

**Major Development
and
Conditional Use
Application
for**

**Keys Energy Services
14th Street**

May 1, 2014

Submitted by:

Bert L. Bender

Bender & Associates ARCHITECTS p.a.

410 Angela Street □ Key West, FL 33040 305/296-1347



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Major Development and Conditional Use Application for 1213 14th Street

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DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major

Minor

Conditional Use

Historic District

Yes

No

Please print or type:

- 1) Site Address 1213 14th Street
- 2) Name of Applicant Bender & Associates Architects, P.A.
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 410 Angela Street
Key West, FL 33040
- 5) Applicant's Phone # 305-295-1013 Email blbender@bellsouth.net
- 6) Email Address: blbender@bellsouth.net
- 7) Name of Owner, if different than above Island West Investment Corp.
- 8) Address of Owner 1213 Glynn Archer Drive Ofc, Key West, FL
- 9) Owner Phone # 305-294-1200 Email _____
- 10) Zoning District of Parcel MDR RE# 00065030-000000
- 11) Is Subject Property located within the Historic District? Yes No
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Temporary placement of five (5) commercial office trailers and associated site improvements on survey specific portion of site.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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13) Has subject Property received any variance(s)? Yes _____ No _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

If Yes, describe and attach relevant documents.

- 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.

Project Analysis

Keys Energy Services, 1213 14th Street

The following is an analysis of applicable Major Development, Conditional Use, and Landscape Waiver criteria on behalf of the Utility Board of the City of Key West for the proposed placement of temporary office trailers for use by Keys Energy Services employees during the renovation of their existing office structure located at 1001 James Street.

The proposed site is completely scarified. Attached surveys and plans confirm the following:

- Name of Development
- Name of Owner/Developer
- Scale
- North arrow
- Preparation and revision dates
- Location/ street address
- Size of site
- FEMA flood zones

Proposed development is depicted in attached plans prepared by licensed architects and engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plans

Sec. 108-226. Scope.

The following is an analysis of the proposed temporary placement of five (5) commercial office trailers on a portion of the site identified as 1213 14th Street, for use by Keys Energy Services as office space during the renovation of their James Street facility. The review includes consideration for Major Development Plan, Conditional Use, and Landscape Waiver. The placement of the office trailers is temporary, not anticipated to exceed a period of two years. The trailers, elevation piers, ADA compliant walkways and ramps, paved handicap parking, and wheel stops will be removed when Keys Energy Services vacates the property.

The proposed development is depicted on attached surveys and plans prepared by licensed architects, engineers and associated professionals as delineated on the cover sheet of plans herewith.

Sec. 108-229. Project description.

The existing three story Keys Energy Services office structure located at 1001 James Street currently accommodates 65 employees. Major Development and Conditional Use approval are required for the proposed renovations to the structure.

A scarified portion of property located at 1213 14th Street has been made available to Keys Energy Services for temporary placement of five (5) commercial trailers, until such time as renovations are completed at the James Street site.

The parcel size, shape, proposed access, internal circulation, and urban design enhancements will serve to improve the general appearance of the location. Landscape elements are provided, and will remain after the property is vacated. Stormwater improvements are provided, and current fencing in disrepair will be replaced. The application is consistent with the comprehensive plan future land use plan, future land use map, and the intent of the MDR District.

Site Data	Code	Existing	Proposed	Compliance
Zoning		MDR	MDR	Yes
Flood Zone	AE 8'	N/A	9'	Yes
FAR		N/A	.07%	Yes
Height	35'	N/A	16'6"	Yes
Open Space:	20%	100%	63%	Yes
Landscape: Total Area	See Attached	N/A		Waiver Required

	Landscape Plans				
Buffer	" "	N/A		Waiver Required	
Max Building Coverage	40%	N/A		Yes	
Impervious Surface	60%	N/A	35.8%	yes	
Min Lot Size	21,780 sf	121,200 sf		Yes	
Setbacks: Front	30'	N/A	80'	Yes	
Street					
Side	25'	N/A	N. 67'		
	Side	25'	N/A	E. 372'	Yes
	Rear	25'	N/A	25'1"	Yes
Parking: Auto	28	N/A	72	Yes	
	Bike	7	N/A	18+ 5 scooter	Yes

- (1) The proposed stages of development are fully described in the schedule provided by Biltmore Construction.
- (2) The target date for commencement shall follow entitlement approvals as quickly as possible.
- (3) Anticipated date of installation is September, 2014.
- (4) The proposed Development Plan is included herewith.
- (5) The application proposes to provide safe, FEMA compliant office facilities for Keys Energy Services employees during the renovation of their James Stree facility.
- (6) This project is not a planned unit development.
- (7) The project is in an "AE" 8 zone, and will exceed federal flood insurance requirements by elevating the temporary structures to 9'.
- (8) The project is not located in an environmentally sensitive area and new landscape features have been provided.

Sec. 108-231. Residential developments.

N/A No residential development is being proposed with this application.

Sec. 108-232. Intergovernmental coordination.

Intergovernmental coordination has commenced and will occur throughout the Development Review process of the City of Key West with all applicable local, regional and State agencies.

Sec. 108-233. Concurrency facilities and other utilities or services.

(1) Potable water supply

Based on the City of Key West adopted levels of service, the Potable Water demand of the temporary facilities are not anticipated to change the level of service demand.

The potable water demand is based on gross site area is estimated to be 1,808 gal/day. (650 x 2.78 acres)

(2) Wastewater management

Based on the City of Key West adopted levels of service, wastewater flow generated by temporary facilities are not anticipated to change the level of service demand.

The wastewater flow based on gross site area is anticipated to be 1,834 gal/day (660 x 2.78 acres)

(3) Water quality

No adverse impacts to water quality are anticipated before, during, or after construction. The site is not adjacent to any open bodies of water.

(4) Stormwater

Stormwater management will be improved pursuant to best management practices and in compliance with the City's Land Development regulations (see attached drainage plans)

(5) Solid waste

Construction debris generated by the project will be handled by a licensed waste hauler. Based on the City of Key West adopted levels of service, and office displacement, solid waste by Keys Energy Services is not anticipated to change the level of service demand.

Estimated impact is 414 lbs per day
(6.37 lb/per capita/per day x 65 employees)

(6) Roadways

The proposed temporary placement of office modulars will offer up to 65 work stations for Keys Energy Services employees. Two way vehicular traffic will occur via one driveway, located on 14th Street. The surrounding roadway system currently operates at an acceptable Level of Service, and is anticipated to continue to do so through the duration of the temporary placement. (No traffic study was required for this application.)

(7) Recreation

The City of Key West's adopted level of service for recreational infrastructure is not impacted. The proposed site is located across the street from public ball fields.

(8) Fire protection

Fire hydrant locations will be confirmed per DRC direction or as otherwise required by the Fire Department.

(9) Reclaimed water system

Reclaimed water use is not proposed in this application.

(10)Other public facilities

It is anticipated that there will be no adverse impact on public facilities

Sec. 108-234. Appearance, design and compatibility.

The development plan satisfies criteria established in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110 in the following manner:

Chapter 102

The property is located in New Town, in the Medium Density Residential (MDR) Land Use District and is not subject to the following criteria:

Sec. 102-2. Protection of historic resources..

Sec. 102-6. Other regulations applicable to all development proposed.

Sec. 102-7. Mitigation plan required.

Sec. 102-152. Requirements for permits.

Sec. 102-153. Issuance of certificates of compliance.

Sec. 102-281. Guidelines for rehabilitation or relocation of designated historic structure; mitigation plan for relocation, demolition or rehabilitation of historic structure.

Sec. 102-282. Outdoor display of goods.

N/A this application does not propose any outdoor display of goods or services

Sec. 102-283. – 102-285. Handicapped accessibility—Generally.

The plans submitted with the Development Plan and Conditional Use application address Code compliant handicapped access to the building, restroom, and parking facilities.

Chapter 108, Articles III, IV and V:

The project conforms to the requirements of the articles as demonstrated by the site plan, and site data calculations. Further,

Sec. 108-956. Potable water and wastewater.

- (1) The site currently has access to potable water.
- (2) The site currently has access to the City wastewater disposal system.

Sec. 108-957. Conservation of potable water supply.

The city shall assist in regulating development for purposes of complying with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption. Therefore, development plans shall be required to comply with the following potable water supply performance criteria:

- (2) Water-saving plumbing fixtures are proposed.
- (3) To reduce demand for irrigation water, the proposed landscaping material reflects adaptation to soil and climatic conditions existing on the subject site with native plantings.

CHAPTER 110, ARTICLE II:

Sec. 110-28. General requirements within archaeological areas.

N/A.

Chapter 114 SIGNS

Signage is not contemplated with this application.

Sec. 108-235. Site location and character of use.

- (a) *Compliance.* This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code, Chapter 110, and Chapter 114.
- (b) A vicinity map has been provided.
- (c) *Land use compatibility.*

The property is located in the Medium Density Residential Land Use District (MDR). The temporary placement of commercial office trailers has been deemed a major development based on size and scope, requiring conditional use consideration for use as a utility office. Adjacent land uses are zoned MDR, Public Service (PS) and

General Commercial (CG), comprised of a mixture of commercial office space, public ball fields, and mobile home park. No impact upon the unincorporated part of the county is contemplated by this development. The site is currently served by city bus, and pedestrian sidewalks.

