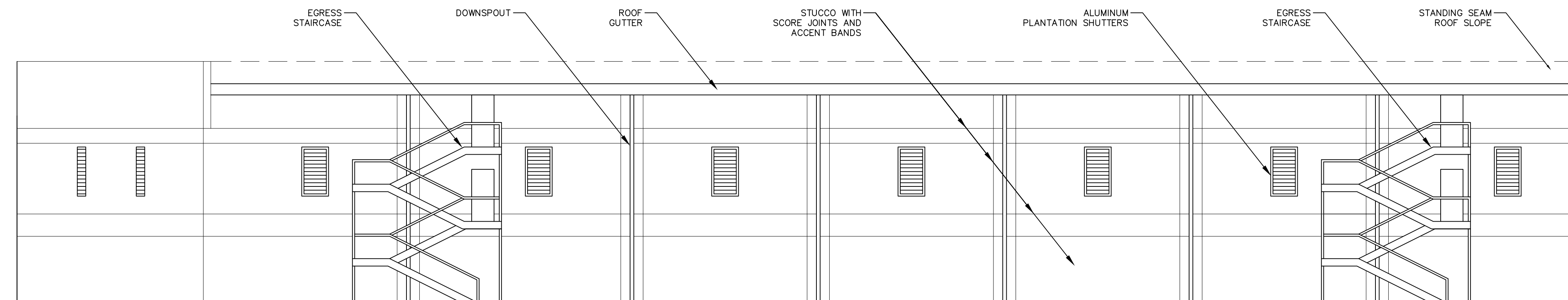


**SAMPLE ELEVATION**  
TAKEN AT 127-135 SIMONTON STREET  
(SAMPLE ONLY, INDICATIVE OF SIMILAR DETAILING, MATERIALS, AND COLORS)



TOP OF PARAPET = 32'-6"  
LOW ROOF EDGE = 29'-6"  
8.50'  
3RD FLR = 21'-0"  
10.00'  
26.00'  
2ND FLR = 11'-0"  
11.00'  
FFE = 0'-0"

**NORTH ELEVATION**  
FRONTING N. ROOSEVELT BLVD.  
SCALE 1 INCH = 10 FEET



TOP OF PARAPET = 32'-6"  
LOW ROOF EDGE = 29'-6"  
8.50'  
3RD FLR = 21'-0"  
10.00'  
26.00'  
2ND FLR = 11'-0"  
11.00'  
FFE = 0'-0"

**SOUTH ELEVATION**  
FACING VIVIAN STREET  
SCALE 1 INCH = 10 FEET

PRELIMINARY  
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE. #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)



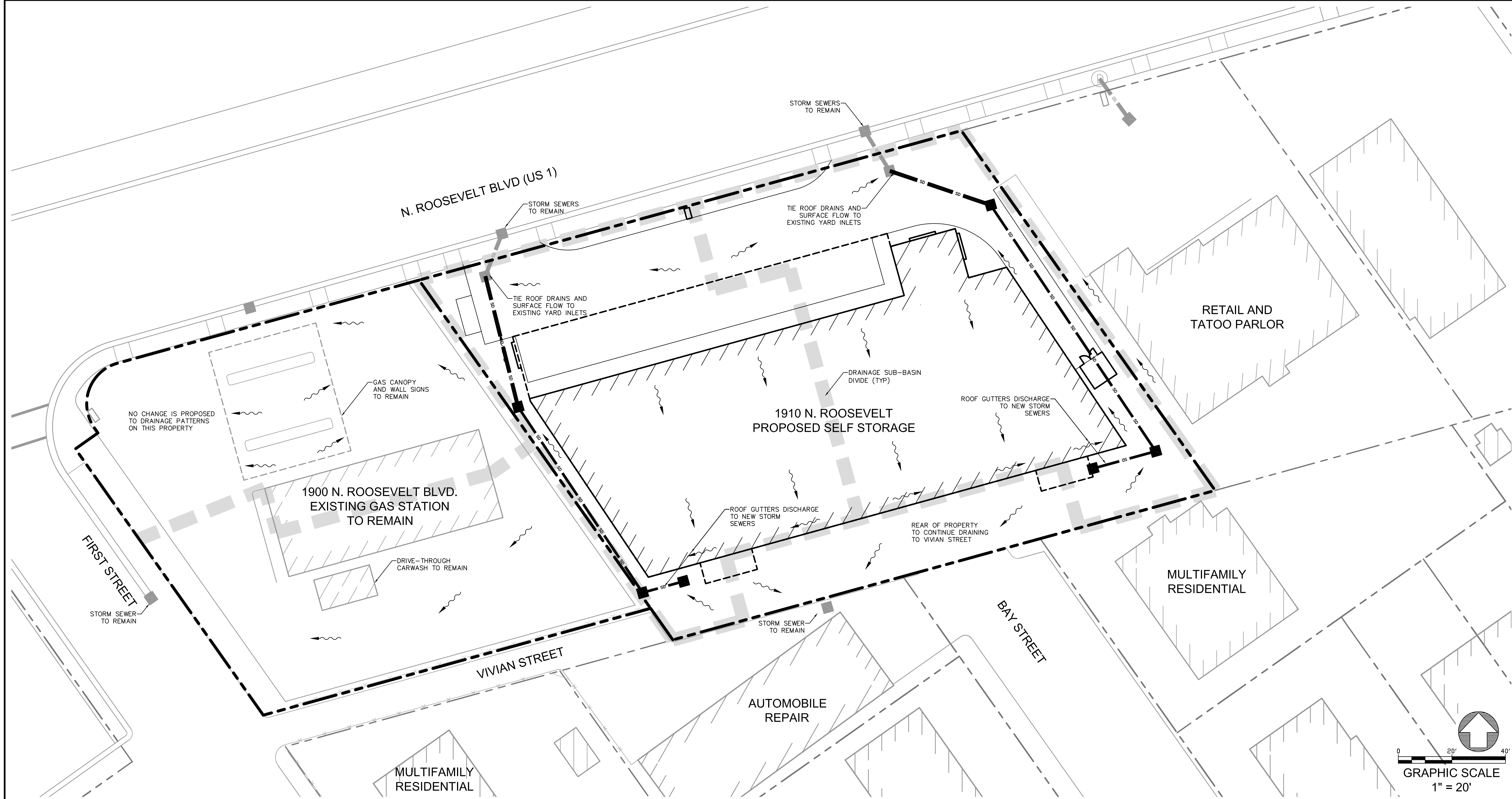
NORTH

SCALE:  
1" = 20'

DATE:  
06/11/2020

SHEET  
4 OF 6





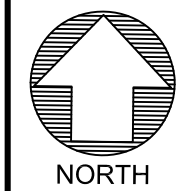
- DRAINAGE NOTES:**
1. NO ADVERSE STORMWATER MANAGEMENT IMPACTS ARE PROPOSED OR ANTICIPATED AS A RESULT OF THIS PROJECT. NO CHANGES ARE PROPOSED TO 1900 N. ROOSEVELT BLVD. IMPERVIOUS AREA WILL BE REDUCED WITH THE REDEVELOPMENT OF 1910 N. ROOSEVELT.
  2. ALL EXISTING DRAINAGE PATTERNS ARE PROPOSED TO BE MAINTAINED AS A RESULT OF THIS PROJECT.
  2. FEMA FLOOD ZONE: AE (ELEV 7/8 PER FIRM PANEL #12087C1517k (EFF 2/18/2005))
  3. THERE ARE NO KNOWN SURFACE WATER FEATURES, ENVIRONMENTALLY SENSITIVE AREAS, OR EXISTING STORMWATER MANAGEMENT DEVICES WITHIN THE PROJECT AREA.
  3. THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAINAGE PLAN

MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE. #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)



NORTH  
SCALE:  
1" = 20'

