

Application



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan

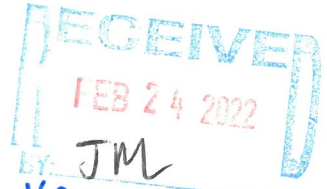
Minor:

Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00

Major:

Conditional Use	\$ 4,200.00
Extension	\$ 1,470.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 840.00

Conditional Use (not part of a development plan)	\$ 1,470.00
Extension (not part of a development plan)	\$ 2,940.00
	\$ 840.00



BY JM
Verified
complete 7/18/22

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes _____
Minor ☒ _____		No ☒ _____

Please print or type:

- Site Address: 1801 White Street, Key West, FL 33040
- Name of Applicant: Key West Wildlife Center, Inc
- Applicant is:
Property Owner: Consignee
Authorized Representative: Jennifer Lopes
(attached Authorization and Verification Forms must be completed)
- Address of Applicant: PO Box 2297, Key West, FL 33045
- Applicant's Phone #: 305-304-2409 Email: keywestwildlifecenter@hotmail.com
- Email Address: same as above
- Name of Owner, if different than above: _____
- Address of Owner: _____
- Owner Phone #: _____ Email: _____

- 10) Zoning District of Parcel: PS RE#
- 11) Is Subject Property located within the Historic District? Yes No X If Yes: Date of approval
HARC approval # OR: Date of meeting
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Replace existing clinic building with new modular unit with porches. Please see New Office & Deck Plan also known as Perez Engineering Plans.
- 13) Has subject Property received any variance(s)? Yes No X 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 X
If Yes, describe and attach relevant documents.

- 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. INCLUDED IN PEREZ ENG. PLANS

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

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

I. **Existing Conditions.**

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site; INCLUDED IN PEREZ ENG. PLANS
 - 2) Buildings, structures, and parking; INCLUDED IN SURVEY
 - 3) FEMA Flood Zone; INCLUDED IN PEREZ ENG. PLANS

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

- 4) Topography; INCLUDED IN SURVEY
- 5) Easements; and UNKNOWN (NONE SHOWN ON PROPERTY APPRAISER MAP)
- 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

INCLUDED IN PEREZ ENG. PLANS

B) Existing size, type and location of trees, hedges, and other features. BY LANDSCAPE ARCH.

C) Existing stormwater retention areas and drainage flows. INCLUDED IN SURVEY

D) A sketch showing adjacent land uses, buildings, and driveways. INCLUDED IN PEREZ ENG. PLANS

II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.

1) Buildings INCLUDED IN PEREZ ENG. PLANS

2) Setbacks INCLUDED IN PEREZ ENG. PLANS

3) Parking: N/A PARKING IS OUTSIDE OF LEASE LIMITS (EXISTING TO REMAIN)

a. Number, location and size of automobile and bicycle spaces

b. Handicapped spaces

c. Curbs or wheel stops around landscaping

d. Type of pavement

4) Driveway dimensions and material INCLUDED IN PEREZ ENG. PLANS

5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

INCLUDED IN PEREZ ENG. PLANS

6) Location of garbage and recycling INCLUDED IN PEREZ ENG. PLANS

7) Signs INCLUDED IN PEREZ ENG. PLANS

8) Lighting INCLUDED IN PEREZ ENG. PLANS

8) Project Statistics:

a. Zoning INCLUDED IN PEREZ ENG. PLANS

b. Size of site INCLUDED IN PEREZ ENG. PLANS

c. Number of units (or units and Licenses) INCLUDED IN PEREZ ENG. PLANS

d. If non-residential, floor area & proposed floor area ratio INCLUDED IN PEREZ ENG. PLANS

e. Consumption area of restaurants & bars N/A

f. Open space area and open space ratio INCLUDED IN PEREZ ENG. PLANS

g. Impermeable surface area and impermeable surface ratio INCLUDED IN PEREZ ENG. PLANS

h. Number of automobile and bicycle spaces required and proposed

N/A PARKING IS OUTSIDE OF LEASE LIMITS (EXISTING TO REMAIN)

B) Building Elevations

1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans. INCLUDED IN PEREZ ENG. PLANS

2) Height of building. INCLUDED IN PEREZ ENG. PLANS

3) Finished floor elevations and bottom of first horizontal structure INCLUDED IN PEREZ ENG. PLANS

4) Height of existing and proposed grades INCLUDED IN PEREZ ENG. PLANS

C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms. INCLUDED IN PEREZ ENG. PLANS

D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations. BY LANDSCAPE ARCH.

III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements,
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,

design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.
- II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.
- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, JENNIFER LOPEZ as
Please Print Name of person with authority to execute documents on behalf of entity

BOARD PRESIDENT of KEY WEST WILDLIFE CENTER
Name of office (President, Managing Member) Name of owner from deed

authorize JENNIFER LOPEZ
Please Print Name of Representative

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

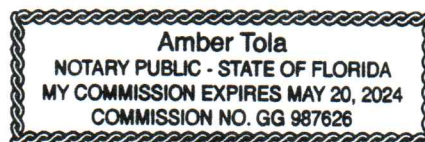
[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 3/16/22
Date

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

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

Amber Tola
Notary's Signature and Seal



Amber Tola
Name of Acknowledger typed, printed or stamped

may 20, 2024
Commission Number, if any

Verification Form



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, JENNIFER LOPES, 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:

KEY WEST WILDLIFE CENTER, INC
1801 WHITE ST, KEY WEST, FL, 33040
Street address of subject property

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

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

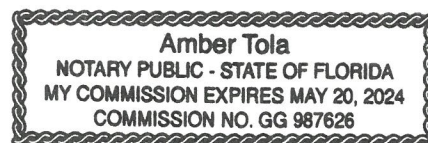
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3.1.22 by JENNIFER J. LOPES
date

Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Amber Tola
Name of Acknowledger typed, printed or stamped

GG 987626
Commission Number, if any

Deed

OFF
REC 536 PAGE 975FILED FOR RECORD
1973 APR 23 PM 3:12
EARL R. ADAMS, CLK. CT. CT.
MONROE COUNTY, FLORIDA

21754

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, Bureau of Outdoor Recreation, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) as amended, and particularly as amended by Public Law 48, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the City of Key West, Florida (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the property described in Exhibit A, attached hereto consisting of approximately 6.91 acres and 0.04 acre drainage easement located in Monroe County, Florida.

There are excepted from this conveyance and reserved to the Grantor, and its assigns, all oil, gas, and other minerals in, under and upon the lands herein conveyed, together with the rights to enter upon the land for the purpose of mining and removing the same.

This conveyance is made subject to any and all existing rights-of-way, easements and covenants and agreements affecting the above-described premises, whether or not the same now appear of record.

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for further conveyance to the City of Key West, Florida.

It is agreed and Understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree for itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on July 5, 1972, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public

recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

6. As part of the consideration for this Deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial

enforcement of this covenant, and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

7. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused these presents
to be executed in its name and on its behalf this the 21st day of
April, 1973.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior

Through:

Robert M. Baker
Southeast Regional Director
Bureau of Outdoor Recreation

By Robert M. Baker

WITNESSES:

James M. Lee Sordd
Charles M. Harris

STATE OF Florida)
COUNTY OF _____)

ss

On this the 21 day of April, 1973, before me, the
subscriber, personally appeared Robert M. Baker,
Bureau of Outdoor Recreation, of the United States Department of the Interior,
a governmental agency of the United States of America, and known to me to be
the same person described in and who executed the foregoing instrument afore-
said, as the act and deed of the United States of America, for and on behalf of
the Secretary of the Interior, duly designated, empowered and authorized so to
do by said Secretary, and he acknowledged that he executed the foregoing
instrument for and on behalf of the United States of America, for the purposes
and uses therein described.

B. G. Baker
NOTARY PUBLIC

My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 12, 1975
GENERAL INSURANCE UNDERWRITERS, INC.



EXHIBIT A

Beginning at the intersection of the easterly property line of White Street and the north edge of Atlantic Boulevard, thence northerly along the easterly property line of White Street 432.5 feet, thence easterly and parallel to Atlantic Boulevard 125 feet; thence southerly and parallel with White Street 60 feet, thence easterly and parallel to Atlantic Boulevard 663.5 feet, thence southerly and parallel to White Street 372.5 feet, thence westerly along the north edge of Atlantic Boulevard 788.5 feet to the point of beginning; the property described being a part of Tract 28 in the City of Key West, Monroe County, Florida, and containing 6.91 acres, more or less.

Beginning at a point on the northwesterly side of Atlantic Boulevard 342.5 feet distant northeasterly from the corner of White Street; thence at right angles and in a southeasterly direction a distance of 3.5 feet; thence at right angles and in a southwesterly direction and parallel with the northwesterly side of Atlantic Boulevard and its prolongation southwesterly a distance of 344.2 feet; thence at right angles and in a southeasterly direction and parallel with the northeasterly side of White Street a distance of 120.0 feet to the outside face of a concrete wall which crosses the end of White Street; thence at right angles and in a southwesterly direction a distance of 5.0 feet; thence at right angles and in a northwesterly direction and parallel with the northeasterly side of White Street a distance of 123.5 feet; thence at right angles and in a northeasterly direction and along the northwesterly side of Atlantic Boulevard and its prolongation southwesterly a distance of 349.2 feet back to the point of beginning, comprising 0.04 acre, more or less.

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

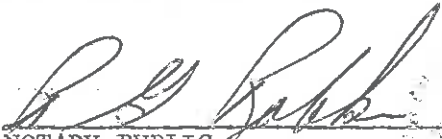
CITY OF KEY WEST, FLORIDA

By 
Charles McCoy

Mayor
(Title)

STATE OF Florida)
COUNTY OF _____) ss

On this 21st day of April, 1973, before me, the undersigned Officer, personally appeared Charles McCoy, to me known and known to me to be the same person whose name is subscribed on the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Mayor of the City of Key West, Florida, that he is duly designated, empowered and authorized by a resolution adopted by the City Commission of Key West, Florida, on July 3, 1972, to execute the foregoing acceptance and sign his name thereof; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the City of Key West, Florida, for the purposes and uses therein described.


NOTARY PUBLIC

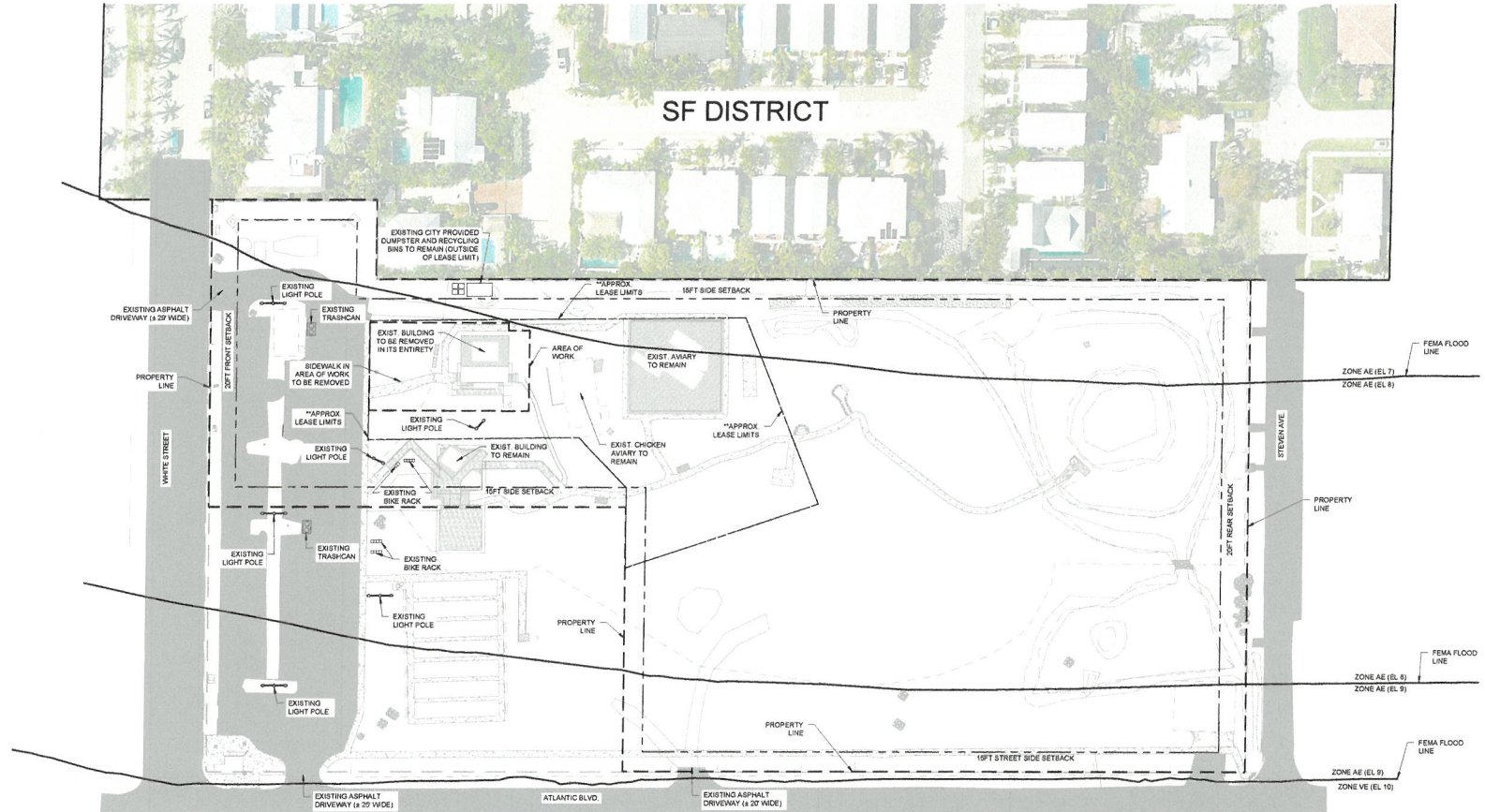
My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 12, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

21754
RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
EADL R. ADAMS
CLERK OF CIRCUIT COURT

Existing Site Plan

PARKING LOT IS EXISTING TO REMAIN AND LOCATED OUTSIDE OF THE LEASE LIMITS. OCCUPANCY AND USE OF THE PROPOSED BUILDING (1349 SF) MATCHES THE OCCUPANCY AND USE OF THE EXISTING BUILDING TO BE REMOVED (851 SF).

