

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete



Development Plan

Major ☒
Minor ☐

Conditional Use

☒

Historic District

Yes ☐
No ☒

Please print or type:

- 1) Site Address 2600 N Roosevelt Blvd, Key West, FL
- 2) Name of Applicant Summit Construction Group and Maser Consulting, P.A.
- 3) Applicant is: Owner ☐ Authorized Representative ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant Summit: 421 S Summerlin Ave, Orlando, FL 32801
Maser: 5471 W Waters Ave, #100, Tampa, FL 33634
- 5) Applicant's Phone # Todd Lucas: 407.697.9616 Email (see below)
Ty Maxey: 813.805.7300
- 6) Email Address: todd.lucas@summitcmgroup.com and tmaxey@maserconsulting.com
- 7) Name of Owner, if different than above Monch Properties, Ltd.
- 8) Address of Owner 4417 Granada Blvd., Coral Gables, FL 33146
- 9) Owner Phone # 305.301.1390 Email N/A
- 10) Zoning District of Parcel CG and CM RE# 00065010-000000
- 11) Is Subject Property located within the Historic District? Yes ☐ No ☒
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Conditional Use for self-storage (light industrial) use, per Section 122-418, City of Key West Land Development Regulations
Existing: 3-story 44,482 sf climate-controlled self-storage building and associated parking (approximately
74 spaces), accessory truck rental and outside storage of vehicles, boats, trailers, recreational vehicles, etc.
Proposed: 3-story 25,730 sf climate-controlled self-storage building addition

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- 13) Has subject Property received any variance(s)? Yes ☐ No ☒

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ☒ No ☐

If Yes, describe and attach relevant documents.

Deed of Conservation Easement (OR 1829 PG 2196)

Easement - The Utility Board of the City of Key West (OR 1579 PG 550)

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Ty Maxey, in my capacity as Geographic Discipline Leader - Planning Services
(print name) (print position; president, managing member)
of Maser Consulting, P.A.
(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:

2600 N Roosevelt Blvd, Key West, FL

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.

Ty Maxey
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/10/2017 by
date

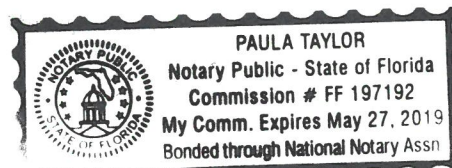
Ty Maxey
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Paula Taylor
Name of Acknowledger typed, printed or stamped

FF-197192
Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Todd Lucas, in my capacity as Director of Entitlements
(print name) (print position; president, managing member)
of Summit Construction Group
(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:

2600 N Roosevelt Blvd, Key West, FL

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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9th day of Nov, 2017 by
date

TODD LUCAS
Name of Authorized Representative

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

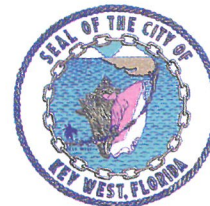
[Signature]
Notary's Signature and Seal

Deborah Ann Frye
Name of Acknowledger typed, printed or stamped

FF084159
Commission Number, if any

DEBORAH ANN FRYE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF084159
Expires 1/16/2018

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, RAMON F. DYARZUN as
Please Print Name of person with authority to execute documents on behalf of entity

GENERAL MANAGING PARTNER of Monch Properties, Ltd.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Summit Construction Group and Maser Consulting, P.A.
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]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9th day of Nov. 2017
Date

by RAMON F. DYARZUN
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.

Frances Mary Lapointe
Notary's Signature and Seal

Name of Notary Public FRANCES MARY LAPOINTE
Name of Notary Public typed, printed or stamped
Notary Public - State of Florida
My Comm. Expires Aug 12, 2018
Commission # FF 113844
Commission Number, if any

**AMENDED AND RESTATED
CERTIFICATE OF LIMITED PARTNERSHIP
OF
MONCH PROPERTIES, LTD.
(formerly, Silver Eagle Distributors Ltd.**

Pursuant to the provisions of Section 620.1202, of the Florida Revised Uniform Limited Partnership Act, the undersigned general partners of Monch Properties, Ltd., (formerly Silver Eagle Distributors Ltd.), whose original Certificate of Limited Partnership was filed with the Florida Department of State on July 11, 1988, document number A26722, under the name Silver Eagle Distributors Ltd., hereby adopt this Amended and Restated Certificate of Limited Partnership, which is to be effective on the date and as of the time of filing.

1. The name of the limited partnership is **Monch Properties, Ltd.**
2. The street address of the designated office of the limited partnership is:
4417 Granada Blvd.
Coral Gables, FL 33146
3. The name and street address of the registered agent and registered office of the limited partnership are:
Ramon Oyarzun
4417 Granada Blvd.
Coral Gables, FL 33146
4. The names and designated addresses of the General Partners are:

RFO, Inc.
4417 Granada Boulevard
Coral Gables, FL 33146

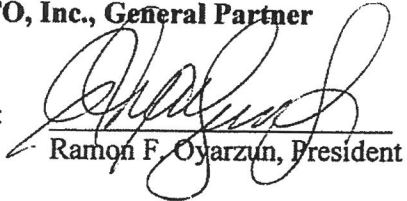
Chace, Inc.
4406 Anderson Road
Coral Gables, FL 33146
5. The mailing address for the limited partnership is:
P.O. Box 558207
Miami, FL 33255-8207

This Amended and Restated Certificate of Limited Partnership shall supersede and replace the original Certificate of Limited Partnership and any and all amendments thereto.

IN WITNESS WHEREOF, the undersigned general partners have duly executed and is filing this Amended and Restated Certificate of Limited Partnership pursuant to Section 620.1202, of the Florida Revised Uniform Limited Partnership Act, as of the 12TH day of September, 2006.

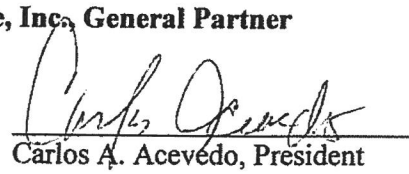
RFO, Inc., General Partner

By:


Ramon F. Oyarzun, President

Chace, Inc., General Partner

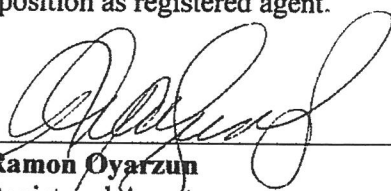
By:


Carlos A. Acevedo, President

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-stated limited partnership, I hereby accept the continued appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

Dated: September ^{14th}2, 2006



Ramon Oyarzun
Registered Agent

MONROE COUNTY
OFFICIAL RECORDSFILE #1332336
BK#1829 PG#2196

Standard form - January, 1998

DEED OF CONSERVATION EASEMENTTHIS DEED OF CONSERVATION EASEMENT is given this 18 day
of May, 1999, by Ramon Oyarzun(address) 1000 Park of Commerce Blvd.
Homestead, FL 33035

("Grantor") to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Monroe County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); andWHEREAS, the Grantor desires to construct (name of project) Silver Eagle
Distributors ~~inc~~ LTD ("Project") at a site in Monroe County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); andWHEREAS, District Permit No. 990204-15 ("Permit") authorizes certain activities which affect waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1997), over the Property.

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

Prepared by:

F.H. Hildebrandt

EXHIBIT 7A

1 of 5

RCD Nov 06 2002 04:46PM
DANNY L KOLHAGE, CLERK

Standard form - January, 1998

The scope, nature, and character of this conservation easement shall be as follows:

1. It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in the conservation easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

Prepared by:
F. H. Hildebrandt

EXHIBIT 7B

Standard form - January, 1998

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

Prepared by:
F. H. Hildebrandt

EXHIBIT 7C

FILE #1332336
BK#1829 PG#2198

Standard form - January, 1998

11. Grantor shall insert the terms and restrictions of this conservation easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property.

12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Monroe County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Ramon F Oyarzun has hereunto set its authorized hand this 19th day of May 1999.

Signed, sealed and delivered
in our presence as witnesses:

Nancy Krause
Print Name: Nancy Krause

Juan Coscuttuela
Print Name: Juan Coscuttuela

Silver Eagle Distributors, Ltd
A Florida corporation

By: [Signature]

Print Name: Ramon F. Oyarzun

Title: General Managing Partner

Prepared by:
F. H. Hildebrandt

EXHIBIT 7D

Standard form - January, 1998

FILE # 1332336
BK# 1829 PG# 2200

STATE OF FLORIDA

) ss:

COUNTY OF

Dade

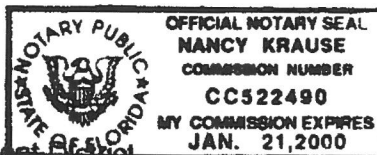
On this 19th day of May, 1999 before me, the undersigned notary public, personally appeared Ramon Dyzan personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the (position) General Managing Partner of (corporation) Silver Eagle Dist., Ltd., a Florida corporation, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Nancy Krause
Print Name: Nancy Krause

My Commission Expires:



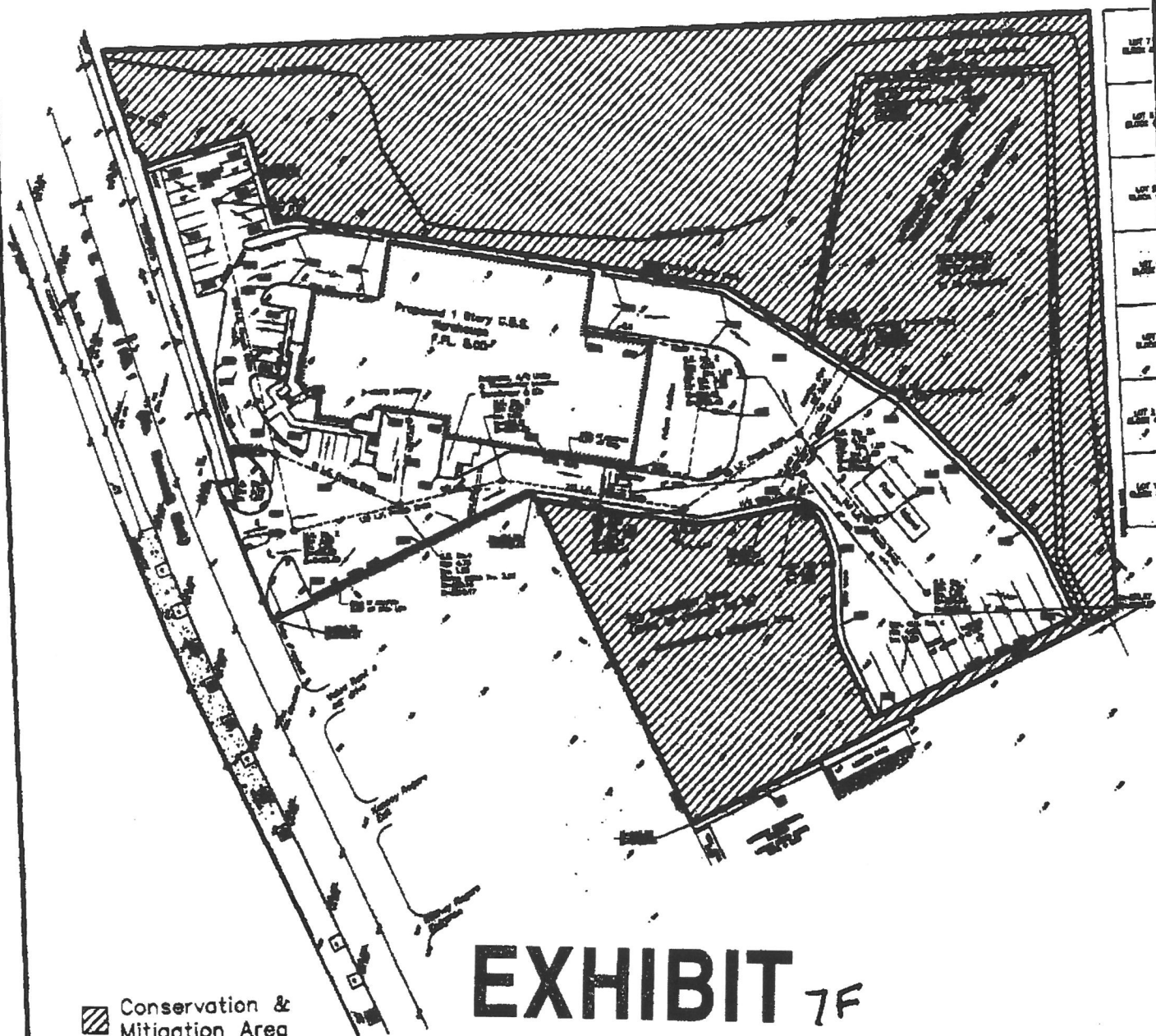
South Florida Water Management District

Legal Form Approved: SFWMD - January, 1998

EXHIBIT 7EPrepared by:
F. H. Hildebrandt

SALT RUN CANAL

FILE #1332336
BK#1829 PG#2201




 Conservation & Mitigation Area
Total: 3.59± Acres

EXHIBIT 7F

Silver Eagle Distributors
No. Roosevelt Blvd., Key West, Fl. 33040

Conservation & Mitigation Area

Dwn No.:
98-453

Scale: 1"=100'

Ref.

Flood penel No.

Dwn. By. F.H.H.

Date: 5/7/99

Flood Zone:

Flood Elev.

REVISIONS AND/OR ADDITIONS

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, Fl. 33040
(305) 293-0468
Fax. (305) 293-0237

Prepared by: F. H. Hildebrandt
MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Silver Eagle Distributors, Ltd. hereinafter called grantor(s) do hereby grant an easement to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, hereinafter called grantees, for public utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction and improvement, thereof, to wit:

On the Island of KEY WEST in Monroe County, Florida,

Commencing at the N.E. corner of Block 15, of the Key West Foundation Company's Plat No. 2, as recorded in Plat Book 1, Page 180, Public Records of Monroe County, Florida, run Northwesterly, Westerly, and Southwesterly along the Westerly and Southerly right-of-way line (curb line) of Roosevelt Boulevard for a distance of 9065.11 feet to a point on the Southeast right-of-way line of State Road No. 5 (Roosevelt Boulevard/U.S. 1), which is at Station 154+87.71, 25.0 feet right, of the Survey Baseline of said State Road No. 5, as shown on State of Florida Department of Transportation Right of Way Map, Section 90010-2519 (1984), said Point also being the Northeast corner of parcel of land described in Deed Book G-66 at Pages 163-164 of the Public Records of Monroe County, Florida; thence run South 19° 05' 28" East for 21.83 feet to the Point of Beginning of the parcel of land hereinafter described; thence run South 54° 34' 25" West for 71.71 feet; thence run South 36° 25' 35" East for 3.0 feet; thence run South 56° 44' 28" West for 231.48 feet; thence run North 37° 28' 48" West for 14.0 feet to a point on a circular curve to the left having the elements of, Radius = 1951.85 feet; a Central Angle of 12° 54' 04"; and an Arc length of 98.83 feet; thence along the chord of said curve run South 51° 04' 03" West for 98.82 feet to the Northeast corner of the lands described in Official Record Book 1120, Page 686 of the Public Records of Monroe County, Florida; thence run South 42° 13' 59" East along the Northeastly line of said lands for 198.98 feet; thence continue along said lands, South 47° 48' 00" West for 250.0 feet to a point along the Northeastly line of lands described in Official Record Book 988, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeastly line of said lands described in Official Records Book 988, Page 8, South 42° 13' 59" East for 324.45 feet; thence run North 70° 51' 01" East for 488.50 feet, more or less, to a point along the Westerly line of a canal; thence run North 18° 27' 48" West along said Westerly line of canal and basin for a distance of 879.15 feet to the Point of Beginning.

A general easement for underground primary, transformers, pad and all appurtenances necessary any further installation of service is subject to written approval by owners.

Together with the right of ingress and egress over property of the grantor(s), so as to afford the grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, over-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use of the aforesaid easement.

This easement shall terminate if at any time its use is discontinued for 6 mos.

IN WITNESS WHEREOF, these presents have been executed by the grantor(s) herein, all as of the 19th day of May, A.D. 1999.

Signed, Sealed and Delivered in the presence of

Nancy Krause
(Witness)

[Signature]
(Seal)

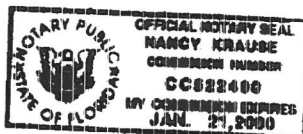
[Signature]
(Witness)

(Seal)

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 19th day of May 1999 by Ramon F. Oyarzun, partner, on behalf of Silver Eagle Distributors, Ltd., a partnership. He is personally known to me.

Nancy Krause
Nancy Krause



MONROE COUNTY
OFFICIAL RECORDS

FILE #11127067
BK#1579 PG#550

RCD JUN 02 1999 03:04PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
06/02/1999 DEP CLK

600

PREPARED 11/15/17, 9:41:03
City of Key West

PAYMENTS DUE INVOICE
PROGRAM P2821L

PROJECT NUMBER: 17-0200050 MDP & CU - 2600 N ROOSEVELT BLVD.

FEE DESCRIPTION	AMOUNT DUE
ADVERTISING AND NOTICE FEE	100.00
COND USE W/ MAJOR DEVELOPMENT	4500.00
FIRE DEPARTMENT REVIEW FEE	50.00
TOTAL DUE	4650.00

Please present this invoice to the cashier with full payment.

PLANNING & ZONING
CITY OF KEY WEST

PLANNING & ZONING
CITY OF KEY WEST

PROJECT NUMBER: 17-0200050 MDP & CU - 2600 N ROOSEVELT BLVD.

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TOTAL DUE	4650.00

PLANNING & ZONING
CITY OF KEY WEST

Oper: KEYWAFB Type: OC Drawer: 1
Date: 11/15/17 59 Receipt no: 2681
PZ 2000050 PLANNING & ZONING
Trans number: 1.00 \$4650.00
CK CHECK 1144 3119018
\$4650.00

Trans date: 11/15/17 Time: 9:58:16



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

5471 W Waters Ave
Suite 100
Tampa, FL 33634
T: 813.207.1061
F: 813.281.1050
www.maserconsulting.com

March 8, 2018

Ms. Ginny Haller, Planner II
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

**Re: Choice Storage Center
2600 North Roosevelt Boulevard
DRC Review Comments – Resubmittal**

Dear Ms. Haller:

As a follow up to the DRC meeting attended in December last year for the above-referenced project, please find enclosed the following items for the City's review:

1. Choice Storage Major Development Plan Civil Set (signed and sealed on 3.06.18);
2. Choice Storage Architectural Elevations and Floorplans (signed and sealed on 3.05.18);
3. Conditional Use Criteria (revised 3.06.18);
4. Major Development Plan Code Analysis (Sections 108-233 through 108-249);
5. Site Plan Code Analysis (Sections 108-277 through 108-289);
6. Site Data Table;
7. South Florida Water Management District Permit No. 44-00254-P, dated December 26, 2017;
8. Letter of Coordination from Keys Energy Services, dated March 1, 2018;
9. Variance application for a reduction in the number of required vehicular and bicycle parking spaces;
10. Check payable to City of Key West, in the amount of \$1,150.00, for variance application;

The DRC comments outlined in your email to me, dated January 12, 2018, have been addressed as follows:

1. Completed analysis for Major Development Plan (the required plans and related material for both a Conditional Use and Major Development Plan are outlined in the applicant form. Narrative analysis as outlined in Code Sections: 108-233 through 249 and 108-277 through 289.