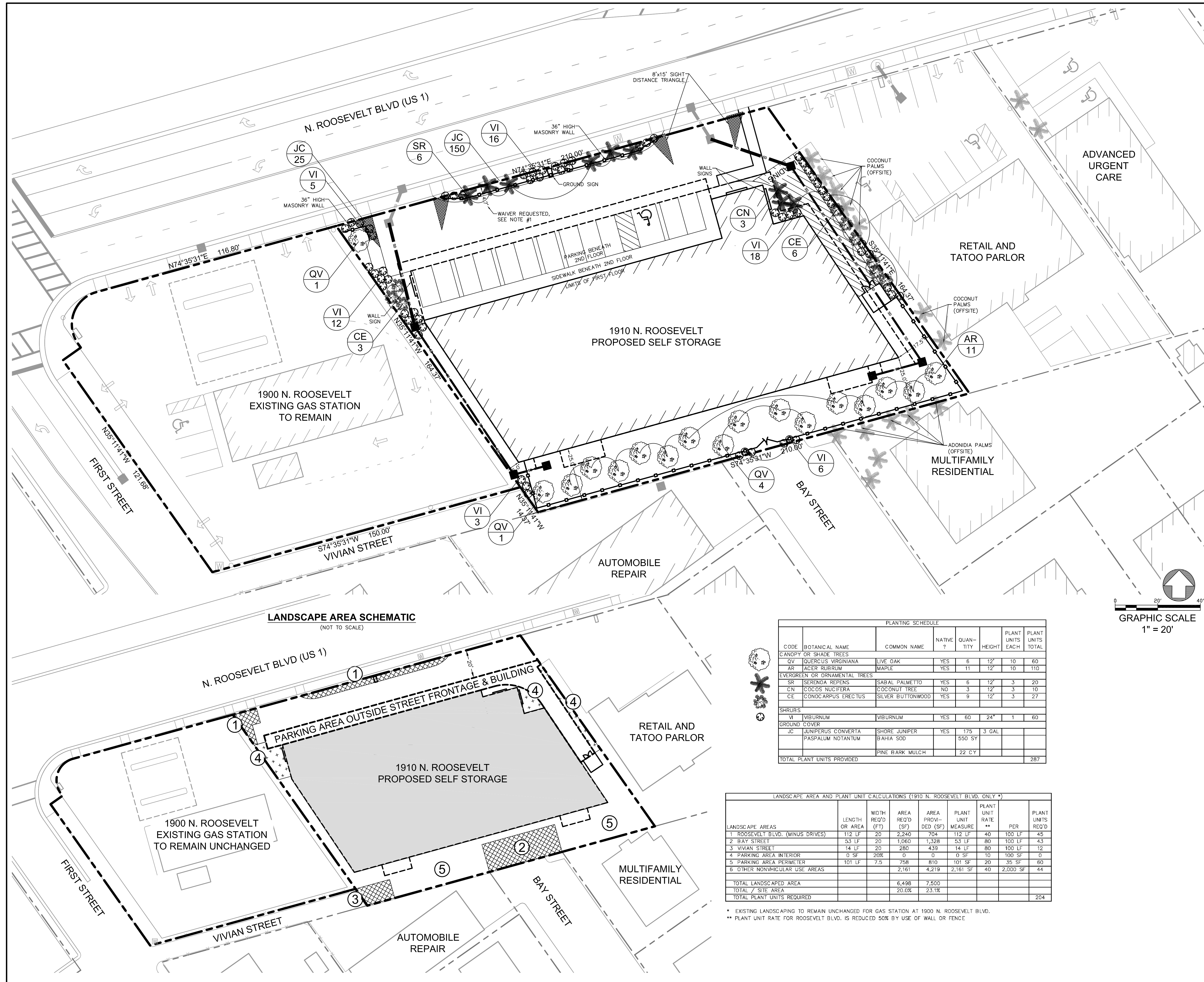
DATE:  
06/11/2020

SHEET  
5 OF 6

I, JONATHAN DORMAN, HEREBY CERTIFY  
AS A LICENSED PROFESSIONAL ENGINEER  
IN ACCORDANCE WITH FLORIDA STATUTE  
471 (481) THAT I HAVE PERFORMED A  
QUALITY ASSURANCE REVIEW OF THESE  
PLANS, AND THAT THIS DESIGN, TO THE  
BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF, WILL MEET APPLICABLE  
MUNICIPAL AND STATE DESIGN CRITERIA.

JONATHAN M. DORMAN  
FLORIDA PE NO. 54009  
DATE:





**PROJECT TEAM:**

**PROPERTY OWNERS:**  
1900 N. ROOSEVELT BLVD: PARADISE PETROLEUM MARKETERS, INC.  
1910 N. ROOSEVELT BLVD: DENNIS SAVANO LIVING TRUST

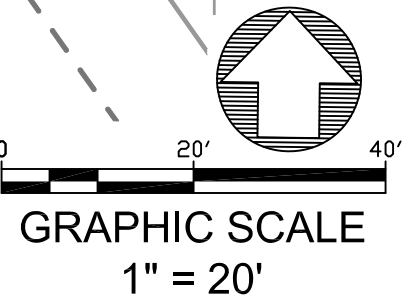
**OWNER'S AUTHORIZED AGENT:** JONATHAN DORMAN, P.E.  
**AND DESIGNER:** STORCON DEVELOPMENT, LLC  
8437 TUTTLE AVE., #412  
SARASOTA, FL 34243  
813-310-8520  
jdn.dorman@gmail.com

**ENGINEER:** JONATHAN DORMAN, P.E.

**LAND USE ATTORNEY:** BARTON SMITH, ESQ.  
SMITH HAWKS

- LANDSCAPE NOTES:**
- DUE TO SITE CONSTRAINTS A WAIVER IS REQUESTED PER KEY WEST CODE SECTION 108-517, FOR REDUCED PLANTING AREA WIDTH ALONG THE ROOSEVELT BLVD. RIGHT OF WAY. THIS WILL BE MITIGATED BY A DECORATIVE MASONRY WALL ALONG N. ROOSEVELT, PLUS ADDITIONAL PLANTING WIDTH AND LANDSCAPING ALONG BAY STREET AND VICTORIA STREET.
  - THIS PLAN IS FOR THE REDEVELOPMENT OF 1910 N. ROOSEVELT BLVD. NO LANDSCAPING WORK IS PROPOSED FOR THE EXISTING GAS STATION AND CONVENIENCE STORE TO REMAIN ON 1900 N. ROOSEVELT BLVD.
  - ALL LANDSCAPING SHALL COMPLY WITH KEY WEST MINIMUM STANDARDS AND SHALL IN ALL CASES CONSIST OF A MINIMUM OF 70 PERCENT NATIVE SPECIES.
  - ALL TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT WITH A MINIMUM OF SIX FEET OF CLEAR TRUNK SPACE IMMEDIATELY AFTER PLANTING. TREES SHALL BE OF A SPECIES HAVING AN AVERAGE MATURE CROWN OF GREATER THAN 30 FEET WIDE AND HAVING TRUNKS WHICH CAN BE MAINTAINED WITH OVER SIX FEET OF CLEAR WOOD. TREES OR PALMS HAVING AN AVERAGE MATURE CROWN SPREAD OF LESS THAN 30 FEET MAY BE SUBSTITUTED BY GROUPING THE TREES OR PALMS SO AS TO CREATE THE EQUIVALENT OF 20 FEET OF CROWN SPREAD. SUCH A GROUPING SHALL COUNT AS ONE TREE TOWARD MEETING THE TREE REQUIREMENT FOR ANY SECTION IN THIS ARTICLE. IF PALMS ARE USED, THEY SHALL CONSTITUTE NO MORE THAN 25 PERCENT OF TOTAL TREE REQUIREMENTS FOR ANY SECTION IN THIS ARTICLE. NO OTHER TREE SPECIES SHALL ACCOUNT FOR MORE THAN 50 PERCENT OF THE TOTAL NUMBER OF TREES. TREES MUST BE SPACED BETWEEN TEN AND 50 FEET APART DEPENDING ON THE CHARACTERISTICS OF THE TREE SPECIES AND THE FUNCTION OF THE RESPECTIVE TREE.
  - INDIVIDUALLY PLANTED SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING. SHRUBS PLANTED FOR REQUIRED HEDGES SHALL HAVE MINIMUM HEIGHTS IMMEDIATELY AFTER PLANTING AS FOLLOWS: TWO FEET FOR THREE-FOOT HIGH HEDGES; 2 1/2 FEET FOR FOUR-FOOT HIGH HEDGES AND THREE FEET FOR FIVE-FOOT HIGH HEDGES. THE PLANNING BOARD MAY WAIVE THE SIZE AND MINIMUM STANDARD SPECIFICATIONS IF THE APPLICANT CAN DEMONSTRATE THAT CURRENT MARKET CONDITIONS ARE SUCH THAT SHRUBS AND HEDGES MEETING THESE SPECIFICATIONS ARE NOT READILY AVAILABLE. SHRUBS SHALL BE PLANTED NO FURTHER APART THAN FOUR FEET ON CENTER. HEDGES SHALL REACH THE REQUIRED HEIGHT AND FORM A SOLID AND UNBROKEN VISUAL SCREEN WITHIN ONE YEAR AFTER PLANTING.
  - ALL PLANT MATERIALS SHALL BE OF A SPECIES ADAPTIVE TO THE FLORIDA KEYS AND SHALL CONFORM TO STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS STATED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I (1973) AND PART II (1975), STATE DEPARTMENT OF AGRICULTURE, AS MAY BE AMENDED. GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF NOXIOUS PESTS OR DISEASES. INSTALLATION OF ALL LANDSCAPING SHALL BE IN A SOUND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
  - LANDSCAPE DESIGNS AND INSTALLATION SHALL INCORPORATE APPROPRIATE PLANT MATERIAL WHICH WILL SURVIVE AND FLOURISH WITH COMPARATIVELY LITTLE SUPPLEMENTAL IRRIGATION. THESE PLANTS ARE NATIVE, DROUGHT TOLERANT, NONINVASIVE PLANTS.
  - IRRIGATION SHALL MEET KEY WEST SPECIFICATIONS. A DETAILED IRRIGATION PLAN WILL BE PROVIDED PRIOR TO PERMITTING.

