SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

RECEIVED
FEB 26 2015
CITY OF KEY WEST
PLANNING DEPT.

Gregory S. Oropeza, Esq.
138 Simonton Street
Key West, Florida 33040
Telephone – 305.296.7227
Facsimile – 305.296.8448
greg@smithoropeza.com

VIA HAND DELIVERY

February 25, 2015

Kevin Bond, Interim City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Development Agreement Submission for 5555 College Road, Key West, Florida 33040:

Dear Mr. Bond,

Pursuant to City of Key West Resolution 14-308, authorizing the City to enter into negotiations with Sunset Marina, LLC, a Florida limited liability company, please find enclosed an initial draft of the proposed development agreement for the property located at 5555 College Road, Key West, Florida 33040.

Thank you for your consideration of the proposed initial draft of the Development Agreement and attendant documents. We look forward to working with you and planning staff on this project.

Very Truly Yours,

Gregory S. Oropeza, Esq.

Enc.

This instrument prepared by and returned to:

Gregory S. Oropeza, Esq.
SMITH | OROPEZA | HAWKS
138 Simonton Street
Key West, Florida 33040
305-296-7227

Parcel Identification Number: 000720808-001400

DEVELOPMENT AGREEMENT FOR SUNSET MARINA

THIS DEVELOPMENT AGREEMENT is entered into by and between SUNSET MARINA, LLC, a Florida limited liability company, its successors and/or assigns, as their interests may appear ("Owner") and the CITY OF KEY WEST, a Florida municipal corporation (herein the "City") (collectively the "Parties"), pursuant to Sections 90-676 through 90-692 of the City Code and the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes (2014), and is binding on the "Effective Date" set forth herein.

WITNESSETH:

WHEREAS, the Owner is the owner of that certain real property located at 5555 College Road in the City of Key West, comprising approximately 4.2 upland acres and Thirty-Two (32) wet slips, owned by Owner and an additional Ninety-Six (96) wet slips owned by third party owners, more particularly described in the legal descriptions and Surveys attached as Composite Exhibit "A" and incorporated herein ("Property"); and

WHEREAS, the Property is designated General Commercial ("GC") under the City's Comprehensive Plan and Land Development Regulations;

WHEREAS, the upland property is currently comprised of four (4) affordable housing units, a marina ship store and commercial office space.

WHEREAS, simultaneously herewith Owner has submitted and obtained approval of a Major Development Plan and has received all required Variances from the City for the redevelopment of the property to include sixty two (62) market rate residential units and sixty two (62) wet slips; and

WHEREAS, pursuant to Sections 90-678 and 90-679 of the City Code, and after consultation with the City Planning Department, the Owner requested that the City Commission consider entering into Development Agreement with the Owner; and

WHEREAS, on October 24, 2014 the City Commission pursuant to Resolution 14-6613 approved granting preliminary authorization to enter into the Development Agreement Process and pursue negotiations with the Owner; and

WHEREAS, the Owner is pursuing the appropriate approvals for the redevelopment of the existing infrastructure and uses; and

WHEREAS, the City has provided public notice of the parties' intent to consider entering into this Development Agreement by publishing an advertisement in a newspaper of general circulation and readership in the City and mailing notice to the persons and entities shown on the most recent Monroe County Tax Roll to be the owners of property lying within five hundred (500) feet of the boundaries of the Property subject to this Agreement; and

WHEREAS, the City Planning Board held an advertised public hearing on _____, to consider this Development Agreement, and received and considered the comments and recommendations of the City staff and members of the public, and issued a recommendation of approval to the City Commission; and

WHEREAS, the City Commission held an advertised public hearing on _____, to consider the Development Agreement, and received and considered the comments and recommendations of the City staff, the Planning Board, and members of the public and granted approval of this Development Agreement; and

WHEREAS, the City has determined that the attached Conceptual Site Plan for the development as described herein, is consistent with the allowed uses, densities and intensities of the City's Comprehensive Plan and Land Development Regulations, meets concurrency requirements, and is compatible with surrounding land uses; and

WHEREAS, the City has determined that this Development Agreement is in the public interest and will further the health, safety and welfare of the residents of the City of Key West.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. RECITALS. The recitals set forth in the preceding "Whereas" clauses are incorporated herein and form a material part of this Agreement.

B. DEFINITIONS. For the purposes of this Agreement, the terms enumerated below shall have the following prescribed meanings. Terms not defined in this Agreement shall be as defined, first, to the extent not inconsistent with applicable state or federal law, in the City Code, and subsequently in Chapter 163, Florida Statutes, or, if not defined in the Code or statute, shall be understood according to their usual and customary meanings.

1. "Affordable Work Force Housing" means housing as defined in Sections 122-1465 through 122-1472 of the City Code.

2. "Building Permit Allocation" means a permit allocation under Division 3 of Article X of the City Code.

3. "Conceptual Site Plan" refers to the attached conceptual plan of the Property (Exhibit "B") that demonstrates the general concepts for future development.

4. "Effective Code" means the Code of Ordinances of the City of Key West in effect on the Effective Date, as defined in Section 6 below.

5. "Effective Comprehensive Plan" means the City's Comprehensive Plan in effect on the Effective Date.

6. "Effective Date" shall refer to the date that this Development Agreement becomes legally effective, as set forth in Section 32 below.

8. "Major Development Plan Approval" shall mean the approval by the City Commission of the Development Plan submitted by Owner.

11. "Property" or "Properties" shall refer to parcel described in Composite Exhibit "A" that is the subject of this Development Agreement.

12 "Public facilities" shall mean those facilities identified in Section 163.3221 (13), Florida Statutes (2012).

C. TERMS OF AGREEMENT.

1. Legal Description; Ownership and Equitable Interests in the Property. The legal description of the Property subject to this Development Agreement is attached as Composite Exhibit "A" and incorporated herein by reference. The Owner of the Property as of the date of execution of this Development Agreement is Sunset Marina, LLC, a Florida limited

liability company. There are no other legal owners of the Property known to the parties to this Development Agreement.

2. Duration of Agreement; Renewal. This Development Agreement shall remain in effect for a period of ten (10) years, commencing on the Effective Date. This Development Agreement may be renewed or extended as provided herein.

3. Existing Development. The Property is located in the City of Key West at the following physical addresses: 5555 College Road, Key West, Florida 33040, also identified alphabetically by Site as shown on the Conceptual Site Plan: One Hundred Twenty Eight (128) wet slips, four (4) affordable deed restricted one bedroom, one bathroom residential units, 11,275 square feet of commercial space within two (2) buildings.

4. Proposed Development: The development shown on the Conceptual Site Plan, as approved by the City Commission:

Market Rate Residential Units – Owner may construct up to Sixty-Two (62) market rate residential units prior to the expiration of this Development Agreement. As of the date of this Development Agreement, Owner has been awarded _____ building permit allocations pursuant to the City's Building Permit Allocation System (the "BPAS Units"). The BPAS Units which have been awarded to Owner and any subsequent BPAS Units acquired by Owner or awarded to Owner shall not expire until the expiration of this Development Agreement, irrespective of when such BPAS Units were acquired by Owner or issued to Owner.

Wet Slips – Owner may construct up to Sixty-Two (62) wet slips prior to the expiration of this Development Agreement

a. **Building Heights**. No new building shall exceed Forty-Five (45) feet and no new building shall have habitable space above Forty (40) feet, excluding mechanical equipment servicing the structures, as measured from the crown of the nearest road. The crown of the road is 5.32 feet as depicted on the topographical survey submitted with the Major Development Plan.

b. **Affordable Work Force Housing.** Prior to the issuance of the certificate of occupancy for the new residential units proposed herein, Owner shall cause to be executed a declaration or restrictive covenant in a form acceptable to the City Attorney restricting the use and occupancy of nineteen (19) residential units ("Affordable Units"). The Affordable Units may be provided for offsite pursuant to the linkage provisions set forth in sections 122-1465 through 122-1472 of the Code. The Affordable Units may include, but are not limited to, deed restriction of the sixteen (16) units located at 5350 3rd Avenue, South Stock Island, Florida 33040; deed restriction of existing or new residential units on South Stock Island; deed restriction of existing or new residential units within the City of Key West jurisdictional limits; renewal of deed restrictions of existing residential units on South Stock Island or within the City of Key West jurisdictional limits or development of affordable units onsite .

5. **Conceptual Site Plan; Minor Revisions.**

a. The Conceptual Site Plan for Sunset Marina dated February 13, 2015, prepared by the Engineer of Record is attached as Exhibit "B" and incorporated herein. The Conceptual Plan is not dimensioned but consists of the general building location and configuration of the structures and the parking and landscape areas on the site and is hereby approved by this Development Agreement. All subsequent site plans, site plan approvals, and

building permits shall comply with the Conceptual Site Plan; provided, however, that the site plans that are submitted for Major Development Plan review, may deviate from the Conceptual Site Plan : (1) to accommodate minor refinements to the proposed development made by the Owner, including minor shifts in the locations of structures, roadways, pathways, landscaping, swimming pool configuration, and parking; and (2) to accommodate minor modifications that are necessary to meet regulatory requirements;

6. **Phasing**. The Property may be developed in one or more construction phases prior to the expiration of this Development Agreement.

7. **Annual Progress Reports; Notice of Intent to Proceed**. Pursuant to City Code Section 90-688(b), the Owner shall provide the City Planning Department an annual progress report indicating all activities and achievements since the execution of the Development Agreement and, if applicable, since the previous periodic report.

8. **Easements:** The easements on the Property are attached as Composite Exhibit "C" and incorporated herein.

9. **Concurrency and Public Facilities.** The required public facilities that will service the development authorized by this Development Agreement, the entity that shall provide the facilities, the date that new facilities, if any, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of development, are set forth in the Concurrency Report or Statement provided under Chapter 94 of the City Code and under Chapter 163 of Florida Statutes, which is attached as Exhibit "D" and incorporated herein. The required public facilities that will serve the development are as follows:

a. Domestic potable water is provided by Florida Keys Aqueduct Authority. Additional coordination is required with the Authority.

b. Electric service is provided by Keys Energy. Additional coordination is required with the entity.

c. Solid waste service shall be provided by the City of Key West waste handling provider. Recycling of all recyclable material shall be required on each site of the Property.

d. Wastewater treatment shall be provided by KW Resort Utilities Corp.

e. Re-Use water shall be provided by KW Resort Utilities Corp. and shall replace any requirement for construction of a cistern(s).

f. Fire service will be provided by the City of Key West Fire Department.

g. All public facilities identified above are available as of the date of this Development Agreement and are projected to be available concurrent with the impacts of the development.

h. Recreational facilities: The development provides for on-site amenities for owners and guests of the Property. The Owner is not required to provide off- site recreational facilities.

10. All Permits Approved or Needed. Simultaneously herewith, Owner has submitted an application for Major Development Plan approval for approval by the City Commission for the development of up to Sixty-Two (62) market rate residential units and Sixty-Two (62) wet slips, consistent with the Conceptual Site Plan and the Comprehensive Plan and

Land Development Regulations in effect at the time of the Major Development Plan application submittal.

11. Mutual Cooperation. The City agrees to cooperate with the Owner in a timely manner providing or granting all permits, licenses, approvals, or consents necessary or appropriate to fully implement this Development Agreement. The City and the Owner agree to cooperate fully with and assist each other in the performance of the provisions of this Development Agreement.

12. Development to Comply with Permits and City Comprehensive Plan and Code Provisions. The development authorized by this Development Agreement shall be developed in accordance with a Major Development Plan approval and all required permits, and in accordance with all applicable provisions of the Effective Comprehensive Plan and Effective Code as provided herein. No certificate of occupancy issued or final inspection performed for an individual building until all plans for that building are approved by the City and the Owner has complied with all conditions in permits issued by the City and other regulatory entities for that building.

13. Finding of Consistency. The City finds that the Conceptual Plan for the development authorized herein is consistent with the Effective Comprehensive Plan and the Effective Code. All development approved pursuant to this Development Agreement shall be consistent with the Conceptual Plan and consistent with the Effective Comprehensive Plan and Effective Code, except as expressly provided for herein.

14. Compliance With Permits, Terms, Conditions, and Restrictions Not Identified Herein. The failure of this Development Agreement to address a particular permit,

condition, term, or restriction shall not relieve the Owner of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

15. Laws Governing.

a. For the duration of this Development Agreement, all development of the Property shall comply with and be controlled by this Development Agreement and provisions of the Effective Comprehensive Plan and the Effective Code. Notwithstanding the immediately preceding sentence, the City agrees that Owner has the option, but not the obligation, to avail itself of more flexible provisions of the City's Comprehensive Plan and Land Development Regulations adopted and in effect after the Effective Date of this Development Agreement.

b. Pursuant to Section 163.3233, Florida Statutes (2014), the City may apply subsequently adopted laws and policies to the Property only if the City holds a public hearing and determines that: (a) the new laws and policies are not in conflict with the laws and policies governing this Development Agreement and do not prevent redevelopment of the land uses, intensities, or densities set forth in this Development Agreement; (b) the new laws and policies are essential to the public health, safety, or welfare, and the City expressly states that it shall apply to a development that is subject to a Development Agreement; (c) the new laws and policies are specifically anticipated and provided for in this Development Agreement; (d) the City demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Development Agreement; or (e) the Development Agreement is based on substantially inaccurate information supplied by the Owner. However, nothing in this Agreement shall prohibit the parties from mutually agreeing to apply subsequently adopted laws to the Property.

c. If state or federal laws enacted after the effective date of this Development Agreement preclude any party's compliance with the terms of this Agreement, this Development Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws. However, this Development Agreement shall not be construed to waive or abrogate any rights that may vest pursuant to common law.

16. **Amendment, Renewal, and Termination**. This Development Agreement may be amended, renewed, or terminated pursuant to City Code Section 90-689 as follows:

a. As provided in City Code Section 90-689 and Section 163.3237, Florida Statutes (2014), this Development Agreement may be amended or cancelled by mutual consent of the parties or their successors in interest by an instrument in writing signed by the parties or their successors, as applicable.

b. As provided in Section 163.3229, Florida Statutes (2014), this Development Agreement may be renewed by the mutual consent of the parties, subject to the public hearing requirements in Section 163.3225, Florida Statutes (2014): the City shall conduct at least two (2) public hearings, one of which may be held by the local planning agency at the option of the City. Notice of intent to consider renewal of the Development Agreement shall be advertised approximately seven (7) days before each public hearing in a newspaper of general circulation and readership in the City of Key West, Florida, and shall be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notice shall specify the location of the land subject to the Development Agreement, the development uses on

the Property, the population densities, the building intensities, and height and shall specify a place in which a copy of the Development Agreement can be obtained.

c. Upon written notice to the City as provided herein, this Development Agreement may be terminated by the Owner or its successor(s) in interest for the City's failure to comply with the terms of this Agreement.

d. Pursuant to Section 163.3235, Florida Statutes (2014), this Development Agreement may be revoked by the City if the City finds, on the basis of competent substantial evidence, that there has been a failure to comply with the terms of this Agreement by Owner.

e. This Development Agreement may be terminated by mutual consent of the parties. Such termination shall be in writing by both parties, the Owner and City.

17. Breach of Agreement and Cure Provisions.

a. If the City concludes that there has been a material breach in this Development Agreement, prior to revoking this Agreement, the City shall serve written notice on the Owner identifying the term or condition the City contends has been materially breached and providing the Owner with sixty (60) days from the date of receipt of the notice to cure the breach or negotiate an amendment to this Development Agreement. Each of the following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of the Owner, shall be considered a material breach of this Development Agreement: (1) failure to comply with the provisions of this Agreement; and (2) failure to comply with terms and conditions of permits issued by the City for the development authorized by this Development Agreement.

b. If the Owner concludes that there has been a material breach in the terms and conditions of this Development Agreement, the Owner shall serve written notice on the City

identifying the term or condition that the Owner contends has been materially breached and providing the City with sixty (60) days from the date of receipt of the notice to cure the breach. The following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of the City, shall be considered a material breach of this Agreement: failure to comply with the provisions of this Development Agreement; or failure to timely process any application for site plan approval or other development approval required to be issued by the City for the development authorized by this Development Agreement.

c. If a material breach in this Development Agreement occurs and is not cured within the time periods provided above, the party that provided notice of the breach may elect to terminate this Agreement as provided herein or may seek to enforce this Agreement as provided by herein.

d. If the City waives a material breach in this Development Agreement by the Owner, such a waiver shall not be deemed a waiver of any subsequent breach.

18. Notices. All notices, demands, requests, or replies provided for or permitted by this Development Agreement, including notification of a change of address, shall be in writing to the addressees identified below, and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid; or (c) by deposit with an overnight express delivery service with a signed receipt required. Notice shall be effective upon receipt. The addresses and telephone numbers of the parties are as follows:

TO THE OWNER:

Barton W. Smith, Manager

Sunset Marina, LLC
5555 College Road
Key West, Florida 33040

With a copy by regular U.S. Mail to:

Gregory S. Oropeza, Esq.
Smith | Oropeza | Hawks
138 Simonton Street
Key West, Florida 33040
Telephone: (305) 296-7227
Fax: (305) 296-8448

TO THE CITY:

City Planning Director
P.O. Box 1409
Key West, FL 33040
Telephone: (305) 809-3720
Fax: (305) 809-3739

With a copy by regular U.S. Mail to:

City Manager and City Attorney
P.O. Box 1409
Key West, FL 33041-1409
Telephone: (305) 809-3888
Fax: (305) 809-3886

19. Enforcement. In accordance with Section 163.3243, Florida Statutes (2014), any party to this Development Agreement, any aggrieved or adversely affected person as defined in Section 163.3215(2), Florida Statutes (2014), or the state land planning agency may file an action for injunctive relief in the circuit court of Monroe County, Florida, to enforce the terms of this Agreement or to challenge the compliance of this Agreement with the provisions of Sections 163.3220-163.3243, Florida Statutes (2014).

20. Conflicts. In the event of a conflict between the provisions of this Development Agreement and City ordinances, the terms of this Agreement shall control.

21. Binding Effect. This Development Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

22. Assignment. This Development Agreement may be assigned by the Owner, without approval by the City so long as Owner provides written notification to the City.

23. Drafting of Agreement. The parties acknowledge that they jointly participated in the drafting of this Development Agreement and that no term or provision of this Development Agreement shall be construed in favor of or against either party based solely on the drafting of the Agreement.

24. Severability. In the event any provision, paragraph or section of this Development Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

25. Applicable Law. This Development Agreement was drafted and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida.

26. Use of Singular and Plural. Where the context requires, the singular includes the plural, and the plural includes the singular.

27. Duplicate Originals; Counterparts. This Development Agreement may be executed in any number of originals and in counterparts. All duplicate originals shall bear the verification of original recordation. Only one original is required to be produced for any purpose.

28. Headings. The headings contained in this Development Agreement are for identification purposes only and shall not be construed to amend, modify, or alter the terms of the Agreement.

29. Entirety of Agreement; This Development Agreement incorporates or supersedes all prior negotiations, correspondence, conversations, agreements, or understandings regarding the matters contained herein. The parties agree that there are no commitments, agreements, understandings, or development orders concerning the subjects covered by this Development Agreement that are not contained in or incorporated into this Agreement and, accordingly, no deviation from the terms hereof shall be predicated upon any prior representations, agreements or approvals, whether written or oral. This Development Agreement contains the entire and exclusive understanding and agreement among the parties and may not be modified in any manner except by an instrument in writing signed by the parties.

30. Recording; Effective Date. The Owner shall record this Development Agreement in the public records of Monroe County, Florida, within ten (10) days after the approval of the fully executed Development Agreement by the state land planning agency. A copy of the recorded Development Agreement showing the date, page and book where recorded shall be submitted to the City and to the state land planning agency by hand delivery, registered or certified United States mail, or by a delivery service that provides a signed receipt showing the date of delivery, within ten (10) days after the Development Agreement is recorded. This Development Agreement shall become effective thirty (30) days after the date that it is recorded in the public records of Monroe County, Florida, and received by the state land planning agency.

31. Date of Agreement. The date of this Development Agreement is the date the last party signs and acknowledges this Agreement.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have set their hands and seals on the dates below written.

SUNSET MARINA, LLC, Florida limited liability company

_____, 2015 By: _____
Barton W. Smith, as Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2015, by _____ who is personally known to me or who produced _____ as identification, and who did/did not take an oath.

_____
Notary Public
Name _____
(typed, printed or stamped)
My commission expires:

CITY OF KEY WEST

_____, 2013 By: _____

_____
CITY CLERK`

Verification

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an entity)

I, Barton W. Smith, in my capacity as Managing Member
(print name) *(print position; president, managing member)*

of Sunset Marina, 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:

5555 College Road,
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 _____ by
date

Barton W. Smith.
Name of Authorized Representative

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

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, Barton W. Smith as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Sunset Marina, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith | Oropeza | Hawks
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 _____
Date

by Barton W. Smith
Name of person with authority to execute documents on behalf on entity owner

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: **2013-82**
Will Call No.: $2,200,000.-

Parcel Identification No.

Doc# 1934707 05/24/2013 3:05PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

05/24/2013 3:05PM
DEED DOC STAMP CL: DS $15,400.00

Doc# 1934707
Bk# 2630 Pg# 1724

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 15th day of **May, 2013** between **Sunset Ventures of Key West, Inc., a Florida corporation** whose post office address is **5555 College Road, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Sunset Marina, LLC, a Florida limited liability company** whose post office address is **5555 College Road, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee*,

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

PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60 West, 1584 feet; thence at right angles to the last named courses North 30 East, 1100 feet; thence at right angles to the last named course South 60 East, 1584 feet; thence at right angles to the last named course South 30 West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet; thence at right angles to the last named course North 30 East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60 West, 1548 feet; thence North 76 East, 900 feet; thence South 34 East, 1040 feet; thence South 30 West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70" & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Lien of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N-88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E-250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E-249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E-249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E-249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32 (N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

DoubleTime®

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70" & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Lien of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N-88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E-250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E-249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E-249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E-249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32 (N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

DoubleTime®

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

PARCEL F:

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

DoubleTimes

The Condominium Parcel known as Boat Slip Unit No. 1 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 8 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 10 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 9 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together

with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Fuel Dock Slip (Commercial Unit), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Joanne Alexander

Witness Name: Gregory Oropeza

Sunset Ventures of Key West, Inc., a Florida corporation

By: Marlyn G. Erickson

Marlyn G. Erickson, President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of May, 2013 by Marlyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

JOANNE ELIZABETH ALEXANDER
MY COMMISSION # DD 1000234
EXPIRES: July 28, 2014
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Joanne E Alexander

My Commission Expires: 7/28/14

MONROE COUNTY
OFFICIAL RECORDS

DoubleTimee

Doc# 1977130 04/17/2014 3:43PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 1977130
Bk# 2680 Pg# 321

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: **2013-82**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Corrective Warranty Deed

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

This Corrective Warranty Deed is being recorded to correct an error in the legal description set forth in that certain Warranty Deed recorded in Official Records Book 2630, Page 1724 Public Records Monroe County, Florida.

This Indenture made this 16th day of APRIL, 2014 between **Sunset Ventures of Key West, Inc., a Florida corporation** whose post office address is **5555 College Road, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Sunset Marina, LLC, a Florida limited liability company** whose post office address is **5555 College Road, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee*,

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

PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60 West, 1584 feet; thence at right angles to the last named courses North 30 East, 1100 feet; thence at right angles to the last named course South 60 East, 1584 feet; thence at right angles to the last named course South 30 West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet; thence at right angles to the last named course North 30 East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60 West, 1548 feet; thence North 76 East, 900 feet; thence South 34 East, 1040 feet; thence South 30 West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70" & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Line of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N-88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E-250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E-249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E-249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E-249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32

(N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

PARCEL F:

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded

in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 8 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 10 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Kingfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 9 (Hogfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Fuel Dock Slip (Commercial Unit), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Edward J. Bickerst

Witness Name: Michelle Wilson

Sunset Ventures of Key West, Inc.