(d) *Historic and archeological resource protection.*

N/A

e) *Subdivision of land.* No subdivision of land is contemplated with this application.

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

The accompanying development plans have been coordinated for the purpose of creating a pleasing environment within a totally scarified site. Landscaping, fencing, lighting and other building and site improvements were considered in the context of Sections 108-279 through 108-288 and shall be commensurate with the objectives of the subject use. Impacts on surrounding properties were evaluated.

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

The location and screening of mechanical equipment, recycling and waste storage areas have been designed so as to minimize impact on surrounding properties.

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

- (a) No refuse container is located in any required parking space or vehicular use area or in any required bufferyard or landscaping area.
- (b) Service access is provided.
- (c) No obstructions are noted.
- (d) Container pads are provided.
- (e) Screening is provided.

Sec. 108-282. Utility lines.

Any new utility service lines will be self coordinated.

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

N/A

Sec. 108-284. Exterior lighting.

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the development. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Sec. 108-285. Signs.

No signs are contemplated with this application.

Sec. 108-286. Pedestrian sidewalks.

Parking lot access and contemplated sidewalk improvements will be compatible with the existing 14th Street improvements.

Sec. 108-288. Storage areas.

No exterior storage is proposed with this application.

Sec. 108-238. Architectural drawings.

All architectural and engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Drawings submitted for development plan exceed minimum submittal requirements.

Sec. 108-239. Site amenities.

(a) *Generally.* The site plan includes proposed amenities required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956 and article II of chapter 110.

Sec. 108-240. Site survey.

The submitted applications include site surveys prepared by a certified land surveyor.

Sec. 108-241. Soil survey.

N/A

ARTICLE III. ENVIRONMENTAL RESOURCES

The site plans included for development approval demonstrate erosion control and landscape protection measures as required by **Sections 110-123 and 110-124.**

ARTICLE IV. COASTAL RESOURCES

N/A

ARTICLE V. WILDLIFE HABITAT PRESERVATION AND PROTECTION OF FLORA AND FAUNA

Sec. 110-221. Scope.

- (a) No threatened or endangered species have been identified as inhabitants of the project site.

ARTICLE VII. FLOODPLAIN PROTECTION

Sec. 110-463. Objectives.

The proposed development minimizes the potential for property damage by raising the temporary office trailers an additional 1' above the required flood. Stormwater facility improvements have been provided.

Sec. 110-467. FEMA and wildlife service endangered species requirements.

N/A The Species Assessment Guides provided by Fish and Wildlife Services (FWS) dated May 20, 2012, and adopted by the City of Key West, do not identify the project site as suitable habitat for any threatened or endangered species.

ARTICLE VIII. WELLFIELD PROTECTION

Sec. 110-494

N/A

Sec. 108-242. Environmentally sensitive areas.

This project has not been determined to be located in an environmentally sensitive area. It is located in an "AE8" flood zone. The property has been completely scarified.

Sec. 108-243. Land clearing, excavation and fill, tree protection, landscaping and irrigation plan.

- (a) The development plan and proposed development activity complies with section 108-289 and applicable performance criteria as outlined in Section 108-1 and articles III, IV, V, VII, and VIII of Chapter 110.

Specifically:

- (c) Landscaping Plan
- (d) Irrigation Plan

ARTICLE V. OPEN SPACE, SCREENING AND BUFFERS

Sec. 108-346. Open space, landscaping and removal of exotic vegetation.

The application for development approval is unable to meet or exceed all of the standards required for bufferyards, parking lot landscaping and screening, due to the temporary nature of the placement. Landscape waivers are requested.

Sec. 108-244. On-site and off-site parking and vehicular, bicycle, and pedestrian circulation.

The submitted development plans satisfy on- and off-site vehicular and bicycle circulation, and parking requirements of articles IV and VII of Chapter 108.

Development plans illustrate location, dimensions and typical construction specifications for:

- (1) Existing and proposed driveways, approaches and curb cuts are illustrated on the site plan;
- (2) Vehicular access points, accessways and common multimodal access points with pavement markings or other improvements to achieve safe internal circulation without conflict among modes of travel;
- (3) Existing and proposed vehicle, bicycle, and scooter off-street parking spaces have been provided. A copy of the parking garage lease back of 50 spaces has been provided.
- (5) Bicycle ways as well as pedestrian ways and other pedestrian use areas;
- (6) Typical cross sections, by type of improvement;
- (7) Traffic control devices;
- (8) Proposed parking surface material, pavement markings, and other related improvements; and
- (9) Dedicated easements including cross easements, indicating their purpose, design, location, alignment, dimensions, and maintenance responsibilities.

ARTICLE VIII. STORMWATER AND SURFACE WATER MANAGEMENT

Sec. 108-711. Applicability.

Stormwater and surface water management plans have been submitted compliance with the requirements of Article VII of Chapter 108.

Sec. 108-245. Housing.

N/A

Sec. 108-246. Economic resources.

- (a) The project site is currently vacant, and will be leased by Keys Energy Services from the property owner. Minimal generation of ad valorem taxes are anticipated for the temporary placement of the office trailers.
- (b) The current estimate for construction and related costs is calculated to be \$100,000 dollars.
- (c) It is estimated that 65 employees will use the temporary facilities.

Sec. 108-247. Special considerations.

- (a) The relationship of the proposed development to city land use plans, objectives and policies is described herein.
- (b) The proposed use has no relationship to a special use district.
- (c) The proposed development does not impact the unincorporated portion of the county.
- (d) The proposed development does not front a shoreline.
- (e) The proposed development is serviced by existing City bus routes.
- (f) The proposed development incorporates design features that will be utilized to reduce energy consumption.
- (g) The temporary units will be raised 1' above required flood elevation. The proposed development is located in an AE 8' flood zone.
- (h) No recreational facilities are contemplated by this application. The development has an adjacent relationship with publically accessible ball fields.
- (i) Coordination with applicable local, regional, state and federal agencies is ongoing and proof is required prior to obtaining building permits and/or applicable certificates of occupancy.
- (j) The development will not impact any known wetland community or submerged land.

Sec. 108-248. Construction management plan and inspection schedule.

A copy of the construction management plan as developed by Biltmore Construction has been included with the development application submittal.

ARTICLE IV. TRAFFIC IMPACTS

Sec. 108-317. Internal circulation system design and access/egress considerations.

- (a) Driveways, curb cuts, aisles, bicycle ways, pedestrian ways, and areas for parking and internal circulation of vehicles, bicycles, and pedestrians have been designed to provide for safe and convenient circulation within the site and for access from and onto adjoining streets. Fire and emergency vehicle traffic requirements have been addressed.

ARTICLE VII. OFF-STREET PARKING AND LOADING

Sec. 108-572. Schedule of off-street parking requirements by use generally.

72 parking spaces have been provided on-site. 18 bicycle spaces and 5 scooter spaces have been provided.

DIVISION 8. - ART IN PUBLIC PLACES BOARD

Sec. 2-487. Funding of art in new construction and major renovation projects.

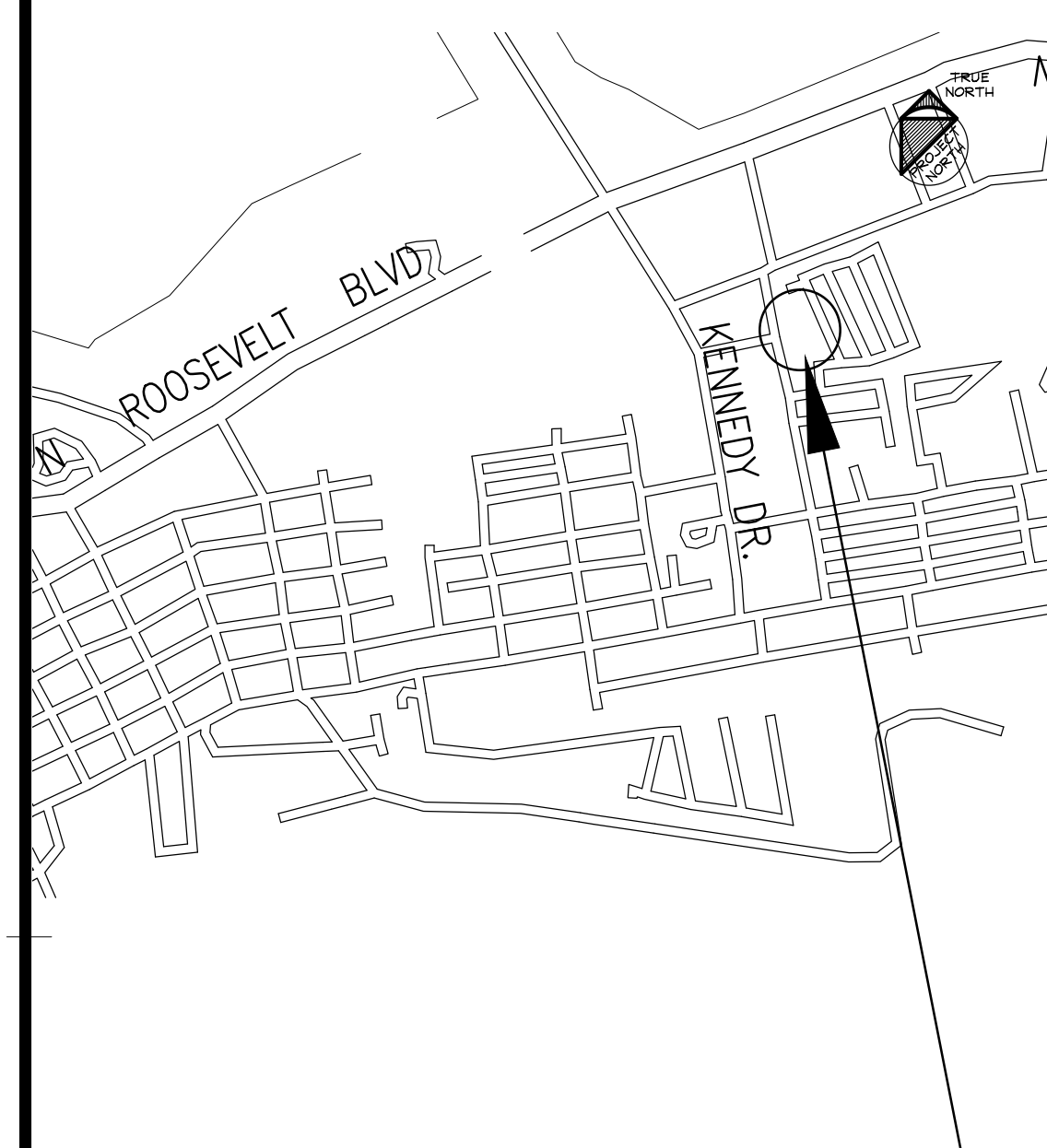
- (a) One percent of the construction costs as specified in subsections (b) and (c) of this section shall be set aside for the acquisition, administration, commission, installation and maintenance of works of art to be placed on the site of said construction or renovation.