Applicant Response: The Conditional Use Criteria and Analysis, Major Development Code Analysis and Site Plan Code Analysis are attached for your review.

2. Existing and Proposed Site Data Table.

Applicant Response: A copy of the Site Data Table is attached. The Site Data Table has also been placed on the Site Layout Plan (Sheet 5 of 10).



3. Landscape Waiver request, Landscape Plans. Speak with Karen DeMaria, Urban Forestry at 305-809-3768.

Applicant Response: A landscape plan is attached to the Major Development Plan set (Sheet 9 of 10). The subject property (landscape plan and tree removal permit) is scheduled for a Tree Commission hearing on Tuesday, March 13, 2018. An analysis of Code Sections 108-346 and 108-347 confirm no landscape waivers are required; however, a landscape waiver letter is attached regarding the wetland buffer.

4. Traffic Study that addresses trip generation and the impacts on N. Roosevelt Blvd.

Applicant Response: A Trip Generation Table/Analysis is included on the Site Layout Plan (Sheet 5 of 10), as well as within the Conditional Use Criteria Analysis and the Major Development Plan Code Analysis. Additionally, trip generation analysis is included in the variance request to support the reduction in number of parking spaces.

5. Stormwater Management Plan, discuss with Elizabeth Ignoffo at 305-809-3966.

Applicant Response: The project received SFWMD permit modification to the original site design permit (Permit No. 44-00254-P) on December 26, 2017 outlining the proposed improvements will utilize the existing system. The permit number and details have been added to the Major Development Plan set (Sheet 6 of 10). A separate copy of the SFWMD modification permit is attached hereto.

6. Parking Variance. Need a completed variance application form submitted.

Applicant Response: A completed variance application form is hereby submitted.

In accordance with Section 2-487(c)(2)b., Article V, Division 8, Key West Code of Ordinances, the Applicant will pay the fee in lieu of providing on-site public artwork to the Art in Public Places Program.

I trust the attached documents sufficiently address the City's review comments. Should you have any questions and/or require any additional information, please do not hesitate to contact me at 813.805.7300 (cell phone). As always, thank you for your time and assistance with this application.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Ty Maxey'.

Ty Maxey, AICP
Geographic Discipline Leader – Planning Services

Cc: Todd Lucas, Summit Construction Group
Enclosures

Choice Storage Centers Expansion Project – 2600 N Roosevelt Boulevard

Site Plan Code Analysis (Sections 108-277 through 108-289)

Sec. 108-277. - Site location and character of use.

The comprehensive plan together with the land development regulations, including size and dimension regulations, general provisions, performance criteria, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards and building setbacks shall collectively be the principal guides in determining the suitability of the location of the proposed use.

Applicant's Response: The expansion of the existing self-storage use is consistent with the subject property's comprehensive plan future land use designation of General Commercial and is permitted as a conditional use in the subject property's CG (General Commercial) zoning district. A Site Data Table is attached hereto and is included on Sheet 5 of 10 (Site Layout Plan) of the Major Development Plan set.

Sec. 108-278. - Appearance of site and structures.

Within all zoning districts within the city, the appearance of a site and structures shall be coordinated for the purpose of creating a pleasing and harmonious overall environment. The choice of building materials, plant materials, lighting and other building and site improvements shall be commensurate with the objectives of the subject use and considering impact on surrounding properties or transportation corridors. Evaluation of the appearance of a project shall also consider the factors in sections 108-279 through 108-288.

Applicant's Response: The design for the expansion of the existing self-storage facility is confined to the rear of the subject property and is designed to be harmonious with the existing use and site characteristics, as well as the surrounding properties.

Sec. 108-279. - Location and screening of mechanical equipment, utility hardware and waste storage areas.

Mechanical equipment or other utility hardware on roofs shall be harmonious with the building or they shall be located and/or screened so as not to be visible from any public ways within the impacted area. All refuse and waste storage areas shall be screened from adjacent properties and public ways by appropriate fences, walls or landscaping. Front-end loaded refuse containers shall also be required to be screened by vegetation or structural means to shield an unsightly condition.

Applicant's Response: Existing and proposed rooftop mechanical equipment are designed to be harmonious with the buildings and screened from public views. Existing ground level equipment is appropriately screened. The existing refuse containers is appropriately screened from adjacent properties and public ways.

Sec. 108-280. - Front-end loaded refuse container location requirements.

- (a) *Generally.* No front-end loaded refuse container shall be located in any required parking space or vehicular use area or in any required bufferyard or landscaping area.
- (b) *Service access.* Front-end loaded refuse container sites shall be provided which allow refuse vehicle service access without manually moving the container of service. Fifty feet of clear backup, as measured perpendicular from the screen areas, shall be provided from the face of the refuse container's screening unless otherwise approved by the historic preservation planner who shall find that the reduction is necessary to provide property rights enjoyed by others in the same zoning

district and will not be detrimental to public health, safety, and welfare. No encroachment into this area by parking spaces, nondriveway sidewalks, or landscape areas shall be allowed.

- (c) *Siting obstructions.* A front-end loaded refuse container shall not:
- (1) Be sited within six feet of any building or structure;
 - (2) Be sited below obstructing wires;
 - (3) Obstruct any electrical service equipment, fire protection equipment, or roof overhangs; or
 - (4) Be sited adjacent to any other obstruction to the container dumping process.
- (d) *Container pads.* Front-end loaded refuse container pads shall be provided for all front-end loaded containers and shall, as a minimum, be constructed either of 3,000 psi concrete six inches thick with six-inch by six-inch to ten-inch by ten-inch wire mesh, four inches thick, with number 3 steel reinforcing bars on 12 inch centers in each direction or as approved by the administrative official who shall find that the reduction is necessary to provide property rights enjoyed by others in the same zoning district and will not be detrimental to public health, safety, and welfare. A six-foot-long approach slab of identical width, thickness, and composition to the container pad shall also be constructed adjacent and of equal slope to the pad.
- (e) *Screening requirements.* Front-end loaded refuse containers shall be opaquely screened from view from public streets and adjacent properties, to a height of at least six feet or six inches higher than the height of the container, whichever is higher. This screening may be achieved by walls, landscaping or bufferyards, or by virtue of the location of the container on the building site.

Applicant's Response: Not applicable. The proposed expansion project does not include a new refuse container. There are no proposed modifications to the location and/or screening of the existing refuse container on the site.

Sec. 108-281. - Roll-off compactor container location requirements.

- (a) *Container pads.* Roll-off compactor container pads shall be provided for all roll-off compactor containers and shall be constructed of minimum 3,000 psi concrete, steel reinforced, six inches thick, and shall comply with the following minimal dimension requirements for each container: ten feet wide by 20 feet long.
- (b) *Service access.* A paved service vehicle access apron, constructed to a minimum load of 60,000 pounds and extending a minimum of 45 feet in front of each roll-off compactor container is required. Service height clearance of 25 feet is required in the container service access area.
- (c) *Electrical requirements.* The industry recommendations for roll-off compactor electrical requirements are three phase, 460—480 volt, 60 amp electrical service to each compactor location. Other electrical requirements may be approved by the administrative official.

Applicant's Response: Not applicable.

Sec. 108-282. - Utility lines.

In new construction, all utility lines shall be placed underground. All telephone lines shall be placed underground. Service lateral electrical distribution lines serving individual installations shall be placed underground. Other high voltage electrical lines may be placed underground or on concrete poles provided that the poles are within the street right-of-way and have provisions for street lighting. Large transformers shall be placed on the ground and shall be mounted on pads and contained within enclosures or vaults. Where enclosures or vaults are used, the construction and design shall be compatible with primary building design. Landscaping with shrubs and plants shall be provided to screen pad-mounted transformers.

Applicant's Response: Not applicable, as there are no proposed significant modifications to the existing utility lines.

Sec. 108-283. - Commercial and manufacturing activities conducted in enclosed buildings.

All businesses, services or manufacturing or processing shall be conducted within completely enclosed buildings, excepting activities duly permitted by the city such as mobile vendors, activities at Mallory Dock, entertainment, vehicle rentals, flea markets, and merchandise displays permitted under division 2 of article II of chapter 106 and sections 114-2 through 114-5. If the city determines that a demonstrated necessity exists for limited outside storage due to the impracticality and unreasonableness of enclosure of such goods, the goods shall be effectively screened by a 95-percent or greater opaque wall, fence or planting so that the activity will not be visible from a public way, unless the screening is demonstrated by the applicant to the city's satisfaction to be impractical and unreasonable. Notwithstanding, the city commission shall render decisions on major developments as defined in article II of this chapter.

Applicant's Response: Not applicable.

Sec. 108-284. - Exterior lighting.

Light sources shall be shielded and arranged to eliminate glare from roadways and streets and shall be directed away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using an opaque shade to direct the light. Street lighting shall be installed on all internal and perimeter streets, within parking areas, and along pedestrian walkways.

Applicant's Response: There are no proposed modifications to the existing site lighting, which is compliant with this requirement. Any additional wall mounted lighting on the proposed expansion building will comply with this requirement (See Site Lighting Plan – Sheet 10 of 10).

Sec. 108-285. - Signs.

Signs shall be required to be harmonious with the urban design theme of the project and shall be aesthetically pleasing and reinforcing good principles and practices of streetscape design.

Applicant's Response: Not applicable, as there are no proposed modifications to the existing signage.

Sec. 108-286. - Pedestrian sidewalks.

Sidewalks shall be constructed to link major activity centers and shall also link vehicle use areas including parking areas with all principal buildings. The pedestrian circulation system shall include marked pedestrian crossings in order to separate vehicular and pedestrian traffic.

Applicant's Response: Although there are no proposed modifications to the existing sidewalks and pedestrian ways for the proposed expansion project, the site does provide a striped pedestrian way from the sidewalk along Roosevelt Boulevard through the site to the self-storage facility's business office.

Sec. 108-287. - Loading docks.

- (a) When loading docks are required, they shall be located at the side or rear of the principal structure being served. Similarly, parking for trucks and all other company-owned or company-controlled vehicles shall be located at the rear of the principal structure. Provisions for locating loading docks may be modified by the city planner after coordinating with the design review committee if the size

and shape of the property is insufficient or inadequate to reasonably accommodate the stated size and dimension criteria.

- (b) No loading dock shall be permitted within 100 feet of any residentially zoned property or within 40 feet of any property line adjacent to a nonresidential zoning district.

Applicant's Response: (a) There is no proposed modification to the existing loading area on the site, which is located at the side of the principal structure. (b) Loading areas and entrances for the proposed expansion building are located at the rear of the principal structure and site area, at a distance that exceeds the setback requirements identified herein.

Sec. 108-288. - Storage areas.

Any proposed exterior storage areas shall be located at the rear of the principal structure. Such outside storage areas shall be enclosed by a solid wall with solid entrance and exit gates. The wall shall be a minimum of six feet and a maximum of eight feet in height, and in no case shall materials be stacked or stored so as to exceed the height of the wall. Storage areas shall be located only in side or rear yards. No motor vehicle which is inoperative shall be stored or used for storage on any lot or parcel in any PD or PRD district unless it is within a completely enclosed building.

Applicant's Response: Existing exterior storage areas are located at the rear of the principal structure.

Sec. 108-289. - Land clearing, excavation or fill.

- (a) Without prior development plan approval, no site work shall be undertaken which:
 - (1) Impacts the 100-year floodplain or impacts a designated conservation area;
 - (2) Redirects and/or increases or reduces off-site natural drainage or runoff from a site; or
 - (3) Results in removal of vegetation.

Applicant's Response: (1) Not applicable. (2) A stormwater management plan and modification of the existing SFWMD permit are provided, which comply with this requirement. (3) Application has been made to the Tree Commission for the removal of two (2) mahogany trees and transplanting of (2) sabal palms (March 13, 2018 Tree Commission hearing).

- (b) The city shall require plans prepared by a state-registered engineer and other competent professionals as may be required which shall demonstrate compliance with the city's surface water management performance criteria in article VIII of this chapter. In addition, the plans for land excavation or fill shall demonstrate that the proposed site alterations shall include mitigation techniques designed to comply with performance criteria addressing the following:
 - (1) Native habitat protection as provided in articles III, IV, V and VII of chapter 110;

Applicant's Response: Not applicable.

- (2) Site reclamation, including restoration of vegetative cover within disturbed upland open space; planting and stabilizing banks of drainageways with vegetation which is tolerant to anticipated changes in water levels, including hydric conditions as provided in articles III, IV and VII of chapter 110;

Applicant's Response: Not applicable.

- (3) Sedimentation and soil erosion control as provided in section 108-1 and articles III, IV and VII of chapter 110;

Applicant's Response: Temporary fencing and/or silt barriers shall be installed during demolition and construction to prevent soil and debris runoff. The expansion project is within an area of the site that is already primarily improved and paved.

- (4) Protection of aquifer recharge as provided in articles III, IV, VII and VIII of chapter 110;

Applicant's Response: Not applicable.

- (5) Flood damage prevention as provided in articles III, IV and VII of chapter 110; and

Applicant's Response: Not applicable.

- (6) Tree and native vegetation protection as provided in article VI of this chapter; and articles III, IV, V and VI of chapter 110.

Applicant's Response: The Applicant will trim the vegetation within the conservation area adjacent to the construction area, to prevent impact to the same. Further tree protection measures, if applicable, will be applied during demolition and construction (See Landscape Plan, Sheet 9 of 10).

- (c) The city shall not permit commercial borrow pits or mining activities since there are no sites within the city appropriate for such use. Borrow pits and mining activities may cause adverse impacts to the city's natural coastal resources and/or adversely impact water quality, surface water management, and flood damage prevention.

Applicant's Response: Not applicable.

Choice Storage Center - 2600 North Roosevelt Boulevard

Site Data Summary				
Dimensional Requirements	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	CG and CM			
Flood Zone	AE-8'			
Site Size	6.06 acres			
Minimum Lot Size	15,000 sf	6.06 acres	6.06 acres	Compliant
Minimum Lot Width	150'	400'	400'	Compliant
Maximum Building Height	40'	30'	30'	Compliant
Minimum Front Yard Setback	25'	59.1'	59.1'	Compliant
Minimum Side Yard Setback	15'	26.6'	26.6'	Compliant
Minimum Rear Yard Setback	25'	308.8'	244.4'	Compliant
Maximum Floor Area Ratio (FAR)	0.80	0.17	0.27	Compliant
Maximum Building Coverage	40%	9.5%	13%	Compliant
Maximum Impervious Surface Ratio (ISR)	60%	32%	34%	Compliant
Vehicular Off-Street Parking	1 space/ 600 sf = 117 spaces	37 spaces	43 spaces	Variance Required
Handicap Parking	2 spaces	2 spaces	2 spaces	Compliant
Bicycle Parking	10% of Vehicular Parking = 12 spaces	7 spaces	7 spaces	Variance Required
Minimum Open Space	20%	68%	66%	Compliant
Minimum Wetland Buffer	50 feet	0 feet	0 feet	No Change to Existing Condition



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Environmental Scientists

5471 W Waters Ave
Suite 100
Tampa, FL 33634
T: 813.207.1061
F: 813.281.1050
www.maserconsulting.com

Choice Storage Center – 2600 N. Roosevelt Boulevard
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)
TRIP GENERATION/PARKING DEMAND CALCULATIONS

We have utilized the ITE Trip Generation Manual, 9th Edition, Volume 1, to calculate the following trip generation and parking demand calculations:

Trip Ends Per Weekday:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provides an average rate of 2.50 trip ends per 1,000 square feet of gross floor area per weekday. The calculation for the proposed facility is:

$$70,212/1,000 \times 2.50 = 176 \text{ trip ends}/2 = 88 \text{ vehicles visiting the site per day}$$

Estimated parking demand per hour would be $88/12^* = 8$ spaces

*Assuming an even distribution over a 12-hour business day

Trip Ends Per Weekday – AM Peak Hour of Generator:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provide an average rate of 0.28 vehicle trip ends per 1,000 square feet of gross floor area per weekday AM peak hour of generator. The calculation for the proposed facility is:

$$70,212/1,000 \times 0.28 = 20 \text{ trip ends}/2 = 10 \text{ vehicles visiting the site per AM peak hour}$$

Estimated parking demand per AM peak hour would be = 10 spaces

Trip Ends Per Weekday – PM Peak Hour of Generator:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provide an average rate of 0.29 vehicle trip ends per 1,000 square feet of gross floor area per weekday PM peak hour of generator. The calculation for the proposed facility is:

$$70,212/1,000 \times 0.29 = 21 \text{ trip ends}/2 = 10.5 \text{ vehicles visiting the site per PM peak hour}$$

Estimated parking demand per PM peak hour would be = 11 spaces



Trip Ends Per Saturday:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provide an average rate of 2.33 vehicle trip ends per 1,000 square feet of gross floor area per Saturday. The calculation for the proposed facility is:

$$70,212/1,000 \times 2.33 = 164 \text{ trip ends}/2 = 82 \text{ vehicles visiting the site per Saturday}$$

Estimated parking demand per hour would be $82/12^* = 7$ spaces

*Assuming an even distribution over a 12-hour business day

Trip Ends Per Saturday – Peak Hour of Generator:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provide an average rate of 0.40 vehicle trip ends per 1,000 square feet of gross floor area per Saturday peak hour of generator. The calculation for the proposed facility is:

$$70,212/1,000 \times 0.40 = 28 \text{ trip ends}/2 = 14 \text{ vehicles visiting the site per Saturday peak hour}$$

Estimated parking demand per Saturday peak hour would be = 14 spaces

Trip Ends Per Sunday:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provide an average rate of 1.78 vehicle trip ends per 1,000 square feet of gross floor area per Sunday. The calculation for the proposed facility is:

$$70,212/1,000 \times 1.78 = 125 \text{ trip ends}/2 = 62.5 \text{ vehicles visiting the site per Saturday}$$

Estimated parking demand per hour would be $62.5/12^* = 6$ spaces

*Assuming an even distribution over a 12-hour business day

Trip Ends Per Sunday – Peak Hour of Generator:

The ITE Trip Generation Manual, 9th Edition, Volume 1, provide an average rate of 0.30 vehicle trip ends per 1,000 square feet of gross floor area per Sunday peak hour of generator. The calculation for the proposed facility is:

$$70,212/1,000 \times 0.30 = 22 \text{ trip ends}/2 = 11 \text{ vehicles visiting the site per Sunday peak hour}$$

Estimated parking demand per Sunday peak hour would be = 11 spaces



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**Choice Storage Centers – 2600 North Roosevelt Boulevard
Conditional Use and Major Development Plan Application
Conditional Use Criteria (revised March 6, 2018)**

The subject property includes approximately 6.06+/- acres and is located on the southeast side of North Roosevelt Boulevard, between 1st Street and Kennedy Drive, in the City of Key West, Florida (Section 33, Township 67 South, Range 25 East). The property is identified by the Monroe County Property Appraiser with Parcel ID number 00065010.0000. The owner of the subject property is Monch Properties, Ltd. (formerly Silver Eagle Distributors, Ltd.), while the applicant for this petition is Summit Construction Group, the General Contractor for the subject development.

