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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

February 14, 2025

VIA HAND DELIVERY

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040



Re: Application for Minor Development Plan
601 Howard England Way, Key West, FL 33040
RE# 00001630-000200

Ms. Halloran:

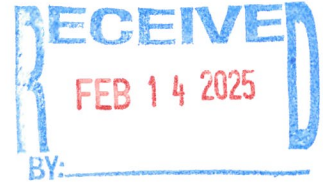
Please allow this letter and supporting documentation to serve as the Florida Department of Environmental Protection (“Applicant”) application for Minor Development Plan at Fort Zachary Taylor located at 601 Howard England Way, Key West, Florida 33040 (the “Property”).

Solutions Statement:

The Minor Development Plan application submitted for review and approval is for a new visitor center at Fort Zachary Taylor, a Florida state, park located within the Historic Public Services (HPS) zoning district. Land uses such as parks and recreation (active and passive) and civic and cultural activities are permitted in this land use designation. The proposal is to demolish the current building that houses the bathrooms and reconstruct a visitor center with new bathrooms. Both uses will be to accommodate existing visitors of the fort and the beach. The proposed new structure will be 1,468 square feet larger than the existing building. A minor development plan is required per code Sec. 108-91(A)(b) of the Land Development Regulations (“LDRs”) of the City when there is an addition or reconstruction of 500 to 2,499 square feet of gross nonresidential floor area.

History

Named for President Zachary Taylor, the U.S. Army began construction of the fort in 1845.



Serving as the headquarters for the Navy's East Gulf Coast Blockading Squadron, the fort stayed on active-duty status through 1947. Although they never fired except for practice, the fort was equipped with 162 cannons. Today, the fort is a National Historic Landmark and is a favorite spot for both locals and tourists year-round.

Existing Conditions.

The state park is comprised of three (3) parcels. The proposed project is located on the same parcel as the current bathrooms, state offices, storage facilities and a concession stand. The building that currently houses the bathrooms is in poor condition and requires replacement. It is not historic or a contributing resource to the historic district, therefore, demolition may be considered.

Proposed Conditions

The proposed visitor center will provide an area for visitors to gather before entering the fort and /or beach to collect information on the fort's history and tours. Along with providing new bathrooms, the center will also house one of the fort's cannons.

	REQUIREMENT	EXISTING	PRPOPOSED
ZONING	HPS		
FEMA	8'-0"	12'-7"	12'-0"
SITE SIZE	NA	406,169 SF	NO CHANGE
BUILDING COVERAGE	40% (162,467 SF)	8,677 SF	10,145 SF
IMPERVIOUS	50% (203,084)	37,948 SF	39,416 SF
HEIGHT	25'-0"	18'-0"	24'-2"

Parking

The reconstruction of the bathroom building along with the inclusion of a visitor center does not intensify the site or require additional parking to accommodate the use. The site has sufficient parking for visitors of the fort and the beach area provided by a main parking area and overflow parking area on adjacent lot.

Sec. 108-228. Key Persons

Name of development: Fort Zachery Taylor State Park
Name of Owner: State of Florida c/o Florida Dept of Environmental Protection
Owner's authorized agent: Spottswood, Spottswood, Spottswood & Sterling
Architect: Haven Burkee, Bender and Associates Architects

Sec. 108-229. Project Description.

Zoning: Historic Public and Semi Public Services (HPS)
Site Dimensions: See site data table below and architectural drawings.

Project Data Summary			
	REQUIREMENT	EXISTING	PRPOPOSED
ZONING	HPS		
FEMA	8'-0"		12'-0"
SITE SIZE	NA	406,169 SF	NO CHANGE
BUILDING COVERAGE	40% (162,467 SF)	8,677 SF	10,145 SF
IMPERVIOUS	50% (203,084)	37,948 SF	39,416 SF
HEIGHT	25'-0"	18'-0"	24'-2"

Sec. 108-230. Other project information.

Proposed work area:



Sec. 108-231. Residential developments.

Not applicable

Sec. 108-232. Intergovernmental coordination.

This project is overseen by the Florida Department of Environmental Protection.

Please don't hesitate to contact me if you have any questions or concerns. Thank you in advance for your assistance.

Best regards,

Richard J. McChesney

Application



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

Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 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	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

Applications will not be accepted unless complete

Development Plan

Conditional Use

Historic District

Major _____

Yes ☒ _____

Minor ☒ _____

No _____

Please print or type:

- 1) Site Address: 601 Howard England Way
- 2) Name of Applicant: Spottswood, Spottswood, Spottswood & Sterling, PLLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: ☒ _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-9556 Email: Richard@spottswoodlaw.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above: State of Florida
- 8) Address of Owner: C/O Dep Division of State Lands, 3900 Commonwealth Blvd Mail Station 108, Tallahassee FL 32391

9) Owner Phone #: _____ Email: _____

10) Zoning District of Parcel: HPS RE# 00001630-000200

11) Is Subject Property located within the Historic District? Yes X No _____

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Demo existing structure that houses bathrooms and rebuild bathroom facilities along with a visitor center

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 _____

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.

Authorization and Verification



**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, David Matson as
Please Print Name of person with authority to execute documents on behalf of entity

FOEP/BDC Assistant Bureau Chief of BOT TIF C/O DEP/DIVISION of State Lands
Name of office (President, Managing Member) Name of owner from deed

authorize Bender and Associates Architectural Firm and Spottswood Law Firm
Please Print Name of Representative

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

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

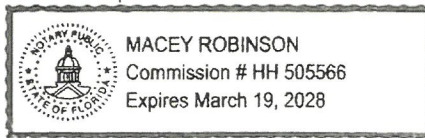
Subscribed and sworn to (or affirmed) before me on this February 13, 2025
Date

by David Matson
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.

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



HH 505566
Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Member
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

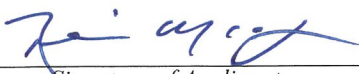
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

601 Howard England Way, Key West, FL 33040

Street address of subject property

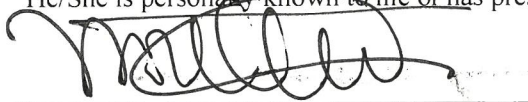
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein 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.


Signature of Applicant

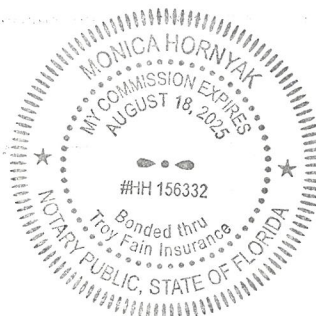
Subscribed and sworn to (or affirmed) before me on this 2/13/25 by Richard McChesney
date
Name of Applicant

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


Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

HH 156332
Commission Number, if any



Ownership (Deeds and PRC)

815:1685

216949

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Southeast Regional Director, Heritage Conservation and Recreation Service, 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 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes, by the State of 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 following described property, consisting of approximately 13.32 acres, located in Monroe County, Florida:

In the City of Key West, commencing at a point on the southwest corner of the center section of the Mole at the Truman Annex (former Naval Station), the coordinates of which are N79,821.0 and E 230,188.0 based on U.S. Coast and Geodetic Survey Mercator Grid Coordinate System which has for its zero coordinate a point at Latitude North 24°20'00" and 500,000 feet west of Longitude West 81°00'00"; thence run south 10°00'00" west, a distance of 2,443.0 feet along the west property line of a 38 acre parcel containing a structure known as Fort Zachary Taylor to a point; thence run south 80°00'00" east a distance of 965.0 feet along the south property line of the 38 acre parcel containing the structure known as Fort Zachary Taylor to the Point of Beginning; thence run north 10°00'00" east, along a line which is also the southeast boundary of the 38 acre parcel containing the structure known as Fort Zachary Taylor, a distance of 1,045.0 feet, more or less, to a point which is the intersection of the south and east walls of the south corner of a structure known as "Fort Zachary Taylor"; thence along the east wall of Fort Zachary Taylor for the following runs: in a northwesterly direction a distance of 80.0 feet, in a southwesterly direction a distance of 10.0 feet, in a northwesterly direction a distance of 65.8 feet to a corner of Fort Zachary Taylor; thence continuing in a northwesterly direction a distance of 72.0 feet to the southeasterly corner of Building number 227; thence north 84°00'00" east a distance of 400.0 feet; thence south 19°00'00" east a distance of 400.0 feet; thence south 10°00'00" west a distance of 995.0 feet, more or less, to a point on the south boundary of Truman Annex; thence north 80°00'00" west along the south boundary of Truman Annex a distance of 450.0 feet, more or less, back to the Point of Beginning and containing 13.32 acres, more or less.

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.

FILED FOR RECORD

NO AUG-6 NO-26

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 State of 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 in April, 1979, 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.

DEC 815PC1687

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 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. The Grantor and the Grantee agree that the Grantee is prohibited from developing the property herein conveyed in any manner which is incompatible with Executive Order 11988, relating to Floodplain Management, and Executive Order 11990, relating to Protection of Wetlands. The Grantor and the Grantee agree that this prohibition is irrevocable, and the Grantee agrees to include in any subsequent transfer an identical irrevocable prohibition.

8. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718), the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), to assure that development of facilities on conveyed surplus properties for public park and recreation purposes are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

9. Grantee shall be on the lookout for archaeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered.

10. 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

815-1689

complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 21 day of November, 1979.

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

Through:

Robert M. Baker
Southeast Regional Director
Heritage Conservation and Recreation Service

By W. Thomas Baker

WITNESSES:

Glenda Turner
Klaude Reams

STATE OF Georgia)
COUNTY OF Fulton) ss

On this 21 day of November, 1979, before me, the subscriber, personally appeared W. Thomas Baker, Heritage Conservation and Recreation Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America, for the purposes and uses therein described.

Boyd Parker
NOTARY PUBLIC

My commission expires:

1-3-80

DEC 815rc1690

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.

STATE OF FLORIDA
DEPARTMENT OF NATURAL RESOURCES

By [Signature]
Executive Director
Department of Natural Resources

STATE OF FLORIDA)

COUNTY OF LEON)

) ss
)

APPROVED AS TO
FORM AND SUBSTANCE
[Signature]
NOTARY PUBLIC

On this 9th day of January, 1980 before me, the undersigned Officer, personally appeared Elton J. Gissendanner to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Executive Director of the State of Florida Department of Natural Resources, that he is duly designated, empowered and authorized by the Executive Board of the State of Florida Department of Natural Resources to execute the foregoing acceptance and sign his name thereto; and that he signed his name thereto and acknowledges that he executed the foregoing instrument for and on behalf of the State of Florida for the purposes and uses therein described.