By: Marlyn G. Erickson

Marlyn G. Erickson, President

(Corporate Seal)

Doc# 1977130
Bk# 2680 Pg# 326

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 16th day of APRIL 2014 by Marlyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Michelle Wilson
COMMISSION # EE 078975
EXPIRES: MAR. 29, 2015
WWW.AARONNOTARY.com

Notary Public

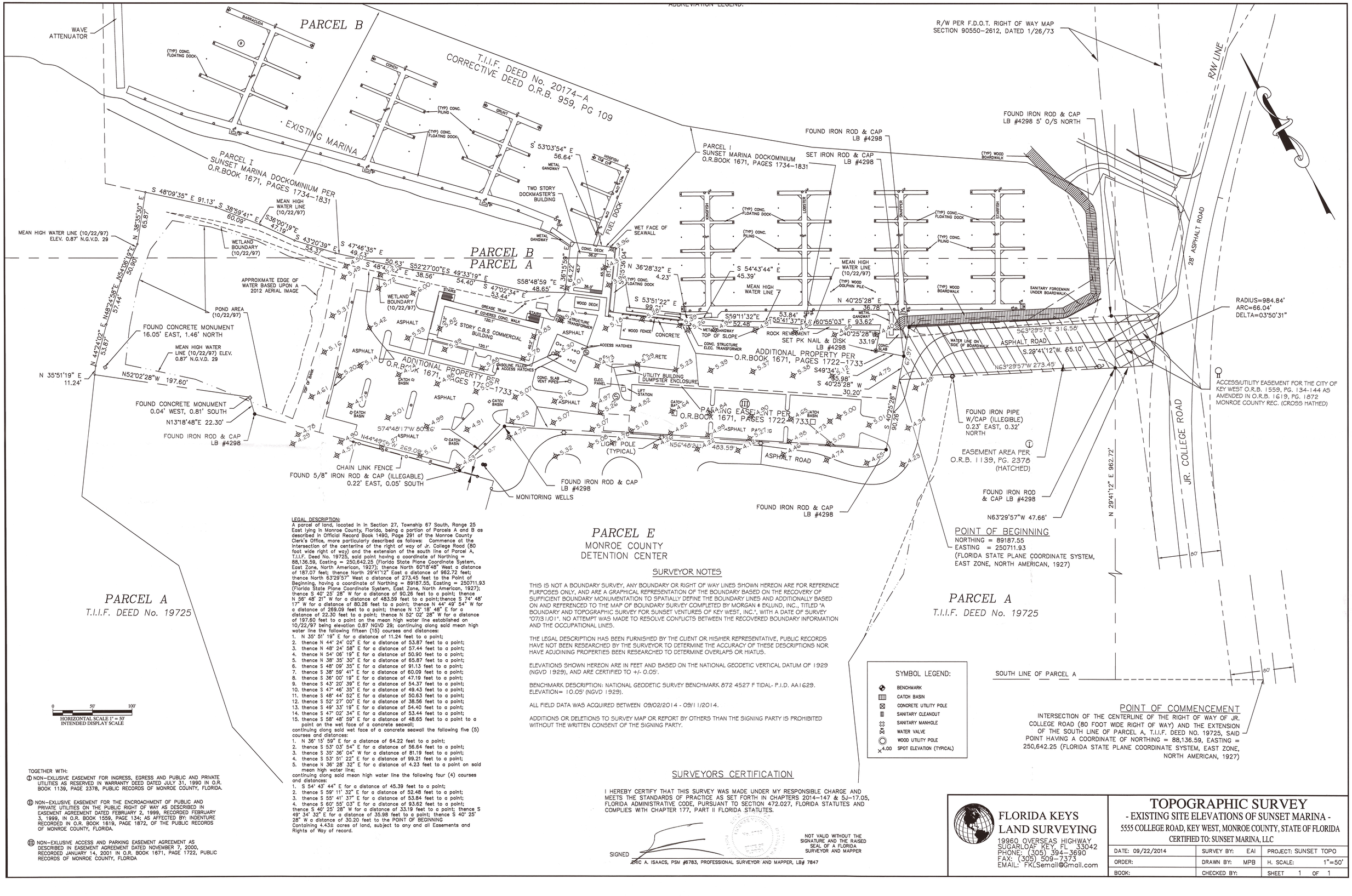
Printed Name: Michelle Wilson

My Commission Expires: March 29, 2015

MONROE COUNTY
OFFICIAL RECORDS

DoubleTimee

Survey



TOGETHER WITH:

(I) NON-EXLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITIES AS RESERVED IN WARRANTY DEED DATED JULY 31, 1990 IN O.R. BOOK 1139, PAGE 2378, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

(II) NON-EXLUSIVE EASEMENT FOR THE ENCROACHMENT OF PUBLIC AND PRIVATE UTILITIES ON THE PUBLIC RIGHT OF WAY AS DESCRIBED IN EASEMENT AGREEMENT DATED FEBRUARY 2, 1999, RECORDED FEBRUARY 3, 1999, IN O.R. BOOK 1559, PAGE 134; AS AFFECTED BY: INDENTURE RECORDED IN O.R. BOOK 1619, PAGE 1872, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

(III) NON-EXLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT AS DESCRIBED IN EASEMENT AGREEMENT DATED NOVEMBER 7, 2000, RECORDED JANUARY 14, 2001 IN O.R. BOOK 1671, PAGE 1722, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land, located in In Section 27, Township 67 South, Range 25 East lying in Monroe County, Florida, being a portion of Parcels A and B as described in Official Record Book 1490, Page 291 of the Monroe County Clerk's Office, more particularly described as follows: Commence at the intersection of the centerline of the right of way of Jr. College Road (80 foot wide right of way) and the extension of the south line of Parcel A, T.I.I.F. Deed No. 19725, said point having a coordinate of Northing = 88,136.59, Easting = 250,642.25 (Florida State Plane Coordinate System, East Zone, North American, 1927); thence North 80°18'48" West a distance of 187.07 feet; thence North 29°41'12" East a distance of 962.72 feet; thence North 63°29'57" West a distance of 273.45 feet to the Point of Beginning, having a coordinate of Northing = 89187.55, Easting = 250711.93 (Florida State Plane Coordinate System, East Zone, North American, 1927); thence S 40° 25' 28" W for a distance of 90.26 feet to a point; thence N 56° 48' 21" W for a distance of 483.59 feet to a point;thence S 74° 48' 17" W for a distance of 80.26 feet to a point; thence N 44° 49' 54" W for a distance of 269.09 feet to a point; thence N 13° 18' 48" E for a distance of 22.30 feet to a point; thence N 52° 02' 28" W for a distance of 197.60 feet to a point on the mean high water line established on 10/22/97 being elevation 0.87 NGVD 29; continuing along said mean high water line the following fifteen (15) courses and distances:

1. N 35° 51' 19" E for a distance of 11.24 feet to a point;
2. thence N 44° 24' 02" E for a distance of 53.87 feet to a point;
3. thence N 48° 24' 58" E for a distance of 57.44 feet to a point;
4. thence N 54° 06' 19" E for a distance of 50.90 feet to a point;
5. thence N 38° 35' 30" E for a distance of 65.87 feet to a point;
6. thence S 48° 09' 35" E for a distance of 91.13 feet to a point;
7. thence S 38° 59' 41" E for a distance of 60.09 feet to a point;
8. thence S 36° 00' 19" E for a distance of 47.19 feet to a point;
9. thence S 43° 20' 39" E for a distance of 54.37 feet to a point;
10. thence S 47° 46' 35" E for a distance of 49.43 feet to a point;
11. thence S 48° 44' 52" E for a distance of 50.63 feet to a point;
12. thence S 52° 27' 00" E for a distance of 38.56 feet to a point;
13. thence S 49° 33' 19" E for a distance of 54.40 feet to a point;
14. thence S 47° 02' 34" E for a distance of 53.44 feet to a point;
15. thence S 58° 48' 59" E for a distance of 48.65 feet to a point to a point on the wet face of a concrete seawall;

continuing along said wet face of a concrete seawall the following five (5) courses and distances:

1. N 36° 15' 59" E for a distance of 64.22 feet to a point;
2. thence S 53° 03' 54" E for a distance of 56.64 feet to a point;
3. thence S 35° 36' 04" W for a distance of 81.19 feet to a point;
4. thence S 53° 51' 22" E for a distance of 99.21 feet to a point;
5. thence N 36° 28' 32" E for a distance of 4.23 feet to a point on said mean high water line;

continuing along said mean high water line the following four (4) courses and distances:

1. S 54° 43' 44" E for a distance of 45.39 feet to a point;
2. thence S 59° 11' 32" E for a distance of 52.48 feet to a point;
3. thence S 55° 41' 37" E for a distance of 53.84 feet to a point;
4. thence S 60° 55' 03" E for a distance of 93.62 feet to a point;

thence S 40° 25' 28" W for a distance of 33.19 feet to a point; thence S 49° 34' 32" E for a distance of 35.98 feet to a point; thence S 40° 25' 28" W a distance of 30.20 feet to the POINT OF BEGINNING

Containing 4.43± acres of land, subject to any and all Easements and Rights of Way of record.

PARCEL E
MONROE COUNTY
DETENTION CENTER

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AND ADDITIONALLY BASED ON AND REFERENCED TO THE MAP OF BOUNDARY SURVEY COMPLETED BY MORGAN & EKLUND, INC., TITLED "A BOUNDARY AND TOPOGRAPHIC SURVEY FOR SUNSET VENTURES OF KEY WEST, INC.", WITH A DATE OF SURVEY "07/31/01". NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.05'.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 872 4527 F TIDAL- P.I.D. AA1629. ELEVATION= 10.05' (NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 09/02/2014 - 09/11/2014.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SYMBOL LEGEND:

- BENCHMARK
- CATCH BASIN
- CONCRETE UTILITY POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- WATER VALVE
- WOOD UTILITY POLE
- x4.00 SPOT ELEVATION (TYPICAL)

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

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

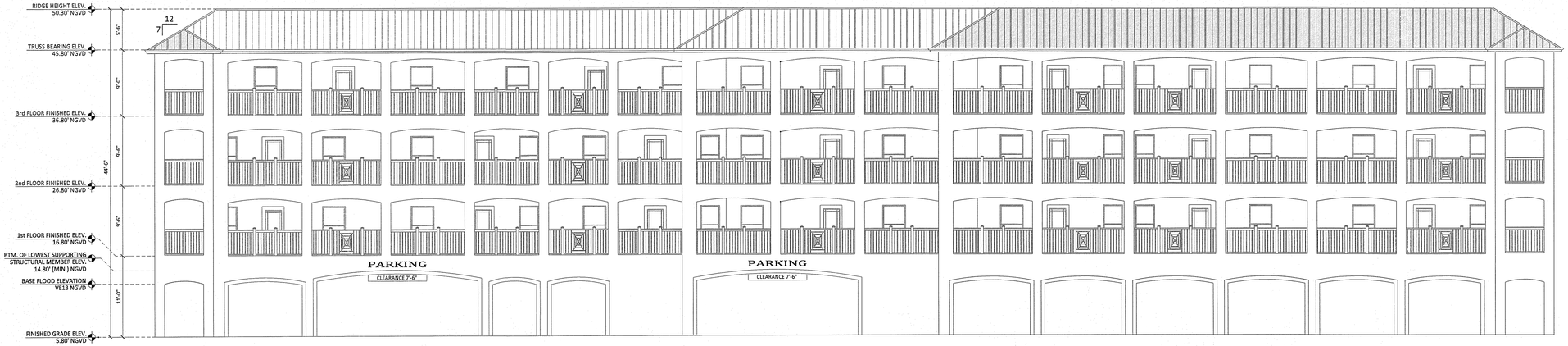
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

TOPOGRAPHIC SURVEY
- EXISTING SITE ELEVATIONS OF SUNSET MARINA -
5555 COLLEGE ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA
CERTIFIED TO: SUNSET MARINA, LLC

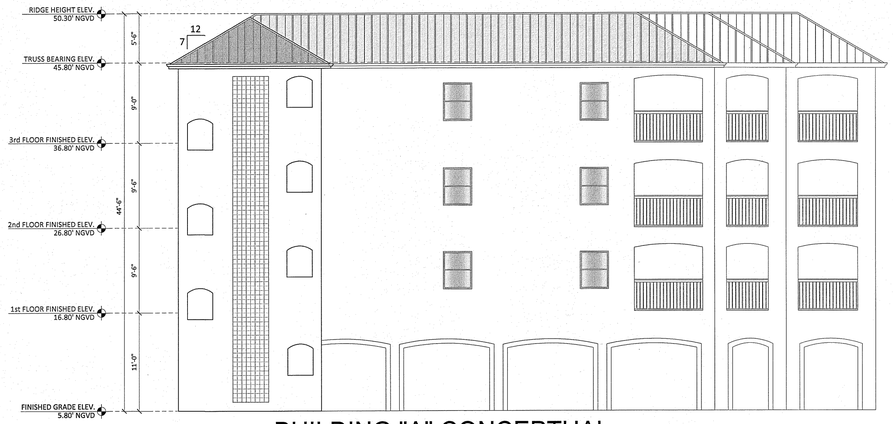
DATE: 09/22/2014	SURVEY BY: EAI	PROJECT: SUNSET TOPO
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=50'
BOOK:	CHECKED BY:	SHEET 1 OF 1

Site Plans



BUILDING "A" CONCEPTUAL
FRONT ELEVATION

SCALE 1/8"=1'-0"



BUILDING "A" CONCEPTUAL
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015

THE WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

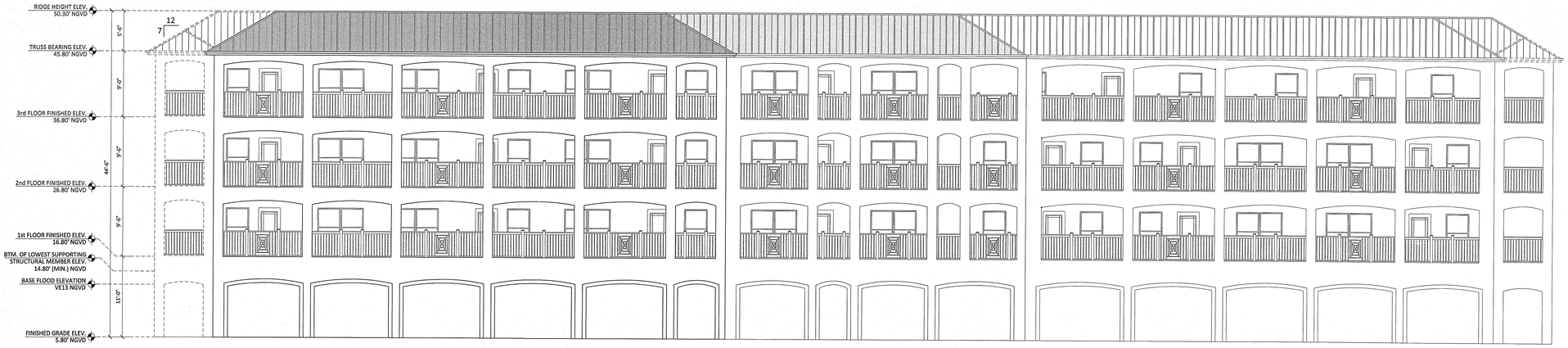
Revisions	Description
.	.
.	.
.	.
.	.
.	.
.	.
.	.

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

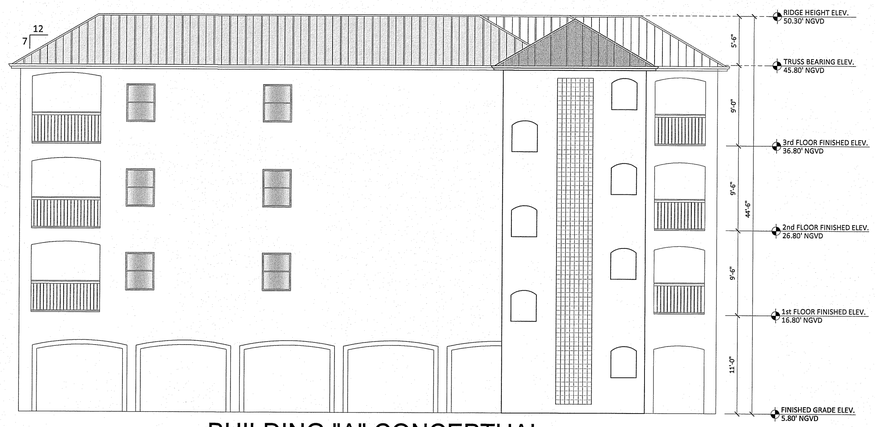
Michael J. Gianfrullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S1.0



BUILDING "A" CONCEPTUAL
REAR ELEVATION

SCALE 1/8"=1'-0"



BUILDING "A" CONCEPTUAL
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions | Description

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

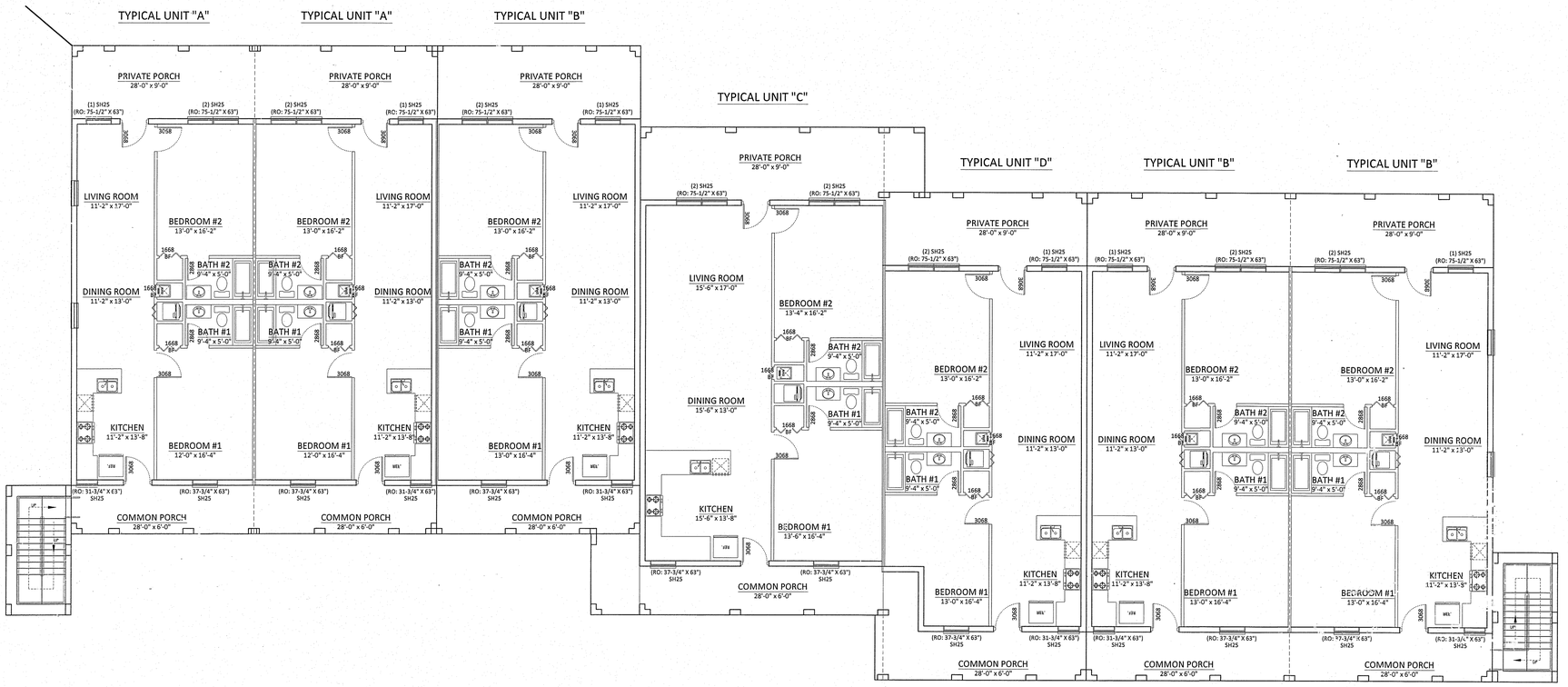
WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S1.1



BUILDING "A" CONCEPTUAL
1ST FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG	Design:	JNB
Scale:	AS NOTED	Drawn:	JNB
Job No:	14010.001	Checked:	STL
Date Issued:	02/13/2015	.	.

EB #6656

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 130-6
PUNTA GORDA, FLORIDA 33950
(941) 505-1700

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

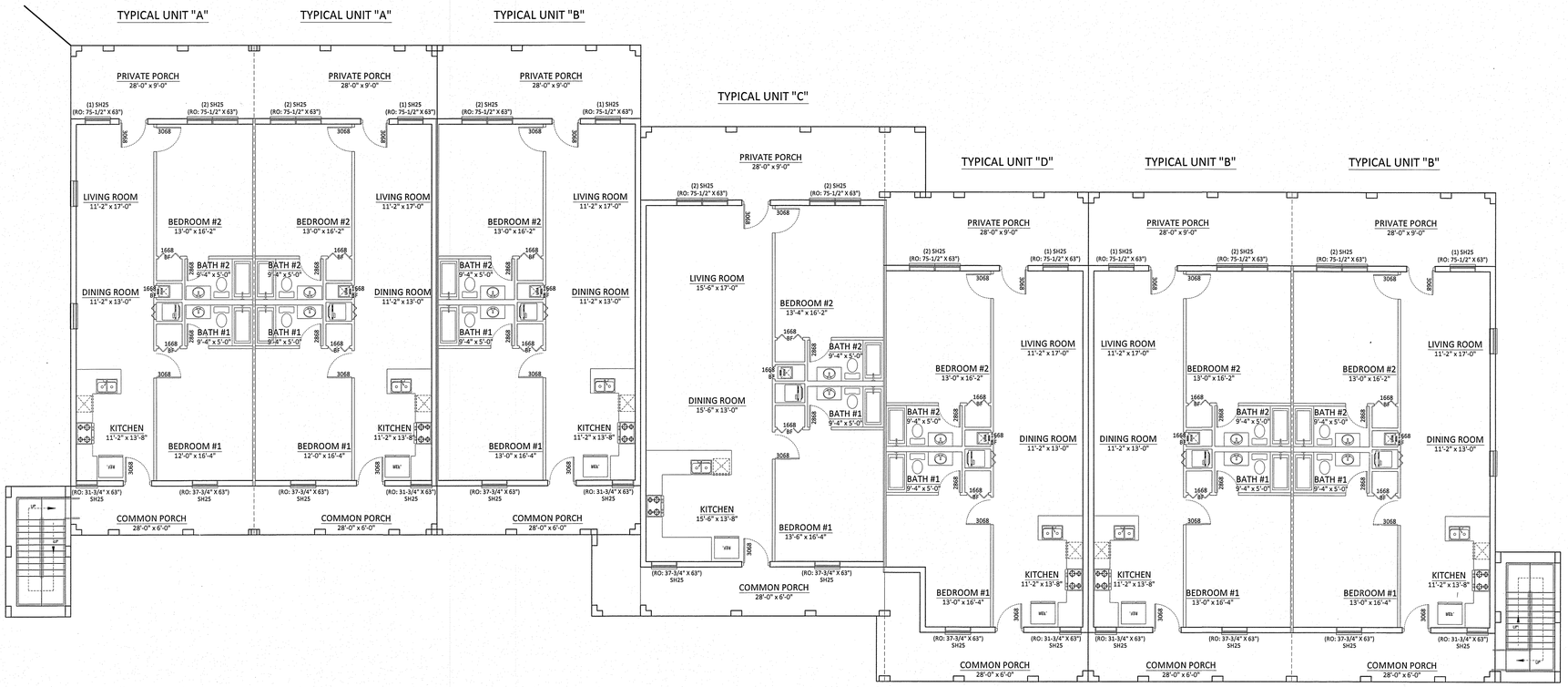
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70670

Sheet No. S1.2



BUILDING "A" CONCEPTUAL
2ND FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 130
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

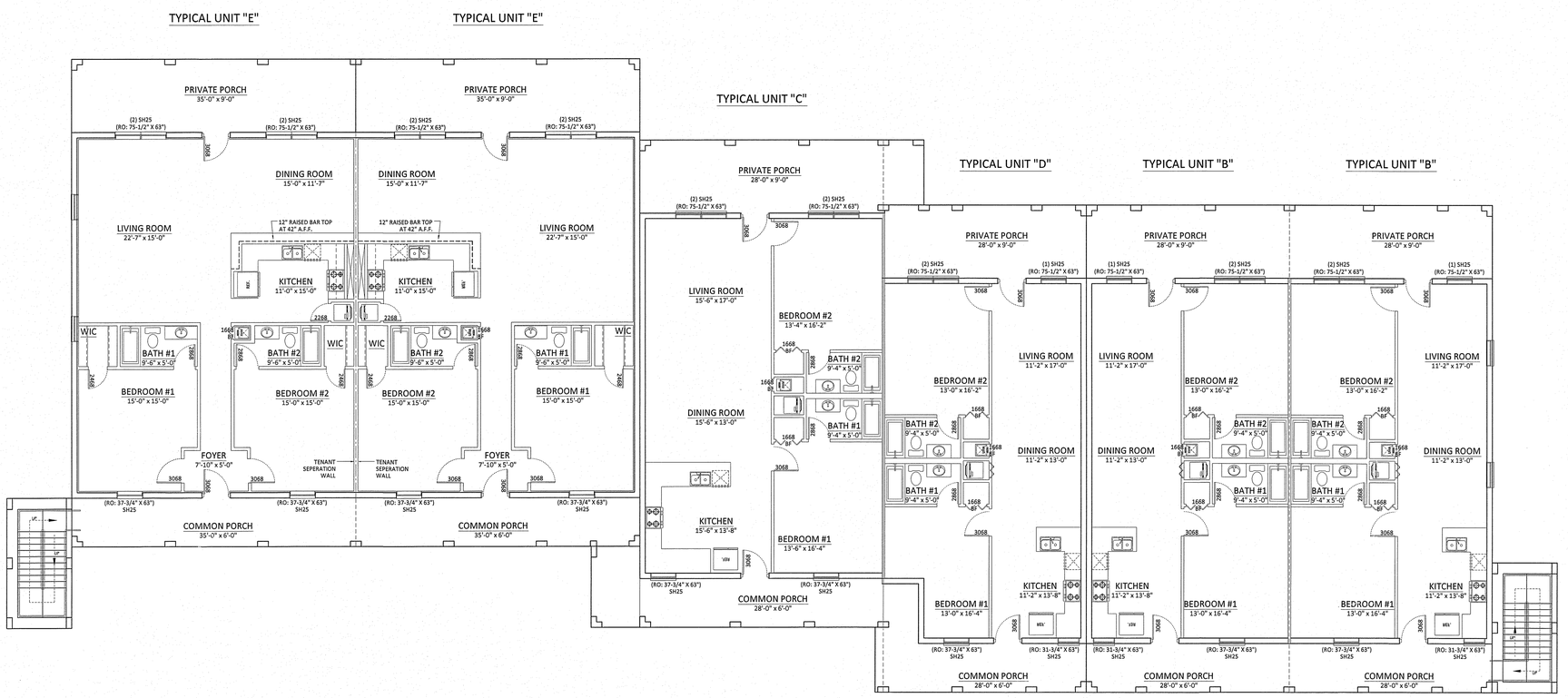
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giurdullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S1.3



BUILDING "A" CONCEPTUAL
3RD FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

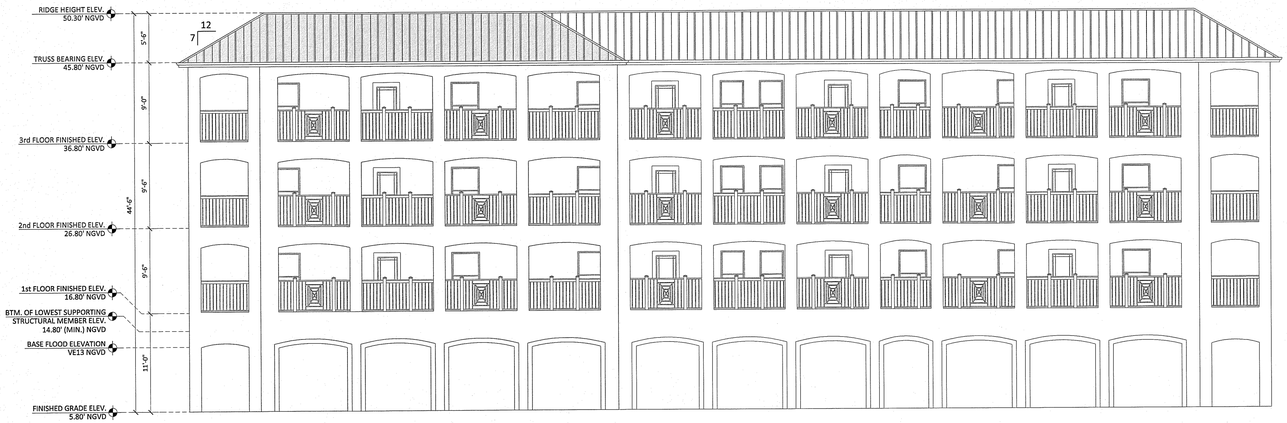
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

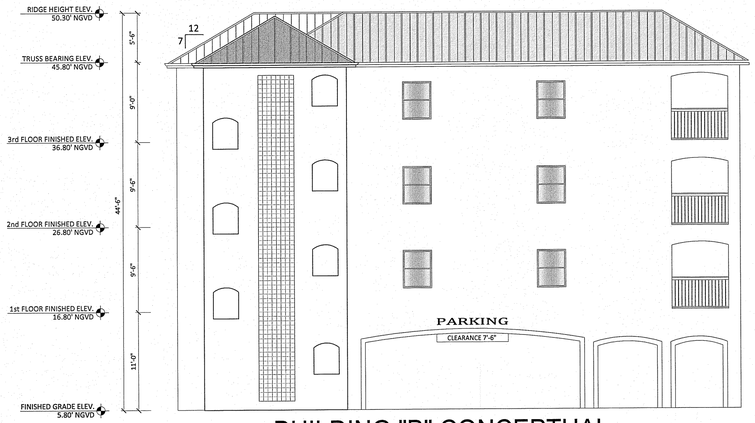
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S1.4



BUILDING "B" CONCEPTUAL
FRONT ELEVATION

SCALE 1/8"=1'-0"



BUILDING "B" CONCEPTUAL
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG	Design:	JNB
Scale:	AS NOTED	Drawn:	JNB
Job No:	14010.001	Checked:	STL
Date Issued:	02/13/2015	.	.
		.	.

