



**DEVELOPMENT PLAN AND  
CONDITIONAL USE APPLICATION**  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040  
Phone: 305-809-3764  
Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

RECEIVED  
OCT 23 2020  
BY: LM

Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

**Applications will not be accepted unless complete**

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

Please print or type:

- 1) Site Address: 1903 and 1905 Flagler Avenue, Key West, FL 33040
- 2) Name of Applicant: Smith Hawks, PL
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 138 Simonton Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-296-7227 Email: aj@smithhawks.com
- 6) Email Address: aj@smithhawks.com
- 7) Name of Owner, if different than above: Sugar Apple Properties, LLC
- 8) Address of Owner: 1305 Evelia Lane, Gulf Breeze, FL 32563

- 9) Owner Phone #: \_\_\_\_\_ Email: \_\_\_\_\_
- 10) Zoning District of Parcel: General Commercial RE# 00045110-000000 and 00045090-000000
- 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).

Plant and tree nursery including the sale of plants and trees. 4,096 square feet of commercial use (potted plants and trees) under a shade structure, as shown in the site plans, that allows all rain to fall through and approximately 50% of sunlight to shine through. 9 parking spaces proposed.

- 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.

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;
  - 2) Buildings, structures, and parking;
  - 3) FEMA Flood Zone;
  - 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- 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.

- 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 hospitalbeds; 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).
  - 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 complies 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.



**City of Key West  
Planning Department**

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

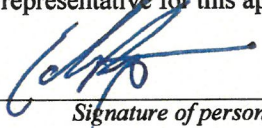
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Edward Roberts \_\_\_\_\_ as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager \_\_\_\_\_ of Rooted Exotics, LLC \_\_\_\_\_  
*Name of office (President, Managing Member)* *Name of TENANT*

authorize Smith Hawks, PL \_\_\_\_\_  
*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 10/21/2025  
*Date*

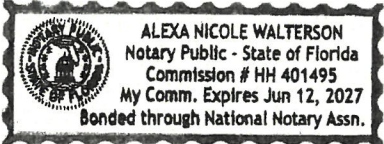
by Edward Roberts \_\_\_\_\_  
*Name of person with authority to execute documents on behalf of entity owner*

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

Alexa Walterson  
*Notary's Signature and Seal*

Alexa Walterson  
*Name of Acknowledger typed, printed or stamped*

HH 401495  
*Commission Number, if any*





**City of Key West  
Planning Department**

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

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

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

Authorized Member of Sugar Apple Properties LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Smith Hawks, PL  
*Please Print Name of Representative*

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

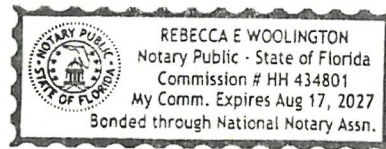
Marie Locklin  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this August 29, 2025  
*Date*

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

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

Rebecca E Woolington  
*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 Applicant is an entity)*

I, Anthony Davila, in my capacity as Attorney  
*(print name)* *(print position; president, managing member)*  
of Smith Hawks, PL  
*(print name of entity)*

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:

1903 and 1905 Flagler Avenue, 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 I am the Authorized Representative of the property involved in this application; 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.

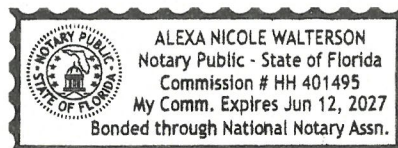
*Anthony Davila*  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 10/22/2025 by  
*date*  
Anthony Davila  
*Name of Applicant*

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

*Alexa Walterson*  
*Notary's Signature and Seal*

Alexa Walterson  
*Name of Acknowledger typed, printed or stamped*



HH401495  
*Commission Number, if any*

# Monroe County, FL

## \*\*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 00045090-000000  
 Account# 1045683  
 Property ID 1045683  
 Millage Group 10KW  
 Location 1903 FLAGLER Ave, KEY WEST  
 Address  
 Legal Description KW REALTY CO'S FIRST SUB PB1-43 PT LOTS 1 2 SQR 2 TR 21 50FT 6IN X 50FT FLAGLER AVE. CO JUDGE DOCKET 9-37A OR421-164/65 OR643-668D/C OR1464-223/224P/R OR1464-225/226 OR2098-361/362F/J OR3171-1398  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6183  
 Property Class VACANT RES (0000)  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

[SUGAR APPLE PROPERTIES LLC](#)  
 1305 Evelia Ln  
 Gulf Breeze FL 32563

### Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$7,324	\$6,684	\$6,684	\$6,684
+ Market Land Value	\$156,803	\$186,566	\$172,142	\$147,428
= Just Market Value	\$164,127	\$193,250	\$178,826	\$154,112
= Total Assessed Value	\$164,127	\$193,250	\$178,826	\$113,557
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$164,127	\$193,250	\$178,826	\$154,112

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$186,566	\$0	\$6,684	\$193,250	\$193,250	\$0	\$193,250	\$0
2023	\$172,142	\$0	\$6,684	\$178,826	\$178,826	\$0	\$178,826	\$0
2022	\$147,428	\$0	\$6,684	\$154,112	\$113,557	\$0	\$154,112	\$0
2021	\$96,550	\$0	\$6,684	\$103,234	\$103,234	\$0	\$103,234	\$0
2020	\$95,824	\$0	\$6,684	\$102,508	\$102,508	\$0	\$102,508	\$0
2019	\$95,824	\$0	\$6,684	\$102,508	\$96,927	\$0	\$102,508	\$0
2018	\$81,431	\$0	\$6,684	\$88,115	\$88,115	\$0	\$88,115	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
CONTIG SFR DRY (01DZ)	2,525.00	Square Foot	50	50

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1975	1976	10 x 18	1	180 SF	4
CH LINK FENCE	1975	1976	50 x 4	1	200 SF	3
CONC PATIO	1975	1976	50 x 4	1	200 SF	2
FENCES	1975	1976	50 x 4	1	200 SF	3
CH LINK FENCE	1975	1976	150 x 6	1	900 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/2/2022	\$100	Quit Claim Deed	2373847	3171	1398	11 - Unqualified	Vacant		
9/27/2021	\$0	Order (to be used for Order Det. Heirs, Probate in	2376853	3175	1198	30 - Unqualified	Improved		

### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9901935	06/10/1999	Completed	\$100		FENCE

### View Tax Info

[View Taxes for this Parcel](#)

### Photos



### Map



### TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Sketches (click to enlarge).

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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Contact Us



# \*\*PROPERTY RECORD CARD\*\*

## Disclaimer

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

## Summary

**Parcel ID** 00045110-000000  
**Account#** 1045705  
**Property ID** 1045705  
**Millage Group** 10KW  
**Location** 1905 FLAGLER Ave, KEY WEST  
**Address** WEST  
**Legal Description** KW REALTY CO'S FIRST SUB PB1-43 LOT 3 PT 4 SQR 2 TR 21 G65-68/69 OR643-668D/C OR1464-221/222P/R OR1464-223/224P/R OR1464-225/226 OR2098-361/362F/J OR3171-1398  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6183  
**Property Class** VACANT RES (0000)  
**Subdivision** Key West Realty Co's First Sub  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



## Owner

[SUGAR APPLE PROPERTIES LLC](#)  
 1305 Evelia Ln  
 Gulf Breeze FL 32563

## Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$6,271	\$5,322	\$5,322	\$5,322
+ Market Land Value	\$501,615	\$501,615	\$394,583	\$337,073
= Just Market Value	\$507,886	\$506,937	\$399,905	\$342,395
= Total Assessed Value	\$483,886	\$439,896	\$399,905	\$290,529
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$507,886	\$506,937	\$399,905	\$342,395

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$501,615	\$0	\$5,322	\$506,937	\$439,896	\$0	\$506,937	\$0
2023	\$394,583	\$0	\$5,322	\$399,905	\$399,905	\$0	\$399,905	\$0
2022	\$337,073	\$0	\$5,322	\$342,395	\$290,529	\$0	\$342,395	\$0
2021	\$258,795	\$0	\$5,322	\$264,117	\$264,117	\$0	\$264,117	\$0
2020	\$255,600	\$0	\$5,322	\$260,922	\$259,906	\$0	\$260,922	\$0
2019	\$255,600	\$0	\$5,322	\$260,922	\$236,278	\$0	\$260,922	\$0
2018	\$249,043	\$0	\$5,322	\$251,337	\$214,798	\$0	\$251,337	\$0

Monroe County, FL

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	9,000.00	Square Foot	90	100

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1959	1960	0 x 0	1	200 SF	3
FENCES	1969	1970	0 x 0	1	124 SF	3
UTILITY BLDG	1969	1970	0 x 0	1	130 SF	4
CONC PATIO	1969	1970	0 x 0	1	280 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/2/2022	\$100	Quit Claim Deed	2373847	3171	1398	11 - Unqualified	Vacant		
9/27/2021	\$0	Order (to be used for Order Det. Heirs, Probate in	2376853	3175	1198	30 - Unqualified	Improved		

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



**Map**



**TRIM Notice**

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Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

Prepared by and return to:

Charles P. Hoskin, Esq.  
Emmanuel, Sheppard & Condon, P. A.  
30 S. Spring Street  
Pensacola, FL 32502  
Ph: 850.433.6581  
File No. 16301-155010

## QUITCLAIM DEED

**THIS DEED** between Robert Locklin, individually, and as Personal Representative of the Estate of Marie Del Carmen Rendueles, deceased (hereinafter "**Decedent**"), which said estate is being administered in the Circuit Court of Santa Rosa County, Florida, Probate Division, Case No. 2020 CP 000263, whose address is 6022 Queen Street, Milton, Florida 32570, Sean Locklin, whose address is 6324 Mockingbird Ln., Milton, FL 32570, Burton Lanier Locklin Jr., whose address is 5448 Easy St., Milton, FL 32570, Marie Locklin Bodi, whose address is 1305 Evelia Lane, Gulf Breeze, FL 32563, and, Rosana Locklin whose address is 7783 Highway 4, Jay, FL 32565, (hereinafter collectively referred to as "**Grantor**") and Sugar Apple Properties, LLC, whose address is 1305 Evelia Lane, Gulf Breeze, FL 32563 (hereinafter "**Grantee**").

**WITNESSETH**, for good and valuable consideration, **Grantor** hereby grants, bargains, sells, releases, and distributes to the Grantee, and Grantee's successors and assigns forever all of the Grantor's right, title, and interest in the following described land and improvements thereon ("**Property**") situated in Monroe County, Florida:

On the Island of Key West, and known on the Key West Realty Company's subdivision No. 1 of tract 21, and Salt Pond Lots Nos. 1, 2, 3, 4, and 5, as all of Lot Three (3) and part of Lot Four (4) in Block Two (2), according to diagram of said subdivision, recorded in Plat Book 1, Page 43, Monroe County records, more particularly described as follows:

Commencing at a point on the Northerly side of Flagler Avenue, said point being distant one hundred sixty (160) feet in a Westerly direction from the Northwesterly corner of Flagler Avenue and Second Street, and from said point run thence in a Westerly direction along the Northerly side of Flagler Avenue a distance of Ninety (90) feet; thence at right angles in a Northerly direction one hundred (100) feet to an Alley; thence at right angles in a Easterly direction along said Alley ninety (90) feet; thence at right angles in a Southerly direction one hundred (100) feet to a place of beginning.