A calculation for the 1% is pending, as the eligible associated costs are not likely to exceed \$100,000.

Keys Energy Services

1213 14TH STREET

DRC SUBMITTAL - MAY 1, 2014

SITE MAP - KEY WEST	GENERAL NOTES	PROJECT DIRECTORY	SHEET INDEX																																																																								
 <p>SITE LOCATION: 1213 14TH ST., KEY WEST</p> <p>Not to Scale</p>	<p>1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:</p> <p>FLORIDA BUILDING CODE - Building 2010 EDITION FLORIDA BUILDING CODE - Existing 2010 EDITION FLORIDA BUILDING CODE - Residential 2010 EDITION FLORIDA BUILDING CODE - Plumbing 2010 FLORIDA BUILDING CODE - Fuel Gas 2010 EDITION FLORIDA BUILDING CODE - Mechanical 2010 EDITION NATIONAL ELECTRICAL CODE 2009 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION NFPA 1 2006 EDITION</p> <p>This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (gusts).</p> <p>2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.</p> <p>3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.</p> <p>4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</p> <p>5. Dimensions shall take precedence over scale.</p> <p>6. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.</p> <p>7. After completion of construction remove all debris and construction equipment. Restore site to original condition.</p> <p>8. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</p> <p>9. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.</p> <p>10. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.</p> <p>Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>	<p>PROJECT: KEYS ENERGY SERVICES 14TH STREET ARCHITECT'S PROJECT No.: 1310</p> <p>OWNER: Keys Energy Services 1001 James Street Key West, FL 33040 E-mail: Walter.Cashuel@KeysEnergy.com Phone: (305)296-1181 Representative: Walter Cashuel</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: blbender@bellsouth.net Project Manager: Bert L. Bender (Principal-in-Charge) Project Architect: Haven Burkee</p> <p>ENGINEERING CONSULTANTS: STRUCTURAL: H.J. KEISTER ASSOCIATES Address: 2027 University Boulevard, North, Jacksonville, FL 32211 Tel: (904) 743-4633 Fax: (904) 744-6985 Representative: Mark J. Keister, P.E.,</p> <p>MEP: HNGS ENGINEERS Address: 4800 SW 74th Court, Miami, FL 33155 Tel: 305-270-9935 Fax: 305-665-5891 E-mail: hngs@hngsengineers.com Representative: Enrique J. Suarez, Jr. P.E.</p> <p>CIVIL: Perez Engineering and Development, Inc. 1010 Kennedy Dr., Suite 400, Key West Tel: (305) 293-9440 Email: perezengineering@bellsouth.net Representative: Allen Perez</p> <p>LANDSCAPE ARCHITECT: Craig Reynolds Landscape Architecture 517 Duval Street Suite 204 Key West, FL 33040 305-292-7245</p> <p>PLANNING CONSULTANT: Donna Bosold P.O. Box 1553 Key West, FL 33041-1553 Email: donna.bosold@att.net</p>	<p>A0.0 COVERSHEET, NOTES, PROJECT DESCRIPTION A0.1 PROPERTY SURVEY</p> <p>ARCHITECTURAL: A1.1 SITE PLAN A2.1 FLOOR PLANS A3.1 EXTERIOR ELEVATIONS</p> <p>LANDSCAPE: L-1.0 LANDSCAPE PLAN</p> <p>CIVIL: C-1 CIVIL PLAN</p>																																																																								
