



Development Plan

Major

# 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 Flatt		
Minor:		
Within Historic District	\$	3,150.00
Outside Historic District	\$ (	2,520.00
Conditional Use	\$	1,470.00
Extension	\$	840.00
Major:	\$	4,200.00
Conditional Use	\$	1,470.00
Extension	\$	840.00
Minor Deviation	\$	840.00
Major Deviation	\$	1,470.00
Conditional Use (not part of a development plan)	\$	2,940.00
Extension (not part of a development plan)	\$	840.00

FEGEIVER
FEB 2 4 2022
Verified Complete 7/18/27
complete 7/18/27

Historic District

# Applications will not be accepted unless complete

Conditional Use

	Minor_X		No ×	
	* · · · · · · · · · · · · · · · · · · ·			
Please	print or type:			
1)	Site Address: 1801 White Street, Key West, FL 33040		ž	
2)	Name of Applicant: Key West Wildlife Center, Inc			
3)	Applicant is:  Property Owner: Consignee  Authorized Representative: Lennifer I Lopes  (attached Authorization and Verification Forms must be of Applicants		-	
1)	Address of Applicant: PO Box 2297, Key West, FL 33045			
5)	Applicant's Phone #: 305-304-2409	Email:	keywestwildlifecenter@hotmail.com	
6)	Email Address: same as above			
7)	Name of Owner, if different than above:			10
3)	Address of Owner:			
9)	Owner Phone #:	_Email:		-

10)	Zoning District of Parcel: PS RE#
11)	Is Subject Property located within the Historic District? YesNoXIf Yes: Date or
	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 knows as Perez
	Engineering Plans.
13)	Has subject Property received any variance(s)? YesNo_ XIf Yes: Date of approvalResolution #
	Attach resolution(s).
14)	Are there any easements, deed restrictions or other encumbrances on the subject property? YesNo _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 Cenditional 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 199, 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.
Plea: impr hear	se note, development plan and conditional use approvals are quasi-judicial hearings and it is oper to speak to a Planning Board member or City Commissioner about the project outside of the ing.

# 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) <u>Findings.</u> 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) <u>Characteristics of use described</u>. 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 sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

# Sec. 108-231. Residential developments.

- (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).
  - i. 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
	C)	Existing size, type and location of trees, hedges, and other features. BY LANDSCAPE ARCH.  Existing stormwater retention areas and drainage flows. INCLUDED IN SURVEY  A sketch showing adjacent land uses, buildings, and driveways. INCLUDED IN PEREZ ENG. PLANS
11.	Pro	posed 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
		<ul> <li>2) Setbacks INCLUDED IN PEREZ ENG. PLANS</li> <li>3) Parking: N/A PARKING IS OUTSIDE OF LEASE LIMITS (EXISTING TO REMAIN)</li> </ul>
		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
		<ul> <li>Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.</li> <li>Location of garbage and recycling INCLUDED IN PEREZ ENG. PLANS</li> </ul>
		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
	B)	Building Elevations LIMITS (EXISTING TO REMAIN)
		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)	3
	D)	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:

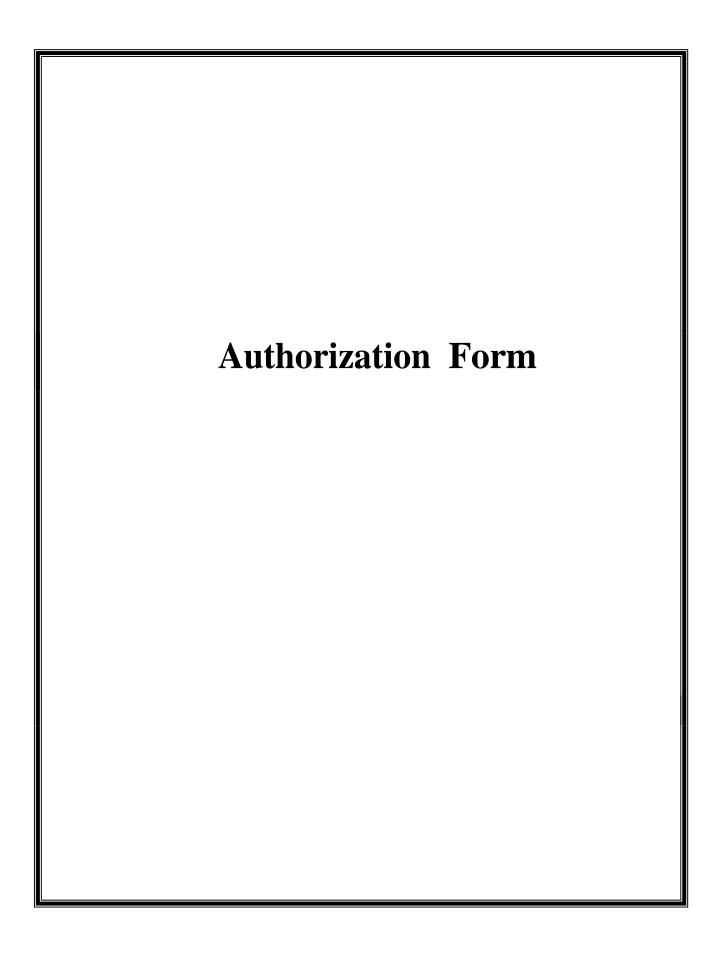
- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership 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.

- 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.



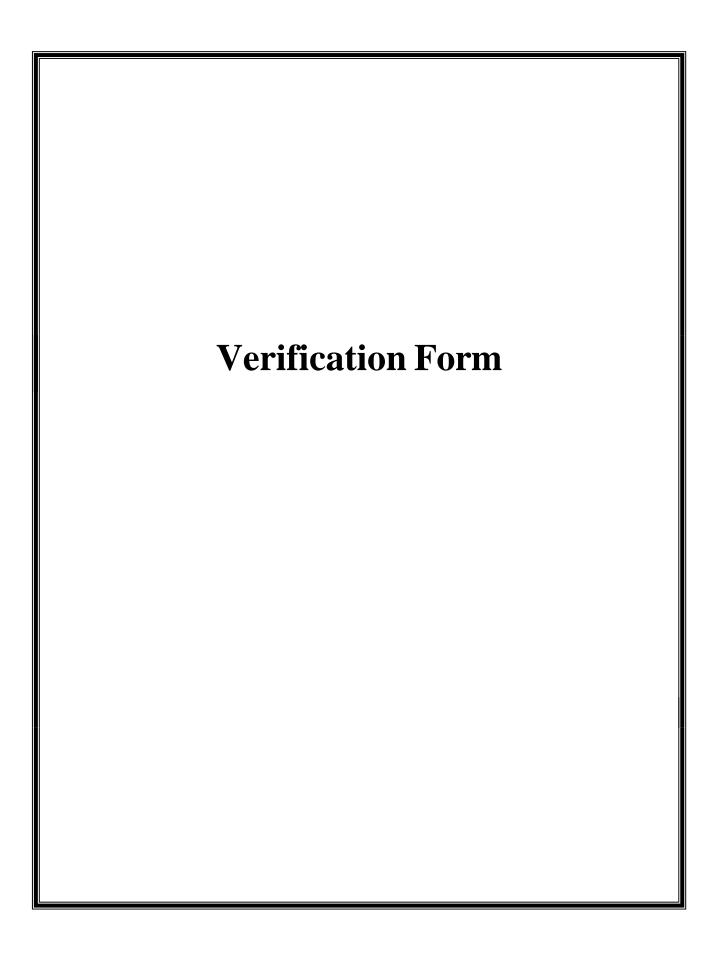


# City of Key West Planning Department

# **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, LNNIFER LOVES  Please Print Name of person with authority to execute documents on behalf of entity
BOARD PRESIDENT OF KEY WEST WILDLIFE CENTER
authorize TENN FEA LORS  Please Print Name of Representative
to be the representative for this application and act on my/our behalf before the City of Key West.
Signature of person with authority to execute documents on behalf of entity owner  Subscribed and sworn to (or affirmed) before me on this
by Fen Lones  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  Notary's Signature and Seal  Notary's Signature and Seal
Name of Acknowledger typed, printed or stamped
Commission Number, if any

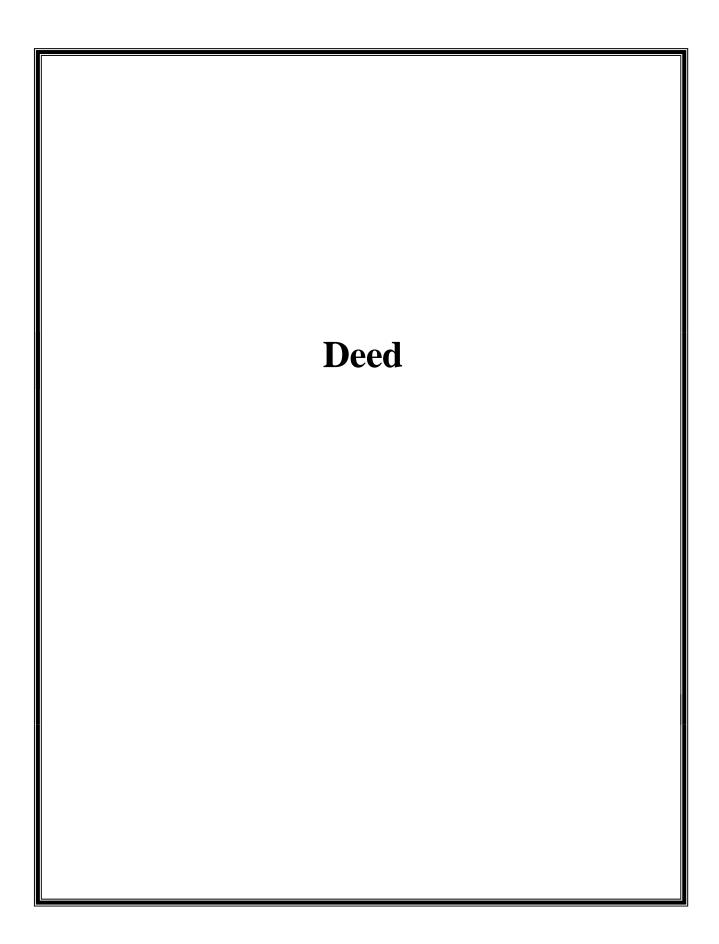




# City of Key West Planning Department Verification Form

(Where Authorized Representative is an individual)

Representative of the Owner (as appears on the subject matter of this application:  KEYWEST WILDLIFE CENTER OF WHITE ST KEY OF Street address	y sworn, depose and say that I am the Authorized the deed), for the following property identified as
Street addre	SS of subject property
I, the undersigned, declare under penalty of information on all plans, drawings and sketcontained herein are in all respects true and	perjury under the laws of the State of Florida that the hes attached hereto and all the statements and answer correct.
In the event the City or the Planning Depart to be untrue or incorrect, any action or app revocation.	nent relies on any representation herein which prove roval based on said representation shall be subject to
Signature of Authorized Representative	
Subscribed and sworn to (or affirmed) before	3.1.27
Sent fel J. Lofes  Name of Authorized Representative	e me on this 3.1.27 by date
He/She is personally known to me or has pre	sentedFL_DLas identification.
Motary's Signature and Seal	
Notary's Signature and Seal	Amber Tola  NOTARY PUBLIC - STATE OF FLORIDA  MY COMMISSION EXPIRES MAY 20, 2024
Name of Acknowledger typed, printed or star	COMMISSION NO. GG 987626
GG 987626	iμcu
Commission Number if any	



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21754

# QUITCLAIM DEED

1973 APR 23 PH 3: 12
EARL R. ADAMS, CLX, CT. CT.
MINNERS FORMETY STATES

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 Granto	r has caused these presents
to be executed in its name and on its be	half this the 21st day of
April , 1973.	managaman and Magazania and Ma
	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
WITNESSES: Joan M. Del Sonds Claules M. Haus	»
STATE OF Florida )	
COUNTY OF	SS
On this the 2/ day of	Afaik_, 1973, before me, the
subscriber, personally appeared Ray	Levt M. Bakes.
Bureau of Outdoor Recreation, of the Uni	ted States Department of the Interior,
a governmental agency of the United Stat	es of America, and known to me to be
the same person described in and who exe	cuted 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 desi	gnated, empowered and authorized so to
do by said Secretary, and he acknowledge	d that he executed the foregoing
instrument for and on behalf of the Unit	ed States of America, for the purposes
and uses therein described.	
My Commission expires:	NOTARY PUBLIC SALA
NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES MAY 12, 1975 GENERAL INSURANCE UNDERWRITERS, INC.	The Committee of the Co

# 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 5.0feet; 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.

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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.