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

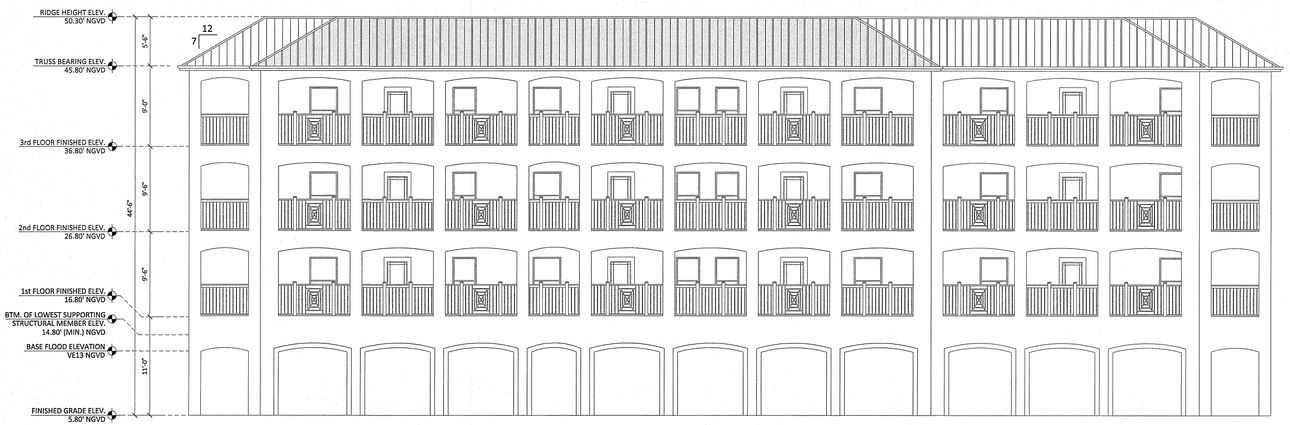
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

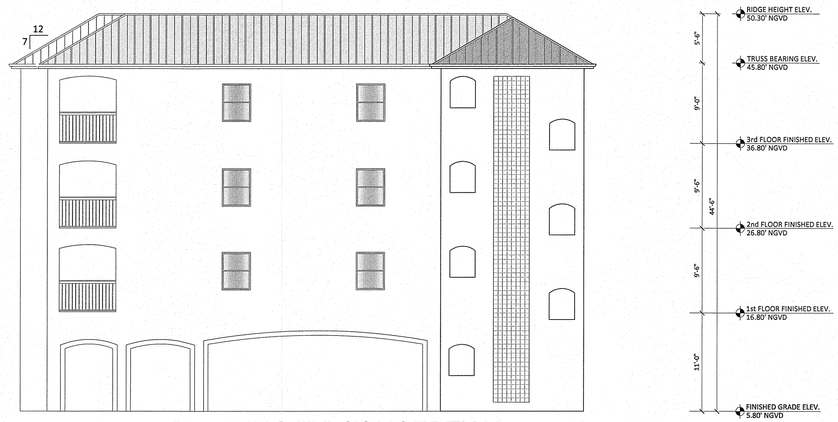
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S2.0



BUILDING "B" CONCEPTUAL
REAR ELEVATION

SCALE 1/8"=1'-0"



BUILDING "B" CONCEPTUAL
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions	Description
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

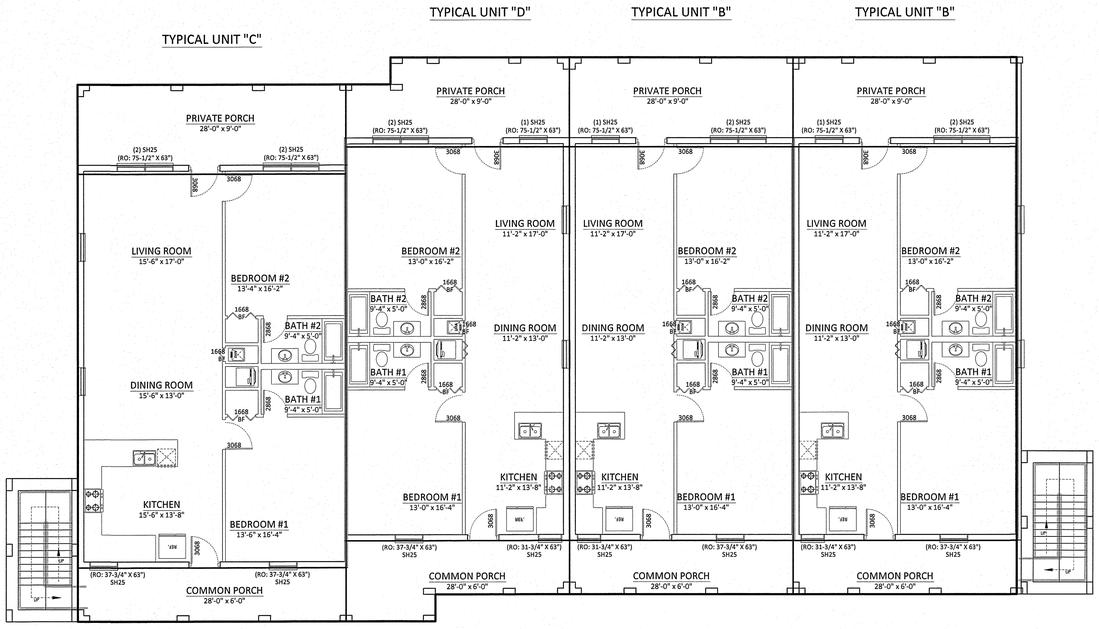
FEB 1 3 2015

Michael J. Glandullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S2.1

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.



BUILDING "B" CONCEPTUAL
1ST FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 216
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

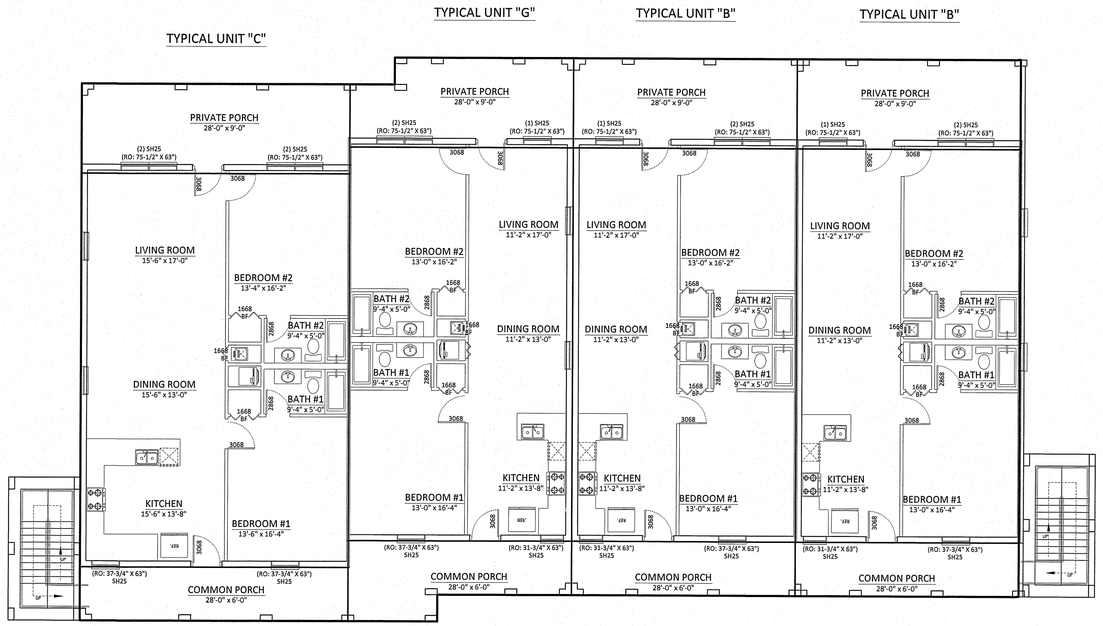
Description
.
.
.
.
.
.
.
.

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S2.2



BUILDING "B" CONCEPTUAL
2ND FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters Indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015

Design:	JNB
Drawn:	JNB
Checked:	STL
	.
.	.

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

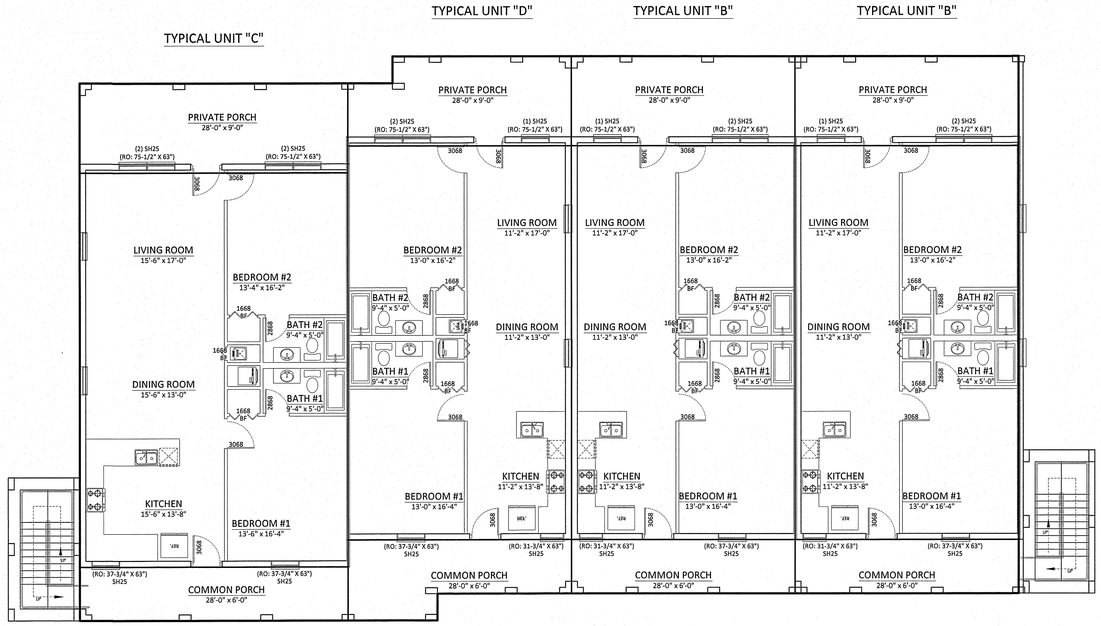
Description

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S2.3



BUILDING "B" CONCEPTUAL
3RD FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and - .18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG	Design:	JNB
Scale:	AS NOTED	Drawn:	JNB
Job No.:	14010.001	Checked:	STL
Date Issued:	02/13/2015	.	.
		.	.

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

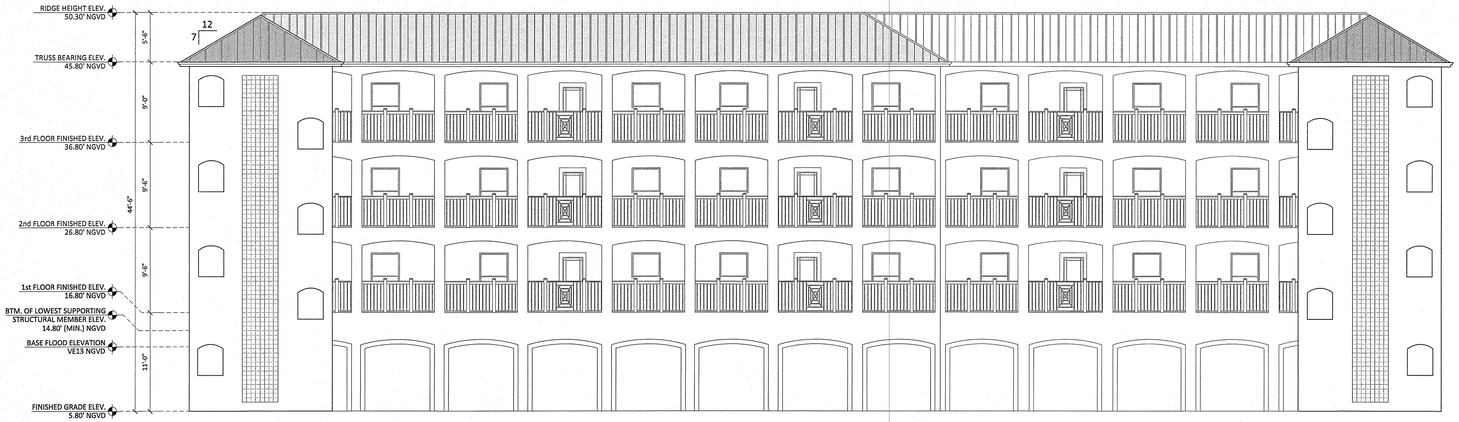
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

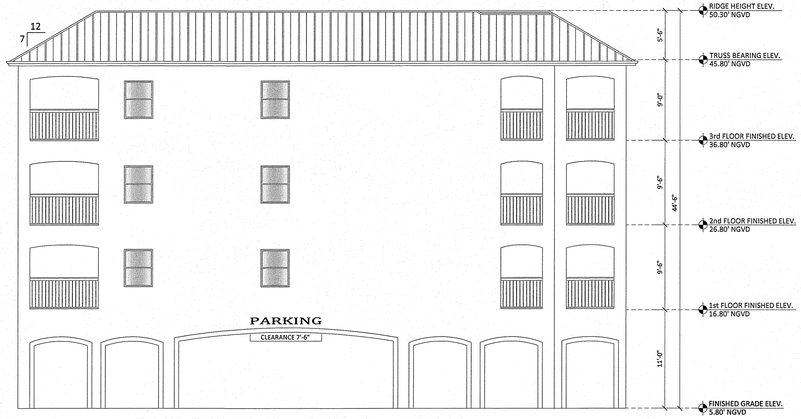
Michael J. Giurdullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S2.4



BUILDING "C" CONCEPTUAL
FRONT ELEVATION

SCALE 1/8"=1'-0"



BUILDING "C" CONCEPTUAL
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters Indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design: JNB
Drawn: JNB
Checked: STL
. .
. .

Approved By: MJG
Scale: AS NOTED
Job No: 14010.001
Date Issued: 02/13/2015

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

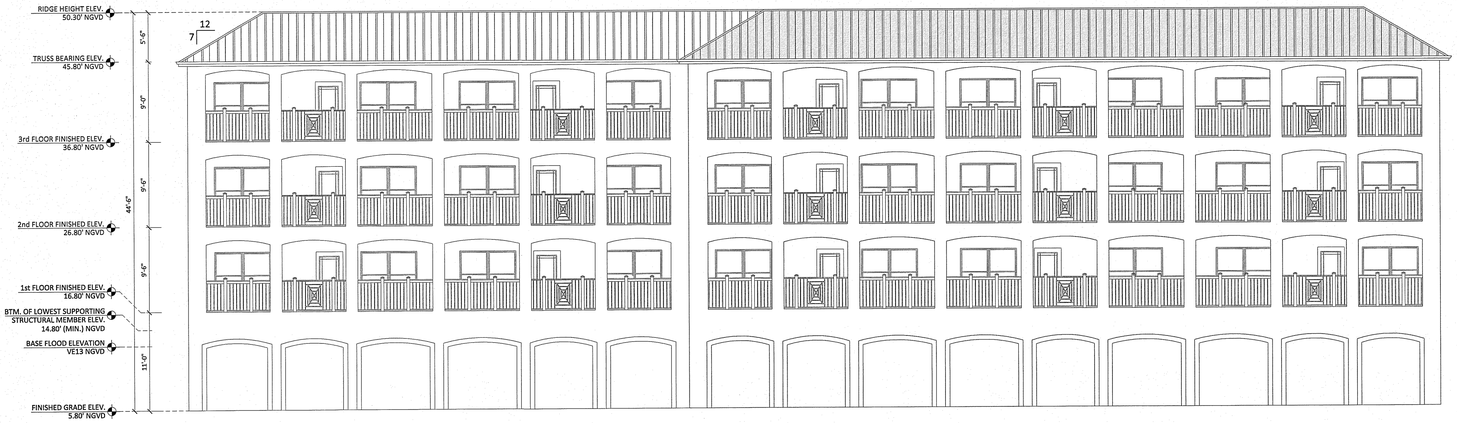
SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

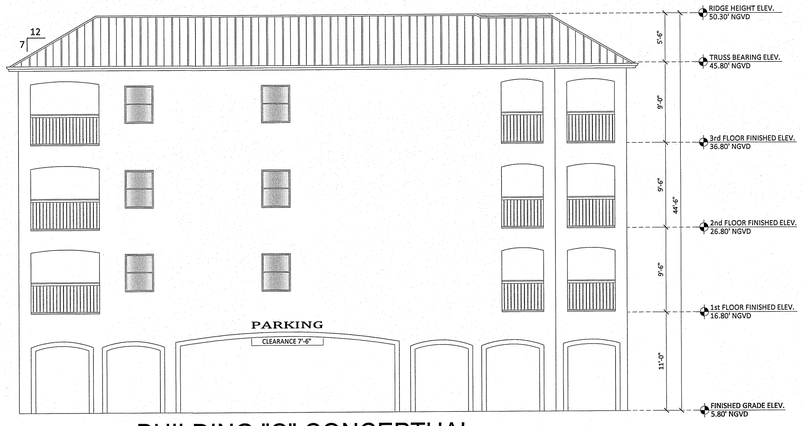
FEB 13 2015
Michael J. Giarduilo
Professional Engineer
State of Florida
Registration no. 70676

Sheet No. S3.0



BUILDING "C" CONCEPTUAL
REAR ELEVATION

SCALE 1/8"=1'-0"



BUILDING "C" CONCEPTUAL
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG	Design:	JNB
Scale:	AS NOTED	Drawn:	JNB
Job No:	14010.001	Checked:	STL
Date Issued:	02/13/2015	.	.
		.	.

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

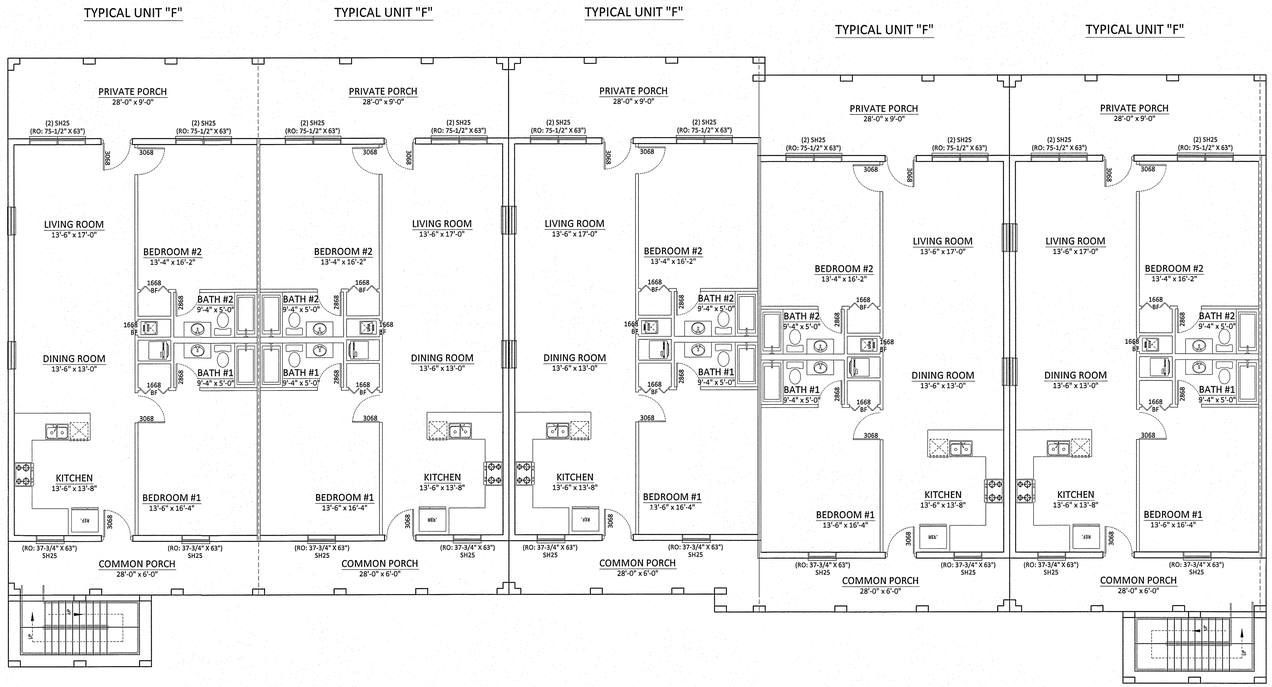
Description	
.	.
.	.
.	.
.	.
.	.
.	.

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giarrusso
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S3.1



BUILDING "C" CONCEPTUAL
1ST FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

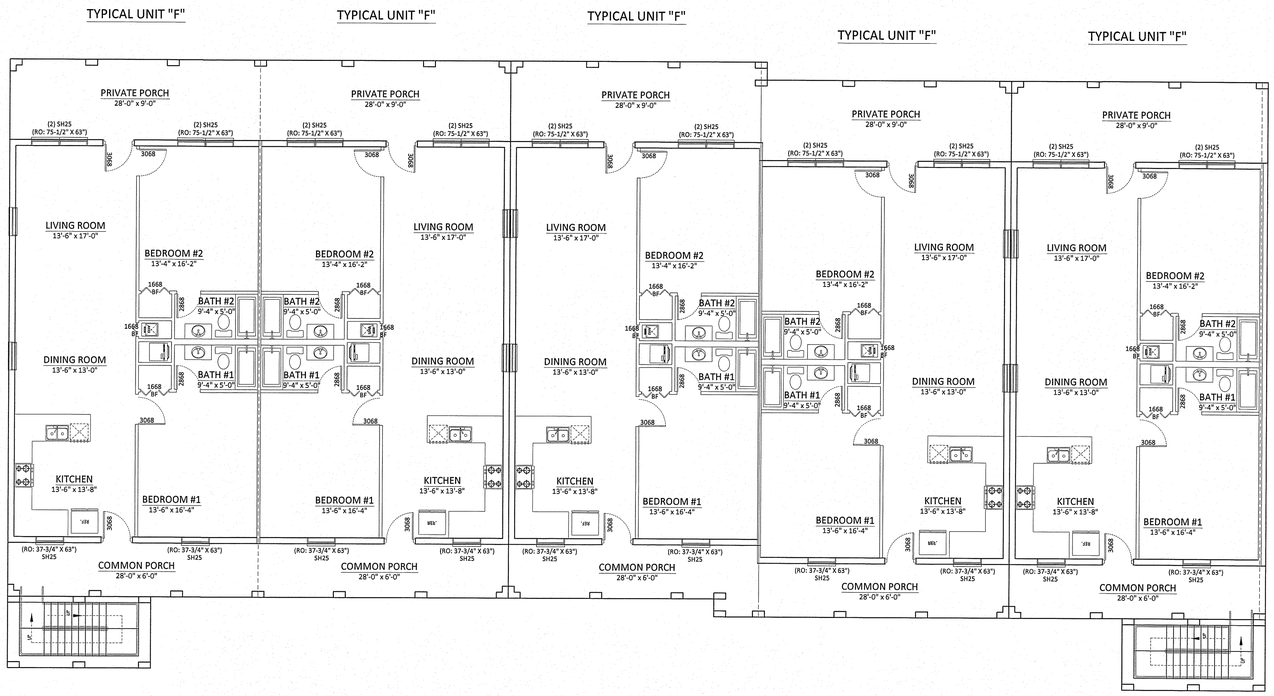
SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions | Description

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S3.2



BUILDING "C" CONCEPTUAL
2ND FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters Indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By: MJG | Design: JNB
Scale: AS NOTED | Drawn: JNB
Job No: 14010.001 | Checked: STL
Date Issued: 02/13/2015 | . | .