<p>ABBREVIATIONS</p> <table border="0"> <tr> <td>AB ANCHOR BOLT</td> <td>MIN MINIMUM</td> </tr> <tr> <td>ABC AGGREGATE BASE COURSE</td> <td>NTS NOT TO SCALE</td> </tr> <tr> <td>A/C AIR CONDITIONING</td> <td>OA OVERALL</td> </tr> <tr> <td>BLKG BLOCKING</td> <td>OC ON CENTER</td> </tr> <tr> <td>BUR BILT UP ROOF</td> <td>OD OUTSIDE DIAMETER</td> </tr> <tr> <td>CAB CABINET</td> <td>PCF POUNDS PER CUBIC FOOT</td> </tr> <tr> <td>CER CERAMIC</td> <td>PL PROPETRY LINE</td> </tr> <tr> <td>CL CENTER LINE</td> <td>PLAM PLASTIC LAMINATE</td> </tr> <tr> <td>CLG CEILING</td> <td>PLF POUNDS PER LINEAL FOOT</td> </tr> <tr> <td>CMU CONCRETE MASONRY UNIT</td> <td>PNL PANEL</td> </tr> <tr> <td>COL COLUMN</td> <td>PT CCA PRESSURE TREATED</td> </tr> <tr> <td>CONC CONCRETE</td> <td>PT POINT</td> </tr> <tr> <td>DBL DOUBLE</td> <td>PVC POLYVINYLCHLORIDE</td> </tr> <tr> <td>DIAG DIAGONAL</td> <td>R RADIUS (OR) RISER</td> </tr> <tr> <td>DS DOWNSPOUT</td> <td>R/A RETURN AIR</td> </tr> <tr> <td>DTL DETAIL</td> <td>REBAR STEEL REINF. BAR</td> </tr> <tr> <td>DWR DRAWER</td> <td>REFR. 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DESIGNATION</p> <p>SHEET WHERE SECTION IS SHOWN</p> <p>WALL SECTION</p> <p>NUMBER FOR DETAIL DESIGNATION</p> <p>SHEET WHERE DETAIL IS SHOWN</p> <p>CUT DETAIL INDICATOR</p> <p>NUMBER FOR DETAIL DESIGNATION</p> <p>SHEET WHERE DETAIL IS SHOWN</p> <p>BLOWN-UP DETAIL INDICATOR</p> <p>AREA TO BE BLOWN-UP</p> <p>SHEET WHERE DETAIL IS SHOWN</p> <p>(PERTAINS TO DETAIL PLAN INDICATOR ON SMALLER SCALE PLAN)</p>	<p>DWG. # ON SHEET</p> <p>REFERENCE SHEET</p> <p>CROSS SECTION</p> <p>1/4" = 1'-0"</p> <p>DWG. TITLE</p> <p>DRAWING SCALE</p> <p>SECTION & DETAIL DRWG. TITLES</p> <p>POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>SHT. A8</p> <p>INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR</p> <p>(SHOWN WITHIN ROOM ON PLAN)</p> <p>FIRST # INDICATES FLOOR</p> <p>206</p> <p>ROOM NUMBER INDICATOR</p> <p>(SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>NUMBERS 23</p> <p>LETTERS A</p> <p>DOOR OPENING INDICATOR</p> <p>(EACH OPENING SCHEDULED SEPARATELY)</p> <p>WINDOW INDICATOR</p> <p>(EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>LETTERS E</p> <p>PARTITION/WALL TYPE INDICATOR</p> <p>(COMMERCIAL & INSTITUTIONAL PROJECTS)</p>	<p>MATERIAL DESIGNATIONS</p> <p>CONCRETE MASONRY UNITS IN PLAN</p> <p>CONC., STUCCO, PLASTER IN ELEV.;POURED CONC. IN PLAN</p> <p>METAL IN ELEVATION</p> <p>METAL IN SECTION</p> <p>FINISH WOOD IN ELEV. & IN SECTION</p> <p>DIMENSION LUMBER IN SECTION (CONTINUOUS)</p> <p>WOOD BLOCKING IN SECTION (DISCONTINUOUS)</p> <p>GYPSON WALL BOARD IN SECTION (LARGE SCALE)</p> <p>EARTH, NATURAL SUBSTRATE</p> <p>GRAVEL, AGGREGATE BASE COURSE, FILL</p> <p>FIBERGLASS BATT INSULATION</p> <p>RIGID INSULATION</p> <p>PARTITIONS & WALLS</p> <p>CONCRETE MASONRY UNITS</p> <p>POURED CONCRETE</p> <p>WOOD FRAME</p> <p>METAL STUDS</p> <p>EXISTING CONSTRUCTION TO REMAIN</p> <p>EXISTING CONSTRUCTION TO BE DEMOLISHED</p> <p>DESCRIPTION OF WORK: INSTALLATION OF MODULAR BUILDINGS FOR TEMPORARY OFFICE SPACE AND SITE GRADING AND LAYOUT FOR NEW PARKING AREA AND STORM WATER RETENTION.</p>
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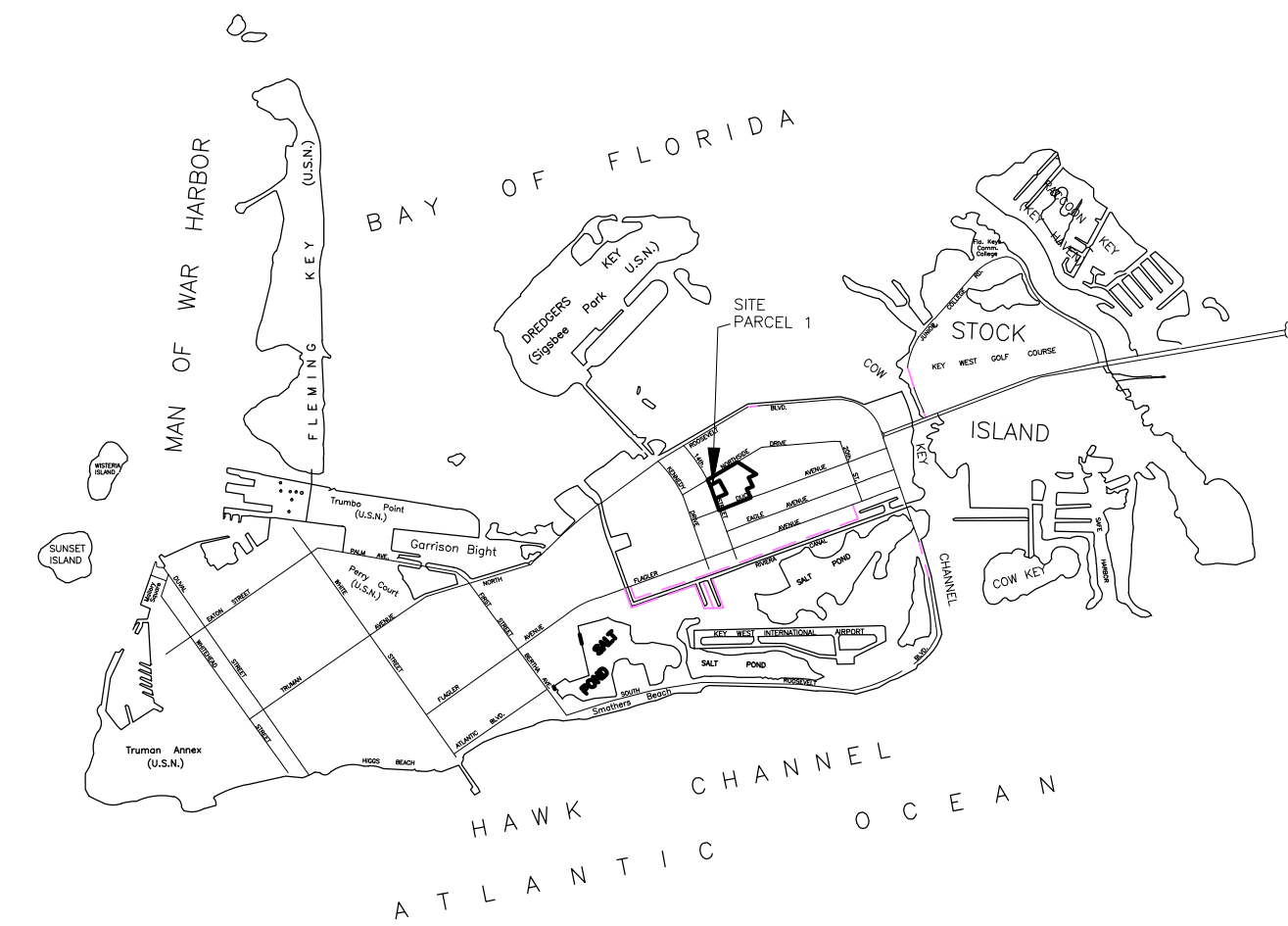
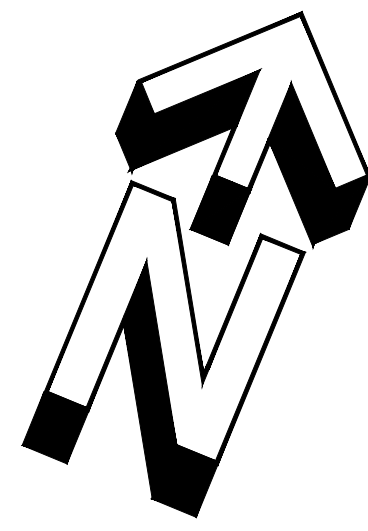
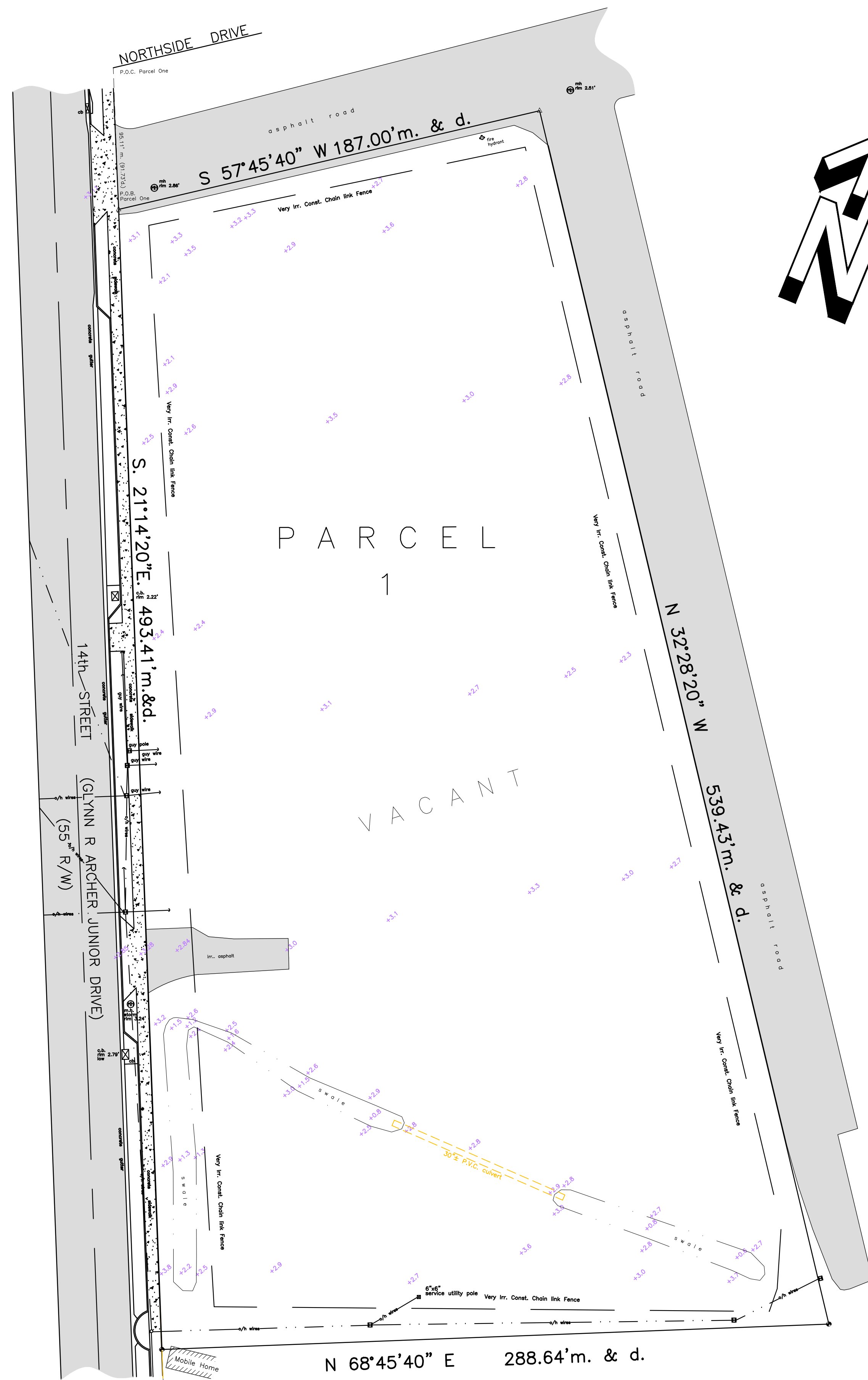
KEYS ENERGY SERVICES
1213 14TH STREET
Key West, Florida 33040

410 Angela Street
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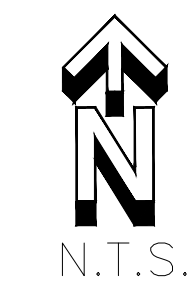
Bender & Associates
ARCHITECTS
p.a.