**Parcel ID Number 00045090 – 000000**

Located At: 1903 Flagler Ave.

AND

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A. D. 1829 as part of Lots 1, and 2, Square 2, Tract 21 and Salt Pond Lots Nos. 1, 2, 3, 4 and 5, more particularly described as follows:

Commencing at the corner of First Street and the County Road (Flagler Street) run in a Northeasterly direction a distance of fifty (50) feet and six (6) inches for a point of beginning; thence, running in a Northeasterly direction run a distance of fifty (50) feet and six (6) inches to a point; thence at right angles, run in a Northwesterly direction a distance of fifty (50) feet to a point; thence, at right angles, run in a Southwesterly direction a distance of fifty (50) feet and six (6) inches to a point; thence at right angles, run in a Southeasterly direction a distance of fifty (50) feet back to the point of beginning.

**Parcel ID Number 00045110 – 000000**

Located At 1905 Flagler Ave.

**TOGETHER** with all and singular the tenements and appurtenances belonging or in any way appertaining to the Property.

**TO HAVE AND TO HOLD** the same unto said Grantee in as full and ample manner as the same was possessed, owned, and enjoyed by Decedent in her lifetime.

The Personal Representative acknowledges that Decedent's right, title and interest in the Property vested in Robert Locklin, Sean Locklin, Burton Lanier Locklin, Jr., Marie Locklin Bodi, and, Rosana Locklin as of the date of death pursuant to Florida law and the Decedent's Last Will and Testament as will more fully appear from the proceedings in the above referenced probate file. Having determined that: (1) the Property is not needed for any lawful purpose except for distribution, (2) the Property is not needed for the payment of claims or administration expenses, and (3) the Property should be released and distributed to the beneficiaries according to the Private Agreement Among Beneficiaries and the beneficiaries have agreed to convey their interest to the Grantee, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in the Grantee as set forth herein, free of all rights of the estate or Personal Representative.

This Instrument is given to memorialize the distribution and release of the Property from the estate of the Decedent pursuant to the Private Agreement Among Beneficiaries and conveyance to Fishtail Palm Properties, LLC. There are no documentary stamps due for the recording of this Instrument.

At the time of her death, Decedent was unmarried and had no minor children.

IN WITNESS WHEREOF, the undersigned have set their hands and seals.

[Signature]  
Witness: Signature

Tobin A. Bennett  
Witness Printed Name

[Signature]  
Witness: Signature

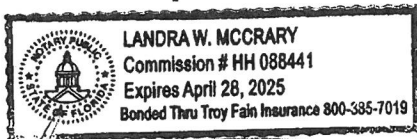
Glenn T. McCrary  
Witness: Printed Name

Robert V. Locklin  
Robert Locklin, individually, and as  
Personal Representative of the estate of  
Marie Del Carmen Rendueles, deceased



State of Florida  
County of in Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 20<sup>th</sup> day of April 2022, by means of (x) physical presence or ( ) online notarization, by Robert Locklin, who is personally known to me or who has produced a valid driver license as identification.



[Signature]  
Notary Public

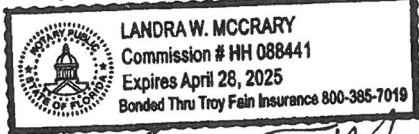
[Signature]  
Witness: Signature  
Tobin A. Bennett  
Witness: Printed Name

[Signature]  
Burton Lanier Locklin, Jr.

[Signature]  
Witness: Signature  
Glenn T. McCrary  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2ND day of April 2022, by means of (x) physical presence or ( ) online notarization, by Burton Lanier Locklin, Jr., who is personally known to me or who has produced a valid driver license as identification.



[Signature]  
Notary Public

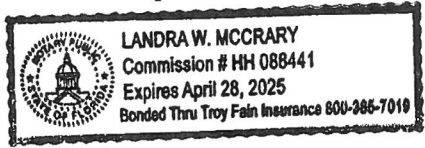
[Signature]  
Witness: Signature  
Glenn T. McCrary  
Witness: Printed Name

[Signature]  
Sean Locklin

[Signature]  
Witness: Signature  
Tobin A. Bennett  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2ND day of April 2022, by means of (x) physical presence or ( ) online notarization, by Sean Locklin, who is personally known to me or who has produced a valid driver license as identification.



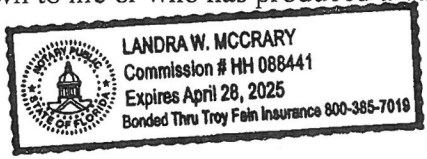
[Signature]  
Notary Public  
[Signature]  
Marie Locklin Bodi

[Signature]  
Witness: Signature  
Glenn T. McCrary  
Witness: Printed Name

[Signature]  
Witness: Signature  
Tobin A. Bennett  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2ND day of April 2022, by means of (x) physical presence or ( ) online notarization, by Marie Locklin Bodi, who is personally known to me or who has produced a valid driver license as identification.



[Signature]  
Page 4 of 5

Notary Public

Rosana Locklin  
Rosana Locklin

[Signature]  
Witness: Signature

Jenna T. McCrary  
Witness: Printed Name

[Signature]  
Witness: Signature

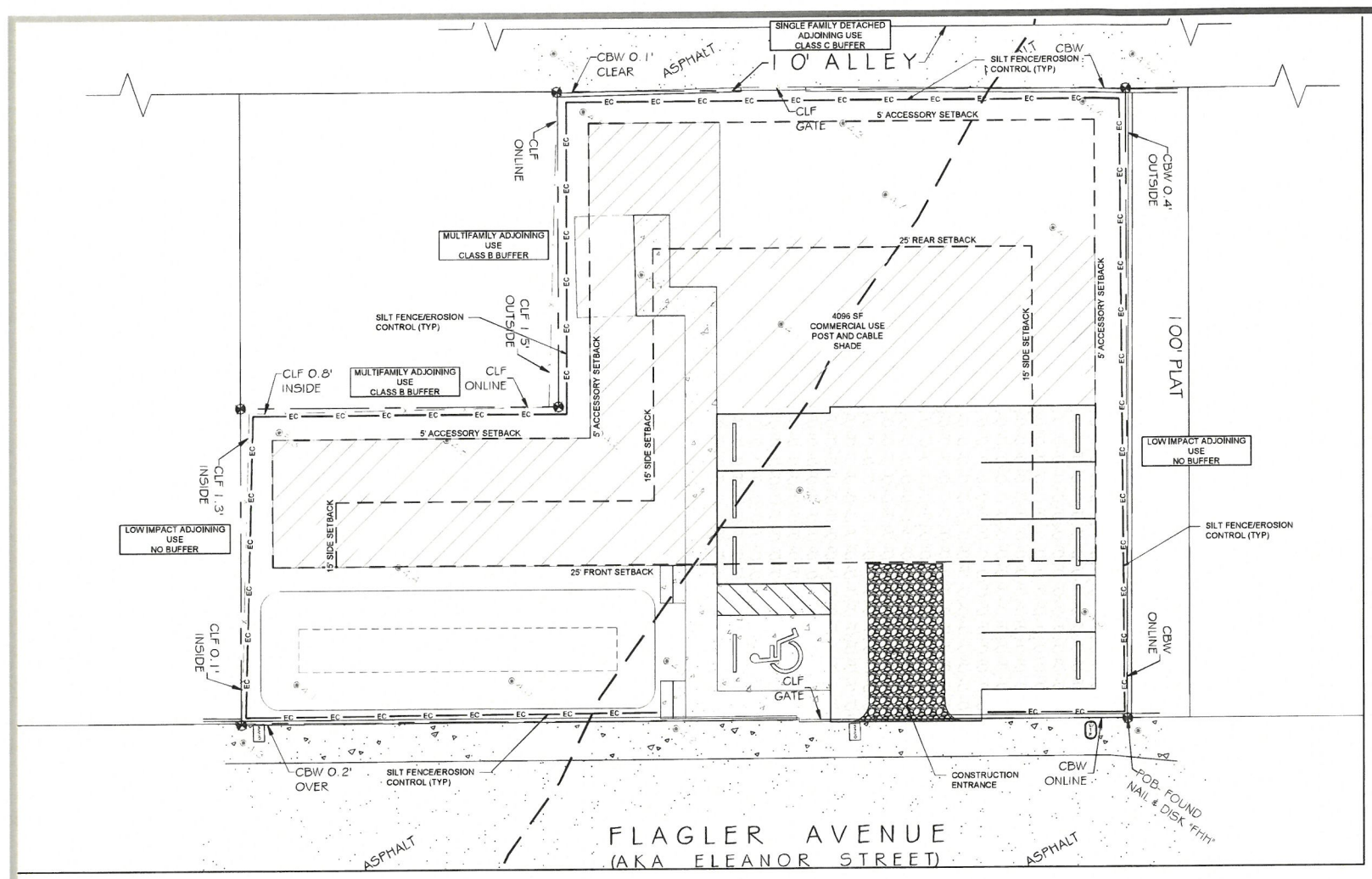
Tobin A. Bennett  
Witness: Printed Name

State of Florida  
County of Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2nd day of April 2022, by means of (x) physical presence or ( ) online notarization, by Rosana Locklin who is personally known to me or who has produced a valid driver license as identification.

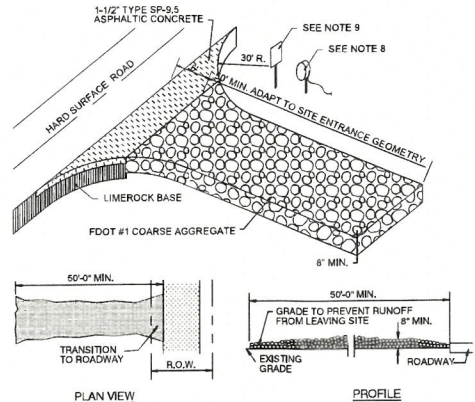
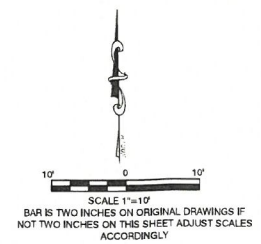
[Signature]  
Notary Public





**SWPPP GENERAL NOTES**

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(A)(B)", ALSO KNOWN AS NOTICE OF INTENT OR NOI TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

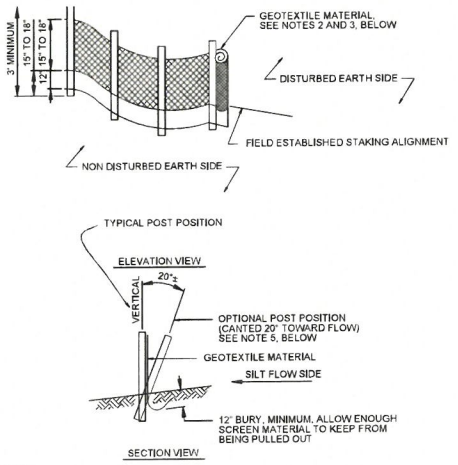


- NOTES:**
- STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
  - LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  - THICKNESS- NOT LESS THAN 8 INCHES.
  - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPLIED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  - DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION ENT.
  - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
  - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

**2 GRAVEL CONSTRUCTION ENTRANCE**  
NTS

**EROSION CONTROL NOTES**

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
- DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REMOVAL) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER) AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
- ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 28 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
- IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED, ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE IN COMPLIANCE PRIOR TO PLACEMENT.