**NOTE:
APPROXIMATE LEASE LIMITS SHOWN ON THE PLANS IS INTENDED TO REFLECT EXHIBIT "A" OF CITY OF KEY WEST RESOLUTION 18-368, WHERE "THE DEMISED PREMISES ARE APPROXIMATELY AS SHOWN". THESE PLANS DO NOT INTEND TO DEFINE THE LEASE LIMITS. VERIFICATION OF LEASE LIMITS AND ACCEPTANCE OF THE PROPOSED BUILDING LOCATION IS THE RESPONSIBILITY OF THE CITY OF KEY WEST.



SITE PLAN - EXISTING

SCALE: 1" = 40'-0"

CIVIL ENGINEERING • REGULATOR PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
1800 East Kennedy Avenue, Suite 202
Key West, FL 33040
Tel: (305) 290-5450

JUSTIN D. HENIKA
Florida P.E. NO. 66478
September 1, 2021

REVISIONS: ORIGINAL: NOVEMBER 2022

NEW OFFICE & DECK

KEY WEST WILDLIFE CENTER

JOB NO. 1910229

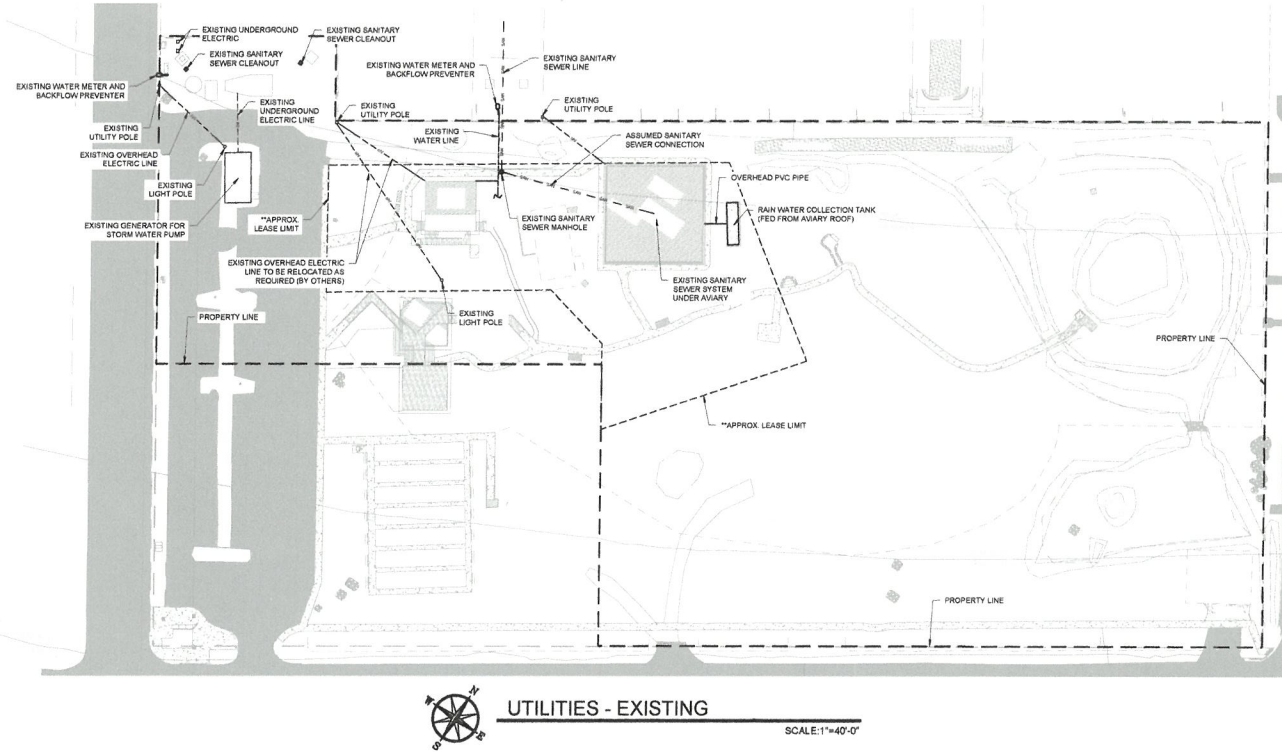
DRAWN: SLB

DESIGNED: JCH

CHECKED: JCH

SHEET C-1

- UTILITY NOTES**
1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT KEYS ENERGY TO LOCATE SECONDARY ELECTRIC LINES.
 2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.



UTILITIES - EXISTING

SCALE: 1"=40'-0"

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO.	1910229
DRAWN	SLB
DESIGNED	JCH
CHECKED	JCH
SHEET	C-3

NEW OFFICE & DECK	1801 WHITE STREET	KEY WEST, FL 33040
KEY WEST WILDLIFE CENTER	1801 WHITE STREET	KEY WEST, FL 33040

REVISIONS	ORIGINAL: DECEMBER 2002
1	
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JUSTIN D. HENNA
Florida P.E. NO. 88478
September 1, 2001

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

1000 East Kennedy Avenue, Suite 202
Key West, Florida 33040
Tel: (305) 292-6100

Site Plan

SITE DATA

ZONING DISTRICT: PS
FLOOD ZONE: AE 8
F.I.R.M. - COMMUNITY #120168, PANEL #1516, SUFFIX "C", DATED 02-16-2005
LEGAL DESCRIPTION: KW PT TR 28

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 7TH EDITION (2002) ASCE 7-10, ASCE 24-14

OCCUPANCY CLASSIFICATION: B
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
FUTURE PROPOSED FLOOD ELEVATION COASTAL AE 9 NAVD = 10.4 NGVD29
DESIGN FLOOD ELEVATION (D.F.E.) 10.4 + 1.0 + 11.4 NGVD29
WIND LOAD: 150 MPH (ASCE 7-10) 5 SECOND GUST, EXPOSURE D, RISK CATEGORY II
FLOOR LIVE LOAD: 50 PSF
DECK LIVE LOAD: 1.5 + 50 PSF = 75 PSF
STAIRS LIVE LOAD = 100 PSF

INDEX OF DRAWINGS

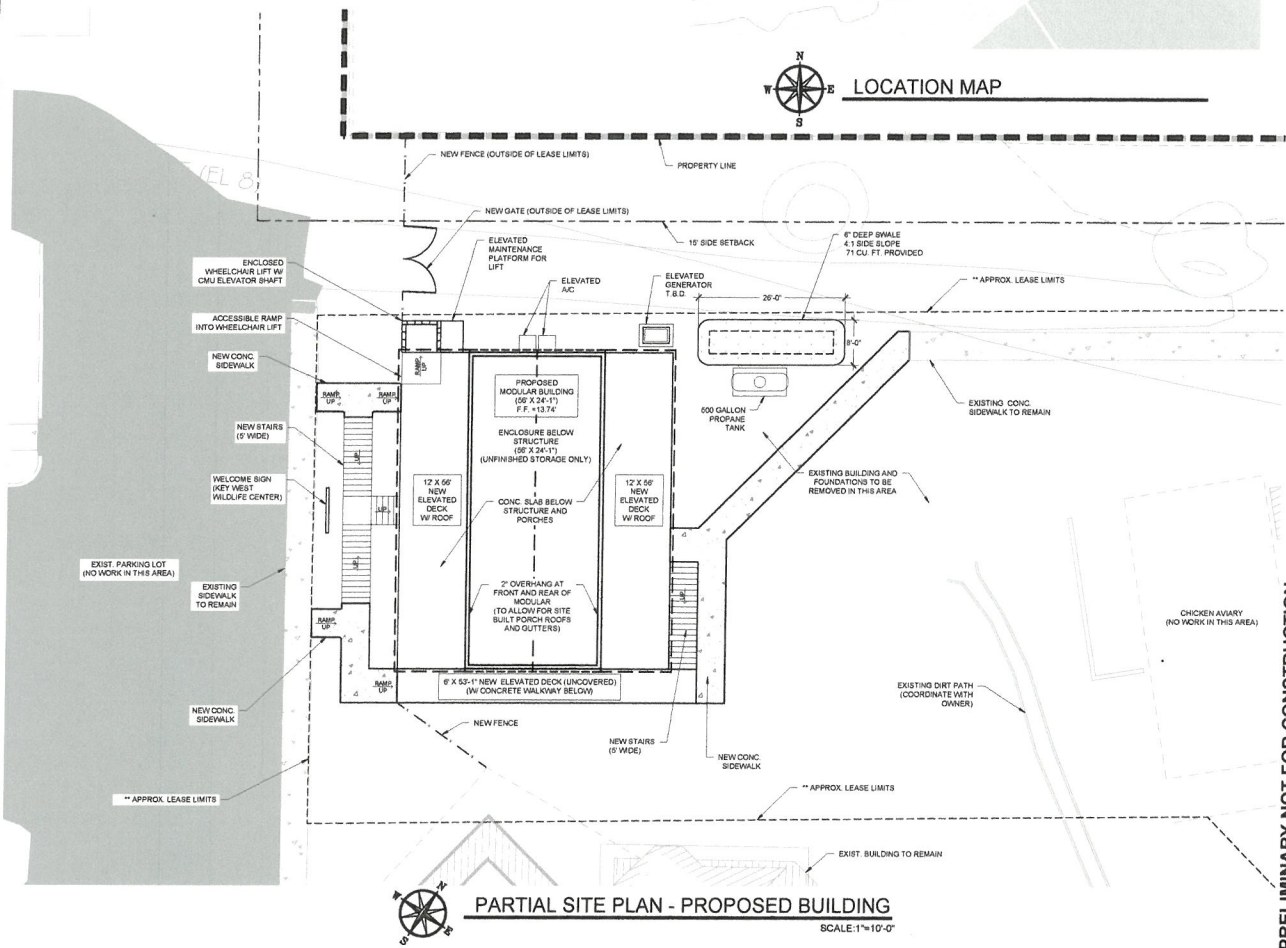
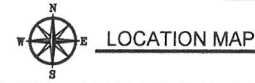
T-1 - PROPOSED PARTIAL SITE PLAN
A-1 - PROPOSED ELEVATIONS
C-1 - EXISTING SITE PLAN
C-2 - PROPOSED SITE PLAN / SITE DATA TABLE
C-3 - EXISTING UTILITIES PLAN
C-4 - STORM WATER AND PROPOSED UTILITY PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE DUE TO THE WORK TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERE TO.
7. NO REBAR SHALL BE EXPOSED TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNCLELY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 7TH EDITION (2002), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAN THE IDEA OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 7TH EDITION (2002) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

NEW OFFICE & DECK

1801 WHITE STREET
KEY WEST, FLORIDA



PARTIAL SITE PLAN - PROPOSED BUILDING

SCALE: 1"=10'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

ORIGINAL: 12/01/2022

REVISIONS

1
2
3
4
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6

JUSTIN O. HENNA
Professional Engineer
September 1, 2021

PEREZ ENGINEERING
& DEVELOPMENT, INC.
CREATOR OF AUTOMATION INC. 207

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

10100 East Kennedy Avenue, Suite 202
Tampa, FL 33619
Tel: (813) 322-2450



SOUTH ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

MAX. FINISHED HEIGHT 12'-0" (TO INCLUDE FREIGHT DOOR)

ROOF PEAK ELEV. = 405.90' NGVD
(422.90' ABOVE CROWN OF ROAD)

FINISHED FLOOR ELEV. = 13.74' NGVD

D.F.E. = 11.4' NGVD
(BOTTOM OF CONC. BEAM)

EXISTING PROPOSED
D.F.E. 11.4' NGVD (11.4' FROM NGVD)