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

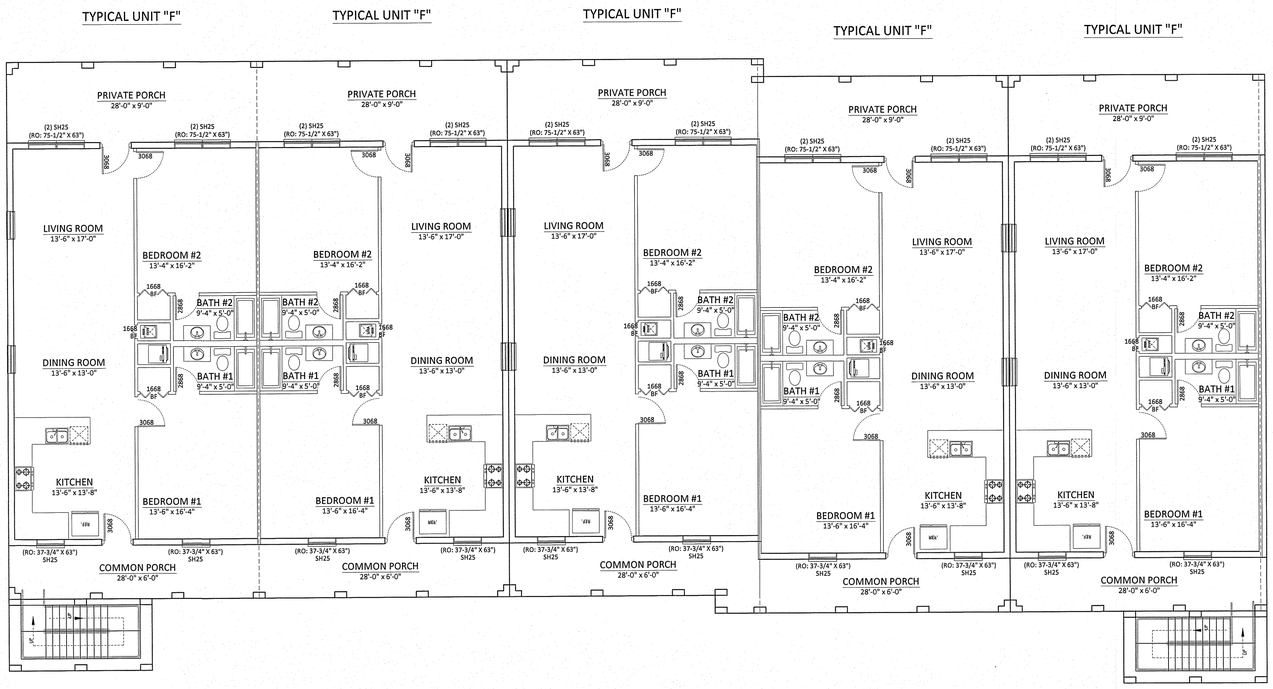
SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions | Description

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70576

Sheet No. S3.3



BUILDING "C" CONCEPTUAL
3RD FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG	Design:	JNB
Scale:	AS NOTED	Drawn:	JNB
Job No:	14010.001	Checked:	STL
Date Issued:	02/13/2015	.	.
		.	.

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6556

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

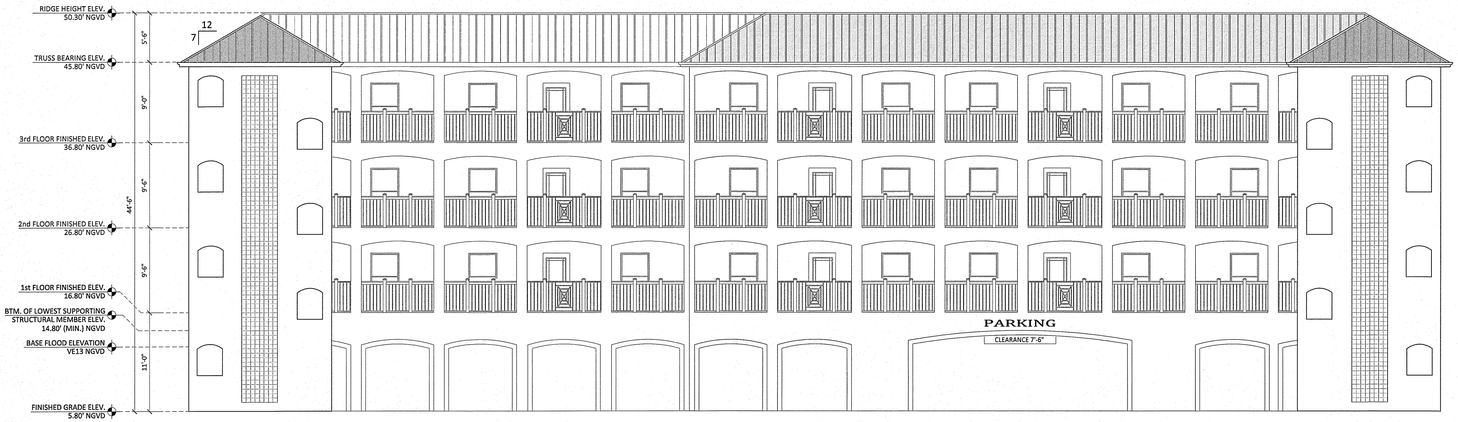
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A P.E.*

FEB 13 2015

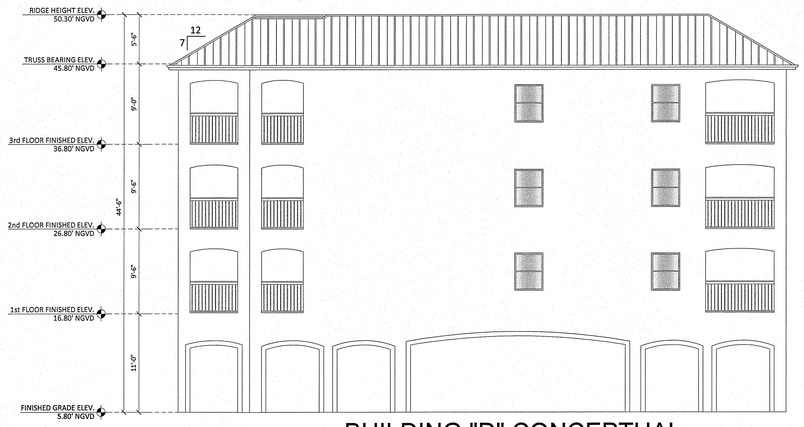
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S3.4



BUILDING "D" CONCEPTUAL
FRONT ELEVATION

SCALE 1/8"=1'-0"



BUILDING "D" CONCEPTUAL
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

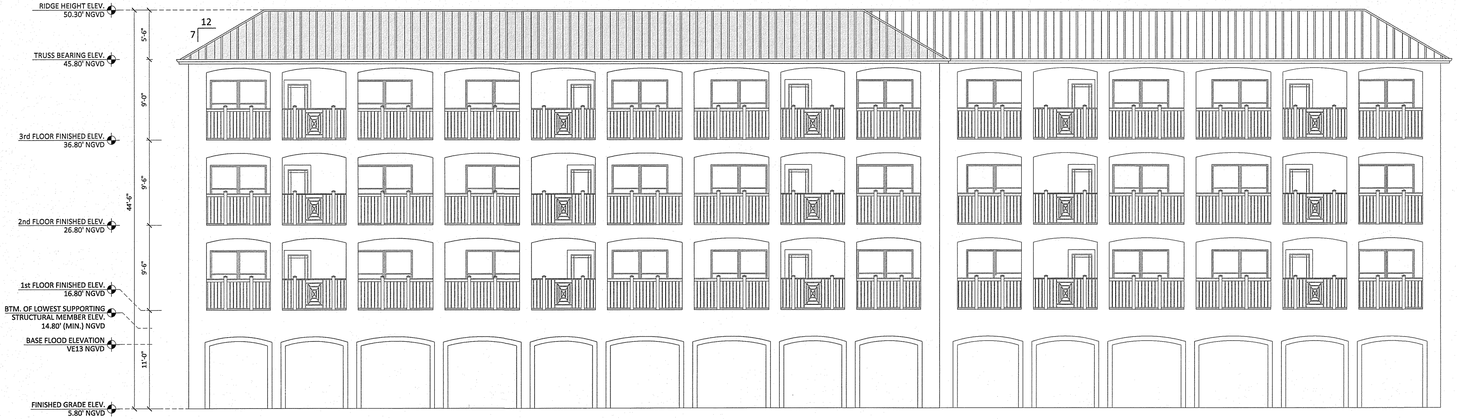
FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70576

Sheet No. S4.0

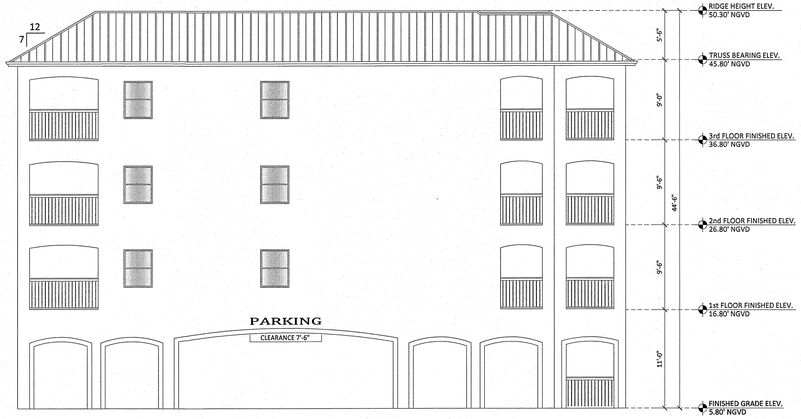
WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.



BUILDING "D" CONCEPTUAL
REAR ELEVATION

SCALE 1/8"=1'-0"



BUILDING "D" CONCEPTUAL
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 130G
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

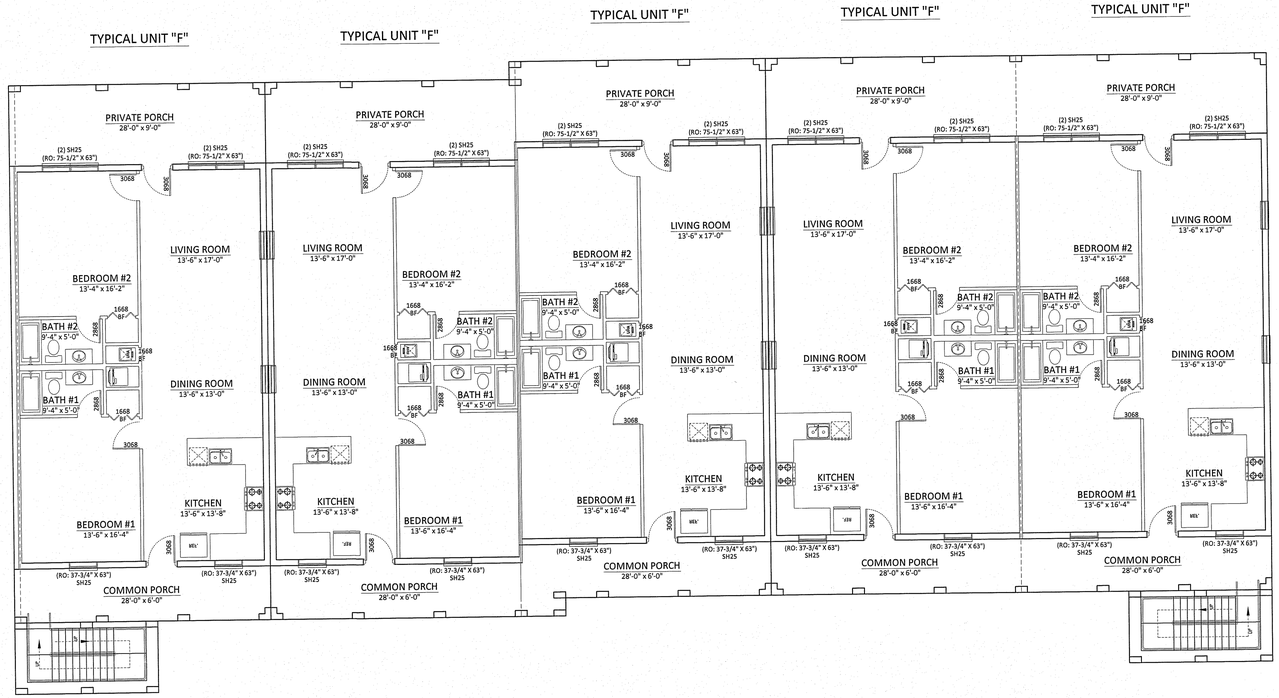
Revisions / Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S4.1



BUILDING "D" CONCEPTUAL
1ST FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

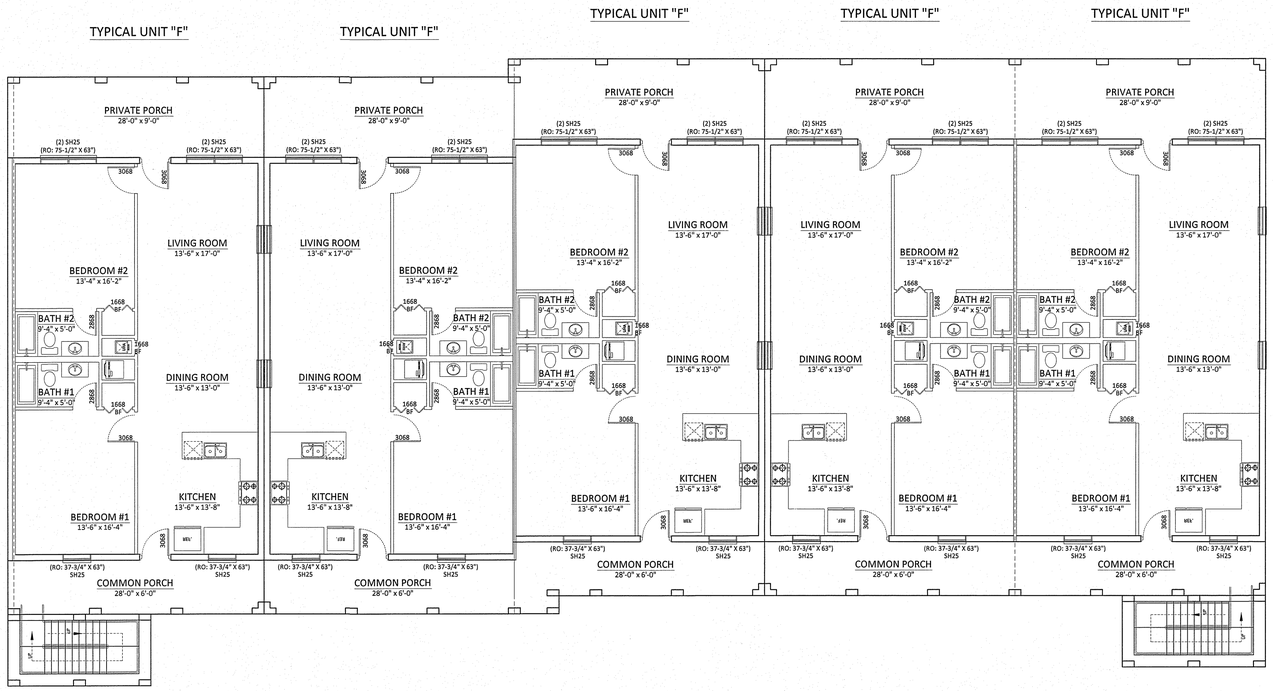
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Gierdutto
Professional Engineer
State of Florida
Registration No. 70576

Sheet No. S4.2



BUILDING "D" CONCEPTUAL
2ND FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
.	.
.	.

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

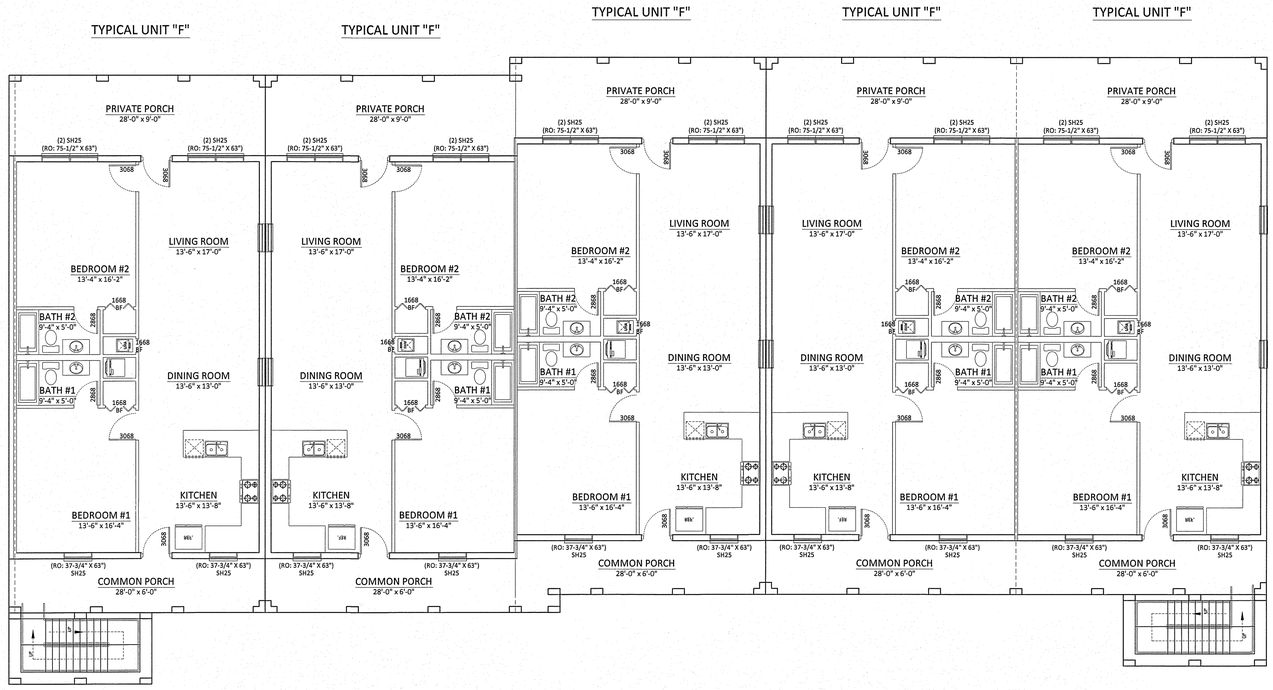
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. S4.3



BUILDING "D" CONCEPTUAL
3RD FLOOR PLAN

SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

JNB
JNB
STL
-
-

MJG Design:
AS NOTED Drawn:
14010.001 Checked:
02/13/2015 -

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700

Approved By:
Scale:
Job No:
Date Issued:
EB #6656

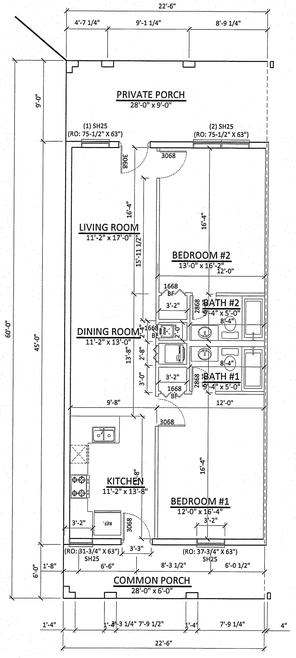
SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions
Description

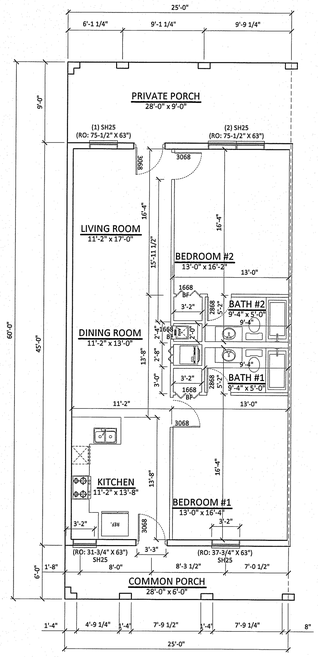
THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

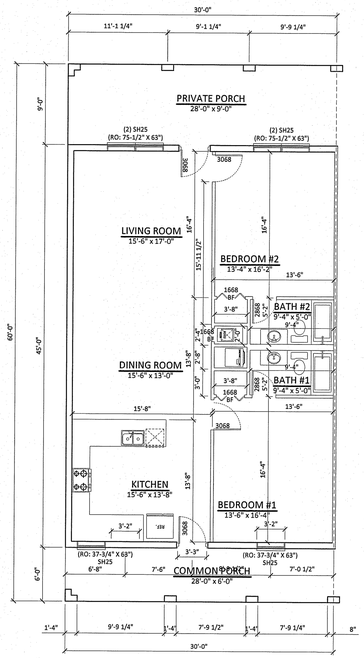
Sheet No. S4.4



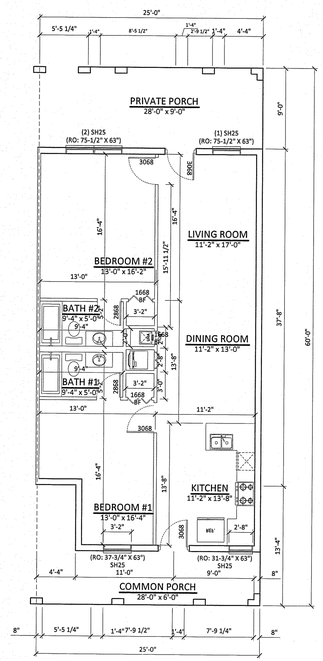
TYPICAL UNIT "A"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"



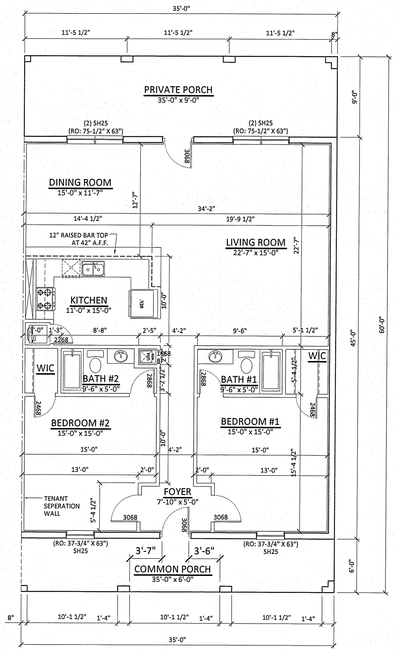
TYPICAL UNIT "B"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"



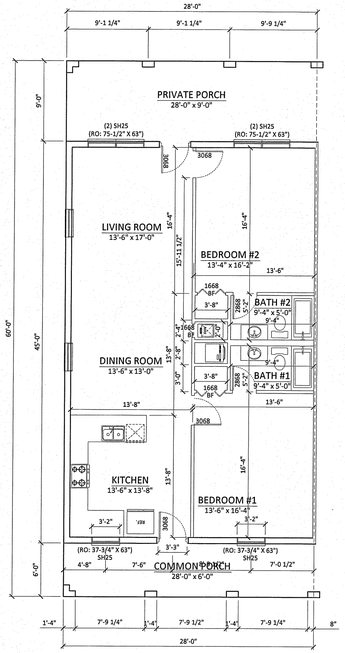
TYPICAL UNIT "C"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"



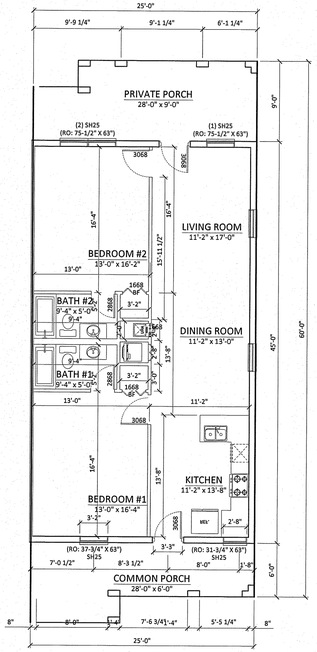
TYPICAL UNIT "D"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"



TYPICAL UNIT "E"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"



TYPICAL UNIT "F"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"



TYPICAL UNIT "G"
CONCEPTUAL FLOOR PLAN
SCALE 1/8"=1'-0"

CONCEPT ONLY
NOT FOR CONSTRUCTION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: VE11 & VE13
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	MJG
Scale:	AS NOTED
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	STL
	.
	.