- NOTES:**
- POST- 2"x2" WOOD, P.T. OR 2-1/2"x3" STEEL AT 6' CENTERS. MAXIMUM.
  - GEOTEXTILE- GRASS TENSILE AT 90 LBS. TRAPEZOIDAL TEAR AT 36 LBS., MULLEN BURST AT 180 PSL.
  - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
  - ALSO SEE FDOT INDEX 99, "GEOTEXTILE CRITERIA" EROSION CLASS.
  - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

**1 Staked Silt Barrier Detail**  
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
1019 Bay View Office  
Key West, Florida 33092  
Tel: (305) 291-9440  
CERTIFICATE OF AUTHORIZATION No. 8579

ALLEN E. PEREZ, P.E.  
Florida P.E. NO. 31468  
October 12, 2023

REVISIONS	DATE	DESCRIPTION
1	08/17/2023	ORIGINAL - 8/17/2023
2		
3		
4		
5		
6		

1903/1905 FLAGLER AVENUE  
KEY WEST, FL., 33040  
CONSTRUCTION MANAGEMENT PLAN

ROOTED EXOTICS, LLC  
2605 PATTERSON AVENUE  
KEY WEST, FL., 33040

JOB NO.	231032
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-100

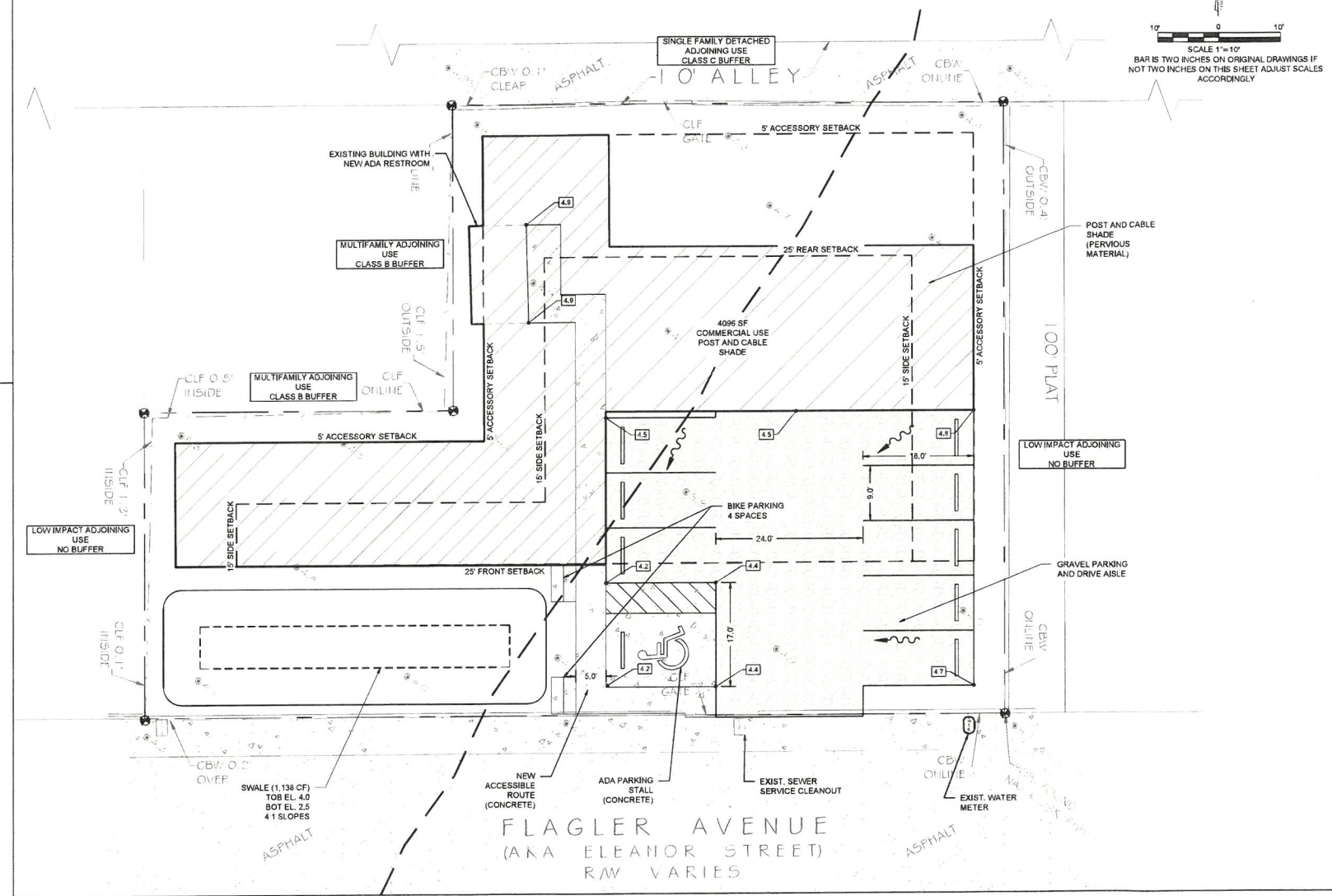
**SITE DATA CALCULATIONS**

SITE DATA - 1903 / 1905 FLAGLER AVENUE		
Site Area:		11,525 s.f.
Setbacks:	Front	25'
	Rear	25'/5' Accessory
	Side	15'/5' Accessory
<b>EXISTING CONDITIONS</b>		
Impervious	S.F.	
Building	150	
Concrete/walkways	530	
Total Impervious	680	
% Impervious	5.9%	
Total Pervious	10,845 sf	
<b>PROPOSED CONDITIONS</b>		
Max. Lot Coverage	6,560 sf	
Impervious	S.F.	
Exist. Roof	150	
Walkways/ADA Parking	877	
Total Proposed Impervious:	1,027 sf	
% Impervious	8.9%	
Total Pervious	10,498 sf	
<b>PARKING</b>		
Parking Required=4096 / 300 =	14 Spaces	
Parking Provided	9 Spaces	
Bike Parking Provided	4 Spaces	

**DRAINAGE CALCULATIONS**

Water Quantity Calculations - 25yr/72hr Design Storm			
<b>Water Quantity - Predevelopment</b>			
Total basin Area	0.265	ac	11,525 sf
Pervious Area	0.249	ac	10,844 sf
Impervious Area	0.016	ac	681 sf
% Impervious	5.91%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Predeveloped Available Storage	4.55	in	
Soil Storage	S = 4.28	in	
$Q_{pre} = \frac{P - 0.25}{P + 0.85}$	$Q_{pre} = 8.26$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 2.19$	ac-in	
<b>Water Quantity - Postdevelopment</b>			
Project Area	A = 0.265	ac	11,525 sf
Pervious Area	0.241	ac	10,498 sf
Impervious Area	0.024	ac	1,027 sf
% Impervious	8.9%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Developed Available Storage	3.4	in	
Soil Storage	S = 3.10	in	
$Q_{post} = \frac{P - 0.25}{P + 0.85}$	$Q_{post} = 9.17$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 2.43$	ac-in	
<b>Postdevelopment - Predevelopment</b>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = 0.90$	in	
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = 0.24$	ac-in	

Water Quality Calculations			
<b>Water Quality:</b>			
Project Area	0.265	ac	11,525 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.000	ac	150 sf
Pavement/Walkways	0.020	ac	877 sf
Pervious Area	0.241	ac	10,498 sf
Impervious area for water Quality	0.020	ac	877 sf
(Site area for Water Quality - Pervious area)			
% Impervious for Water Quality	8%		
A) One inch of runoff from project area	0.265	ac-in	
B) 2.5 inches (times percent impervious (2.5 x percent impervious x (site area - surface water)))	0.050	ac-in	
Total Treatment Volume Required	0.265	ac-in	960 cf
Pond Volume Provided	0.313	ac-in	1,138 cf



**CONCEPTUAL SITE/DRAINAGE PLAN**  
SCALE: 1"=10'



**POST AND CABLE SHADE**



**PRELIMINARY - NOT FOR CONSTRUCTION**

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
 Key West Office  
 1018 E. Key West Avenue, Suite 302  
 Key West, Florida 33040  
 Tel: (305) 293-9440

ALLEN E. PEREZ, P.E.  
 Florida P.E. NO. 13148  
 October 12, 2023

REVISIONS:	DATE	DESCRIPTION
1	08/27/2023	ORIGINAL
2		
3		
4		
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6		