By Charles McCoy

Mayor
(Title)

STATE OF Florida

State OF State

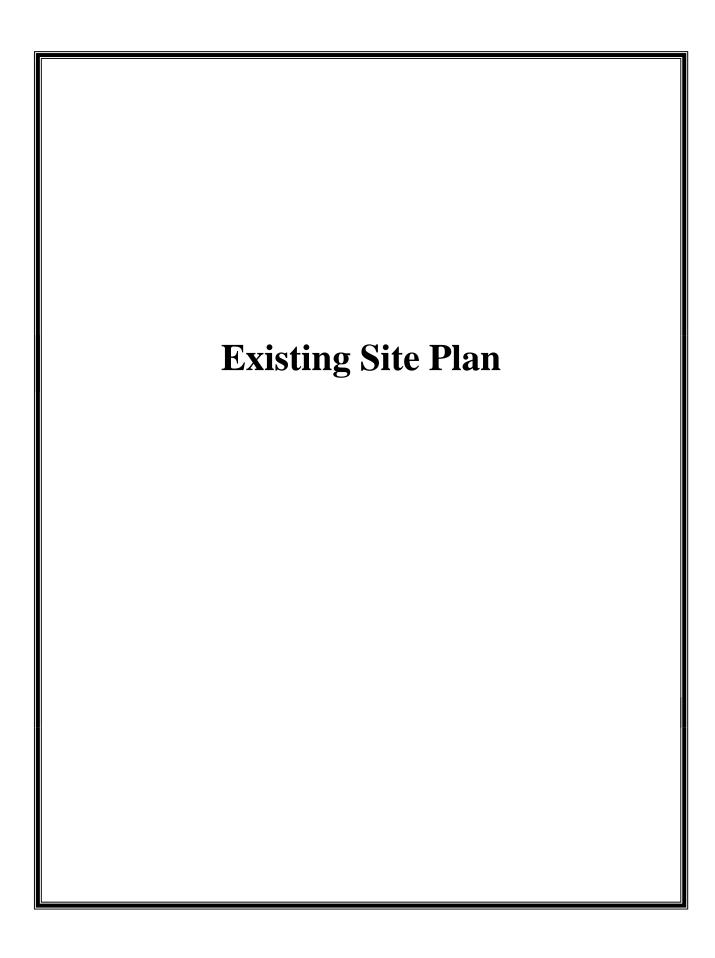
On this 21st day of April , 1973, before me, the undersigned Officer, personally appeared Charles McCoy, to me known and known to me to be the same person whose name is subscribed on the foregoing ac ptance, who being by me duly sworn, did depose and say that he is the Mayor of the City of Key West, 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.

ATOTIVE VOLUME

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

OF IN OFICIAL RECORD BOO!

William.

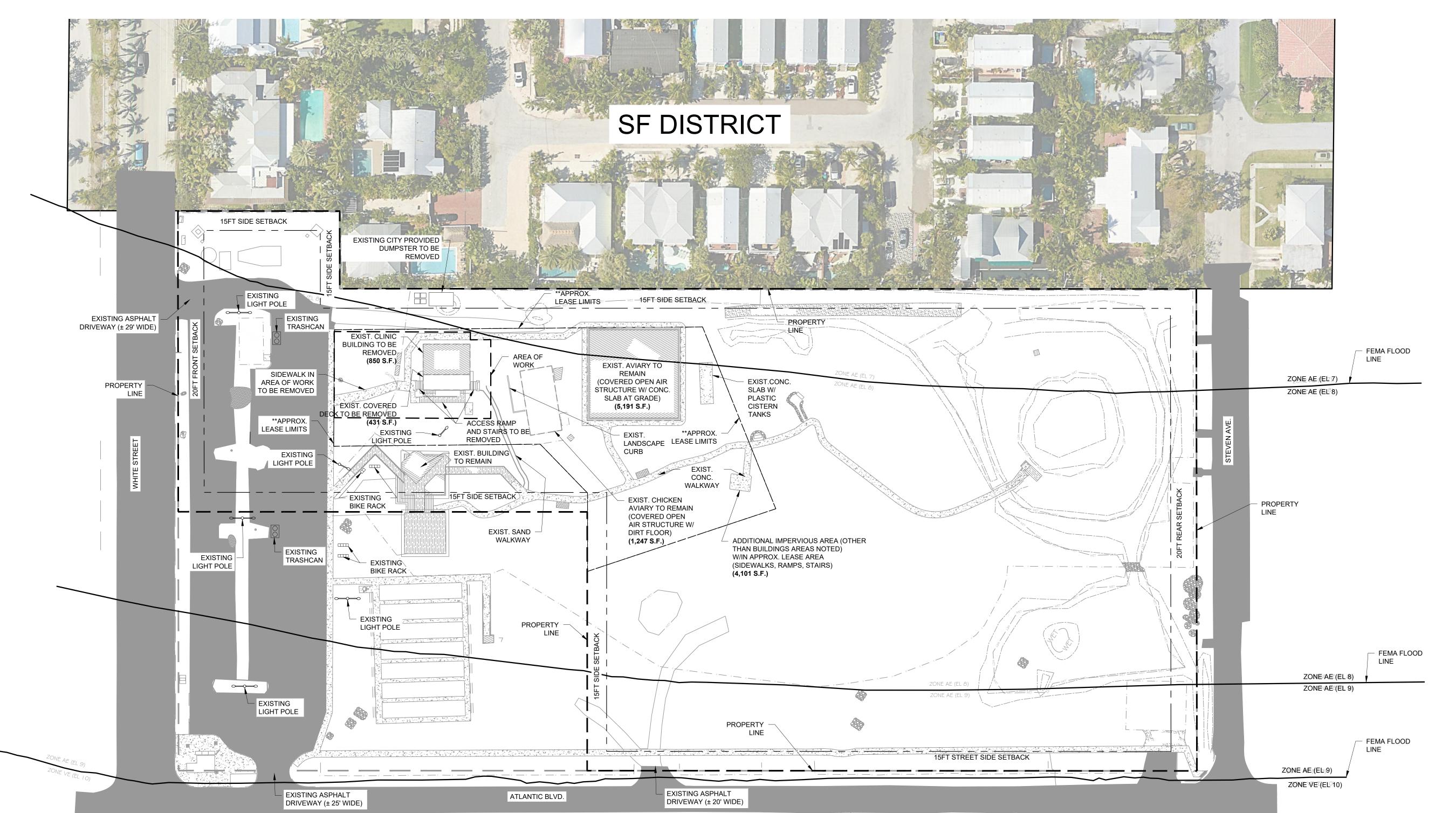


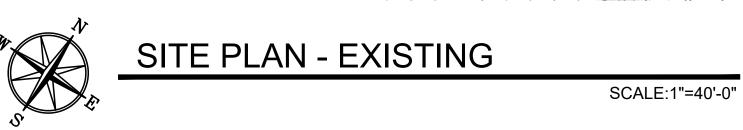
# PARKING:

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.