- LANDSCAPE MAINTENANCE SCHEDULE:**
- MAINTENANCE OF LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER, TENANT OR AGENT, JOINTLY AND SEVERALLY. THE LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ALL LANDSCAPED AREAS MUST BE EQUIPPED WITH AN IRRIGATION SYSTEM APPROVED BY THE PLANNING BOARD. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS, REFUSE AND DEBRIS.
  - ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FREE OF DEBRIS AND TREE ABUSE.
  - WHERE NEWLY INSTALLED PLANTS DO NOT SURVIVE, THEY SHALL BE REPLACED NO LATER THAN 30 DAYS FROM THE TIME THE PRIOR TREE EXPIRED.
  - THE REQUIRED PLANT MATERIAL SHALL BE PLANTED ON THE STREET SIDE ALONG FOR THE 3-FOOT MASONRY WALL THE N. ROOSEVELT BLVD., RIGHT-OF-WAY AND SHALL BE MAINTAINED IN PERPETUITY BY THE APPLICANT OR SUCCESSIVE OWNERS.



PLANTING SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	NATIVE ?	QUAN-TITY	HEIGHT	PLANT UNITS EACH	PLANT UNITS TOTAL
CANOPY OR SHADE TREES							
QV	QUERCUS VIRGINIANA	LIVE OAK	YES	6	12'	10	60
AR	ACER RUBRUM	MAPLE	YES	11	12'	10	110
EVERGREEN OR ORNAMENTAL TREES							
SR	ISBERGIA REPENS	SABAL PALMETTO	YES	6	12'	3	20
CN	COCOS NUCIFERA	COCONUT TREE	NO	3	12'	3	10
CE	CONOCARPUS ERECTUS	SILVER BUTTOWOOD	YES	9	12'	3	27
SHRUBS							
VI	VIBURNUM	VIBURNUM	YES	60	24"	1	60
GROUND COVER							
JC	JUNIPERUS CONVERTA	SHORE JUNIPER	YES	175	3 GAL		
	PASPALUM NOTANTUM	BAHIA SOD		550 SY			
		PINE BARK MULCH		22 CY			
TOTAL PLANT UNITS PROVIDED							287

LANDSCAPE AREA AND PLANT UNIT CALCULATIONS (1910 N. ROOSEVELT BLVD. ONLY *)								
LANDSCAPE AREAS	LENGTH OR AREA	WIDTH REQ'D (FT)	AREA REQ'D (SF)	AREA PROVIDED (SF)	PLANT UNIT MEASURE	PLANT UNIT RATE **	PER	PLANT UNITS REQ'D
1 ROOSEVELT BLVD. (MINUS DRIVES)	112 LF	20	2,240	704	112 LF	40	100 LF	45
2 BAY STREET	53 LF	20	1,060	1,328	53 LF	80	100 LF	43
3 VIVIAN STREET	14 LF	20	280	439	14 LF	80	100 LF	12
4 PARKING AREA INTERIOR	0 SF	20%	0	0	0 SF	10	100 SF	0
5 PARKING AREA PERIMETER	101 LF	7.5	758	810	101 SF	20	35 SF	60
6 OTHER NONVHICULAR USE AREAS			2,161	4,219	2,161 SF	40	2,000 SF	44
TOTAL LANDSCAPED AREA			6,498	7,500				
TOTAL % SITE AREA			20.0%	23.1%				
TOTAL PLANT UNITS REQUIRED								204

\* EXISTING LANDSCAPING TO REMAIN UNCHANGED FOR GAS STATION AT 1900 N. ROOSEVELT BLVD.  
\*\* PLANT UNIT RATE FOR ROOSEVELT BLVD. IS REDUCED 50% BY USE OF WALL OR FENCE

I, JONATHAN DORMAN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT I HAVE PERFORMED A QUALITY ASSURANCE REVIEW OF THESE PLANS, AND THAT THIS DESIGN, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE MUNICIPAL AND STATE DESIGN CRITERIA.

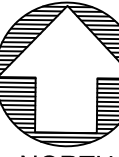
JONATHAN M. DORMAN  
FLORIDA P.E. NO. 54009  
DATE:

PRELIMINARY  
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE., #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)

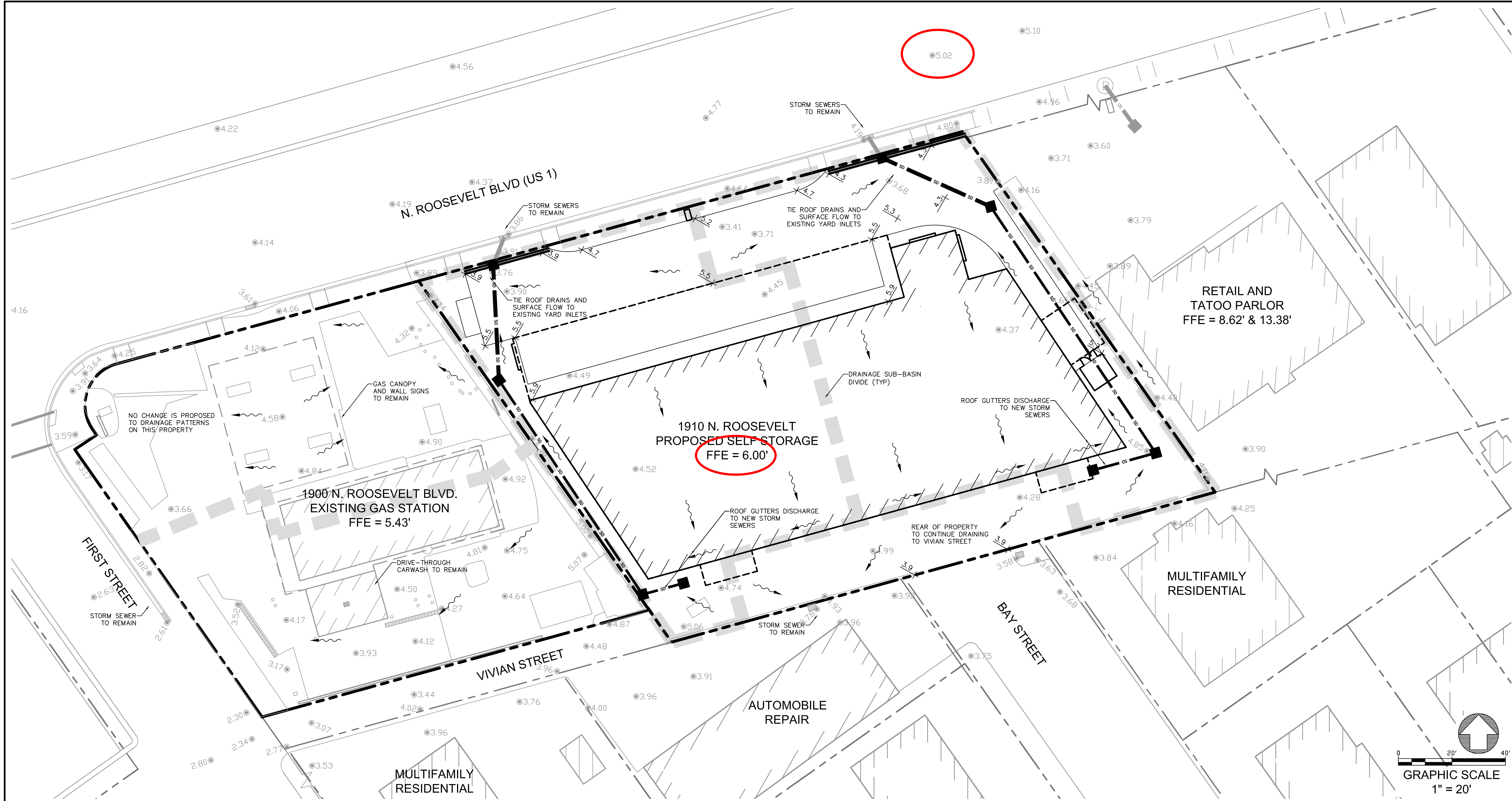


NORTH  
SCALE:  
1" = 20'

DATE:  
06/11/2020

SHEET  
6 OF 6





- DRAINAGE NOTES:**
1. NO ADVERSE STORMWATER MANAGEMENT IMPACTS ARE PROPOSED OR ANTICIPATED AS A RESULT OF THIS PROJECT. NO CHANGES ARE PROPOSED TO 1900 N. ROOSEVELT BLVD. IMPERVIOUS AREA WILL BE REDUCED WITH THE REDEVELOPMENT OF 1910 N. ROOSEVELT.
  2. ALL EXISTING DRAINAGE PATTERNS ARE PROPOSED TO BE MAINTAINED AS A RESULT OF THIS PROJECT.
  2. FEMA FLOOD ZONE: AE (ELEV 7/8 PER FIRM PANEL #12087C1517k (EFF 2/18/2005))
  3. THERE ARE NO KNOWN SURFACE WATER FEATURES, ENVIRONMENTALLY SENSITIVE AREAS, OR EXISTING STORMWATER MANAGEMENT DEVICES WITHIN THE PROJECT AREA.
  3. THIS PROJECT IS LOCATED WITHIN THE FLOODPLAIN, THE NEW SELF STORAGE STRUCTURE WILL BE FLOODPROOFED BY WAY OF LIMITED GROUND-FLOOR OPENINGS, PROTECTED BY REMOVABLE FLOOD GATES.
  4. ELEVATIONS SHOWN ARE BASED ON PRIOR SURVEYS OF 1900 / 1970 N. ROOSEVELT BLVD. AND WILL BE UPDATED UPON COMPLETION OF NEW SURVEY.