1903/1905 FLAGLER AVENUE  
 KEY WEST, FL., 33040  
 CONCEPTUAL SITE/DRAINAGE PLAN

**ROOTED EXOTICS, LLC**  
 2605 PATTERSON AVENUE  
 KEY WEST, FL., 33040

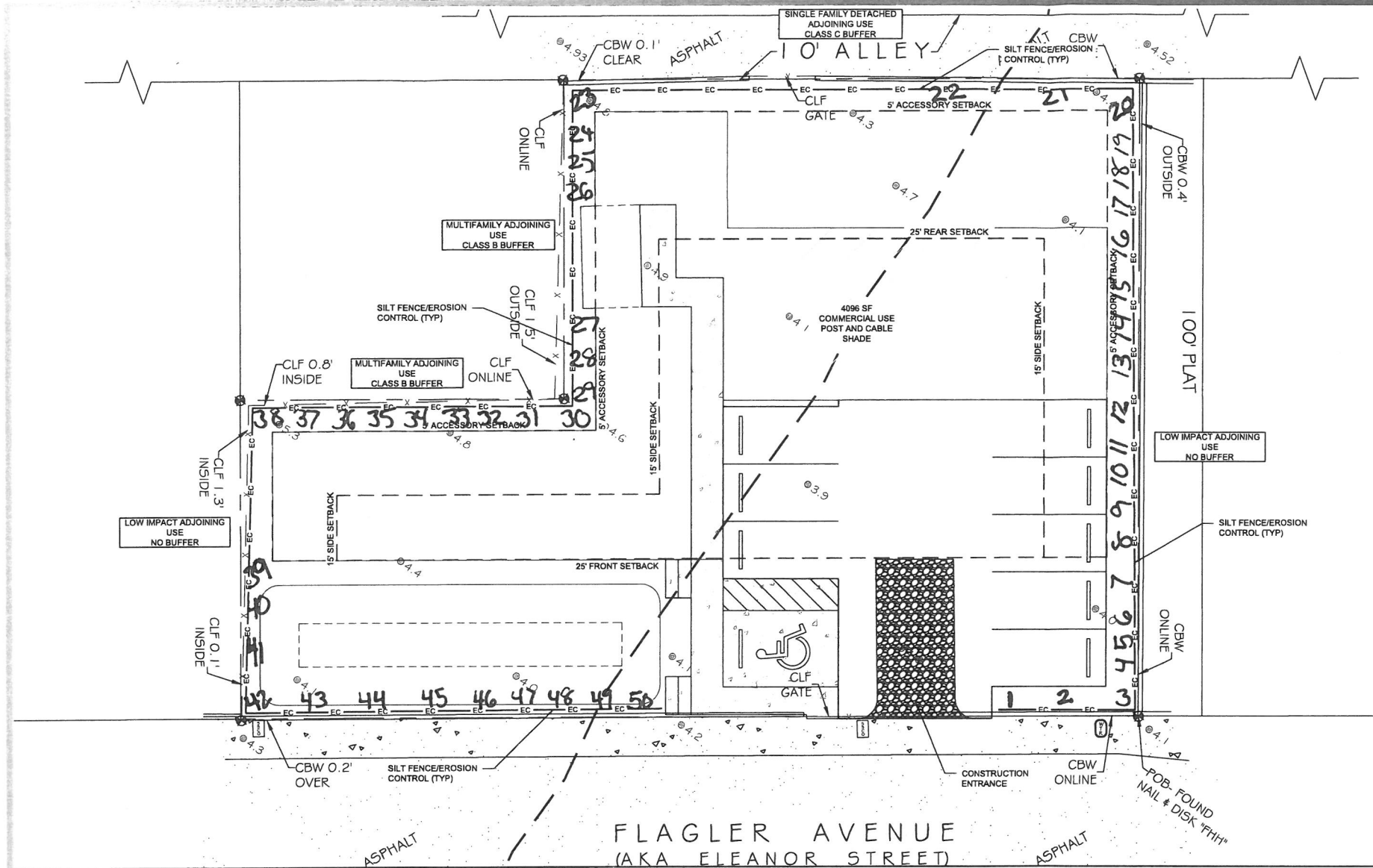
JOB NO.	231032
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-200

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# Landscape Plan

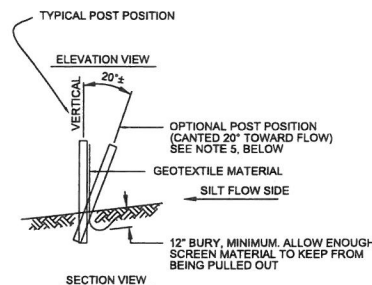
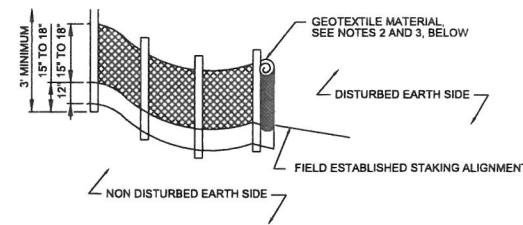


## EROSION CONTROL PLAN

SCALE: 1"=10'

### EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
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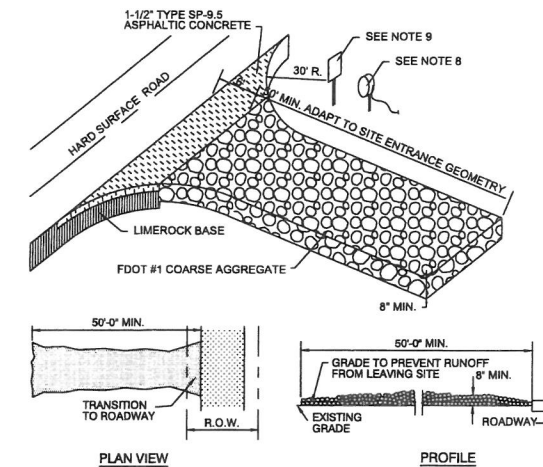


- NOTES:
- POST: 2"x2" WOOD, P.T. OR 2-1/2"x2" STEEL AT 6' CENTERS, MAXIMUM.
  - GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS, MULLEN BURST AT 180 PSI.
  - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
  - ALSO SEE FOOT INDEX 198, "GEOTEXTILE CRITERIA", EROSION CLASS.
  - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail  
NTS

**SWPPP GENERAL NOTES**

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 82-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT; AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
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2 GRAVEL CONSTRUCTION ENTRANCE  
NTS

- NOTES:
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  - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  - THICKNESS: NOT LESS THAN 8 INCHES.
  - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEELS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
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  - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
  - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION

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BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.  
CERTIFICATE OF AUTHORIZATION No. 8579

ALLEN E. PEREZ, P.E.  
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KEY WEST, FL., 33040  
CONSTRUCTION MANAGEMENT PLAN

ROOTED EXOTICS, LLC  
2605 PATTERSON AVENUE  
KEY WEST, FL. 33040

JOB NO. 231032  
DRAWN: AEP  
DESIGNED: AEP  
CHECKED: AEP

SHEET C-100

## Landscape Plan

1	Coco nucifera	9'	
2	Coco nucifera	9'	
3	Coco nucifera	9'	
4	Eugenia Simpsonii	.5 Cal.	
5	Eugenia Simpsonii	.5 Cal.	
6	Eugenia Simpsonii	.5 Cal.	
7	Eugenia Simpsonii	.5 Cal.	
8	Eugenia Simpsonii	.5 Cal.	
9	Eugenia Simpsonii	.5 Cal.	
10	Eugenia Simpsonii	.5 Cal.	
11	Eugenia Simpsonii	.5 Cal.	
12	Citrus aurantifolius	"Key Lime"	1.5" Cal.
13	Eugenia Simpsonii	.5 Cal.	
14	Eugenia Simpsonii	.5 Cal.	
15	Eugenia Simpsonii	.5 Cal.	
16	Eugenia Simpsonii	.5 Cal.	
17	Eugenia Simpsonii	.5 Cal.	
18	Eugenia Simpsonii	.5 Cal.	
19	Eugenia Simpsonii	.5 Cal.	
20	Guaiacum sanctum	1.5 Cal.	
21	Jacquinia Keyensis	"Joe Wood"	.5 Cal.
22	Guaiacum sanctum	1.5 Cal.	
23	Bursera simaruba	8" Cal.	"Gumbo Limbo"
24	Eugenia Confusa	.5 Cal.	
25	Eugenia Confusa	.5 Cal.	
26	Eugenia Confusa	.5 Cal.	
27	Eugenia Confusa	.5 Cal.	
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43	Pseudo Phoenix Sargentii	4'	