The property is primarily located within the General Commercial (CG) future land use category, as defined by the *Key West 2013 Comprehensive Plan*. Allowable uses in the CG land use category include, but are not limited to, general retail sales and service, highway oriented sales and service, other general commercial activities, customary accessory uses and community facilities. The maximum floor area ratio (FAR) permitted in the CG future land use category is 0.8. A portion of the site is located within the Conservation (C) future land use category, representing the area encompassed by conservation/environmentally sensitive lands.

The majority of the subject site is zoned General Commercial (CG). The CG district was established “to implement the comprehensive plan policies for areas designated “CG” on the comprehensive plan future land use map.” Typical uses permitted in the CG zoning district are: group homes, cultural/civic activities, hospitals and medical services, business and professional offices, places of worship, low and medium intensity commercial retail (less than 10,000 square feet), high intensity retail (5,000 square feet), hotels and motels, restaurants. Permitted conditional uses, which require Planning Board approval, include single-family and multi-family residential, group homes, community centers, clubs, lodges, schools, day care facilities, nursing homes, ACLF, bars and lounges, low and medium intensity commercial retail (greater than 10,000 square feet), high intensity commercial retail (greater than 5,000 square feet), commercial amusement, gasoline stations, light industrial, marinas, vehicular sales and related services, tattoo establishments and pain management clinics.

A portion of the subject property is zoned Conservation-Mangrove (CM). This portion of the property is encumbered by a South Florida Water Management District (SFWMD) Deed of Conservation Easement (attached) and represents protected environmentally sensitive/conservation vegetation and lands. No development is existing or proposed within these areas.



The subject 6.06+/- acre property is currently developed with a 3-story, 44,482 square foot climate-controlled self-storage facility (Choice Storage Centers), including associated parking and loading areas, as well as accessory truck rental and outside storage of vehicles, boats, trailers, recreational vehicles, etc. The developed area of the subject site includes approximately 2.33+/- acres, while the remaining 3.73+/- acres is conservation lands. The site maintains one (1) ingress/egress driveway along North Roosevelt Boulevard.

The applicant is proposing to develop a 3-story 25,730 square foot expansion onto the rear of the existing self-storage building. Although the proposed development is for the expansion of the existing self-storage use, which has been developed on the subject site since approximately 2000/2001, the use represents a conditional use (light industrial) as outlined in the City's Land Development Regulations, Section 122-418. The applicant has submitted a Major Development Plan concurrent with this Conditional Use request.

The following responds to the Conditional Use Criteria outlined in the City's Land Development Regulations:

Section 122-62. Specific criteria for approval.

Characteristics of use described.

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio

Existing: 0.17

Proposed: 0.27

b. Traffic generation

<i>ITE: Mini-Warehouse (151)</i>	<i>Total Weekday Trips</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Existing (44,482 sf)</i>	<i>111</i>	<i>13</i>	<i>13</i>
<i>Proposed (25,730 sf)</i>	<i>65</i>	<i>7</i>	<i>8</i>
<i>Combined</i>	<i>176</i>	<i>20</i>	<i>21</i>

c. Square feet of enclosed building for each specific use

Existing: 44,482 square feet

Proposed: 25,730 square feet

Combined: 70,212 square feet

d. Proposed employment

Existing: 4-6 employees

Proposed: 5-7 employees.

e. Proposed number and type of service vehicles

Existing: Not Applicable.

Proposed: Not Applicable.

f. Off-street parking needs

Existing Required: 1 space/600 sf of gross floor area = 74 parking spaces



Existing Provided: 37 parking spaces

Proposed Required: 1 space/600 sf of gross floor area = 43 parking spaces

Combined Required: 1 space/600 sf of gross floor area – 117 parking spaces

Combined Provided: 43 parking spaces

Note: A variance application to reduce the required number of parking spaces will be submitted, as the City's Land Development Regulations standard for warehousing parking is not representative for the self-storage use.

- (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

a. Utilities

As the proposed development is an addition to the existing facility/business, there shall be no required improvements to utilities needed.

b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in Chapter 94

As the proposed development is an addition to the existing facility/business, it is not anticipated there will be any additional impact to public facilities; therefore, compliance with concurrency management should be met or not applicable.

c. Roadway or signalization improvements, or other similar improvements

The self-storage use is an extremely low traffic generator. Therefore, there are no anticipated impacts on the City's roadway or signalization network which would warrant improvements to the same.

d. Accessory structures or facilities

Not applicable, as there are no additional proposed accessory structures or facilities.

e. Other unique facilities/structures proposed as part of site improvements

Not applicable.

- (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as

a. Open space

The open space requirement for the subject site is exceeded, as the site includes over 3.7+/- acres of conservation lands, which have been preserved and are protected by an existing conservation easement to the benefit of the South Florida Water Management District. Existing landscaped areas within the site provide additional open space. Although an existing open space/landscape island is being removed for the placement of the proposed building expansion, additional landscaped areas are proposed to mitigate the removal and reduction in overall open space. The total amount of site area provided in open space is approximately 66%, which exceeds the Code's 20% open space requirement.

b. Setbacks from adjacent properties

The existing building on the site is appropriately set back from adjacent properties, which are all primarily zoned Commercial General (CG) and developed with commercial uses of similar or greater intensity. The proposed addition maintains the same setbacks as existing, except for the rear setback which is reduced from 308+/- feet to 244+/- feet. The proposed rear building setback of 244+/- feet far exceeds the Code setback requirement, providing further protection and mitigation of any potential impacts the proposed conditional use, although minimal, upon adjacent properties.

c. Screening and buffers

There is no significant change to the existing screening and buffers. The subject site is primarily surrounded by natural conservation lands, which provide significant buffering and screening for the adjacent properties. Although the majority of the adjacent properties are developed with similar commercial uses of equal or great intensity, there is a residential neighborhood to the south of the subject site. The proposed building addition is set back from the neighboring residences by 244+/- feet, which includes significant and dense existing vegetation serving as an appropriate screen of the conditional use. An existing landscaped buffer along the property frontage provides buffering and screening from the abutting roadway. Although there is no change in the existing wetland buffer, a waiver request has been submitted to reduce the wetland buffer from 50 feet to its existing condition.

d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites

As previously reference, the subject site is significantly buffered and screened from adjacent properties by the existing 3.7+/- acres of conservation lands, as well as landscaped areas. The proposed building addition and loading area is located in the rear of the subject site, outside of view from the general public; therefore, there are no anticipated adverse impacts to adjacent sites as a result of the development.

e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts.

The existing self-storage use, and proposed addition, do not generate smoke, odor, noise or other noxious impacts. However, the subject development provides significant setbacks, buffering and screening to mitigate any adverse impacts which could be potentially be realized by the use.

Criteria for conditional use review and approval

(1) Land use compatibility.

The proposed development is an addition to an existing self-storage facility. The existing business has been in operation for over fifteen (15) years and has provided a needed service to the Key West community. The subject site is located along a major roadway corridor within Key West and the surrounding development pattern is characterized primarily by highway commercial uses of similar or greater intensity. As a low traffic generator, the existing business is harmonious with the surrounding developments and

represents a compatible use along North Roosevelt Boulevard, providing significant setbacks, buffering and screening from adjacent properties.

- (2) Sufficient size, adequate site specifications, and infrastructure to accommodate the proposed use.

The self-storage facility is a low intensity use, generating very little traffic and need of public facilities. The property maintains a single access onto North Roosevelt Boulevard, which is sufficient for the subject site's operation. Internal customer parking and vehicular use area adequately accommodate traffic circulation, loading and maneuvering for the conditional use. The site provides significant open space areas, buffers/screening and building setbacks, mitigating against potential adverse impacts of the self-storage use.

- (3) Proper use of mitigative techniques

The conditional use, existing and proposed site characteristics have been designed to sufficiently preserve existing conservation lands, providing mitigative setbacks, buffering and screening, while minimizing off-site impacts, if any. The self-storage conditional use does not generate adverse impacts detrimental to the general public's health, safety and welfare.

- (4) Hazardous waste

There is no hazardous waste generated by the self-storage use.

- (5) Compliance with applicable laws and ordinances

The conditional use is compliant with all applicable federal, state, county and city laws and ordinances. The existing facility received all required permits at the time of development in 2000/2001 and remains compliant with these permits. The applicant will obtain all necessary permits required for the proposed development of the building addition.

- (6) Additional criteria applicable to specific land uses

- a. Land uses within a conservation area

There are no proposed impacts to the existing conservation area nor encroachment into the boundaries of the same.

- b. Residential development

Not applicable.

- c. Commercial or mixed use development

The proposed commercial self-storage use is an expansion of an existing use that has been in place for over fifteen (15) years. The existing building and proposed addition are compliant with the City's Code criteria related to floor area ratio, setbacks, lot coverage, height, mass of buildings, scale, building coverage and open space. A variance to the parking space requirement is anticipated, as the requirement for warehousing parking from the City's Land Development Regulations does not represent the characteristics of the self-storage use.

- d. Development within or adjacent to historic district

Not applicable.

- e. Public facilities or institutional development



- Not applicable.*
- f. Commercial structures, uses and related activities within tidal waters
Not applicable.
- g. Adult entertainment establishments
Not applicable.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation
Application No.: 171207-16

December 26, 2017

MONCH PROPERTIES L T D
4417 GRANADA BLVD
CORAL GABLES, FL 33146

Dear Permittee:

SUBJECT: Permit No.: 44-00254-P
Project : CHOICE STORAGE CENTERS
Location: Monroe County, S33/T67S/R25E

District staff has reviewed the information submitted December 7, 2017, for the modifications to the previously permitted design plans to include the addition of an approximately 9,204 SF building footprint over a small existing island area and parking lot, which results in a slight increase in impervious area (4,356 SF) as shown on the submitted plan set. Documentation was submitted to demonstrate that the previously permitted stormwater management system, consisting of site grading, exfiltration trenches, and interconnected retention areas has sufficient storage to meet the required water quality and quantity requirements.

This modification includes the transfer of the permit to Monch Properties, LTD. (See Exhibit No. 1)

Construction authorization of this permit shall expire on December 22, 2022.

Based on that information, District staff has determined that the proposed activities are in compliance with the original environmental resource permit and appropriate provisions of paragraph 40E-4.331(2)(b) or 62-330.315(2)(g), Florida Administrative Code. Therefore, these changes have been recorded in our files.

Your permit remains subject to the General Conditions and all other Special Conditions not modified and as originally issued.

Should you have any questions or comments regarding this authorization, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos", written over a horizontal line.

Carlos A. de Rojas, P.E.
Section Leader
Regulation Division

CD/kc

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PERMIT TRANSFER FOR
ENVIRONMENTAL RESOURCE INDIVIDUAL PERMIT NO. 44-00254-P**

PERMITTEE: MONCH PROPERTIES L T D
(CHOICE STORAGE CENTERS)
4417 GRANADA BLVD
CORAL GABLES, FL 33146

ORIGINAL PERMIT ISSUED: MAY 28, 1999

ORIGINAL PROJECT AUTHORIZATION: CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 6.08 ACRES OF COMMERCIAL DEVELOPMENT KNOWN AS SILVER EAGLE DISTRIBUTORS.

CURRENT AUTHORIZATION: TRANSFER CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 6.08 ACRES OF COMMERCIAL DEVELOPMENT KNOWN AS CHOICE STORAGE CENTERS WITH MINOR MODIFICATIONS.

PROJECT LOCATION: MONROE COUNTY

SECTION: 33 **TWP:** 67S **RGE:** 25E

PERMIT DURATION: AS PREVIOUSLY PERMITTED.

In response to Transfer Application No. 171207-16, dated December 7, 2017 this Permit Transfer is issued pursuant to the applicable provisions of Part IV, Chapter 373, Florida Statutes (F.S) and Section 62-330.340, Florida Administrative Code.

All Permit design specifications, special and general/limiting Permit conditions, and other terms and requirements contained in the Permit shall remain in full force and effect unless further modified by the South Florida Water Management District and shall be binding upon the Permittee, for the duration of the Permit, as specified in Section 62-330.320, Florida Administrative Code.

In the event the property is sold or otherwise conveyed, the Permittee shall remain liable for compliance with this Permit until permit transfer to the new owner is approved by the District. Section 62-330.340, Florida Administrative Code requires written notification to the District within 30 days of the transfer of any interest in the permitted real property, giving the name and address of the new owner in interest with a copy of the instrument effecting the transfer.


By 
Stanley Orlowki
Section Administrator
Regulatory Support Bureau

EXHIBIT 1



SFWMD GeoSpatial Services

Exhibit No:1b

Exhibit Created On:
2017-12-22

MONROE COUNTY, FL



Application

Permit No: 44-00254-P

Application Number: 171207-16



REGULATION DIVISION

Project Name: CHOICE STORAGE CENTERS

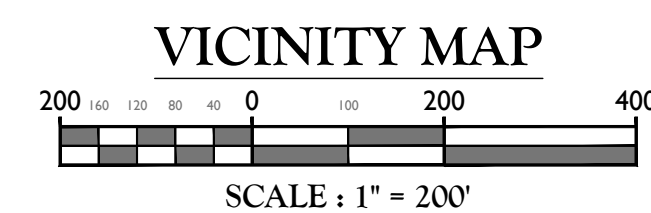


0 950 1,900
Feet



South Florida Water Management District

SECTION 33, TOWNSHIP 67, RANGE 25
2600 N. ROOSEVELT BLVD, KEY WEST, FL 33040

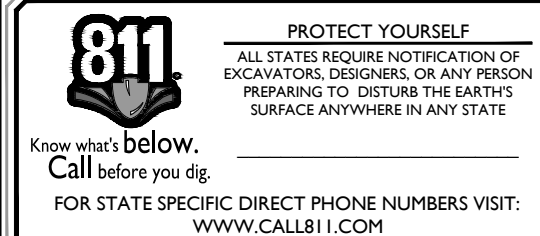


THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SURVEY PROVIDED BY: CLANCY & COMFORT LAND SURVEYORS LLC
DATED: 10/20/2017

MASER CONSULTING P.A.
5471 W. WATERS AVE.
TAMPA, FL 33634

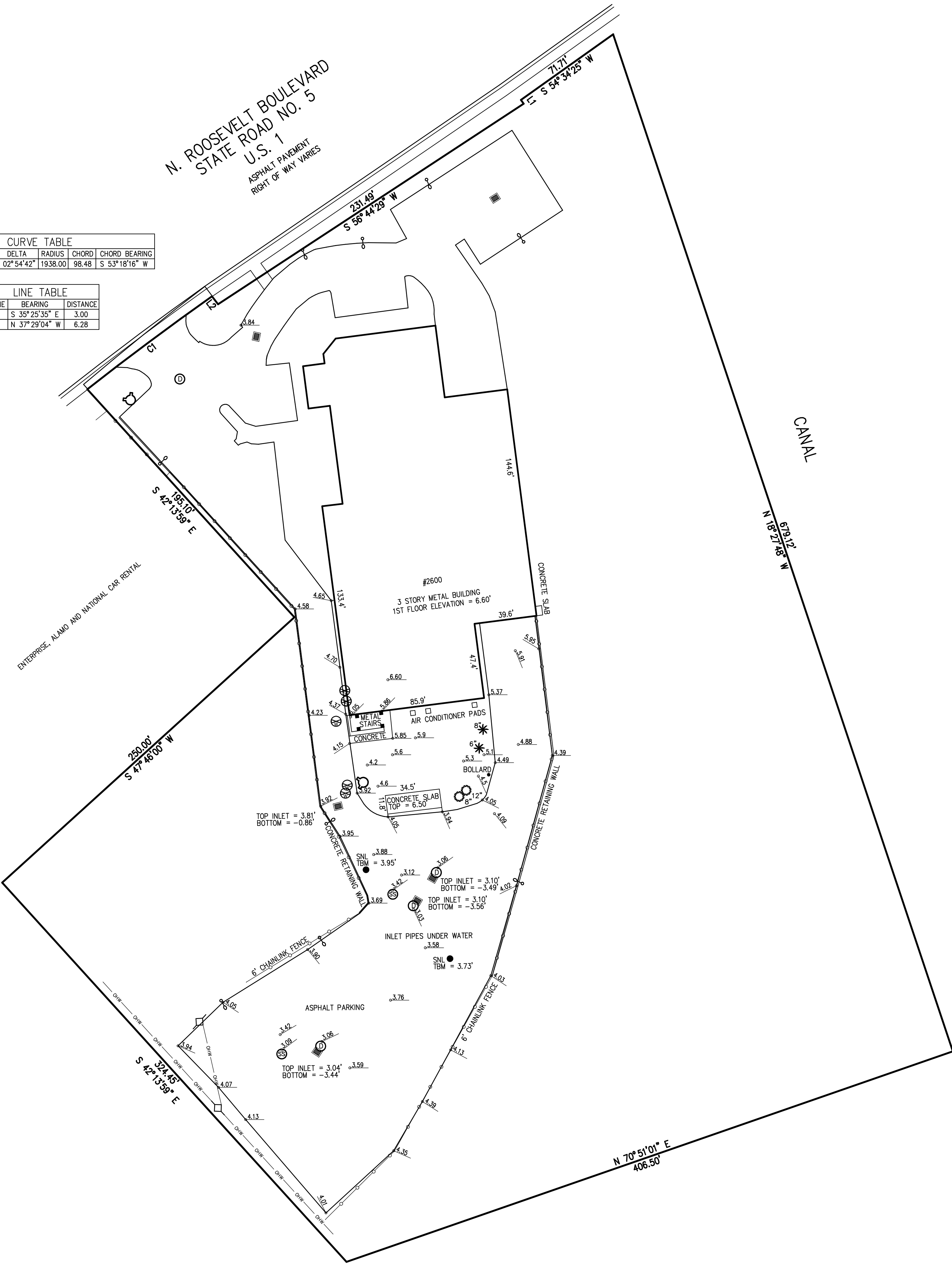
ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID
ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR



SHEET NUMBER: 1 OF 8

CURVE TABLE				
CURVE	ARC	DELTA	RADIUS	CHORD
C1	98.49	02°54'42"	1938.00	98.48
				S 53°18'16" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°25'35" E	3.00
L2	N 37°29'04" W	6.28