PRELIMINARY NOT FOR CONSTRUCTION

JOB NO. 191029

DRAWN SLB

DESIGNED JDH

CHECKED JDH

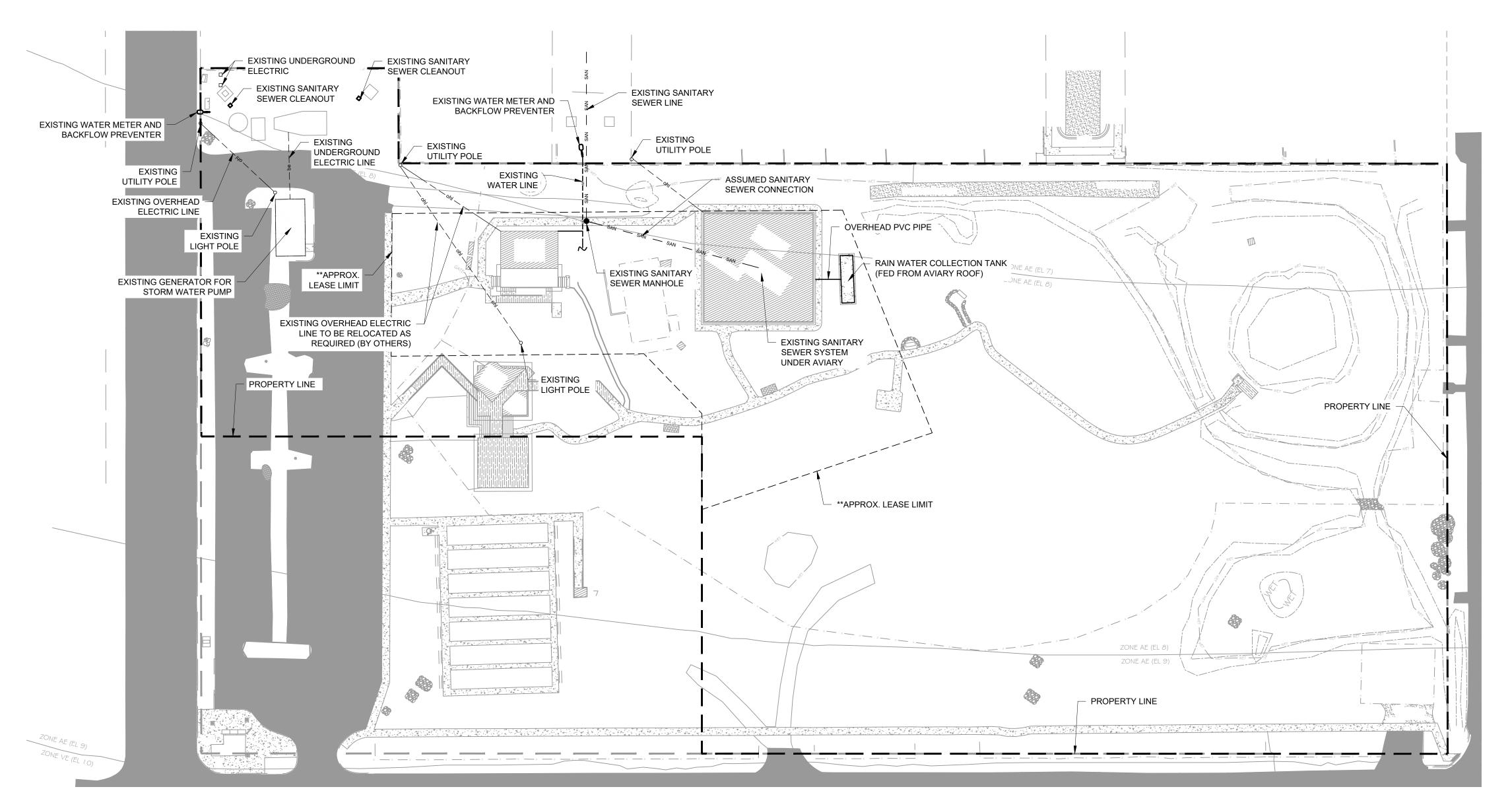
R - 2 2 4 5 9

C-1

19/2022 9:45:41 AM

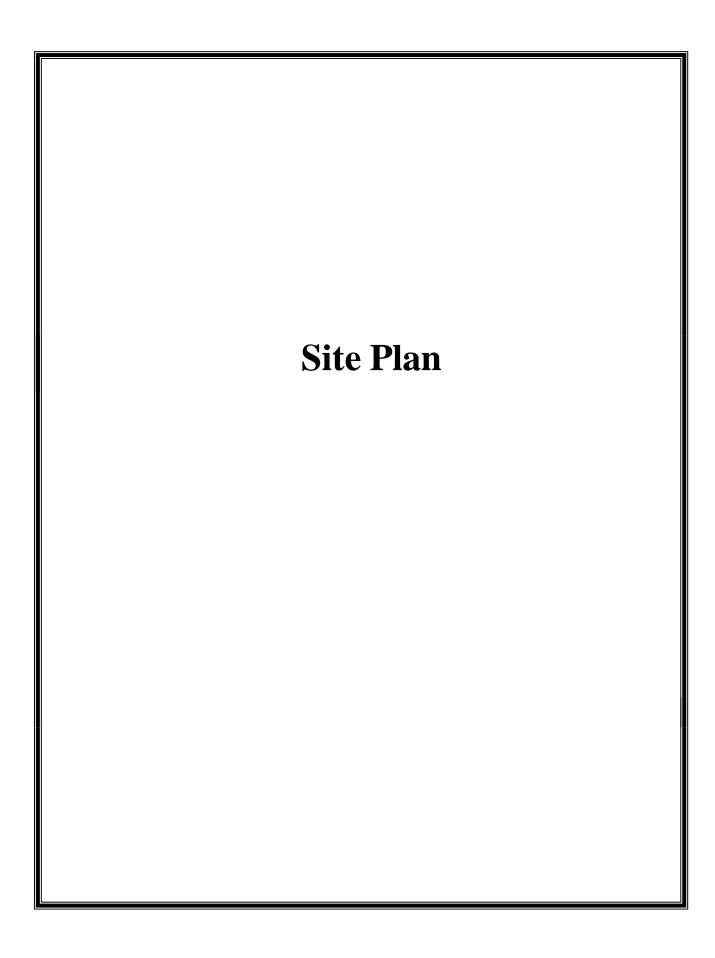
# **UTILITY NOTES**

- 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.
- 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.





翌 - 2 c 4 c 9



# SITE DATA

ZONING DISTRICT: PS

FLOOD ZONE: AE 8 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005

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 (2020) ASCE 7-16, 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: 180 MPH (ASCE 7-16) 3 SECOND GUST, EXPOSURE D, RISK CATEGORY II
FLOOR LIVE LOAD: 50 PSF
DECK LIVE LOAD = 1.5 \* 50 PSF = 75 PSF

# INDEX OF DRAWINGS

T-1 - PROPOSED PARTIAL SITE PLAN

A-1 - PROPOSED ELEVATIONS

C-1 - EXISTING SITE PLAN

STAIRS LIVE LOAD = 100 PSF

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.

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 THERETO.

7. NO RESEARCH AS 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 UNSIGHTLY CONDITIONS.

9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 7TH EDITION (2020), 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 BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 7TH

EDITION (2020) 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

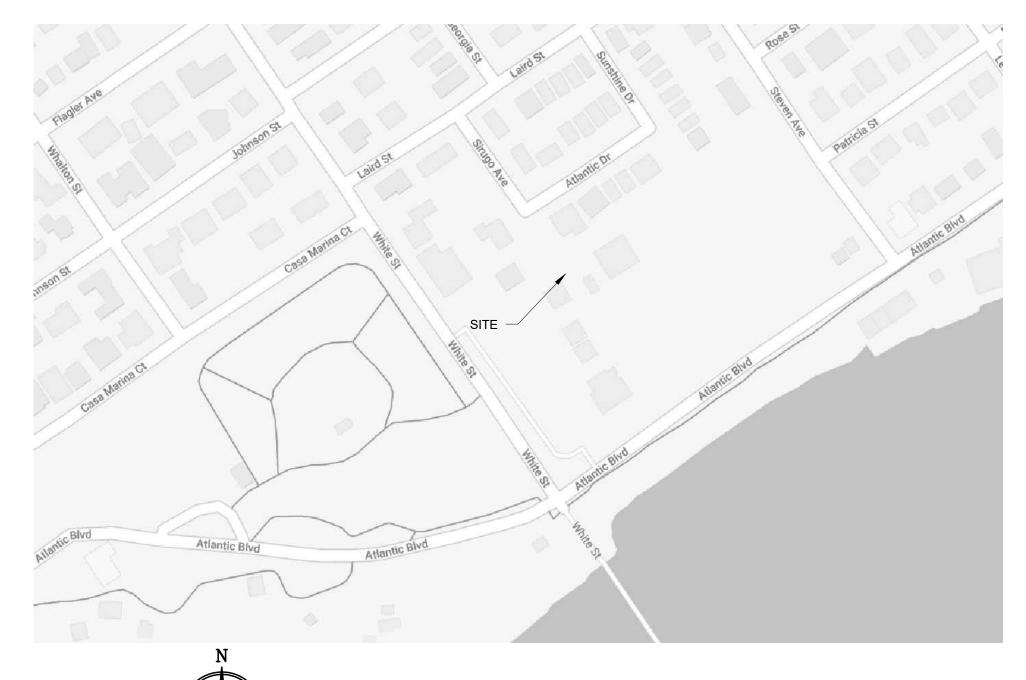
DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.

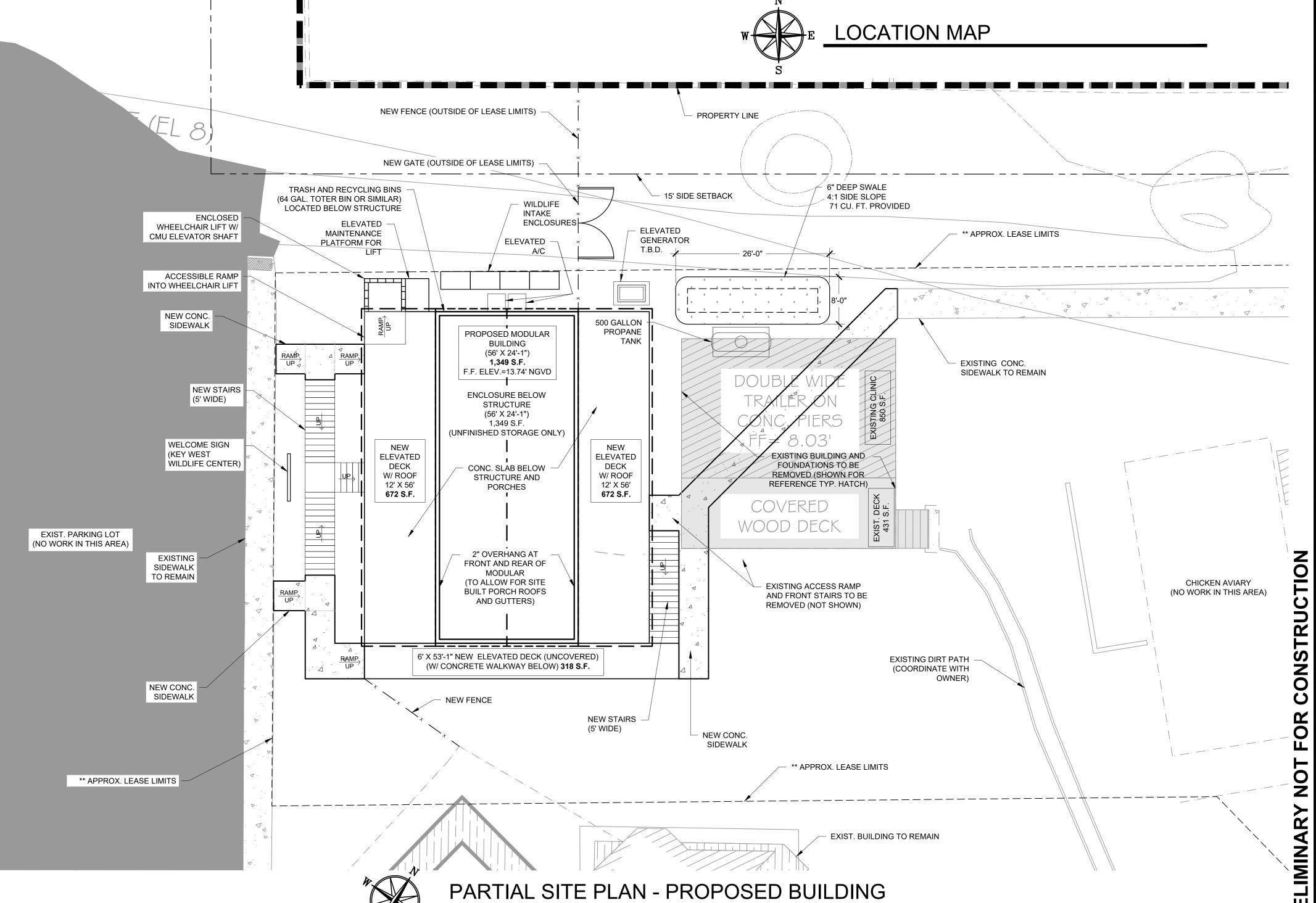
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.

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





10/19/2022 9:45:37 AM

T-1

NOTE: AS PERMIT DOCUMENTS ARE DEVELOPED IT MAY BE NECESSARY TO MAKE MINOR MODIFICATIONS TO THE ROOF SLOPES OF BOTH THE ATTACHED PORCHES AND MODULAR BUILDING. CHANGES TO THE ROOF SLOPES WILL NOT REQUIRE ANY CHANGE TO THE EXTERIOR ENVELOPE OF THE PROPOSED STRUCTURE (FOOT PRINT) AND THERE WILL BE NO CHANGE TO IMPERVIOUS SURFACE, BUILDING COVERAGE, OR SETBACKS. HOWEVER, WE WOULD LIKE TO MAINTAIN THE ABILITY FOR THE CITY OF KEY WEST PLANNING DEPARTMENT TO 'ADMINISTRATIVELY APPROVE' CHANGES TO THE ROOF SLOPES THAT DO NOT EXCEED THE HEIGHT LIMITATION OF THE ZONING DISTRICT (25'-0" ABOVE CROWN OF ROAD).



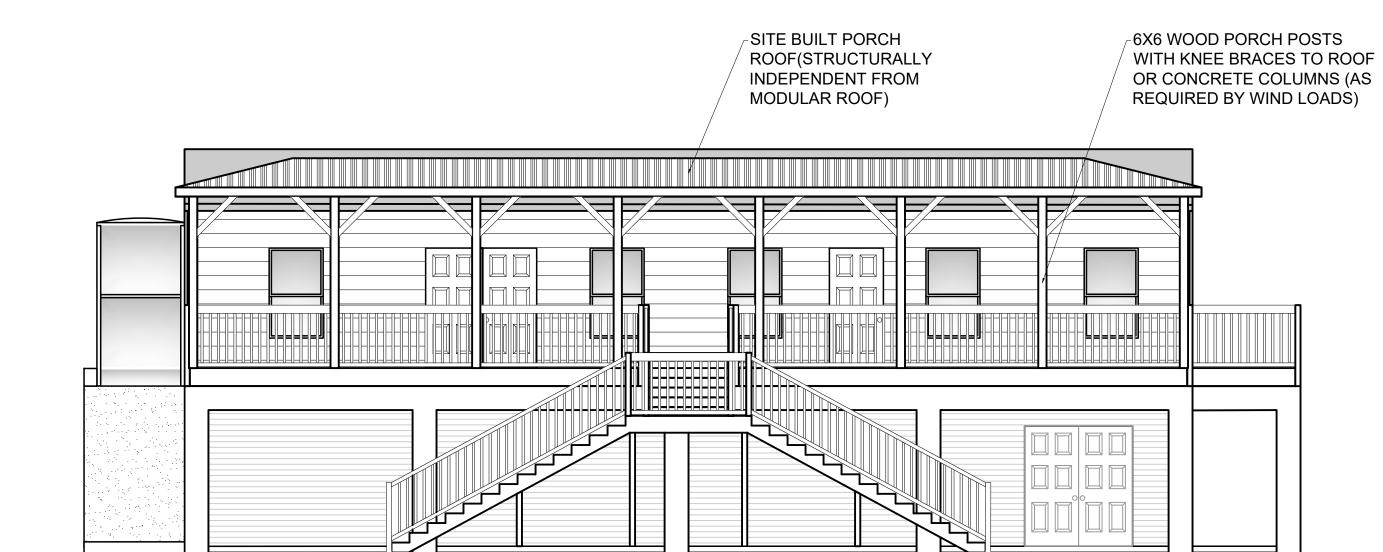
SOUTH ELEVATION - PROPOSED SCALE:3/16"=1'-0"