Mary N. Solcom
NOTARY PUBLIC

My Commission expires:

Notary Public, State of Florida

My Commission Expires [blank]

Notary Public, State of Florida

Page 6 of Quitclaim Deed executed by the United States of America on November 21, 1979, conveying 13.32 acres in Monroe County, Florida.

RECORDED IN DEED BOOK
MONROE COUNTY, FLORIDA
[Signature]
NOTARY PUBLIC

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 00001630-000200
 Account# 8643896
 Property ID 8643896
 Millage Group 10KW
 Location Address 601 HOWARD ENGLAND Way 101, KEY WEST
 Legal Description KW 13.32 AC OR815-1685/1690Q/C
 (Note: Not to be used on legal documents.)
 Neighborhood 32140
 Property Class STATE (8700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

**Owner**

[BOT TIF](#)

C/O DEP DIVISION OF STATE LANDS
 3900 Commonwealth Blvd Mail Station 108
 Tallahassee FL 32399

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Just Market Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
= Total Assessed Value	\$14,400,432	\$14,400,432	\$14,400,432	\$14,400,432
- School Exempt Value	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)	(\$14,400,432)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2023	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2022	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2021	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2020	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2019	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$0
2018	\$14,400,432	\$0	\$0	\$14,400,432	\$14,400,432	\$14,400,432	\$0	\$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
COMMERCIAL EXEMPT (100E)	9.00	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	4.32	Acreage	0	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1392	06/10/2024	Active	\$19,000	Commercial	Install a 2-ton with ductwork. AIR HANDLER MODEL RH3VZ2417STACNJ W/ CONDENSER MODEL RA16AZ24AJ3CA.
2024-0956	04/09/2024	Completed	\$12,500	Commercial	Perform electric job on new office building. Wire a new office addition, run wires to install lights, ceiling fans, outlets, GFI outlets, and switches, run power for the water heater and air conditioner, and install a 100-amp sub panel
BLD2022-1394	08/23/2022	Completed	\$60,000	Commercial	EXPAND EXISTING CAFE DECK FT ZACK. RE: PERMIT 2022-1394. ADDING 8-10 TABLES CREATING SEATING FOR 40 PEOPLE. AS PER PLANNING THE NEW DECK AREA IS NOT TO BE USED FOR SEATING OF CAFE CUSTOMERS.
06-6554	12/20/2006	Completed	\$18,000	Commercial	UNDERGROUND ELECTRIC SERVICE TO PARK

View Tax Info

[View Taxes for this Parcel](#)

Photos



8643896 FT. ZACH #125007 8/17/06

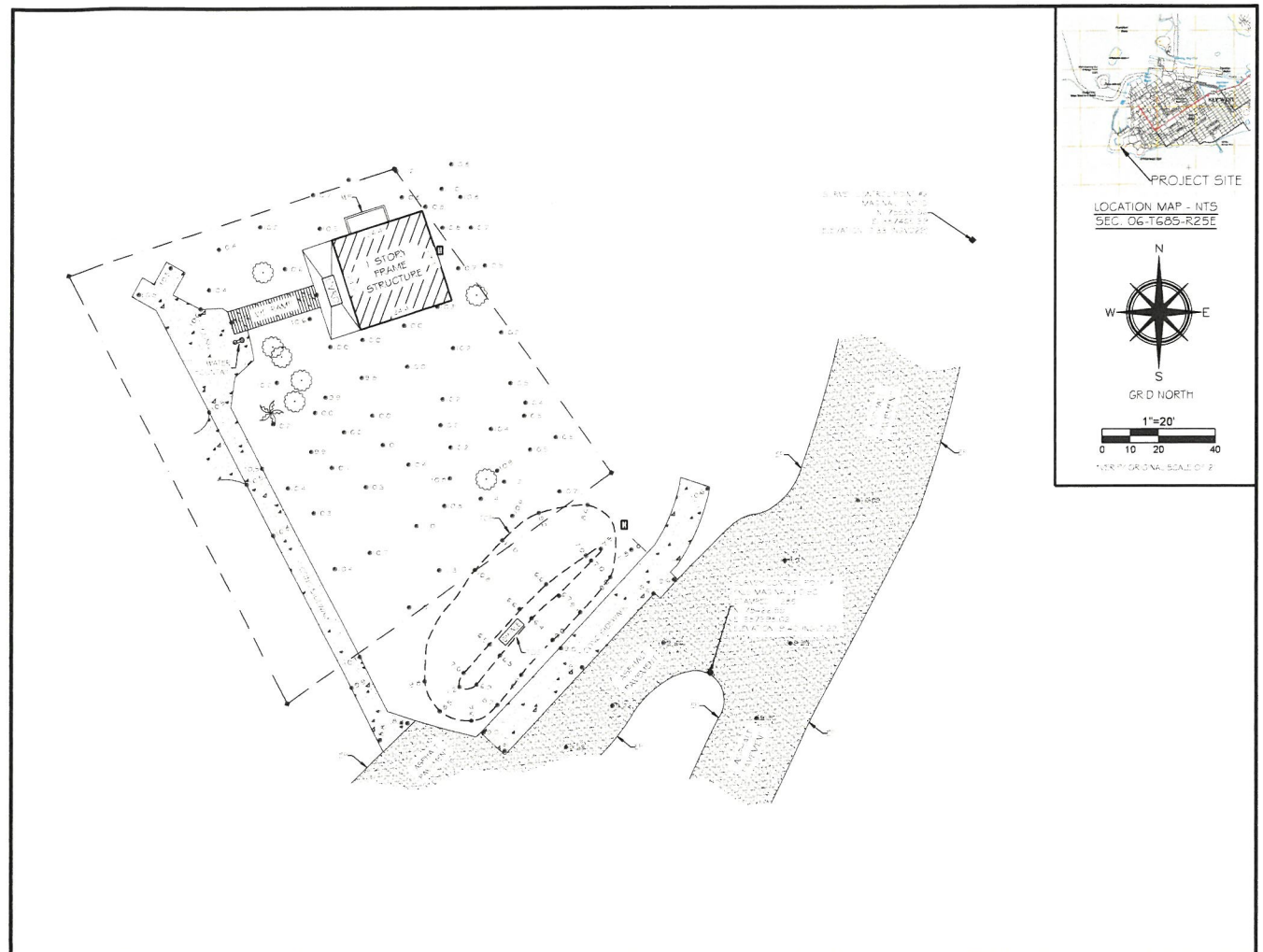
Map



No data available for the following modules: Buildings, Yard Items, Sales, Sketches (click to enlarge), TRIM Notice.

Survey and Plans

2 ARIAL VIEW INDICATING AREA OF WORK FOR PROJECT
A100 STATISTICS PURPOSES (APPROXIMATE)
SCALE: N.T.S.



SURVEYORS NOTES

- THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATE AND SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY AND RIGHT OF WAY. THE DISCOVERY OF SUFFICIENT BOUNDARY INFORMATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION, AND THE OCCUPATIONAL LINES.
- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (8901).
 - COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
 - METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
 - ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
 - BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK '24 1923' (P.I.D. AAO003), ELEVATION = 6.39' (NGVD 1929).
 - COMMUNITY NO. 125129, MAP NO. 120876-1516K, MAP DATE: 12/18/05, FLOOD ZONE AE, BASE FLOOD ELEVATION AE-8.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR SURVEY BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 11 ZACHARY TAYLOR STATE PARK, KEY WEST, FLORIDA, 33050.
 - ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
 - THE BACKGROUND IMAGE IS A 2022 GEO-REFERENCED AERIAL IMAGE OBTAINED FROM THE MONROE COUNTY PROPERTY APPRAISER AND IS SHOWN FOR VISUAL REFERENCE ONLY.
 - ALL FIELD DATA WAS ACQUIRED BETWEEN 06/16/2023 - 06/20/2023.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR REGISTERED PROFESSIONAL. ALL CASES OF DISCREPANCY TO SURVEY MAP OR REPORT BY OTHER THAN THE SURVEY PARTY ARE PROMINENT WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY. THE BOUNDARY SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE BEST EVIDENCE. THE MEAN HIGH WATER LINE AS SHOWN ON THE SURVEY MAP WAS DETERMINED AT THE TIME BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCREPANCY, MISLOCATION, VICEGRATES OR WRACK LINES. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 77, PART 1, FLORIDA STATUTES, THE MEAN HIGH WATER LINE SURVEY FOR

HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 8, § 7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 477.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 77, FLORIDA STATUTES.

ERIC A. ISAACS, PEV #2783, PROFESSIONAL SURVEYOR AND MAPPER, LHM 784

SYMBOL LEGEND:



SEWER VALVE	
WELL TEST STATION	
WOOD UTILITY POLE	
SPOT ELEVATION (TYPICAL)	
ELECTRIC BOX	
PAV. TREE	
TREE (SANDOWN SPECIES)	

NOTES: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF APPROPRIATIONS THAT MAY BE FOUND ON THIS SHEET:

801	BLACK POWDER/ROCKETRY	01	ROCKETRY	01	ROCKETRY	01	ROCKETRY	01	ROCKETRY
802	BULGARIA	02	BULGARIA	02	BULGARIA	02	BULGARIA	02	BULGARIA
803	CONCRETE BULB	03	CONCRETE BULB	03	CONCRETE BULB	03	CONCRETE BULB	03	CONCRETE BULB
804	CONCRETE CUBIC	04	CONCRETE CUBIC	04	CONCRETE CUBIC	04	CONCRETE CUBIC	04	CONCRETE CUBIC
805	CONCRETE CUBIC WALL	05	CONCRETE CUBIC WALL	05	CONCRETE CUBIC WALL	05	CONCRETE CUBIC WALL	05	CONCRETE CUBIC WALL
806	CONCRETE	06	CONCRETE	06	CONCRETE	06	CONCRETE	06	CONCRETE
807	CONCRETE	07	CONCRETE	07	CONCRETE	07	CONCRETE	07	CONCRETE
808	CONCRETE	08	CONCRETE	08	CONCRETE	08	CONCRETE	08	CONCRETE
809	CONCRETE	09	CONCRETE	09	CONCRETE	09	CONCRETE	09	CONCRETE
810	CONCRETE	10	CONCRETE	10	CONCRETE	10	CONCRETE	10	CONCRETE
811	CONCRETE	11	CONCRETE	11	CONCRETE	11	CONCRETE	11	CONCRETE
812	CONCRETE	12	CONCRETE	12	CONCRETE	12	CONCRETE	12	CONCRETE
813	CONCRETE	13	CONCRETE	13	CONCRETE	13	CONCRETE	13	CONCRETE
814	CONCRETE	14	CONCRETE	14	CONCRETE	14	CONCRETE	14	CONCRETE
815	CONCRETE	15	CONCRETE	15	CONCRETE	15	CONCRETE	15	CONCRETE
816	CONCRETE	16	CONCRETE	16	CONCRETE	16	CONCRETE	16	CONCRETE
817	CONCRETE	17	CONCRETE	17	CONCRETE	17	CONCRETE	17	CONCRETE
818	CONCRETE	18	CONCRETE	18	CONCRETE	18	CONCRETE	18	CONCRETE
819	CONCRETE	19	CONCRETE	19	CONCRETE	19	CONCRETE	19	CONCRETE
820	CONCRETE	20	CONCRETE	20	CONCRETE	20	CONCRETE	20	CONCRETE
821	CONCRETE	21	CONCRETE	21	CONCRETE	21	CONCRETE	21	CONCRETE
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824	CONCRETE	24	CONCRETE	24	CONCRETE	24	CONCRETE	24	CONCRETE
825	CONCRETE	25	CONCRETE	25	CONCRETE	25	CONCRETE	25	CONCRETE
826	CONCRETE	26	CONCRETE	26	CONCRETE	26	CONCRETE	26	CONCRETE
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829	CONCRETE	29	CONCRETE	29	CONCRETE	29	CONCRETE	29	CONCRETE
830	CONCRETE	30	CONCRETE	30	CONCRETE	30	CONCRETE	30	CONCRETE
831	CONCRETE	31	CONCRETE	31	CONCRETE	31	CONCRETE	31	CONCRETE
832	CONCRETE	32	CONCRETE	32	CONCRETE	32	CONCRETE	32	CONCRETE
833	CONCRETE	33	CONCRETE	33	CONCRETE	33	CONCRETE	33	CONCRETE
834	CONCRETE	34	CONCRETE	34	CONCRETE	34	CONCRETE	34	CONCRETE
835	CONCRETE	35	CONCRETE	35	CONCRETE	35	CONCRETE	35	CONCRETE
836	CONCRETE	36	CONCRETE	36	CONCRETE	36	CONCRETE	36	CONCRETE
837	CONCRETE	37	CONCRETE	37	CONCRETE	37	CONCRETE	37	CONCRETE
838	CONCRETE	38	CONCRETE	38	CONCRETE	38	CONCRETE	38	CONCRETE
839	CONCRETE	39	CONCRETE	39	CONCRETE	39	CONCRETE	39	CONCRETE
840	CONCRETE	40	CONCRETE	40	CONCRETE	40	CONCRETE	40	CONCRETE
841	CONCRETE	41	CONCRETE	41	CONCRETE	41	CONCRETE	41	CONCRETE
842	CONCRETE	42	CONCRETE	42	CONCRETE	42	CONCRETE	42	CONCRETE
843	CONCRETE	43	CONCRETE	43	CONCRETE	43	CONCRETE	43	CONCRETE
844	CONCRETE	44	CONCRETE						

TOPOGRAPHIC SURVEY OF A PORTION OF
FT ZACHARY TAYLOR STATE PARK
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 06/28/2023	SURVEY BY: EAI	PROJECT: FT ZACH
REVISION DATE: XX/XX/XX	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 23-143	CHECKED BY:	SHEET 1 OF 1

FORT ZACHARY TAYLOR HISTORIC STATE PARK

AREA SURVEY

VISITOR CENTER

SHEET NO.

A100

DESIGNER: HBR	ISSUE DATE: —	SYMBOL	REVISION	DATE
DRAWN BY: ACA	COMP. FILE NO.:			
REVIEWED BY: HBR	STATE PROJECT NO: 61450C			

Department of Environmental Protection

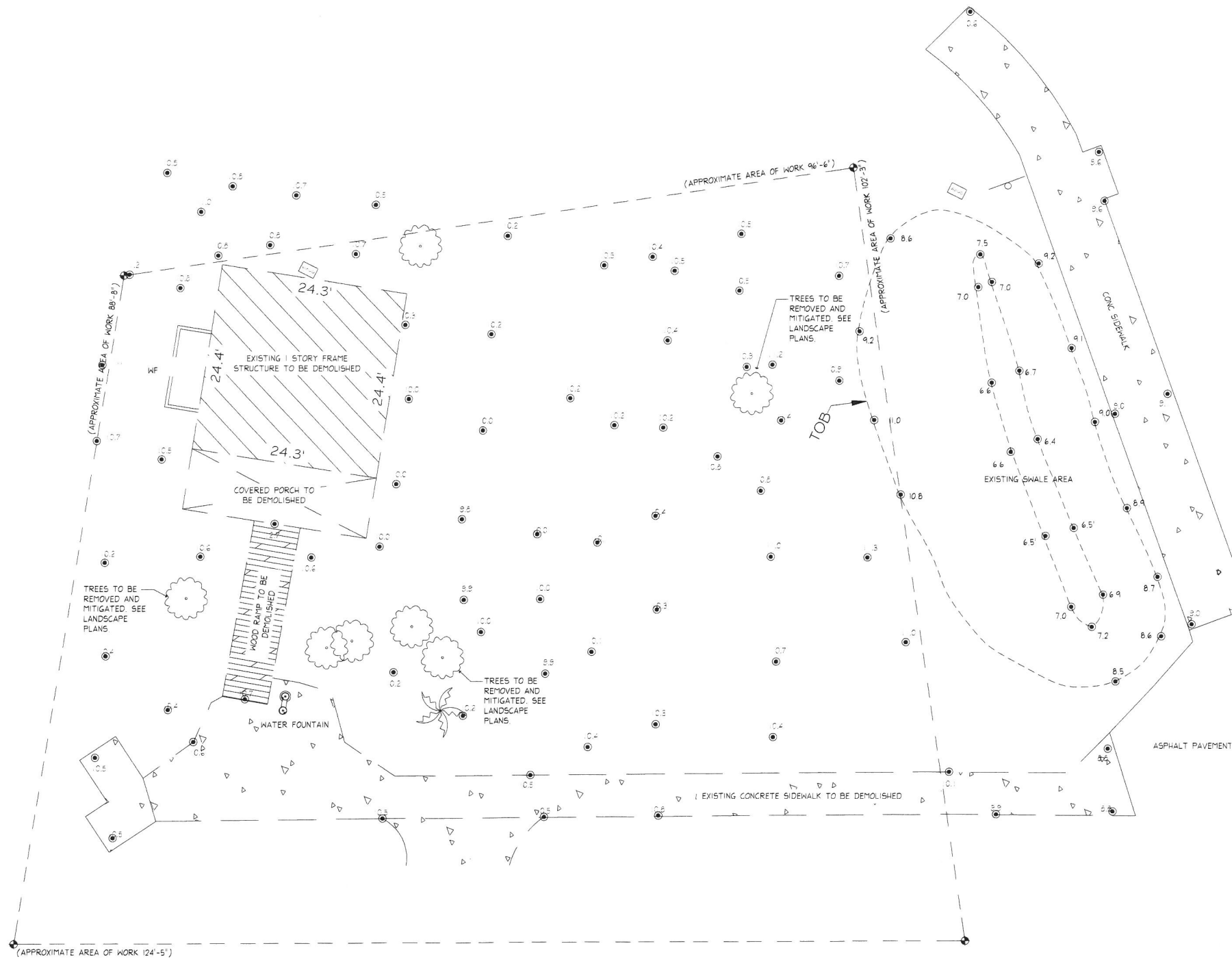
Division of Recreation and Parks

Bureau of Design and Construction

Consultant: **BENDER & ASSOCIATES ARCHITECTS**
 Address: 410 Angela Street, Key West
 FL 33040
 Phone 305-298-1347
 Email: benderdesignarchitects.com

2000 Construction Division (050) 01-01-01

*Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3900 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157*



1 DEMOLITION PLAN
A100 SCALE N.T.S.



FORT ZACHARY TAYLOR HISTORIC STATE PARK

DEMOLITION PLAN

VISITOR CENTER

SHEET NO.

A100.1

PROFESSIONAL REGISTRATION
HAVEN BURKE ROGERS
AP93561

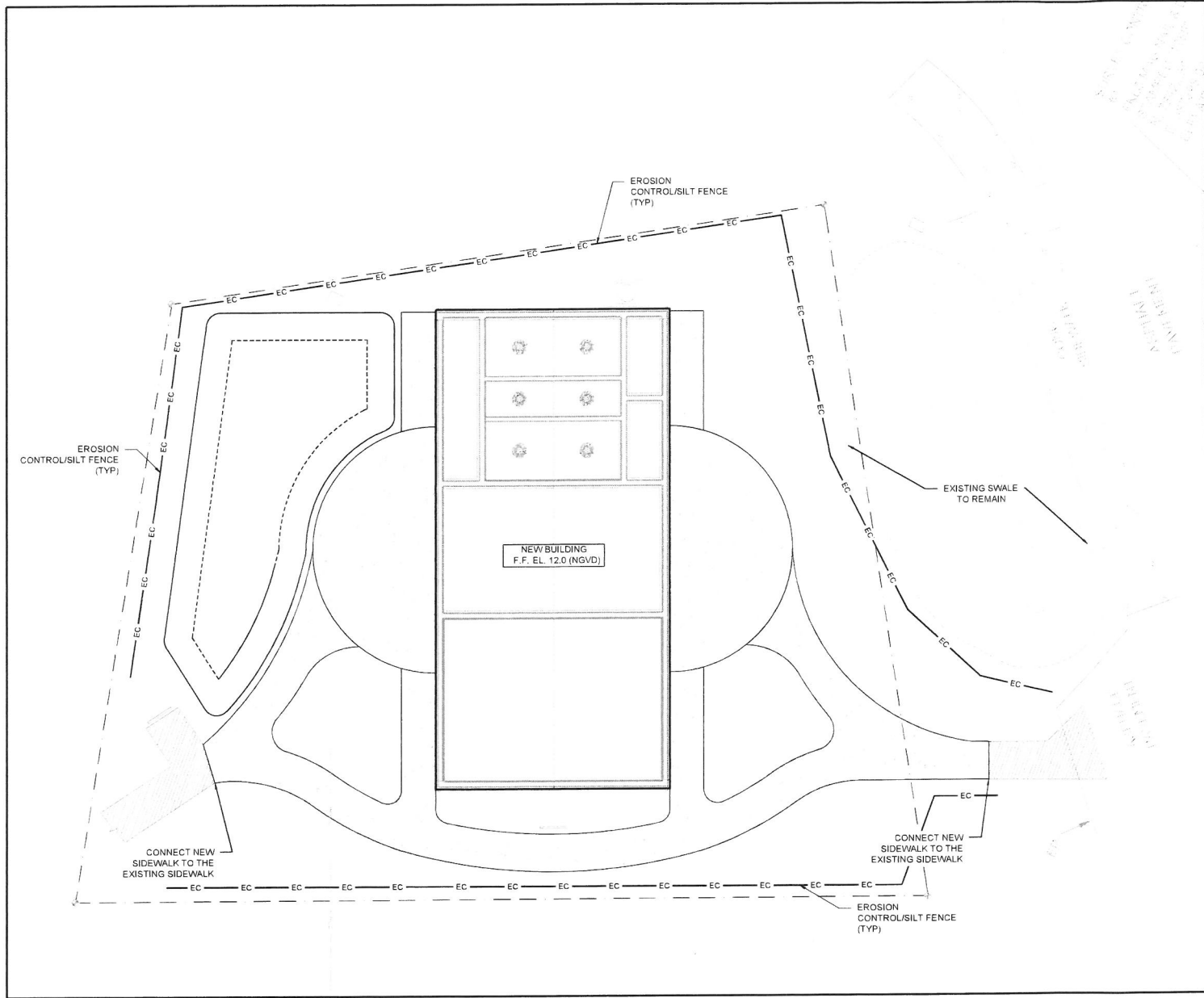
DESIGNER : HBR
DRAWN BY: ACA
REVIEWED BY: HBR