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAINAGE PLAN

MAJOR DEVELOPMENT PLAN  
ROOSEVELT SELF STORAGE

8437 TUTTLE AVE. #412  
SARASOTA, FL 34243  
(813) 310-8520 (PH)  
(813) 746-4663 (FAX)



NORTH  
SCALE:  
1" = 20'

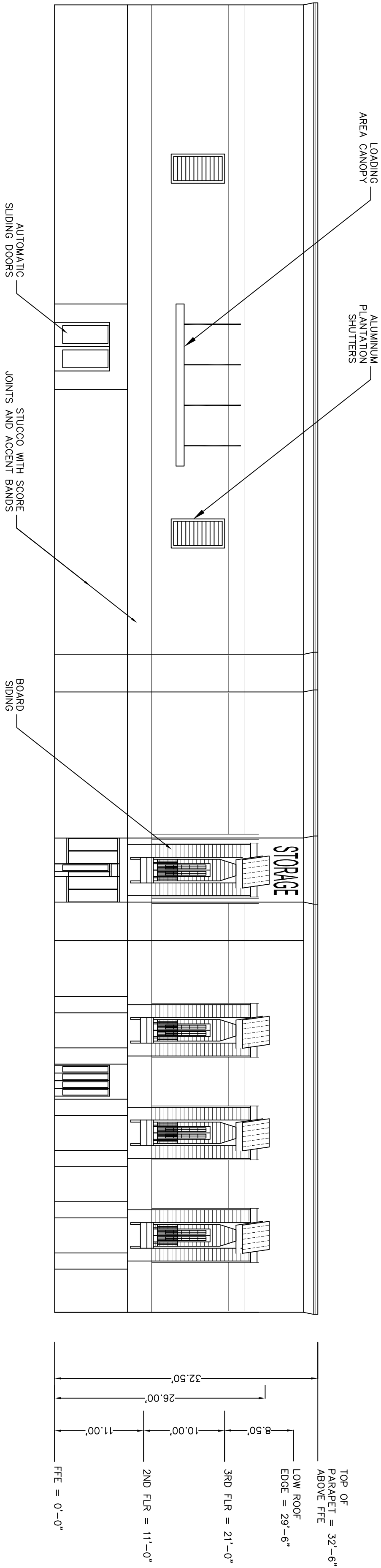
DATE:  
07/20/2020

SHEET  
5 OF 6

I, JONATHAN DORMAN, HEREBY CERTIFY  
AS A LICENSED PROFESSIONAL ENGINEER  
IN ACCORDANCE WITH FLORIDA STATUTE  
471 (481) THAT I HAVE PERFORMED A  
QUALITY ASSURANCE REVIEW OF THESE  
PLANS, AND THAT THIS DESIGN, TO THE  
BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF, WILL MEET APPLICABLE  
MUNICIPAL AND STATE DESIGN CRITERIA.

JONATHAN M. DORMAN  
FLORIDA PE NO. 54009  
DATE:

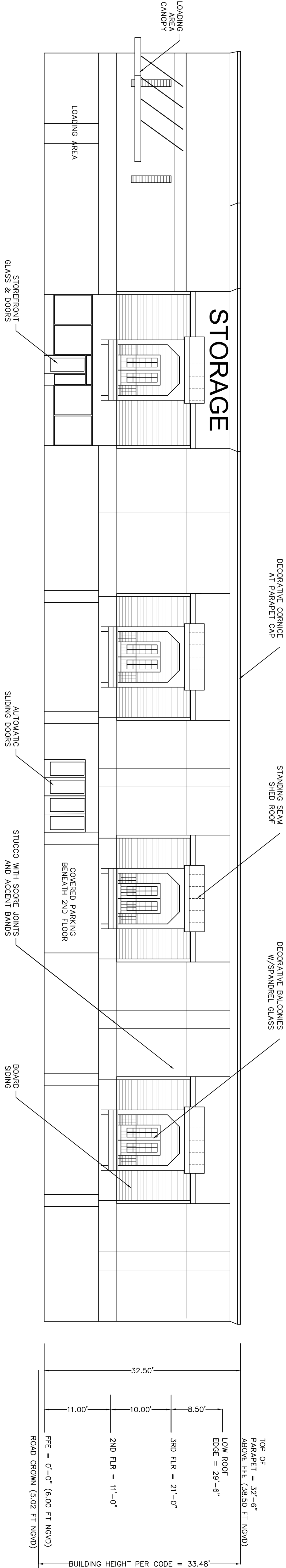




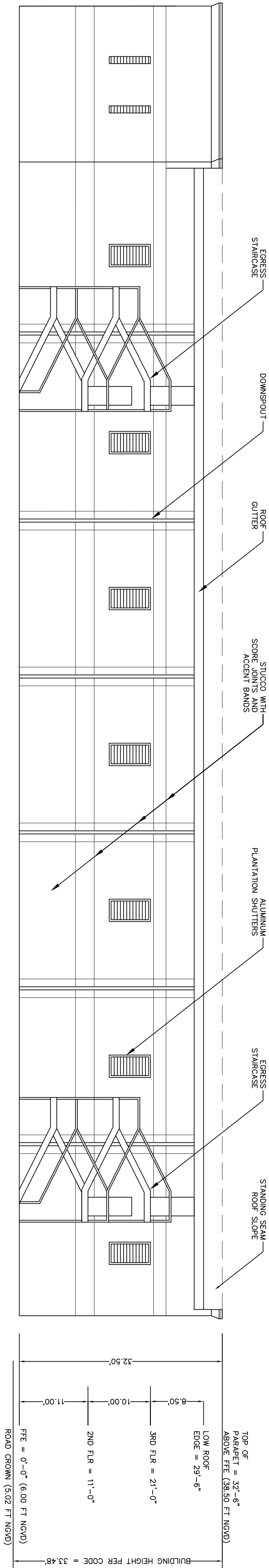
**EAST ELEVATION**  
**FACING 1970 N. ROOSEVELT BLVD.**  
SCALE 1 INCH = 10 FEET  
TYPICAL OF WEST ELEVATION



**CONCEPTUAL RENDERING**  
(SUBJECT TO FINAL DESIGN)



**NORTH ELEVATION**  
**FRONTING N. ROOSEVELT BLVD.**  
SCALE 1 INCH = 10 FEET



**SOUTH ELEVATION**  
**FACING VIVIAN STREET**  
SCALE 1 INCH = 10 FEET

# **Warranty Deed**

Return to: (enclose self-addressed stamped envelope)  
Name:  
Address:  
This Instrument Prepared by:  
DIANNE BARLOW  
FIRST TITLE & ABSTRACT  
Address 1010 KENNEDY DRIVE  
KEY WEST, FL 33040  
File No.: 965874-T  
Property Appraisers Parcel Identification (Folio) Number(s):  
Alternate Key No. 1052469  
Grantee(s) S.S. #[s]:

WARRANTY DEED  
INDIVID. TO INDIVID.

MONROE COUNTY  
OFFICIAL RECORDS  
FILE # 970649  
BK# 1426 PG# 16  
RCD Oct 15 1996 09:00AM  
DANNY L KOLHAGE, CLERK  
DEED DOC STAMP 7280.00  
10/15/1996 DEP CLK

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 10th day of OCTOBER A.D. 19 96 by

HISTORIC TOURS OF AMERICA, INC., a Florida corporation,  
whose address is 601 Duval Street, Suite 5, Key West, FL 33040

hereinafter called the grantor, to DENNIS P. SAVIANO, a married man,  
whose post office address is: 23040 Ardmore Park Drive, St. Claire Shores, MI 48081  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Monroe County, State of Florida, viz:

On the Island of Key West, Monroe County, Florida, and known as the Easterly 59.69 feet of Lot 1, all of Lot 2, and the Westerly 70.31 feet of Lot 3, Block 6, SUNSHINE SUBDIVISION Plat No. 3, according to the Plat thereof recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida.