MAX. BUILDING HEIGHT =28.9' NGVD (25' ABOVE CROWN OF ROAD) ROOF PEAK ELEV = ±25.90' NGVD (±22.0' ABOVE CROWN OF ROAD) FINISHED FLOOR ELEV = 13.74' NGVD D.F.E. = 11.4' NGVD (BOTTOM OF CONC. BEAM) FUTURE PROPOSED B.F.E. [AE 9 NAVD] = 10.4' NGVD B.F.E. [AE 8] = 8.0' NGVD CONCRETE SLAB ELEV = ±3.9' NGVD FINAL TBD CROWN OF ROAD ELEV = 3.9' NGVD PER FLORIDA KEYS LAND SURVEYING SURVEY (REVISION) DATED 10/18/2022 EXIST./PROPOSED GRADE = ±3.0' NGVD EAST ELEVATION - PROPOSED ASSUMED BASED ON CITY LIDAR

√ MODULAR SITE BUILT PORCH SITE BUILT PORCH STRUCTURE BY ROOF(STRUCTURALLY ROOF(STRUCTURALLY OTHERS INDEPENDENT FROM INDEPENDENT FROM MODULAR ROOF) MODULAR ROOF) GENERATOR

NORTH ELEVATION - PROPOSED

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



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

WEST ELEVATION - PROPOSED

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

**BREAKAWAY** 

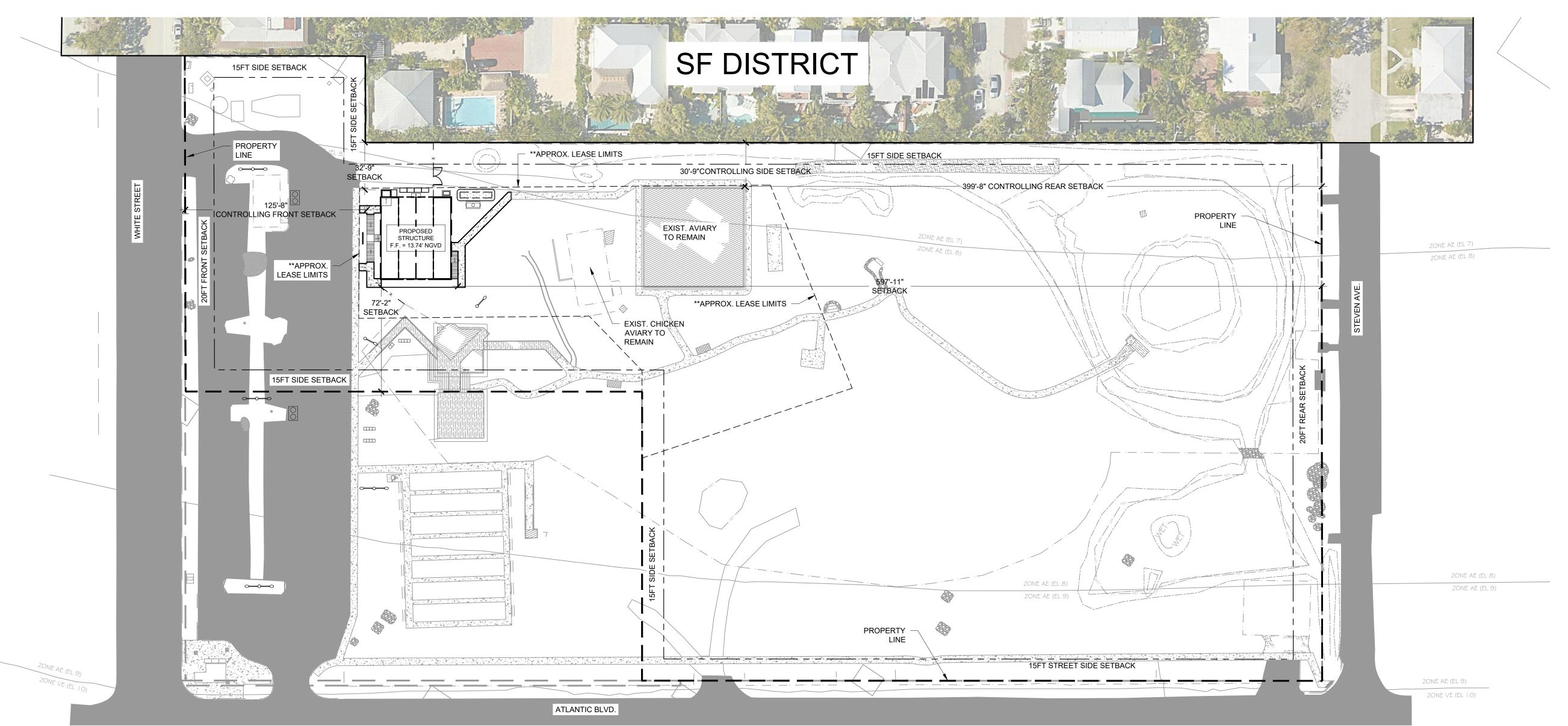
SCREENING (TYPICAL BELOW

STRUCTURE)

A-1

R - 2 5 4 5 9

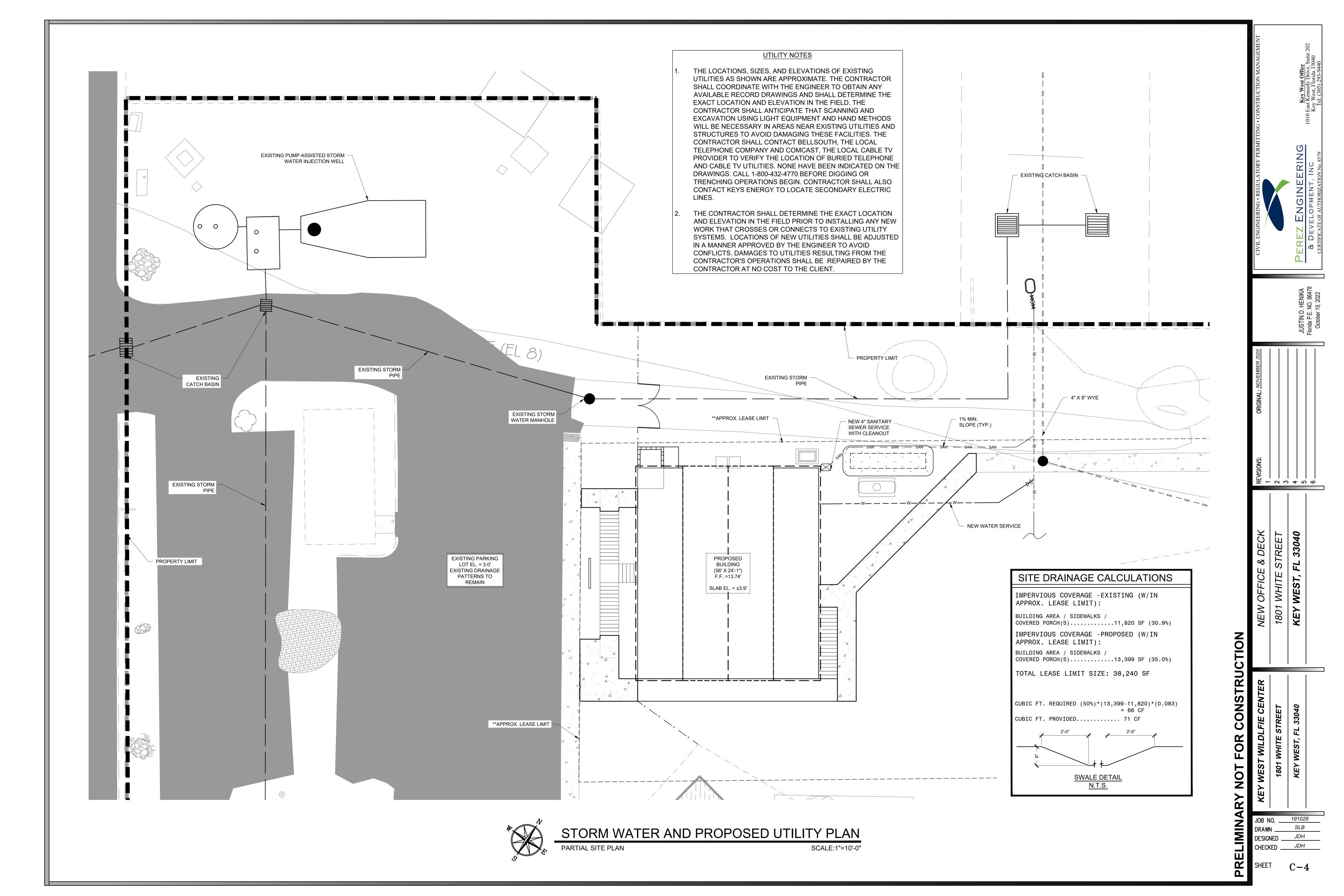
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	PS	PS	PS	
LOT SIZE (SF)	237261	N/A	237261	
APPROX. LEASE LIMIT (SF)	38240	N/A	38240	
BUILDING AREA (SF)	7950	15296	9726	W/IN APPROX. LEASE LIMIT
BUILDING COVERAGE	20.8%	40.0%	25.4%	W/IN APPROX. LEASE LIMIT
FLOOR AREA (SF)	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	13399	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE	30.9%	60.0%	35.0%	W/IN APPROX. LEASE LIMIT
OPEN SPACE (SF)	26420	15296	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'-0"	ABOVE CROWN OF ROAD
FRONT STRUCTURE SETBACK	183'-9"	20'-0"	125'-8"	TO FRONT STAIRS
SIDE STRUCTURE SETBACK	30'-9"	15'-0"	30'-9"	TO EXIST AVIARY
REAR STRUCTURE SETBACK	399'-8"	20'-0"	399'-8"	TO EXIST AVIARY



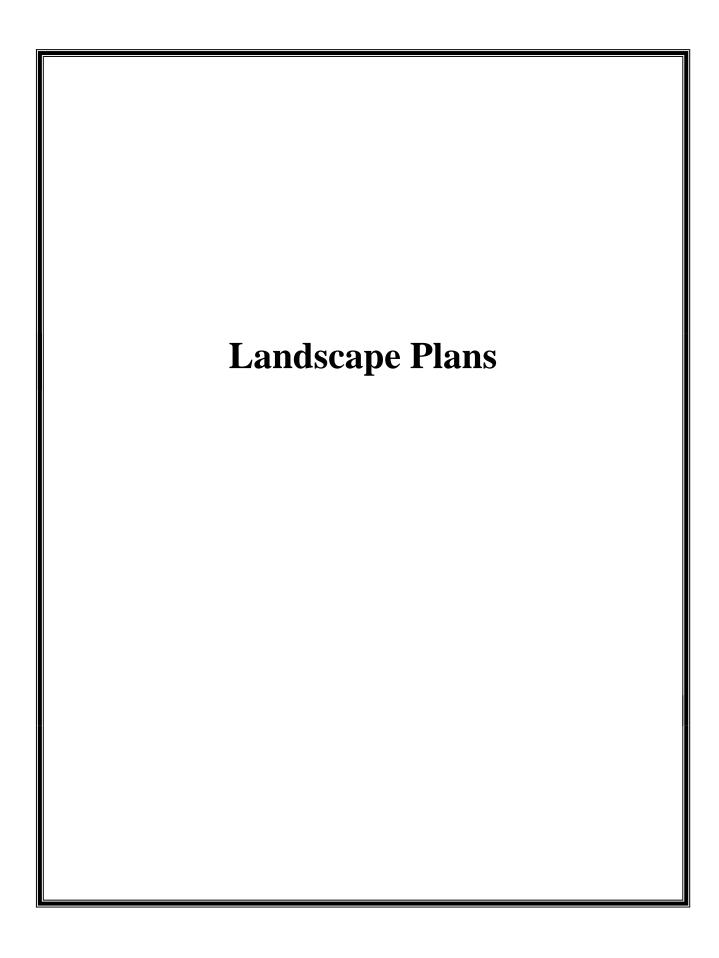


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C-2



0/19/2022 9:45:47 AM





# THE CITY OF KEY WEST

# Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409 Telephone: 305-809-3723

October 5, 2022

Key West Wildlife Center 1801 White Street Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently considered your application, TP2022-0020, for Conceptual Landscape Plan approval for the construction of a new structure at 1801 White Street, Key West, Florida, at their regularly scheduled meeting on October 4, 2022.