S.F.E. (AS B.L.) = 8.9' NGVD

CONCRETE SLAB ELEV. = 43.9' NGVD

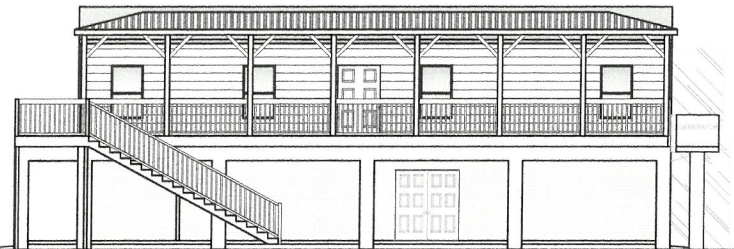
FINAL TSD

CROWN OF ROAD ELEV. = 3.0' NGVD

ASSUMED BASED ON CITY LIDAR

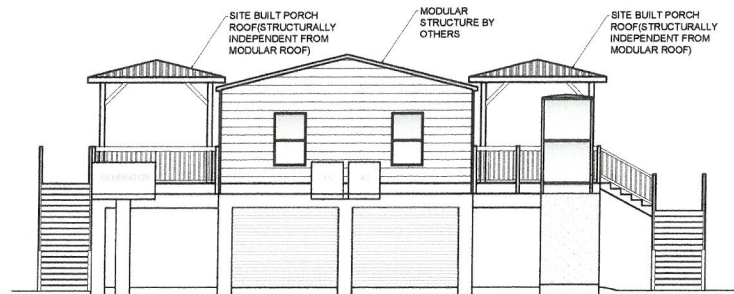
EXIST. PROPOSED GRADE = 3.0' NGVD

ASSUMED BASED ON CITY LIDAR



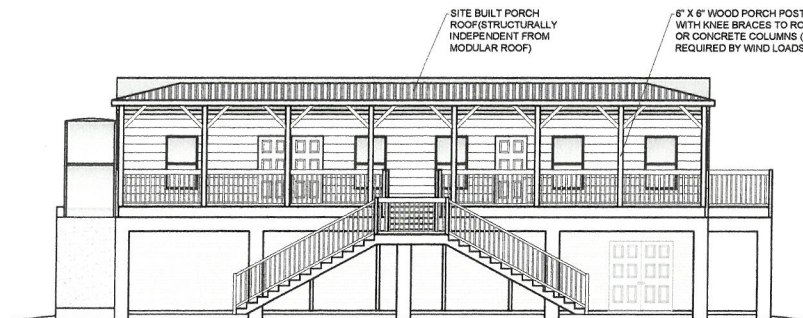
EAST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"



NORTH ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"



WEST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT



**PEREZ ENGINEERING
& DEVELOPMENT, INC.**

Key West Office
1801 White Street, Suite 202
Key West, FL 33040
Tel: (305) 292-5410

JUSTIN D. HEMMA
Florida P.E. NO. 88749
September 1, 2021

ORIGINAL - NOVEMBER 2021

REVISIONS:

NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

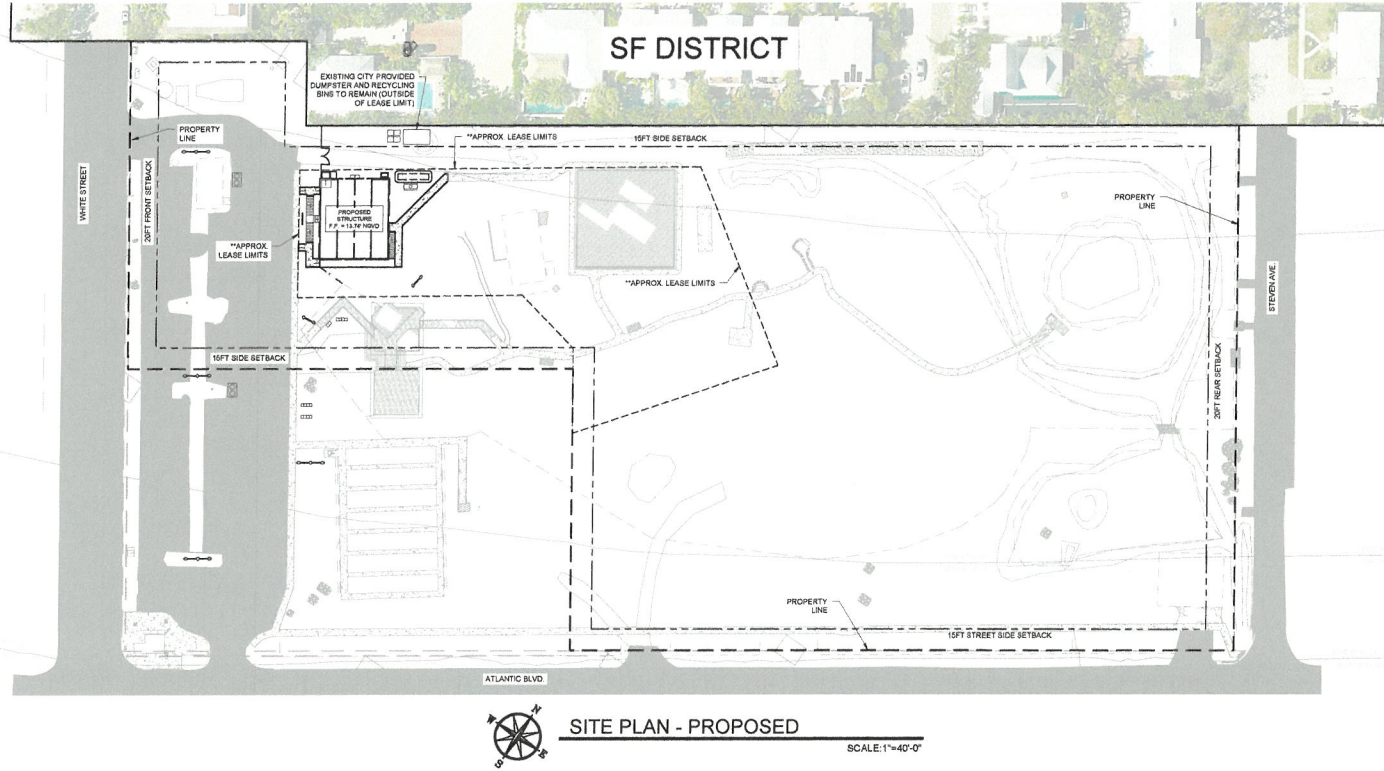
KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

JOB NO. 191029
DRAWN S.L.B.
DESIGNED J.C.H.
CHECKED J.C.H.

SHEET A-1

PRELIMINARY NOT FOR CONSTRUCTION

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	PS	PS	PS	
LOT SIZE (SF)	237261	N/A	237261	
APPROX. LEASE LIMIT (SF)	38240	N/A	38240	
BUILDING AREA (SF)	7750	15296	9726	W/IN APPROX. LEASE LIMIT
BUILDING COVERAGE	20.8%	40.0%	25.4%	W/IN APPROX. LEASE LIMIT
FLOOR AREA (SF)	851	7648	1349	W/IN APPROX. LEASE LIMIT
FLOOR AREA RATIO	2.2%	20.0%	3.5%	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE (SF)	11820	22944	13899	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE	30.9%	60.0%	35.0%	W/IN APPROX. LEASE LIMIT
OPEN SPACE (SF)	26430	15236	24841	W/IN APPROX. LEASE LIMIT
OPEN SPACE	69.1%	40.0%	65.0%	W/IN APPROX. LEASE LIMIT
BUILDING HEIGHT	± 25'-0"	25'-0"	± 22'-11"	ABOVE CROWN OF ROAD
FRONT STRUCTURE SETBACK	183'-9"	20'-0"	125'-8"	TO FRONT STAIRS
SIDE STRUCTURE SETBACK	30'-9"	15'-0"	30'-8"	TO EXIST AVIARY
REAR STRUCTURE SETBACK	299'-8"	20'-0"	399'-8"	TO EXIST AVIARY



SITE PLAN - PROPOSED

SCALE: 1"=40'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KEY WEST WILDLIFE CENTER

1801 WHITE STREET

KEY WEST, FL 33040

NEW OFFICE & DECK

1801 WHITE STREET

KEY WEST, FL 33040

REVISIONS

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ORIGINAL - 25 SEPTEMBER 2022

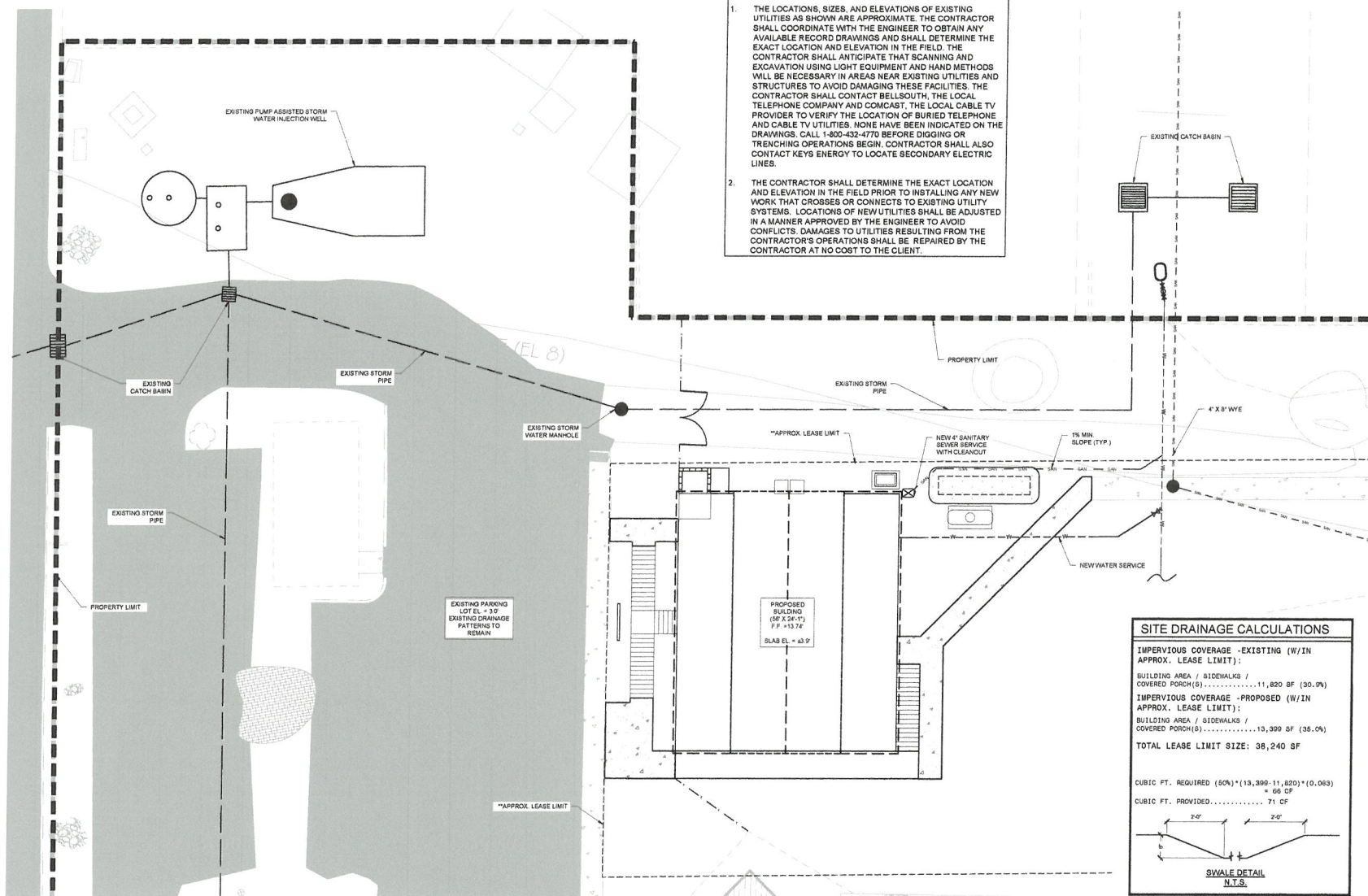
JUSTIN D. HENNA
Florida P.E. NO. 64781
September 1, 2021

CIVIL ENGINEERING • REGULATORY CONSULTING • CONSTRUCTION MANAGEMENT

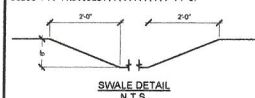


PEREZ ENGINEERING
& DEVELOPMENT, INC.

Key West Office
30100 East Kennedy Avenue, Suite 202
Key West, FL 33040
Tel: (305) 293-4410



- UTILITY NOTES**
1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELL SOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN. CONTRACTOR SHALL ALSO CONTACT KEYS ENERGY TO LOCATE SECONDARY ELECTRIC LINES.
 2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

SITE DRAINAGE CALCULATIONS	
IMPERVIOUS COVERAGE -EXISTING (W/IN APPROX. LEASE LIMIT):	
BUILDING AREA / SIDEWALKS / COVERED PORCH(S)	11,820 SF (30.0%)
IMPERVIOUS COVERAGE -PROPOSED (W/IN APPROX. LEASE LIMIT):	
BUILDING AREA / SIDEWALKS / COVERED PORCH(S)	13,399 SF (35.0%)
TOTAL LEASE LIMIT SIZE: 36,240 SF	
CUBIC FT. REQUIRED (50%)*(13,399-11,820)*(0.063) = 66 CF	
CUBIC FT. PROVIDED: 71 CF	
	



STORM WATER AND PROPOSED UTILITY PLAN

PARTIAL SITE PLAN SCALE: 1"=10'-0"

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

1801 East Kennedy Avenue, Suite 202
Key West, Florida 33440
Tel: 305.279.9490

JUSTIN D. HENNA
Florida P.E. NO. 9878
September 1, 2021

REVISIONS	DATE	BY	APP'D
1	ORIGINAL	JUSTIN D. HENNA	
2			
3			
4			
5			
6			

NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

JOB NO. 1910209
DRAWN: S.L.B.
DESIGNED: J.D.H.
CHECKED: J.D.H.