SUBJECT TO taxes for the year 1996 and subsequent years.  
SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free to all encumbrances, except taxes accruing subsequent to December 31, 1995.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature  
Michelle T. Cates  
Printed Witness Name  
Michelle T. Cates  
Witness Signature  
Dianne Barlow  
Printed Witness Name  
Dianne Barlow

HISTORIC TOURS OF AMERICA, INC.

Signature  
Michael H. Cates, a/k/a Michael Cates, Vice President

STATE OF FLORIDA )

COUNTY OF MONROE )

MONROE COUNTY  
OFFICIAL RECORDS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MICHAEL H. CATES, a/k/a MICHAEL CATES, Vice President, and

of HISTORIC TOURS OF AMERICA, INC., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form of identification of the above-named person:

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 10th day of October, A.D. 19 96

Notary Signature

Signature  
Dianne Barlow



OFF 1 2 3 9 PAGE 0 4 5 0  
REC

FILED FOR RECORD  
92 DEC 29 P3 50  
MICROFILMED

**KNOW ALL MEN BY THESE PRESENTS:**

Excepting therefrom all buildings, structures and improvements of any kind (whether or not classified as real property) and all personal property of whatsoever nature located on the Premises, which buildings, structures and improvements are being simultaneously conveyed to Grantee by bill of sale from BP Exploration & Oil Inc., the owner thereof ("BP").

DS Paris 184620 Date 12-29-92  
MORTHOE COUNTY  
DANNY L. KOLMAGE, CLERK CIR. CT.  
By James H. Hogue DCS

record; and (d) any state of facts that an accurate survey and independent inspection of the Premises by Grantee or its agents would disclose. Unless otherwise defined herein, all terms defined in the Agreement shall have the same meaning herein.

BP has reserved, for itself, its employees, contractors, agents, representatives and licensees, access to the Premises for the purpose of testing, assessing, and if necessary, remediating the Premises ("Access"), in accordance with the terms of Section 10.01 of the Agreement. During BP's Access, Grantee shall not be permitted to engage in the construction or relocation of any improvements on the Premises, or other development activity on the Premises, or any change in use of the Premises, unless and until BP has approved the plans, specifications, drawings and cost estimates therefor. In addition, during BP's Access, Grantee shall not convey to any third party any interest in the Premises, or, if Grantee shall be a corporation or partnership, Grantee shall not convey any interest in the corporation or partnership, unless and until certain conditions specified in Section 10.01 of the Agreement are met.

Except as provided in Section 10.01 of the Agreement, Grantee does hereby assume and agree to be responsible for, does hereby waive, release and discharge, and shall defend, indemnify and hold harmless Grantor and BP, and the parents, subsidiaries and affiliates of Grantor and BP, and their respective directors, officers, partners, employees, contractors, agents, representatives, successors and assigns, from and against any and all claims, demands, damages, losses, costs and expenses, attorney's fees, court costs, awards, settlements, judgments, penalties, fines, liens, actions or causes of action at law or in equity, including without limitation actions under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq., as amended, the Resource Conservation and Recovery Act, 42 U.S.C. 6901, et seq., and any other applicable environmental laws, statutes, ordinances, rules, regulations or orders ("Laws"), arising out of or relating to the environmental and/or physical condition of the Premises or other property abandoned thereon by Grantor or BP or arising out of or relating to the ownership or use of the Premises after Closing.

Notwithstanding anything to the contrary contained herein, in the event that, after Closing, any governmental agency, entity, body, instrumentality, department or representative ("Government") shall notify Grantor or BP that Grantor or BP must undertake on the Premises any testing, investigation and/or remediation of flammable explosives, hydrocarbons and/or petroleum products or fractions thereof, radioactive materials, hazardous or toxic wastes, substances or materials, including but not limited to those materials and substances defined as "hazardous substances", "hazardous materials", "hazardous wastes" or "toxic substances" in the Laws ("Hazardous Materials"), then Grantor or BP shall

765090

DEC 12 39 PAGE 452

immediately notify Grantee of same, Grantee shall promptly undertake the same, and Grantee shall immediately notify the Government that Grantee shall respond to such notice in the place of Grantor or BP. After such notice from Grantor or BP, in the event: (i) Grantee fails to timely or properly undertake and pursue the required testing, investigation and/or remediation of the Hazardous Materials, or (ii) the Government insists that Grantor or BP, not Grantee, undertake or pursue the required testing, investigation and/or remediation of the Hazardous Materials; then, and only in the event of (i) or (ii), and under no other circumstances Grantor or BP shall have the right and authority, without trespass, to enter the Premises and to conduct the required testing, investigation and/or remediation of the Hazardous Materials. Grantor's or BP's entry on the Premises and activities thereon shall not be deemed an admission of liability for such Hazardous Materials. While on the Premises, Grantor and BP shall have the right to install, maintain, operate, store, use and remove equipment, including but not limited to monitoring wells, recovery wells and other assessment or remediation equipment, to remove, remediate, store and test soils and groundwater therefrom and thereon and to otherwise take all actions required to comply with the Laws. Grantor and BP shall exercise its right of entry onto the Premises in a manner which does not unreasonably interfere with the Present Primary Use thereof by Grantee. Grantee shall not interfere with Grantor's or BP's right of entry, or actions taken pursuant thereto, and shall cooperate with Grantor and BP in obtaining any permits, consents or approvals necessary for Grantor's or BP's actions taken with respect to the Premises.

Grantor warrants and will defend its title to the Premises against all lawful claims and demands made against said title by all persons claiming by, from, through or under Grantor, except as above noted.

Grantee represents and warrants that it is familiar with the condition of the Premises and that, except for the foregoing limited warranty of title by Grantor, GRANTOR HAS NOT MADE AND MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE PREMISES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ITS HABITABILITY, CONDITION OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PREMISES IS HEREBY CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS "AS-IS, WHERE-IS" CONDITION.

Grantee's acceptance of the terms and provisions of this Deed shall be indicated by its recording of this Deed or its entry upon or use of the Premises. The terms and provisions of this Deed shall run with the land and shall be binding upon and inure to the benefit of Grantor and its successor and assigns, Grantee and its heirs, devisees, legal representatives, successors and permitted assigns as the case may be, and any other person or entity expressly noted herein.



765090

DEF 1239 PAGE 453

Service Station Realty Inc. merged into Service Station Holdings Inc. on December 31, 1990. Service Station Holdings Inc. qualified to transact business in the State of Florida on December 27, 1990.

IN WITNESS WHEREOF, SERVICE STATION HOLDINGS INC. has hereunto set its hand and corporate seal, by its duly authorized officers, this 28th day of December, 1992.

## WITNESSES:

## SERVICE STATION HOLDINGS INC.

By: Christine E. Lang  
Print: Christine E. Lang

By: B. T. Werner  
B. T. Werner

By: Elaine M. Svatos  
Print: Elaine M. Svatos

Its: Vice President

By: Christine E. Lang  
Print: Christine E. Lang

Attest: J. Shoda  
J. Shoda

By: Elaine M. Svatos  
Print: Elaine M. Svatos

Its: Assistant Secretary



## CORPORATE ACKNOWLEDGMENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named SERVICE STATION HOLDINGS INC., an Delaware corporation, by B. T. Werner, its Vice President, and J. Shoda, its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 28th day of December, 1992.

Fredda R. Sharp  
Notary Public **FREDDA R. SHARP**  
Notary Public for State of Ohio  
Commission Expires October 14, 1997

Key West, FL  
BP Site No. 24572

JS6215/frs

This instrument prepared by:  
L. M. Wood, Esq.  
BP Exploration & Oil Inc.  
200 Public Square  
Cleveland, Ohio 44114

765090

REC 1239 PAGE 454

City of Key WestCounty of MonroeState of Florida

Site No. 24572

Exhibit A

A portion of Lot 1, Block 4, of "SUNSHINE SUBDIVISION", according to the plat thereof, as recorded in Plat Book 2 at Page 167, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the intersection of the Southeastery line of Roosevelt Boulevard and the Northeastery line of First Street; thence S. 45° 00' 00" E. along the Southeastery line of Roosevelt Blvd. for 150.00 feet; thence run S. 43° 49' 35" E. parallel with First Street for 150.00 feet thence S. 46° 00' 00" N. parallel with Roosevelt Blvd. for 150.00 feet to the intersection with the Northeastery line of First Street; thence run N. 43° 49' 35" W. along the Northeastery line of First Street for 150.00 feet to the Point of Beginning, lying and being situate in the City of Key West, Monroe County, Florida.