Consultant :
BENDER & ASSOCIATES ARCHITECTS
Address: 410 Angila Street, Key West
FL 33040
Phone: 305-286-1347
Email: hbr@benderarchitects.com
Website: www.benderarchitects.com

ISSUE DATE: — — —
COMP. FILE NO.: 61450C
STATE PROJECT NO.: 61450C

SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
(A)			(C)		
(B)			(D)		

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157



EROSION CONTROL PLAN

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.



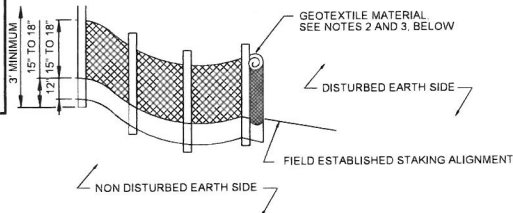
Know what's below.
Call before you dig.



SCALE 1"=10'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES

SWPPP GENERAL NOTES

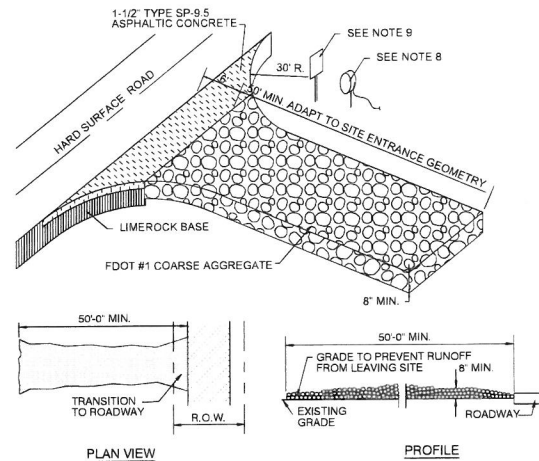
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- 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(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.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.



NOTES:

- POST: 2"x2" WOOD, P.T. OR 2-1/2" Ø STEEL AT 6' CENTERS, MAXIMUM.
- GEOTEXTILE: GRAB TENSILE AT 80 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 FDOT INDEX 196, "GEOTEXTILE CRITERIA", EROSION CLASS.
- OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS



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 SPILLED, 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 EXIT.
- 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

PRELIMINARY - NOT FOR CONSTRUCTION

DESIGNER :	AEP	ISSUE DATE:	---	SYMBOL	(A)	REVISION		DATE	
DRAWN BY:	AEP	COMP. FILE No.:	61450C	SYMBOL	(B)	REVISION		DATE	
REVIEWED BY:	AEP	STATE PROJECT No.:	61450C	SYMBOL	(C)	REVISION		DATE	
Consultant: PEREZ ENGINEERING & DEVELOPMENT, INC. 1010 K. Highway Street, Suite 201 Key West, FL 33040 Phone 305-293-9440 Email: aperez@perezeng.com									
PROFESSIONAL REGISTRATION ALLEN E. PEREZ, P.E. FL #51468									
FORT ZACHARY TAYLOR HISTORIC STATE PARK									
EROSION CONTROL PLAN									
VISITOR CENTER									
SHEET TITLE									
PROJECT TITLE									
SHEET NO.									
C100									

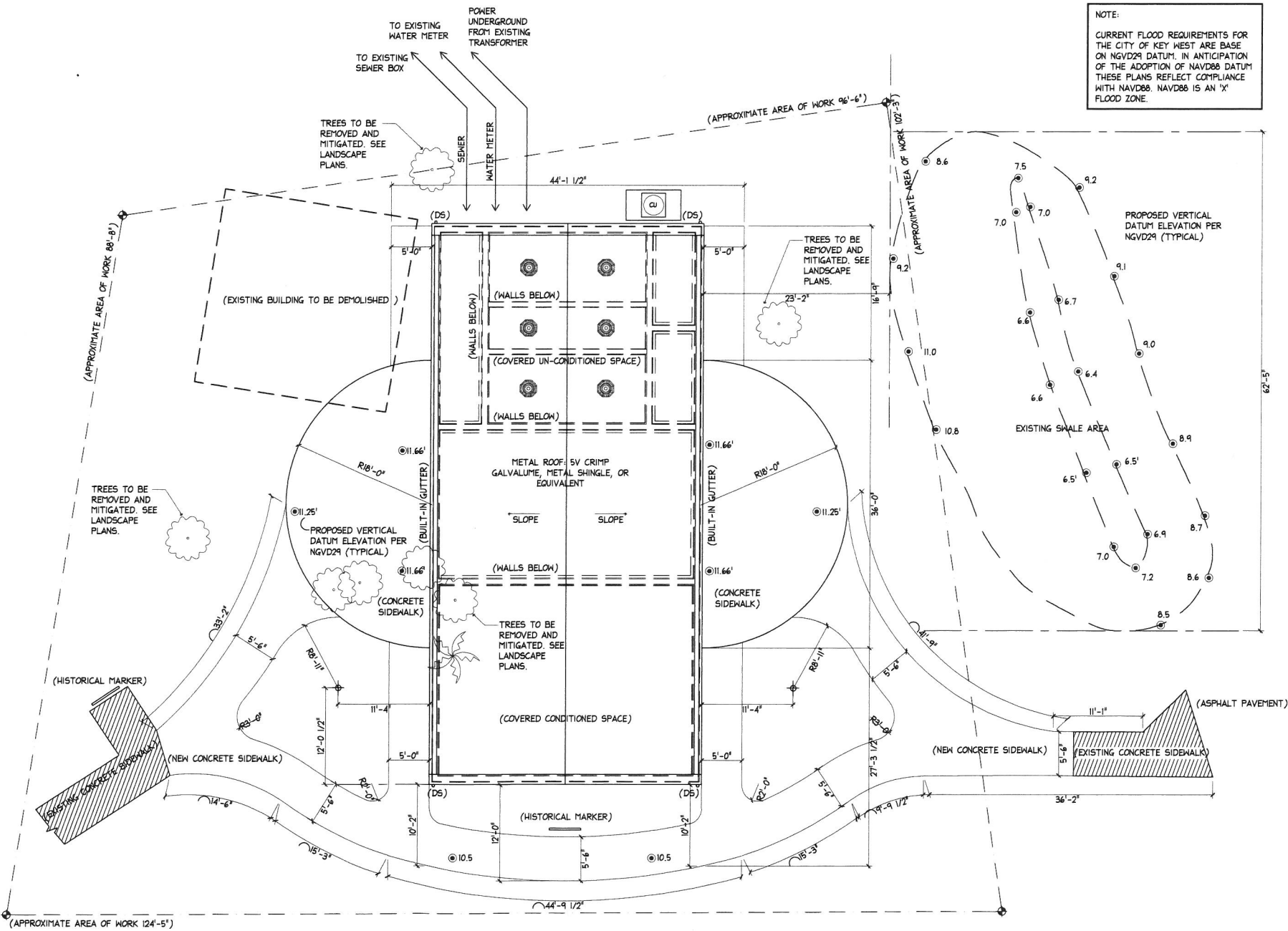
Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157

C200

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE AE '8' (NGVD29)/ ZONE 'X' (NAVD88)		
ZONING DESIGNATION	HPS		
WORK AREA	406,164 S.F.		
OCCUPANCY	PUBLIC PARK		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	162,468 S.F.	8,677 S.F.	10,145 S.F.
PROPERTY AREA X 40%			
IMPERVIOUS SURFACE	203,085 S.F.	37,946 S.F.	39,416 S.F.
PROPERTY AREA X 50%			
BUILDING HEIGHT (CROWN OF ROAD)	25'-0" MAX.	18'-0"	24'-2"
FRONT SETBACK	20'-0" MIN.	142'-0" (EXISTING BATHROOM)	120'-0"
SIDE SETBACK (WEST)	10'-0" MIN.	164'-0" (EXISTING BATHROOM)	158'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	175'-0" (EXISTING BATHROOM)	173'-0"
REAR SETBACK	20'-0" MIN.	804'-0" (EXISTING BATHROOM)	794'-0"
OPEN SPACE	20%	368,221 S.F.	366,753 S.F.