SHEET C-4

PRELIMINARY NOT FOR CONSTRUCTION

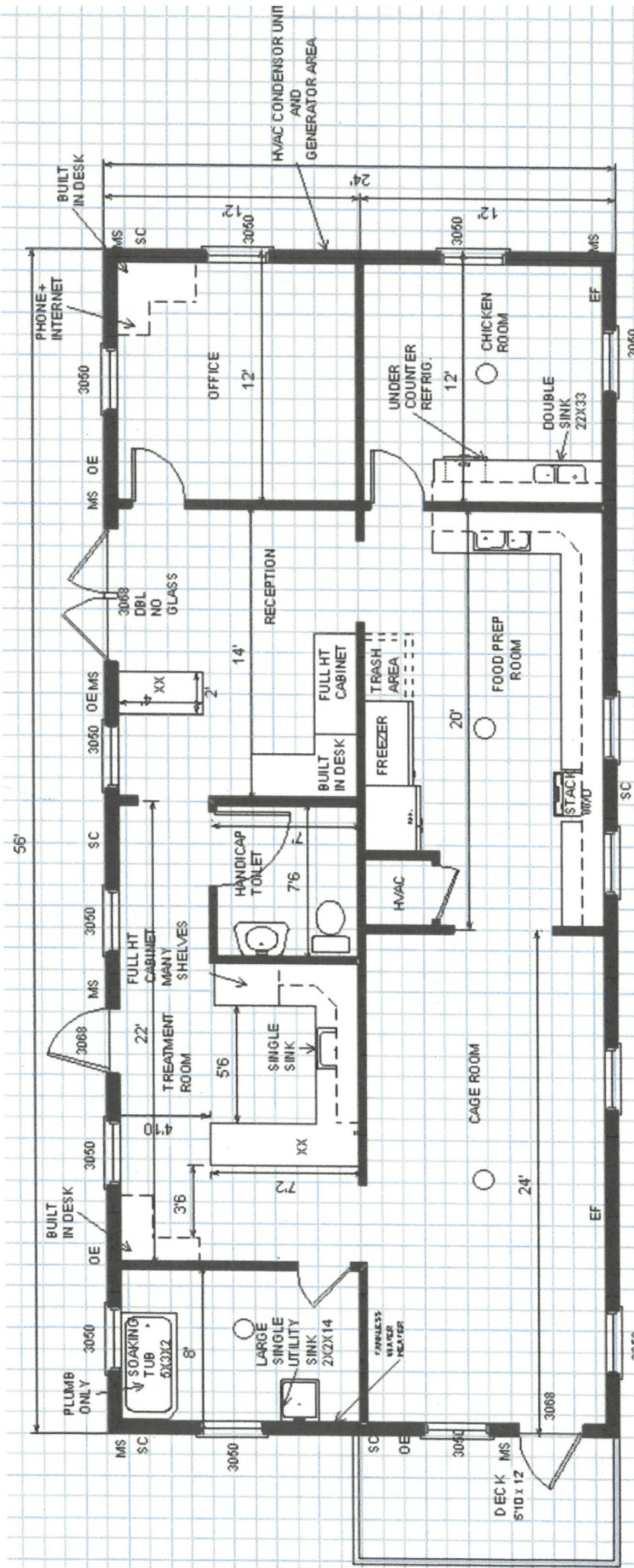


New Clinic + Office + Reaches Back + Side View



New Clinic + Office + Patients
AERIAL VIEW





LIZ CARPENTRY

KWVC CLINIC rev 3 1.20.20

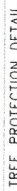
- FLOOR DRAIN
- 38" HIGH ISLANDS WITH POWDER AND STORAGE UNDER
- XX ←
- MS = MOTION SENSOR LIGHT
- EF = EXHAUST FAN
- SC = SILL COCK
- OE = OUTDOOR ELECTRIC OUTLET

Landscape Plans

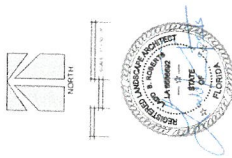
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LANDWISE
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KEY WEST WILDLIFE CENTER INDIGENOUS PARK KEY WEST



LANDSCAPE PLAN

DATE: 2.18.22

REVISIONS
No. Date Notes

PERMIT DOCUMENTS

SHEET NUMBER
L-2

JOB # 11000 DRAWN BY LBR
DATE 2/18/22
PROJECT: KEY WEST WILDLIFE CENTER
INDIGENOUS PARK KEY WEST
NOTES: SEE PERMIT FOR ALL REQUIREMENTS
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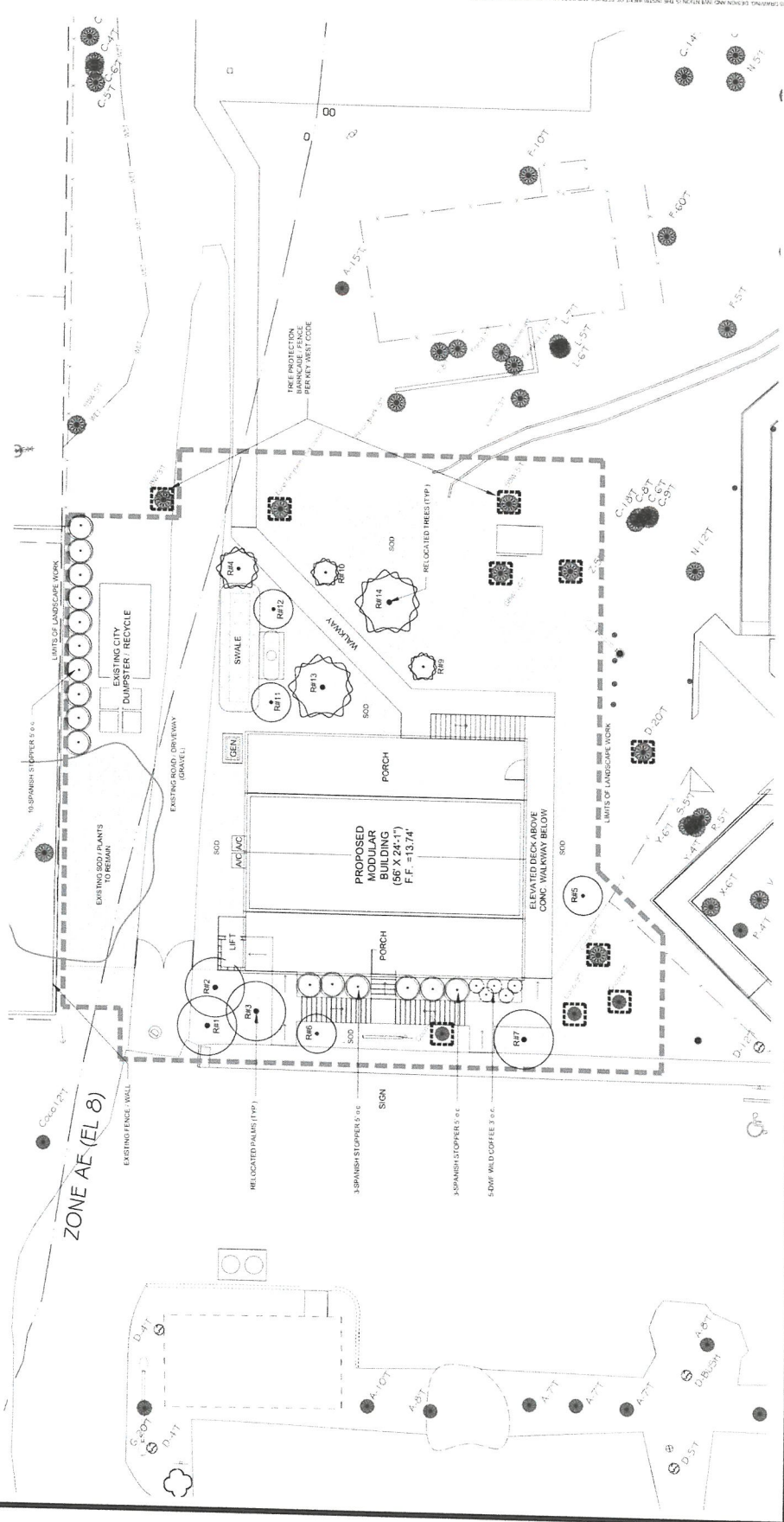


TREE MITIGATION CALCULATIONS	
TREE IMPACTED	REPLACEMENT REQUIRED
RELOCATED PALM	0"
RELOCATED PALM	0"
RELOCATED PALM	0"



QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A
5	SHRUBS and GROUNDCOVERS	Shrub: Cordia Dwarf: Wild Coffee	15g, 4-5' planted height 7g, 4' tall	Native
500	500 SF +/-	Palms	SECTIONED AREAS DUE TO PROJECT LIMITATIONS	Native

COORDINATION NOTES:
LANDSCAPE CONTRACTOR TO VERIFY LOGISTICS ASSOCIATED WITH REMOVING AND ERECTING THE NEW MODULAR BUILDING. SOME TREES TO BE RELOCATED MAY NEED TO BE STAGED ON SITE PRIOR TO THE MODULAR BUILDING BEING IN PLACE AND THEN THE STAGED TREES CAN BE MOVED TO THEIR FINAL LOCATION.
PROVIDE ALL TREES WITH TREE SLOW RELEASE NUTRIENT BAGS DURING ESTABLISHMENT PERIOD. ALL PROPOSED TREES AND RELOCATED TREES MUST BE ESTABLISHED BY WILDLIFE CENTER STAFF AND/OR LANDSCAPE CONTRACTOR.
100% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.
COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
COORDINATE ALL SITE PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.



DATE: 2.18.22

REVISIONS

1-3
JET NUMBER

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*The NORX-90 BATTERY™ IS A REGISTERED TRADEMARK OF INNOVATIONS BY S-NORON INC. ONLY NORX-90 BATTERIES ARE

1

WATERING 3 MONTHS: ESTABLISHMENT PERIOD SHALL REQUIRE WATERING EVERYDAY FOR THE FIRST MONTH, EVERY OTHER DAY FOR THE SECOND MONTH AND TWICE A WEEK FOR THE THIRD MONTH UNTIL ALL MATERIAL IS ESTABLISHED. STOP WATERING.

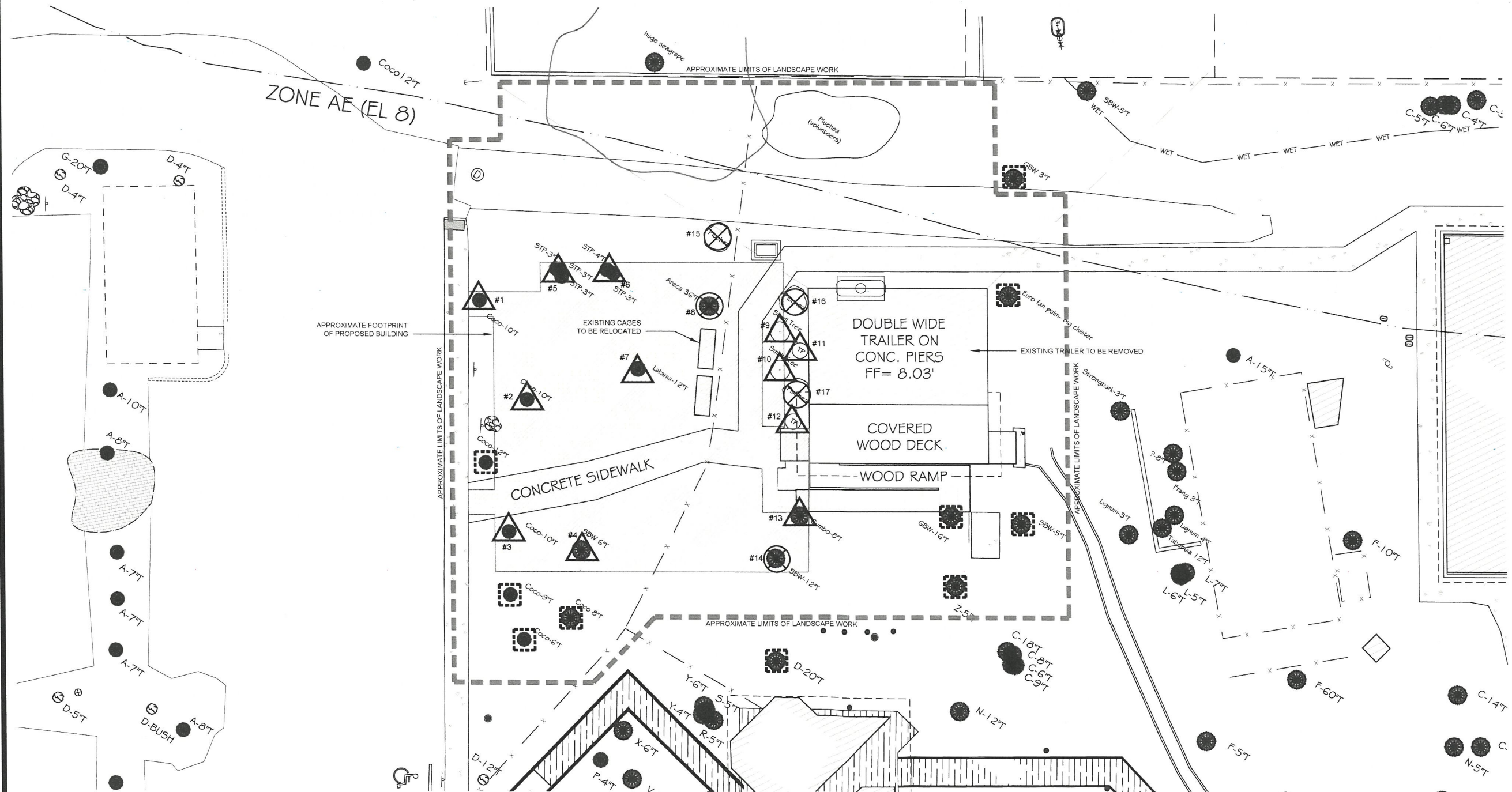
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TREE / PALM REMOVAL		 Know what's Below Call before you dig	
	12" TREE	EXISTING TREE	
	12" TREE	TREE TO BE REMOVED	
	12" TREE	EXISTING TREE TO BE RELOCATED	
	12" TREE	TREE TO REMAIN WITH BARRICADE SEE DETAIL THIS PAGE	