RECORDS MEMO.  
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS  
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

Recorded in Official Records Book  
In Monroe County, Florida  
Record Verified  
DANNY L. KOLMAGE  
Clerk Circuit Court

01-GWD.02 01/01

This instrument prepared by,  
or under the direction of,  
Alicia Trujillo, Esq.  
District Six Chief Counsel  
State of Florida  
Department of Transportation  
1000 N.W. 111<sup>th</sup> Avenue  
Miami, Florida 33172  
February 5, 2009 -NE

\$1.00

Doc# 1748177 06/26/2009 11:25AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

06/26/2009 11:25AM  
DEED DOC STAMP CL: TRINA \$0.70

Parcel No. : 105.1  
Item/Segment No. : 2505483  
Managing District : 6

Doc# 1748177  
Bk# 2419 Pg# 1579

### WARRANTY DEED

THIS WARRANTY DEED, Made this 18<sup>th</sup> day of June, 2009, by **PARADISE PETROLEUM MARKETERS, INC.**, a Florida Corporation, grantor, to the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, to-wit:

Parcel 105

FIN.No.2505483

A portion of Lot 1, Block 6 of Sunshine Subdivision Plat No.3, according to the Plat thereof as recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida, more particularly described as follows:

**Beginning** at the Point of intersection of the Northeasterly Right-of-Way line of First Street as shown on said plat of Sunshine Subdivision Plat No.3 and the Existing Southerly 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; Thence S35°06'58"E, along the Northeasterly Right-of-Way line of First Street, for a distance of 28.32 ~~feet~~; Thence N56°22'01"E, departing the previously described Right-of-Way line, for a distance of 9.73 feet; Thence N34°57'21"W, for a distance of 2.36 feet to the Point of Curvature of a circular curve concave to the East; Thence Northwesterly, Northerly and Northeasterly, along the arc of said curve to the right, having a radius of 16.00 feet and a central angle of 109°57'56" for a distance of 30.71 feet to the point of cusp, said point also being on the Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard; Thence S74°39'21"W, along the previously described line, for a distance of 33.20 feet to the **Point of Beginning**.

Containing 379 sq.ft, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:  
(Two witnesses required by Florida Law)

**PARADISE PETROLEUM MARKETERS, INC.**,  
A Florida corporation

By: Alan Burns Pres.  
ALAN BURNS

Amelia A. Moore  
(Signature of Witness)

Billie Jo Donavan  
(Signature of Witness)

PO Box 430663  
316 Pine Key, FL 33091  
ADDRESS

or, ATTEST by: Colleen H. [Signature], Title: Pres

(Affix Corporate Seal)



STATE OF New Jersey

Doc# 1748177  
Bk# 2419 Pg# 1580

COUNTY OF WARREN

The foregoing instrument was acknowledged before me this 18 day of June, 2009  
by ALLAN BURNS of PARADISE PETROLEUM MARKETERS, INC., a  
Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced  
Driver's License as identification.

(Signature of person taking acknowledgment)

Billie Jo Donovan

(Type, print or stamp name under signature)

Title or rank and serial number, if any

**BILLIE JO DONOVAN**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission Expires 6/2/2010**

# **Property Record Card**

### Disclaimer

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

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

### Summary

**Parcel ID** 00051820-000000  
**Account#** 1052442  
**Property ID** 1052442  
**Millage Group** 10KW  
**Location** 1900 N ROOSEVELT Blvd, KEY WEST  
**Address**  
**Legal** SUNSHINE SUB PLAT NO 3 PB2-169 PT LOT 1 BLK 6 OR45-12/13  
**Description** OR933-404/410 OR1115-1989/1991 OR1239-450/58 OR2419-1579/80  
(Note: Not to be used on legal documents.)  
**Neighborhood** 31040  
**Property Class** SERVICE STATION (2600)  
**Subdivision** Sunshine Subdivision Plat No. 3  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

PARADISE PETROLEUM MARKETERS INC  
 PO Box 430663  
 Big Pine Key FL 33043

### Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$390,633	\$364,340	\$385,159	\$371,515
+ Market Misc Value	\$35,084	\$28,159	\$28,159	\$28,159
+ Market Land Value	\$806,208	\$806,208	\$445,536	\$446,846
= Just Market Value	\$1,231,925	\$1,198,707	\$858,854	\$846,520
= Total Assessed Value	\$1,039,212	\$944,739	\$858,854	\$846,520
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,231,925	\$1,198,707	\$858,854	\$846,520

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM DRY HIGHWAY (10DH)	20,800.00	Square Foot	150	150

### Commercial Buildings

**Style** 1 STY STORE-A / 11A  
**Gross Sq Ft** 5,131  
**Finished Sq Ft** 2,828  
**Perimeter** 0  
**Stories** 3  
**Interior Walls**  
**Exterior Walls** C.B.S.  
**Quality** 400 (I)  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**

**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1960  
**Year Remodeled**  
**Effective Year Built** 1995  
**Condition**

Code	Description	Sketch Area	Finished Area	Perimeter
CAD	DETACHED CAN	2,050	0	0
FLA	FLOOR LIV AREA	2,828	2,828	0
OPF	OP PRCH FIN LL	253	0	0
TOTAL		5,131	2,828	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1959	1960	1	130 SF	4
ASPHALT PAVING	1975	1976	1	6183 SF	2
CONC PATIO	1983	1984	1	4371 SF	2
WALL AIR COND	1985	1986	1	1 UT	1
FENCES	1987	1988	1	1800 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/18/2009	\$100	Warranty Deed		2419	1579	18 - Unqualified	Improved
12/1/1992	\$406,000	Warranty Deed		1239	450	Q - Qualified	Vacant
12/1/1989	\$265,000	Warranty Deed		1115	1989	U - Unqualified	Vacant
1/1/1985	\$187,100	Warranty Deed		933	404	M - Unqualified	Improved

## Permits

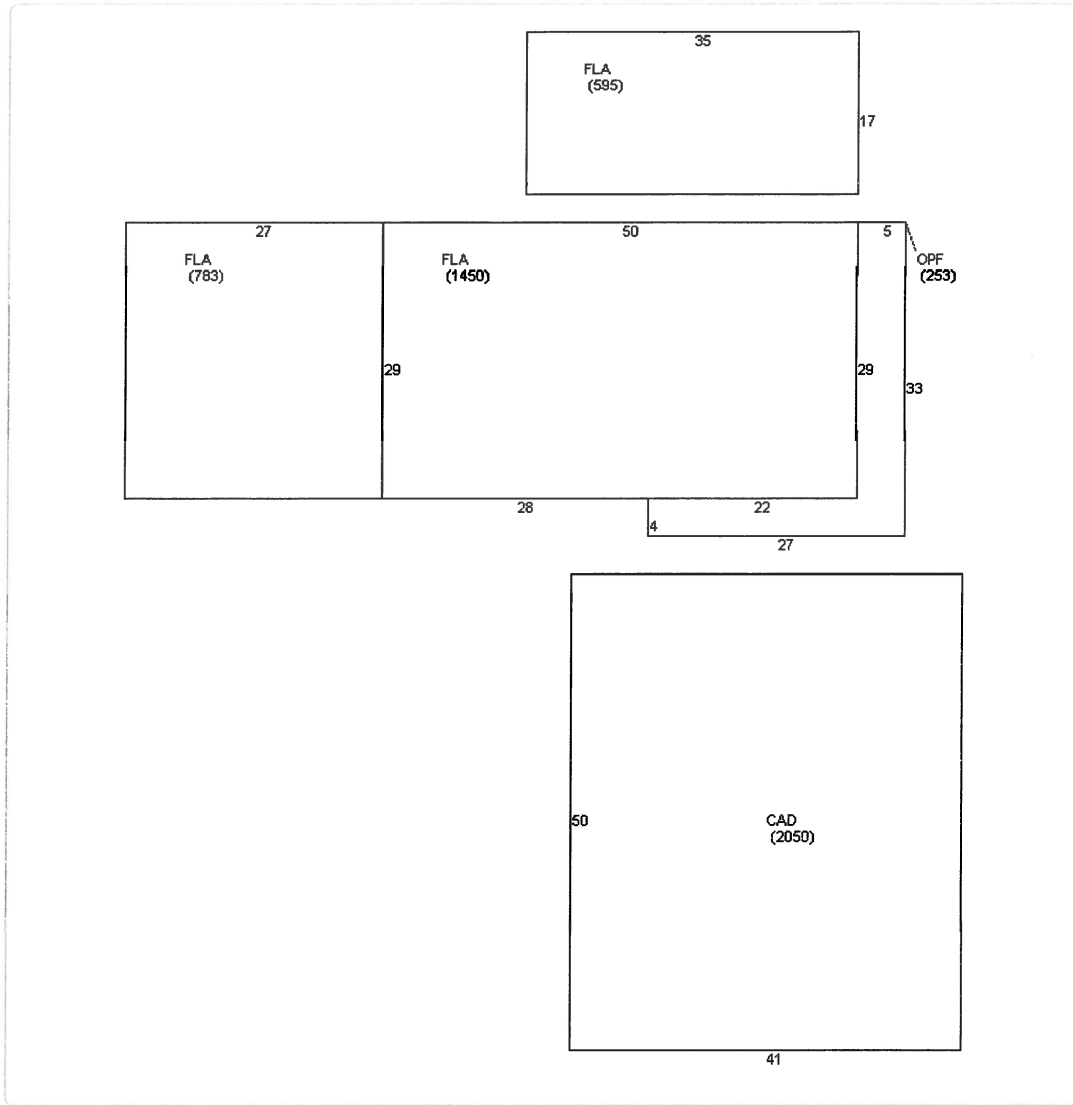
Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
18-2894	7/6/2018		\$0		REPLACE 2 4 TON RHEEM RA1448AJ1NA CONDENSER RBH1P4821STANJA
09-2025	7/6/2009	6/28/2011	\$8,000	Commercial	REPAIR 39LF OF DAMAGED CONCRETE ON SUPPORT COLUMNS LOCATED IN GARAGE AREA.
08-3105	8/26/2008	6/28/2011	\$2,400	Commercial	RECONNECT PIPES AND WIRE FOR DISPENSERS AND TANKS.
08/2750	8/5/2008	6/28/2011	\$43,000	Commercial	RE-PIPE FUEL DELIVERY LINES WITH DOUBLE WALL. ADD SECONDARY CONTAINMENT TO EXISTING TANKS.
08-2673	7/23/2008	6/28/2011	\$2,000	Commercial	CHANGE OUT OF A 2.5 TON CONDENSER ON EXISTING STAND.
05-0949	3/24/2005	12/31/2005	\$4,000		CHANGE OUT ICE-MACHINE
03-3189	9/11/2003	11/23/2004	\$10,000		CLEAN & PAINT BLDG
03-3269	9/11/2003	11/23/2004	\$1,000		CONNECT NEW DISPENSERS
02/0890	4/18/2002		\$1		INSTALL METER
0200890	4/18/2002	9/18/2002	\$800		DEDUCT METER
9800987	7/6/1998	12/31/1998	\$60,000	Commercial	INSTALL CAR WASH
9801570	5/19/1998	12/31/1998	\$250	Commercial	ELECTRICAL
9702903	2/24/1998	12/31/1998	\$2,000	Commercial	SEC ALARM
9704237	1/22/1998	12/31/1998	\$3,500	Commercial	ATM SIGN
9702896	8/1/1997	12/1/1997	\$700		CONNECT ATM MACHINE
9700532	3/1/1997	3/1/1997	\$500		BASE CONC/CONCH SHELL
9700877	3/1/1997	3/1/1997	\$1,600		ELECTRICAL
9700877	3/1/1997	3/1/1997	\$6,000		CONCRETE UNENCLOSED
9700370	2/1/1997	3/1/1997	\$28,500		ELECTRICAL
9700532	2/1/1997	3/1/1997	\$500		REPAIR/REMODELING
9704862	1/1/1997	3/1/1997	\$6,500		MECHANICAL
9603964	10/1/1996	3/1/1997	\$50,000	Commercial	ELECTRICAL/REPAIRS
9600769	2/1/1996	3/1/1997	\$1,000		PAINTING
P953143	9/1/1995	12/1/1995	\$8,000		REPLACE 4 GAS DISPENSERS