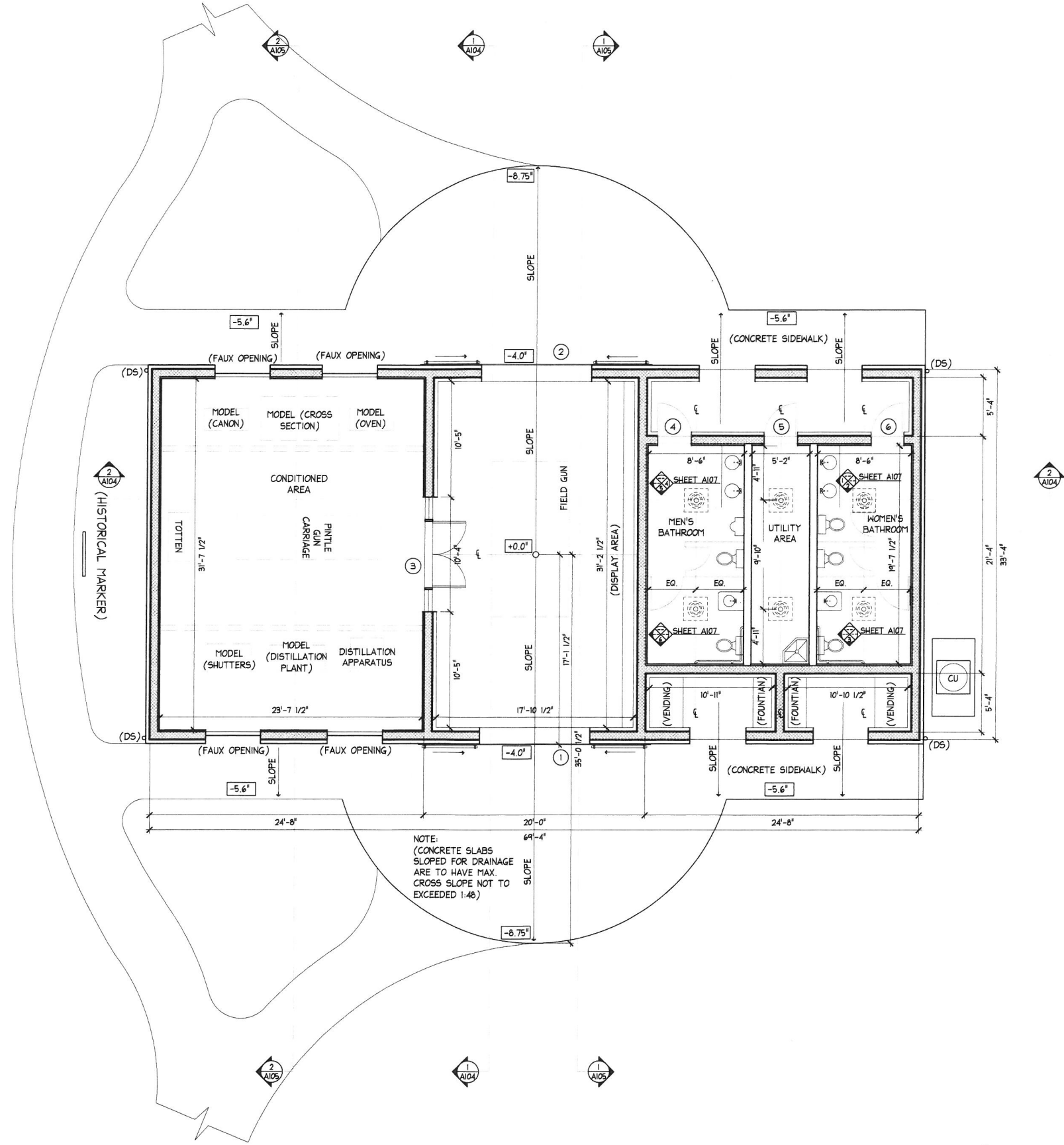
NOTE:
CURRENT FLOOD REQUIREMENTS FOR THE CITY OF KEY WEST ARE BASED ON NGVD29 DATUM. IN ANTICIPATION OF THE ADOPTION OF NAVD88 DATUM, THESE PLANS REFLECT COMPLIANCE WITH NAVD88. NAVD88 IS AN 'X' FLOOD ZONE.



1 SITE PLAN
A101 SCALE: 1/8"=1'-0"



DESIGNER : HBR	ISSUE DATE: -- --	SYMBOL: A	REVISION	DATE
DRAWN BY: ACA	COMP. FILE No.: 61450C	SYMBOL: B		
REVIEWED BY: HBR	STATE PROJECT No.: 61450C			
Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-286-1347 Email: hburree@benderarchitects.com Website: www.benderarchitects.com	Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157			
PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR97581	FORT ZACHARY TAYLOR HISTORIC STATE PARK			
	SHEET TITLE			
	VISITOR CENTER			
	PROJECT TITLE			
	SHEET NO.			
	A101			



NOTE:
(CONCRETE SLABS
SLOPED FOR DRAINAGE
ARE TO HAVE MAX.
CROSS SLOPE NOT TO
EXCEED 1:48)

FORT ZACHARY TAYLOR HISTORIC STATE PARK

FLOOR PLAN / ROOF PLAN

VISITOR CENTER

SHEET NO.

A102

PROFESSIONAL REGISTRATION
HAVEN BURKE ROGERS
AR97561

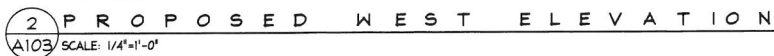
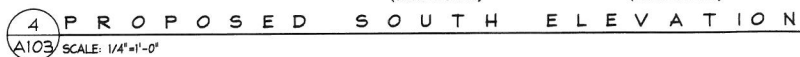
DESIGNER : HBR
DRAWN BY: ACA
REVIEWED BY: HBR

Consultant : BENDER & ASSOCIATES ARCHITECTS
Address: 410 Angela Street, Key West
FL 33040
Phone 305-296-1347
Email: hbr@benderarchitects.com
Website: www.benderarchitects.com

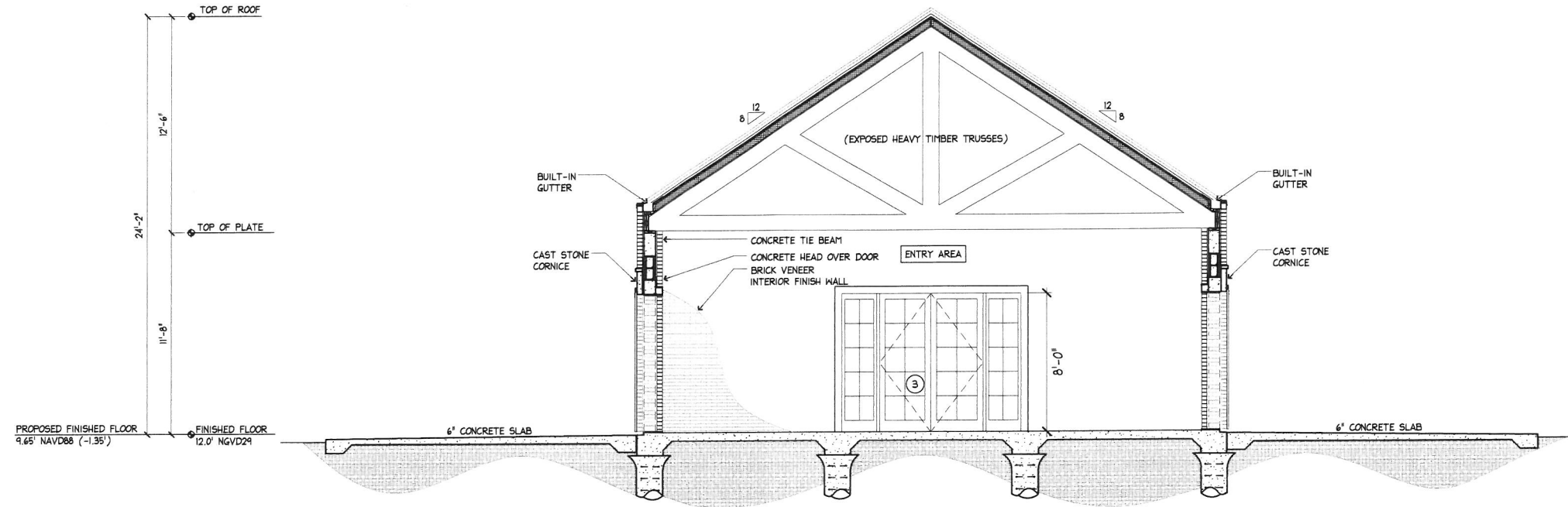
ISSUE DATE: -- --
COMP. FILE No.:
STATE PROJECT No.: 61450C

SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
A			C		
B			D		

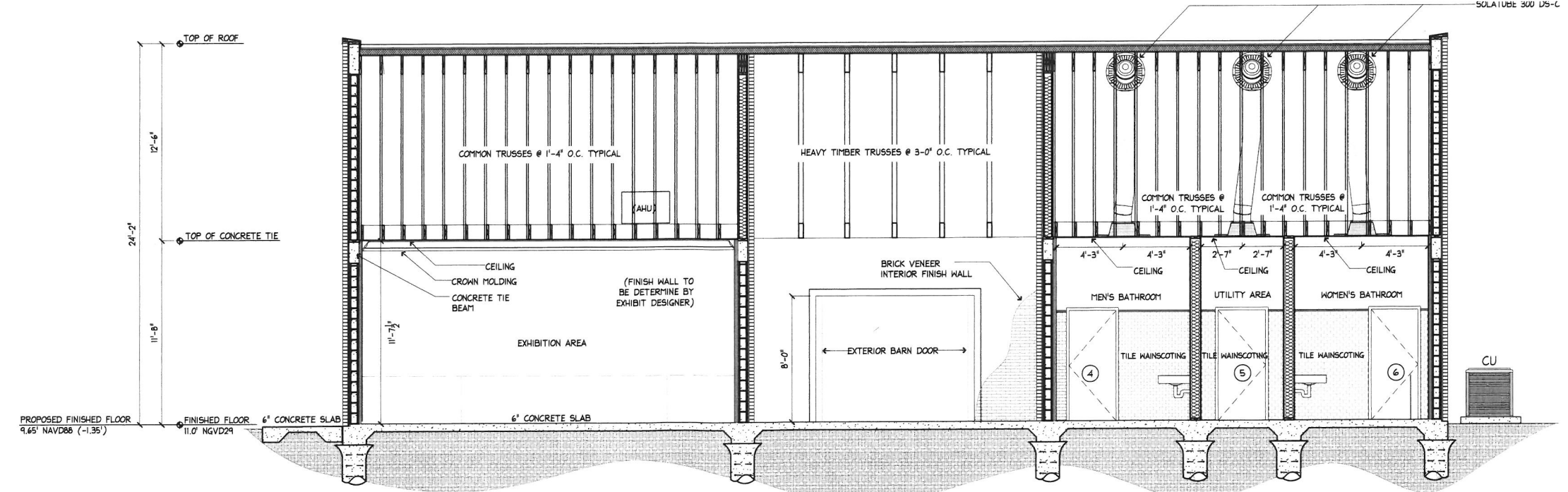
Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157



PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR07561	DESIGNER : HBR	ISSUE DATE: — — —	REVISION	DATE
	DRAWN BY: ACA	COMP. FILE No.:	SYMBOL	SYMBOL
	REVIEWED BY: HBR	STATE PROJECT No.: 61450C		
	Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-298-1347 Email: hburke@benderarchitects.com Website: www.benderarchitects.com			
Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157				

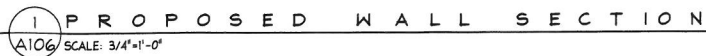
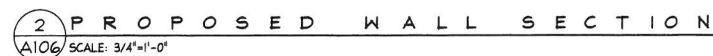