44 Pseudo Phoeix Sargentii 4'

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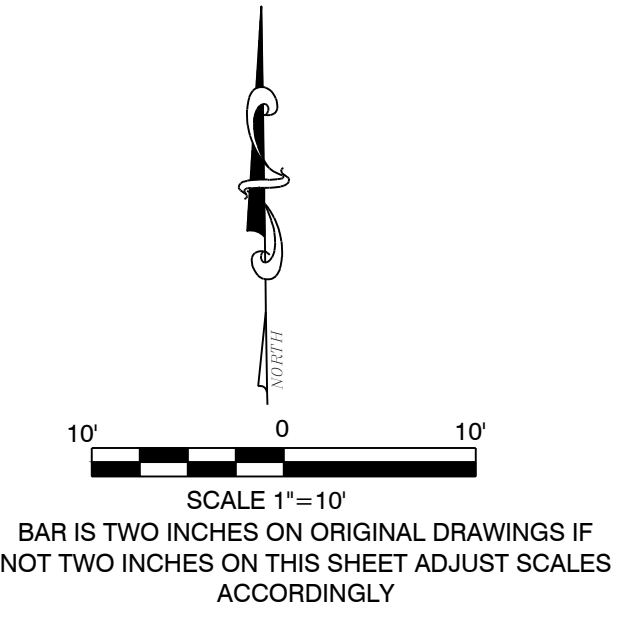
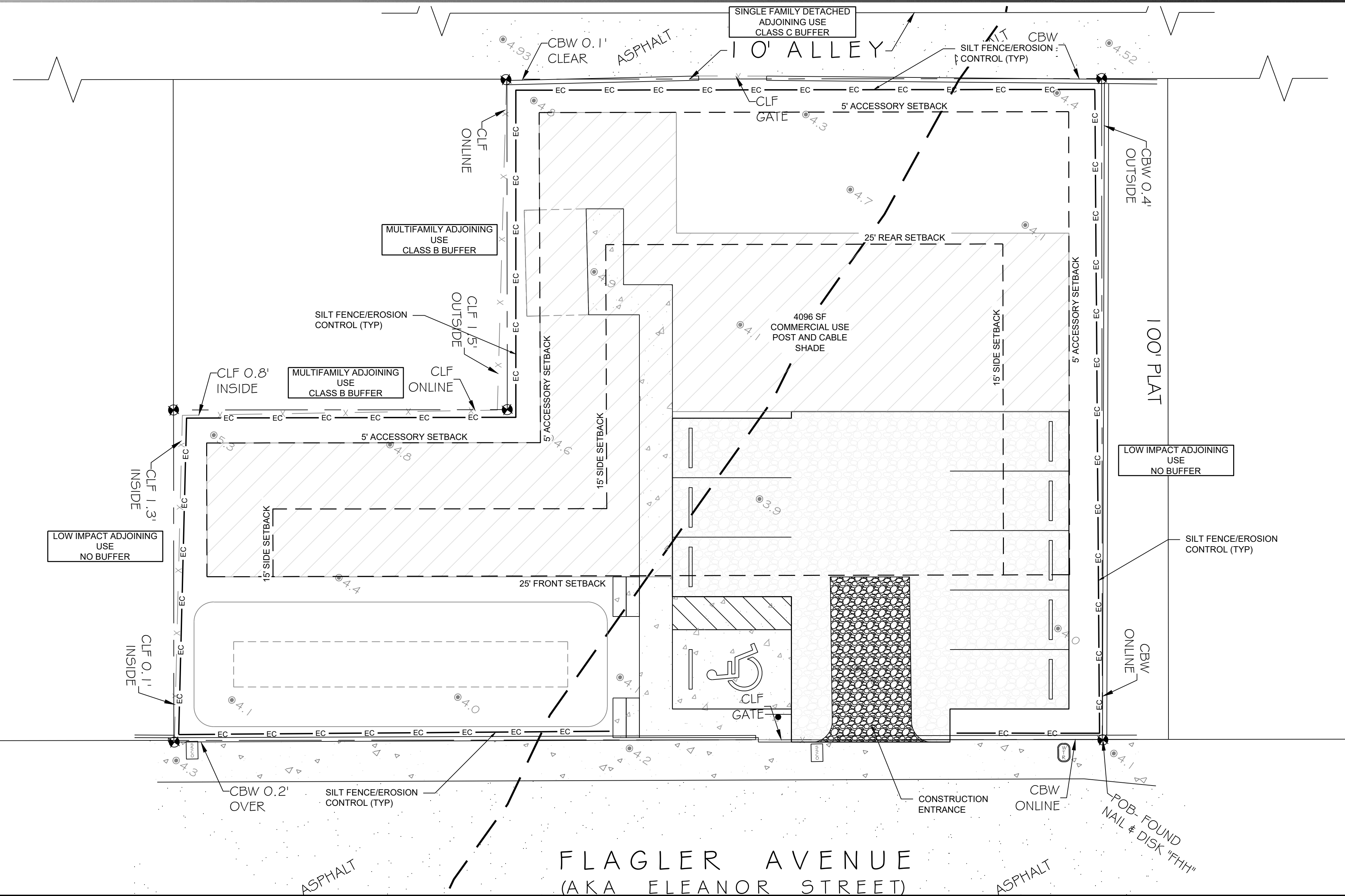
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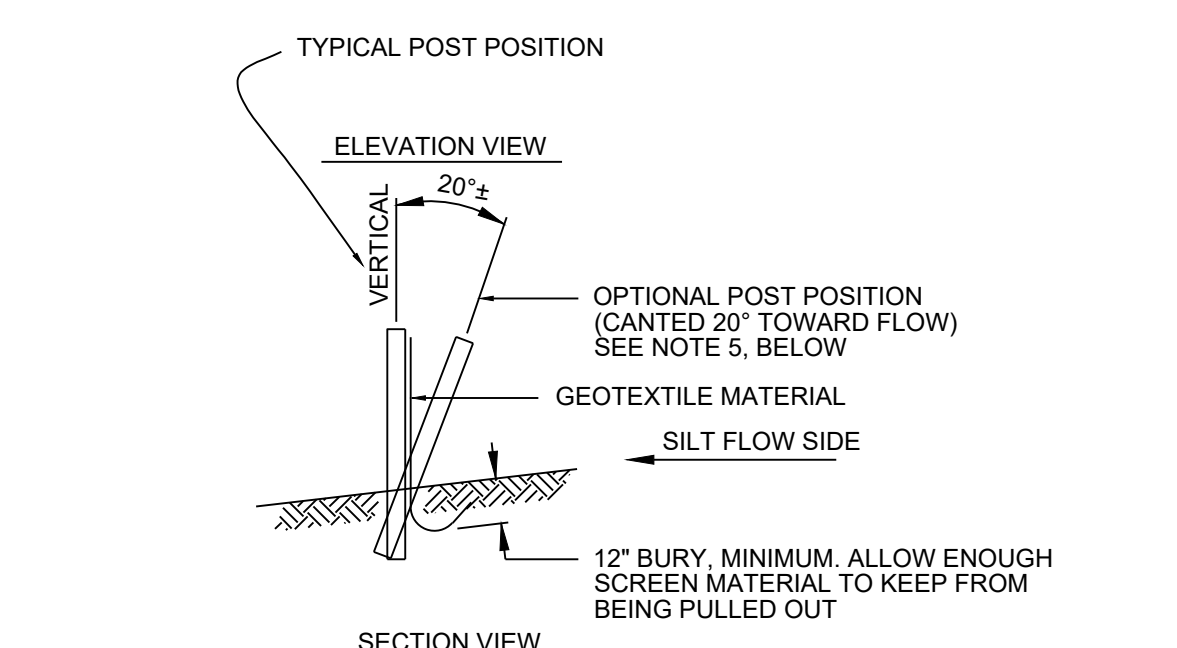
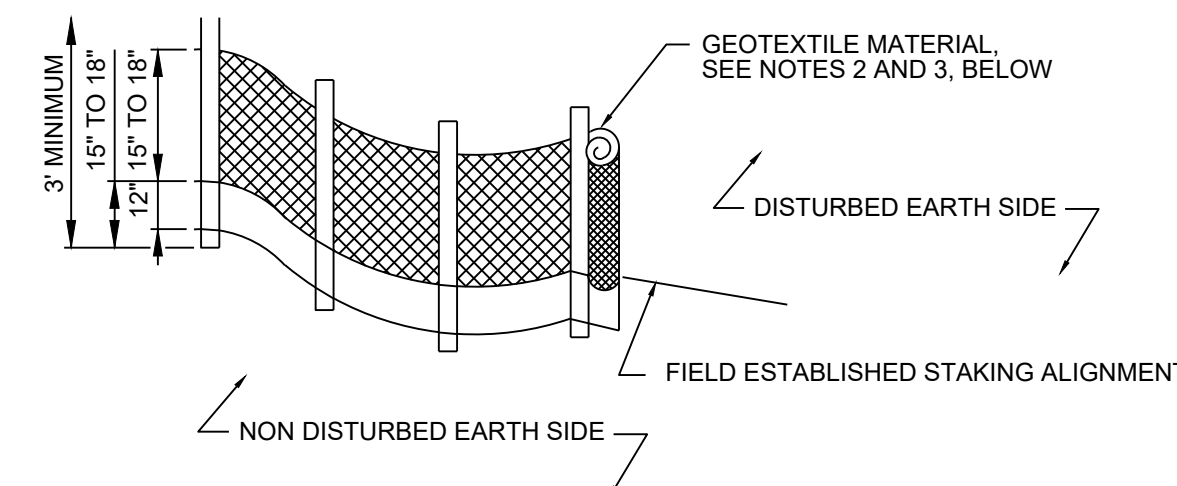
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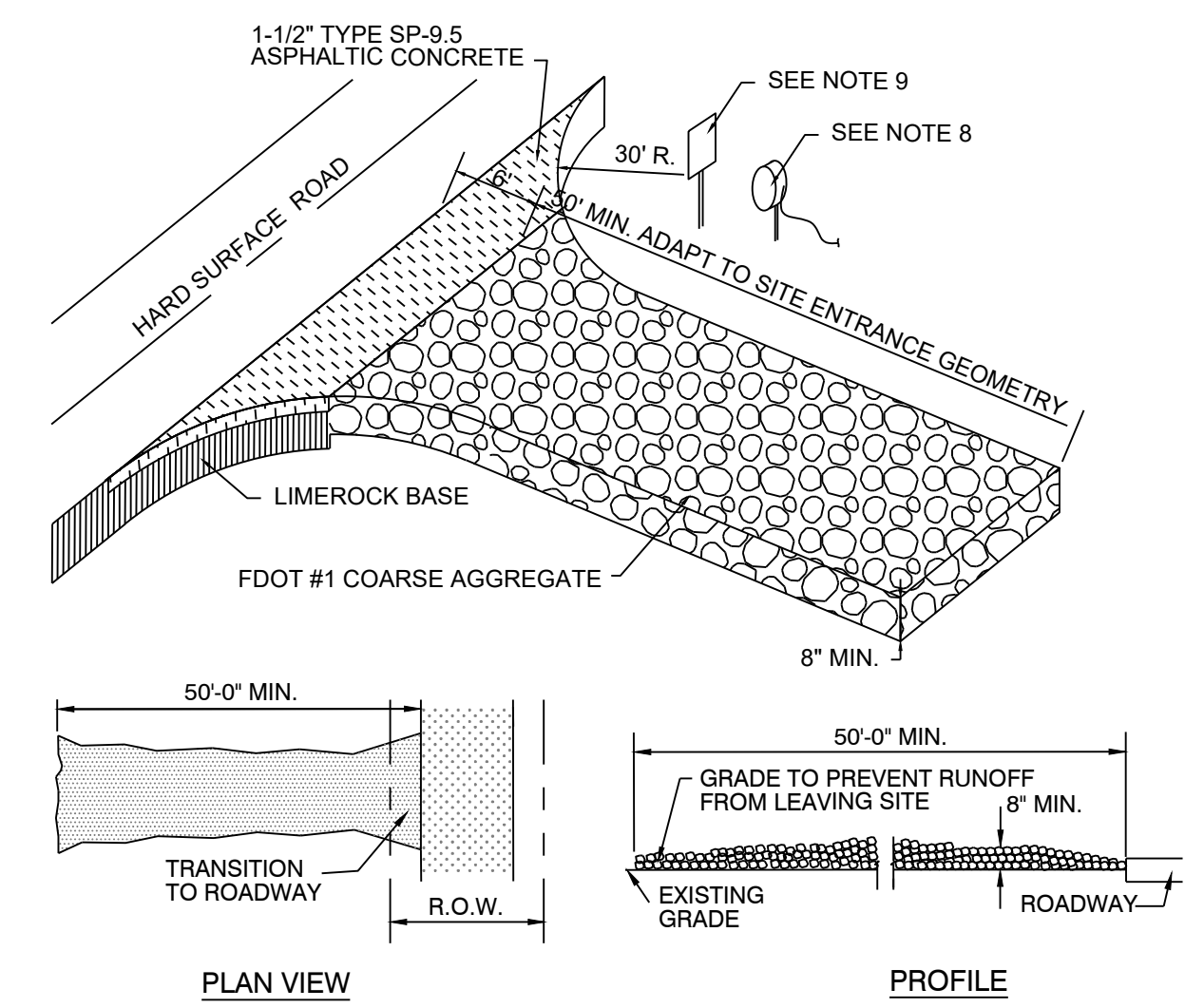
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2 GRAVEL CONSTRUCTION ENTRANCE  
NTS