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

SUNSET MARINA
PROPOSED CONDO CONCEPTUAL
5555 COLLEGE ROAD, KEY WEST, FL 33040

Revisions

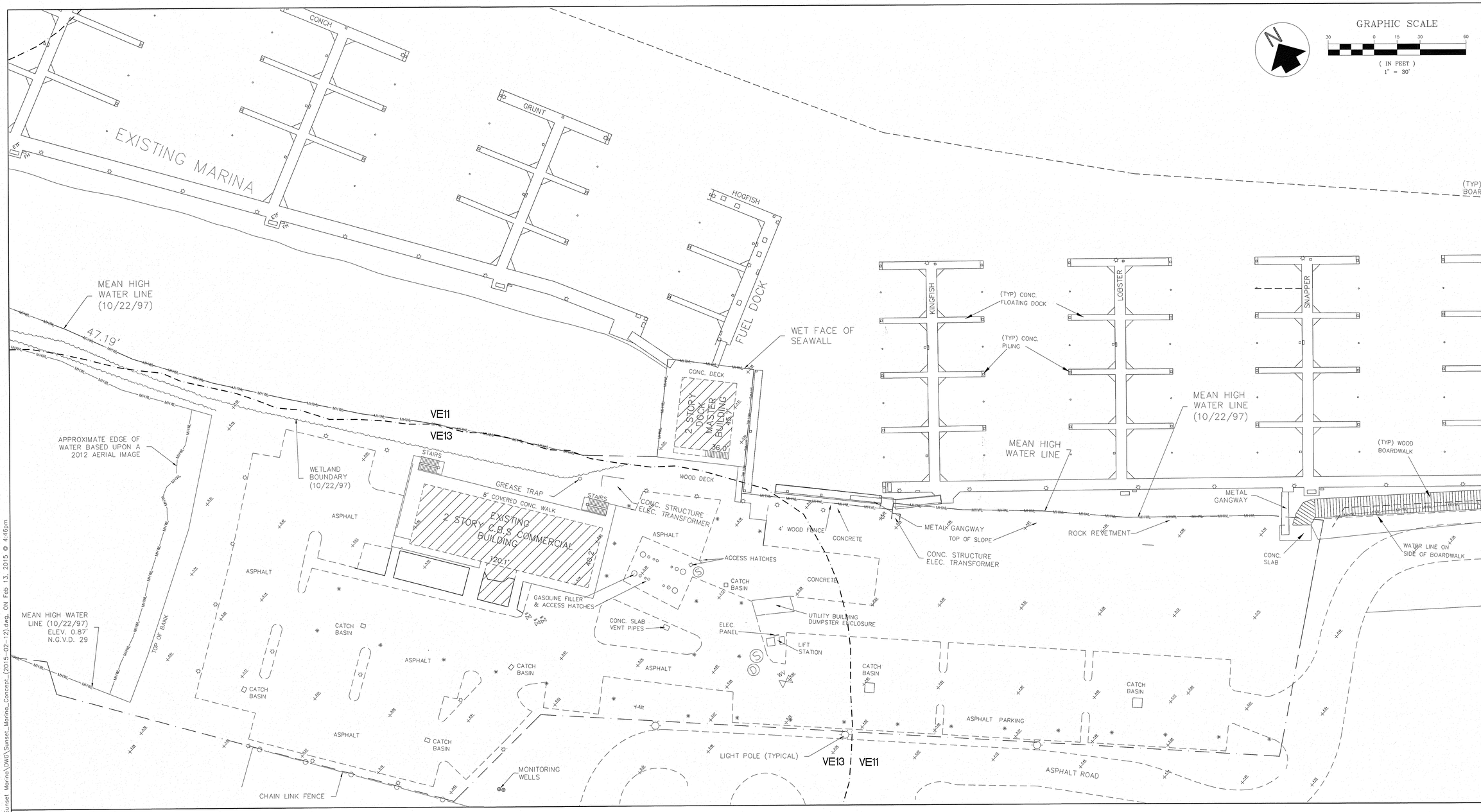
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

FEB 13 2015

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70576

Sheet No. S5.0



LEGEND:

- PROJECT BOUNDARY
- MEAN HIGH WATER LINE (MHWL)
- FLOOD ZONE BOUNDARY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING SPOT ELEVATION (+3.5)

02-13-2015 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION

Design:	JNB
Drawn:	JNB
Checked:	BRJ
Approved By:	MJG
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
excellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447 FB #6656

OVERALL EXISTING CONDITIONS FOR SUNSET MARINA

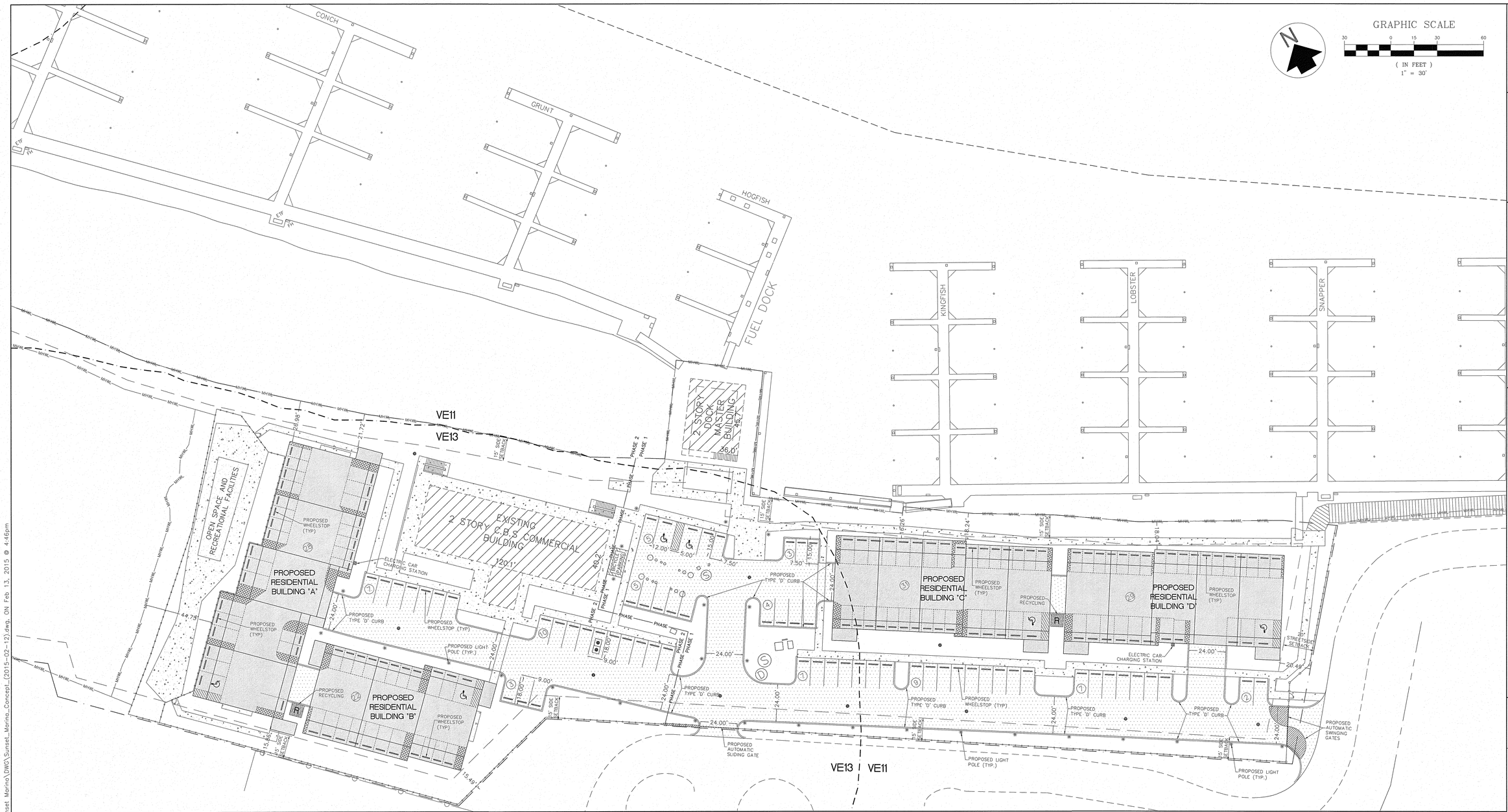
Revisions | Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO
LICENSE NO. 70676
STATE OF FLORIDA
STATE OF FLORIDA
FEB. 13, 2015
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-3.0

USER: nbaltimore PLOTTED THE Feb 13, 2015 @ 4:46pm
O:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_(2015-02-12).dwg, ON



SITE DEVELOPMENT NOTES:

1. ALL NEW BUILDINGS, CONCRETE SURFACES, AND PAVEMENT SHALL BE CONSTRUCTED OF MATERIALS WITH AN SRI RATING OF 29 OR GREATER.
2. ALL EXISTING ON-SITE POWER LINES ARE LOCATED UNDERGROUND.
3. ROLL OUT MINI DUMPSTERS WILL BE PROVIDED IN THE GARAGE OF EACH BUILDING.

LEGEND:

PROJECT BOUNDARY
SETBACK LIMITS
PROPOSED PHASE BOUNDARY
MEAN HIGH WATER LINE — MHWL —
FLOOD ZONE BOUNDARY
EXISTING PAVEMENT
EXISTING BUILDING
PROPOSED CONCRETE
PROPOSED IMPERVIOUS PAVEMENT

SITE DATE TABLE

	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING	CG			
FLOOD ZONE	VE 11	VE 11 & VE 13		
SIZE OF SITE	194,172.50 SF			
HEIGHT	40.0'	40.0'	40.0'	N
FRONT SETBACK	25.0'	50.0'	20.0'	Y
SIDE SETBACK	20.0'	20.0'	15.0'	Y
STREET SIDE SETBACK	20.0'	20.0'	20.0'	N
REAR SETBACK	30.0'	30.0'	45.0'	N
RESIDENTIAL FLOOR AREA	N/A	2,771.0 SF	78,371.0'	N/A
DENSITY	16 DU/AC	4	58	N/A
COMMERCIAL FLOOR AREA	N/A	12,360.0 SF	12,360.0 SF	N/A
F.A.R. (COMMERCIAL)	0.8	.064	.064	N
BUILDING COVERAGE	40.0%	4.8%	22.0%	N
IMPERVIOUS AREA	60.0%	1.29%	47.03%	N
PARKING	172	135	172	-
HANDICAP PARKING	5	4	6	N/A
BICYCLE PARKING	22.0	24.0	24.0	N
OPEN SPACE / LANDSCAPING	20.0%	60.0%	50.47%	N
NUMBER AND TYPE OF UNITS	N/A	4	62 (66 TOTAL)	N/A
CONSUMPTION AREA OR # OF SEATS	N/A	N/A	N/A	N/A

LOT COVERAGE SUMMARY

EXISTING BUILDINGS TO REMAIN	6,970.95 SF	0.16 AC	
EXISTING CONCRETE TO REMAIN	2,013.27 SF	0.05 AC	
PROPOSED BUILDINGS	34,767.03 SF	0.80 AC	
PROPOSED CONCRETE SIDEWALK	13,458.40 SF	0.31 AC	
PROPOSED CURBING	941.40 SF	0.02 AC	
PROPOSED POOL	1,135.80 SF	0.03 AC	
PROPOSED IMPERVIOUS PAVEMENT	32,028.08 SF	0.74 AC	
TOTAL IMPERVIOUS AREA	91,314.93 SF	2.10 AC	49.53%
TOTAL PERVIOUS AREA	93,053.92 SF	2.14 AC	50.47%
TOTAL SITE AREA	184,368.85 SF	4.23 AC	100.00%

PARKING SUMMARY:

OPEN PARKING	
STANDARD SPACES	56
ACCESSIBLE SPACES	2
COMPACT SPACES	4
COVERED PARKING	
STANDARD SPACES	42
ACCESSIBLE SPACES	4
COMPACT SPACES	64
TOTAL PARKING SPACES PROVIDED	172

02-13-2015 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION

Approved By:	MJG
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	02/13/2015
Design:	JNB
Drawn:	JNB
Checked:	BRJ

WEILER ENGINEERING CORPORATION
WEC excellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447 EB #4656

OVERALL SITE PLAN FOR SUNSET MARINA

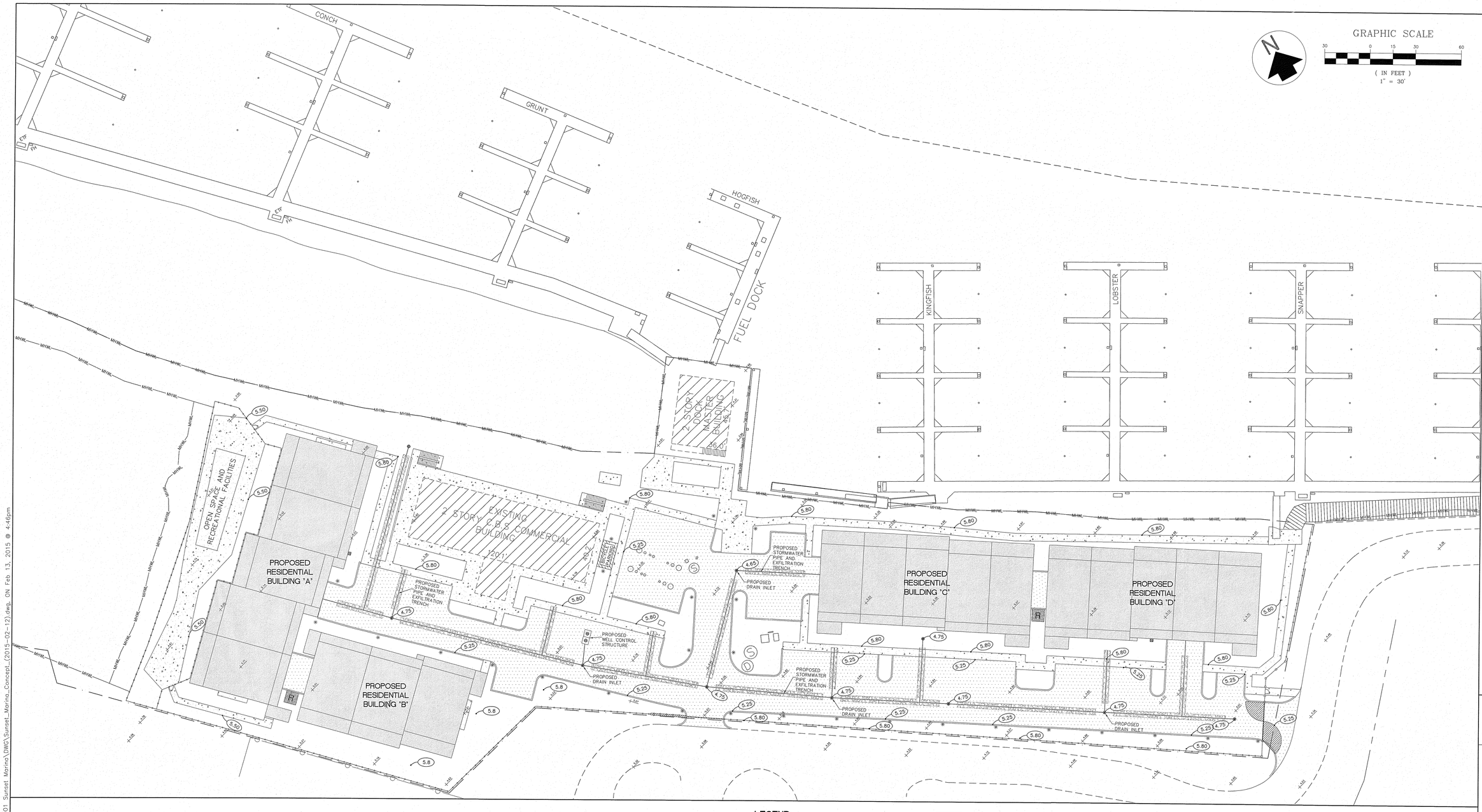
Revisions
Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

RICHARD J. GIARDILLO
LICENSE
No. 70676
STATE OF FLORIDA
FEB 13 2015
Michael J. Giardillo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-4.0

USER: nbaltimore PLOTTED THE 0A-SITE LAYOUT OF W:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_(2015-02-12).dwg, ON Feb 13, 2015 @ 4:46pm



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1" = 30'

LEGEND:

- PROJECT BOUNDARY
- MEAN HIGH WATER LINE — MHWL — MHWL —
- EXISTING ASPHALT
- EXISTING BUILDING
- PROPOSED STORMWATER PIPE
- PROPOSED EXFILTRATION TRENCH
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING SPOT ELEVATION +3.25
- PROPOSED SPOT ELEVATION 4.65

Required Treatment Volume

	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Square Feet	93,218.40	91,476.00	184,694.40	41,817.60	1,306.80
Acres	2.140	2.100	4.240	0.960	0.030

	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Outstanding Florida Water (*150%)	Volume Required
Cubic Feet	10,345.50	15,282.30	15,282.30	150%	22,923.45
Acre-Feet	0.238	0.351	0.351	150%	0.526

Length of Exfiltration Trench Required

$$L = \frac{V}{K(H2*W+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

V =	6.315	ac-in
W =	4.00	ft
K =	0.0002100	cfs/sf-ft head
H2=	2.50	ft
Du=	1.00	ft
Ds=	3.00	ft
Length of Exfiltration Trench Requred=	950	LF
Length of Exfiltration Trench Provided=	951	LF

02-13-2015 CONCEPTUAL REVIEW NOT FOR CONSTRUCTION

OVERALL DRAINAGE PLAN FOR SUNSET MARINA

Design:	JNB
Drawn:	JNB
Checked:	BRJ
Approved By:	MJG
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
WEI excellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447 EB #6656

Revisions

Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

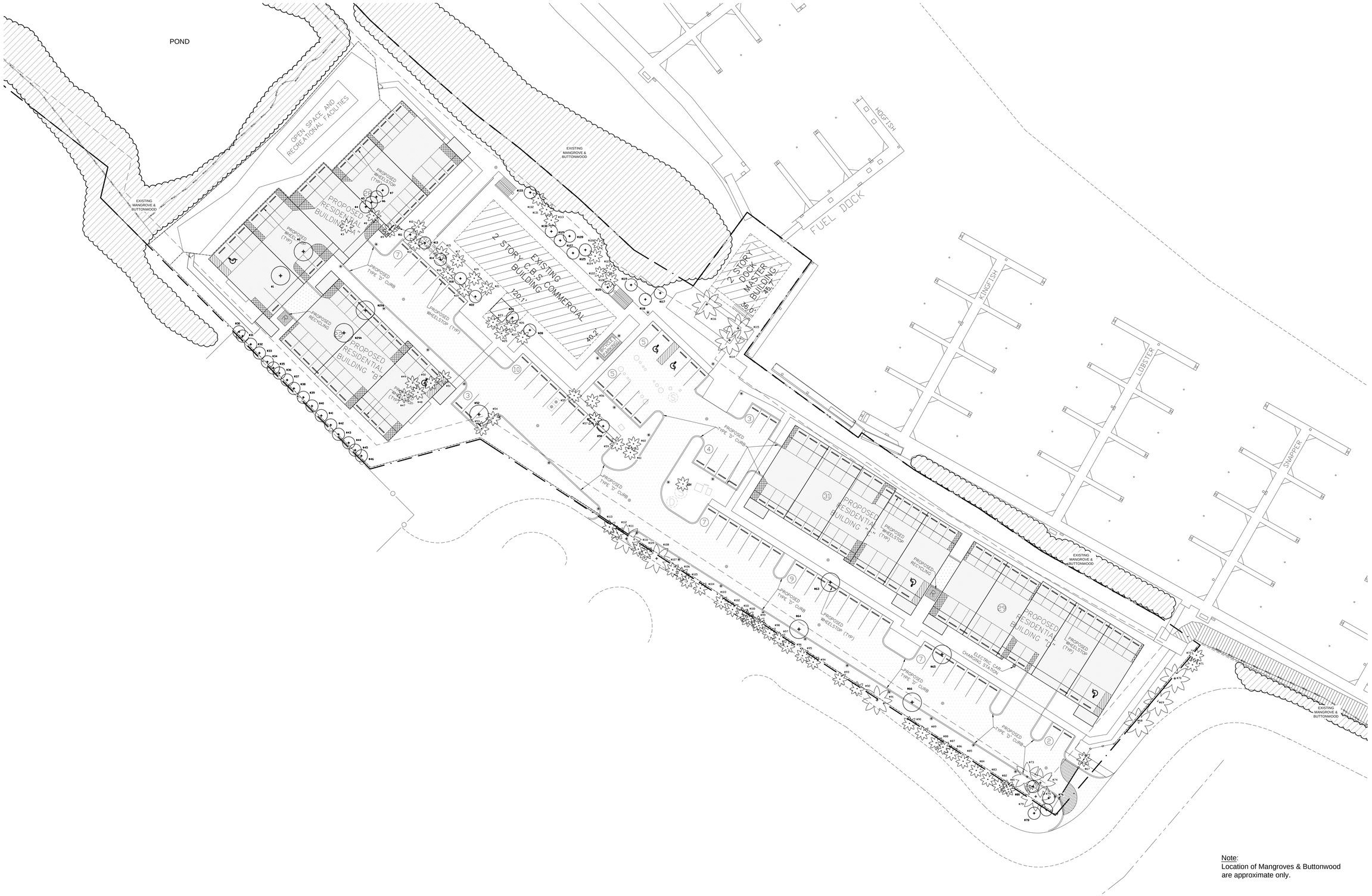
MICHAEL J. GIARDULLO LICENSE NUMBER 70676 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

FEB 13 2015

Michael J. Giardullo, Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-4.0

USER: nbaltimore PLOTTED THE 04-DRAIN LAYOUT OF W:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_(2015-02-12).dwg, ON Feb 13, 2015 @ 4:46pm



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1" = 30'

Note:
Location of Mangroves & Buttonwood are approximate only.

ELIZABETH NEWLAND

LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

SUNSET MARINA

KEY WEST, FLORIDA

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

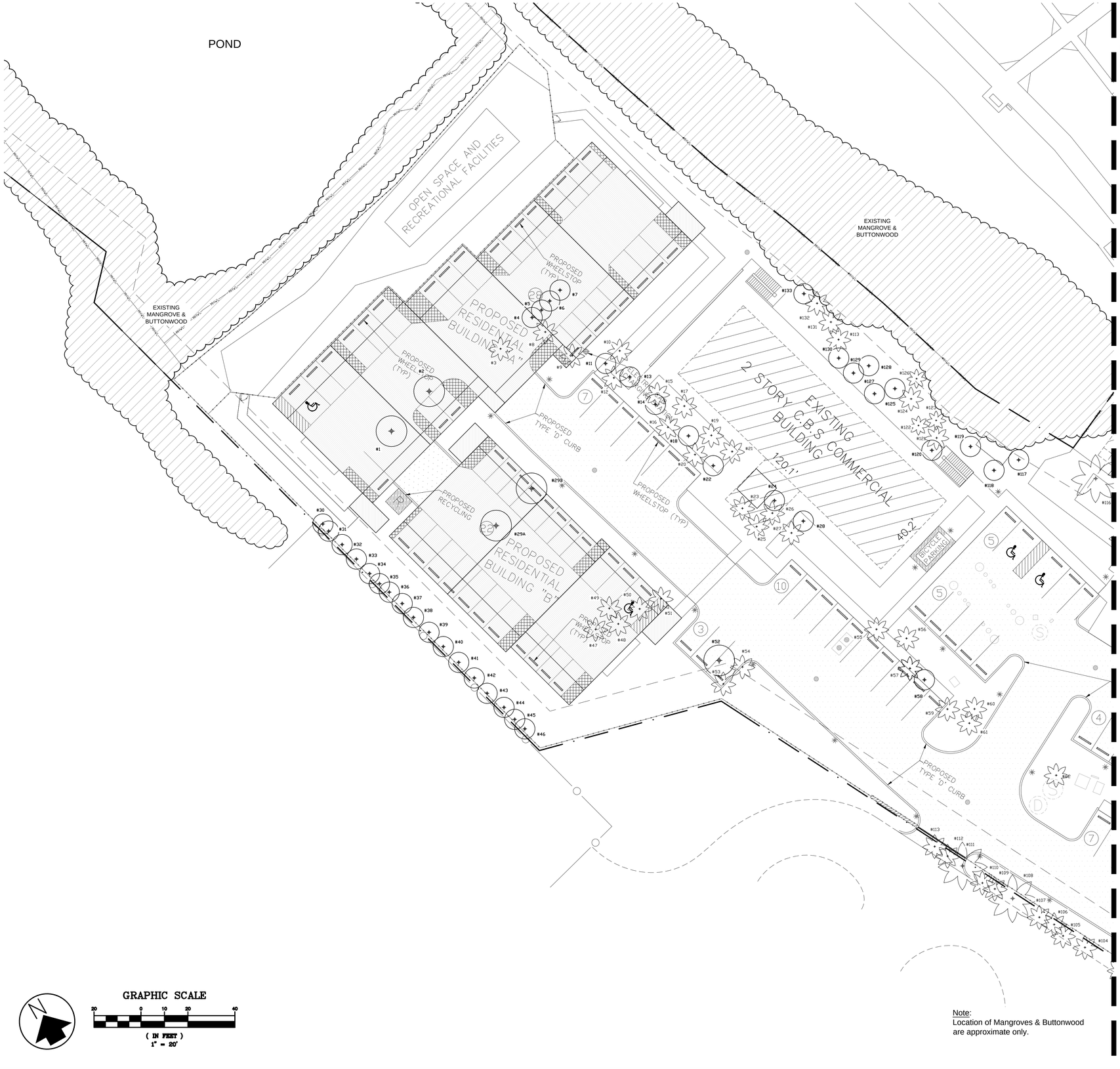
Title:

OVERALL EXISTING TREE DISPOSITION PLAN

Sheet Number:

L-1.0

Date: - FEBRUARY 12, 2015



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1" = 20'

Note:
Location of Mangroves & Buttonwood are approximate only.