EXISTING TREE IMPACT SCHEDULE										CONDITION (Value %)					Value x DSH
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Relocate	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required	
1	COCONUT PALM	Cocos nucifera	non-native - relocate	10	10'-18'	14'	X		100	0	80	no	60.0	0.0	
2	COCONUT PALM	Cocos nucifera	non-native - relocate	10	10'-18'	14'	X		100	0	80	no	60.0	0.0	
3	COCONUT PALM	Cocos nucifera	non-native - relocate	10	10'-18'	14'	X		100	0	80	no	60.0	0.0	
4	SILVER BUTTONWOOD	Conocarpus erectus var. sericeus	native - Relocate	6	14'	10'	X		80	100	80	no	86.7	0.0	
5	THATCH PALM x3	Thrinax Radiata	native -3 trunk, Beautiful - relocate	9	10'-18'	8'	X		80	100	100	no	93.3	0.0	
6	THATCH PALM x2	Thrinax Radiata	native -2 trunk, Beautiful - relocate	7	10'-18'	8'	X		80	100	100	no	93.3	0.0	
7	LATANIA PALM	Lantania loddigesii	non-native - beautiful - relocate	12	14'-18'	12'	X		80	80	100	no	86.7	0.0	
8	ARECA PALM	Dypsis lutescens	non-native - poor condition	6	4'-8'	4'-6'		X	0	0	0	no	0.0	0.0	
9	SMALL TREE	Pigeon Plum?	planted by volunteers, relocate	1	4'	2'	X		60	100	100	no	86.7	0.0	
10	SMALL TREE	Pigeon Plum?	planted by volunteers, relocate	1	4'	2'	X		60	100	100	no	86.7	0.0	
11	THATCH PALM x1	Thrinax Radiata	native - volunteer - relocate - less than 12" trunk	4	10'-18'	8'	X		80	100	100	no	93.3	0.0	
12	THATCH PALM x1	Thrinax Radiata	native - volunteer - relocate - less than 12" trunk	4	10'-18'	8'	X		80	100	100	no	93.3	0.0	
13	GUMBO LIMBO	Bursera simaruba	native - okay condition	8	12'-14'	8'-10'	X		80	100	80	no	86.7	0.0	
14	SILVER BUTTONWOOD	Conocarpus erectus var. sericeus	native - relocate	12	12'-16'	10'-14'	X		80	100	80	no	86.7	0.0	
15	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	0	2'-5'	2'-3'		X	0	0	0	no	0.0		
16	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	0	2'-5'	2'-3'		X	0	0	0	no	0.0		
17	Bushy Fleabane	Pluchea carolinensis	NN - shrub - volunteers not protected	0	2'-5'	2'-3'		X	0	0	0	no	0.0		
TOTAL TREE MITIGATION INCHES REQUIRED														0.0	



SCALE 1" = 30'-0"



TREE REMOVAL / PROTECTION

DATE: 2.18.22

[illegible]

PERMIT DOCUMENTS

SHEET NUMBER

L-1

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COORDINATION NOTES:

LANDSCAPE CONTRACTOR TO VERIFY LOGISTICS ASSOCIATED WITH REMOVING AND ERECTING THE NEW MODULAR BUILDING. SOME TREES TO BE RELOCATED MAY NEED TO BE STAGED ON SITE UNTIL THE NEW MODULAR BUILDING IS IN PLACE AND THEN THE STAGED TREES CAN BE MOVED TO THEIR FINAL LOCATION.

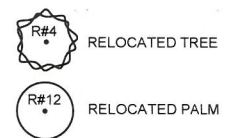
PROVIDE ALL TREES WITH TREE GATOR SLOW RELEASE WATERING BAGS DURING ESTABLISHMENT PERIOD. ALL PROPOSED TREES AND PALMS TO BE HAND WATERED UNTIL ESTABLISHED BY WILDLIFE CENTER STAFF and/or LANDSCAPE CONTRACTOR.

100% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

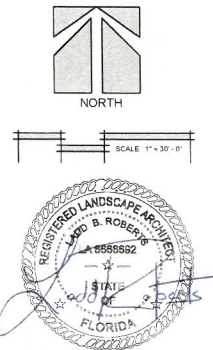
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.



TREE MITIGATION CALCULATIONS		DSH INCHES REMOVED
TREES IMPACTED		
PROTECTED TREES IMPACTED	0"	
MITIGATION REQUIRED	0"	
DSH INCHES PROVIDED (4" DSH MIN. TREES)	0"	

PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
N/A					
PALMS					
N/A					
SHRUBS and GROUNDCOVERS					
16	SPANISH STOPPER	Eugenia foetida	15g., 4'-5' planted height	FL #1	Native
5	DWARF WILD COFFE	Psychotria ligustrifolia	7 gal., full	FL #1	Native
SOD					
3,500 SF +/-	BAHIA	CONTRACTOR TO VERIFY QUANTITY	SOD DISTURBED AREAS DUE TO PROJECT IMPROVEMENTS		

KEY WEST WILDLIFE CENTER
INDIGENOUS PARK, KEY WEST



LANDSCAPE PLAN

DATE: 2.18.22

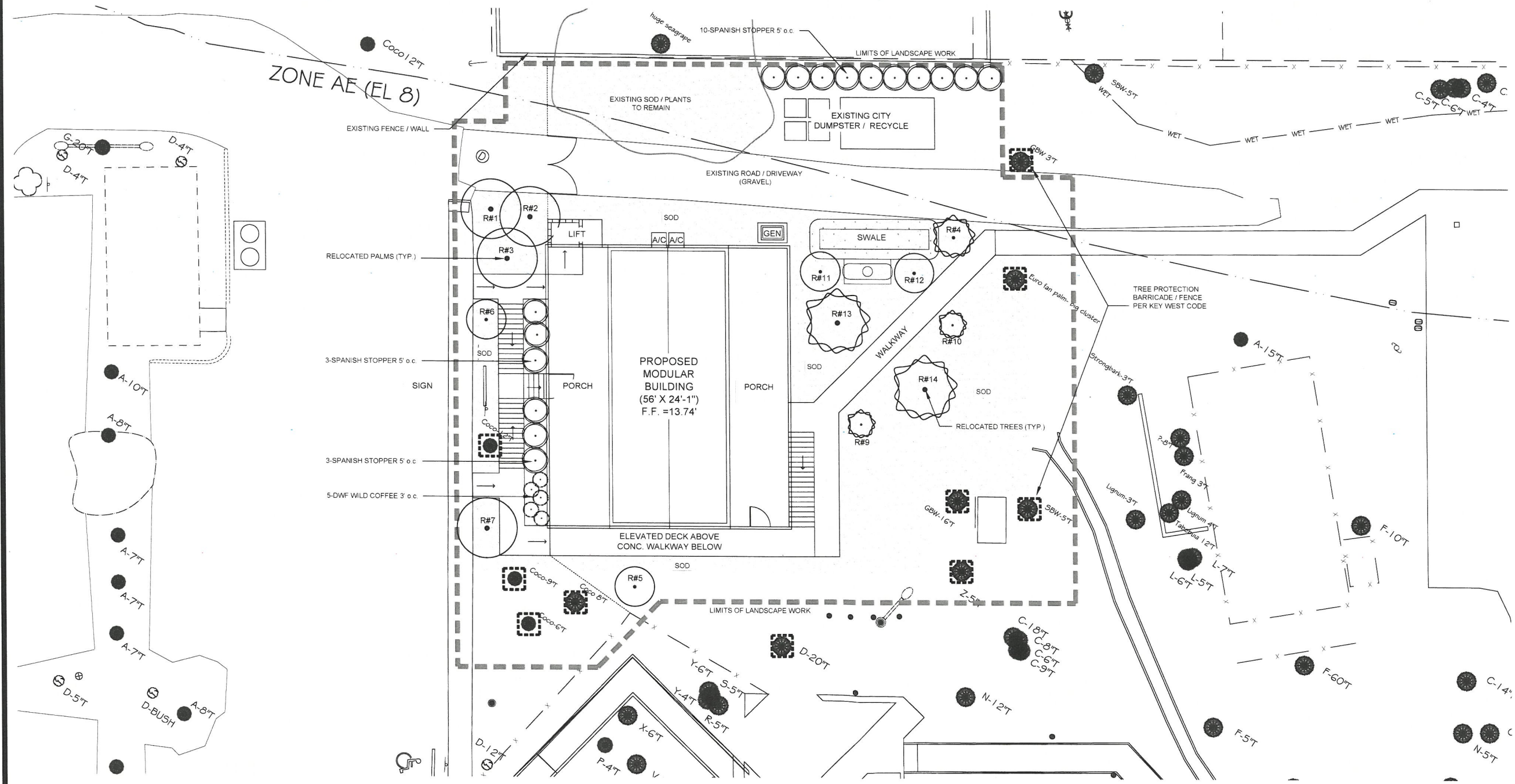
REVISIONS		
No.	Date	Notes

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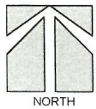
L-2

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KEY WEST WILDLIFE CENTER

INDIGINOUS PARK, KEY WEST



SCALE 1" = 36' 0"



LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 2.18.22

REVISIONS		
No.	Date	Notes

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L-3

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REV 343 474

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C. Set container grown stock as specified for balled and burlapped stock. except cut cane on two sides with an approved cane cutter. Remove sides of wooden boxes after partial backfilling so as not to damage root balls.

D. Dislop of planting soil mixture to allow for mulching.

1. For spring planting, provide additional balled beam around edge of excavations to form shallow saucer for collect water.

E. Mulch pits, trenches and planted areas. Provide not less than the following thickness of mulch and work into top of planting soil mixture and finish level with sifter.

1. Provide 3" thick mulch of mulch.

F. Apply anti-desiccant using power spray to provide an adequate firm overtrunks, branches, stems, buds and foliage.

1. If container trees or shrubs are moved in full-leaf spray with anti-desiccant at nursery before moving and again two weeks after planting.

G. Do not prune except to remove damaged branches or as directed by landscape architect.

H. Remove and replace excessively pruned or malformed stock resulting from improper pruning for periodic adjustments.

I. Paint cuts over 1/2 inch in size with standard tree paint or compound covering exposed living tissue. Use paint which is waterproof, antiseptic, adhesive, elastic and free of kerosene, coal tar, cresolite, and other substances harmful to plants. Do not use creosote.

J. Guy and stake trees immediately after planting, as indicated.

3.23 PLANTING PALMS

A. Set stock as indicated in bed. Stake palms as necessary to maintain plumb or at angle shown. Brace with three 2" x 6" wood braces banded to three 2" x 6" x 24" batters which are securely banded at both points to palm at a point 2/3 trunk height. Pad trunk with 20 layers of burlap under batters. Place braces 120 degrees apart and secure underground at 2" x 6" x 24" batters.

B. Water palm thoroughly immediately after planting.

C. Set date palms a minimum of 4" in the ground. Aerial roots may not extend more than 6 inches above the final finished grade of the palm.

3.24 PLANTING GROUND COVER

A. Space plants as shown or scheduled.

B. Work planting soil mixture around roots to eliminate air pockets and leave a slight saucer; extension around plants to hold water. Water thoroughly after planting; burlap can not to cover covers of plants with wet soil.

C. Much areas between ground cover plants, place not less than 2 inches thick.

3.25 TRANSPLANTING EXISTING TREES, PALMS AND SHRUBS

A. Refer to article entitled: Planting Trees and Shrubs.

B. Pruning. Prior to transplanting operations, prune existing branches back 1/3 on trees and shrubs. On existing palms, prune back existing fronds and a minimum of four fronds around central growth head area.

C. Handle plants so that roots are adequately protected at all times.

D. Plant shall not be bound with wire or rope at any time that would damage bark, break branches, or destroy or reduce shape.

E. Plant transplanted plants immediately after digging.

F. Plants shall be moved with firm, natural balls of soil with minimum ball size conforming to requirements of ANSI Z601.1 Standard for Nursery Stock.

G. Underground Obstruction. If underground construction, utilities or obstructions are encountered in excavation of planting areas or pits, other locations for plant material will be selected by Architect. Changes in locations shall be made without additional cost to Owner.

3.26 WATERING

A. General. Water plants sufficiently to keep roots moist, but not saturated and as needed for the healthy growth and to prevent wilting. (The Agriculture Extension Service recommends watering daily for at least one month after installation during the growing season when there is no rain). Following rainfall delay watering until all free moisture has drained from the soil.