- LEGEND:**

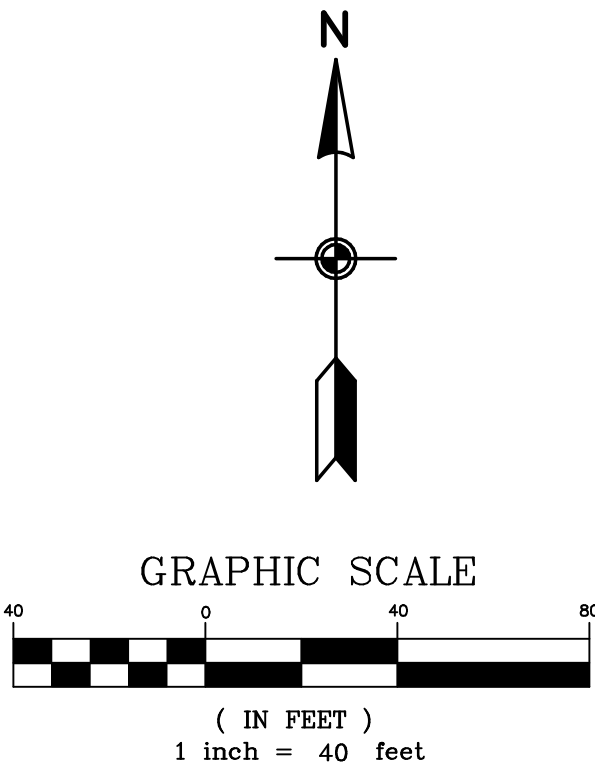
 - = PALM TREE
 - = DECIDUOUS TREE
 - = EXISTING ELEVATION
 - = LIGHT POLE
 - = DRAINAGE MANHOLE
 - = SANITARY MANHOLE
 - = WATER VALVE COVER
 - = SEWER VALVE COVER
 - = FIRE HYDRANT
 - = UTILITY POLE
- ABBREVIATIONS:**

 - OHW = OVERHEAD WRES
 - SNL = SET NAIL
 - TBM = TEMPORARY BENCHMARK

- NOTES:**
- THIS RECORD & LIMITED TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR AND MAPPER. FIELD WORK WAS COMPLETED ON OCTOBER 15, 2017, WHICH IS THE DATE OF SURVEY.
 - BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF N. ROOSEVELT BOULEVARD HAVING A DEED BEARING OF S 56°44'29" W.
 - ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR UNDERGROUND FOUNDATIONS WERE MEASURED AS PART OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OR TITLE REPORT. THERE MAYBE MATTERS OF PUBLIC RECORD NOT SHOWN ON THIS SURVEY.
 - ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
 - FLOOD ZONE INFORMATION:
COMMUNITY PANEL NUMBER: 120168 1509 K
FLOOD ZONE: AE (EL 8)
REVISED MAP DATE: FEBRUARY 18, 2005

LEGAL DESCRIPTION:
Commencing at the N E. corner of Block 15, of the Key West Foundation Company's Plat No. 2, as recorded Plat Book 1, Page 189, Public Records of Monroe County, Florida, run Northwesterly, Westerly and Southwesterly along the Westerly and Southerly right-of-way line (curb line) of Roosevelt Boulevard for a distance of 9055.11'feet to a point on the Southeast right-of-way line of State Road No. 5 (Roosevelt Boulevard/U.S.1), which is at Station 154+97.71, 25.0 feet right, of the Survey Baseline of said State Road No. 5, as shown on State of Florida Department of Transportation Right of Way Map, Section 90010-2519 (1984), said Point also being the Northeast corner of parcel of land described in Deed Book G-66 at Pages 163-164 of the Public Records of Monroe County, Florida; thence run South 19° 05' 28" East for 21.88 feet to the Point of Beginning of the parcel of land hereinafter described; thence run South 54° 34' 25" West for 71.71 feet; thence run South 35° 25' 35" East for 3.0 feet; thence run South 56° 44' 29" West for 231.49 feet; thence run North 37° 28' 48" West for 14.0 feet to a point on a circular curve to the left having the elements of, Radius = 951 feet; a Central Angle of 02° 54' 04"; and an Arc length of 98.83 feet; thence along the chord of said curve run South 51° 04' 03" West for 98.82 feet to the Northeast corner of the lands described in Official Record Book 1120, Page 698 of the Public Records of Monroe County, Florida; thence run South 42° 13' 59" East along the Northeasterly line of said lands for 198.98 feet; thence continue along said lands, South 47° 46' 00" West for 250.0 feet to a point along the Northeasterly line of lands described in Official Record Book 998, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeasterly line of said lands described in Official Records Book 998, Page 8, South 42° 13' 59" East for 324.45 feet; thence run North 70° 51' 01" East for 406.50 feet, more or less, to a point along the Westerly line of a canal; thence run North 18° 27' 48" West along said Westerly line of canal and basin for a distance of 679.15 feet to the Point of Beginning.

Less and except Right of Way taken as described in Official Records Book 2418, Page 1603 of the Public Records of Monroe County, Florida.
Containing 6.06 Acres, more or less.



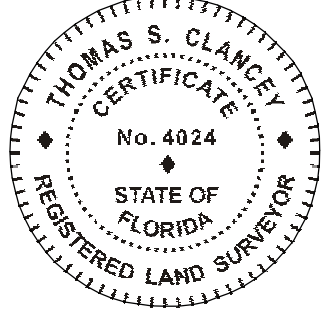
DATE:	No:		REVISIONS	BY:	

**CHOICE SELF STORAGE SITE
KEY WEST, FLORIDA**

FOR: MASER CONSULTING
405 N. REO STREET
TAMPA, FLORIDA 33609

CLANCEY & COMFORT LAND SURVEYORS LLC
PROFESSIONAL SURVEYORS AND MAPPERS
30029 LYNNE DRIVE
LB 8196 WESLEY CHAPEL, FLORIDA 33543
TOM 813 245-4556 JIM 813 995-4930
TCLANCEYPLS@AOL.COM COMFORTSURVEYING052@GMAIL.COM

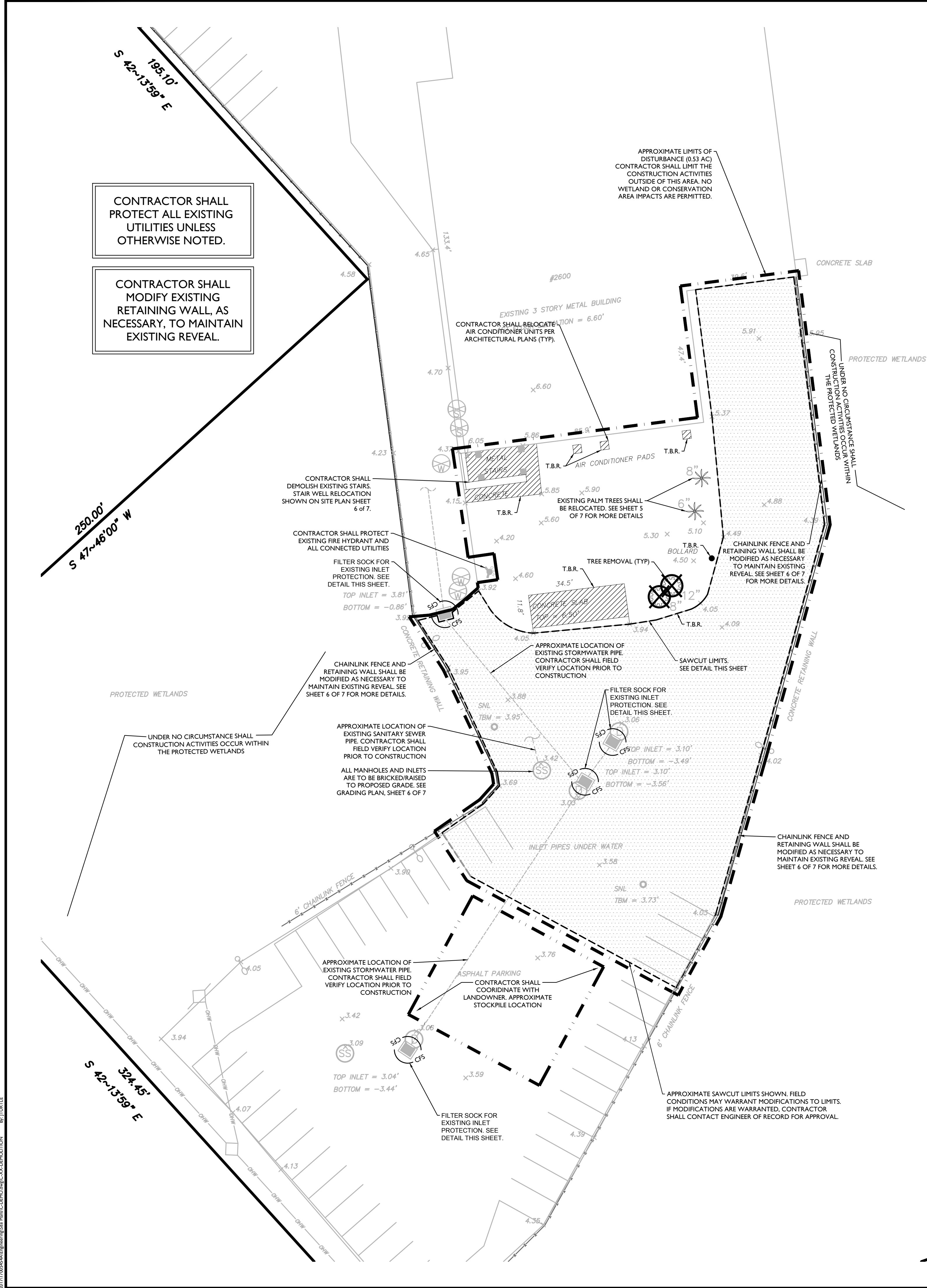
**LIMITED
TOPOGRAPHIC SURVEY**



Thomas S. Clancey
THOMAS S. CLANCEY, PLS No. 4024
FLORIDA REGISTERED SURVEYOR
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

10/20/2017
DATE OF SIGNATURE

SCALE: 1" = 40'	FIELD BOOK: 1
DRAWN BY: TSC	PAGES: 36
CHECKED BY: XXX	
JOB No.: 170090	SHEET No.: 1 OF 1



DEMOLITION NOTES

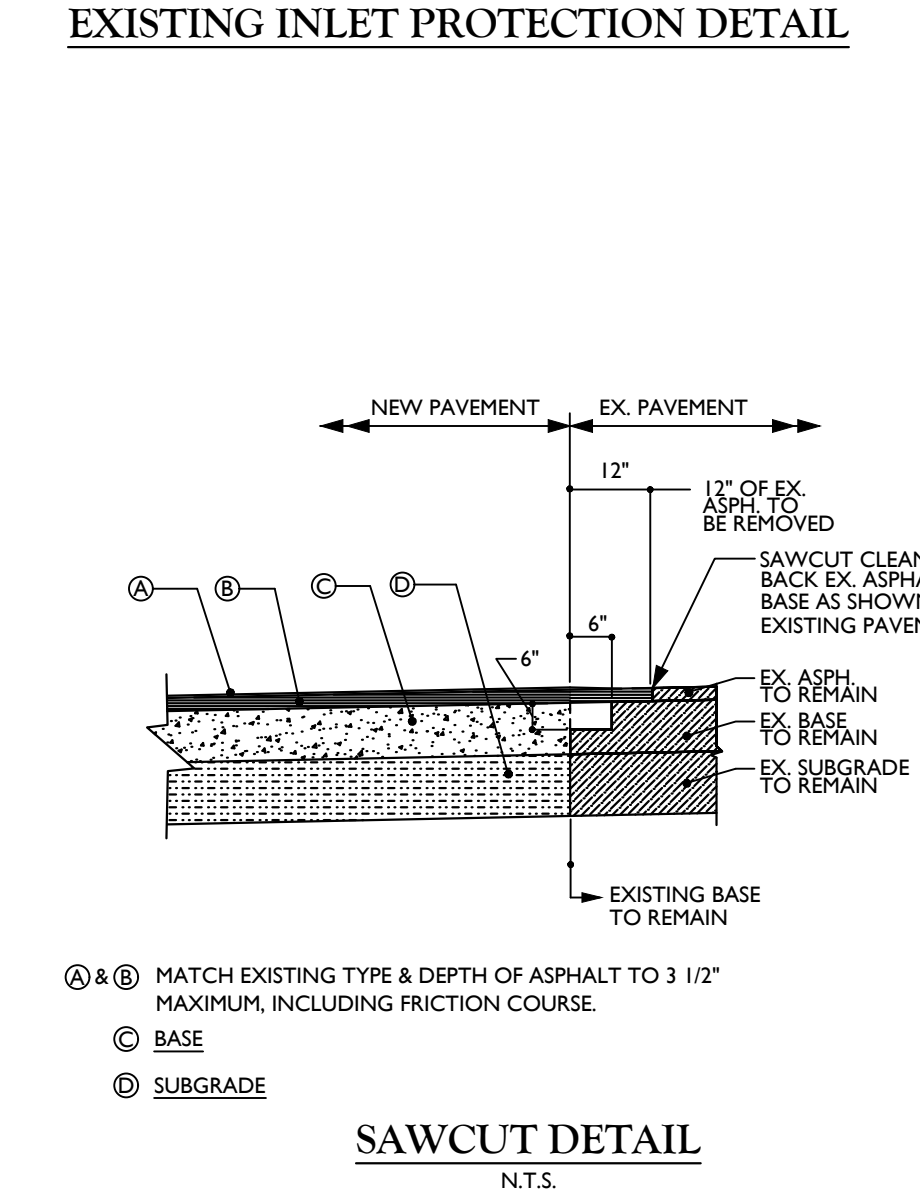
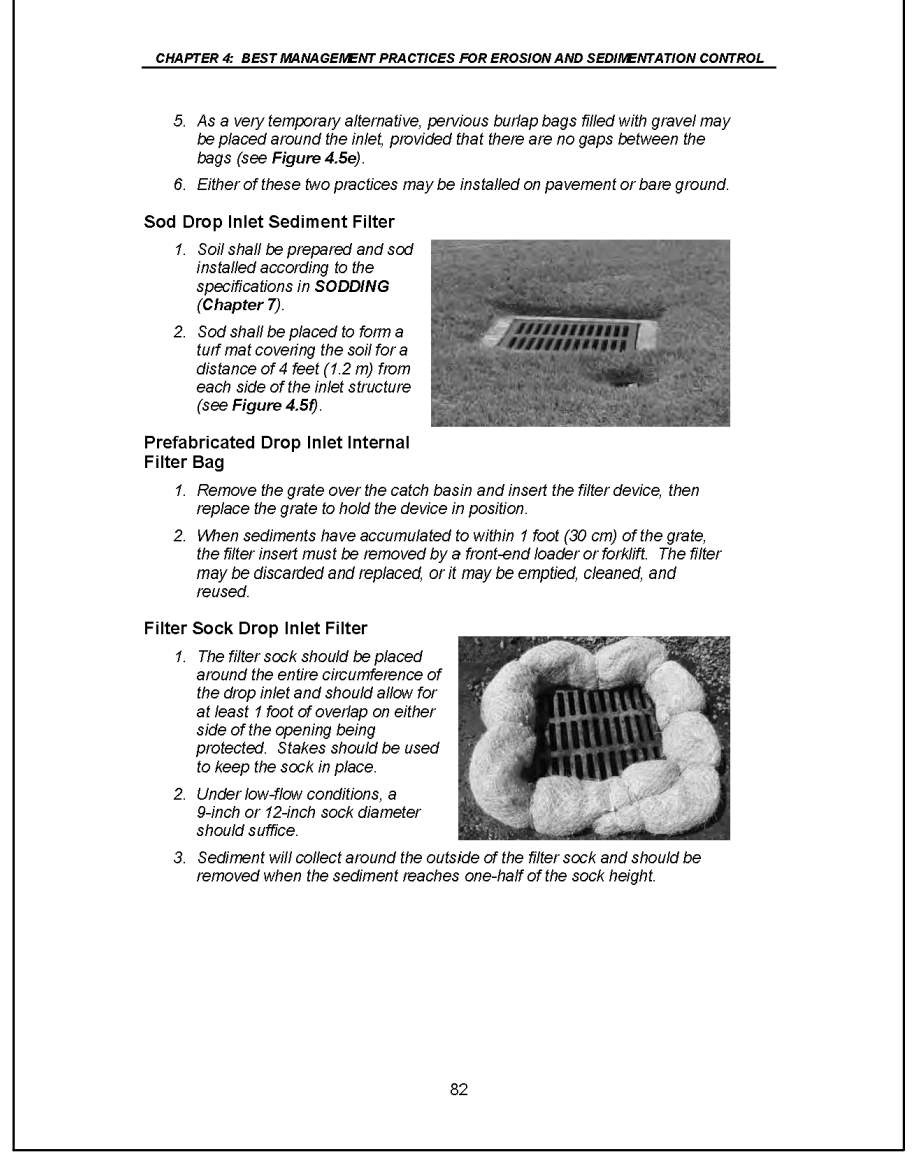
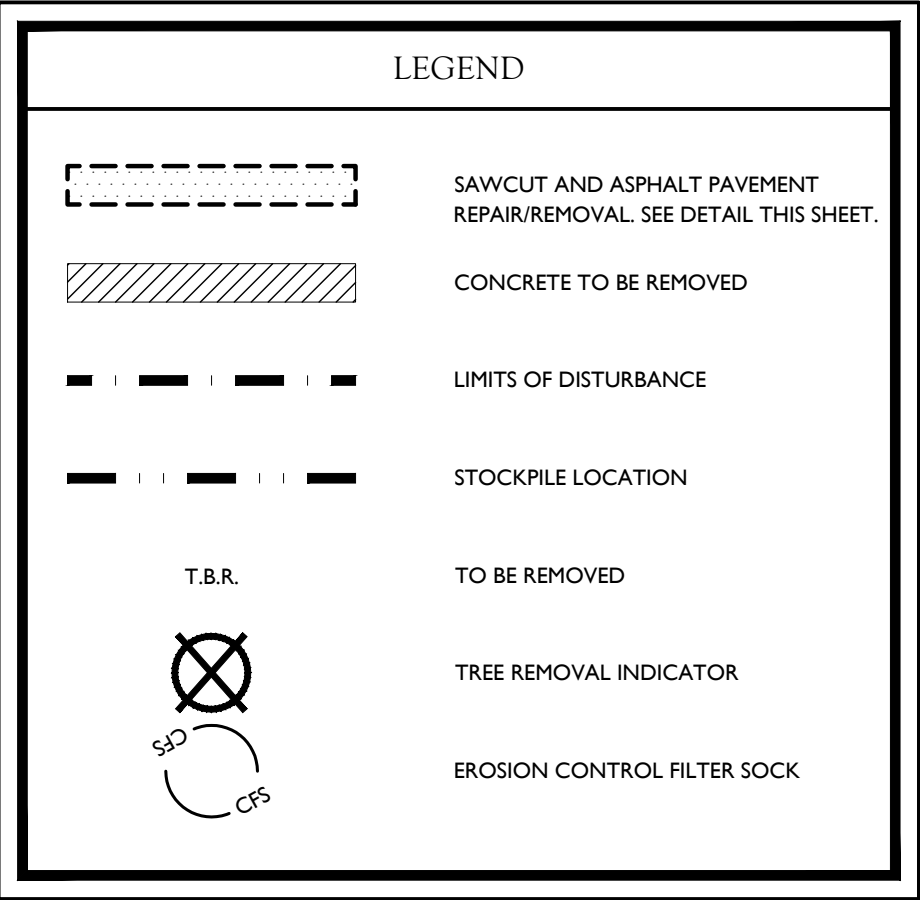
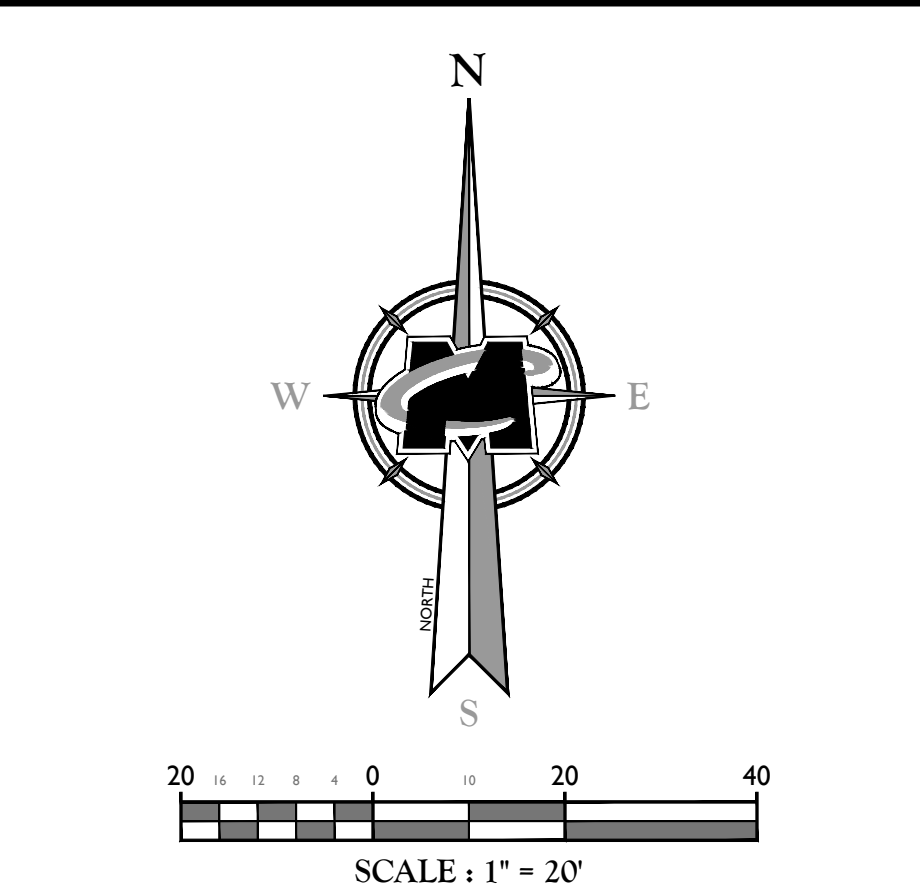
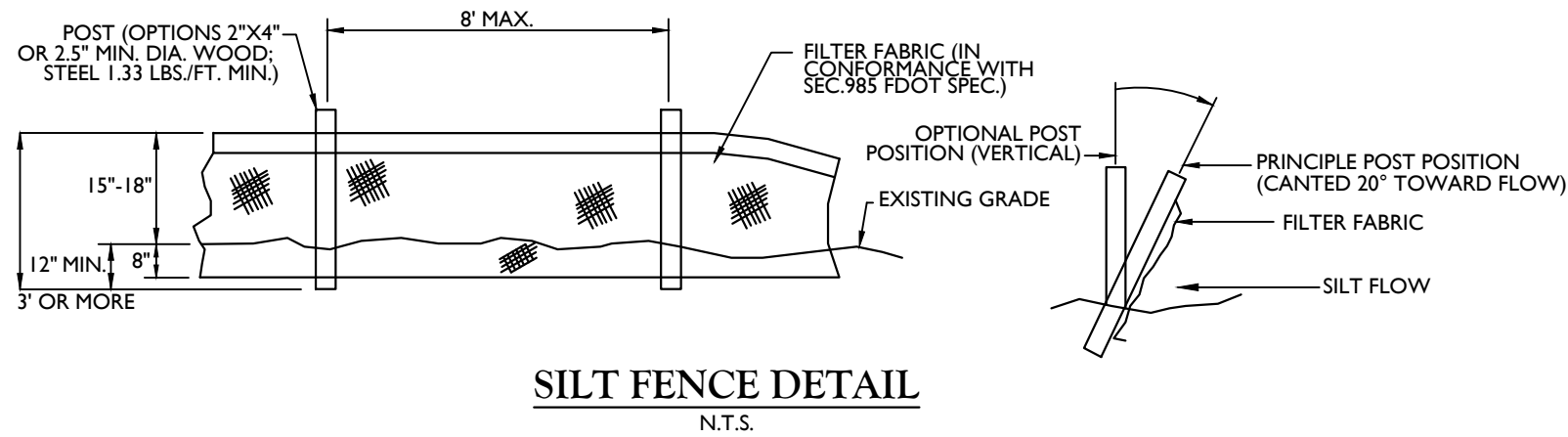
- ALL ITEMS TO BE PROTECTED SHALL BE PROTECTED THROUGH ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY CITY OF KEY WEST IS RECEIVED.
- IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
 - OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
 - NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL SUNSHINE 811 FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 - LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
- RELOCATION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE, RELOCATE, AND INSTALL NEW ITEMS AS INDICATED ON THE PLANS.
- THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ANY EXISTING UNDERGROUND OR OVERHEAD UTILITIES.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS.
- DEMOLITION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ANY ITEM NECESSARY TO PERFORM THE REQUIRED DEMOLITION AS INDICATED ON THE PLANS.
- ABANDONMENT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. ANY DISCREPANCY BETWEEN THIS DEMOLITION PLAN AND THE LANDSCAPE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. THIS DEMOLITION PLAN IS FOR GRAPHICAL REFERENCE ONLY. ITEMS NOT DEPICTED ON THESE PLANS MAY BE REQUIRED TO BE PROTECTED, REMOVED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING STRUCTURES, UTILITIES, AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN.
- SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER TO VERIFY PRIOR TO CONSTRUCTION.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
- THE CONTRACTOR SHALL PROVIDE ALL MEANS AND METHODS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFETY PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
- CONTRACTOR SHALL NOT IMPACT ANY WETLANDS THROUGH CONSTRUCTION ACTIVITIES OR ANY OTHER MEANS OF DISTURBANCE. THE FRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