EXISTING TREE & PALM DISPOSITION SCHEDULE

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	9"	Fair	Transplant
2	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	9"	Poor	Remove
3	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
4	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
5	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
6	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
7	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
8	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
9	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
10	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
11	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
12	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
13	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
14	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
15	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
16	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
17	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
18	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
19	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
20	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
21	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
22	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
23	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
24	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
25	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
26	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
27	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
28	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
29A	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
29B	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
30	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
31	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
32	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
33	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
34	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
35	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
36	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
37	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
38	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
39	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
40	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
41	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
42	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
43	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
44	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
45	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
46	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
47	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
48	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
49	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
50	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
51	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
52	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
53	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
54	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
55	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
56	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
57	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
58	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
59	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
60	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
61	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
62	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
63	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
64	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
65	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
66	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	9"	Fair	Transplant
67	Felicia decipins	Japanese Fern Tree	15'-20'	10'-15'	9"	Fair	Remove
68	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
69	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
70	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
71	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
72	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
73	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
74	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
75	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
76	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
77	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
78	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
79	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
80	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
81	Adonidia merrillii	Christmas Palm	10'-15'	5'-10'	Multi	Poor	Remove
82	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
83	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
84	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
85	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
86	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
87	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
88	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
89	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
90	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
91	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
92	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
93	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
94	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
95	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
96	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
97	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
98	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
99	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
100	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
101	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
102	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
103	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
104	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
105	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
106	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
107	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
108	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Poor	Remove
109	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
110	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
111	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
112	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
113	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
114	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
115	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
116	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
117	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
118	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
119	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
120	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
121	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
122	Thrinax radiata	Thatch Palm	6'-8'	4'-6'	8"	Good	Remain
123	Thrinax radiata	Thatch Palm	6'-8'	4'-6'	8"	Good	Remain
124	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
125	Serenoa repens	Saw Palmetto	5'-10'	5'-10'	8"	Good	Remain
126	Thrinax radiata	Thatch Palm	6'-8'	4'-6'	8"	Good	Remain
127	Serenoa repens	Saw Palmetto	5'-10'	5'-10'	8"	Good	Remain
128	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
129	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
130	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
131	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
132	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
133	Clusia guttifera	Palmetto	20'-25'	10'	12"	Good	Remain

NOTES: Height, Spread, Caliper and location of vegetation is approximate. All vegetation scheduled to be transplanted will be transplanted within the Sunset Marina site. All invasive exotic vegetation not listed here will be removed from the site.

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

SUNSET MARINA

KEY WEST, FLORIDA

Drawing Size	Project #:
24x36	
Drawn By:	Checked By:
EN	EN

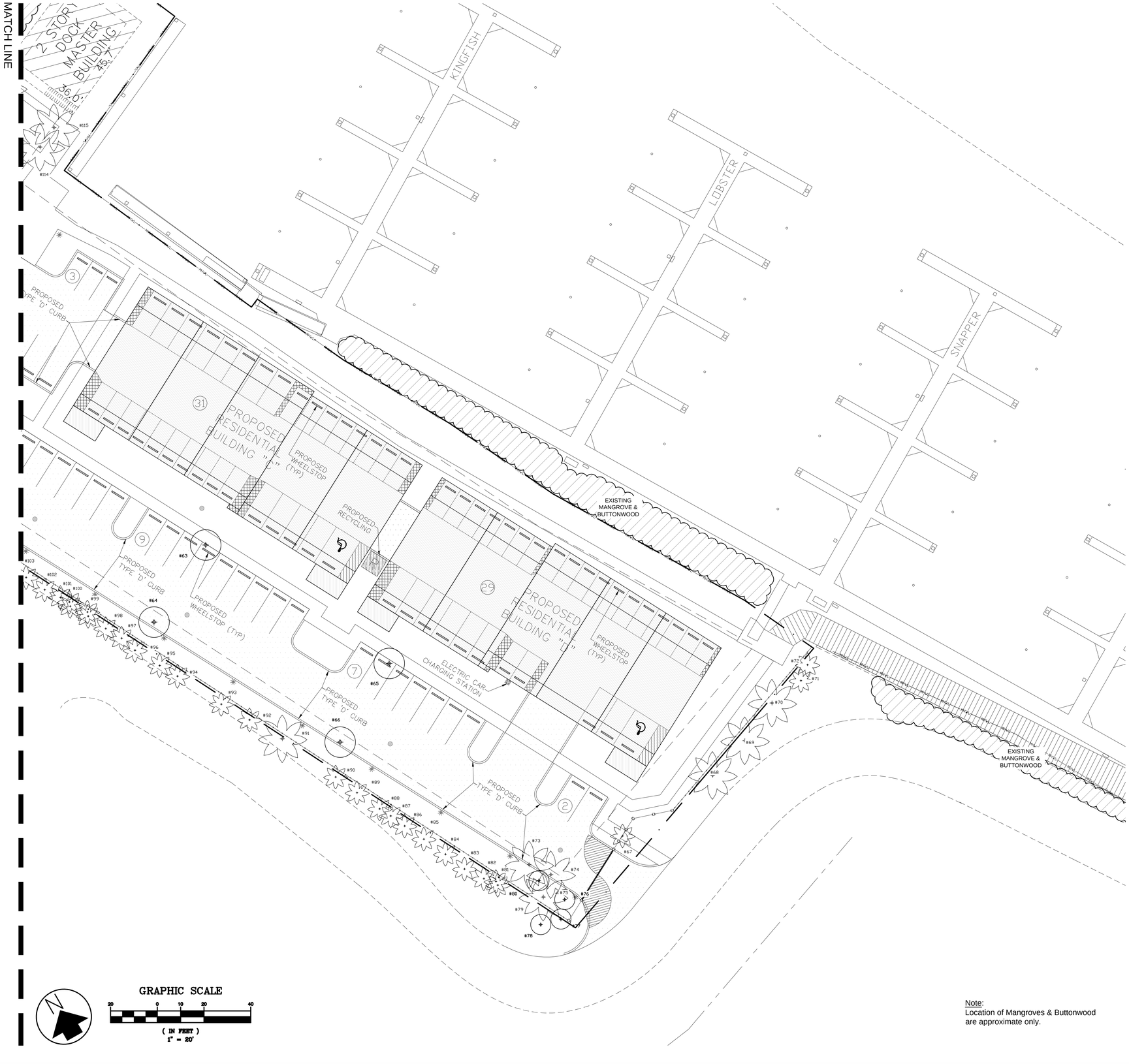
Title:

EXISTING TREE DISPOSITION PLAN

Sheet Number:

L-1.1

Date: - FEBRUARY 12, 2015



Note:
Location of Mangroves & Buttonwood are approximate only.

EXISTING TREE & PALM DISPOSITION SCHEDULE

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	9"	Fair	Transplant
2	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	9"	Poor	Remove
3	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
4	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
5	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
6	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
7	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
8	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
9	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
10	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
11	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
12	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
13	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
14	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
15	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
16	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
17	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
18	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
19	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
20	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
21	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
22	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
23	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
24	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
25	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
26	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
27	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
28	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Fair	Remain
29A	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
29B	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
30	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
31	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
32	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
33	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
34	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
35	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
36	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
37	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
38	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
39	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
40	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
41	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
42	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
43	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
44	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
45	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
46	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
47	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
48	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
49	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
50	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
51	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
52	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
53	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
54	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
55	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
56	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
57	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
58	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
59	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
60	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
61	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
62	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
63	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
64	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
65	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
66	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	9"	Fair	Transplant
67	Felicia decipins	Japanese Fern Tree	15'-20'	10'-15'	9"	Fair	Remove
68	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
69	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
70	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
71	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
72	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
73	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
74	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
75	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
76	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
77	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
78	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
79	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
80	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
81	Adonidia merrillii	Christmas Palm	10'-15'	5'-10'	Multi	Poor	Remove
82	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
83	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
84	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
85	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
86	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
87	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
88	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
89	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
90	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
91	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Remain
92	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
93	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
94	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
95	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
96	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
97	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
98	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
99	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
100	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
101	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
102	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
103	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
104	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
105	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
106	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
107	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
108	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Poor	Remove
109	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
110	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
111	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
112	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
113	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Transplant
114	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
115	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
116	Roystonea regia	Royal Palm	20'-25'	15'-20'	12"	Good	Transplant
117	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
118	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
119	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
120	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
121	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
122	Thrinax radiata	Thatch Palm	6'-8'	4'-6'	8"	Good	Remain
123	Thrinax radiata	Thatch Palm	6'-8'	4'-6'	8"	Good	Remain
124	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
125	Serenoa repens	Saw Palmetto	5'-10'	5'-10'	8"	Good	Remain
126	Thrinax radiata	Thatch Palm	6'-8'	4'-6'	8"	Good	Remain
127	Serenoa repens	Saw Palmetto	5'-10'	5'-10'	8"	Good	Remain
128	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
129	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
130	Clusia guttifera	Small Leaf Clusia	15'-20'	15'-20'	8"	Good	Remain
131	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
132	Sabal palmetto	Palmetto	20'-25'	10'	12"	Good	Remain
133	Clusia guttifera	Palmetto	20'-25'	10'	12"	Good	Remain

NOTES: Height, Spread, Caliper and location of vegetation is approximate. All vegetation scheduled to be transplanted will be transplanted within the Sunset Marina site. All invasive exotic vegetation not listed here will be removed from the site.

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd.,
Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

SUNSET MARINA
KEY WEST, FLORIDA

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

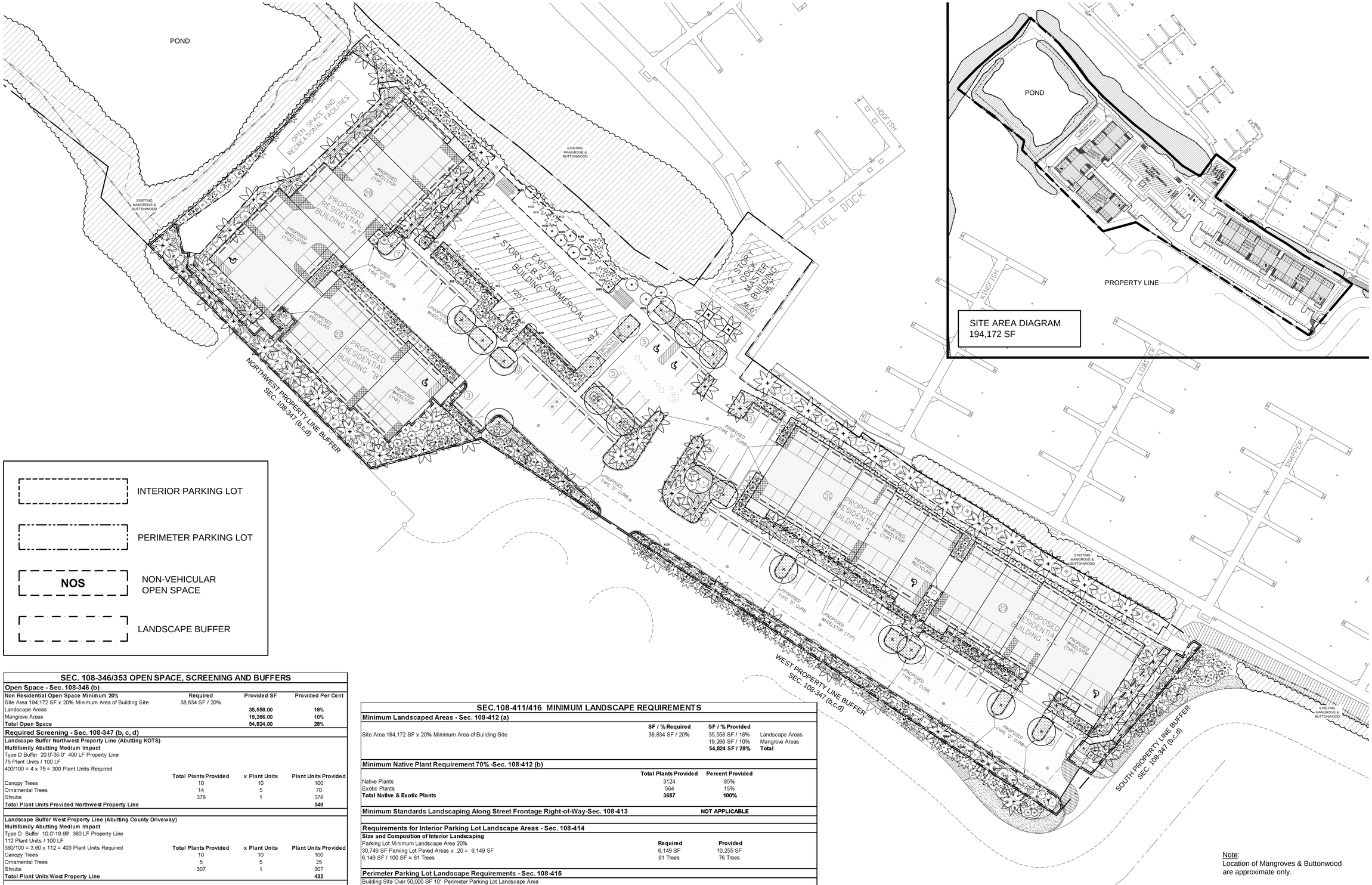
Title:

EXISTING TREE DISPOSITION PLAN

Sheet Number:

L-1.2

Date: - FEBRUARY 12, 2015



INTERIOR PARKING LOT

PERIMETER PARKING LOT

NOS NON-VEHICULAR OPEN SPACE

LANDSCAPE BUFFER

SEC. 108-346/353 OPEN SPACE, SCREENING AND BUFFERS

Open Space - Sec. 108-346 (b)

Non Residential Open Space Minimum 20%	Required	Provided SF	Provided Per Cent
Site Area 194,172 SF x 20% Minimum Area of Building Site	38,834 SF / 20%		
Landscape Areas		35,558.00	18%
Mangrove Areas		19,266.00	10%
Total Open Space		**54,824.00**	**28%**

Required Screening - Sec. 108-347 (b, c, d)

Landscape Buffer Northwest Property Line (Abutting KOTS)
Multifamily Abutting Medium Impact
Type D Buffer 20.0'-35.0' 400 LF Property Line
75 Plant Units / 100 LF
400/100 = 4 x 75 = 300 Plant Units Required

	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	10	10	100
Ornamental Trees	14	5	70
Shrubs	378	1	378
Total Plant Units Provided Northwest Property Line			**548**

Landscape Buffer West Property Line (Abutting County Driveway)
Multifamily Abutting Medium Impact
Type D Buffer 10.0'-19.99' 360 LF Property Line
112 Plant Units / 100 LF
360/100 = 3.60 x 112 = 403 Plant Units Required

	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	10	10	100
Ornamental Trees	5	5	25
Shrubs	307	1	307
Total Plant Units West Property Line			**432**

Landscape Buffer South Property Line (Abutting County Driveway)
Multifamily Abutting Medium Impact
Type D Buffer 10.0'-19.99' 157 LF Property Line
112 Plant Units / 100 LF
157/100 = 1.57 x 112 = 176 Plant Units Required

	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	6	10	60
Ornamental Trees	4	5	20
Shrubs	196	1	196
Total Plant Units Provided South Property Line			**276**

SEC.108-411/416 MINIMUM LANDSCAPE REQUIREMENTS

Minimum Landscaped Areas - Sec. 108-412 (a)

	SF / % Required	SF / % Provided	
Site Area 194,172 SF x 20% Minimum Area of Building Site	38,834 SF / 20%	35,558 SF / 18%	Landscape Areas
		19,266 SF / 10%	Mangrove Areas
		54,824 SF / 28%	**Total**

Minimum Native Plant Requirement 70% -Sec. 108-412 (b)

	Total Plants Provided	Percent Provided
Native Plants	3124	85%
Exotic Plants	564	15%
Total Native & Exotic Plants	**3687**	**100%**

Minimum Standards Landscaping Along Street Frontage Right-of-Way-Sec. 108-413 — **NOT APPLICABLE**

Requirements for Interior Parking Lot Landscape Areas - Sec. 108-414

Size and Composition of Interior Landscaping

Parking Lot Minimum Landscape Area 20%	Required	Provided
30,746 SF Parking Lot Paved Areas x .20 = 6,149 SF	6,149 SF	10,255 SF
6,149 SF / 100 SF = 61 Trees	61 Trees	76 Trees

Perimeter Parking Lot Landscape Requirements - Sec. 108-415

Building Site Over 50,000 SF 10' Perimeter Parking Lot Landscape Area

588 LF Perimeter / 35 LF = 17	Total Required	Total Provided
Canopy / Shade Trees 17 x 1	17	33
Shrubs 17 x 10	170	529

Landscape Requirements In Nonvehicular Open Space (NOS)- Sec. 108-416

Percent of Site In NOS is Less Than 30% NOS Requires 4 Trees / 2000 SF of NOS
11% or 21,079 SF of Site is Nonvehicular Open Space

21,079SF / 2000 = 11 SF x 4 Trees	Total Trees Required	Total Trees Provided
	44	109 Trees

Note:
Location of Mangroves & Buttonwood are approximate only.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1" = 30'

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

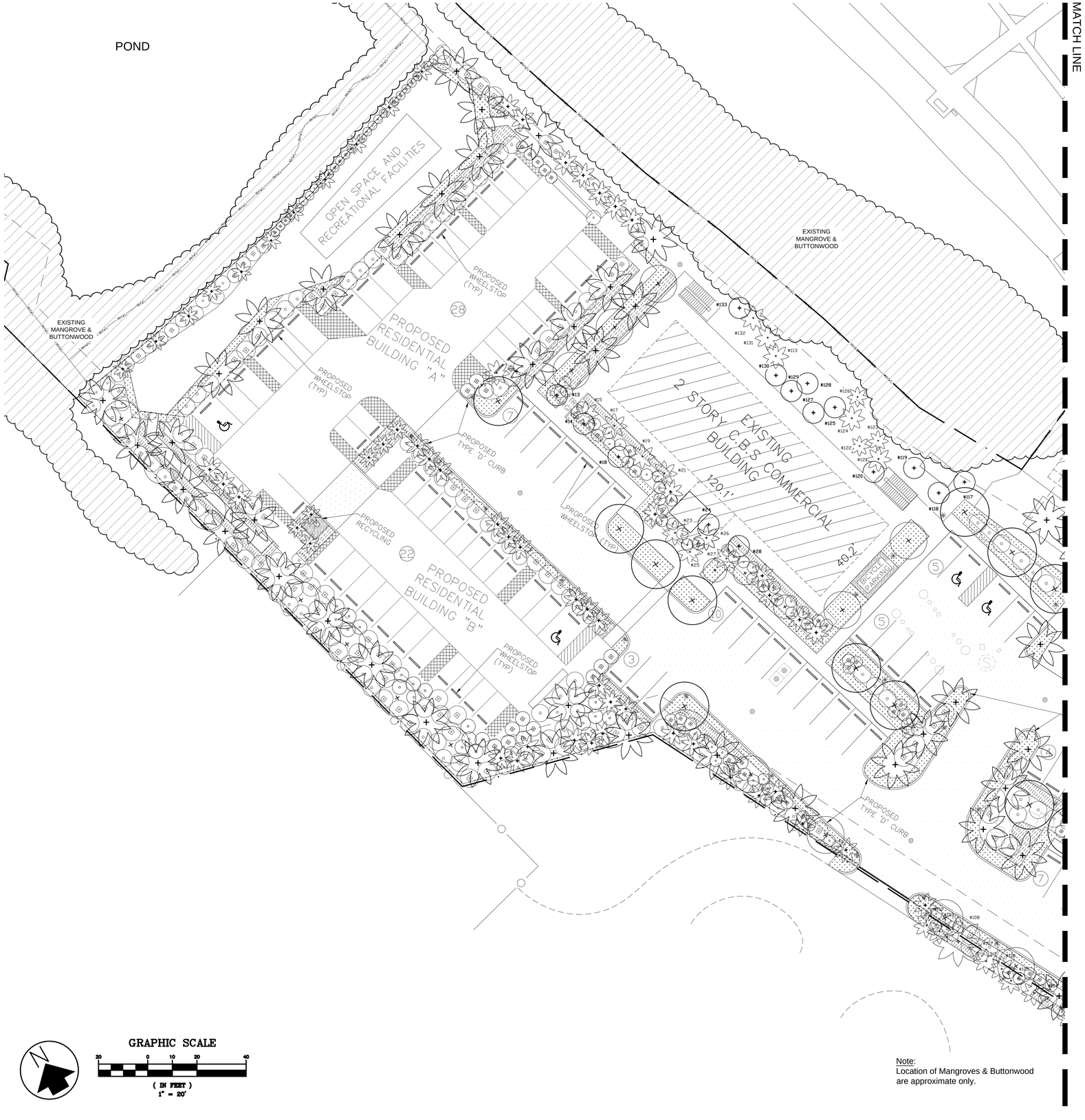
SUNSET MARINA
KEY WEST, FLORIDA

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

Title:
OVERALL LANDSCAPE PLAN

Sheet Number:
L-2.0

Date: - FEBRUARY 12, 2015



Note:
Location of Mangroves & Buttonwood are approximate only.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

LANDSCAPE SCHEDULE

SYMBOL	QTY L-2.1	QTY L-2.2	KEY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
			LARGE TREES									
	11		BUS	Bursera simaruba	Gumbo Limbo	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
		8	BUS	Bursera simaruba	Gumbo Limbo	Yes	Varied			B&B	As Shown	Transplants
			CLR	Clusia rosea	Pitch Apple	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			CON	Conocarpus erectus	Buttonwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			COU	Coccoloba uvifera	Sea Grape	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			PIP	Piscidia piscipula	Jamaican Dogwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			SIG	Simarouba glauca	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			SWM	Swietenia mahagoni	Mahogany	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			MEDIUM TREES									
	19		BOS	Bourreria succulenta	Strongbark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			BUA	Bulnesia arborea	Verawood	No	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			CAW	Canella winterana	Cinnamon Bark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			COD	Coccoloba diversifolia	Pigeon Plum	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
		16	COS	Cordia sebestena	Orange Geiger	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			GUD	Guapira discolor	Blolly	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			GUS	Guaiacum sanctum	Lignum Vitae	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			KRF	Krugiodendron ferreum	Ironwood	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			MYF	Myrcianthes fragrans	Simpson Stopper	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			LARGE PALMS									
	41	24	CON	Cocos nucifera	Green Malayan Coconut	No	18"-24"	24'-32'	15'-20'	B&B	As Shown	
			ROE	Roystonea elata	Royal Palm	Yes	18"-24"	24'-32'	15'-20'	B&B	As Shown	
		6	ROE	Roystonea elata	Royal Palm	Yes	Varied					Transplants
			MEDIUM PALMS									
	60	27	COA	Coccothrinax argentata	Silver Palm	Yes	4"-6"	6'-8'	4'-6'	B&B	As Shown	
			DYC	Dypsis cabadae	Cabada Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
			PTE	Ptychosperrnum elegans	Alexander Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
			VEM	Veitchii montgomeryana	Montgomery Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
		22	SAP	Sabal palmetto	Palmetto	Yes	12"-18"	10'-14'	NA	B&B	As Shown	
			SAP	Sabal palmetto	Palmetto	Yes	Varied					Transplants
			THR	Thrinax radiata	Thatch Palm	Yes	4"-6"	6'-8'	4'-6'	B&B	As Shown	
			LARGE SHRUBS									
	200	166	BRL	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			CAC	Capparis cynophallophora	Jamaican Caper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CAP	Calyptranthes pallens	Spicewood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CHI	Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			ERF	Erithalis fruticosa	Black Torch	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			EUR	Eugenia rhombea	Red Stopper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GEC	Genipa clusifolia	Seven Year Apple	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GYL	Gymnanthes lucida	Crabwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			HAM	Hamelia patens	Firebush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			PSN	Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAA	Randia aculeata	Indigo Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAP	Rapanea punctata	Mysine	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			SUM	Suriana maritima	Bay Cedar	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			MEDIUM SHRUBS									
	154	139	CAA	Callicarpa americana	Beauty Berry	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			PLI	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SAB	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SEM	Senna mexicana 'chapmanii'	Bahama Cassia	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SER	Serenoa repens	Saw Palmetto	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SOT	Sophora tomentosa	Necklace Pod	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SMALL SHRUBS									
	362	161	FIM	Ficus microcarpa 'Green Island	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	36" OC.	
			LAD	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C	Yellow Flower
			LAI	Lantana involucrata	White Lantana	Yes	NA	24"-36"	24"-36"	3 Gal	36" O.C	White Flower
			MIS	Microsorum scolopendria	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	36" O.C	
			MUC	Muhlenbergia capillaris	Muhly Grass	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C	
			TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Yes	NA	12"-18"	12"-18"	3 Gal	36" O.C	
			ZAP	Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C	
			GROUNDCOVER									
	1407	1056	BOA	Borrichia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			ERL	Emodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			GAP	Gaillardia pulchella	Blanket Flower	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			NEE	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			PHB	Philodendron 'Burle Marx'	Burle Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	24" O.C	
			STJ	Stachytarpheta jamaicensis	Porterweed	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			TURF									
		1,686	STS	Stenotaphrum secundatum	St. Augustine Sod	No	NA	NA	NA	NA	NA	