ORIGINAL: SEPT. 2023

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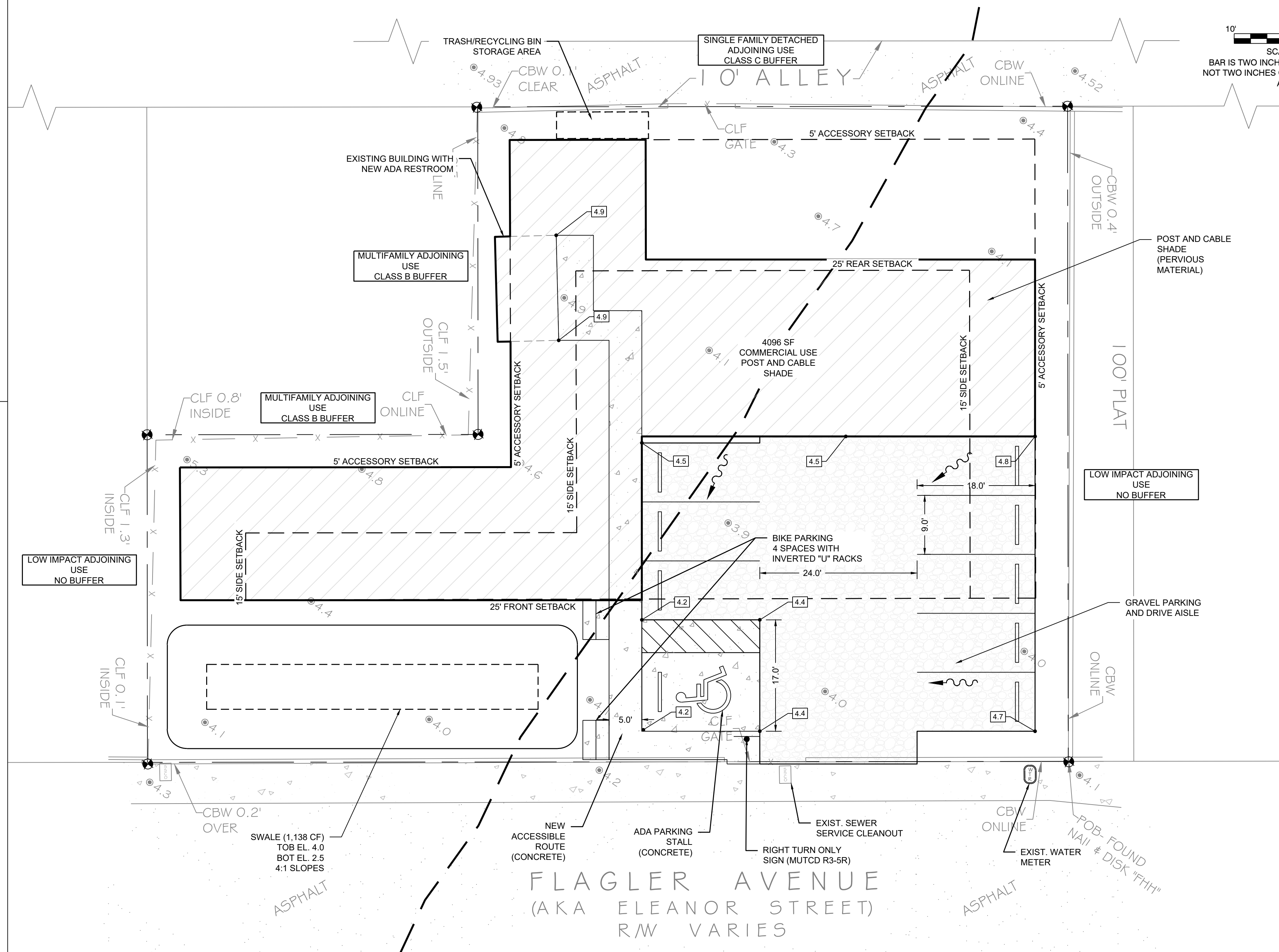
# SITE DATA CALCULATIONS

SITE DATA - 1903 / 1905 FLAGLER AVENUE		
Site Area:		11,525 s.f.
Setbacks:	Front	25'
	Rear	25'/5' Accessory
	Side	15'/5' Accessory
<b>EXISTING CONDITIONS</b>		
Impervious Building	S.F.	150
Concrete/walkways	S.F.	530
Total Impervious	S.F.	680
% Impervious		5.9%
Total Pervious		10,845 sf
<b>PROPOSED CONDITIONS</b>		
Max. Lot Coverage		6,560 sf
Impervious Exist. Roof	S.F.	150
Walkways/ADA Parking	S.F.	877
Total Proposed Impervious:	S.F.	1,027 sf
% Impervious		8.9%
Total Pervious		10,498 sf
<b>PARKING</b>		
Parking Required=4096 / 300 =		14 Spaces
Parking Provided		9 Spaces
Bike Parking Provided		4 Spaces

# DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Total basin Area	0.265	ac	11,525
Pervious Area	0.249	ac	10,844
Impervious Area	0.016	ac	681
% Impervious	5.91%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Predeveloped Available Storage	4.55	in	
Soil Storage	S = 4.28	in	
$Q_{pre} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	$Q_{pre} = 8.26$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 2.19$	ac-in	
<i>Water Quantity - Postdevelopment</i>			
Project Area	A = 0.265	ac	11,525
Pervious Area	0.241	ac	10,498
Impervious Area	0.024	ac	1,027
% Impervious	8.9%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Developed Available Storage	3.4	in	
Soil Storage	S = 3.10	in	
$Q_{post} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	$Q_{post} = 9.17$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 2.43$	ac-in	
<i>Postdevelopment - Predevelopment</i>			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = 0.90$	in	
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = 0.24$	ac-in	

Water Quality Calculations			
<i>Water Quality</i>			
Project Area	0.265	ac	11,525
Surface Water	0.000	ac	0
Roof Area	0.003	ac	150
Pavement/Walkways	0.020	ac	877
Pervious area	0.241	ac	10,498
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.020	ac	877
% Impervious for Water Quality	8%		
A) One inch of runoff from project area	0.265	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.050	ac-in	
Total Treatment Volume Required	0.265	ac-in	960
Pond Volume Provided	0.313	ac-in	1,138

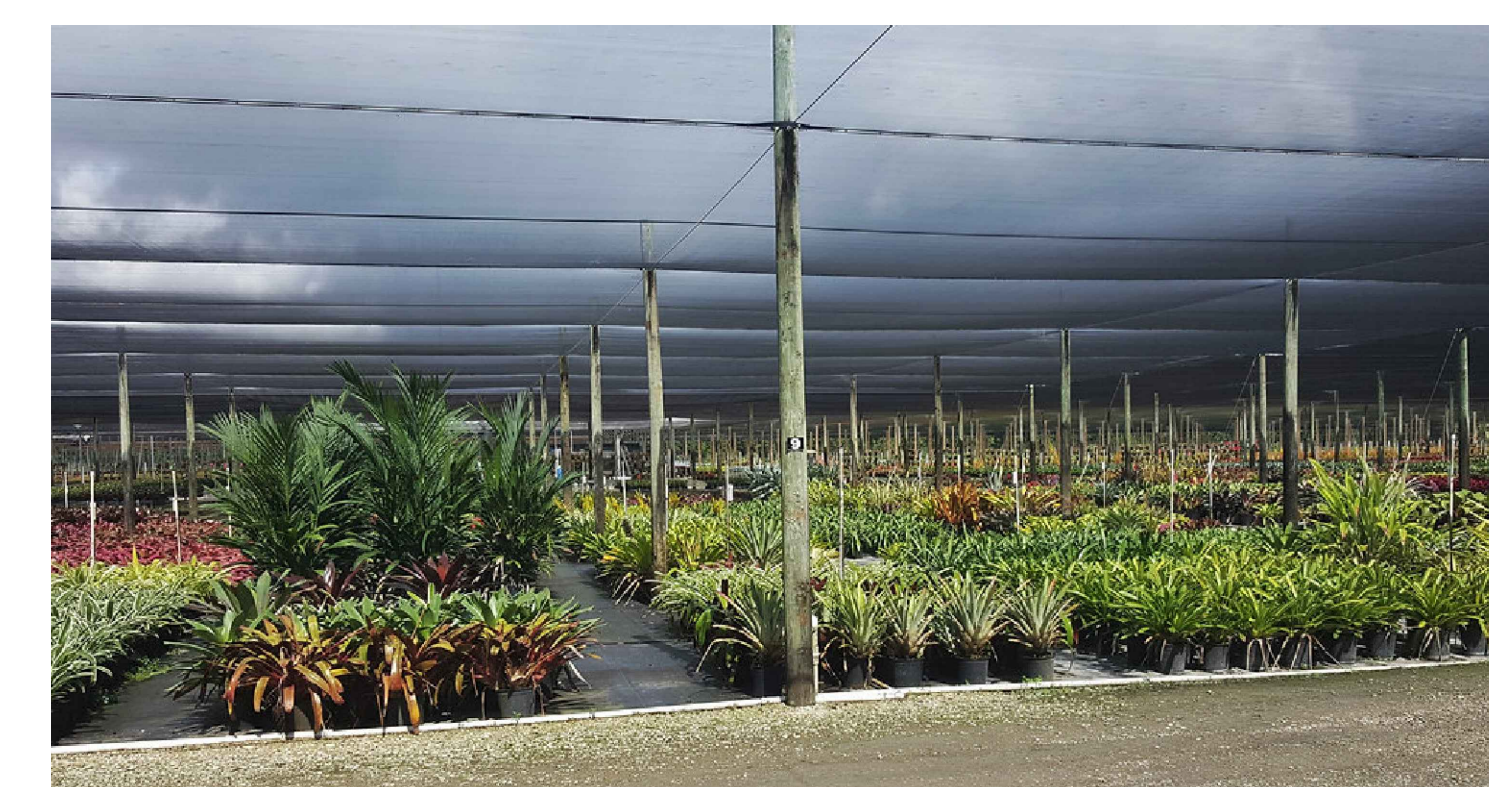


## CONCEPTUAL SITE/DRAINAGE PLAN

SCALE: 1"=10'