SUBSURFACE UTILITIES

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ENVIRONMENTAL NOTES

THE PLANS PREPARED BY MASER CONSULTING DO NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.



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REV	DATE	DRAWN BY	DESCRIPTION
1	12/11/17	FT	ADDED RETAINING WALL DETAIL (6 OF 8) AND CROSS SECTIONS (6 OF 8) PER CITY OF KEY WEST.

LAURIE S. BURCAW
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN

FOR CHOICE STORAGE CENTERS

SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #: 00065010-000000

CITY OF KEY WEST
MONROE COUNTY,
FLORIDA

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/11/17	JO	TS

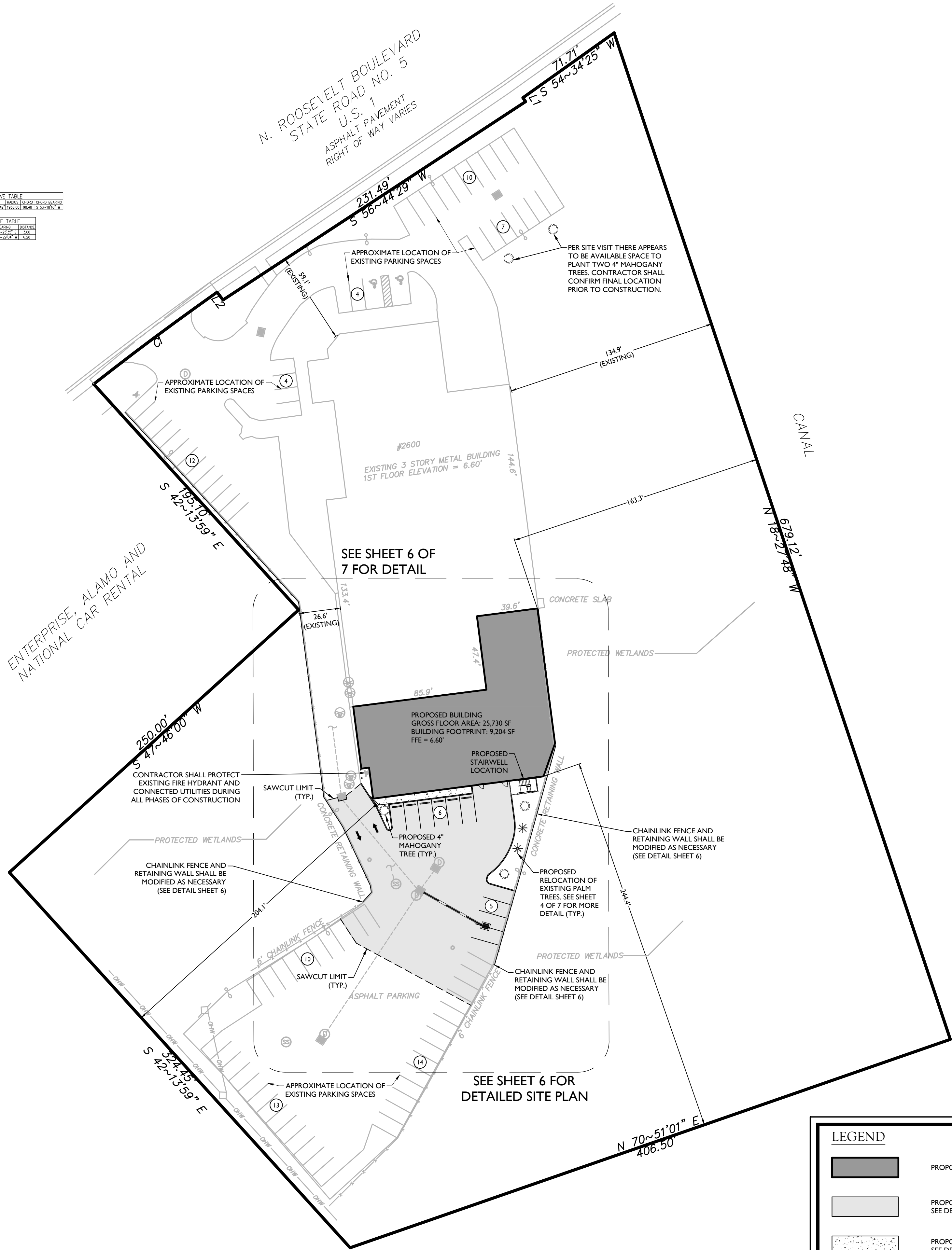
PROJECT NUMBER:	DRAWING NAME:
17005454A	C-DEMO

SHEET TITLE: **SITE DEMOLITION PLAN**



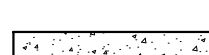


SHEET NUMBER: **4 OF 8**

CURVE TABLE		
CHORD	ARC	DELTA
10	10.974	33.000
20	21.981	65.909
30	32.989	98.818
40	43.996	131.727
50	54.999	164.636
60	65.999	197.545
70	76.999	230.454
80	87.999	263.363
90	98.999	296.272
100	109.999	329.181
110	120.999	362.090
120	131.999	395.000
130	142.999	427.909
140	153.999	460.818
150	164.999	493.727
160	175.999	526.636
170	186.999	559.545
180	197.999	592.454
190	208.999	625.363
200	219.999	658.272
210	230.999	691.181
220	241.999	724.090
230	252.999	757.000
240	263.999	789.909
250	274.999	822.818
260	285.999	855.727
270	296.999	888.636
280	307.999	921.545
290	318.999	954.454
300	329.999	987.363
310	340.999	1020.272
320	351.999	1053.181
330	362.999	1086.090
340	373.999	1119.000
350	384.999	1151.909
360	395.999	1184.818
370	406.999	1217.727
380	417.999	1250.636
390	428.999	1283.545
400	439.999	1316.454
410	450.999	1349.363
420	461.999	1382.272
430	472.999	1415.181
440	483.999	1448.090
450	494.999	1481.000
460	505.999	1513.909
470	516.999	1546.818
480	527.999	1579.727
490	538.999	1612.636
500	549.999	1645.545
510	560.999	1678.454
520	571.999	1711.363
530	582.999	1744.272
540	593.999	1777.181
550	604.999	1810.090
560	615.999	1843.000
570	626.999	1875.909
580	637.999	1908.818
590	648.999	1941.727
600	659.999	1974.636
610	670.999	2007.545
620	681.999	2040.454
630	692.999	2073.363
640	703.999	2106.272
650	714.999	2139.181
660	725.999	2172.090
670	736.999	2205.000
680	747.999	2237.909
690	758.999	2270.818
700	769.999	2303.727
710	780.999	2336.636
720	791.999	2369.545
730	802.999	2402.454
740	813.999	2435.363
750	824.999	2468.272
760	835.999	2501.181
770	846.999	2534.090
780	857.999	2567.000
790	868.999	2599.909
800	879.999	2632.818
810	890.999	2665.727
820	901.999	2698.636
830	912.999	2731.545
840	923.999	2764.454
850	934.999	2797.363
860	945.999	2830.272
870	956.999	2863.181
880	967.999	2896.090
890	978.999	2929.000
900	989.999	2961.909
910	1000.999	2994.818
920	1011.999	3027.727
930	1022.999	3060.636
940	1033.999	3093.545
950	1044.999	3126.454
960	1055.999	3159.363
970	1066.999	3192.272
980	1077.999	3225.181
990	1088.999	3258.090
1000	1099.999	3291.000

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 10° 00' 00" E	1.00
2	S 89° 59' 59" W	1.00
3	N 10° 00' 00" E	1.00
4	S 89° 59' 59" W	1.00
5	N 10° 00' 00" E	1.00
6	S 89° 59' 59" W	1.00
7	N 10° 00' 00" E	1.00
8	S 89° 59' 59" W	1.00
9	N 10° 00' 00" E	1.00
10	S 89° 59' 59" W	1.00
11	N 10° 00' 00" E	1.00
12	S 89° 59' 59" W	1.00
13	N 10° 00' 00" E	1.00
14	S 89° 59' 59" W	1.00
15	N 10° 00' 00" E	1.00
16	S 89° 59' 59" W	1.00
17	N 10° 00' 00" E	1.00
18	S 89° 59' 59" W	1.00
19	N 10° 00' 00" E	1.00
20	S 89° 59' 59" W	1.00
21	N 10° 00' 00" E	1.00
22	S 89° 59' 59" W	1.00
23	N 10° 00' 00" E	1.00
24	S 89° 59' 59" W	1.00
25	N 10° 00' 00" E	1.00
26	S 89° 59' 59" W	1.00
27	N 10° 00' 00" E	1.00
28	S 89° 59' 59" W	1.00
29	N 10° 00' 00" E	1.00
30	S 89° 59' 59" W	1.00
31	N 10° 00' 00" E	1.00
32	S 89° 59' 59" W	1.00
33	N 10° 00' 00" E	1.00
34	S 89° 59' 59" W	1.00
35	N 10° 00' 00" E	1.00
36	S 89° 59' 59" W	1.00
37	N 10° 00' 00" E	1.00
38	S 89° 59' 59" W	1.00
39	N 10° 00' 00" E	1.00
40	S 89° 59' 59" W	1.00
41	N 10° 00' 00" E	1.00
42	S 89° 59' 59" W	1.00
43	N 10° 00' 00" E	1.00
44	S 89° 59' 59" W	1.00
45	N 10° 00' 00" E	1.00
46	S 89° 59' 59" W	1.00
47	N 10° 00' 00" E	1.00
48	S 89° 59' 59" W	1.00
49	N 10° 00' 00" E	1.00
50	S 89° 59' 59" W	1.00
51	N 10° 00' 00" E	1.00
52	S 89° 59' 59" W	1.00
53	N 10° 00' 00" E	1.00
54	S 89° 59' 59" W	1.00
55	N 10° 00' 00" E	1.00
56	S 89° 59' 59" W	1.00
57	N 10° 00' 00" E	1.00
58	S 89° 59' 59" W	1.00
59	N 10° 00' 00" E	1.00
60	S 89° 59' 59" W	1.00
61	N 10° 00' 00" E	1.00
62	S 89° 59' 59" W	1.00
63	N 10° 00' 00" E	1.00
64	S 89° 59' 59" W	1.00
65	N 10° 00' 00" E	1.00
66	S 89° 59' 59" W	1.00
67	N 10° 00' 00" E	1.00
68	S 89° 59' 59" W	1.00
69	N 10° 00' 00" E	1.00
70	S 89° 59' 59" W	1.00
71	N 10° 00' 00" E	1.00
72	S 89° 59' 59" W	1.00
73	N 10° 00' 00" E	1.00
74	S 89° 59' 59" W	1.00
75	N 10° 00' 00" E	1.00
76	S 89° 59' 59" W	1.00
77	N 10° 00' 00" E	1.00
78	S 89° 59' 59" W	1.00
79	N 10° 00' 00" E	1.00
80	S 89° 59' 59" W	1.00
81	N 10° 00' 00" E	1.00
82	S 89° 59' 59" W	1.00
83	N 10° 00' 00" E	1.00
84	S 89° 59' 59" W	1.00
85	N 10° 00' 00" E	1.00
86	S 89° 59' 59" W	1.00
87	N 10° 00' 00" E	1.00
88	S 89° 59' 59" W	1.00
89	N 10° 00' 00" E	1.00
90	S 89° 59' 59" W	1.00
91	N 10° 00' 00" E	1.00
92	S 89° 59' 59" W	1.00
93	N 10° 00' 00" E	1.00
94	S 89° 59' 59" W	1.00
95	N 10° 00' 00" E	1.00
96	S 89° 59' 59" W	1.00
97	N 10° 00' 00" E	1.00
98	S 89° 59' 59" W	1.00
99	N 10° 00' 00" E	1.00
100	S 89° 59' 59" W	1.00



VERTICAL DATUM
ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

LEGEND	
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT DRIVEWAY. SEE DETAIL SHEET 6 OF 7
	PROPOSED CONCRETE SIDEWALK. SEE DETAIL SHEET 6 OF 7
	PROPOSED 4" DBH MAHOGANY TREE
	PROPOSED RELOCATION POINT FOR EXISTING PALM TREES