Project No: 1310A
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND
Date: 4/14/14

A.0



LOCATION MAP
City of Key West & Stock Island



LEGAL DESCRIPTION:
PARCEL ONE:

A parcel of land on the Island of Key West, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Northeastly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida, bear South 21°14'20" East, along the Easterly line of Lot 15, the same being the Easterly right-of-way line of 14th Street, 91.73 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing South 21°14'20" East along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68°45'40" East, 288.64 feet; thence bear North 32°28'20" West, 539.43 feet; thence bear South 57°45'40" West, 187.00 feet, back to the Point of Beginning.

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plot
CONC	Concrete	PB	Plot Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COVD	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

⊠	Concrete Utility Pole	⊙	Street Light
⊕	Sanitary Sewer Clean Out	⊗	Wood Utility Pole
⊘	Fire Hydrant	⊚	Electric Junction Box

SURVEYOR'S NOTES:

North arrow based on bearings from legal description
Reference Bearing: Bearings per deed
3.4 denotes existing elevation
Elevations based on N.G.S.D. 1929 Datum
Bench Mark No.: Bayou Elevation: 3,914
Field Work performed on: 1/28/14

Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

Utility Board of the City of Key West 14th Street, Key West, Fl.			
BOUNDARY SURVEY		Dwn. No.: 14-227	
Scale: 1"=30'	Ref. file: 210-40	Flood panel No.: 1209 K	Dwn. By: F.H.H.
Date: 3/29/13		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
4/30/14: Updated, sidewalks, utilities, street, certs.			
c/dwa/keys			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
Phone: 1800isuland.net
L.B. No. 7700

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

1 SURVEY
A0.1

NOT TO SCALE



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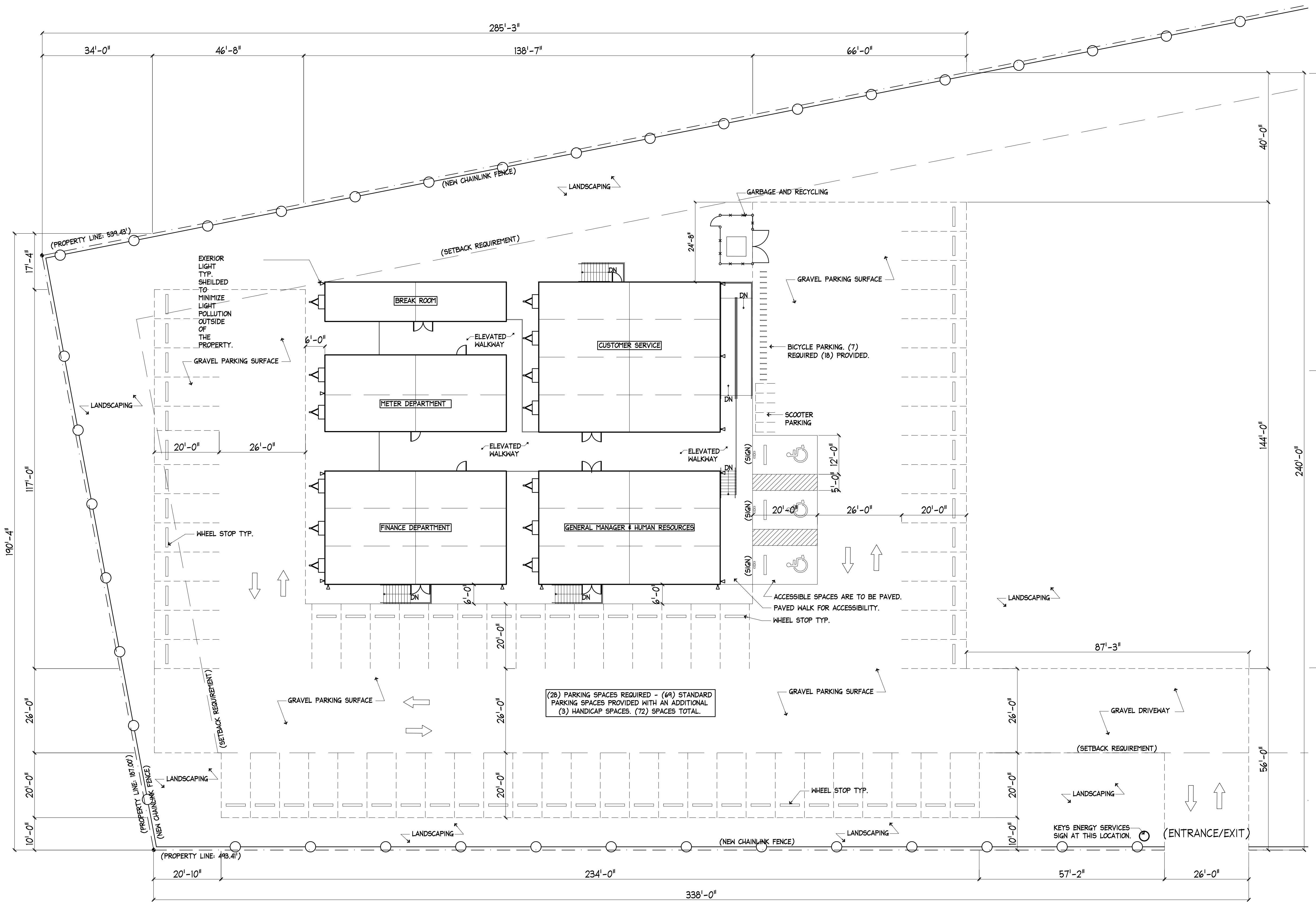
Bender & Associates
ARCHITECTS
p.a.

Project No: 1310A
SURVEY
Date: 4/14/14

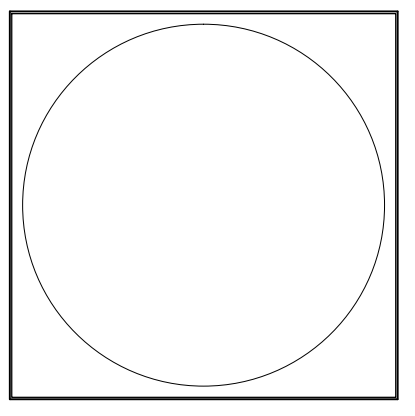
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PROJECT STATISTICS		
FEMA FLOOD ZONE	ZONE 'AE(8)'	
ZONING DESIGNATION	M1R	
LOT SIZE	121,200 S.F.	
NO. OF UNITS	5	
	REQUIRED	PROPOSED
BUILDING COVERAGE	48,480 S.F. MAX.	8,494 S.F.
IMPERVIOUS SURFACE	72,720 S.F. MAX.	44,785 S.F.
FRONT SETBACK	30'-0" MIN.	82'-0"
SIDE SETBACK (NORTH)	25'-0" MIN.	67'-0"
SIDE SETBACK (EAST)	25'-0" MIN.	317'-0"
REAR SETBACK	25'-0" MIN.	25'-1"
PARKING SPACES	28	72
FLOOR AREA & PROPOSED FLOOR AREA RATIO	--	.07
OPEN SPACE AREA AND OPEN SPACE RATIO	76,415 S.F. (.63%)	

NOTE: GRADE ELEVATION IS AT 4'-0" ABOVE MEAN SEA LEVEL. THE PROPOSED FINISH FLOOR OF THE MODULAR BUILDINGS IS TO BE AT 9'-0" ABOVE MEAN SEA LEVEL (1'-0" ABOVE BASE FLOOD ELEVATION).