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd.,
Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

SUNSET MARINA

KEY WEST, FLORIDA

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

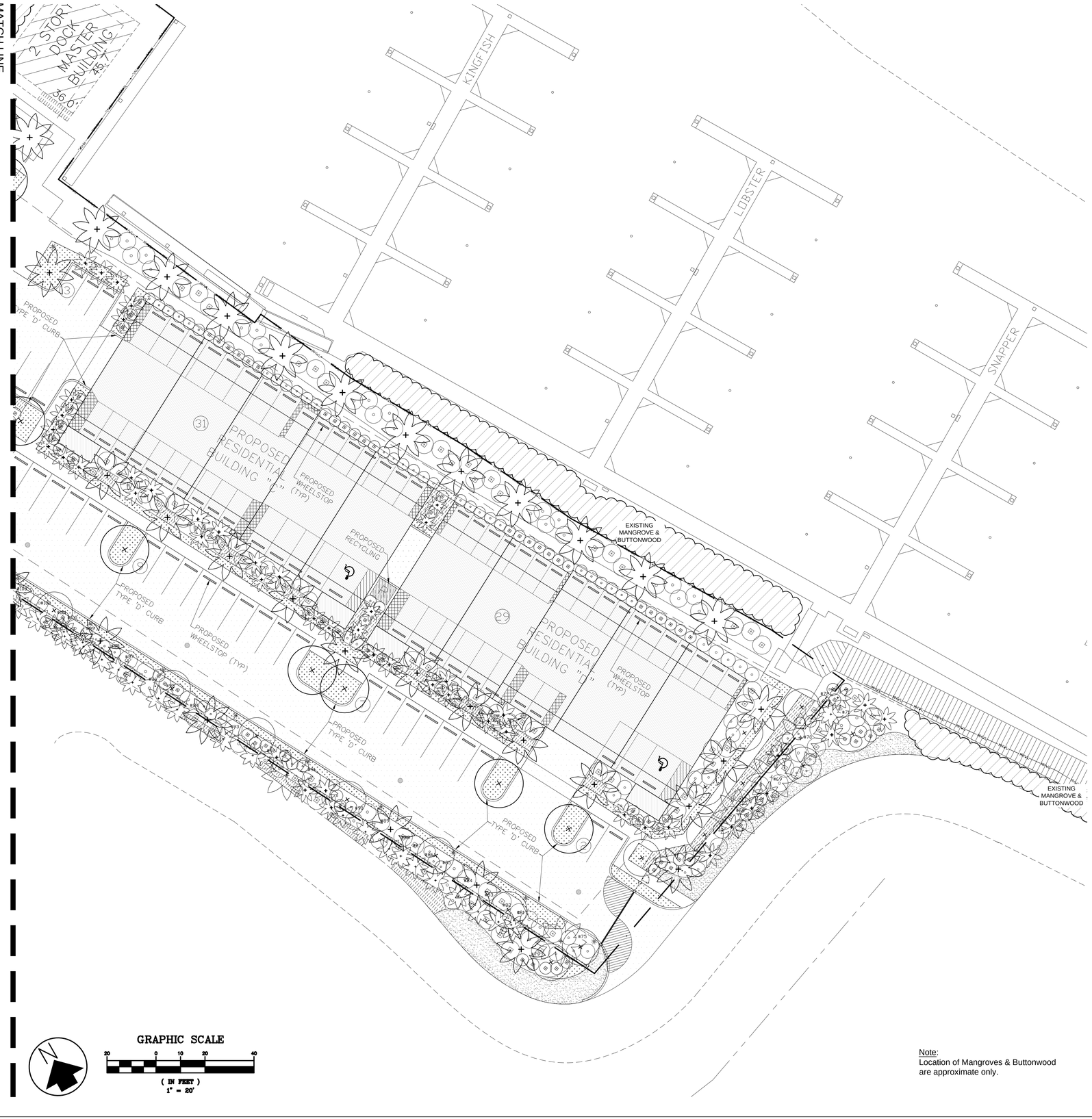
Title:

LANDSCAPE PLAN

Sheet Number:

L-2.1

Date: - FEBRUARY 12, 2015



Note:
Location of Mangroves & Buttonwood are approximate only.

LANDSCAPE SCHEDULE

SYMBOL	QTY	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
	L-2.1	L-2.2	**LARGE TREES**									
	11		BUS	Bursera simaruba	Gumbo Limbo	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
		8	BUS	Bursera simaruba	Gumbo Limbo	Yes	Varied			B&B	As Shown	Transplants
			CLR	Clusia rosea	Pitch Apple	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			CON	Conocarpus erectus	Buttonwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			COU	Coccoloba uvifera	Sea Grape	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			PIP	Piscidia piscipula	Jamaican Dogwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			SIG	Simarouba glauca	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			SWM	Swietenia mahagoni	Mahogany	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			MEDIUM TREES									
	19		BOS	Bourreria succulenta	Strongbark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			BUA	Bulnesia arborea	Verawood	No	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			CAW	Canella winterana	Cinnamon Bark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			COD	Coccoloba diversifolia	Pigeon Plum	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			COS	Cordia sebestena	Orange Geiger	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			GUD	Guapira discolor	Blolly	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			GUS	Guaiacum sanctum	Lignum Vitae	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			KRF	Krugiodendrom ferreum	Ironwood	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			MYF	Myrcianthes fragrans	Simpson Stopper	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			LARGE PALMS									
	41	24	CON	Cocos nucifera	Green Malayan Coconut	No	18"-24"	24'-32'	15'-20'	B&B	As Shown	
			ROE	Roystonea elata	Royal Palm	Yes	18"-24"	24'-32'	15'-20'	B&B	As Shown	
		6	ROE	Roystonea elata	Royal Palm	Yes	Varied					Transplants
			MEDIUM PALMS									
	60	27	COA	Coccothrinax argentata	Silver Palm	Yes	4"-6"	6'-8'	4'-6'	B&B	As Shown	
			DYC	Dypsis cabadae	Cabada Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
			PTE	Ptychosperrmum elegans	Alexander Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
			VEM	Veitchii montgomeryana	Montgomery Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
		22	SAP	Sabal palmetto	Palmetto	Yes	Varied					Transplants
			THR	Thrinax radiata	Thatch Palm	Yes	4"-6"	6'-8'	4'-6'	B&B	As Shown	
			LARGE SHRUBS									
	200	166	BRL	Brysonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			CAC	Capparis cynophallophora	Jamaican Caper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CAP	Calyptranthes pallens	Spicewood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CHI	Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			ERF	Erithalis fruticosa	Black Torch	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			EUR	Eugenia rhombea	Red Stopper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GEC	Genipa clusifolia	Seven Year Apple	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GYL	Gymnanthes lucida	Crabwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			HAM	Hamelia patens	Firebush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			PSN	Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAA	Randia aculeata	Indigo Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAP	Rapanea punctata	Mysine	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			SUM	Suriana maritima	Bay Cedar	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			MEDIUM SHRUBS									
	154	139	CAA	Callicarpa americana	Beauty Berry	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			PLI	Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SAB	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SEM	Senna mexicana 'chapmanii'	Bahama Cassia	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SER	Serenoa repens	Saw Palmetto	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SOT	Sophora tomentosa	Necklace Pod	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
			SMALL SHRUBS									
	362	161	FIM	Ficus microcarpa 'Green Island	Green Island Ficus	No	NA	12"-18"	12"-18"	3 Gal	36" OC.	
			LAD	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C	Yellow Flower
			LAI	Lantana involucrata	White Lantana	Yes	NA	24"-36"	24"-36"	3 Gal	36" O.C	White Flower
			MIS	Microsorum scolopendria	Wart Fern	No	NA	12"-18"	12"-18"	1 Gal	36" O.C	
			MUC	Muhlenbergia capillaris	Muhly Grass	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C	
			TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Yes	NA	12"-18"	12"-18"	3 Gal	36" O.C	
			ZAP	Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C	
			GROUNDCOVER									
	1407	1056	BOA	Borrichia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			ERL	Emodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			GAP	Gaillardia pulchella	Blanket Flower	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			NEE	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			PHB	Philodendron 'Burle Marx'	Burle Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	24" O.C	
			STJ	Stachytarpheta jamaicensis	Porterweed	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C	
			TURF									
		1,686	STS	Stenotaphrum secundatum	St. Augustine Sod	No	NA	NA	NA	NA	NA	

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd.,
Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

SUNSET MARINA

KEY WEST, FLORIDA

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

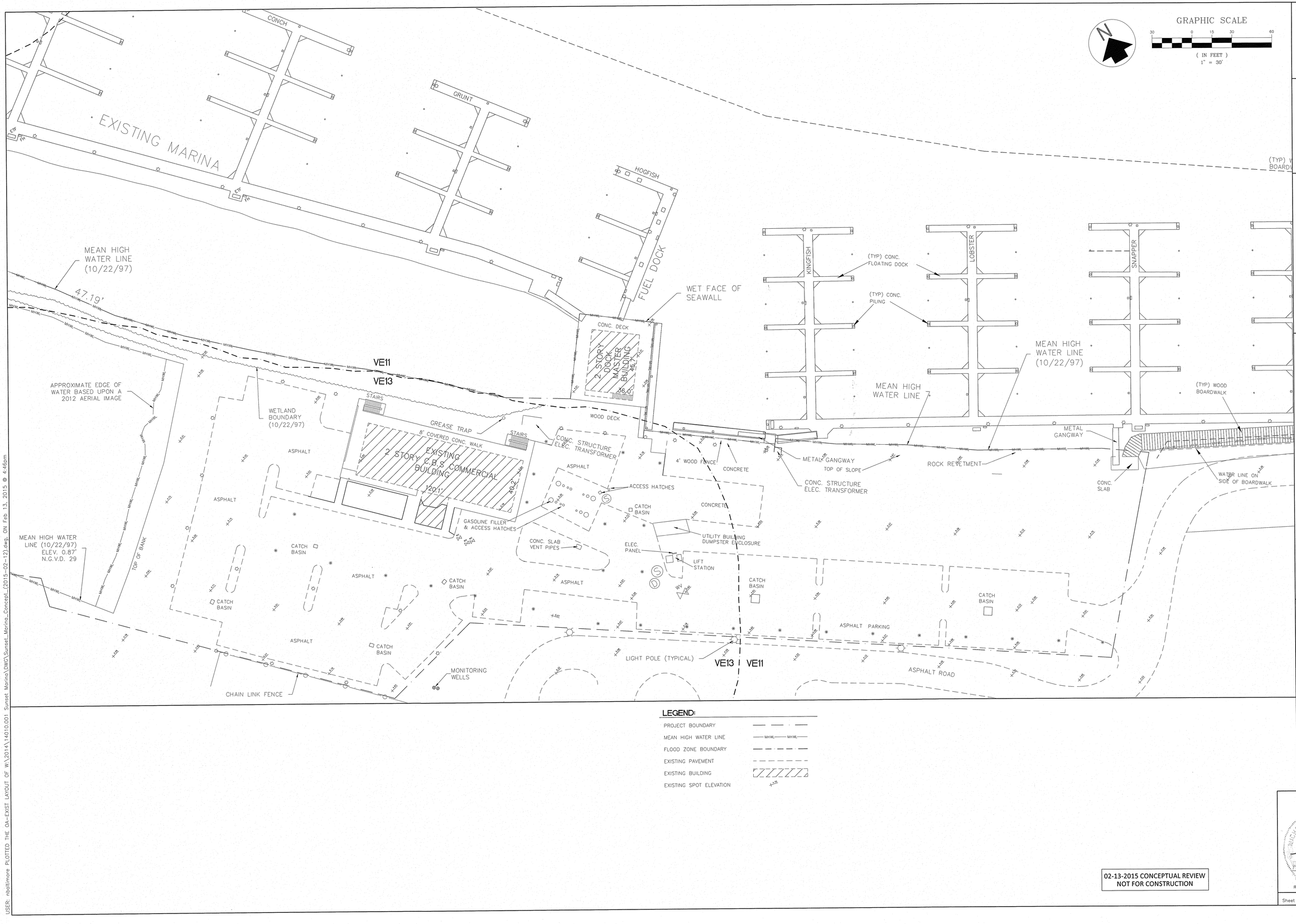
Title:

LANDSCAPE PLAN

Sheet Number:

L-2.2

Date: - FEBRUARY 12, 2015



LEGEND:

- PROJECT BOUNDARY
- MEAN HIGH WATER LINE (MHWL)
- FLOOD ZONE BOUNDARY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING SPOT ELEVATION

02-13-2015 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION

OVERALL EXISTING CONDITIONS FOR SUNSET MARINA

Design:	JNB
Drawn:	JNB
Checked:	BRJ
Approved By:	MJG
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
Excellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447 EB #6656

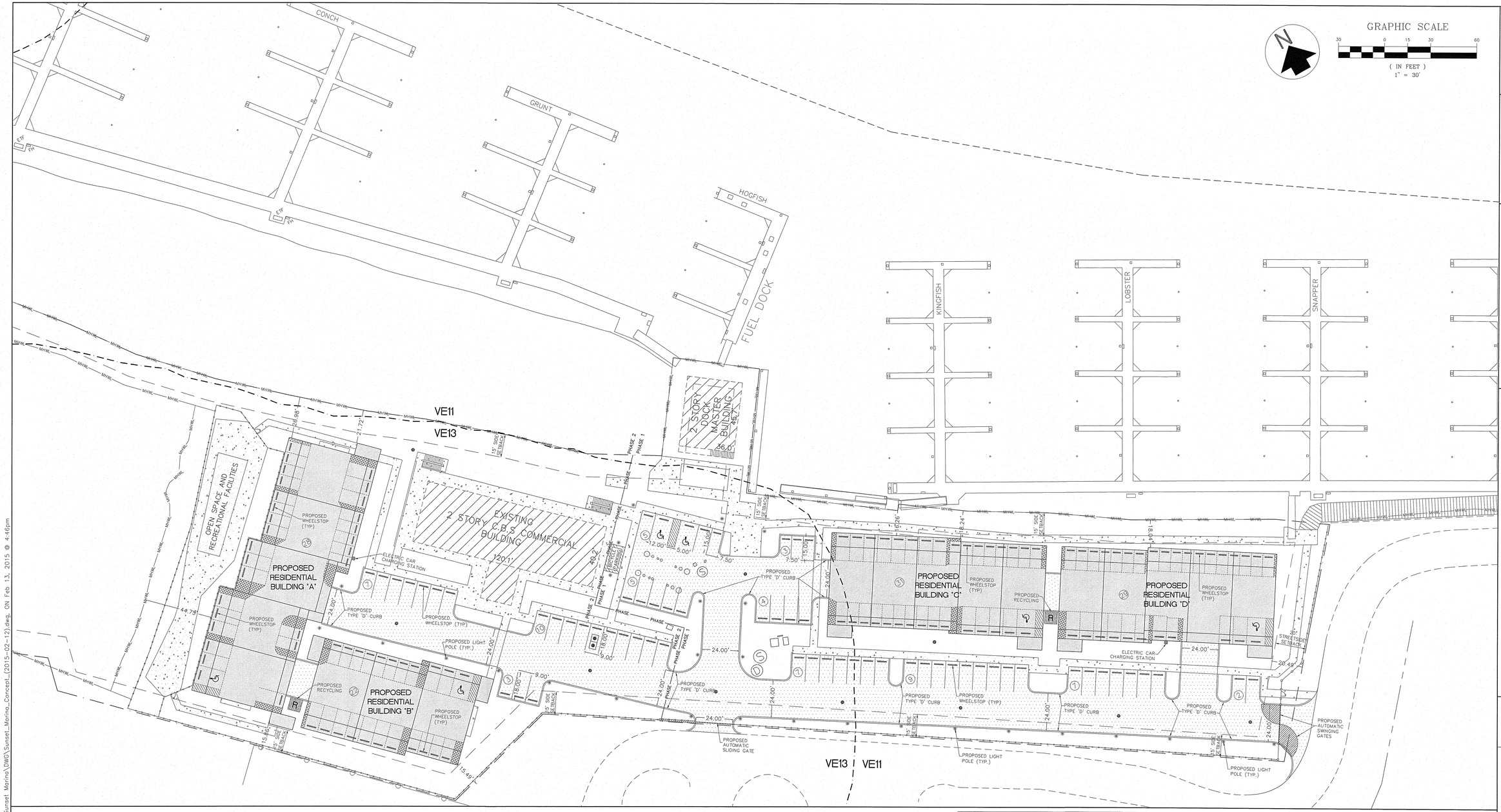
Revisions | Description

This SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO
LICENSE
No. 70676
STATE OF FLORIDA
ONAL ENGINEER
Feb. 13, 2015
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-3.0

USER: nbellmore PLOTTED THE 0A-EXIST LAYOUT OF W:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_(2015-02-12).dwg, ON Feb 13, 2015 @ 4:46pm



SITE DEVELOPMENT NOTES:

1. ALL NEW BUILDINGS, CONCRETE SURFACES, AND PAVEMENT SHALL BE CONSTRUCTED OF MATERIALS WITH AN SRI RATING OF 29 OR GREATER.
2. ALL EXISTING ON-SITE POWER LINES ARE LOCATED UNDERGROUND.
3. ROLL OUT MINI DUMPSTERS WILL BE PROVIDED IN THE GARAGE OF EACH BUILDING.

LEGEND:

- PROJECT BOUNDARY
- SETBACK LIMITS
- PROPOSED PHASE BOUNDARY (PHASE — PHASE — PHASE)
- MEAN HIGH WATER LINE (MHWL)
- FLOOD ZONE BOUNDARY
- EXISTING PAVEMENT
- EXISTING BUILDING
- PROPOSED CONCRETE
- PROPOSED IMPERVIOUS PAVEMENT

SITE DATE TABLE

	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING	CG			
FLOOD ZONE	VE 11	VE 11 & VE 13		
SIZE OF SITE	194,172.50 SF			
HEIGHT	40.0'	40.0'	40.0'	N
FRONT SETBACK	25.0'	50.0'	20.0'	Y
SIDE SETBACK	20.0'	20.0'	15.0'	Y
STREET SIDE SETBACK	20.0'	20.0'	20.0'	N
REAR SETBACK	30.0'	30.0'	45.0'	N
RESIDENTIAL FLOOR AREA	N/A	2,771.0 SF	78,371.0'	N/A
DENSITY	16 DU/AC	4	58	N/A
COMMERCIAL FLOOR AREA	N/A	12,360.0 SF	12,360.0 SF	N/A
F.A.R. (COMMERCIAL)	0.8	.064	.064	N
BUILDING COVERAGE	40.0%	4.8%	22.0%	N
IMPERVIOUS AREA	60.0%	1.29%	47.03%	N
PARKING	172	135	172	
HANDICAP PARKING	5	4	6	N/A
BICYCLE PARKING	22.0	24.0	24.0	N
OPEN SPACE / LANDSCAPING	20.0%	60.0%	50.47%	N
NUMBER AND TYPE OF UNITS	N/A	4	62 (66 TOTAL)	N/A
CONSUMPTION AREA OR # OF SEATS	N/A	N/A	N/A	N/A

LOT COVERAGE SUMMARY

EXISTING BUILDINGS TO REMAIN	6,970.95 SF	0.16 AC	
EXISTING CONCRETE TO REMAIN	2,013.27 SF	0.05 AC	
PROPOSED BUILDINGS	34,767.03 SF	0.80 AC	
PROPOSED CONCRETE SIDEWALK	13,458.40 SF	0.31 AC	
PROPOSED CURBING	941.40 SF	0.02 AC	
PROPOSED POOL	1,135.80 SF	0.03 AC	
PROPOSED IMPERVIOUS PAVEMENT	32,028.08 SF	0.74 AC	
TOTAL IMPERVIOUS AREA	91,314.93 SF	2.10 AC	49.53%
TOTAL PERVIOUS AREA	93,053.92 SF	2.14 AC	50.47%
TOTAL SITE AREA	184,368.85 SF	4.23 AC	100.00%

PARKING SUMMARY:

OPEN PARKING	
STANDARD SPACES	56
ACCESSIBLE SPACES	2
COMPACT SPACES	4
COVERED PARKING	
STANDARD SPACES	42
ACCESSIBLE SPACES	4
COMPACT SPACES	64
TOTAL PARKING SPACES PROVIDED	172

02-13-2015 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION

OVERALL SITE PLAN FOR SUNSET MARINA

Design:	JNB
Drawn:	JNB
Checked:	BRJ
Approved By:	MJG
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	02/13/2015

Revisions

Description

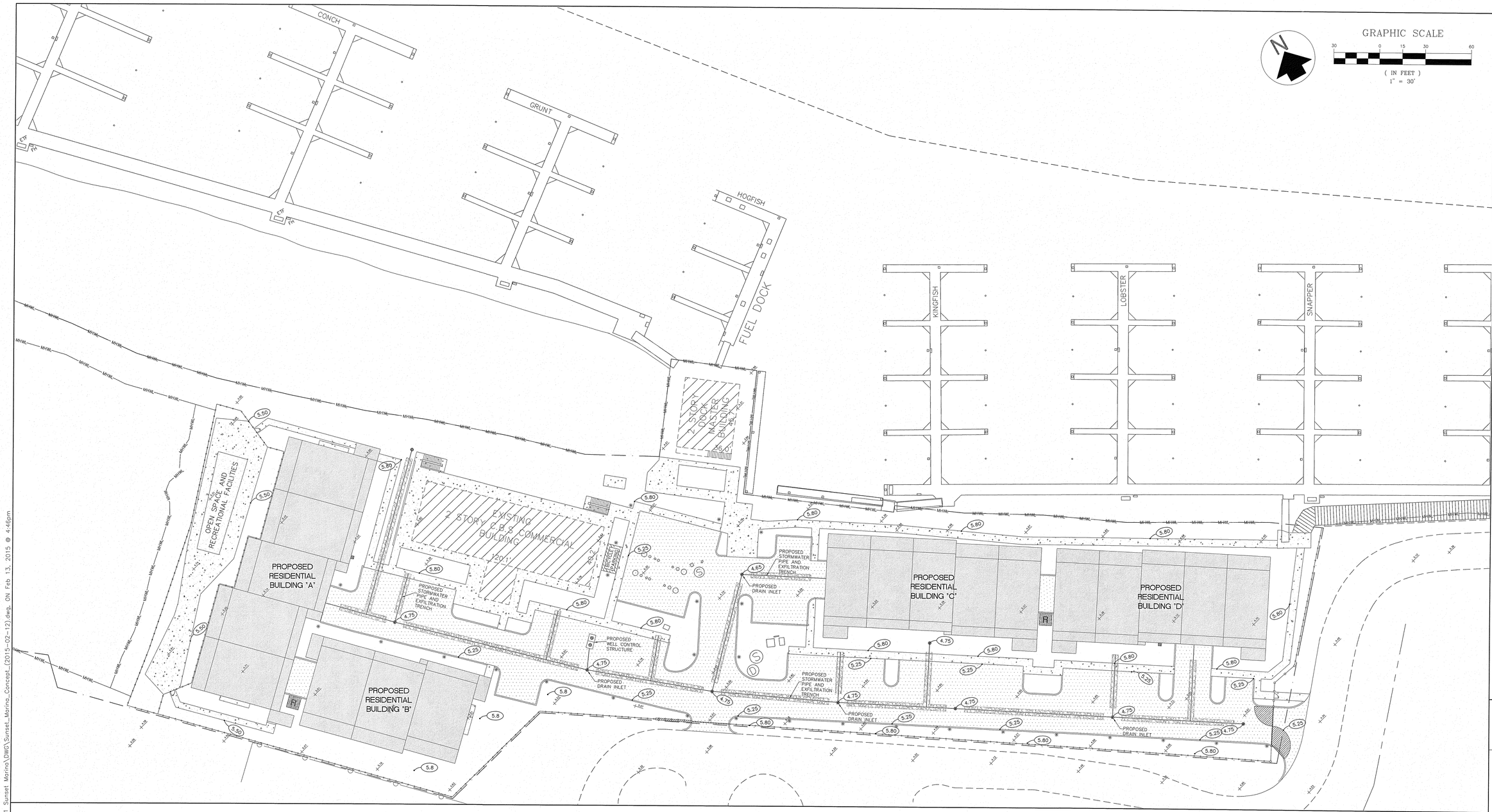
WELLER ENGINEERING CORPORATION
WE excellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447 EB #6656

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIORDANO
LICENSE
No. 70676
STATE OF FLORIDA
FEB 13 2015
ENGINEERS
Michael J. Giordano
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-4.0

USER: nbaltimore PLOTTED THE 0A-SITE LAYOUT OF W:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_(2015-02-12).dwg, ON Feb 13, 2015 @ 4:46pm



N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1" = 30'

LEGEND:

- PROJECT BOUNDARY
- MEAN HIGH WATER LINE — MHWL —
- EXISTING ASPHALT
- EXISTING BUILDING
- PROPOSED STORMWATER PIPE
- PROPOSED EXFILTRATION TRENCH
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING SPOT ELEVATION +4.25
- PROPOSED SPOT ELEVATION 4.65

Required Treatment Volume

	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Square Feet	93,218.40	91,476.00	184,694.40	41,817.60	1,306.80
Acres	2.140	2.100	4.240	0.960	0.030

	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Outstanding Florida Water (*150%)	Volume Required
Cubic Feet	10,345.50	15,282.30	15,282.30	150%	22,923.45
Acre-Feet	0.238	0.351	0.351	150%	0.526