SITE INFORMATION:

1. SITE DATA
TOTAL SITE AREA: 6.06 AC (264,141 SF)
DEVELOPED AREA: 22.33 AC (101,573 SF)
CONSERVATION AREA: 13.73 AC (162,568 SF)
ZONING JURISDICTION: CITY OF KEY WEST
PARCEL #: 00065010-000000
EXISTING USE: SELF-STORAGE (LIGHT INDUSTRIAL)
PROPOSED USE: SELF-STORAGE (LIGHT INDUSTRIAL)
FLOOD ZONE: ZONE "AE" EL. 8, PER FEMA FIRM PANEL
ZONING: NUMBER: 12087C1509K DATED 02/18/2005
CG (GENERAL COMMERCIAL) & CM (CONSERVATION- MANGROVE)
FUTURE LAND USE: GENERAL COMMERCIAL/ CONSERVATION
BUILDING FOOTPRINT: 25,150 SF (EXISTING BUILDING)
9,204 SF (NEW BUILDING)
34,354 SF (COMBINED TOTAL)
44,482 SF (EXISTING BUILDING)
25,730 SF (NEW BUILDING)
70,212 SF (COMBINED TOTAL)
70,212/264,141 = 27%

GROSS BUILDING AREA:
44,482 SF (EXISTING BUILDING)
25,730 SF (NEW BUILDING)
70,212 SF (COMBINED TOTAL)
70,212/264,141 = 27%

FLOOR AREA RATIO (FAR):
1 SPACE / 600 S.F. OF GROSS FLOOR AREA
44,482 / 600 = 74 SPACES (EXISTING BUILDING)
25,730 / 600 = 43 SPACES (PROPOSED BUILDING)
117 SPACES TOTAL
74 SPACES (APPROXIMATELY: SEE NOTE 18 BELOW)

EXISTING PARKING:
74 SPACES (APPROXIMATELY: SEE NOTE 18 BELOW)

PROPOSED PARKING:
11 SPACES (9'x18')
0 HANDICAP SPACES (12'x18')
85 SPACES

3. PROPERTY OWNER
MONCH PROPERTIES, LTD (FORMERLY SILVER EAGLE DISTRIBUTORS LTD)
4417 GRANADA BLVD
CORAL GABLES, FL 33146

4. OPEN SPACE CALCULATIONS
EXISTING IMPERVIOUS: 1.96 AC / 85,354 SF / 32%
EXISTING OPEN SPACE: 4.10 AC / 178,787 SF / 68%
PROPOSED IMPERVIOUS: 2.05 AC / 89,328 SF / 34%
PROPOSED OPEN SPACE: 4.01 AC / 174,813 SF / 66%

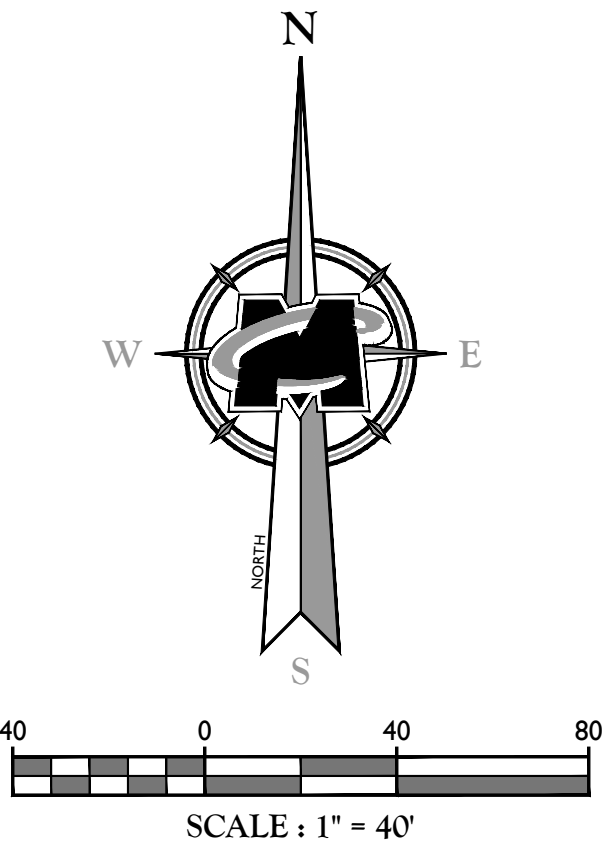
5. SITE NOTES

- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
- ALL WORK SHALL COMPLY WITH CITY OF KEY WEST, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
- ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SEE SHEET 7 OF 7 FOR DETAILS.
- ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE BASE ON FLORIDA BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
- ALL RADII SHALL BE 3 FEET, UNLESS OTHERWISE NOTED.
- EXISTING PARKING SPACES SHOWN ARE BASED ON REVIEW OF AERIAL PHOTOGRAPHY AND SITE VISITS.
- ALL LANDSCAPE AREAS SHALL BE SODDED OR MULCHED, PER CITY OF KEY WEST STANDARDS.

TRIP GENERATION TABLE			
ITE: MINI WAREHOUSE (151)	TOTAL WEEKDAY TRIPS	AM PEAK HOUR	PM PEAK HOUR
EXISTING: 44,482 SF	112	7	12
PROPOSED: 25,730 SF	65	4	7
EXISTING + PROPOSED:	177	11	19

TABLE OF BULK REQUIREMENTS ZONE: CG - GENERAL COMMERCIAL				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
MAX. F.A.R.	.80	.17	.27	YES
MIN. LOT AREA	15,000 SF	264,141 SF (6.06 AC)	NO CHANGE	YES
MIN. LOT WIDTH	150'	231.5	NO CHANGE	YES
MIN. FRONT YARD SETBACK	25'	59.1'	NO CHANGE	YES
SIDE YARD SETBACK	15'	26.6'	NO CHANGE	YES
REAR YARD SETBACK	25'	308.8'	244.4'	YES
MAX. BUILDING HEIGHT	40'	30'	NO CHANGE	YES

V = VARIANCE REQUIRED



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- Columbia, MD
- Lehigh Valley, PA
- Exton, PA
- Philadelphia, PA
- Pittsburgh, PA
- Tampa, FL
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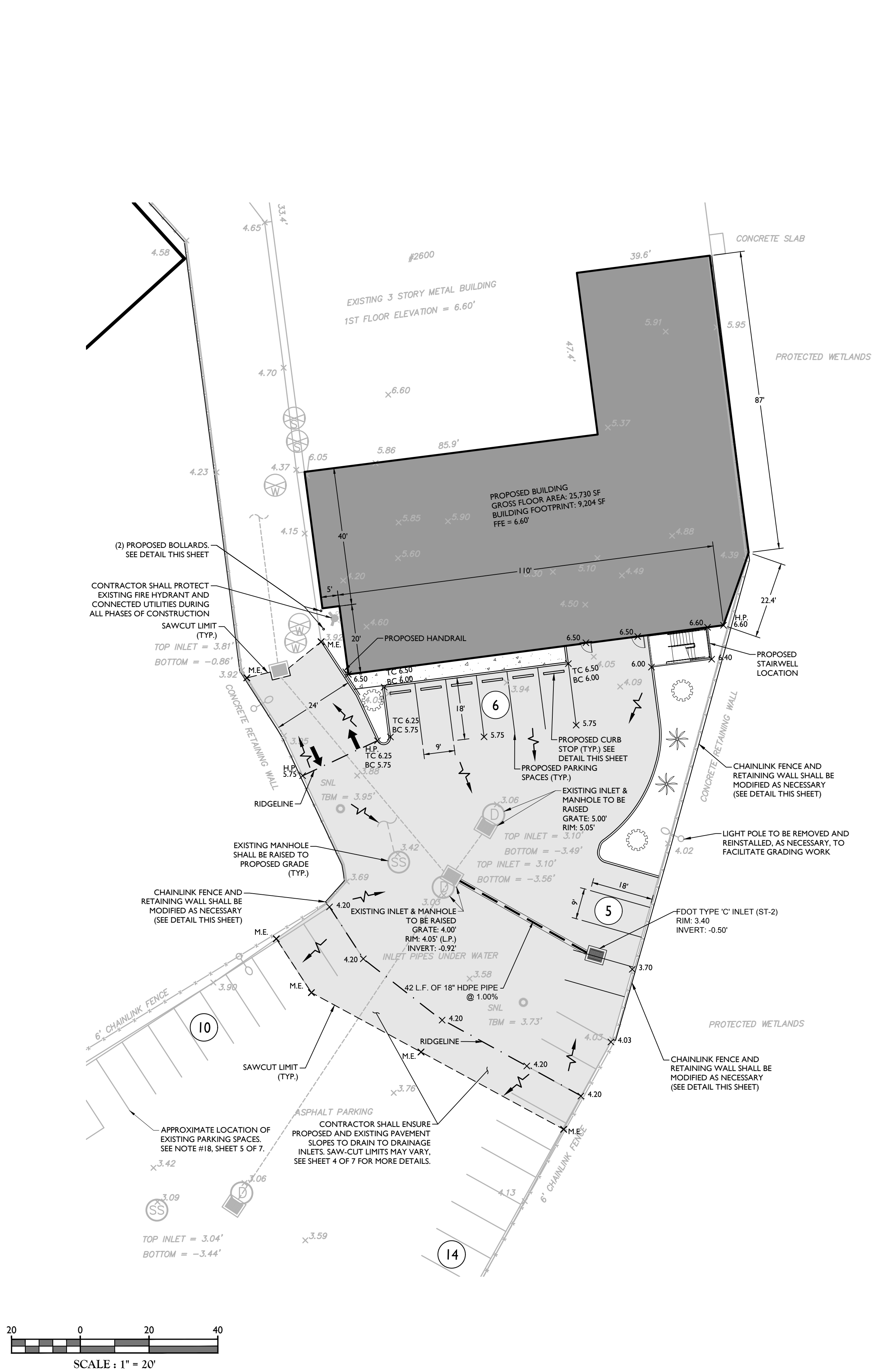
LAURIE S. BURCAW
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN
FOR
CHOICE STORAGE CENTERS
SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #:
00065010-000000
CITY OF KEY WEST
MONROE COUNTY,
FLORIDA

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE: AS SHOWN
DATE: 11/10/17
DRAWN BY: JO
CHECKED BY: TS
PROJECT NUMBER: 17005454A
DRAWING NAME: CLAYT
SHEET TITLE: SITE LAYOUT PLAN
SHEET NUMBER: 5 OF 8

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GRADING & DRAINAGE NOTES

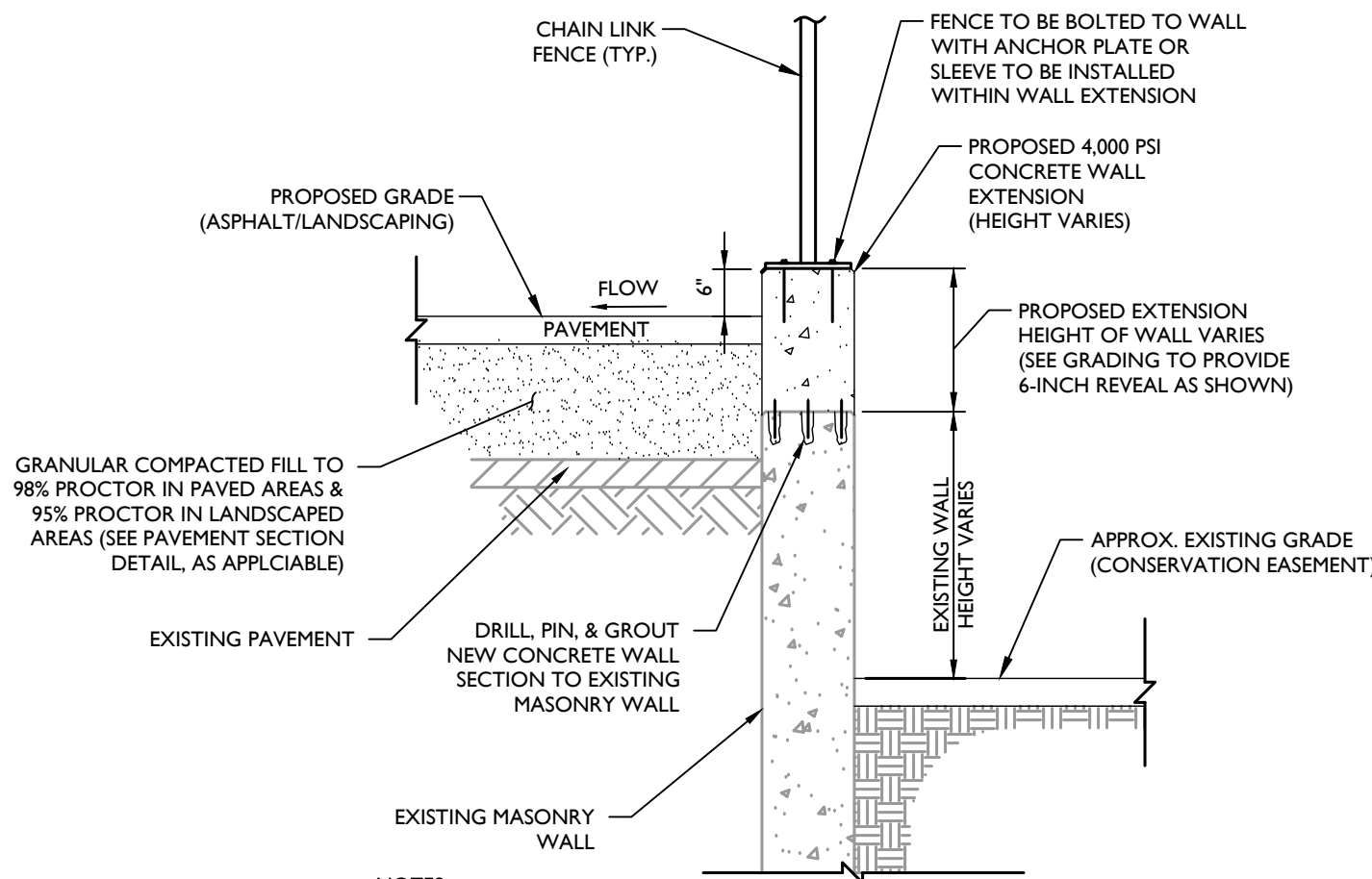
- THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION OF THE SITE.
- SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%.
- MAXIMUM CUT OF FILL SLOPES IS 4:1.
- ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6") AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98% COMPACTION MUST BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
- JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- CONTRACTOR TO ESTABLISH TWO PERMANENT BENCHMARKS ON-SITE PRIOR TO STARTING CONSTRUCTION.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED. AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
- CONTRACTOR SHALL MEET AND MATCH EXISTING PAVEMENT ALONG SAW-CUT LIMITS.
- HANDICAP AREAS SHALL HAVE A MAX 2% CROSS SLOPE.
- ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH CITY OF KEY WEST STANDARDS.
- STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- THE APPLICANT/DEVELOPER OF THE LAND DEVELOPMENT ACTIVITY SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED.
- LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.

BUILDING NOTES

- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; i.e. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVE A CRUSHED STONE BASE ETC... WITH A MINIMUM WIDTH OF 20 FT. THE ACCESS TO BUILDINGS HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FT OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-1).
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.

LEGEND

M.E.	MATCH EXISTING GRADE
H.P.	HIGH POINT
L.P.	LOW POINT
4.40 X	SPOT ELEVATION
	FDOT TYPE "C" INLET. SEE DETAIL SHEET 7 OF 7
	PROPOSED 18" HDPE STORM PIPE
	RIDGE LINE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT DRIVEWAY. SEE DETAIL THIS SHEET
	PROPOSED CONCRETE SIDEWALK. SEE DETAIL THIS SHEET

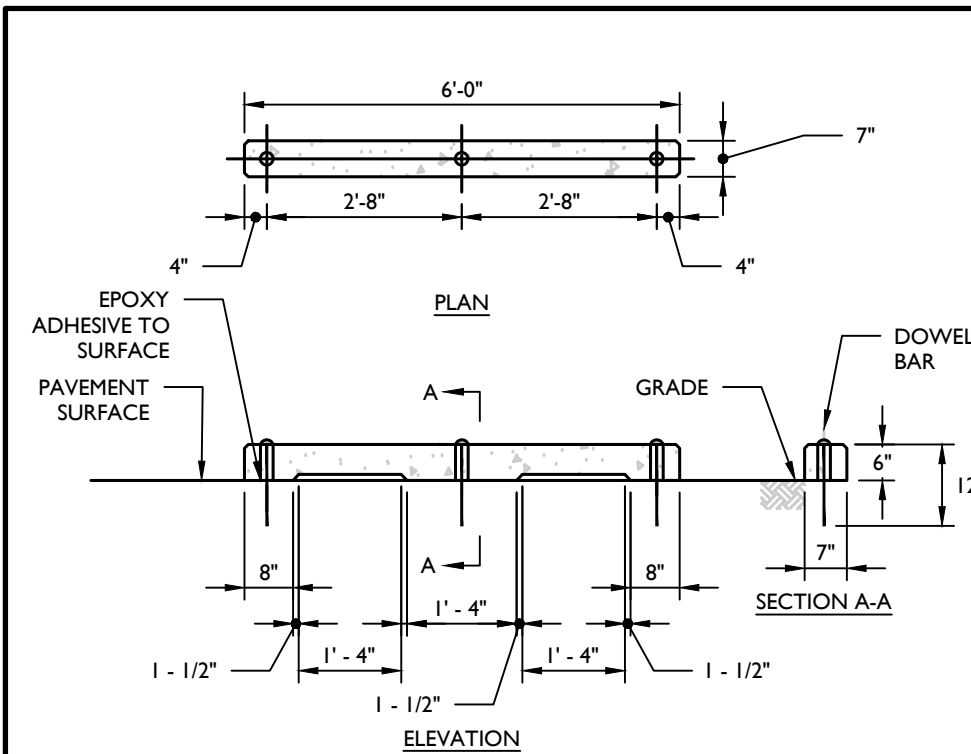


NOTES:

- CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS FOR EACH RETAINING WALL PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CONCRETE RETAINING WALL
EXTENSION DETAIL

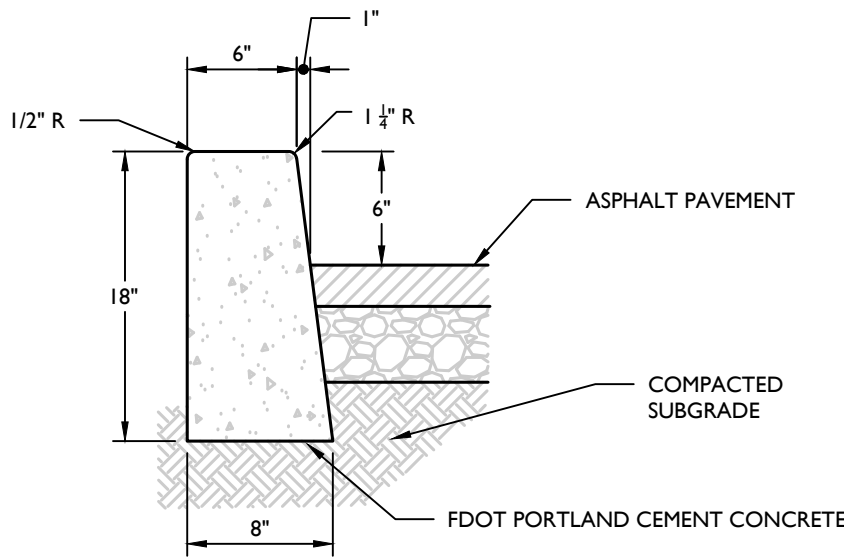
N.T.S.