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





#### Photos



#### Map



### 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** 00051840-000000  
**Account#** 1052469  
**Property ID** 1052469  
**Millage Group** 10KW  
**Location** 1910 N ROOSEVELT Blvd, KEY WEST  
**Address**  
**Legal** SUNSHINE SUB PLAT NO 3 PB2-169 ELY 59.69 FT LT 1 AND ALL LT 2 AND  
**Description** WLY 70.31 FT LT 3 BK 6 OR84-413 OR98-535/36 OR202-71/72 OR439-  
886/90 OR777-1864 OR810-2428 OR856-1258 OR856-1259/60  
OR1285-1162/71 OR1287-1541/42P/R OR1426-16 OR1426-17  
OR1444-2024/25 OR1561-150/51  
(Note: Not to be used on legal documents.)  
**Neighborhood** 31040  
**Property Class** SERVICE SHOPS (2500)  
**Subdivision** Sunshine Subdivision Plat No. 3  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

SAVIANO DENNIS P LIV TR 5/18/1993  
PO Box 2025  
Key West FL 33045

### Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$348,895	\$0	\$0	\$0
+ Market Misc Value	\$40,427	\$0	\$0	\$0
+ Market Land Value	\$1,024,766	\$947,176	\$947,176	\$947,176
= Just Market Value	\$1,414,088	\$947,176	\$947,176	\$947,176
= Total Assessed Value	\$1,041,893	\$947,176	\$947,176	\$947,176
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,414,088	\$947,176	\$947,176	\$947,176

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM DRY HIGHWAY (10DH)	32,491.00	Square Foot	210	164

### Commercial Buildings

**Style** OFF BLDG-1 STY-D / 17D  
**Gross Sq Ft** 5,250  
**Finished Sq Ft** 5,250  
**Perimeter** 0  
**Stories** 1  
**Interior Walls**  
**Exterior Walls** METAL SIDING  
**Quality** 400 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** METAL SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**

Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1980  
 Year Remodeled  
 Effective Year Built 1999  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,250	5,250	0
TOTAL		5,250	5,250	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1979	1980	1	120 SF	3
ASPHALT PAVING	1979	1980	1	17590 SF	2
CH LINK FENCE	1999	2000	1	1600 SF	2
TIKI	1999	2000	1	64 SF	5

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/1/1996	\$1,040,000	Warranty Deed		1426	0016	Q - Qualified	Improved
11/1/1993	\$729,700	Warranty Deed		1285	1162	Q - Qualified	Improved
2/1/1982	\$75,000	Warranty Deed		856	1268	M - Unqualified	Improved
2/1/1982	\$75,000	Warranty Deed		856	1258	M - Unqualified	Improved

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-00002785	8/12/2016	2/21/2017	\$7,000	Commercial	REMOVE DAMGED ASPHALT APPLY SEAL COAT TO 24.915 SQ/FT CREATE ADA PARKING STALL STRIPE 25 PARKING STALL INSTALL SIGNAGE N.O.C REQUIRED. GH
07-3355	8/6/2007		\$10,000	Commercial	INSTALL PREFABRICATED ICE FREEZER
04-2933	8/31/2004	11/23/2004	\$575	Commercial	PHASE CONVERTER
99-3457	10/6/1999	11/17/1999	\$2,000	Commercial	ELECTRICAL
99-0191	3/30/1999	11/17/1999	\$800	Commercial	FENCE
98-2129	7/23/1998	12/31/1998	\$6,500	Commercial	REMOVE/INSTL GARAGE DOOR
98-1834	7/22/1998	12/31/1998	\$8,000	Commercial	RELOCATE SIGN
B94-1036	3/1/1994	12/1/1994	\$2,000	Commercial	ENLARGE TICKET BOOTH

### View Tax Info

[View Taxes for this Parcel](#)

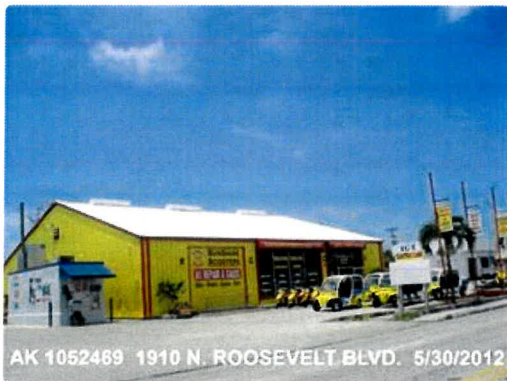
### Sketches (click to enlarge)

FLA  
(5250)

75

70

## Photos





## Map



## TRIM Notice

2019 Notices Only

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

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

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

Last Data Upload: 3/12/2020, 3:34:10 AM

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.45

# **Boundary Survey**



BEARING BASE:  
ALL BEARINGS ARE BASED ON N74°39'21"E ALONG THE  
CENTERLINE OF NORTH ROOSEVELT BOULEVARD, AS SHOWN ON  
FDOT STATE ROAD NO. 5 RW MAP SHEET 5 OF 19, SECTION  
9001.0-NR03.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE  
INDICATED