2 PROPOSED CROSS SECTION
A104 SCALE: 1/4"=1'-0"

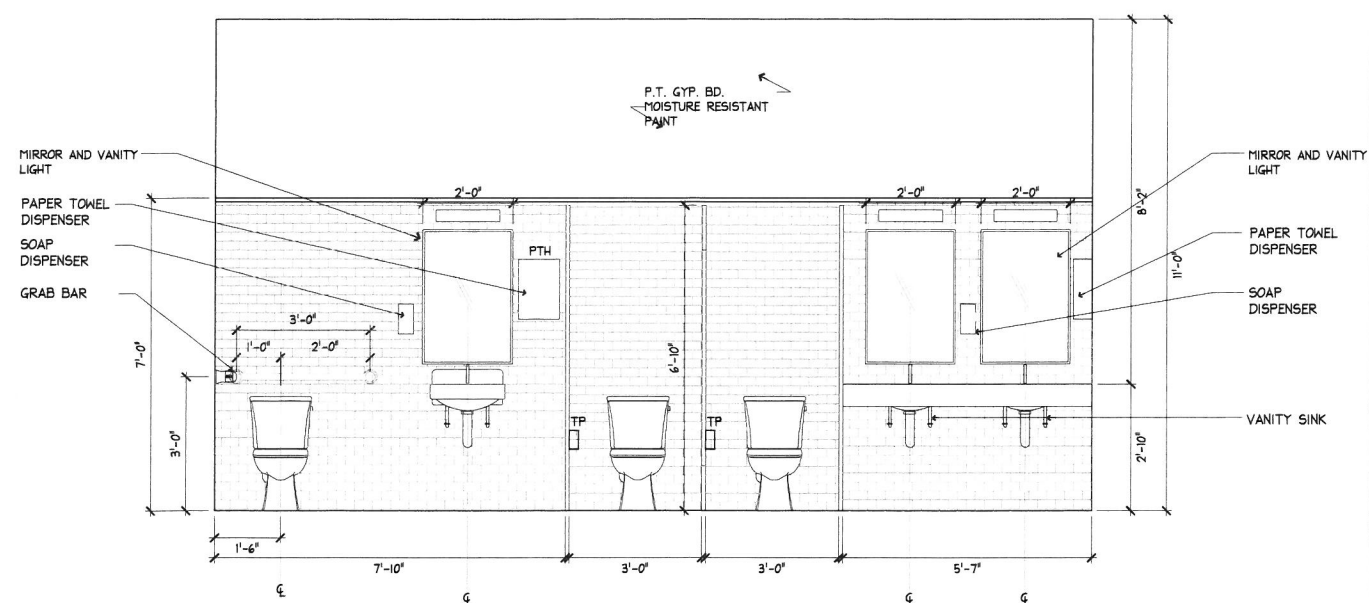
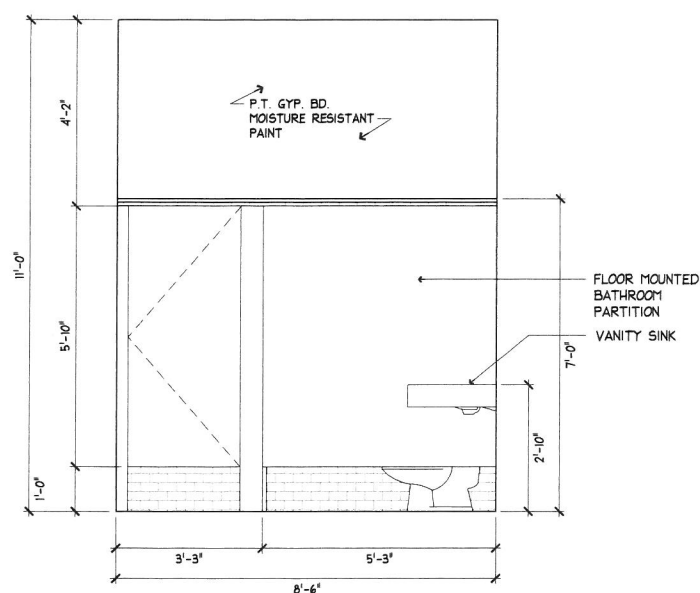
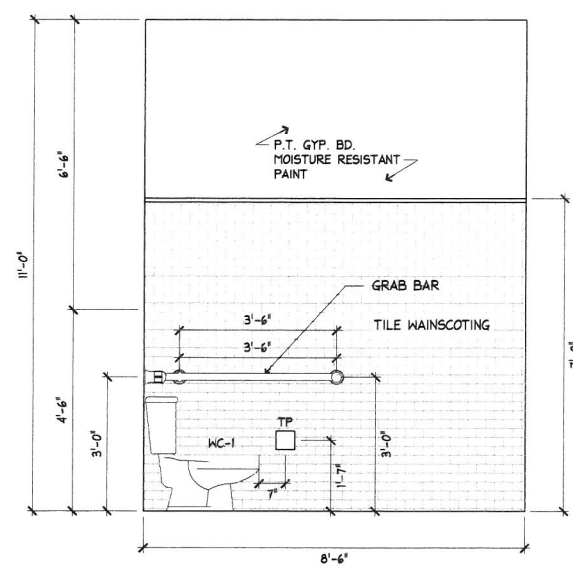
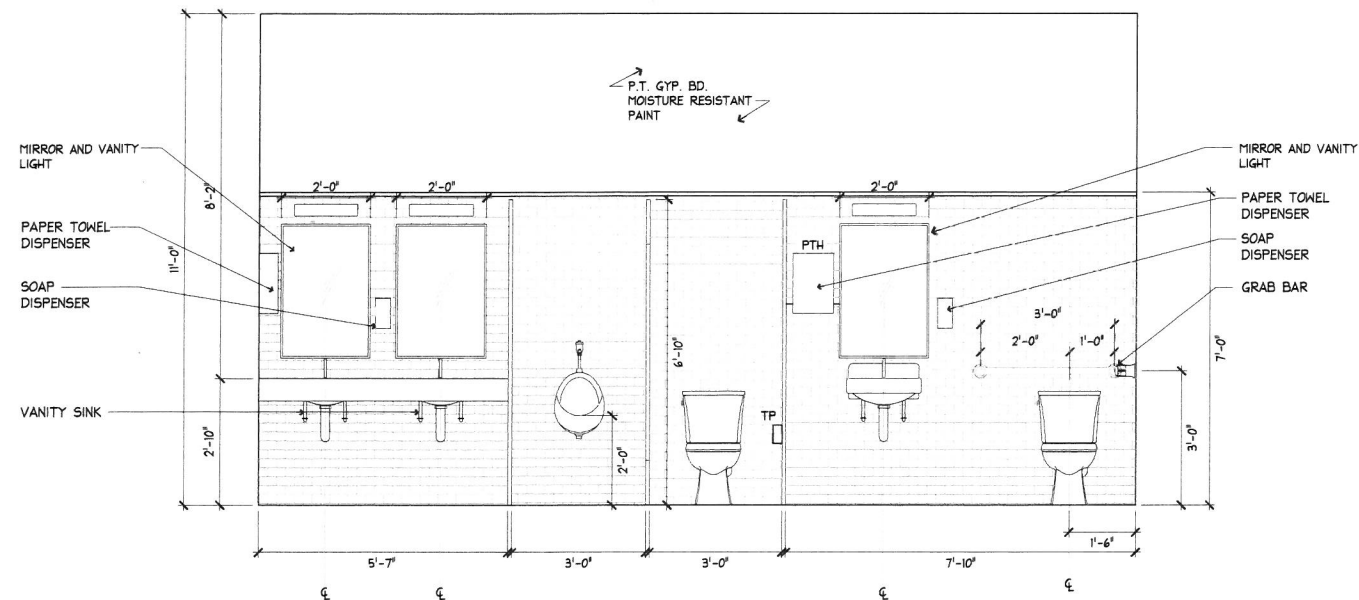
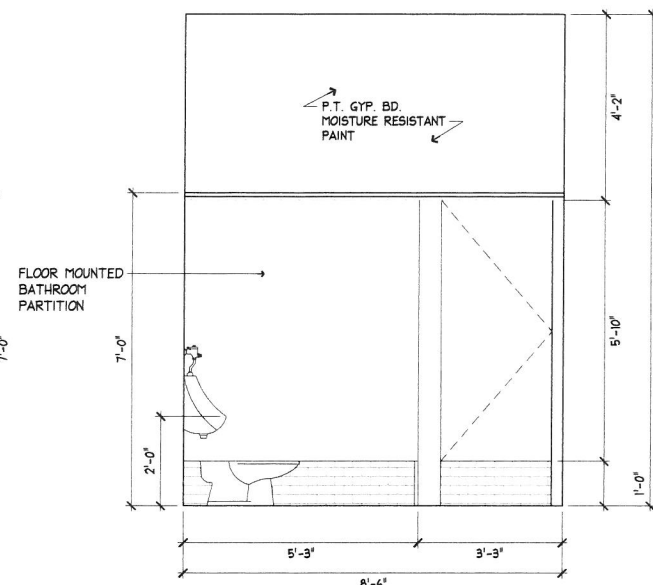
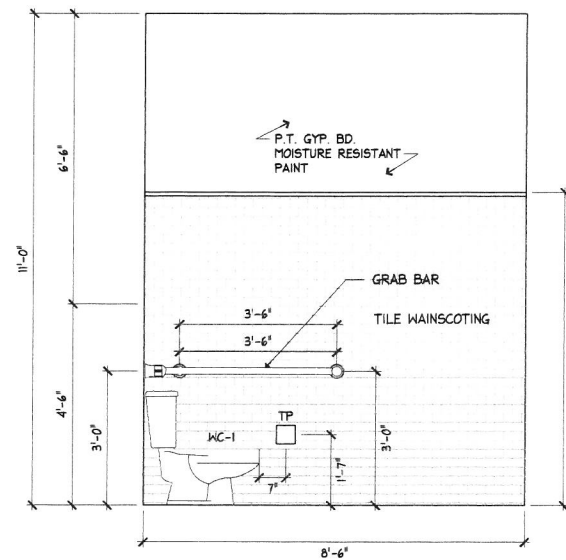


1 PROPOSED LONGITUDINAL SECTION
A104 SCALE: 1/4"=1'-0"

DESIGNER : HBR	ISSUE DATE: --	SYMBOL	REVISION	DATE
DRAWN BY: ACA	COMP. FILE No.:	(A)		
REVIEWED BY: HBR	STATE PROJECT No.: 61450C	(B)		
PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR07561				
FORT ZACHARY TAYLOR HISTORIC STATE PARK SHEET TITLE PROPOSED CROSS & LONGITUDINAL SECTION				
PROJECT TITLE VISITOR CENTER				
SHEET NO. A104				
Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157				