NOTES:

- CONCRETE SHALL BE FDOT PORTLAND CEMENT CONCRETE.
- UNIT TO BE PINNED TO SURFACE WITH (3) 5/8" DIA. GALVANIZED STEEL RODS, 12" MINIMUM LENGTH.
- ALL BEVELS TO BE 1/2". ALL ANGLES TO BE 45°

PRECAST CONCRETE BUMPER CURB
WHEEL STOP (FOR CARS) DETAIL

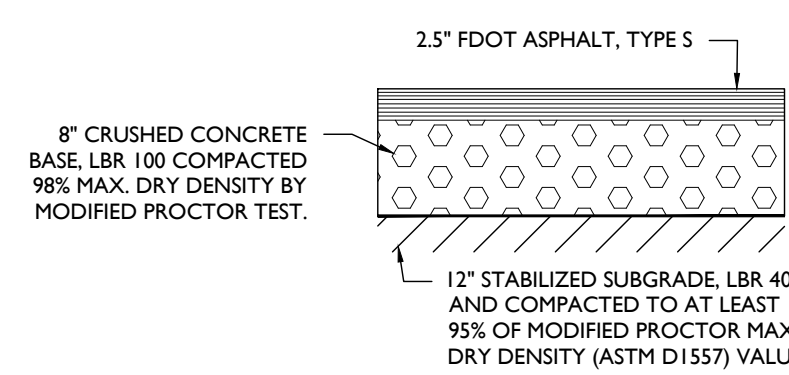


NOTES:

- PREFORMED BITUMINOUS FIBER TRAVERSE JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB.

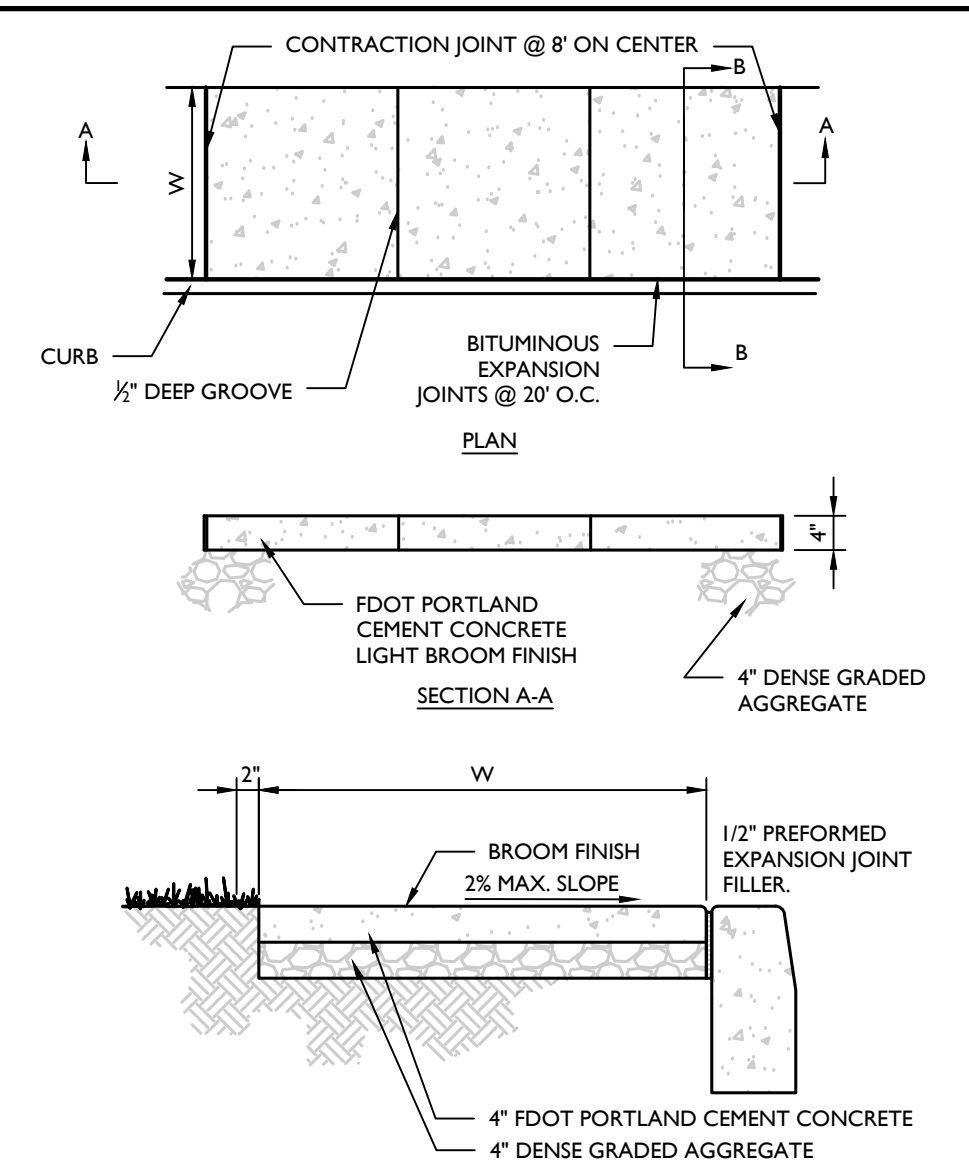
CONCRETE CURB (ASPHALT
PAVEMENT) DETAIL

STANDARD ASPHALT PAVEMENT
DETAIL



ASPHALT NOTES

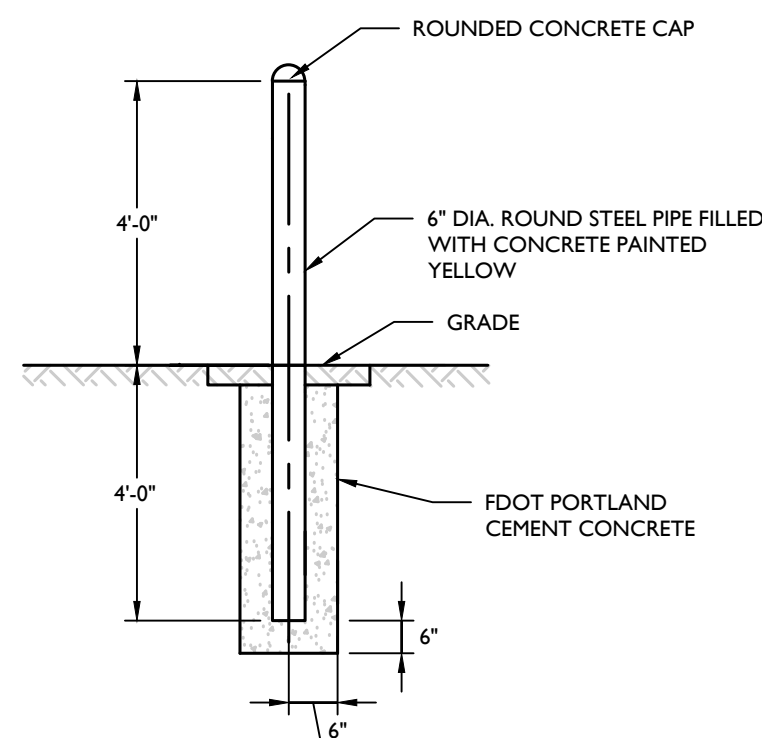
- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- THE BASE COURSE SHOULD CONFORM TO THE LATEST EDITION OF FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS SUPPLEMENTAL SECTION 204-2.2. BASE COURSE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
- ASPHALT SHOULD BE COMPACTED TO A MINIMUM OF 93% OF LABORATORY MAXIMUM DESIGN MIX DENSITY DETERMINED FROM SPECIFIC GRAVITY METHODS WITH IND. TEST TOLERANCE OF +2% AND -1.2% OF DESIGN Gmm.
- PLASTIC CLAY SHALL NOT BE ALLOWED TO STABILIZE THE SUBGRADE.
- CRUSHED CONCRETE SHALL BE SOURCED FROM APPROVED FDOT SUPPLIER.



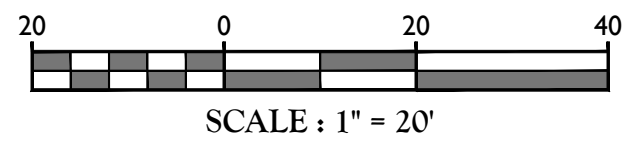
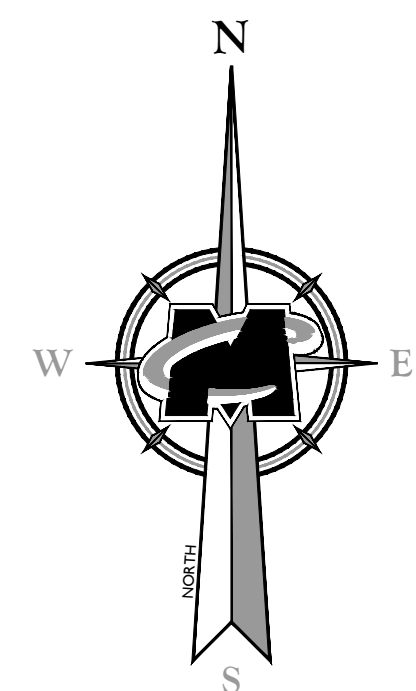
NOTES:

- 1/2" EXPANSION JOINT FILLER INSTALLED BETWEEN THE CURB AND CONCRETE SIDEWALK AT 10' MAXIMUM SPACING, RECESS TO 1/2" FROM THE TOP OF SIDEWALK.
- 1/2" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 24' TO 30' TIMES THE THICKNESS OF THE SLAB, TO A DEPTH OF 1/4 OF THE THICKNESS OF THE SLAB. RECESS TO 1/2" FROM THE TOP OF SIDEWALK. FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A 1/4" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.
- JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/2" RADIUS.
- CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

CONCRETE SIDEWALK
(NEXT TO CURB) DETAIL



BOLLARD 6" DIA. DETAIL



SCALE : 1" = 20'

VERTICAL DATUM

ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

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LAURIE S. BURCAW
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 46064