B. After initial watering, where plants are not covered by an automatic irrigation system, provide temporary watering using water bags and/or a temporary irrigation system. Water bags shall provide for each plant, during each watering, the volume of water shown in the Table 1 and 2.

C. If water bags are used to water trees and palms, place water bag around the trunk and fill with water in accordance with manufacturer's instructions to provide a slow water drip at least 4 hours. Fill water bag with each subsequent watering. Water bags shall be Tree Gator Original or equal.

D. If a temporary irrigation system is used, connect the system to a water truck or other water source and pump/water until the specified volume of water in Tables 1 and 2 is delivered to each plant. Apply at a rate that will allow the water to soak into the root ball without runoff.

E. Maintain each water bag or temporary irrigation system in working condition throughout the installation and maintenance period and until final acceptance. Immediately repair or replace each water bag or temporary irrigation system that is damaged, stolen or malfunctioning.

F. Apply the volume of water shown in Table 1, each time trees and palms are watered (3 gallons/ caliper inch minimum). The Contractor shall be responsible for monitoring and adjusting hydration and hydration duration as necessary to ensure optimum hydration conditions.

3.27 MAINTENANCE

A. Begin maintenance immediately after planting. Maintain trees, shrubs and other plants until final acceptance but in no case less than 30 days after planting.

B. Maintain trees, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting stakes, T-frames and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged weigspans. Spray as required to keep trees and shrubs free of insects and disease.

C. Verify watering of trees, plants and ground cover beds within the first 24 hours of initial planting and not less than twice per week until final acceptance.

D. For Date Palms, trench the root zone 2-4 times for the first 4 months after planting with a fungicide labeled for landscape use on soil borne root fungal pathogens. Apply a light surface application of a slow-release, "palm specific" granular fertilizer at the margins of the root ball 3 months after planting. Apply a light spray of soluble micronutrients. When new leaves are evident from the crown, begin a maintenance program for fertilization 3 times a year.

3.28 CLEANING AND PROTECTION

A. During landscape work, store materials and equipment where directed.

B. Keep pavements clean and work area in an orderly condition.

C. Protect landscape work and materials from damage due to landscape operations, operations by other contractors, trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work.

3.29 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, upon request Architect will make an inspection to determine acceptability.

B. Landscape work may be inspected for acceptance in parts agreeable to Architect, provided work offered for inspection is complete including maintenance and area comprises one complete unit or area of substantial size.

C. Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until inspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

B. Bed and Tree Dressing Mulch

1. Premium pine straw, furnish in bales free of sticks and rubbish.

2.15 ACCESSORIES

A. Topsoil. Prime Trade, natural of loamy character, without a mixture of subsoil material, shall be obtained from a well-drained, arable site, or from on-site stockpile being reasonably free from clay lumps, coarse sands, stones, roots, sticks and other foreign materials, with a acidity range of between pH 6.0 and 6.5.

B. Peat Moss. Broken to black in color, weed and seed free, granulated, raw peat or baled peat, containing not more than 5 percent mineral on a dry basis.

C. Water. Free of substances harmful to plant growth.

D. Stakes for Tree Staking. Common and acceptable in region of project.

E. Guying Wire. 10 or 12 gauge galvanized wire.

F. Turnbuckles. Galvanized steel or aluminum of size and type required to provide tensile strength equal to that of guying wire. Turnbuckles opening shall be at least 3 inches to allow for periodic adjustments.

G. Staking and Guying Hose. Two-ply reinforced garden hose not less than 1/2 inch inside diameter.

H. Erosion Control Fabric. Supergrip or equal.

I. Twine. Two-ply jute material.

J. Soil Separator. Heat resistant felt fabric, water permeable and unaffected by freezing and thawing.

K. Drainage Fill. AASHTO M43M6, 3/8 inch to 3/4 inch clean, uniformly graded stone.

L. Erosion Control Fabric. Dowe Weerd Barrier or equal.

2.16 ANTI-DESICCANT

A. Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants.

B. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.

C. Acceptable Manufacturers

1. Dow Chemical Company, Dowex.

2. Nurel Specialty Products, Inc., Wilt-Profit.

2.17 PLANTING SOIL MIXTURE

A. Mix 1/3 parts organic soil amendment to 2 parts "Florida Mix" or equivalent to 1/3 parts clean, washed builders sand.

B. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH of between 5.5 and 6.5. Minerals used for pH correction shall be commercially produced for this purpose.

C. For pit and trench type backfill, mix planting soil prior to backfilling and stockpile at site.

D. For ground cover and other planting beds, mix planting soil mixture either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1. Mix lime with dry soil prior to mixing of fertilizer.

2. Prevent lime from contacting roots of acclimating plants.

3. Apply phosphorus acid fertilizer, other than that containing a portion of complete fertilizer, directly to subgrade before applying planting soil and tilling.

E. For palms, plant in existing suitable soil or a mixture of 75% sand and 25% peat.

PART 3 EXECUTION

3.18 EXAMINATION

A. Examine subgrade, verify elevations, observe conditions under which work is to be performed and correct unsatisfactory conditions before proceeding with the work or notify Landscape Architect if adverse conditions are discovered which will inhibit plant growth.

3.19 PREPARATION

A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and surface areas and secure Landscape Architect's acceptance before start of planting work. Make minor adjustments as may be requested.

B. In planting beds, where plants are spaced 3 feet on center or less, work soil amendments as required by soil test. Remove stones over 1/2 inch in any dimension, stock, rubbish and other extraneous matter. Use a cultipacker or other similar equipment to work amendments into soil.

3.20 PLANTING

A. Place minimum 4 inch layer of gravel in bottom of planters and fill with planting soil mixture. Place soil in lightly compacted layers to an elevation 1-1/2 inches below top of planter allowing for future settlement. For nursery planters, soil mixture shall be a sterile medium used for interior plantings such as Metrolene or equal.

3.21 EXCAVATION - TREES AND SHRUBS

A. Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.

B. Bare Root Trees and Shrubs. Make excavations minimum 1/2" wider than root spread and deep enough to allow for setting of roots on a layer of compacted planting soil mixture and with collar set at same grade as in nursery but 2 inches below finished grade at site. Allow for 9 inch settling layer of planting soil mixture.

C. Balled and Burlapped (B&B) Trees and Shrubs. Make excavations minimum twice as wide as ball diameter and equal to ball depth.

D. Container Grown Stock. Excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.

E. Ground Cover Beds. Provide a minimum 10 inches depth, 2 inches of which will be higher than surrounding grade.

F. Annual Beds. Provide minimum of 8 inches in depth, 2 to 5 inches of which shall be higher than surrounding grade.

G. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill.

H. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.22 PLANTING TREES AND SHRUBS

A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. When set, place additional planting soil mixture around sides and base and eliminate voids and air pockets. Lay back burlap to expose top of root ball to soil mixture. When excavation is approximately 20% full, water thoroughly before placing remainder of backfill. Repeat watering until no more air is observed. Water again after placing final layer of backfill. Remove burlap from sides of balls, retain on bottoms.

B. Set bare root stock on cushion of planting soil mixture. Spread roots, carefully work backfill around roots by hand and grade with water until all layers are completely saturated. Plumb before backfilling and maintain plumb while working backfill around roots and planting layers above roots. Set cable wire to secure backfill and prevent landscape grades spread. Cut roots without tangling or turning up to surface. Cut roots roots clean, do not break.

3.23 PLANTING TREES AND SHRUBS

A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. When set, place additional planting soil mixture around sides and base and eliminate voids and air pockets. Lay back burlap to expose top of root ball to soil mixture. When excavation is approximately 20% full, water thoroughly before placing remainder of backfill. Repeat watering until no more air is observed. Water again after placing final layer of backfill. Remove burlap from sides of balls, retain on bottoms.

B. Set bare root stock on cushion of planting soil mixture. Spread roots, carefully work backfill around roots by hand and grade with water until all layers are completely saturated. Plumb before backfilling and maintain plumb while working backfill around roots and planting layers above roots. Set cable wire to secure backfill and prevent landscape grades spread. Cut roots without tangling or turning up to surface. Cut roots roots clean, do not break.

3.24 MULCH

A. For Use in Backfill Mixture. Well-spread pine bark or native hardwood not larger than 1/2 inch in width.

Table 1 Water Volume for New Trees and Palms			
Single Trunk	Multi-Trunk	Min. Water Volume per Application	
2" Cal.	8'-10'	6 Gal.	
3" Cal.	10'-12'	9 Gal.	
4" Cal.	12'-14'	12 Gal.	
5" Cal.	14'-16'	15 Gal.	
6" Cal.	-	18 Gal.	
Each Palm	-	12 Gal.	

Table 2 Water Volume for New Shrubs & Groundcovers		
Plant Size	Min. Water Volume per Application	
1 Gallon	1 quart	
3 Gallon	2 quarts	
15 Gallon	1 Gallon	

NOTE: ALL PROPOSED LANDSCAPING SHALL BE WATERED BY HOSE BIBS, WATER TRUCK AND / OR WATERING BAGS AT VOLUMES SPECIFIED ABOVE.

MINIMUM 3 MONTH ESTABLISHMENT PERIOD SHALL REQUIRE WATERING EVERYDAY FOR THE FIRST MONTH, EVERY OTHER DAY FOR THE SECOND MONTH AND TWICE A WEEK FOR THE THIRD MONTH UNTIL ALL MATERIAL IS ESTABLISHED. SEE 3.26 WATERING.



SUGGESTED WATER BAG OR APPROVED EQUAL

TREEGATOR® ORIGINAL SLOW RELEASE WATERING BAG FOR SHADE TREES

- BENEFITS**
- Ideal for newly planted shade or street trees.
 - Reduces transplant and drought shock.
 - 100% water absorption with no run off.
 - Install and fill in minutes with no tools required.
 - Deep water saturation with every fill.
 - Fill just 1 to 2 times per week, or as needed.
 - Promotes deep root growth.
 - Non-invasive design will not harm existing landscape.
 - Can be used with nutrient / chemical additives.
 - Zip multiple bags together to accommodate large trees.
 - Made in the U.S.A. with a 5-year limited warranty.

SECTION 0290 TREES, PALMS AND GROUND COVERS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Extent of landscape development work is shown on drawings and in schedules.
- B. Staking of areas disturbed during construction exclusive of paved areas.
- C. Transplanting of existing trees, palms and plant material. (none are currently proposed for this project).
- D. Prior to construction activities, all trees, palms and plant material to be relocated will be tagged by Architect. (none are currently proposed for this project).
- E. Watering of planted materials.

1.02 RELATED SECTIONS

- B. Section 02100 - Site Grading
- B. Section 441 - Grading (USA Water & Wastewater Standards)

1.03 SUBMITTALS

- A. Certify with provisions of General Conditions.
- B. Certificates of inspection as required by governmental authorities and manufacturer's or vendor's certified analysis for soil amendments, fertilizer, and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soil test to Architect.
- C. Vendor's certified statement for each grass seed measure required, stating botanical and common name, percentage by weight, and percentages of purity, germination, and weed seed for each grass seed species.
- D. Soil test reports.
- E. Maintenance instructions. Typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- F. Provide reproducible drawing after final acceptance by owner.

1.04 QUALITY ASSURANCE

- A. Landscape work shall be performed by a single firm specializing in landscape work.
- B. Obtain agronomic soil tests for all planting areas. Tests shall be performed by an approved agronomic soil testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer, and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soil test to Architect.
- C. Obtain soil test from existing stockpiled topsoil, if any, to determine type and amount of amendments needed for areas that are to receive stockpiled topsoil.
- D. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- E. Substitutions. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability and proposal for an equivalent material to Architect. When authorized, adjustment of contract amount will be made.
- F. Analysis and Standards. Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable or as further specified.

G. Topsoil. Fine sand or loamy fine sand indigenous to the area suitable for plant growth that is free of weeds, rocks, sticks larger than 1/4 inch diameter, organic trash, hard pan, toxic substances detrimental to plant growth, and construction debris such as lime, concrete, and asphalt pieces. Deliver in normally moist condition, neither muddy nor wet.

H. Trees and Shrubs. Plant names indicated are to comply with "Standard Plant Names" as accepted by latest edition of American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock that is botanical name and legally tagged. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in vicinity of project; free of disease, insects, eggs, larvae and defects such as knots, sun-scorch, injuries, abrasions or disfigurement. ALL PLANTS TO BE FLORIDA ORIGINAL OR BETTER.

I. Stakes. Comply with staking and grading standards of latest edition of American Standard for Nursery Stock. A plant shall be dimensional as it stands in its natural position. Stock furnished shall be at least minimum size indicated. Larger stock is acceptable at no additional cost unless a written change order is issued.