The Tree Commission approved the Conceptual Landscape Plan, as submitted on landscape plans dated September 12, 2022 (see attached plans), to include the transplanting of numerous trees and palms.

This approval now allows the project to proceed through the review process with the Planning Board. Once you have received approvals from this board, an application should be made again to the Tree Commission for Final Landscape Plan approval. If no significant changes have occurred to the plan, then the Urban Forestry Manager will be able to file a memo into the file regarding Final landscape plan approval.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

Russell Pope

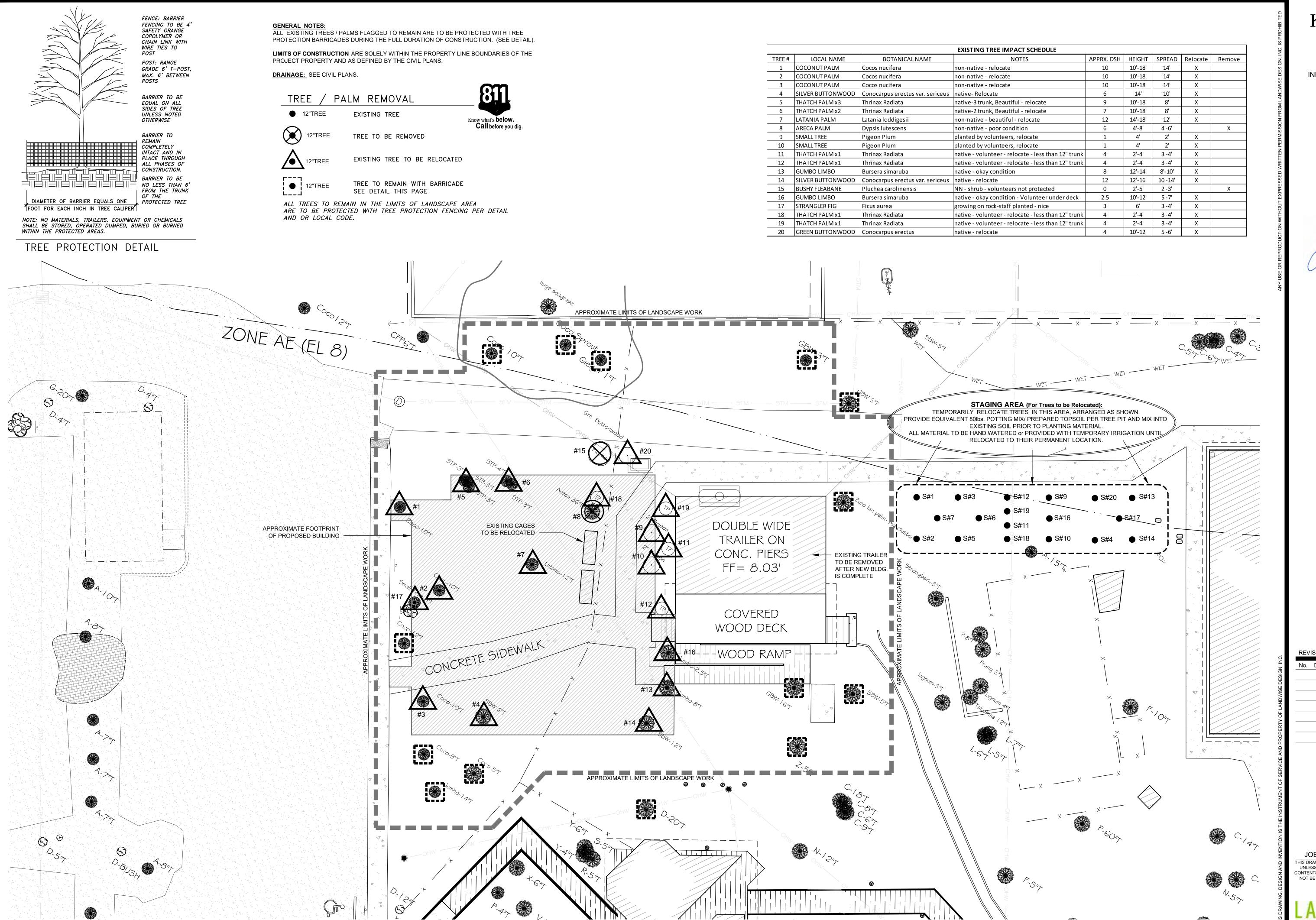
Vice-Chairman, Tree Commission

Karen DeMaria

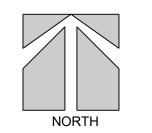
Urban Forestry Manager

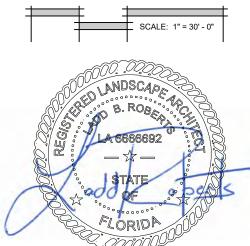
kdemaria@cityofkeywest-fl.gov

ec: Ladd Roberts, RLA



KEY WEST
WILDLIFE
CENTER
INDIGINOUS PARK, KEY WEST





RELOCATION TREE STAGING

DATE: 9.12.22

REV	ISIONS:	
No.	Date	Notes

PERMIT DOCUMENTS

SHEET NUMBER:

L-1

JOB #: 19006 DRAWN BY: LBR

THIS DRAWING IS THE PROPERTY OF LANDWISE DESIGN, INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE
CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL
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AGREED TO BY LANDWISE DESIGN, INC.

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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.

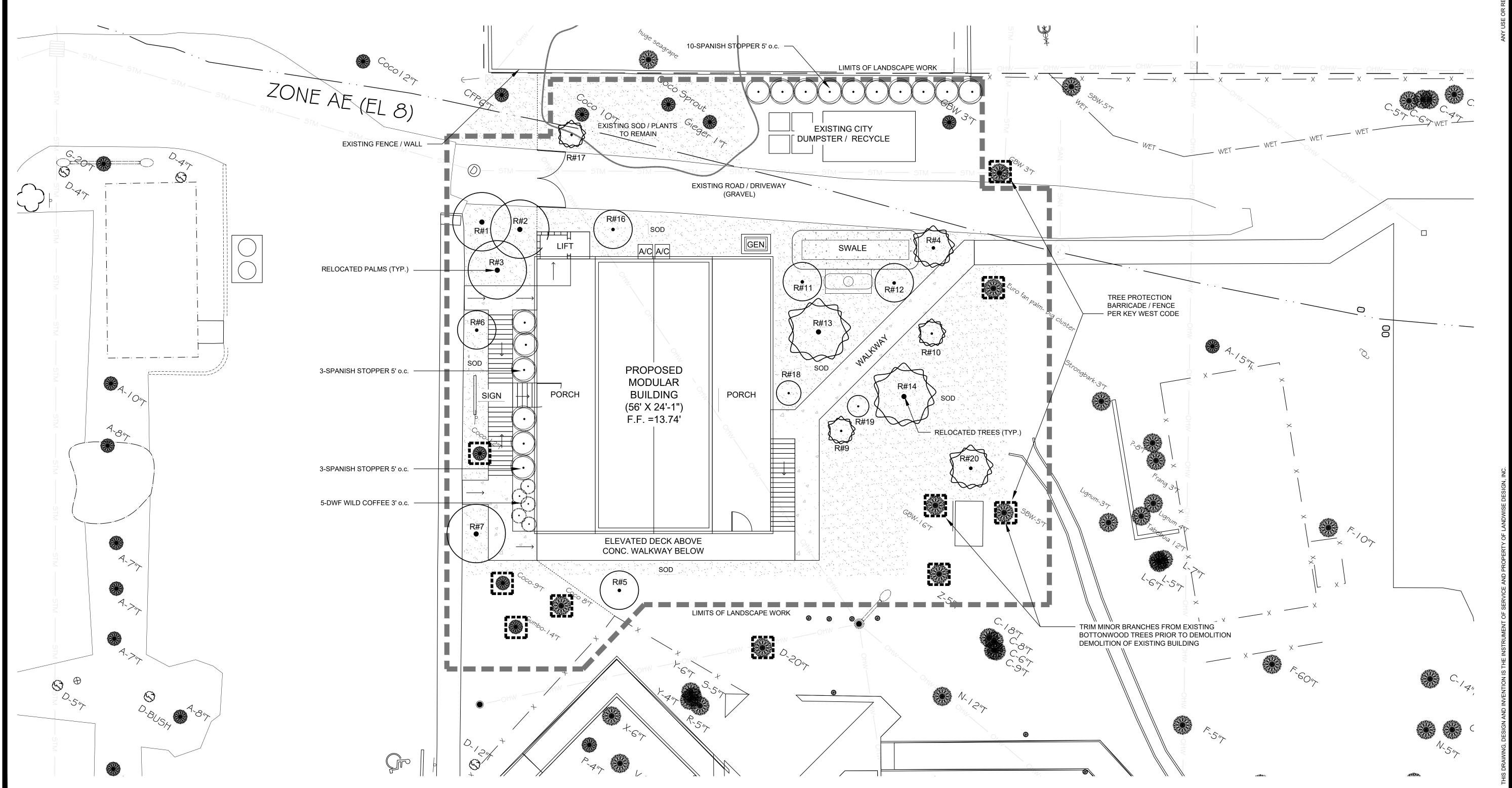
COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

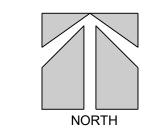
#12 RELOCATED PALM

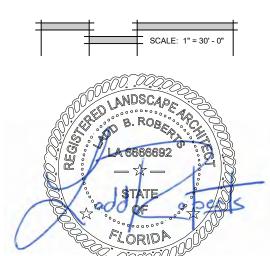
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED	
TREES IMPACTED		
PROTECTED TREES IMPACTED	0"	
MITIGATION REQUIRED	0"	
DSH INCHES PROVIDED (4" DSH MIN. TREES)	0"	

PLANT SCHEDU	JLE				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
N/A					
PALMS					
N/A					
SHRUBS and GROU	NDCOVERS				
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 QUANITY	SOD DISTRUBED AREAS DUE TO PROJECT	IMPROVEMENTS	
			·		



# KEY WEST WILDLIFE CENTER INDIGINOUS PARK, KEY WEST





ANDSCAPE PLAN

DATE: 9.12.22

REV	ISIONS:		
No.	Date	Notes	

PERMIT DOCUMENTS

SHEET NUMBER:

JOB #: 19006 DRAWN BY: LBR

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AGREED TO BY LANDWISE DESIGN, INC.



FOR PALMS

FOR SUPPORT UNTIL ESTABLISHED

2 X ROOTBALL

PALM PLANTING DETAIL

AMEND TREE PIT SOIL WITH 80lbs. MINIMUM PLANTING MIX /

ARBORGUY PRO 40 (UP TO 4" CAL."

TREE PLANTING DETAIL

WATER AT THE BASE OF THE PLANT.

ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.