**MAJOR DEVELOPMENT
PLAN**

**FOR
CHOICE STORAGE
CENTERS**

**SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #:
00065010-000000**

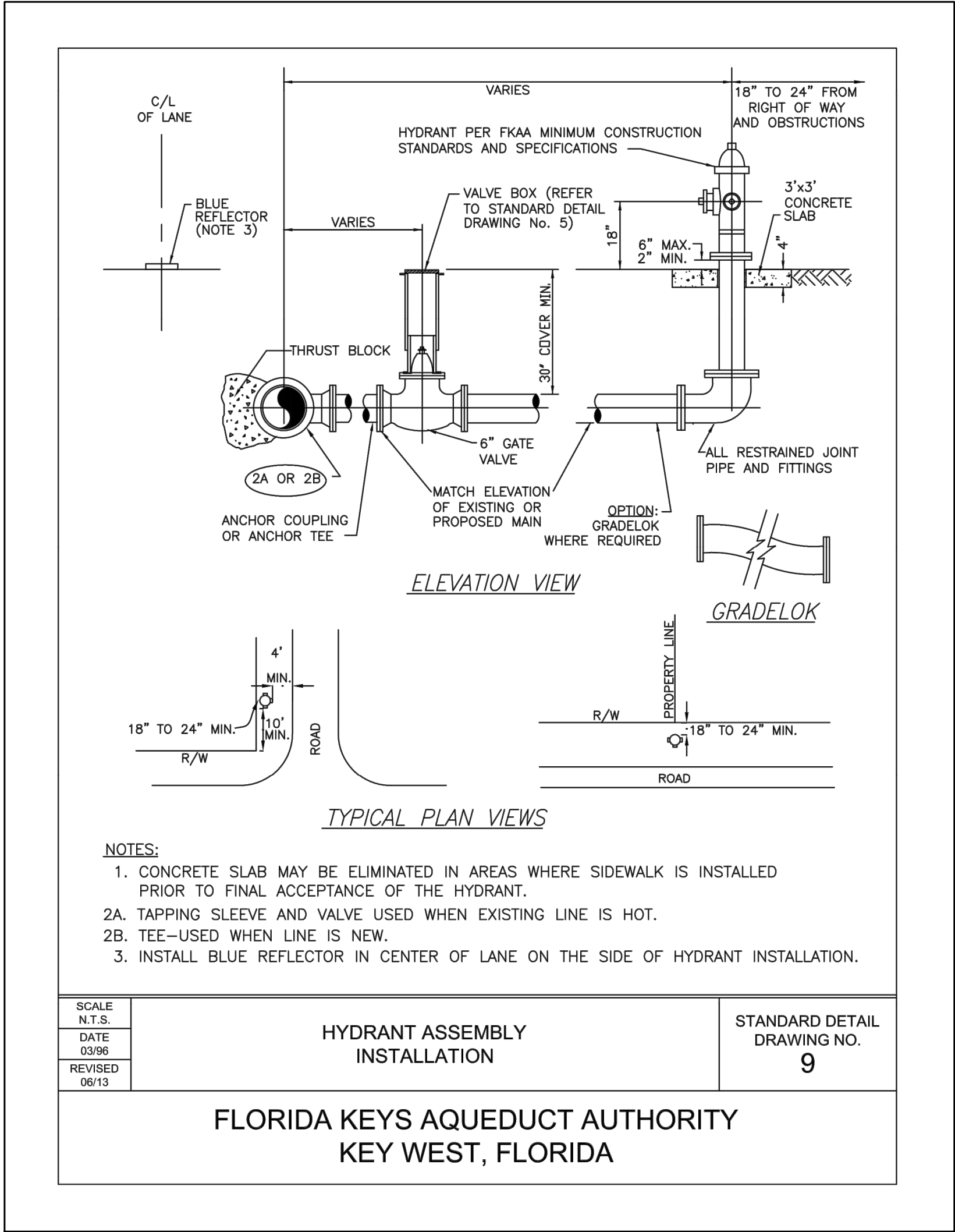
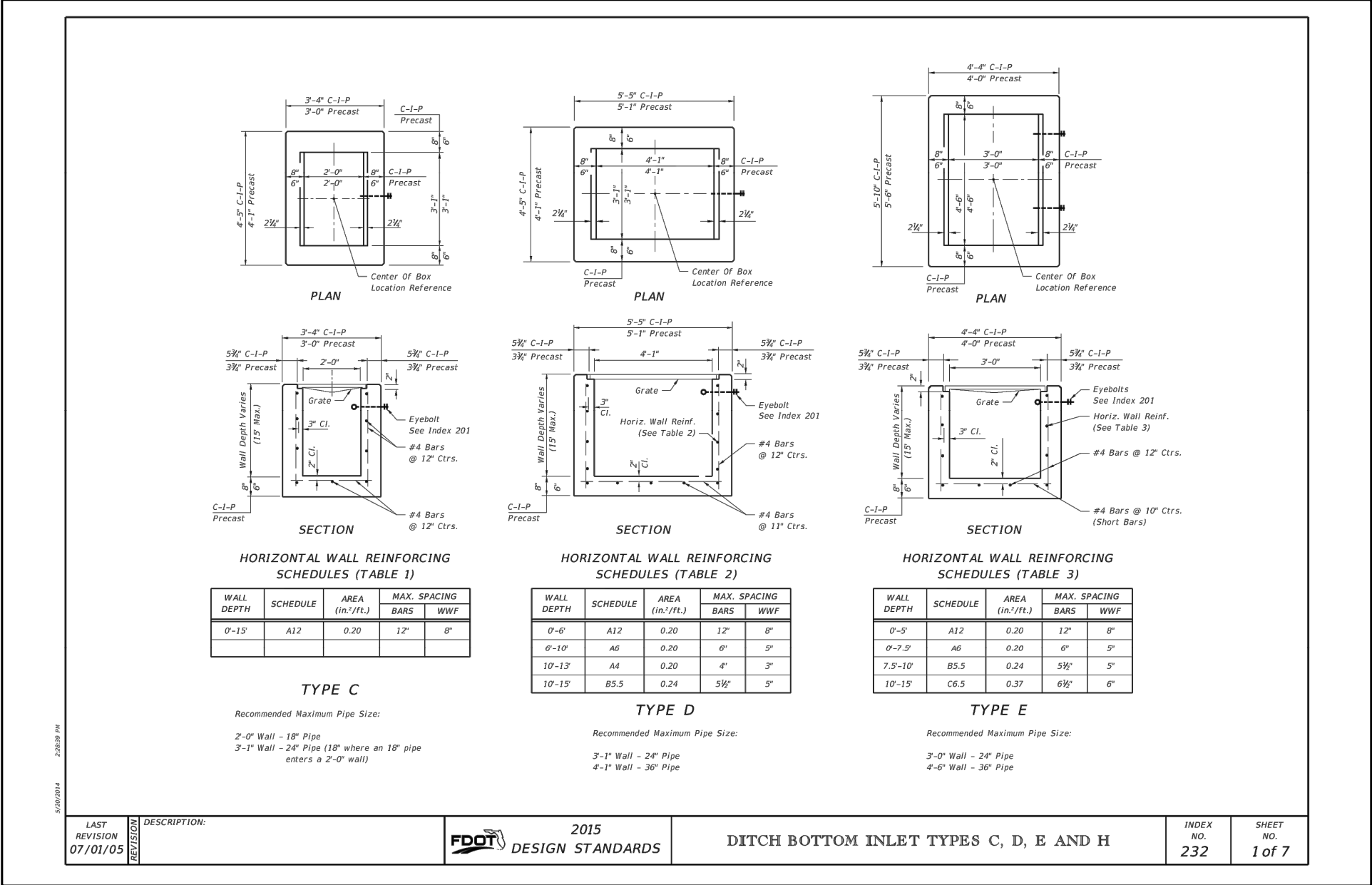
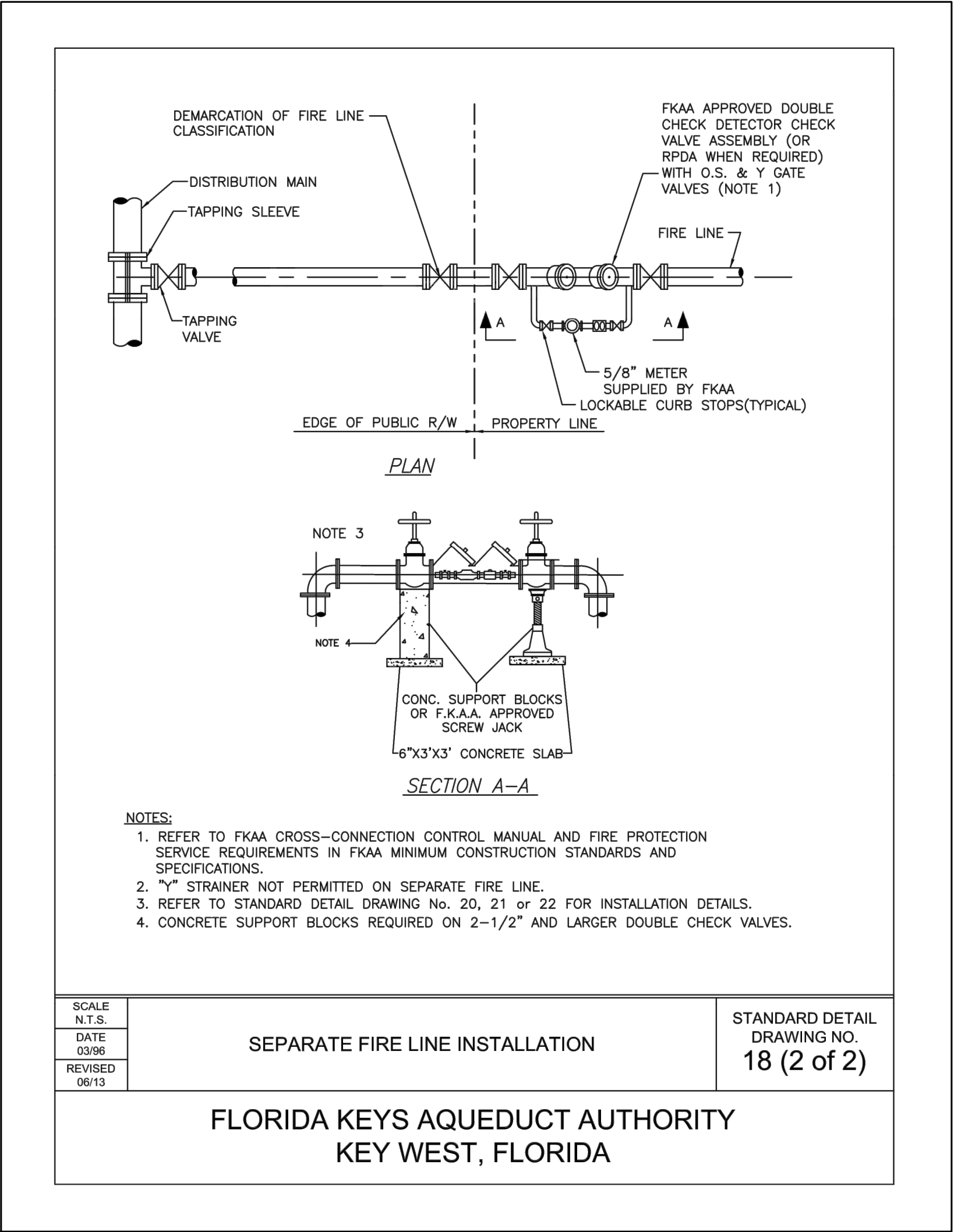
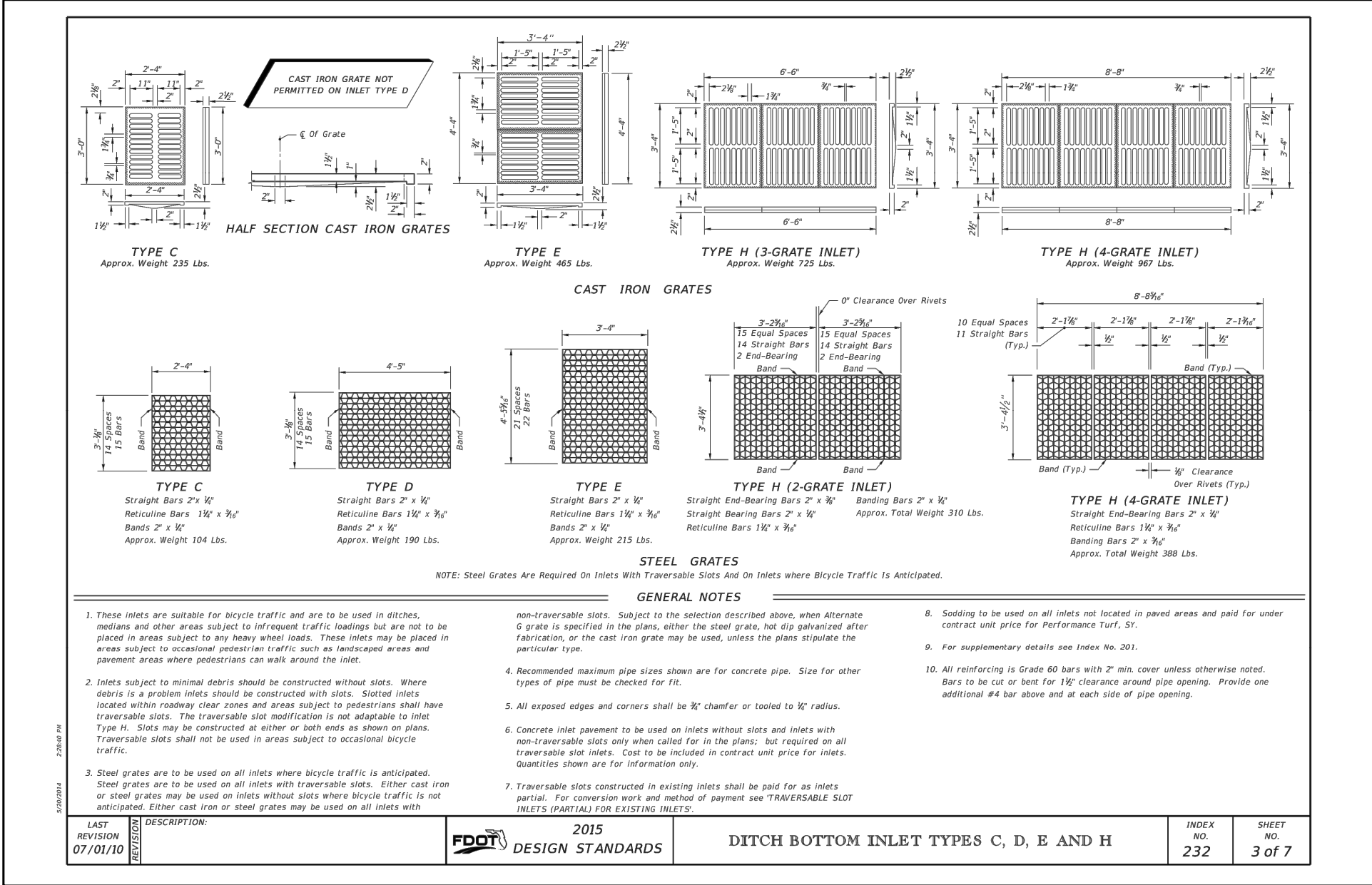
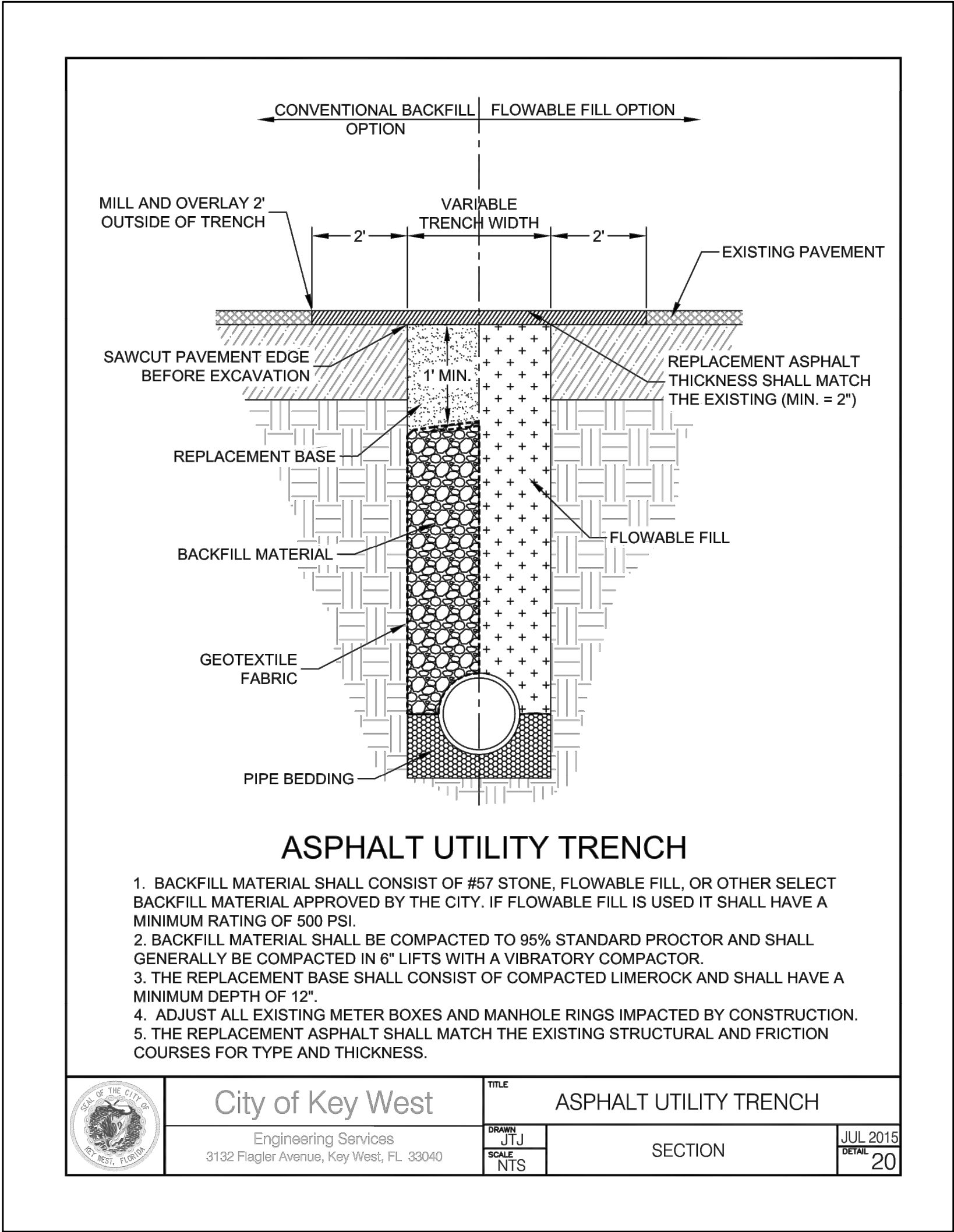
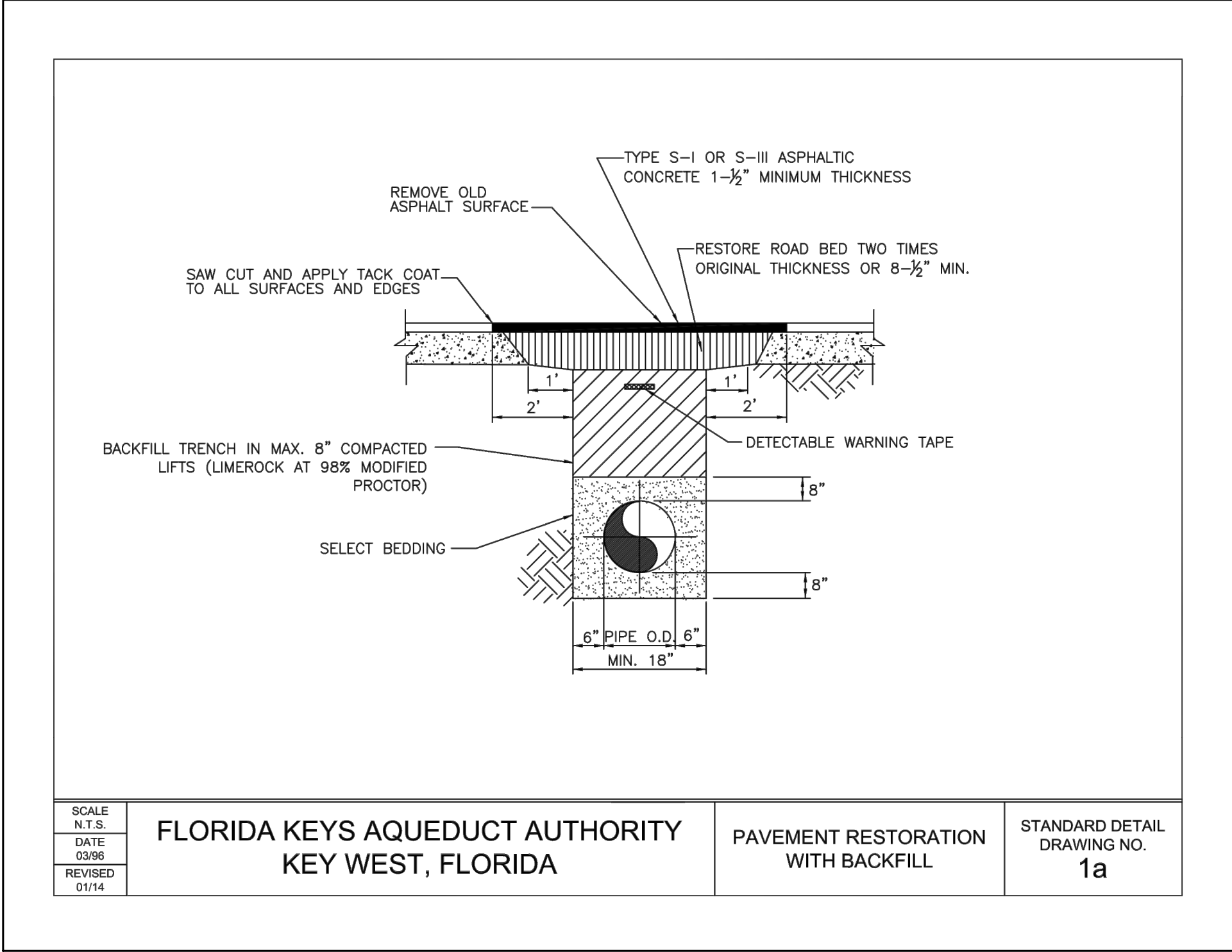
**CITY OF KEY WEST
MONROE COUNTY,
FLORIDA**

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE: AS SHOWN	DATE: 11/10/17	DRAWN BY: JD	CHECKED BY: TS
PROJECT NUMBER: 17005454A	DRAWING NAME: CLAYT		

SHEET TITLE
**DIMENSION, GRADING &
UTILITY PLAN**

SHEET NUMBER
6 OF 8



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LAURIE S. BURCAW

FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN

FOR CHOICE STORAGE CENTERS

SECTION 33
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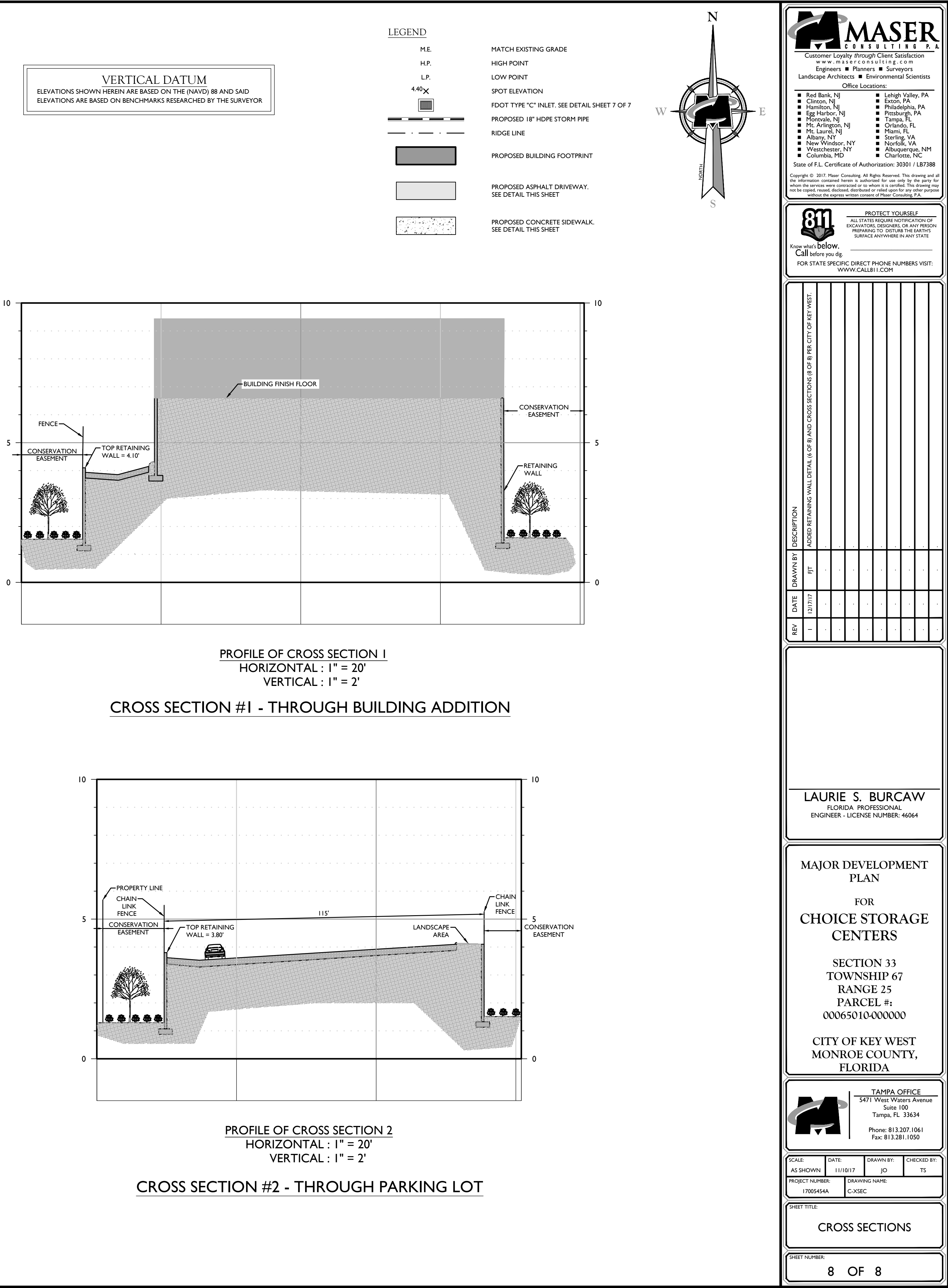
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DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 7 OF 8



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