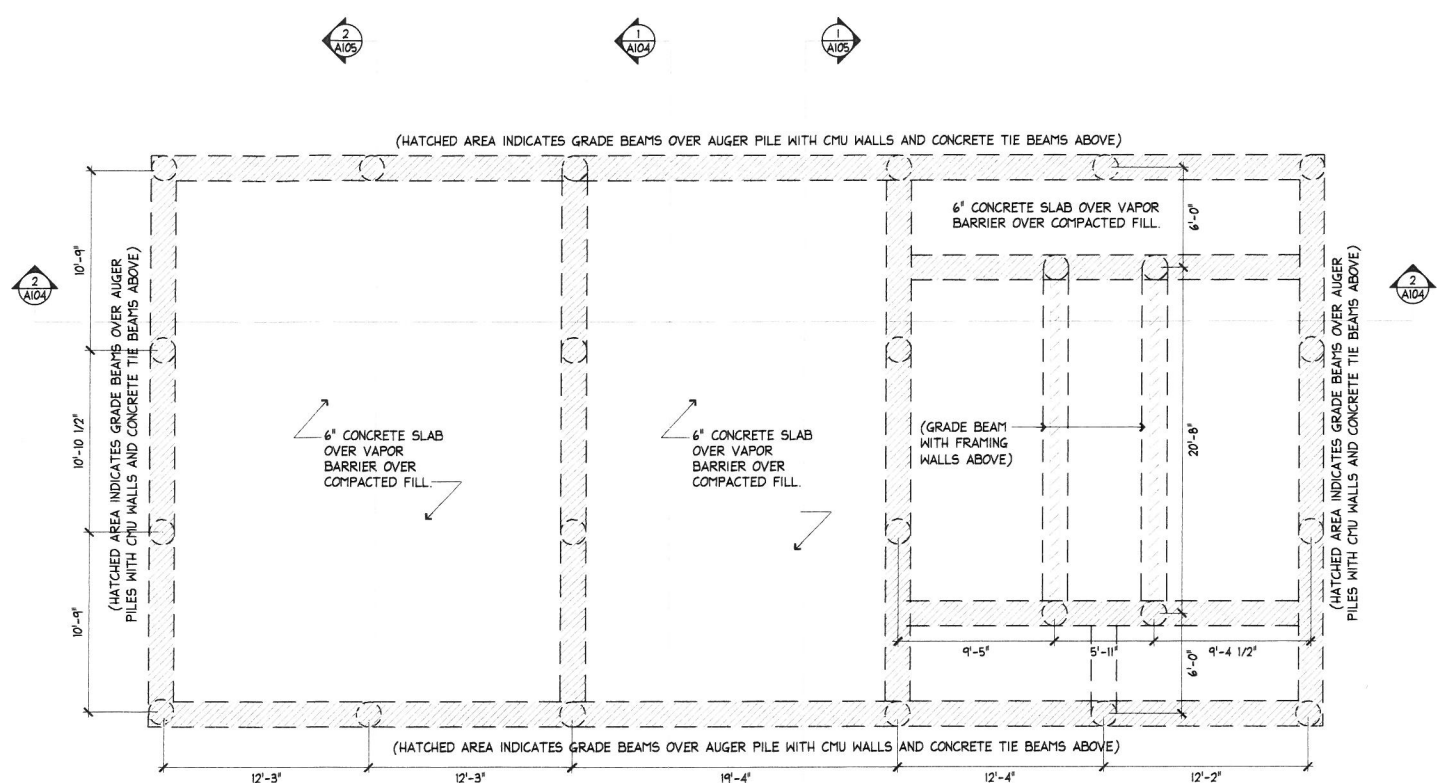


FORT ZACHARY TAYLOR HISTORIC STATE PARK PROPOSED WALL SECTIONS VISITOR CENTER	PROFESSIONAL REGISTRATION HAVEN BURKEE ROGERS ARB/561		DESIGNER : HBR DRAWN BY: ACA REVIEWED BY: HBR	ISSUE DATE: — — — COMP. FILE No.: STATE PROJECT No.: 61450C	SYMBOL  	REVISION 	DATE
	SHEET TITLE PROPOSED WALL SECTIONS		CONSULTANT: BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone: 305-296-1347 Email: hburtee@benderarchitects.com Website: www.benderarchitects.com				
	PROJECT TITLE VISITOR CENTER		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157				
	SHEET NO. A106						

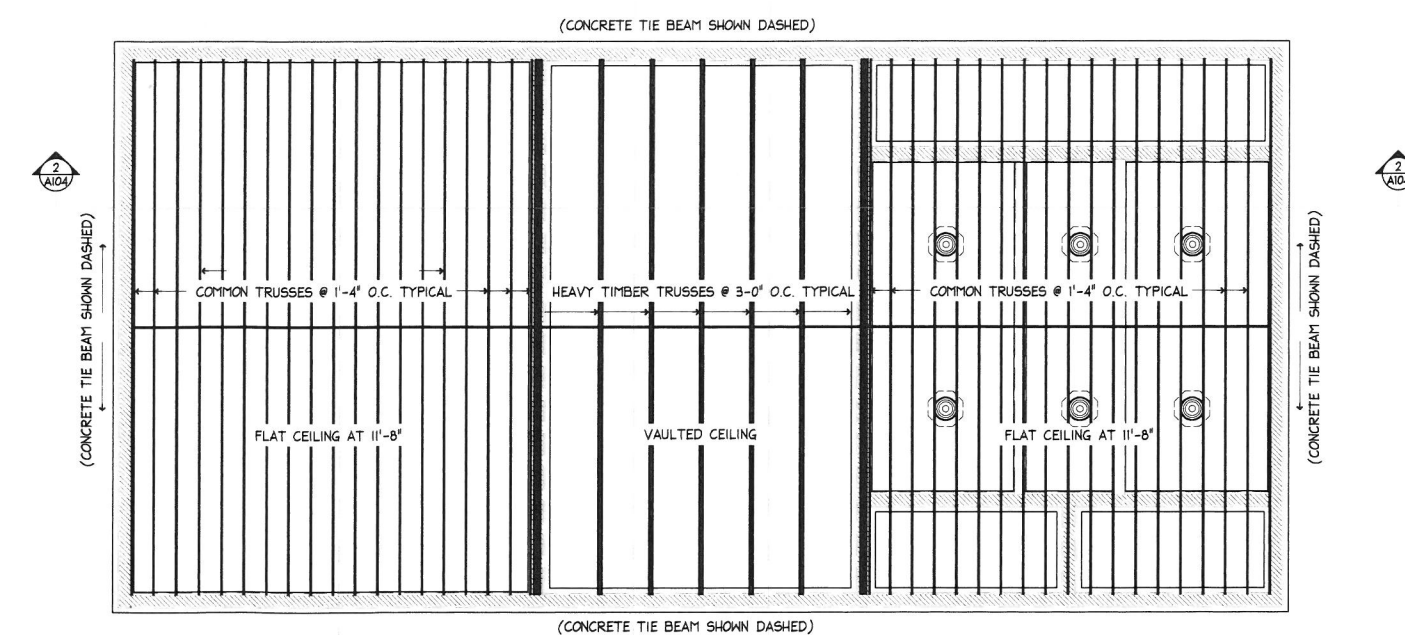


NOTE: CONTRACTOR TO INCLUDE INSTALLTION COSTS OF ALL APPLIANCES, INCLUDING COORDINATION WITH SUB- CONTRACTORS

BATHROOM ACCESSORY SCHEDULE				
MARK	FUTURE	MFR/CATALOG NO.	QTY	REMARKS
M-1	MIRROR	ASSUME (3) AT WOMEN'S & MEN'S BATHROOM	--	OWNER SUPPLIED. PROVIDE BACKING AS REQUIRED FOR INSTALLATION
TP-1	TOILET PAPER HOLDER	ASSUME (3) AT WOMEN'S BATHROOM	--	OWNER SUPPLIED. PROVIDE BACKING AS REQUIRED FOR INSTALLATION
TP-2	TOILET PAPER HOLDER	ASSUME (2) AT MEN'S BATHROOM	--	OWNER SUPPLIED. PROVIDE BACKING AS REQUIRED FOR INSTALLATION
PTH-	PAPER TOWEL HOLDER	ASSUME (2) AT WOMEN'S & MEN'S BATHROOM	--	OWNER SUPPLIED. PROVIDE BACKING AS REQUIRED FOR INSTALLATION
SD-1	SOAP DISPENSER	ASSUME (2) AT WOMEN'S & MEN'S BATHROOM	--	OWNER SUPPLIED. PROVIDE BACKING AS REQUIRED FOR INSTALLATION
GB	GRAB BAR	ASSUME (1) 36" AND (1) 42" AT ADA WOMEN'S & MEN'S BATHROOM 1 AREA	--	OWNER SUPPLIED. PROVIDE BACKING AS REQUIRED FOR INSTALLATION



2 FOUNDATION FRAMING PLAN
 SCALE: 3/16"=1'-0"



1 ROOF FRAMING PLAN
 SCALE: 3/16"=1'-0"

FORT ZACHARY TAYLOR HISTORIC STATE PARK		DESIGNER : HBR	ISSUE DATE : -- --	SYMBOL : A	REVISION :	DATE :
FOUNDATION & ROOF FRAMING PLAN		DRAWN BY : ACA	COMP. FILE NO. : 61450C	SYMBOL : B	REVISION :	DATE :
VISITOR CENTER		REVIEWED BY : HBR	STATE PROJECT NO. : 61450C	SYMBOL : C	REVISION :	DATE :
PROFESSIONAL REGISTRATION TAYLOR & HODGES A897551		Consultant : BENDER & ASSOCIATES ARCHITECTS Address: 410 Angela Street, Key West FL 33040 Phone 305-296-1347 Email: bburke@benderarchitects.com Website: www.benderarchitects.com				
SHEET NO. A108		Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157				