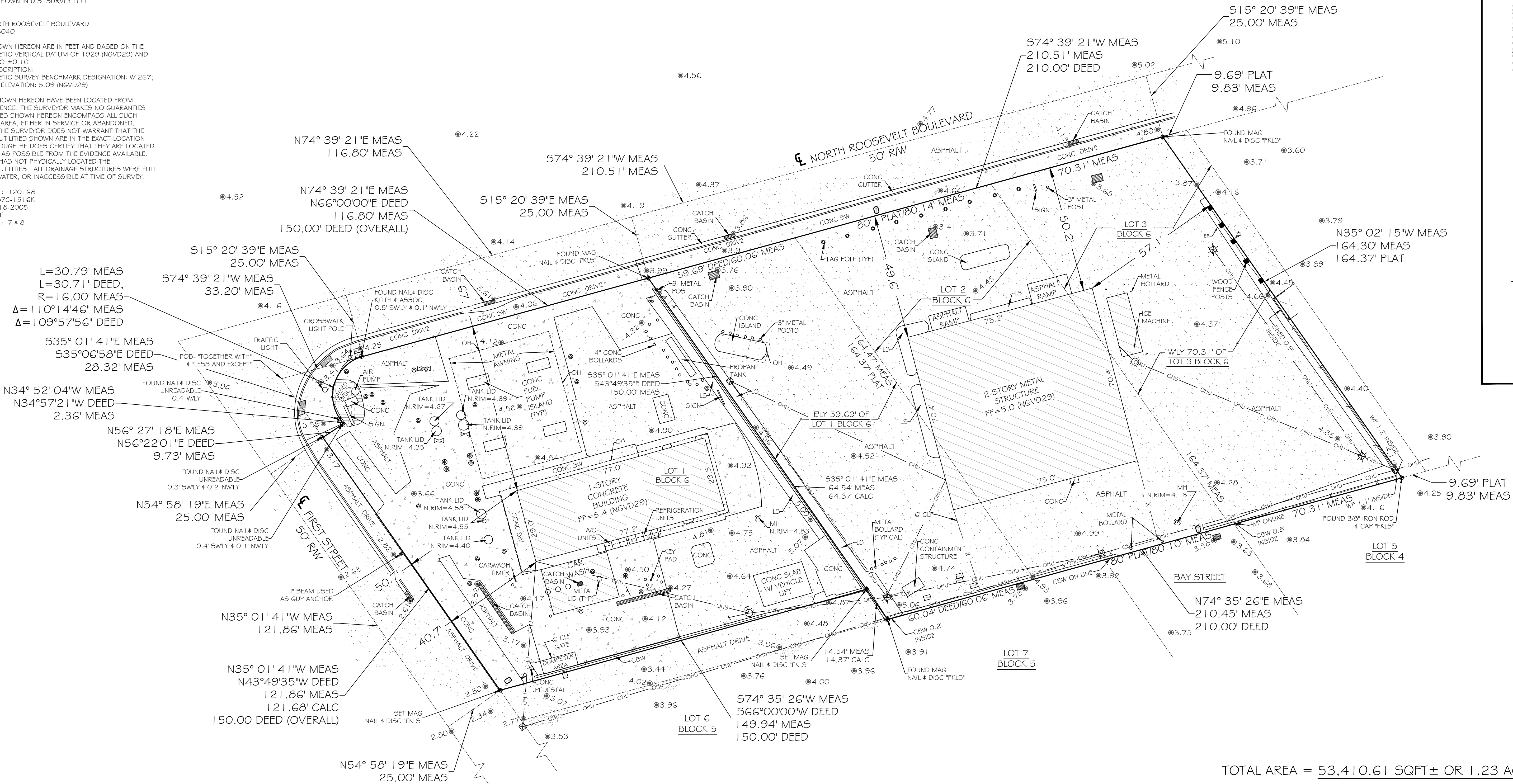
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:  
1900-1910 NORTH ROOSEVELT BOULEVARD  
KEY WEST, FL 33040

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE  
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND  
ARE CERTIFIED TO ±0.10'  
BENCHMARK DESCRIPTION:  
NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: W 267;  
P.I.D.: AA0022; ELEVATION: 5.09 (NGVD29)

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM  
OBSERVED EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES  
THAT THE UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH  
UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.  
FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE  
UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION  
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED  
AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE.  
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE  
UNDERGROUND UTILITIES. ALL DRAINAGE STRUCTURES WERE FULL  
OF DEBRIS OR WATER, OR INACCESSIBLE AT TIME OF SURVEY.

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 7 ± 8



TOTAL AREA = 53,410.61 SQFT± OR 1.23 ACRES±

## LEGAL DESCRIPTION

On the Island of Key West, and known as the Easterly 59.69 feet of Lot 1, All of Lot 2, and the Westerly 70.31 feet of Lot 3, Block 6, SUNSHINE SUBDIVISION Plat No. 3, according to Plat thereof recorded in Plat Book 2, at Page 169, Monroe County, Florida Public Records.

TOGETHER WITH:

A portion of Lot 1, Block 6, of "SUNSHINE SUBDIVISION", according to the plat thereof, as recorded in Plat Book 2, Page 169, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the intersection of the Southeastly line of Roosevelt Boulevard and the Northeastly line of First Street; thence N.66°00'00"E, along the Southeastly line of Roosevelt Blvd. for 150.00 feet; thence run S.43°49'35"E, parallel with First Street for 150.00 feet; thence S.66°00'00"W, parallel with Roosevelt Blvd. for 150.00 feet to the intersection with the Northeastly line of First Street; thence run N.43°49'35"W, along the Northeastly line of First Street for 150.00 feet to the Point of Beginning. Lying and being situate in the City of Key West, Monroe County, Florida.

LESS AND EXCEPT:

A portion of Lot 1, Block 6 of Sunshine Subdivision Plat No. 3, according to the Plat thereof as recorded in Plat Book 2, at Page 169, of the Public Records of Monroe County, Florida, more particularly described as follows:  
Beginning at the Point of intersection of the Northeastly Right-of-Way line of First Street as shown on said plat of Sunshine Subdivision Plat No. 3 and the Existing Southerly 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 9001.0; Thence S35°06'58"E, along the Northeastly Right-of-Way line of First Street, for a distance of 28.32 feet; Thence N56°22'01"E, departing the previously described Right-of-Way line, for a distance of 9.73 feet; Thence N34°57'21"W, for a distance of 2.36 feet to the Point of Curvature of a circular curve concave to the East; Thence Northwesterly, Northerly and Northeastly, along the arc of said curve to the right, having a radius of 16.00 feet and a central angle of 109°57'56" for a distance of 30.71 feet to the point of cusp, said point also being on the Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard; Thence S74°39'21"W, along the previously described line, for a distance of 33.20 feet to the Point of Beginning.

SURVEYORS NOTE:

IT IS THIS SURVEYORS OPINION THAT THE LEGAL DESCRIPTIONS SUBDIVIDING BLOCK 6 HAVE BEEN ERRONEOUSLY SURVEYED BY APPLYING THE DEED DIMENSIONING ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH ROOSEVELT BOULEVARD. THIS WAS SUBSTANTIATED BY OCCUPATION, PAROLE EVIDENCE FROM OTHER SURVEYORS, AND MONUMENTATION RECOVERED DURING THE COURSE OF PERFORMING THIS SURVEY.

SYMBOL LEGEND:	
	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	CONCRETE UTILITY POLE WITH LAMP
	FIRE HYDRANT
	GUY WIRE
	FUEL VALVE
	SANITARY CLEANOUT MANHOLE
	TELEPHONE MANHOLE
	WATER VALVE
	LIGHT POLE
	WATER METER
	TRAFFIC SIGNAL BOX
	WOOD UTILITY POLE
	6x6 POST W/ ROPE
	SPOT ELEVATION (TYPICAL)
	ELECTRIC BOX
	ADA SURFACE (PLASTIC)
	MONITORING WELL
	UNDERGROUND FUEL TANK FILL LID
	OVERHEAD UTILITY LINE

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BP = BACKFLOW PREVENTER	GW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
CALC = CALCULATED FROM DEEDS	R = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	RK = IRON ROD	PRM = PERMANENT REFERENCE
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LD = LANDSCAPING	RW = RIGHT OF WAY LINE
CLW = CONCRETE CURB WALL	MD = MANDOLIN	SSC = SANITARY SEWER CLEAN-OUT
CLM = CONCRETE MONUMENT	MD = MANDOLIN	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CP = CONCRETE POWER POLE	MR = MARISSA	TD = TOP OF DRAIN
COVER = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TO = TOP OF SLOPE
Δ = DELTA	NTS = NOT TO SCALE	TS = TYPICAL SIGN
Δ = DELTA	OH = ROOF OVERHANG	TYP = TYPICAL
Δ = DELTA	OW = OVERHEAD WIRE	UP = UNDERPASS
Δ = DELTA	PC = POINT OF CURVE	UE = UTILITY EASEMENT
Δ = DELTA	PM = PARKING METER	WF = WOOD FENCE
Δ = DELTA	PCP = POINT OF COMPOUND CURVE	WL = WOOD LAMING
Δ = DELTA	PR = PARKER KADON NAIL	WM = WATER METER
Δ = DELTA	POB = POINT OF BEGINNING	WP = WOOD POWER POLE
Δ = DELTA	POI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
Δ = DELTA	POI = POINT OF INTERSECTION	WY = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

CERTIFIED TO -

StorCon Development, LLC;



19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLY WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED  
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

TOPOGRAPHIC SURVEY  
1900 & 1910 NORTH ROOSEVELT BOULEVARD  
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 06/30/2020	SURVEY BY: EAI	PROJECT: 1900-1910 N ROOSEVELT
REVISION DATE: XX/XX/XXXX	DRAWN BY: GBF	H. SCALE: 1"=20'
JOB NO.: 20-314	CHECKED BY:	SHEET 1 OF 1



# **Public Notice**