J. Inspection. Landscape Architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size and quality.

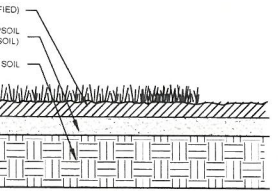
1. Such approval shall not impair the right of inspection and rejection upon delivery at the site during the progress of work.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- B. Trees and Shrubs. Provide container grown or balled and burlapped trees and shrubs. Do not use trees or shrubs which have been in cold storage or heeled-in. Do not prune prior to delivery. Do not bend or break trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
- C. Deliver trees and shrubs after preparation for planting have been completed and plant immediately. Cover plants transported on open vehicles with a protective covering to prevent wind burn. If planting is delayed more than six hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
- D. Do not remove container grown stock from containers until planting time.
- E. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

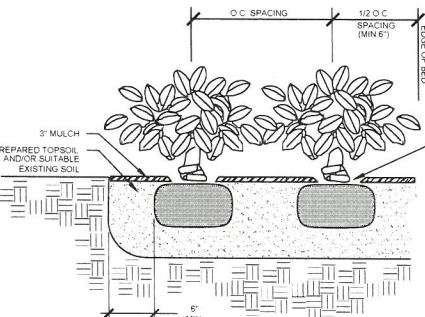
1.06 PROJECT REQUIREMENTS

- A. Proceed with and complete landscape work as rapidly as portions of site become available working within seasonal limitations for each level of landscape work required.
- B. Utilities. Determine location of underground and above ground utilities and perform work in manner which will avoid possible damage. Hand excavate as required to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.
- C. Excavation. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify Architect before planting.
- D. Planting Schedule. Prepare a proposed planting schedule. Schedule dates for each type of landscape work during normal seasons for such work in area of project. Coordinate with specified maintenance periods to provide maintenance until final completion of work under contract.
- E. Combination with Lawns. Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawn resulting from planting operations.



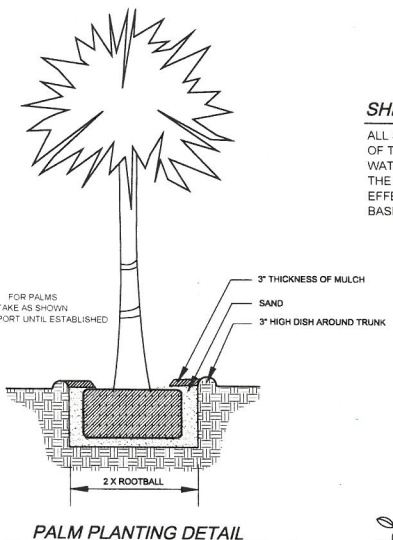
SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED

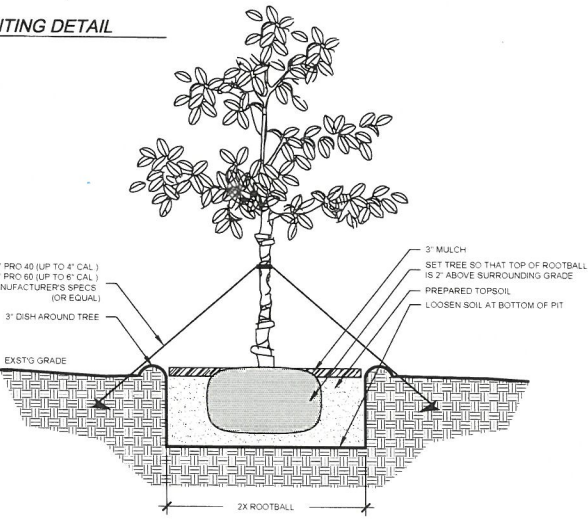


SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



PALM PLANTING DETAIL

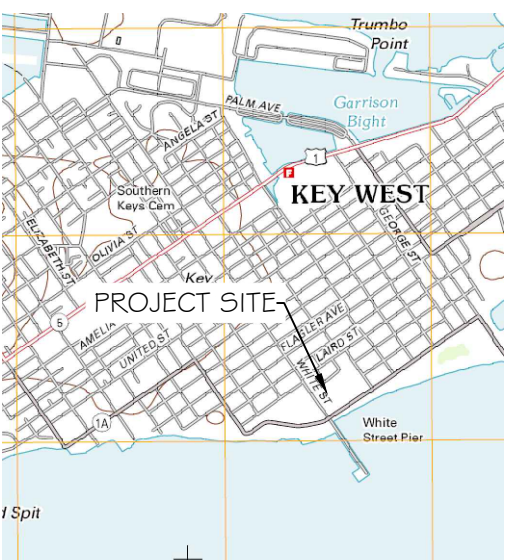


TREE PLANTING DETAIL

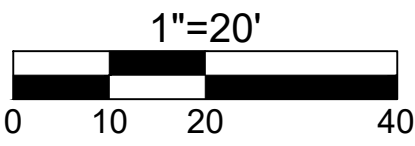
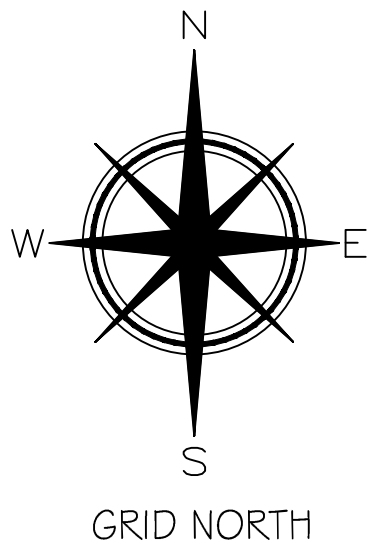
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.

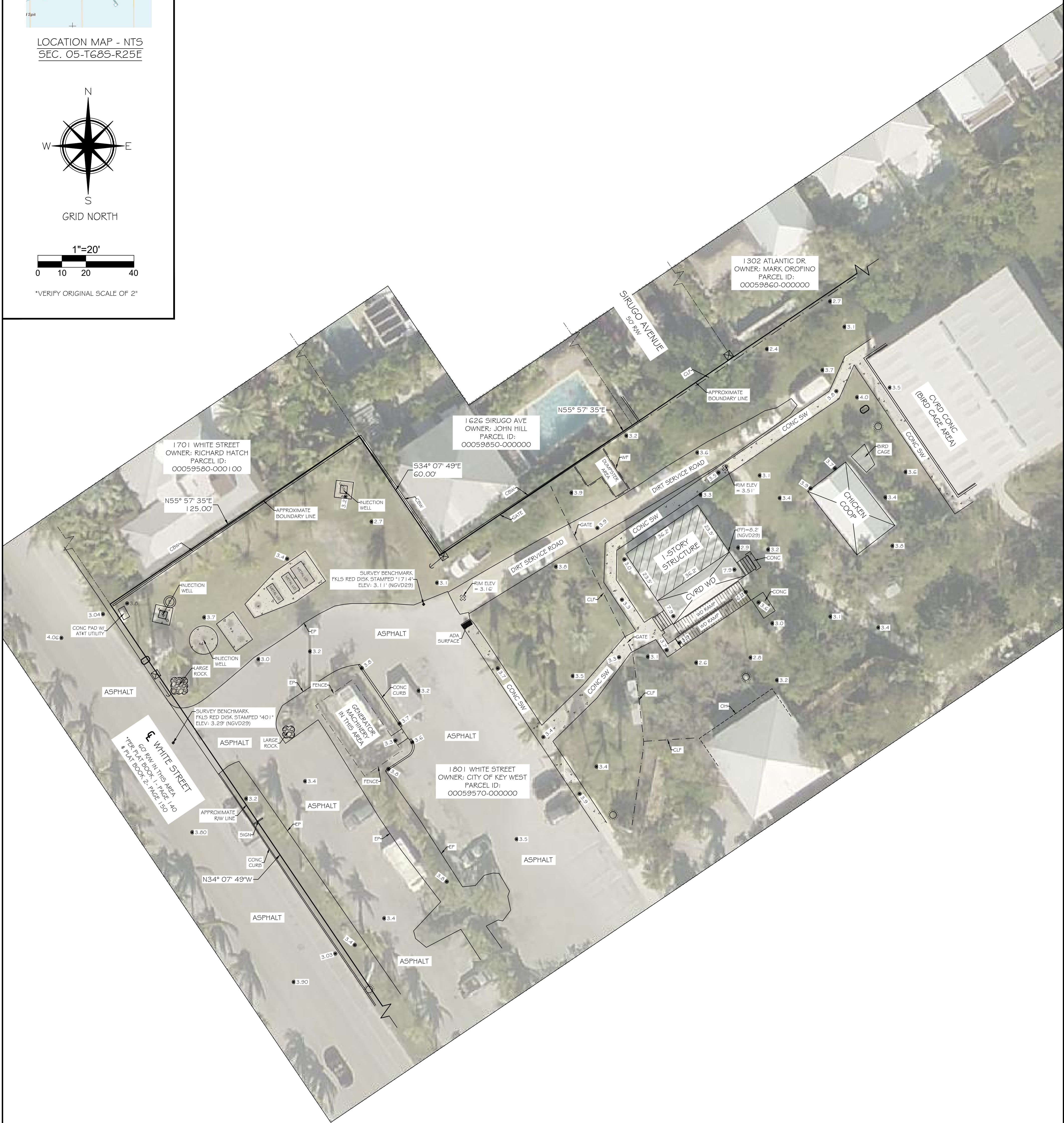
Boundary Survey



LOCATION MAP - NTS
SEC. 05-T685-R25E



*VERIFY ORIGINAL SCALE OF 2"



SURVEYORS NOTES

- THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATE AND SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE COORDINATE TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
- METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION D 121, F.I.D. AA0020, ELEVATION 3.91' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: (A PORTION OF) 1801 WHITE STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- BACKGROUND IMAGE IS A 2017 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY G.I.S. DEPARTMENT AND IS SHOWN FOR VISUAL REFERENCE ONLY.
- ALL FIELD DATA WAS ACQUIRED BETWEEN 06/20/2022 - 06/24/2022.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED
ERIC A. ISAACS, PS# 6703, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7647

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



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

SYMBOL LEGEND:

- | | | | |
|--|-----------------------|--|--------------------------|
| | CATCH BASIN | | WATER METER |
| | DRAINAGE MANHOLE | | WELL TEST STATION |
| | CONCRETE UTILITY POLE | | WOOD UTILITY POLE |
| | ELECTRIC MANHOLE | | SPOT ELEVATION (TYPICAL) |
| | FIRE HYDRANT | | ELECTRIC BOX |
| | GUY WIRE | | PALM TREE |
| | MAILBOX | | TREE (UNKNOWN SPECIES) |
| | SANITARY CLEANOUT | | |
| | SANITARY MANHOLE | | |
| | SIGN | | |
| | TELEPHONE MANHOLE | | |
| | WATER VALVE | | |
| | LIGHT POLE | | |

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	HB = HOSE BID	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	ICV = IRRIGATION CONTROL VALVE	PRC = POINT OF REVERSE CURVE
C 4 G = 4" CONCRETE CURB 4 GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CSW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MS = MANSION	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CONC = CONCRETE	(SEE NOTE)	TOS = TOP OF SLOPE
CONC = CONCRETE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TYP = TYPICAL
CONC = CONCRETE	NTS = NOT TO SCALE	UE = UTILITY EASEMENT
CONC = CONCRETE	OH = ROOF OVERHANG	WD = WOOD DECK
CONC = CONCRETE	OWH = OVERHEAD WIRE	WF = WOOD FENCE
CONC = CONCRETE	PC = POINT OF CURVE	WL = WOOD LANDING
CONC = CONCRETE	PC = POINT OF COMPOUND CURVE	WM = WATER METER
CONC = CONCRETE	PCP = PERMANENT CONTROL POINT	WPP = WOOD POWER POLE
CONC = CONCRETE	PK = PARKER KALON NAIL	WRACK LINE = LINE OF DEBRIS ON SHORE
CONC = CONCRETE	POB = POINT OF BEGINNING	WV = WATER VALVE
CONC = CONCRETE	PI = POINT OF INTERSECTION	

TOPOGRAPHIC SURVEY OF A PORTION OF THE
KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 07/14/2022	SURVEY BY: EAI	PROJECT: KW WILDLIFE CENTER
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 22-201	CHECKED BY:	SHEET 1 OF 1

Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00059570-000000
 Account# 1060038
 Property ID 1060038
 Millage Group 10KW
 Location Address 1801 WHITE St, KEY WEST
 Legal Description KW PT TR 28 OR536-975/980
 (Note: Not to be used on legal documents.)
 Neighborhood 32250
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



1060038 1700 BLK WHITE ST 07/01/10

Owner

CITY OF KEY WEST FLORIDA
 PO Box 1409
 Key West FL 33041

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$337,271	\$337,271	\$337,271	\$337,271
+ Market Misc Value	\$123,546	\$123,546	\$123,546	\$123,546
+ Market Land Value	\$15,903,118	\$15,903,118	\$15,903,118	\$15,903,118
= Just Market Value	\$16,363,935	\$16,363,935	\$16,363,935	\$16,363,935
= Total Assessed Value	\$16,363,935	\$16,363,935	\$16,363,935	\$16,363,935
- School Exempt Value	(\$16,363,935)	(\$16,363,935)	(\$16,363,935)	(\$16,363,935)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	238,035.00	Square Foot	0	0

Buildings

Building ID 40276
 Style
 Exterior Walls INSULATED METAL
 Year Built 2000

Building Type CITY BLDGS A / 89A
Gross Sq Ft 2912
Finished Sq Ft 864
Stories 1 Floor
Condition EXCELLENT
Perimeter 120
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	1,296	0	0
OPX	EXC OPEN PORCH	432	0	0
FLA	FLOOR LIV AREA	864	864	0
OPU	OP PR UNFIN LL	320	0	0
TOTAL		2,912	864	0

EffectiveYearBuilt 2001
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 1
Half Bathrooms 0
Grade 350
Number of Fire Pl 0

Building ID 40277
Style
Building Type OFF BLDG 1 STY-A / 17A
Gross Sq Ft 672
Finished Sq Ft 672
Stories 1 Floor
Condition GOOD
Perimeter 136
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	0
TOTAL		672	672	0