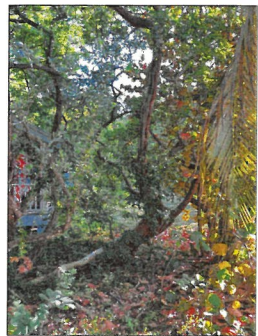
TREE # 1



TREE # 2



TREE # 3



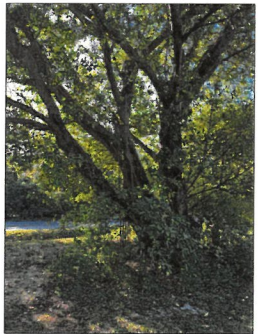
TREE # 4



TREE # 5



TREE # 6



TREE # 7



TREE # 8



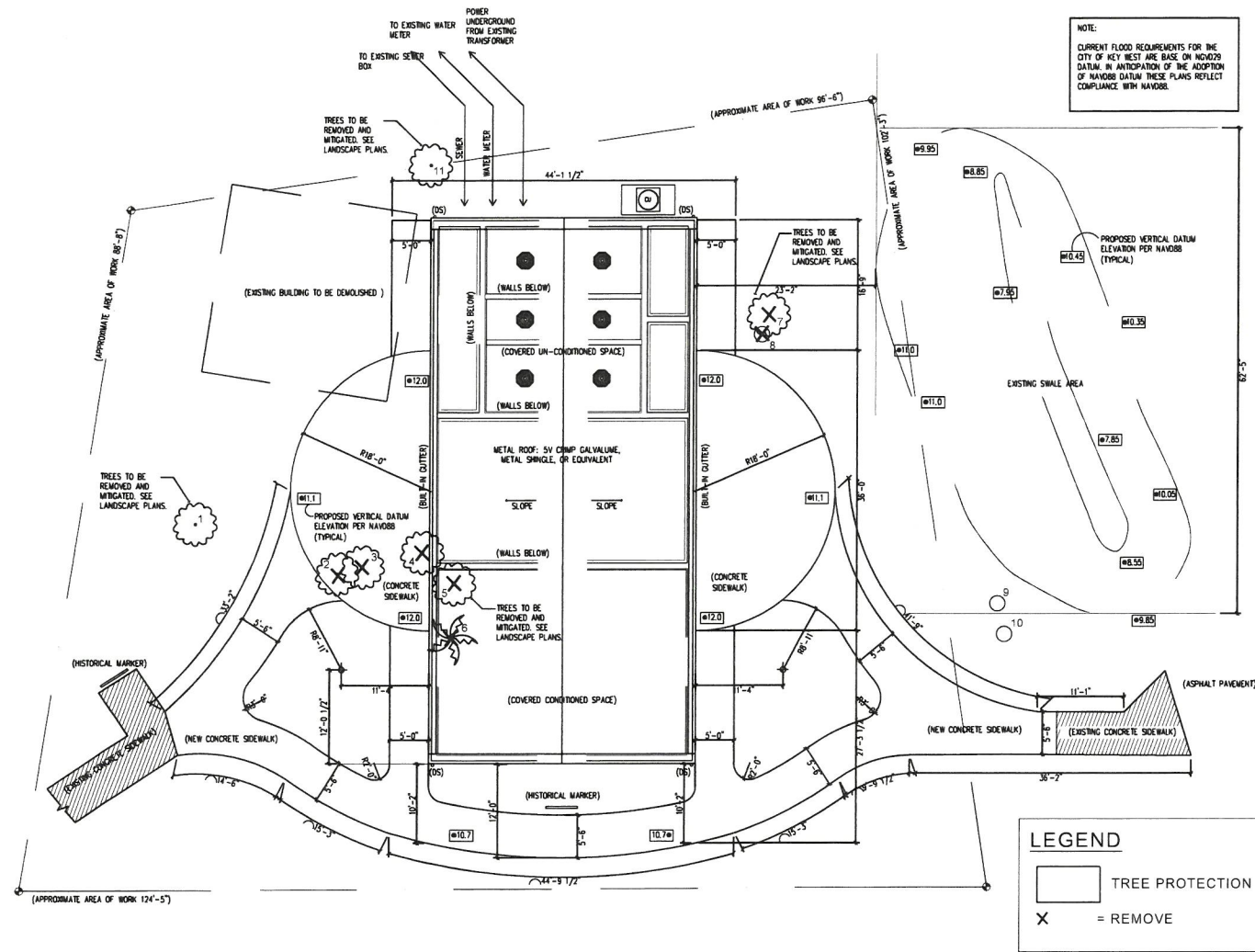
TREE # 9



TREE # 10



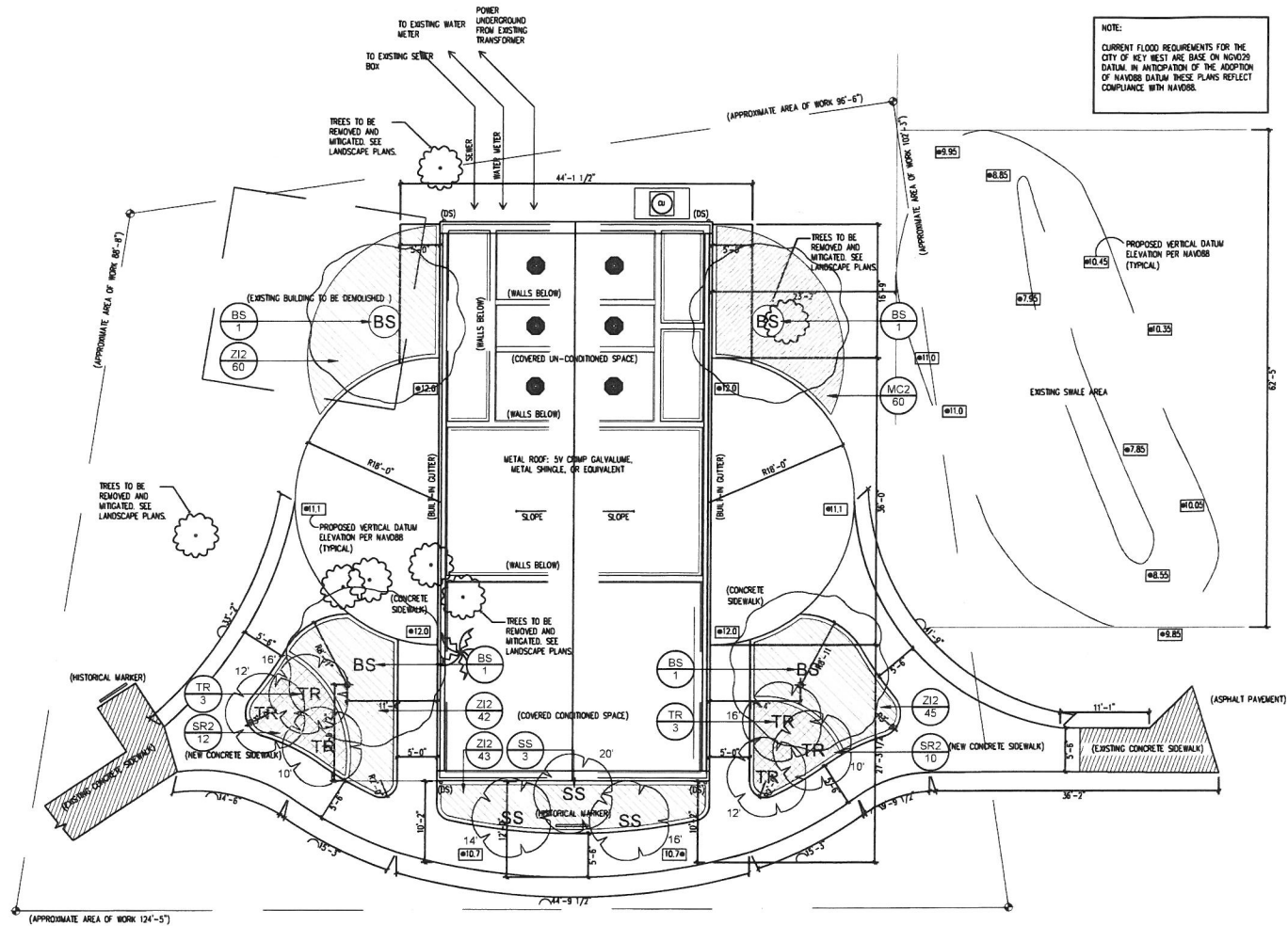
TREE # 11



1 TREE REMOVAL PLAN
LD100 SCALE: 1"=10'-0"

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	KWQTY LDR	DISPOSITION	REQUIRED REPLACEMENT	NOTES
1	Gumbo Limbo	Bursera simaruba	14" cal	Protected	Remain		
2	Gumbo Limbo	Bursera simaruba	2x12"	Protected	Remove 60%	14.4" replace	Double Trunk
3	Silver Buttonwood	conocarpus erectus	20"	Protected	Remove 60%	12" replace	multiple trunks - aggregate total
4	Gumbo Limbo	Bursera simaruba	18"	Protected	Remove 50%	9" replace	laying over
5	Seagrape	Coccoloba uvifera	22"	Protected	Remove 70%	15.4" replace	multi-trunk
6	Coconut Palm	Cocos nucifera	20'	Protected	Remove	1 to 1	replace min. 4' in height
7	Strangler Fig	Ficus aurea	60"	Protected	Remove 80%	34.8" replace	multi-trunk
8	Gumbo Limbo	Bursera simaruba	8" & 6"	Protected	Remove 50%	7" replaced	Growing root of strangler fig; 2 Main Stems
9	Monkey Pod	Pithecellobium saman		Regulated	Remain		
10	TBD	TBD			Remain		
11							
12	Total replacement inches required: 92.6"						
13	Total Palm replacement : 1 palm tree min. 4' CT						

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PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AR97561	FORT ZACHARY TAYLOR HISTORIC STATE PARK			
SHEET TITLE	AREA SURVEY			
PROJECT TITLE	VISITOR CENTER			
SHEET NO.	LD100			



1 SITE PLAN
LA100 SCALE: 1"=10'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
TREES							
BS	BS	4	BURSERIA SIMARUBA / GUMBO LIMBO	45 GAL.	4" CAL. 12-14' HT	NATIVE	
SS	SS	3	SABAL PALMETTO / CABBAGE PALMETTO	F.G.		NATIVE	
TR	TR	6	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.		NATIVE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE/NON-NATIVE	SPACING
SHRUB AREAS							
	MC2	60	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL.	20"-24" HT., FULL	NATIVE	24" o.c.
	SR2	22	SERENOA REPENS / SAW PALMETTO	3 GAL.	12" - 14" HT., FULL	NATIVE	36" o.c.
	Z12	190	ZAMIA INTEGRIFOLIA / COONTIE	3 GAL.	1'-1.5' HT, 1'-1.5' SPRD	NATIVE	24" o.c.

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CONSULTANT : BENDER & ASSOCIATES ARCHITECTS 1010 Angela Street, Key West FL 33040 Phone 305-295-1347 Email: bhb@benderarchitects.com Website: www.benderarchitects.com	Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 245-2157			
PROFESSIONAL REGISTRATION HAVEN BURKE ROGERS AB97561	FORT ZACHARY TAYLOR HISTORIC STATE PARK			
SHEET TITLE	AREA SURVEY			
PROJECT TITLE	VISITOR CENTER			
SHEET NO.	LA100			