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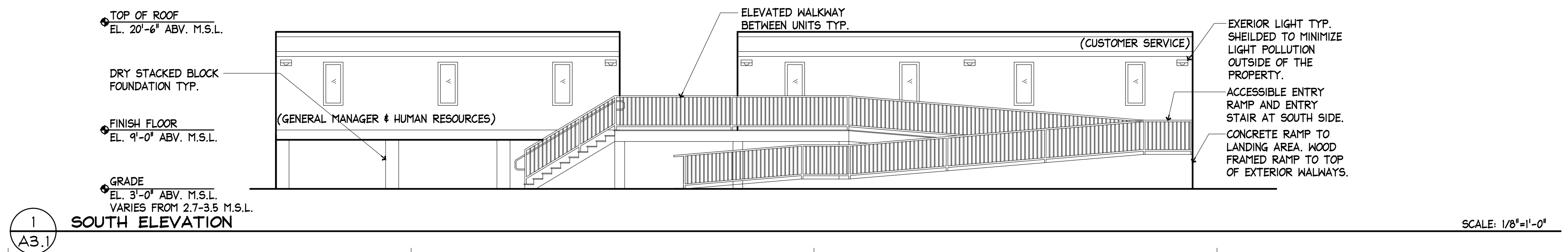
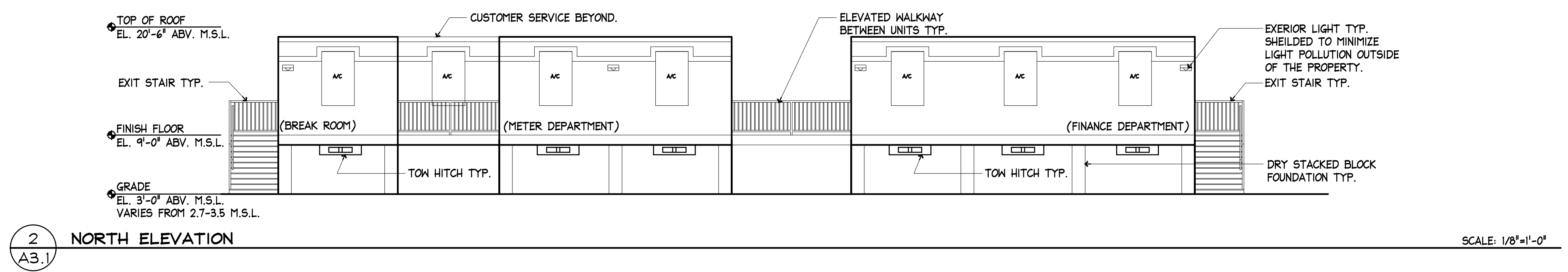
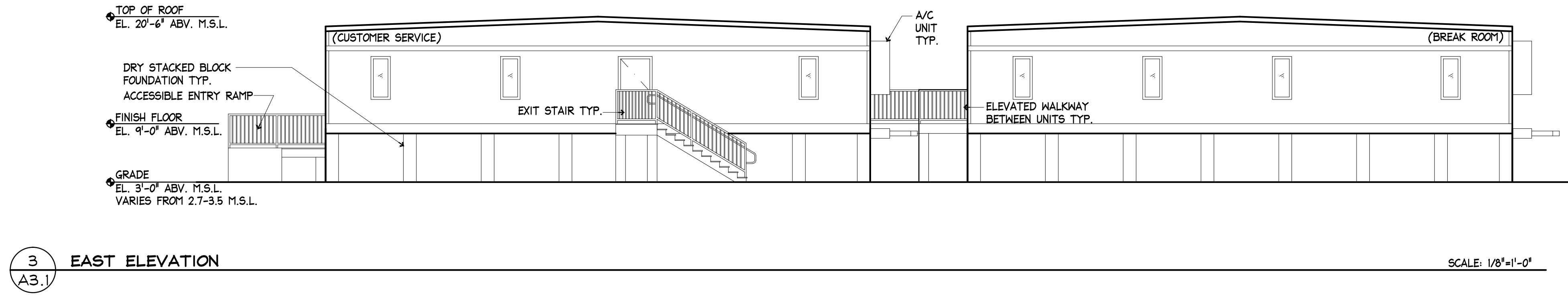
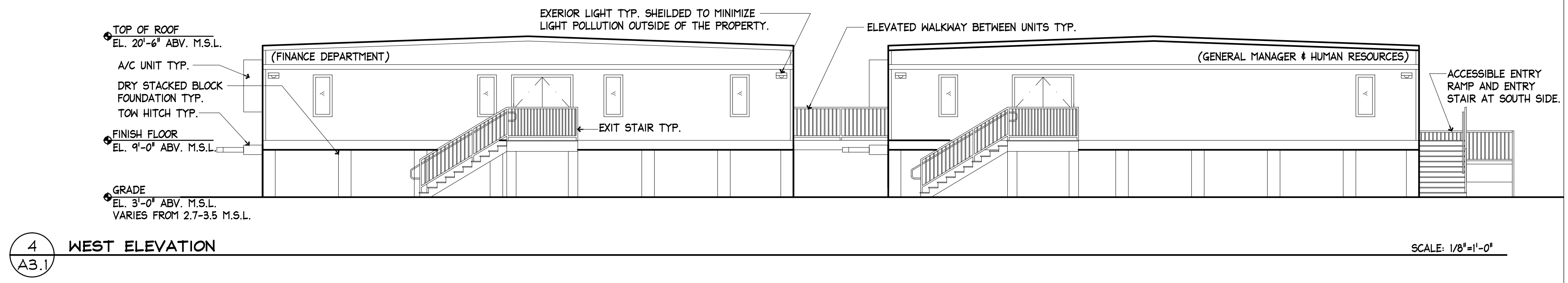


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Project No: 1310A
 SITEPLAN
 Date: 4/14/14

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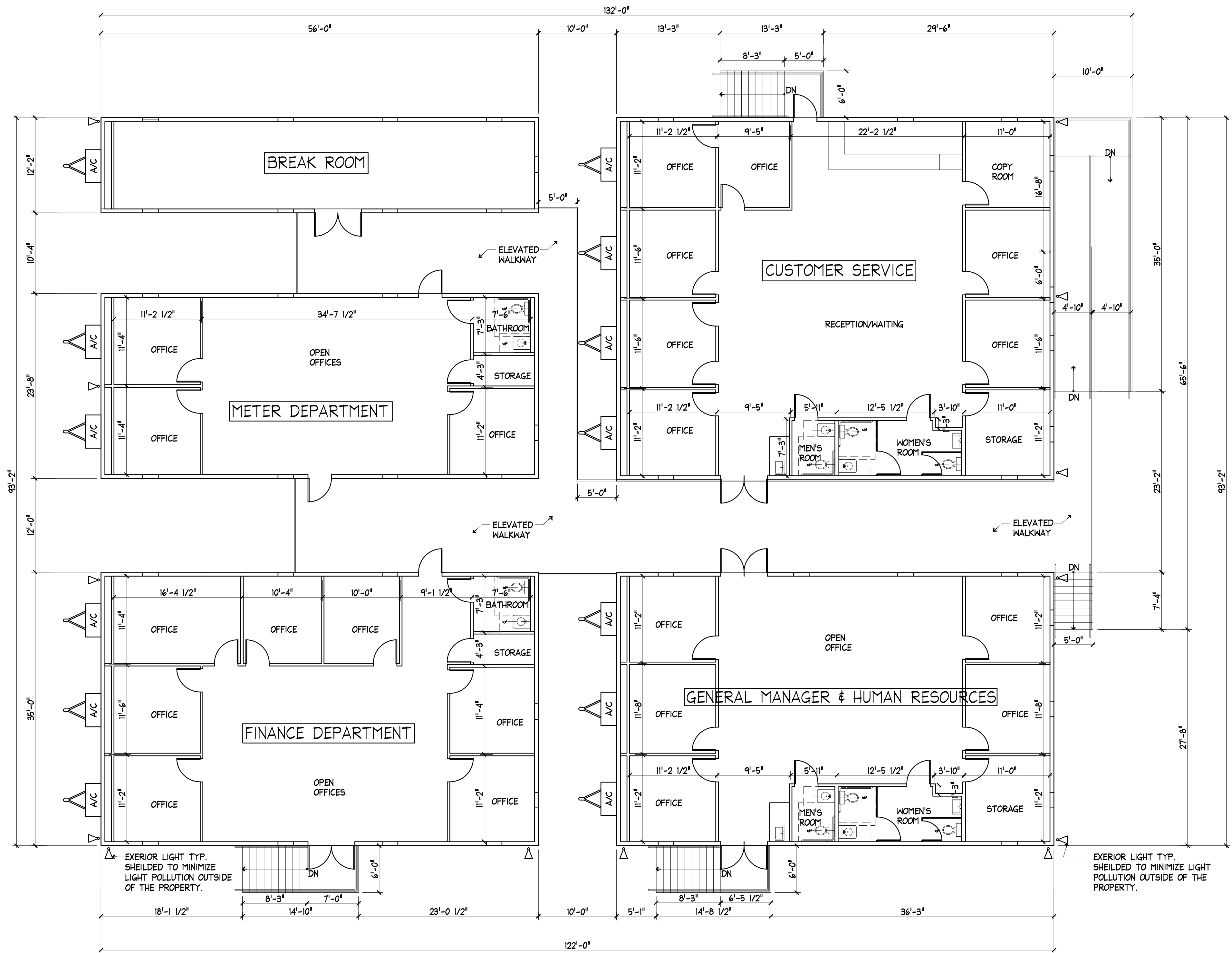
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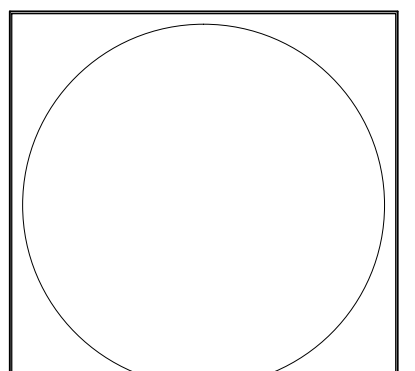
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ARCHITECTS
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Project No: 1310A
 EXTERIOR ELEVATIONS
 Date: 4/14/14

A3.1



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ARCHITECTS
 p.c.