Exterior Walls INSULATED METAL
Year Built 2001
EffectiveYearBuilt 2001
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 1
Half Bathrooms 0
Grade 200
Number of Fire Pl 0

Building ID 1029
Style
Building Type CITY BLDGS A / 89A
Gross Sq Ft 1918
Finished Sq Ft 613
Stories 2 Floor
Condition GOOD
Perimeter 145
Functional Obs 0
Economic Obs 0
Depreciation % 23
Interior Walls

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	613	613	0
OPF	OP PRCH FIN LL	1,305	0	0
TOTAL		1,918	613	0

Exterior Walls AVE WOOD SIDING
Year Built 2003
EffectiveYearBuilt 2003
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 2
Grade 400
Number of Fire Pl 0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1978	1979	1		
LC UTIL BLDG	1978	1979	1	1020 SF	3
ASPHALT PAVING	1978	1979	1	120 SF	1
LC UTIL BLDG	1978	1979	1	34500 SF	2
TIKI	1978	1979	1	80 SF	1
CH LINK FENCE	2002	2003	1	992 SF	5
CONC PATIO	2005	2006	1	14400 SF	1
CH LINK FENCE	2006	2014	1	4900 SF	2
				8000 SF	1

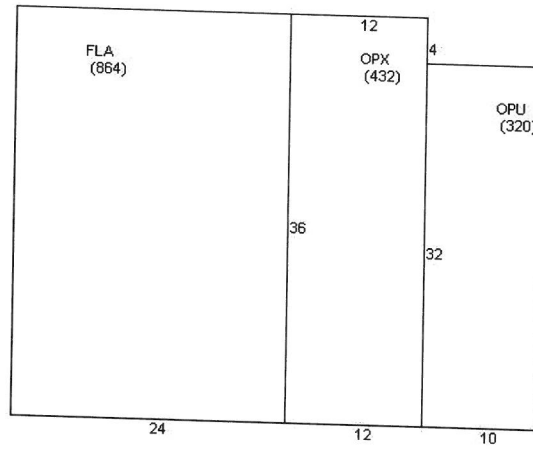
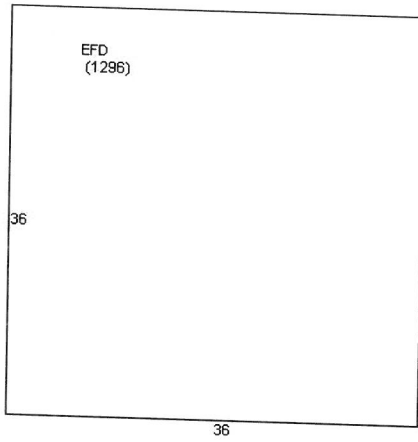
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
11-0068	1/7/2011		\$25,000	Commercial	
10-0503	4/29/2010		\$1,645,000	Commercial	POUR CONCRETE BETWEEN COURTS AT BOCCE FACILITY AND RECONSTRUCT COURTS.
10-0718	3/17/2010		\$80,000	Commercial	10 ADDITIONAL LINEAR FEET OF 8" REINFORCED CONCRETE WALL TO SUPPORT GENERATOR SLAB.
09-0949	4/3/2009		\$13,500	Commercial	INSTALL POWER FOR STORM WATER PUMP STATION ONE 300 AMP SERVICE, HOOK UP TWO MOTORS AND ONE GENERATOR.
07-0437	1/26/2007		\$1,000	Commercial	INSTALL 275FT 10 FT HIGH CHAIN LINK
06-5044	8/30/2006		\$33,000	Commercial	INSTALL ONE 200 AMP SERVICE
06-4518	7/27/2006		\$19,800	Commercial	INSTALL 1000 LF OF 8' HIGH CHAIN LINK FENCE W/ GATES.
06-0196	1/27/2006		\$2,200	Commercial	REPLACE ROOF W/ V-CRIMP 28 SQRS.
05-4190	9/26/2005	12/20/2005	\$185,000	Commercial	INSTALL A CATCH BASIN SEWER FOR BIRDS
03-3154	9/25/2003	10/28/2003	\$15,276	Commercial	BUILD A 70' x70' BIRD AVIARY
03-2830	9/11/2003	10/28/2003	\$19,180	Commercial	RAMP
03-3155	9/9/2003	10/28/2003	\$16,903	Commercial	BATHROOMS AND PAVILION
02-2216	8/19/2002	10/10/2002	\$35,307	Commercial	HANDICAPP SIDEWALK
01-2813	8/23/2001	12/31/2001	\$4,000	Commercial	CHAIN LINK FENCE
01-1977	5/24/2001	12/31/2001	\$2,000	Commercial	WORK AREA
00-1192	5/5/2000	8/15/2000	\$1,200	Commercial	CONCRETE SLAB
99-1825	6/28/1999	8/15/2000	\$25,000	Commercial	REPLCE BREAKER PANEL
96-3045	7/1/1996	12/1/1996	\$1,000	Commercial	MODULAR OFFICE BLDG
					ELECTRIC

View Tax Info

[View Taxes for this Parcel](#)

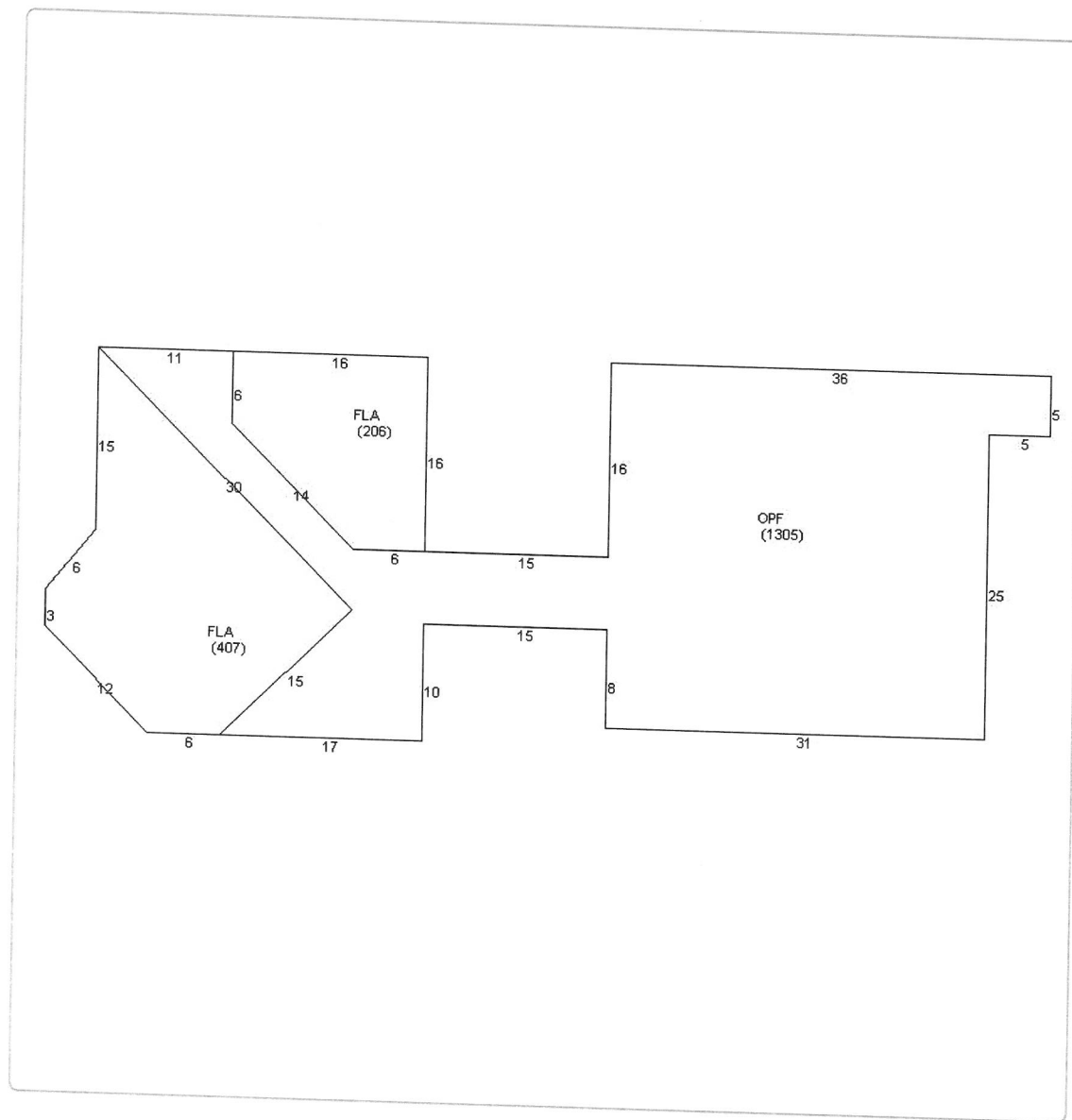
Sketches (click to enlarge)



FLA
(672)

56

12



Photos



Map



No data available for the following modules: Sales, TRIM Notice.

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

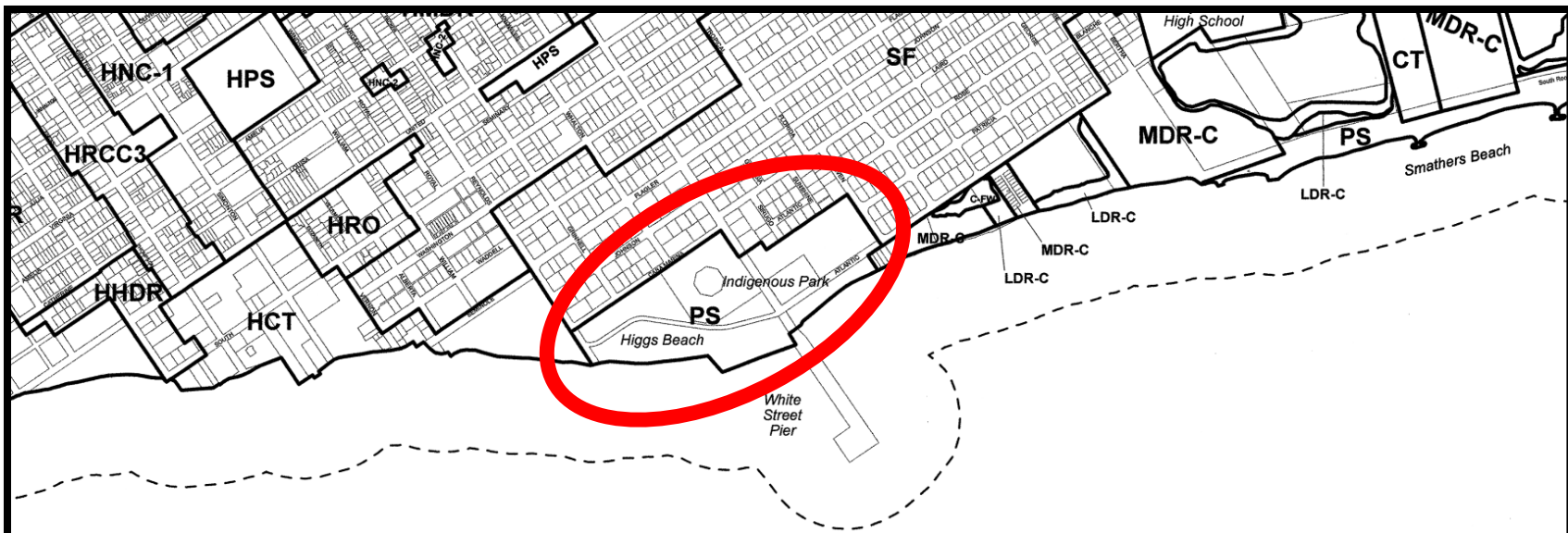
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Last Data Upload: 7/20/2022, 4:05:40 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.208

Zoning Map



OFFICIAL ZONING MAP

LEGEND

A	Airport	HNC (1 - 3)	Historic Neighborhood Commercial 1 - 3	MDR	Medium Density Residential
C-FW	Conservation- Freshwater Wetlands	HPRD	Historic Planned Redevelopment and Development District	MDR (1)	Medium Density Residential 1
C-OW	Conservation- Outstanding Waters of the State	HPS	Historic Public and Semi-public Services	MDR-C	Coastal Medium Density Residential
C-TW	Conservation- Tidal Wetlands of the State	HPS (1)	Historic Public and Semi-public Services 1	PRD	Planned Redevelopment and Development District
C-UH	Conservation- Upland Hammock	HPS (2)	Historic Public and Semi-public Services 2	PS	Public Services
CG	General Commercial	HRCC	Historic Residential Commercial Core	RO	Residential / Office
CL	Limited Commercial	HRCC (1)	Historic Residential Commercial Core 1	SF	Single Family
CM	Conservation- Mangrove	HRCC (2)	Historic Residential Commercial Core 2		
CT	Salt Pond Commercial Tourist	HRCC (3)	Historic Residential Commercial Core 3		
HCL	Historic Limited Commercial	HRCC (4)	Historic Residential Commercial Core 4		
HCT	Historic Commercial Tourist	HRO	Historic Residential / Office		
HDR	High Density Residential	HSMDR	Historic Special Medium Density Residential		
HHDR	Historic High Density Residential	LDR-C	Coastal Low Density Residential		
HMDR	Historic Medium Density Residential	M	Military		