(OR EQUAL)

3" DISH AROUND TREE

AND ARBORGUY PRO 60 (UP TO 6" CAL INSTALLED PER MANUFACTURER'S SPECS

PREPARED TOPSOIL AND THOROUGHLY INCORPORATE

PLANTING MIX INTO EXISTING SOIL.

STAKE AS SHOWN

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

3" HIGH DISH AROUND TRUNK

2X ROOTBALL

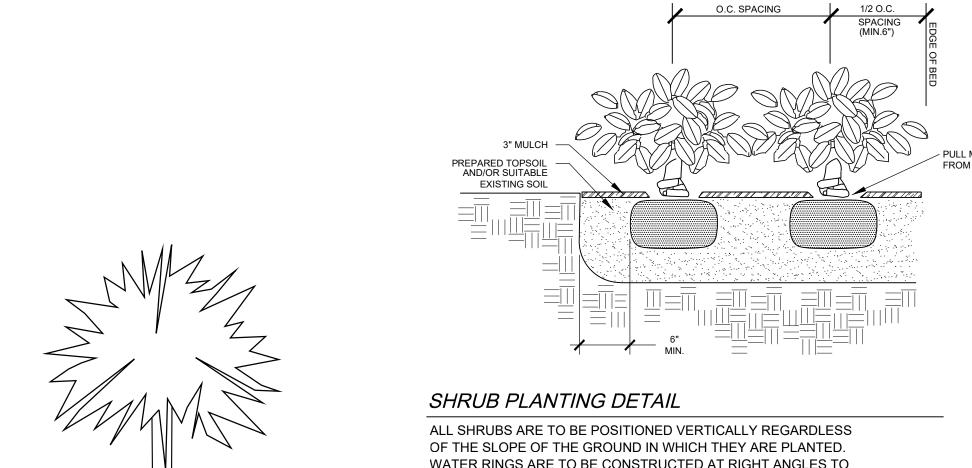
THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL

SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH

SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING

THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR



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. - 3" THICKNESS OF MULCH

SET TREE SO THAT TOP OF ROOTBALL

IS 2" ABOVE SURROUNDING GRADE

LOOSEN SOIL AT BOTTOM OF PIT

PREPARED TOPSOIL

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

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 bind-tie trees or shrubs in such manner as to damage bark, break pranches or destroy natural shape. Provide protective covering during delivery

C. Deliver trees and shrubs after preparations for planting have been completed and plant mmediately. 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

SECTION 02950

PART 1 GENERAL

1.01 SECTION INCLUDES

E. Watering of planted materials

1.02 RELATED SECTIONS

A. Section 02100 - Site Grading

required maintenance periods.

1.04 QUALITY ASSURANCE

1.03 SUBMITTALS

TREES, PLANTS AND GROUND COVERS

A. Extent of landscape development work is shown on drawings and in schedules.

D. Prior to construction activities, all trees, palms and plant material to be relocated will be

B. Certificates of inspection as required by governmental authorities and manufacturer's or

vendor's certified analysis for soil amendments and fertilizer materials. Submit other data

by Owner for maintenance of landscape work for one full year. Submit prior to expiration of

B. Obtain agronomic soils tests for all planting areas. Tests shall be performed by an approved

agronomic soils testing laboratory and shall include fertility and suitability analysis with writter

soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a

D. Ship landscape materials with certificates of inspection as required by governmental authorities.

submit proof of non-availability and proposal for use of equivalent material to Architect. When

For other materials, provide analysis by recognized laboratory made in accordance with methods

G. Topsoil: Fine sand or loamy fine sand indigenous to the area suitable for plant growth that is free of weeds,

growth, and construction debris such as limerock, concrete, and asphalt pieces. Deliver in normally moist

 $roots,\,stumps,\,rocks\,larger\,than\,\frac{1}{2}inch\,diameter,\,organic\,muck,\,hard\,pan,\,toxic\,substances\,detrimental\,to\,plant$ 

established by the Association of Official Agricultural Chemists, wherever applicable or as

E. Substitutions: Do not make substitutions. If specified landscape material is not obtainable,

F. Analysis and Standards: Package standard products with manufacturer's certified analysis.

H. Trees and Shrubs: Plant names indicated are to comply with "Standard Plant Names" as

adopted 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 true to botanical name and legibly tagged. Provide healthy, vigorous stock grown under

larvae and defects such as knots, sun-scald, injuries, abrasions or disfigurement. ALL PLANTS

climactic conditions similar to conditions in locality of project; free of disease, insects, eggs,

Sizes: Comply with sizing 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

C. Obtain soil test from existing stockpiled topsoil, if any, to determine type and amount of

recommendations for soil amendments, fertilizer, and chemical conditioner application rates for

F. Provide reproducible  $\underline{\text{As-Built}}$  drawing after final acceptance by owner.

amendments needed for areas that are to receive stockpiled topsoil

Comply with governing regulations applicable to landscape materials.

authorized, adjustment of contract amount will be made.

condition, neither muddy nor wet.

TO BE FLORIDA #1 OR BETTER.

A. Landscape work shall be performed by a single firm specializing in landscape work.

C. Transplanting of existing trees, palms and plant material. (none are currently proposed for this project)

B. Sodding of areas disturbed during construction exclusive of paved areas.

tagged by Architect. (none are currently proposed for this project)

B. Section 441 - Grassing (JEA Water & Wastewater Standards)

A. Comply with provisions of General Conditions

A. Proceed with and complete landscape work as rapidly as portions of site become available. working within seasonal limitations for each kind 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 site. Correlate with specified maintenance periods to provide maintenance until final completion of work under contract.

E. Coordination 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 2.14 MULCH and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.07 WARRANTY

A. Warranty trees and shrubs, for a period of one year after date of acceptance, against defects including death and unsatisfactory growth except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are bevond

B. Warranty shall not include damage or loss of trees, plants or ground covers caused by fires, floods, severe freezes not typical to the region, winds over 75 mph or acts of vandalism.

C. Remove and replace trees, shrubs, or other plants found to be dead or in unhealthy condition during warranty period. Plant missing trees, shrubs and ground covers. Make replacements during growth season following end of warranty period. Furnish and plant replacements which comply with requirements shown and specified. Also, replace trees and shrubs which are in doubtful condition at end of warranty period. Only one replacement shall be required at end of warranty period, except for losses or replacements due to failure to comply with specified

PART 2 PRODUCTS

2.08 TOPSOIL A. Topsoil for landscape work is not available at site and shall be furnished as specified.

B. Provide new topsoil which is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter and free of roots, stumps, stones larger than 1/2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth. 1. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. 2. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not

substantiating that materials comply with specified requirements. less than four inches; do not obtain from bogs or marshes. C. Vendor's certified statement for each grass seed mixture required, stating botanical and 2.09 SOIL AMENDMENTS common name, percentage by weight, and percentages of purity, germination, and weed seed A. Lime: Natural limestone containing not less than 85 percent of total carbonates, ground so that not less than 90 percent passes a 10 mesh sieve and not less than 50 percent passes a

100 mesh sieve. B. Peat Humus: FS Q-P-166 and with texture and pH range suitable for intended use, or Florida E. Maintenance Instructions: Typewritten instructions recommending procedures to be established

> C. Bone Meal: Commercial, raw, finely ground; 4 percent nitrogen and 20 percent phosphoric acid.

> > percent total nitrogen, and from 3 percent to

elements of iron, magnesium and manganes

D. Superphosphate: Soluble mixture of treated minerals: 20 percent available phosphoric acid E. Commercial Fertilizer: Complete fertilizer of neutral character with some elements derived from organic sources and containing following percentages of available plant nutrients: 1. Trees and Shrubs: Minimum 10 percent available phosphoric acid, from 3 percent to 5

5 percent soluble potash. 2. Lawns: Minimum 4 percent phosphoric acid, minimum 2 percent potassium, and percentage of nitrogen required to provide not less than one pound of actual nitrogen per 1,000 sq.ft. of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth. 3. Palm Fertilizer - Slow release "Palm Special" granular fertilizer which includes trace

F. Sand: Clean, washed builders sand free of salt, weeds, sticks and other debris. G. Organic Soil Amendment: Pinebark chunks smaller in size but not greater than 3/4 inches in

2.10 PLANT MATERIALS - GENERAL A. Name and Variety: Provide plant materials true to name and variety established by American Joint Committee on Horticultural Nomenclature "Standardized Plant Names".

B. Quality: Provide trees, shrubs and other plants complying with recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers and all other forms of infestation. Plants shall have a fully developed form without voids and open spaces.

D. Dig balled and burlapped plants with firm, natural balls of earth sufficient in diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant. Provide ball sizes complying with latest edition of American Standard for Nursery Stock. Cracked or loose balls are not acceptable.

E. Provide tree species true to normal species, character and habit. Single trunk trees will not be acceptable with "Y" shape trunk in the main leader. Culls will not be acceptable F. Plants planted in rows shall be matched in form.

G. Plants larger than those specified in the plant list may be used and are acceptable in most instances, but should be verified by Owner

H. The height of trees, measured from the crown of the ball to the top of the top branch, shall not be less than the minimum size designated in the plant list prior to topping and pruning. I. Coniferous trees shall be branched to the ground

2.11 CONTAINER GROWN STOCK A. Stock shall be grown in container for sufficient length of time for root system to have

B. No plants shall be loose in the container C. Container stock shall not be pot bound.

2.12 SHRUBS AND SMALL PLANTS A. Requirements for spread and height are indicated in plant list.

plant and not the longest branch C. Single stemmed or thin plants will not be acceptable

B. Measurements for height shall be taken from ground level to the average height of top of

D. Side branches shall be generous, well-twigged and, the plant as a whole, well-bushed to ground. E. Plants shall be in moist, vigorous condition, free from dead wood, bruises or other root or

F. Provide plants established and well-rooted in removable containers or integral peat pots and with less than minimum number and length of runners required by ANSI Z60.1 for post size shown or listed.

2.13 FERTILIZER

A. Plant fertilizer Type A, commercial type, containing at least 12 percent nitrogen, 12 percent phosphoric acid, and 12 percent potash and whose composition is at least 50 percent organic so as to provide a continuous time released character. 1. Preferred Type: Pelletized or briquette form, such as Agriform tablets for use in planting shrubs and trees on an individual basis.

2. Granular Type A to be incorporated into topsoil of planting beds, annual beds and ground

A. For Use in Backfill Mixtures: Well-shredded pine bark or native hardwood not larger than 1/2

B. Bed and Tree Dressing Mulch: 1. Premium pine straw; furnish in bales free of sticks and rubbish

2.15 ACCESSORIES A. Topsoil: Fertile, friable, 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

B. Peat Moss: Brown to black in color, weed and seed free, granulated, raw peat or baled peat, containing not more than 9 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 gage galvanized wire.

F. Turnbuckles: Galvanized steel or aluminum of size and gage 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

H. Erosion Control Fabric: Supergro or equal.

I. Twine: Two-ply jute material.

J. Soil Separator: Heat resistant filter fabric, water permeable and unaffected by freezing and

K. Drainage Fill: AASHTO M43#6; 3/8 inch to 3/4 inch clean, uniformly graded stone. L. Erosion Control Fabric: Dewit Weed Barrier or equal.

2.16 ANTI-DESICCANT

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

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

C. Acceptable Manufacturers: . Dow Chemical Company; Dowax 2. Nursery Specialty Products, Inc.; Wilt-Proof.

2.17 PLANTING SOIL MIXTURE A. Mix: 1/3 parts organic soil amendment to 1/3 parts "Florida Muck" or equivalent to 1/3 parts

B. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially

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 acid-loving plants. 3. Apply phosphoric acid fertilizer, other than that constituting a portion of complete

fertilizers, 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% perlite.

PART 3 EXECUTION

produced for this purpose.

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 outline 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 soils test. Remove stones over 1-1/2 inches in any dimension, stick, rubbish and other extraneous matter. Use a cutimulcher or other similar equipment to work amendments into soil.