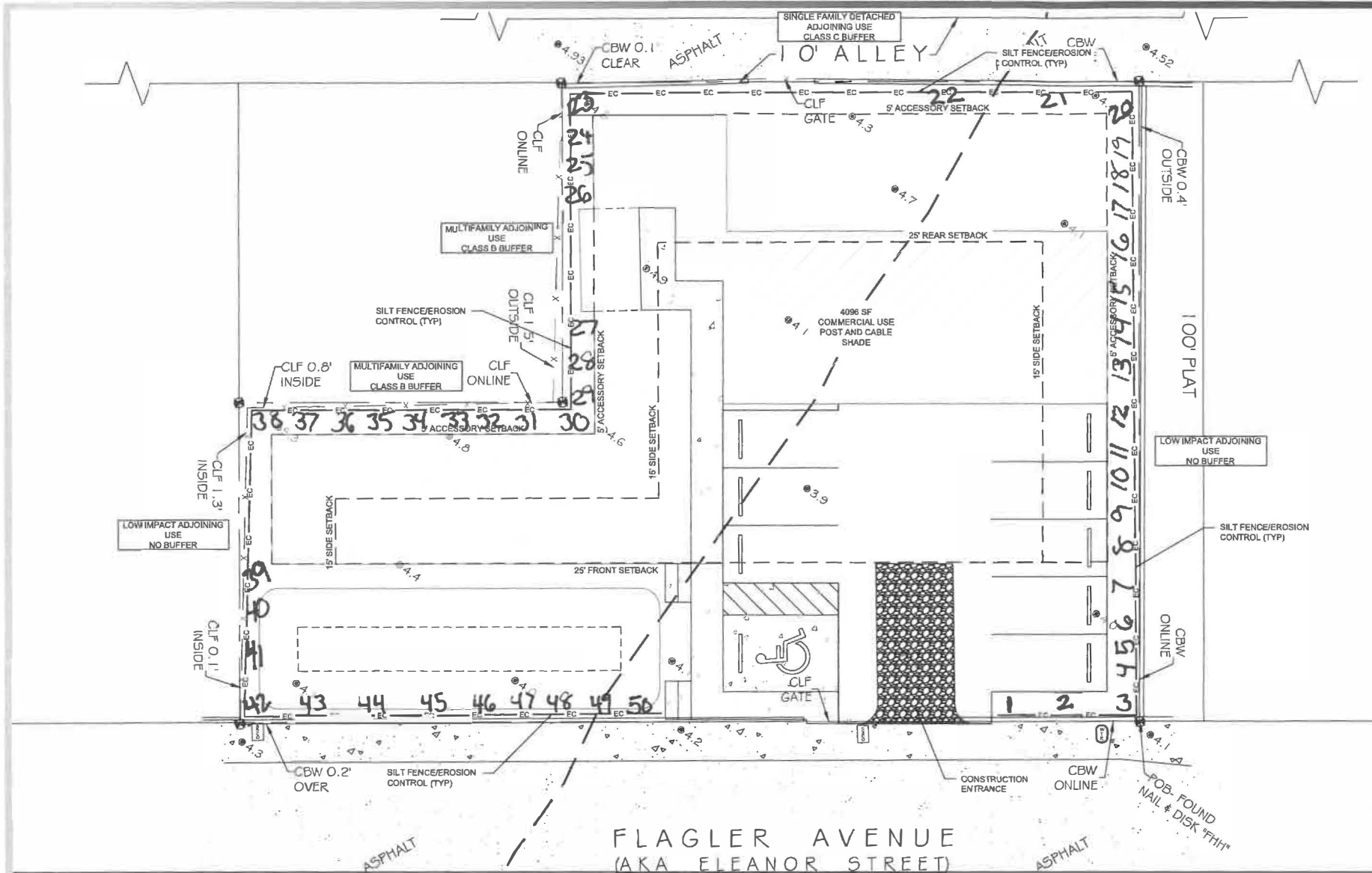


POST AND CABLE SHADE



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 SHEET C-200

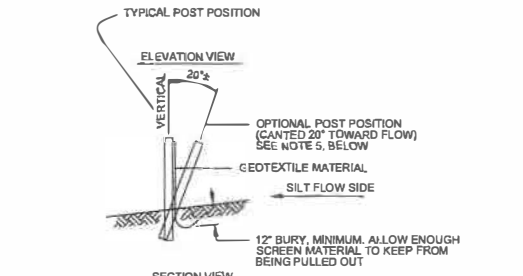
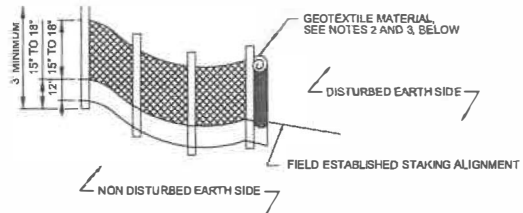


**EROSION CONTROL PLAN**

SCALE: 1"=10'

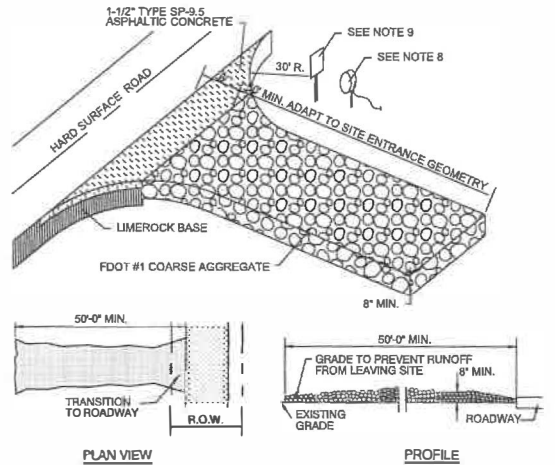
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2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FOOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATER BODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
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11. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE IN COMPLIANCE PRIOR TO PLACEMENT.



- NOTES:
1. POST: 2x2" WOOD, P.T. OR 2-1/2" STEEL AT 8' CENTERS, MAXIMUM.
  2. GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS, MULLEN BURST AT 180 PSF.
  3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
  4. ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA", EROSION CLASS.
  5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail  
NTS

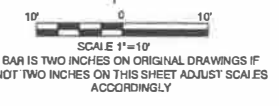


2 GRAVEL CONSTRUCTION ENTRANCE  
NTS

- NOTES:
1. STONE SIZE 3 TO 5 INCH OPEN GRADED ROCK.
  2. LENGTH AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  3. THE CROWN IS NOT LESS THAN 8 INCHES.
  4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  5. WASHINGS OF ALL VEHICLE UNDERCARRIAGE, WHEEL WHEELS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRIP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
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  7. DRAINAGE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
  9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
  10. ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

Landscape Plan  
Signed by:  
*Edward Roberts*  
43963FA4B103467  
Edward Roberts  
Rooted Exotics LLC

dated 12.1.2025



- SWPPP GENERAL NOTES**
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
  - THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
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  - THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES: CEP FORM 62-621.300(4)(B)." AS SO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
  - THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.  
CERTIFICATE OF AUTHORIZATION No. 6579

ALLEN PEREZ, P.E.  
Florida P.E. NO. 51468  
October 12, 2023

Key West Office  
1010 East Kennedy Drive, Suite 202  
Key West, FL 33440  
Tel: (305) 793-9440

ORIGINAL: SEPT. 2023

REVISIONS:

1	
2	
3	
4	
5	
6	

1903/1905 FLAGLER AVENUE  
KEY WEST, FL., 33040  
CONSTRUCTION MANAGEMENT PLAN

ROOTED EXOTICS, LLC  
2605 PATTERSON AVENUE  
KEY WEST, FL. 33040

JOB NO. 231032  
DRAWN: AEP  
DESIGNED: AEP  
CHECKED: AEP

SHEET C-100

PRELIMINARY - NOT FOR CONSTRUCTION

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# Landscape Plan

1	Coco nucifera	9'	
2	Coco nucifera	9'	
3	Coco nucifera	9'	
4	Eugenia Simpsonii	.5	Cal.
5	Eugenia Simpsonii	.5	Cal.
6	Eugenia Simpsonii	.5	Cal.
7	Eugenia Simpsonii	.5	Cal.
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9	Eugenia Simpsonii	.5	Cal.
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16	Eugenia Simpsonii	.5	Cal.
17	Eugenia Simpsonii	.5	Cal.
18	Eugenia Simpsonii	.5	Cal.
19	Eugenia Simpsonii	.5	Cal.
20	Guaiacum sanctum		1.5 Cal.
21	Jacquinia Keyensis	"Joe Wood"	.5 Cal.
22	Guaiacum sanctum		1.5 Cal.
23	Bursera simaruba	8" Cal.	"Gumbo Limbo"
24	Eugenia Confusa	.5	Cal.
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27	Eugenia Confusa	.5	Cal.
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29	Eugenia Confusa	.5	Cal.
30	Eugenia Confusa	.5	Cal.
31	Eugenia Confusa	.5	Cal.
32	Eugenia Confusa	.5	Cal.
33	Eugenia Confusa	.5	Cal.
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41	Eugenia Confusa	.5	Cal.
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43	Pseudo Phoenix Sargentii	4'	

- 44 Pseudo Phoeix Sargentii 4'
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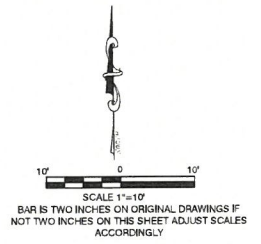
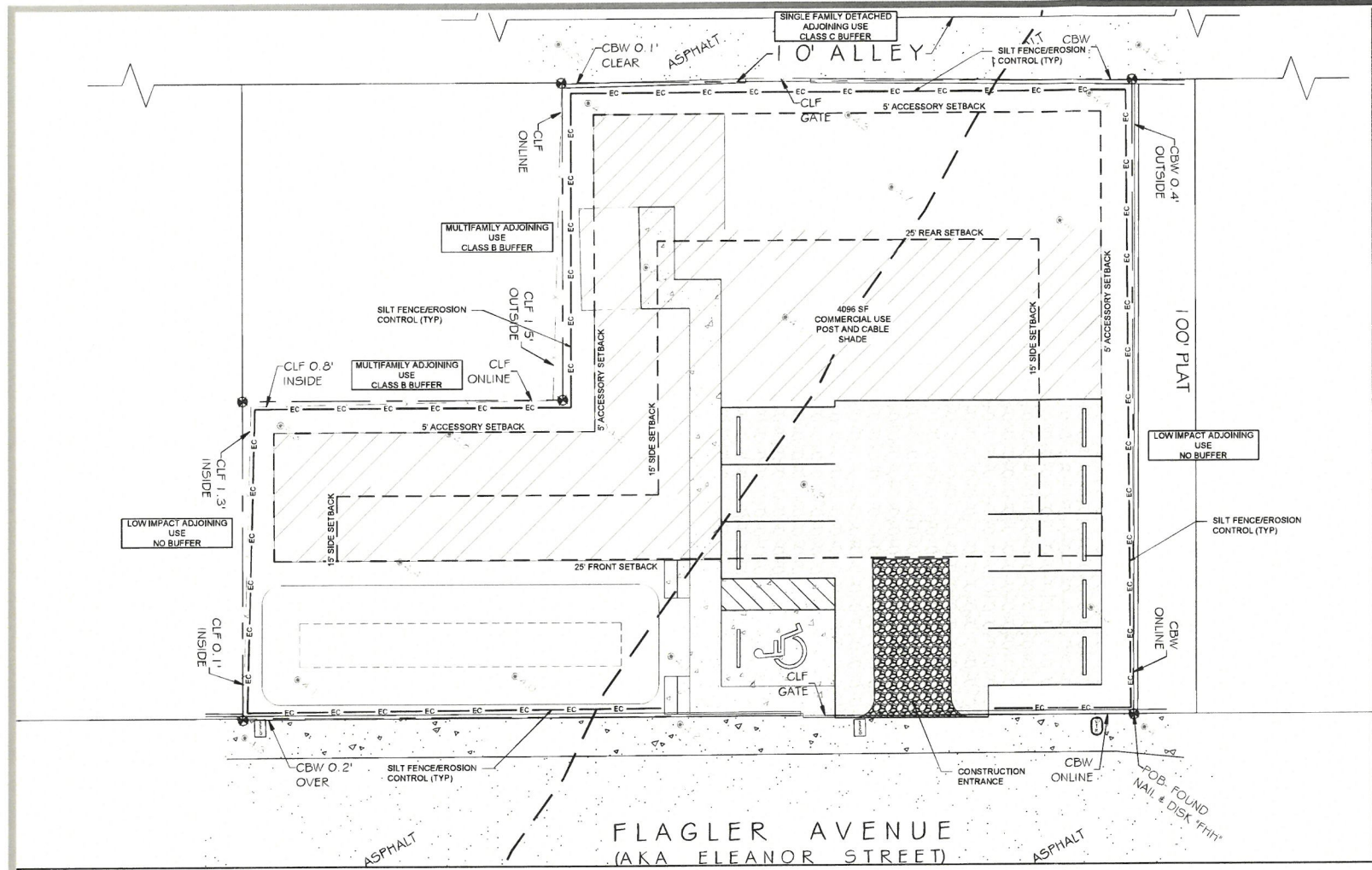
Approved Draft of Palm List for 1903-1905 Flagler Ave.