Length of Exfiltration Trench Required

$$L = \frac{V}{K(H2*W+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

V =	6.315	ac-in
W =	4.00	ft
K =	0.0002100	cfs/sf-ft head
H2=	2.50	ft
Du=	1.00	ft
Ds=	3.00	ft
Length of Exfiltration Trench Required=	950	LF
Length of Exfiltration Trench Provided=	951	LF

02-13-2015 CONCEPTUAL REVIEW
NOT FOR CONSTRUCTION

OVERALL DRAINAGE PLAN FOR SUNSET MARINA

Design:	JNB
Drawn:	JNB
Checked:	BRJ
Approved By:	MJG
Scale:	1" = 30'
Job No:	14010.001
Date Issued:	02/13/2015

WEILER ENGINEERING CORPORATION
WEC excellence in engineering
SUITE 7-9
PORT CHARLOTTE, FLORIDA 33954
(941) 764-6447
EB #6656

Revisions

Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. CIAMPOLLO LICENSE NO. 70676 STATE OF FLORIDA ENGINEER

FEB 13 2015

Michael J. Ciampollo, Professional Engineer, State of Florida Registration No. 70676

Sheet No. C-4.0

USER: nbaltimore PLOTTED THE 0A-DRAIN LAYOUT OF W:\2014\14010.001 Sunset Marina\DWG\Sunset_Marina_Concept_(2015-02-12).dwg, ON Feb 13, 2015 @ 4:46pm

Survey

Property Appraiser Information

Monroe County Property Record Card (165)

Alternate Key: 1076007 **Roll Year** 2014
Effective Date: 3/20/2014 4:58:38 PM **Run:** 03/20/2014 04:59 PM

SUNSET MARINA LLC

5555 COLLEGE RD
KEY WEST FL 33040-4307

Parcel 00072080-001400-27-67-25 **Nbhd** 31200
Alt Key 1076007 **Mill Group** 10KW
Affordable Housing Yes **PC** 2000
FEMA Injunction
Inspect Date Jun 28, 2013 **Next Review**
Business Name
Physical Addr 5555 COLLEGE RD, KEY WEST

Associated Names

Name	DBA	Role
SUNSET MARINA LLC,		Owner

Legal Description

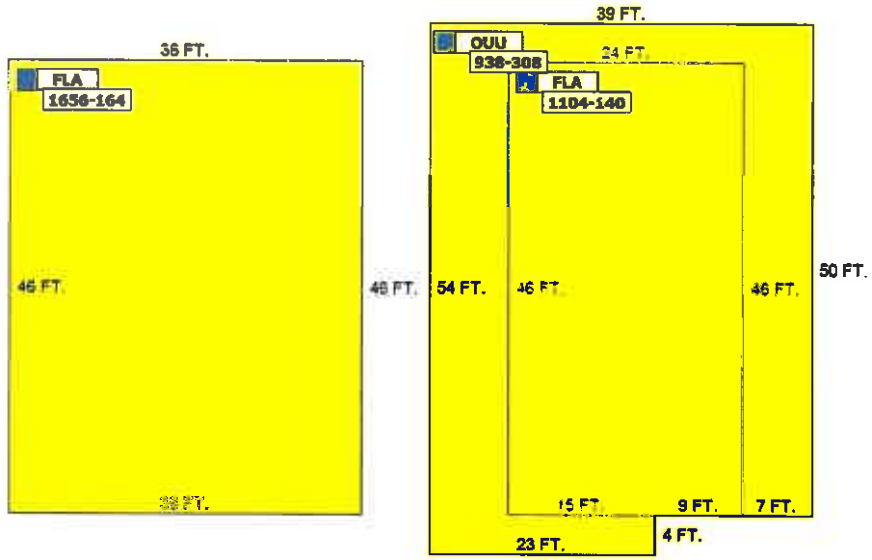
27-67-25 BAY BTM NWLY OF STOCK ISLAND (74.30 AC) AND FUEL DOCK SLIP (COMMERCIAL UNIT) AND BOAT SLIP UNITS 1-2-4-16 (SNAPPER PIER) AND BOAT SLIP UNITS 1-2 (LOBSTER PIER) AND BOAT SLIP UNITS 1-4-6-8-10-12-14 (KINGFISH PIER) AND BOAT SLIP UNITS 1-3-5-7-9 (HOGFISH PIER) AND BOAT SLIP UNITS 13-14 (CONCH PIER) AND BOAT SLIP UNITS 1-12-13 (GRUNT PIER) AND BOAT SLIP UNITS 1-6-13-14 (BARRACUDA PIER) AND BOAT SLIP UNITS 1-3-5-7 (STARFISH PIER) SUNSET MARINA DOCKOMINIUM OF KEY WEST OR50-131/32 OR69-146/47 OR184-155/56 OR380-701/06 OR465-77/79 OR480-193/94 OR480-195/96 II24099 AND 20174-A AND 24100 OR684-323/24 OR959-109/10C OR959-113C OR959-315 OR961-2368 OR962-1778AFF OR962-1781/83AFF OR961-2369C OR1352-561D/C OR1490-291/96 OR1671-1722/33E OR1882-829/833 OR2016-1260 OR2033-2219/2223 OR2213-2217/2218 OR2451-1626/33(REST) OR2630-1724/1729 OR2664-416/419

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
7897	000X	0	0	Yes	71.57	AC	0.00		1.00	1.00	1.00	1.00		N		
7898	100W	0	0	Yes	118,918.80	SF	0.00		1.00	1.00	1.00	0.78		N		

Total Just Value

Building Sketch 40532



Building Characteristics

Building Nbr	1	**Building Type**	0	**Perimeter**	304	**Functional Obs**	0.00
Effective Age	12	**Condition**	G	**Depreciation %**	0.15	**Economic Obs**	0.00
Grnd Floor Area	2760	**Quality Grade**	450	**Year Built**	1999		

Fireplaces	0	**3 Fix Bath**	0	**5 Fix Bath**	0	**7 Fix Bath**	0
2 Fix Bath	4	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	9	1	1999		1,656	000	0.00
FLA	2	9	1	1999		1,104	001	0.00
OUU	3	0	1	1999		938	002	0.00

Interior Finish

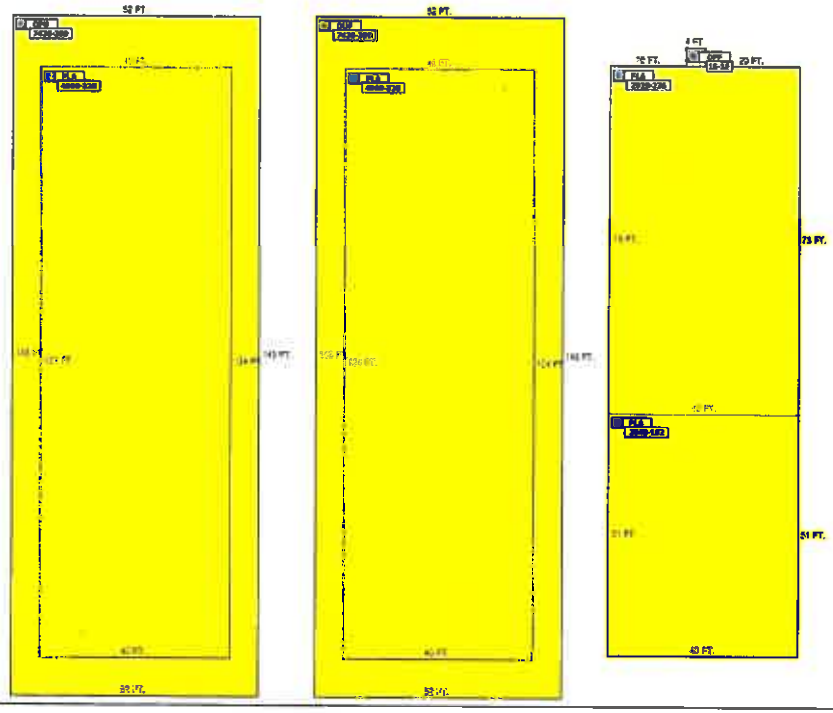
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\ C	Total RCN
1	6251	1 STY STORE-B	100.00	Y	Y	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1708	C.B.S.	60.00		

2	6252	OFF BLDG-1 STY-B	100.00	Y	Y	1707	AB AVE WOOD SIDING	40.00	

Building Sketch **40533**



Building Characteristics

Building Nbr	2	**Building Type**	0	**Perimeter**	1,064	**Functional Obs**	0.00
Effective Age	12	**Condition**	G	**Depreciation %**	0.15	**Economic Obs**	0.00
Grnd Floor Area	14880	**Quality Grade**	450	**Year Built**	2002		

Fireplaces	0	**3 Fix Bath**	3	**5 Fix Bath**	0	**7 Fix Bath**	0
2 Fix Bath	0	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	15	1	2002		4,960	003	0.00
OPU	2	0	1	2002		7,436	004	0.00
FLA	3	9	1	2002		4,960	005	0.00
OUF	4	0	1	2002		7,436	006	0.00
FLA	5	9	1	2002		2,920	007	0.00

FLA	6	30	1	2002	2,040	008	0.00
OPF	7	0	1	2002	16	009	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\ C	Total RCN
1	6253	SERVICE SHOPS-B-	100.00	Y	Y	
3	6254	1 STY STORE-B	59.00	Y	Y	
3	6255	OFF BLDG-1 STY-B	41.00	Y	Y	
5	6256	APTS-B	100.00	Y	Y	
6	6257	1 STY STORE-B	100.00	Y	Y	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
	C.B.S.	100.00		

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
8	PT3:PATIO	7,181	SF	0.00	0	0	1999	2000	2	50		
7	WD2:WOOD DECK	9,636	SF	0.00	876	11	1999	2000	4	40		
6	FN2:FENCES	508	SF	0.00	127	4	1999	2000	2	30		
5	DK3:CONCRETE DOCK	2,020	SF	0.00	202	10	1999	2000	5	60		
4	UB2:UTILITY BLDG	63	SF	0.00	9	7	1999	2000	4	50		
3	FN2:FENCES	301	SF	0.00	0	0	1999	2000	4	30		
2	AP2:ASPHALT PAVING	22,950	SF	0.00	0	0	1999	2000	2	25		
1	SW2:SEAWALL	768	SF	0.00	96	8	1999	2000	4	60		

Total Depreciated Value

Appraiser Notes

RE 72080-000100 AND RE 72080-002400 ARE NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES DONE FOR THE 2001 TAX ROLL 1/22/01 LG

DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS FILED IN OR2451-1626/1633 ON FEBRUARY 4, 2010. ACCORDING TO THESE RESTRICTIONS THIS APPLIES TO THE 4 RENTAL UNITS ON THE TOP FLOOR OF THE SALES AND SERVICE BUILDING. THIS DECLARATION SHALL RUN WITH THE PROPERTY FOR A PERIOD OF 25 YEARS FROM THE EFFECTIVE DATE OF PLANNING BOARD RESOLUTION NO 2002-003 DATED 2/5/2002.

FOR THE 2013 TAX ROLL OUR OFFICE COMBINED THE FOLLOWING BOAT SLIP UNITS IN SUNSET MARINA DOCKOMINIUM OF KEY WEST INTO THIS PARCEL FOR ASSESSMENT PURPOSES:RE 00072080-005120 AK 8985021, RE 00072080-005019AK 8983844, RE 00072080-005020 AK 8983855, RE 00072080-005022 AK 8983877, RE 00072080-005034 AK 8984031, RE 00072080-005037 AK 8984064, RE 00072080-005038 AK 8984075, RE 00072080-005055 AK 8984295, RE 00072080-005058 AK 8984328, RE 00072080-005060 AK 8984350, RE 00072080-005062 AK 8984372, RE 00072080-005064 AK 8984394, RE 00072080-005066 AK 8984416, RE 00072080-005068 AK 8984438, RE 00072080-005073 AK 8984493, RE 00072080-005074 AK 8984504, RE 00072080-005075 AK 8984515, RE 00072080-005076 AK 8984526, RE 00072080-005077 AK 8984537, RE 00072080-005103 AK 8984834, RE 00072080-005104 AK 8984845, RE 00072080-005078 AK 8984548, RE 00072080-005089 AK 8984669, RE 00072080-005090 AK 8984680, RE 00072080-005119 AK 8985010, RE 00072080-005110 AK 8984911, RE 00072080-005117 AK 8984988, RE 00072080-005118 AK 8984999, RE 00072080-005001 AK 8983646, RE 00072080-005003 AK 8983668, RE 00072080-005005 AK 8983690 AND RE 00072080-005007 AK 8983712.

2002/8/28 SB, TPP: 8856962 - SUNSET MARINA 8955673 - LEASING TECHNOLOGY INC (LEASED EQ) 9005811 - WANDA BLAKE MASSAGE (4B) *****CHARTERS***** 8981589 - ALEXANDER, JOANNE - FL FISH FINDER 8939019 - COCKRAN, MIKE 8977739 - DHILLON, WM - GIGGLING TARPON 8999772 - DELPH, MIKE 8962944 - DELPH, ROBT - FISHING GENERATION 9000806 -GAROFALO, JERILYN 8969885 - HAMMER, ROBT - TORTUGA HOOKERS 8999717 - HILL, RICHARD 8970479 - REES, CARL - LOONEY TUNES 8907664 - SAUNDERS, WALTER 9000806 - SNIDER, ROBT - SOLEFINDER 8977783 - ISLAND HOPPER CUSTOM CHARTERS (NOW @ SUGARLOAF MARINA) 9015304 - SUNSET REAL ESTATE & DEVELOPMENT 9021222 - SPY CHARTERS INC (SEALY CHARLES) 9013621 - PLAN SEA - DELPH WILLIAM RALPH 8812361 - KOKOMO EXPRESS - FLORA HARRISON O 9033014 - SAGEA INC (NEW 04)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07-00000785	Mar 7 2007 12:00AM		24,000	Commercial	REMOVE TANK SLAB AND REPLACE WITH NEW SLAB, 2 TANKS 36' X 41' PETROLEUM MARINE
	13-4432	Oct 16 2013 12:00AM		600		INSTALL 8 GRILL IN NEW OFFICE.
	13-3741	Sep 13 2013 12:00AM		1,950		WIRE REMODELED AREAS AS PER CODE WITH OUTLETS AND LIGHTS, 18 OUTLETS, 8 LIGHT OUTLETS, 3 SWITCHES.
	13-3740	**Sep 13 2013 12:00AM**		**10,000**		INSTALL NEW INTERIOR WALLS AS PER DRAWINGS ATTACHED AND 3 NEW DOORS. ALSO COMPLETE NEW ACCOSTIC CEI
	B941438	May 1 1994 12:00AM	Dec 1 1994 12:00AM	2,250		REPAIR NEW DRS & FILL
	B943206	Oct 1 1994 12:00AM	Dec 1 1994 12:00AM	800		CONCRETE SLAB W/ROOF OVER
	B943719	Nov 1 1994 12:00AM	Dec 1 1995 12:00AM	3,000		REPAIR 300 FEET OF DOCK
	E950636	Feb 1 1995 12:00AM	Dec 1 1995 12:00AM	500		150&100 AMP SERVICE
	9802306	Jul 30 1998 12:00AM	Mar 18 1999 12:00AM	280,000		DOCKMASTER BLDG
	9700839	Jul 23 1998 12:00AM	Jun 17 1999 12:00AM	205,000		139 SLIP MARINA/21,934SF
	02/2298	Sep 11 2002 12:00AM	Nov 27 2002 12:00AM	10,000		SITE WORK ONLY
	02/0587	Nov 21 2002 12:00AM	Nov 27 2002 12:00AM	126,500		ELECT+AC+4 APTS
	99-2285	Aug 27 2001 12:00AM	Nov 27 2002 12:00AM	200,000		SPRINKLERS
	99-38	Oct 31 2001 12:00AM	Nov 27 2002 12:00AM	500,000		EXTENSION #99-38 90 DAY
	97/0816	Mar 19 1997 12:00AM	Dec 31 1997 12:00AM	30,000		NEW ABOVE TANK
	97/1484	May 14 1997 12:00AM	Dec 31 1997 12:00AM	3,000		REPAIR EXISTING DOCKS
	97/3112	Sep 20 1997 12:00AM	Dec 31 1997 12:00AM	14,000		REMOVE FILL
	97/3113	Oct 23 1997 12:00AM	Dec 31 1997 12:00AM	18,000		CLEAR PINE TREES
	97/3718	Oct 31 1997 12:00AM	Dec 31 1997 12:00AM	4,500		LAND CLEARING
	97/4343	Dec 31 1997 12:00AM	Dec 31 1997 12:00AM	52,000		BUILD RETAINING WALL
	97/0839	Apr 6 1998 12:00AM	Dec 31 1998 12:00AM	205,000		DECK & DOCKS
	98/1488	May 14 1998 12:00AM	Dec 31 1998 12:00AM	8,950		INSTALL RIP-RAP 250'
	98/1591	May 20 1998 12:00AM	Dec 31 1998 12:00AM	4,320		UPGRADE #97-4343
	97/0839	Jul 13 1998 12:00AM	Dec 31 1998 12:00AM	205,000		ELECTRIC
	98/1717	Jul 28 1998 12:00AM	Dec 31 1998 12:00AM	1,900,000		PHASE FOUR
	97/0839	Sep 17 1998 12:00AM	Dec 31 1998 12:00AM	205,000		PLUMBING
	98/3333	Oct 23 1998 12:00AM	Dec 31 1998 12:00AM	260,691		PHASE 1 & 2
	97/0839	Oct 23 1998 12:00AM	Dec 31 1998 12:00AM	205,000		2-UNDERGD.TANKS
	98/3404	Oct 29 1998 12:00AM	Dec 31 1998 12:00AM	3,000		PLUMBING
	99/2282	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000		BUILD#1 PLUMBING

99/0038	Mar 16 1999 12:00AM	Dec 31 1999 12:00AM	400,000	ELECTRIC SERVICE
99/0038	Feb 17 1999 12:00AM	Dec 31 1999 12:00AM	400,000	SALES BUILDING
99/0576	Feb 18 1999 12:00AM	Dec 31 1999 12:00AM	3,500	4"FIRE MAINS
98/3469	Mar 1 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE III
98/1717	Mar 2 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PLUMBING
98/3469	Mar 19 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	INSTALL CEN A/C'
99/0038	Apr 7 1999 12:00AM	Dec 31 1999 12:00AM	400,000	ELECTRICAL SERVICE
98/1717	Apr 14 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	ROOFING
98/1717	Mar 23 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	INSTALL SPRINKLERS HEADS
99/1590	May 10 1999 12:00AM	Dec 31 1999 12:00AM	5,000	BUILD PUMP HOUSE
98/3469	Jun 1 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	ELECTRICAL SERVICE
99/1860	Jun 2 1999 12:00AM	Dec 31 1999 12:00AM	3,500	30 HOSE BIBBS
99/2218	Jun 28 1999 12:00AM	Dec 31 1999 12:00AM	100,000	INSTALL AWNINGS
99/2379	Jul 8 1999 12:00AM	Dec 31 1999 12:00AM	8,500	INSTALL FIRE CABINETS
99/2282	Aug 26 1999 12:00AM	Dec 31 1999 12:00AM	1	TEMP.ELECT.FOR TRAILER
99/2282	Aug 26 1999 12:00AM	Dec 31 1999 12:00AM	1	TEMP.TRAILER
99/2917	Aug 19 1999 12:00AM	Dec 31 1999 12:00AM	5,000	DEMO METAL BUILDING
99/2282	Jun 30 1999 12:00AM	Dec 31 1999 12:00AM	2,000,000	BUILD 3 STORY BUILDING
98/1717	Aug 25 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE FOUR
98/3469	Aug 25 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE III
98/3469	Sep 2 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	FIRE SYSTEM
99/2285	Jul 20 1999 12:00AM	Dec 31 1999 12:00AM	200,000	BUILD OFFICE BUILDING
99/4080	Dec 17 1999 12:00AM	Dec 31 1999 12:00AM	67,842	ROOFING
99/4044	Dec 14 1999 12:00AM	Dec 31 1999 12:00AM	1	REPLACES PERMIT#97-839
99/2282	Jan 12 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	BUILD-1 ELECTRIC
98/3469	Jan 21 2000 12:00AM	Dec 31 2000 12:00AM	1,900,000	INSTALL CEN.A/C'
99/0038	Jan 27 2000 12:00AM	Dec 31 2000 12:00AM	400,000	148 FIRE HEADS
99/2282	Feb 7 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	INSTALL 279 FIRE HEADS
99/2285	Jan 4 2000 12:00AM	Dec 31 2000 12:00AM	200,000	ELECTRIC FOR CLUB HOUSE
99/2285	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	200,000	PLUMBING FOR CLUB HOUSE
99/2284	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	PLUMBING FOR BUILD.2
99/2284	Jan 12 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ELECYRIC FOR BUILD.#2
99/2284	Jan 26 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ROOFING BUILD #3
98/3469	Jul 6 2000 12:00AM	Dec 31 2000 12:00AM	1,900,000	ROOFING
99/2285	Jul 6 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ROOFING
99/0038	Jul 27 2000 12:00AM	Dec 31 2000 12:00AM	500,000	REVISE PERMIT

	00/2533	Aug 28 2000 12:00AM	Dec 31 2000 12:00AM	11,900	SHUTTERS
	00/2638	Sep 28 2000 12:00AM	Dec 31 2000 12:00AM	50,000	INSTALL A/C'
	99-2282	Nov 17 2003 12:00AM	Dec 3 2004 12:00AM	2,002,300	NEW R5 UNIT-101
	99-2284	Nov 17 2003 12:00AM	Dec 3 2004 12:00AM	2,001,200	NEW R5 UNIT202
	05-00005796	Dec 15 2005 12:00AM		2,000	INSTALL PANEL AND HOOK UP POOL EQUIPMENT
	05-00005306	Nov 22 2005 12:00AM		500	REPAIR BURNT WIRES UNDER GROUND THAT FEED FIRE PUMP PANEL
	06-1971	Mar 18 2006 12:00AM		6,000	INSTALL PAVERS,POOL DECK APPROX 2,000SI
	05-00004188	Sep 23 2005 12:00AM		5,400	REMOVE EXISTING CONCRETE & REPLACE WITH 30' X 30' X 6" CONCRETE SLAB, SLOPED TO MATCH EXISTING STORM
	06-00001971	Apr 28 2006 12:00AM		6,000	INSTALLATION OF BRICK PAVERS, POOL DECK, APPROX 2,000 SF
	05-00004752	Oct 28 2005 12:00AM		20,000	NEW TIKI HUT, SERVICE BLDG AND STORAGE BLDG
	05-00003748	Oct 28 2005 12:00AM		85,000	CONSTRUCT SWIMMING POOL & SPA, DECK AREA
	06-00006231	Nov 16 2006 12:00AM		25,000	INSTALLATION OF PERMEABLE BRICK PAVERS FOR THE PARKING AREA. APPROX. 6960 SQ FT
	07-00000562	Feb 9 2007 12:00AM		68,100	REPLACE GASOLINE AND DIESEL PIPING WITHIN FLOATING FUEL DOCK

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	O	9,266,175	0	2,572,334	264,520	2,900,000	2,900,000	0	N	2,900,000
2012F	O	9,266,175	0	2,572,334	273,103	2,253,513	2,253,513	0	N	2,253,513
2011F	O	9,266,175	0	2,601,901	283,224	2,500,000	2,500,000	0	N	2,500,000
2010F	O	3,753,099	0	2,661,036	290,695	2,500,000	2,500,000	0	N	2,500,000
2009F	O	3,753,099	0	2,720,170	300,821	3,959,800	3,959,800	0	N	3,959,800
2008F	O	5,358,503	0	2,720,170	309,401	3,959,800	3,959,800	0	N	3,959,800
2007F	O	5,358,503	0	2,016,003	302,869	3,959,800	3,959,800	0	N	3,959,800
2006F	C	3,574,721	0	2,016,003	290,697	5,881,421	5,881,421	0	N	5,881,421
2005F	O	3,574,721	0	2,058,896	300,014	3,100,000	3,100,000	0	N	3,100,000
2004F	C	933,089		1,795,427	307,080	3,035,596	3,035,596	0	N	3,035,596
2003F	C	933,089		1,679,090	316,398	2,928,577	2,928,577	0		2,928,577
2002F	C	933,089		287,125	324,174	1,544,388	1,544,388	0		1,544,388
2001F	C	933,089		287,125	332,781	1,552,995	1,552,995	0		1,552,995
2000F	C	1,386		289,778	152,403	443,567	443,567	0		443,567
1999F	O	851,317			21,410	649,269	649,269	0		649,269
1998F	O	625,233		2,570	21,466	649,269	649,269	0		649,269
1997F	O	625,233		2,461	21,575	649,269	649,269	0		649,269
1996F	O	625,233			22,137	557,139	557,139	0		557,139
1995F	O	625,233			22,425	557,139	557,139	0		557,139
1994F	O	625,233			18,503	557,139	557,139	0		557,139
1993F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1992F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1991F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1990F	C	503,752		128,175	35,818	667,745	667,745	0		667,745
1989F	C	503,752		128,175	35,818	667,745	667,745	0		667,745
1988F	C	503,752		118,632	35,818	658,202	658,202	0		658,202
1987F	C	539,850		115,103	35,818	690,771	690,771	0		690,771
1986F	I	539,850			35,818	437,329	437,329	0		437,329
1985F	I	182,663		167,964	35,818	386,445	386,445	0		386,445
1984F	C	182,663		106,659	35,818	325,140	325,140	0		325,140
1983F	C	182,663		106,659	35,818	325,140	325,140	0		325,140

1982F	C	182,663	97,344	35,818	315,825	315,825	0	315,825

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
1490	0291	12/1/1997	Warranty Deed	0	M	I	3,200,000
2630	1724	5/15/2013	Warranty Deed	0	05	I	2,200,000