3.20 PLANTERS 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 natural settlement. For interior planters, soil mixture shall be a sterile mixture used for interior plantings such as Metromix 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'-0" wider than root spread and

eep enough to allow for setting of roots on a layer of compacted planting soil m with collar set at same grade as in nursery but 2 inches below finished grade at site. Allow for 9 inch setting laver of planting soil mixture.

C. Balled and Burlapped (B&B) Trees and Shrubs: Make excavations minimum twice as wide as

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

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 2/3 full, water thoroughly before placing remainder of backfill.

Repeat watering until no more is absorbed. 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 puddle with water until backfill layers are completely saturated. Plumb before backfilling and maintain plumb while working backfill around roots and placing layers above roots. Set collar one inch to two inches below adjacent finish landscape grades Spread cut roots without tangling or turning up to surface. Cut injured roots clean, do not

C. Set container grown stock as specified for balled and burlapped stock, except cut cans on two sides with an approved can cutter. Remove sides of wooden boxes after partial backfilling so

D. Dish top of planting soil mixture to allow for mulching. 1. For spring planting, provide additional backfill berm around edge of excavations to form

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 adjacent.

. Provide 3 inch thickness of mulch. F. Apply anti-desiccant using power spray to provide an adequate film overtrunks, branches, stems, twigs and foliage.

 If deciduous 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 misformed stock resulting from improper pruning. 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

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

tar, creosote, and other substances harmful to plants. Do not use shellac.

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 toenailed to three 2" x 6" x 24" battens which are securely banded at two points to palm at a point 2/3 trunk height. Pad trunk with 20 layers of burlap under battens. Place braces 120 degrees apart and secure underground by 2" x 6" x

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 indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soil.

C. Mulch 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 tie a minimum of four fronds around central growth heart area.

C. Handle plants so that roots are adequately protected at all times. D. Plant shall not be bound with rope or wire, at any time, that would damage bark, break branches, or destroy its natural 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 Z60.1 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 / hose bibs that will provide to 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 of 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 ch minimum). The Contractor shall be responsible for monitoring and adjusting hydration and hydration duration as necessary to assure optimum growing conditions. 3.27 MAINTENANCE

A. Begin maintenance immediately after planting. Maintain trees, shrubs and other plants until

B. Maintain trees, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. 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, drench 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 special" granular fertilizer at the margins of the root ball 3 months after planting. Apply a foliar 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 payements 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

Remove rejected plants and materials promptly from project site.

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 reinspected by Architect and found to be acceptable.

TREEGATOR® ORIGINAL SLOW RELEASE WATERING BAG FOR SHADE TREES

 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.

SUGGESTED WATER BAG OR APPROVED EQUAL ———

Water Volume for New Trees and Palms

2 quarts 1 Gallon

2 Gallons

3 Gallon

15 Gallon

Plant Size	Min. Water Volume	per Application
Table 2	Water Volume f	or New Shrubs & Groundcovers
Each Palm	-	12 Gal.
6" Cal.	-	18 Gal.
5" Cal.	14'-16'	15 Gal.
4" Cal.	12'-14'	12 Gal.
3" Cal.	10'-12'	9 Gal.
2" Cal.	8'-10'	6 Gal.

Min. Water Volume per Application

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.

KEY WEST

WILDLIFE

INDIGINOUS PARK, KEY WEST

DATE: 9.12.22

**REVISIONS:** No. Date

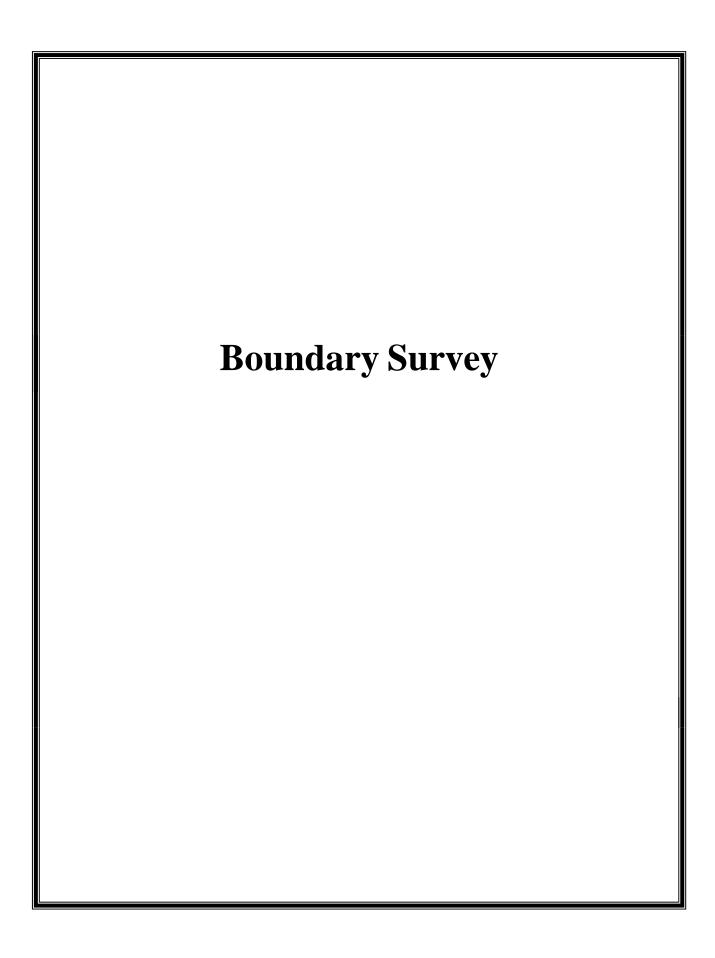
> **PERMIT DOCUMENTS**

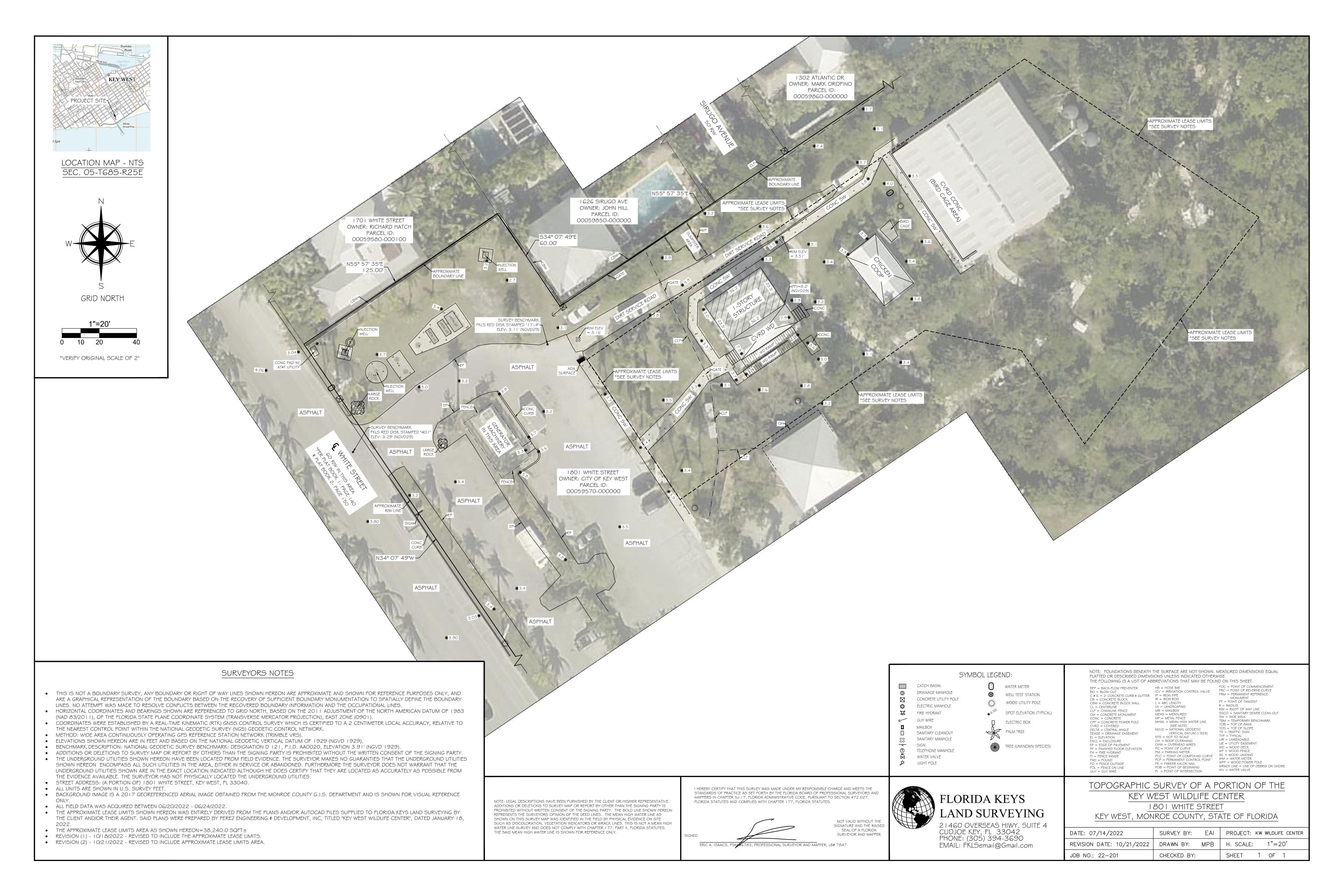
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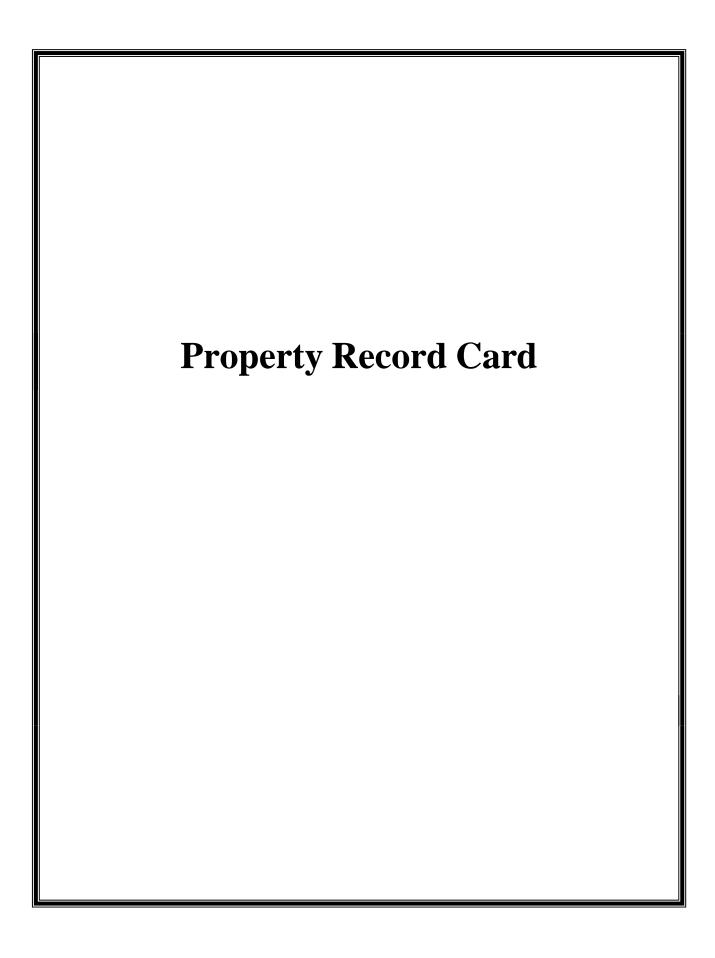
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936 SAN MARCO BLVD, STE 101, JACKSONVILLE, FL 32257







# **@qPublic.net**™ Monroe County, FL

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

## Summary

Parcel ID Account#

00059570-000000

Property ID

1060038 1060038

Millage Group

10KW

**Location Address Legal Description**  1801 WHITE St, KEY WEST

KW PT TR 28 OR536-975/980 (Note: Not to be used on legal documents.)