Landscape Plan

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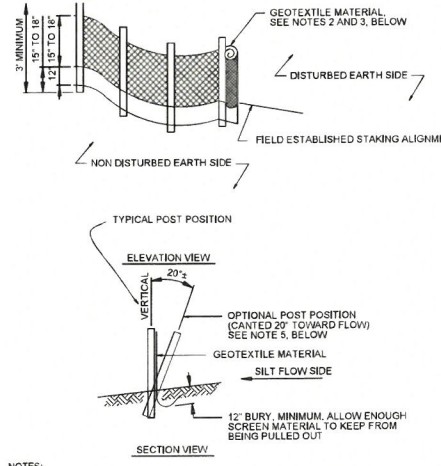
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**EROSION CONTROL PLAN**  
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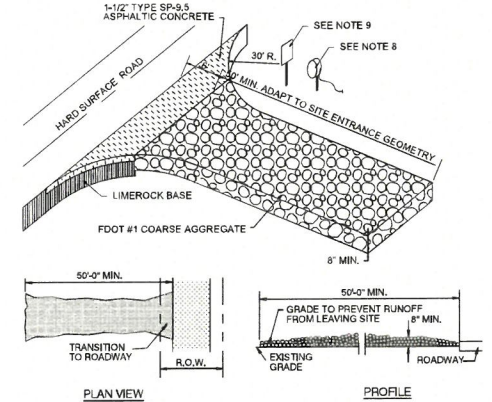
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1 Staked Silt Barrier Detail  
NTS



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  2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
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2 GRAVEL CONSTRUCTION ENTRANCE  
NTS

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
1010 East Kennedy Drive, Suite 202  
Key West, Florida 33040  
Tel: (305) 295-9446  
CERTIFICATE OF AUTHORIZATION No. 6579

ALLEN PEREZ, P.E.  
Florida P.E. NO. 51483  
October 12, 2023

REVISIONS	DATE	DESCRIPTION
1	SEPT. 2023	ORIGINAL
2		
3		
4		
5		
6		

1903/1905 FLAGLER AVENUE  
KEY WEST, FL., 33040  
CONSTRUCTION MANAGEMENT PLAN

ROOTED EXOTICS, LLC  
2605 PATTERSON AVENUE  
KEY WEST, FL. 33040

JOB NO.	231032
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-100

PRELIMINARY - NOT FOR CONSTRUCTION

EDDIE

"ROOTED" Garden Center

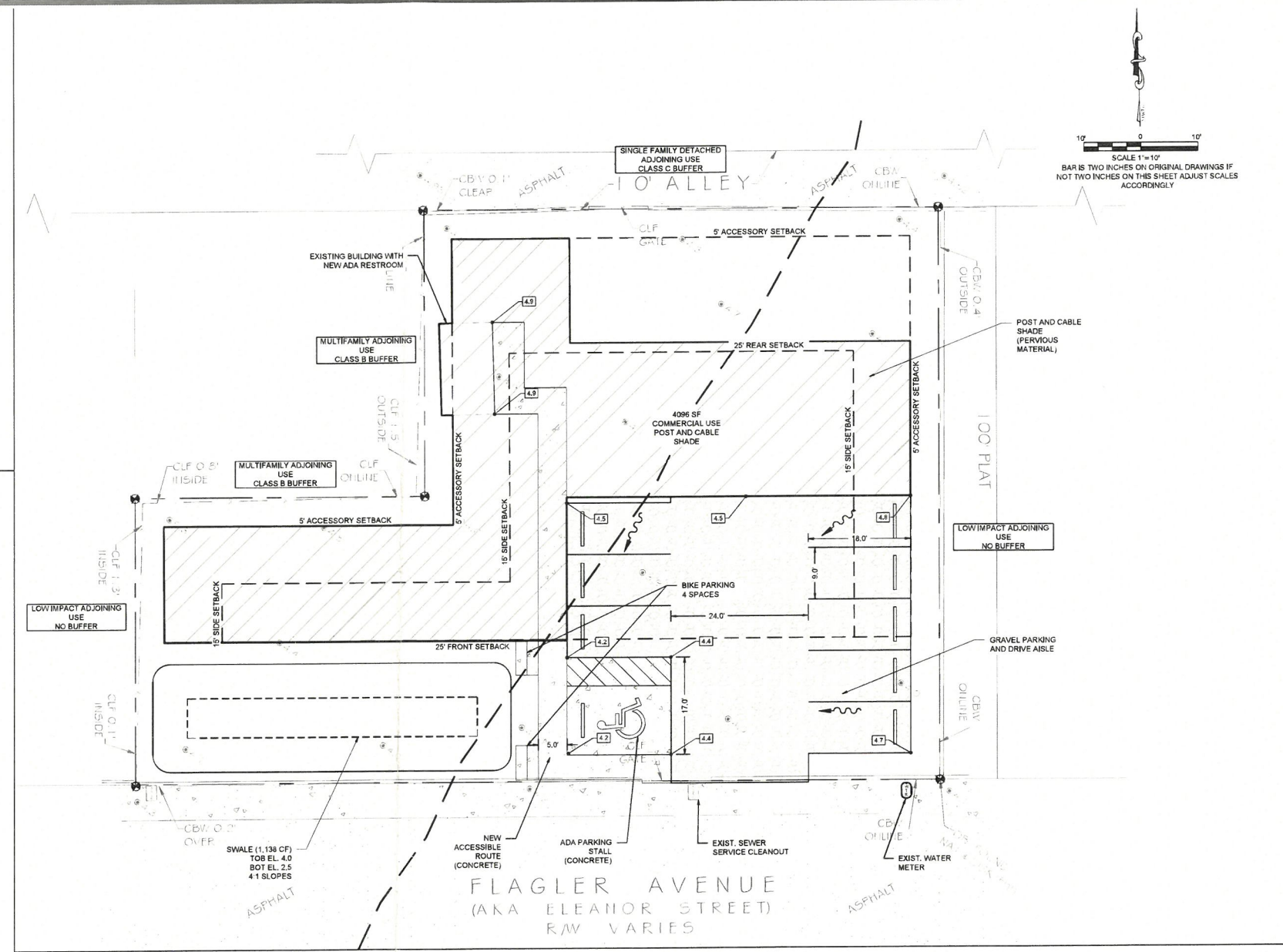
**SITE DATA CALCULATIONS**

SITE DATA - 1903 / 1905 FLAGLER AVENUE		
Site Area:		11,525 s.f.
Setbacks:	Front	25'
	Rear	25'/5' Accessory
	Side	15'/5' Accessory
<b>EXISTING CONDITIONS</b>		
Impervious	S.F.	150
Building		530
Concrete/walkways		680
Total Impervious		1,360
% Impervious		5.9%
Total Pervious		10,845 sf
<b>PROPOSED CONDITIONS</b>		
Max. Lot Coverage		6,560 sf
Impervious	S.F.	150
Exist. Roof		877
Walkways/ADA Parking		1,027
Total Proposed Impervious:		2,054
% Impervious		8.9%
Total Pervious		10,498 sf
<b>PARKING</b>		
Parking Required=4096 / 300 =		14 Spaces
Parking Provided		9 Spaces
Bike Parking Provided		4 Spaces

**DRAINAGE CALCULATIONS**

Water Quantity Calculations - 25yr/72hr Design Storm			
<b>Water Quantity - Predevelopment</b>			
Total basin Area	0.265	ac	11,525 sf
Pervious Area	0.249	ac	10,844 sf
Impervious Area	0.016	ac	681 sf
% Impervious	5.91%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Predeveloped Available Storage	$S = 4.55$	in	
Soil Storage	$S = 4.28$	in	
$Q_{peak} = \frac{P_{24} - 0.25P_{72}}{P_{72} + 0.85}$	$Q_{peak} = 8.26$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 2.19$	ac-in	
<b>Water Quantity - Postdevelopment</b>			
Project Area	A = 0.265	ac	11,525 sf
Pervious Area	0.241	ac	10,498 sf
Impervious Area	0.024	ac	1,027 sf
% Impervious	8.9%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	2.5	ft	
Developed Available Storage	$S = 3.4$	in	
Soil Storage	$S = 3.10$	in	
$Q_{peak} = \frac{P_{24} - 0.25P_{72}}{P_{72} + 0.85}$	$Q_{peak} = 9.17$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr} = 2.43$	ac-in	
<b>Postdevelopment - Predevelopment</b>			
$Q_{post} - Q_{pre}$	$Q_{diff} = 0.90$	in	
Pre/Post Volume = $Q_{diff} \times A$	$V_{diff} = 0.24$	ac-in	

Water Quality Calculations			
<b>Water Quality</b>			
Project Area	0.265	ac	11,525 sf
Surface Water	0.000	ac	0 sf
Roof Area	0.003	ac	150 sf
Pavement/Walkways	0.020	ac	877 sf
Pervious area	0.241	ac	10,498 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.020	ac	877 sf
% Impervious for Water Quality	8%		
A) One inch of runoff from project area	0.265	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.050	ac-in	
Total Treatment Volume Required	0.265	ac-in	960 cf
Pond Volume Provided	0.313	ac-in	1,138 cf



**CONCEPTUAL SITE/DRAINAGE PLAN**  
SCALE: 1"=10'



**POST AND CABLE SHADE**



PRELIMINARY - NOT FOR CONSTRUCTION

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
CERTIFICATE OF AUTHORIZATION No. 879

Allen E. Perez, P.E.  
Florida P.E. NO. 51468  
October 12, 2023

REVISIONS:  
1 ORIGINAL - SEPT. 2021  
2  
3  
4  
5  
6

1903/1905 FLAGLER AVENUE  
KEY WEST, FL., 33040  
CONCEPTUAL SITE/DRAINAGE PLAN

ROOTED EXOTICS, LLC  
2605 PATTERSON AVENUE  
KEY WEST, FL. 33040

JOB NO. 231032  
DRAWN: AEP  
DESIGNED: AEP  
CHECKED: AEP

SHEET C-200

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