Project No: 1310A
 FLOOR PLANS
 Date: 4/14/14

A2.1

GENERAL LANDSCAPE NOTES:

- Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to landscape architect in writing as a change order to be reviewed and approved in writing by owner/client.
- All newly planted areas to receive 100% coverage by automatic irrigation system (drip preferred) unless otherwise directed by OWNER. Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be HARD WIRED on completion – responsibility of irrigation contractor. Landscape contractor to hand water or arrange for watering during planting until irrigation system is 100% operable. *This is the responsibility of the landscape contractor.*
- Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
- Landscape contractor shall locate and verify all underground utilities prior to digging.
- All Plant material is to be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
- All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
- Landscape plan shall be installed in compliance with all local codes.
- All tree holes to be back filled around and under root ball with washed beach sand. All shrub beds to be installed with washed beach sand. (See spec)
- All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
- All planting beds shall be weed and grass free.
- All trees, palms, shrubs and ground cover plants shall be fertilized at installation according to manufacturers' recommendations. Type and amount of fertilizer is up to discretion of Landscape Contractor in order to avoid "burn" on plants that may already contain fertilizer from nursery and ensure proper establishment to maintain contractors warranty.
- Planting plan shall take precedence over plant list in case of discrepancies.
- No change shall be made without prior consent of Landscape Architect.
- All material shall be subject to availability at time of installation. Substitutions may be made after consultation with Landscape Architect
- Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
- All existing plant material to remain shall be protected.
- All trees to be relocated will get root pruned 30 days min. (or more if required by the species). Upon relocation, thin out 30% of the relocated trees' canopy.
- After removal or relocation of existing trees and palms, backfill tree pit with washed beach sand, and sod disturbed area, if required.
- All trees on sod area shall receive a mulch ring 2" in diameter typical.
- All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
- All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
- Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's' comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.

END

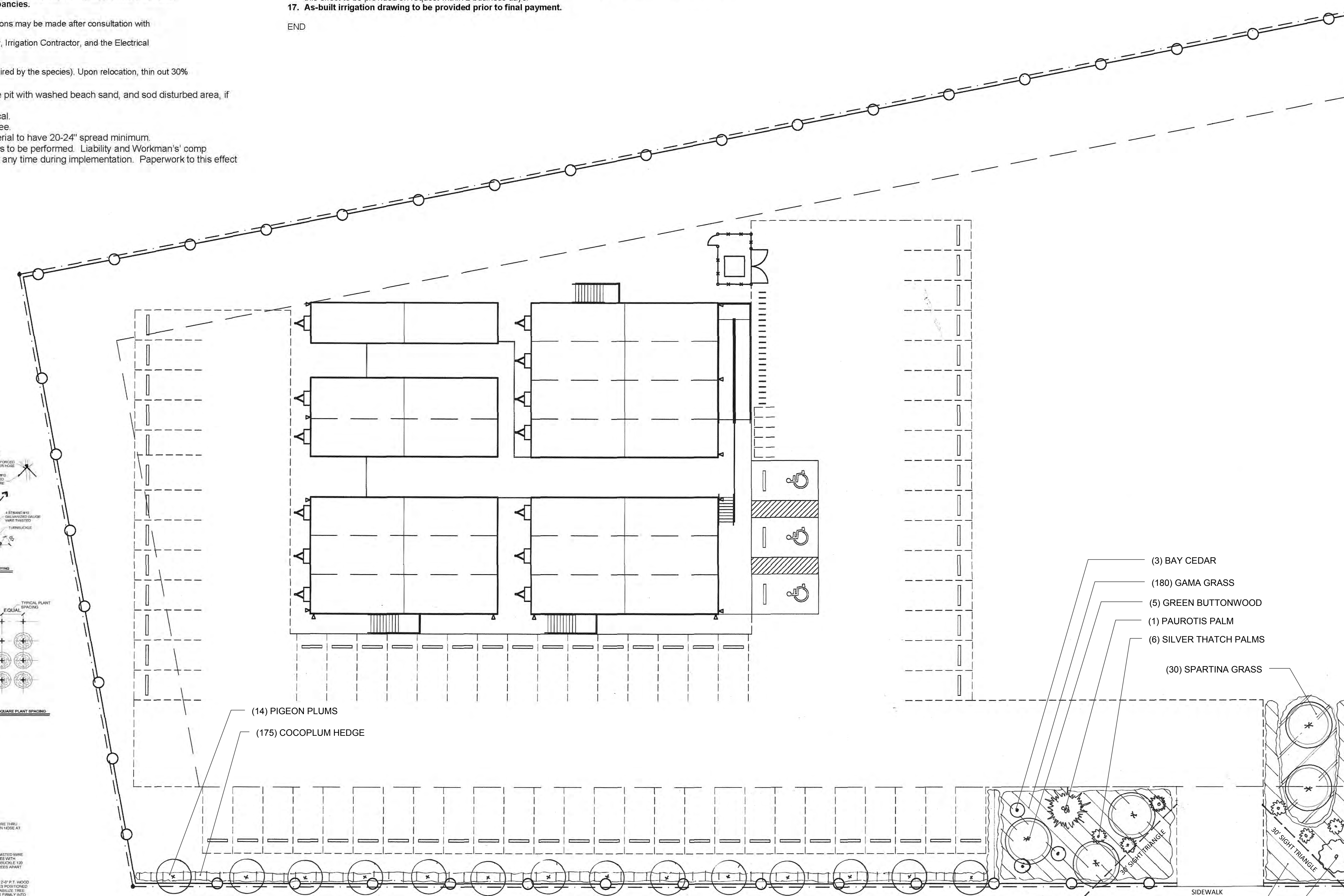
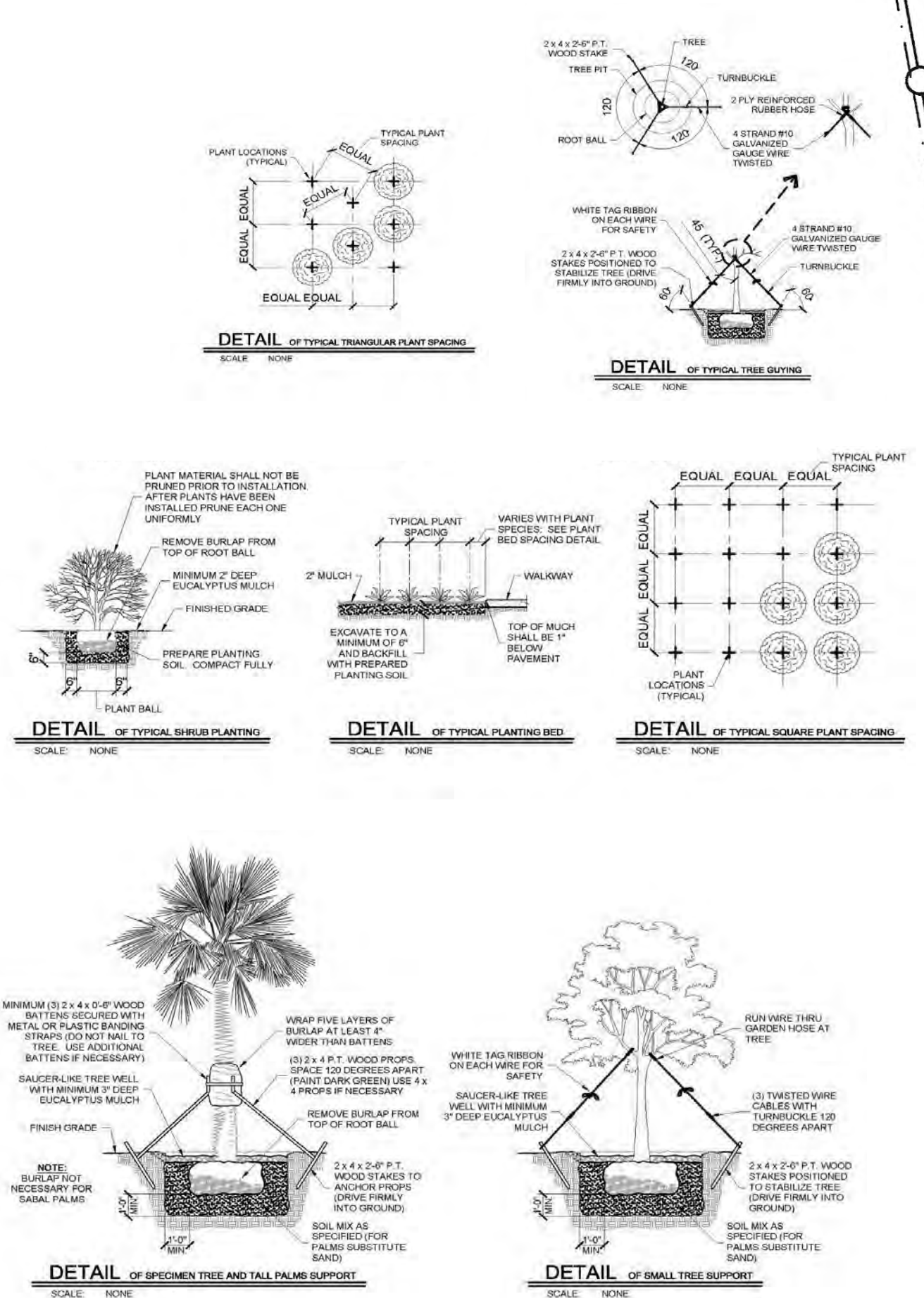
IRRIGATION NOTES:

- All Lady Palms (*Rhapis spp.*), Heliconia, and Bamboos to have single bubbler. All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
- Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
- All pipe to be PVC schedule 40, 8" minimum cover.
- All heads installed on flexible PVC pipe and fittings.
- Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
- All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
- All valves to have flow control and be installed in green valve boxes with room to work in future.
- All valve boxes to be located away from walkways, garden paths, and groundcovers – keep to back of beds.
- All sprinklers to be commercial grade Toro 570 Series 4" and 12" and installed out of sight.
- Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
- Water connection to the house, including shut-off valves, shall not be altered by pressurized backflow.
- All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
- 2 spare wires to be run to the last valve in each direction.
- Controller to be hard-wired at time of completion and included in irrigation contractors bid.
- System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
- Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's' comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
- As-built irrigation drawing to be provided prior to final payment.**