MUNICIPAL (8900)

Neighborhood

32250

**Property Class** 

Subdivision

Sec/Twp/Rng Affordable Housing No

05/68/25



#### Owner

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

#### Valuation

+ Market Improvement Value	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Misc Value	\$337,271	\$337,271	\$337,271	\$337,271
+ Market Land Value	\$123,546	\$123,546	\$123,546	\$123,546
= Just Market Value	\$15,903,118	\$15,903,118	\$15,903,118	\$15,903,118
= Total Assessed Value	\$16,363,935	\$16,363,935	\$16,363,935	\$15,703,118 \$16,363,935
- School Exempt Value	\$16,363,935	\$16,363,935	\$16,363,935	\$16,363,935 \$16,363,935
= School Taxable Value	(\$16,363,935)	(\$16,363,935)	(\$16,363,935)	(\$16,363,935)
School laxable value	\$0	\$0	\$0	(\$10,303,935)

#### Land

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

#### **Buildings**

**Building ID** Style

40276

**Exterior Walls** Year Built

**INSULATED METAL** 2000

**Building Type** 

CITY BLDGS A / 89A

Gross Sq Ft Finished Sq Ft

2912 864

Stories Condition

1 Floor **EXCELLENT** 

Perimeter 120 Functional Obs 0

Economic Obs 0 Depreciation % 26

Interior Walls

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

**Building ID** 

40277

Style

**Building Type** OFF BLDG 1 STY-A / 17A

Gross Sq Ft

672 Finished Sq Ft 672

Stories

1 Floor GOOD

1029

Condition 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	

**Building ID** 

Style

**Building Type** CITY BLDGS A / 89A

Gross Sq Ft

1918 Finished Sq Ft 613

Stories 2 Floor Condition GOOD 145

Perimeter Functional Obs 0

**Economic Obs** 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

EffectiveYearBuilt 2001

Foundation Roof Type

Roof Coverage Flooring Type

**Heating Type Bedrooms** 

Full Bathrooms 0

Half Bathrooms Grade

Number of Fire PI

**Exterior Walls** 

**INSULATED METAL** 

Year Built EffectiveYearBuilt 2001

2001

0

1

0

200

0

1

0

350

Foundation Roof Type

Roof Coverage Flooring Type **Heating Type** 

Bedrooms Full Bathrooms

Half Bathrooms Grade

Number of Fire PI 0

**Exterior Walls** 

AVE WOOD SIDING

Year Built **EffectiveYearBuilt** 

2003 2003

0

0

2

400

Foundation Roof Type **Roof Coverage** Flooring Type **Heating Type** 

Bedrooms **Full Bathrooms** 

Half Bathrooms Grade

Number of Fire PI 0

# Yard Items

Description	Veen Built				
UTILITY BLDG	Year Built	Roll Year	Quantity	Units	
LC UTIL BI DG	1978	1979	1		Grade
	1978	1979	1	1020 SF	3
	1978	1979	1	120 SF	1
The state of the s	1978		1	34500 SF	2
FILITY BLDG  TUTIL BLDG  SPHALT PAVING  UTIL BLDG  KI H LINK FENCE	1978	1979	1	80 SF	4
CH LINK FENCE		1979	1	992 SF	1
CONC PATIO	2002	2003	1	THE RESERVE OF THE PROPERTY OF	5
	2005	2006	1	14400 SF	1
LINE LINE	2006	2014	1	4900 SF	2
		2017	1	8000 SF	1

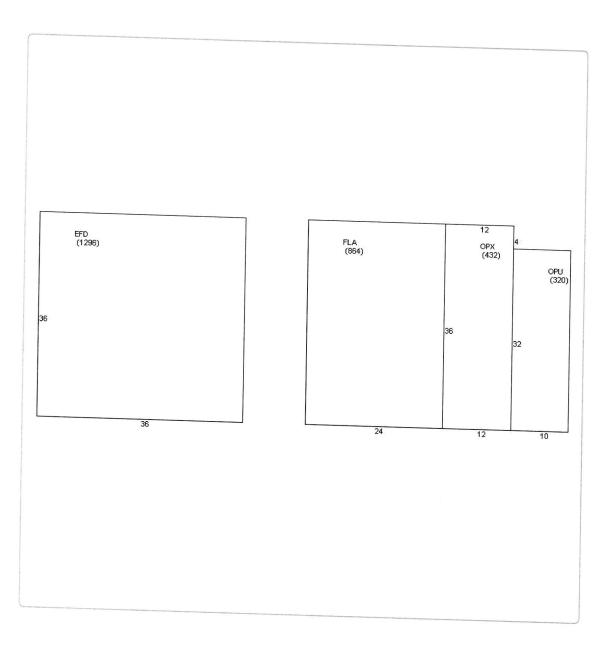
# **Permits**

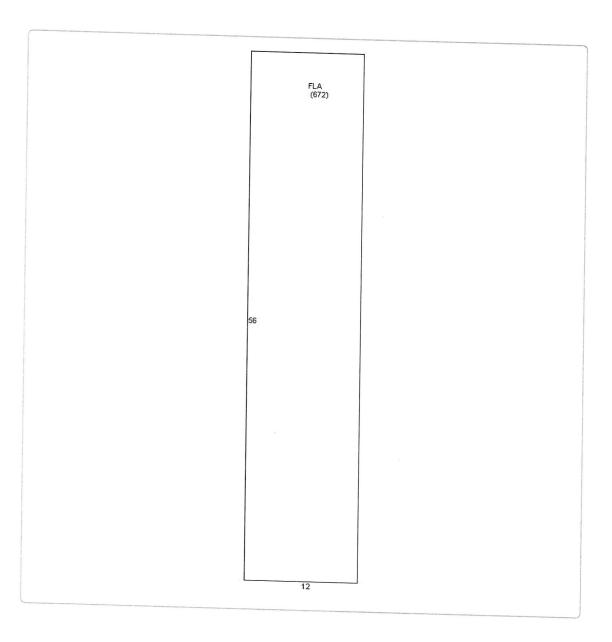
Number \$	Date Issued <b>♦</b>	Date Completed <b>♦</b>	Amount <b>‡</b>	Dannelt T	
11-0068	1/7/2011			Permit Type \$	
10-0503	4/29/2010		\$25,000	Commercial	POUR CONCRETE PETAMEN COURTS AND Notes \$
10-0718	3/17/2010		\$1,645,000	Commercial	POUR CONCRETE BETWEEN COURTS AT BOCCE FACILITY AND RECONSTRUCT COURTS.
09-0949	4/3/2009		\$80,000	Commercial	10 ADDITIONAL LINEAR FEET OF 8" REINFORCED CONCRETE WALL TO SUPPORT GENERATOR SLAB.  INSTALL POWER FOR STORM WATER PLIMP STATION ONLY 200 AMERICAN CONCRETE WALL TO SUPPORT GENERATOR SLAB.
07-0437	1/26/2007		\$13,500	Commercial	INSTALL POWER FOR STORM WATER PUMP STATION ONE 300 AMP SERVICE, HOOK UP TWO MOTORS AND ONE GENERATOR.
06-5044			\$1,000	Commercial	INSTALL 275FT 10 FT HIGH CHAIN LINK
06-4518	8/30/2006		\$33,000	Commercial	INSTALL ONE 200 AMP SERVICE
06-0196	7/27/2006		\$19,800	Commercial	INSTALL 1000 LF OF 8' HIGH CHAIN LINK FENCE W/ GATES.
	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	
03-3155	9/9/2003	10/28/2003	\$16,903	Commercial	RAMP BATHROOMS AND PAVILION
02-2216	8/19/2002	10/10/2002	\$35,307	Commercial	
01-2813	8/23/2001	12/31/2001	\$4,000	Commercial	HANDICAPP SIDEWALK
01-1977	5/24/2001	12/31/2001	\$2,000	The state of the s	CHAIN LINK FENCE
00-1192	5/5/2000	8/15/2000	\$1,200	Commercial	WORK AREA
99-1825	6/28/1999	8/15/2000		Commercial	CONCRETE SLAB
96-3045	7/1/1996	12/1/1996	\$25,000	Commercial	REPLCE BREAKER PANEL
		12/ 1/ 1/70	\$1,000	Commercial	MODULAR OFFICE BLDG
W Tay Inf	_				ELECTRIC

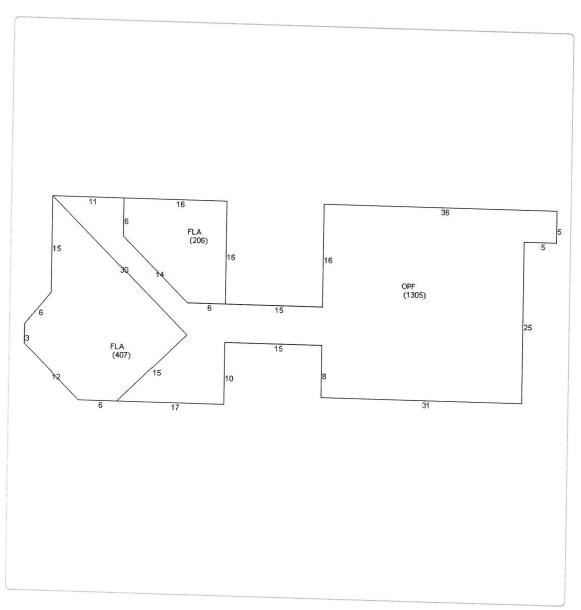
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Sketches (click to enlarge)







**Photos** 





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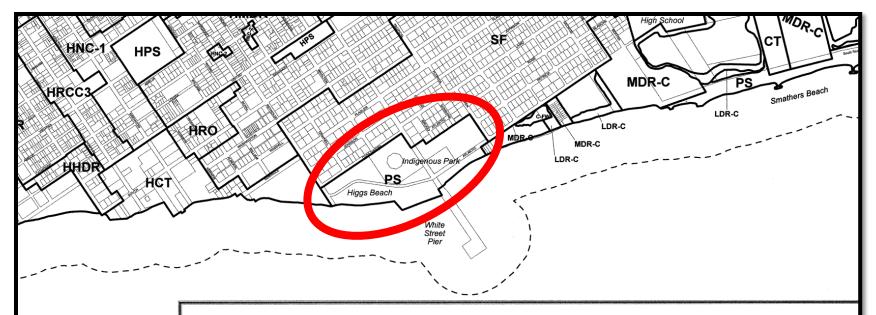
No data available for the following modules: Sales, TRIM Notice.

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 **GDPR Privacy Notice** 

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



# Zoning Map



# **OFFICIAL ZONING MAP**

# **LEGEND**

					•	-
Α	Airport	HNC (1 - 3)	Historic Neighborhood Commercial 1 - 3	MDR	Medium Density Residential	Zo
C-FW	Conservation- Freshwater Wetlands	HPRD	Historic Planned Redevelopment and Development District	MDR (1)	,	Zo
C-OW	Conservation- Outstanding Waters of the State	HPS	Historic Public and Semi-public Services	MDR-C	Coastal Medium Density Residential	Se
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	Pa
CG	General Commercial	HRCC	Historic Residential Commercial Core	RO	Residential / Office	TH
CL	Limited Commercial	HRCC (1)	Historic Residential Commercial Core 1	SF	Single Family	ZC
CM	Conservation- Mangrove	HRCC (2)	Historic Residential Commercial Core 2			
СТ	Salt Pond Commercial Tourist	HRCC (3)	Historic Residential Commercial Core 3			IT
HCL	Historic Limited Commercial	HRCC (4)	Historic Residential Commercial Core 4			UF
нст	Historic Commercial Tourist	HRO	Historic Residential / Office			TH
HDR	High Density Residential	HSMDR	Historic Special Medium Density Residentia	I		
HHDR	Historic High Density Residential	LDR-C	Coastal Low Density Residential			
HMDR	Historic Medium Density Residential	M	Military			