END

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
1	<i>Accelorrhaphe wrightii</i>	Paurotis Palm	6' PH
14	<i>Coccoloba diversifolia</i>	Pigeon Plum	FF#1, 6' PH Minimum
5	<i>Conocarpus erectus</i>	Green Buttonwood	8' PH minimum x 4' spread
1	<i>Myrcianthes fragrans</i>	Simpson Stopper	5' PH, standard
6	<i>Thrinax radiata</i>	Silver Thatch Palm	4' PH
SHRUBS AND GROUNDCOVERS			
175	<i>Chrysobalanus icaco</i>	Cocoplum	2' PH, full
30	<i>Spartina spartinae</i>	Spartina Grass	1 gallon
3	<i>Suriana maritima</i>	Bay Cedar	3' PH
300	<i>Tripsacum floridana</i>	Gama Grass	1 gallon
ADDITIONAL ITEMS			
TBD	<i>Eucalyptus Mulch</i>		1" minimum
TBD	Planting soil		50/50 sand/soil mix



CRAIG REYNOLDS
landscape architecture
craigreynolds.net 305.292.7243
817 Duval Street Suite 204 Key West Florida 33040

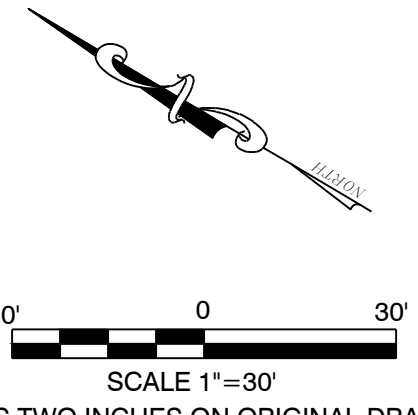
KEYS ENERGY SERVICES
1213 14TH STREET
Key West, Florida 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 1310
Date: 4/14/14

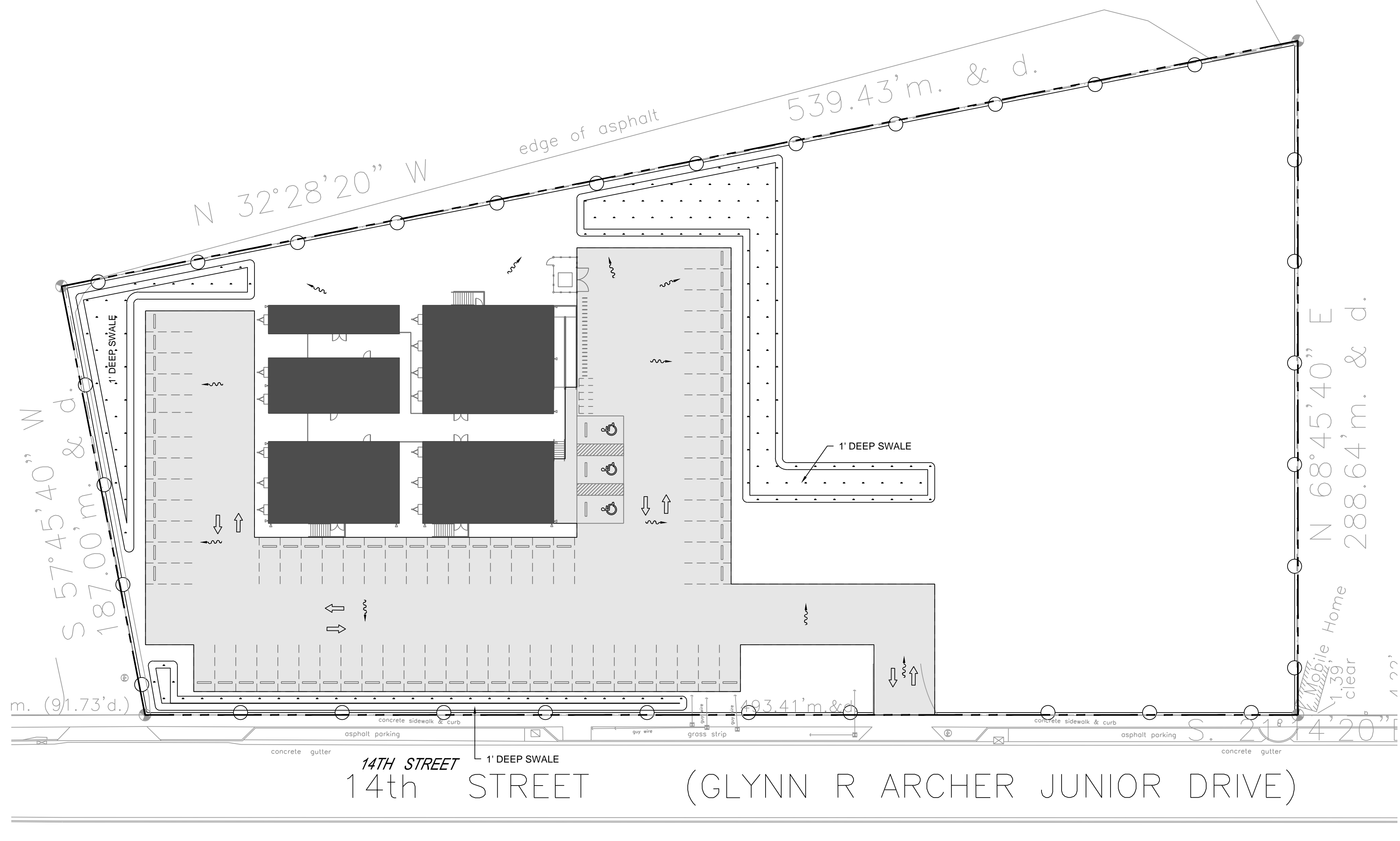
L-1



SCALE 1"=30'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY

LEGEND	
	PROJECT LIMITS
	IMPERVIOUS PAVING
	ROOF AREA
	DRY RETENTION AREA
	STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE



Water Quantity Calculations - 25yr/72hr Design Storm			
<i>Water Quantity - Predevelopment</i>			
Project Area	A =	2.793 ac	121,644 sf
Pervious Area		2.776 ac	120,926 sf
Impervious Area		0.016 ac	718 sf
% Impervious		0.59%	
Rainfall for 25yr/24hr event	P ₂₄ =	9 in	
Rainfall for 25yr/3day event	P ₇₂ =	12.23 in	
Depth to Water Table		2 ft	
Predeveloped Available Storage		1.88 in	
Soil Storage	S =	1.87 in	
Q _{pre} = $\frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.6S)}$	Q _{pre} =	10.24 in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	28.60 ac-in	
<i>Water Quantity - Postdevelopment</i>			
Project Area	A =	2.793 ac	121,644 sf
Pervious Area		1.793 ac	78,119 sf
Impervious Area		0.999 ac	43,525 sf
% Impervious		35.8%	
Rainfall for 25yr/24hr event	P ₂₄ =	9 in	
Rainfall for 25yr/3day event	P ₇₂ =	12.23 in	
Depth to Water Table		2 ft	
Developed Available Storage		1.88 in	
Soil Storage	S =	1.21 in	
Q _{post} = $\frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{post} =	10.89 in	
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72hr} =	30.42 ac-in	
<i>Postdevelopment - Predevelopment</i>			
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} =	0.65 in	
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} =	1.81 ac-in	

Water Quality Calculations - 25yr/72hr Design Storm			
<i>Water Quality</i>			
Project Area	2.793 ac	121,644 sf	
Surface Water	0.000 ac	0 sf	
Roof Area	0.196 ac	8,521 sf	
Pavement/Walkways	0.804 ac	35,004 sf	
Pervious area	1.793 ac	78,119 sf	
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.804 ac	35,004 sf	
% Impervious	29%		
A) One inch of runoff from project area	2.793 ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	2.009 ac-in		
<i>Comparison of Water Quality Methods</i>			
	2.793 ac-in	>	2.009 ac-in
Total Volume Required	2.793 ac-in		10,137 cf
50% Credit for Dry Retention	1.396 ac-in		5,069 cf
Total Volume provided	1.947 ac-in		7,067 cf

KEY WEST, FL 33040
 CONCEPTUAL DRAINAGE PLAN

KEYS ENERGY SERVICES
 1001 JAMES STREET
 KEY WEST, FL 33040

PEREZ ENGINEERING & DEVELOPMENT, INC
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FLORIDA 33040
 TEL: (305) 259-9440 FAX: (305) 256-0243

ALLEN PEREZ PE
 Florida P.E. NO. 51468
 April 22, 2014

ORIGINAL: APRIL 2014

REVISIONS:

1	
2	
3	
4	
5	
6	

JOB NO. 141041
 DRAWN BGO
 DESIGNED AEP
 CHECKED AEP
 QC
 SHEET C-1



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card - Maps are now launching the new map application version.

Alternate Key: 1065552 Parcel ID: 00065030-000000

Ownership Details

Mailing Address:

ISLAND-WEST INVESTMENT CORP
1213 GLYNN R ARCHER JR DR OFC
KEY WEST, FL 33040-4141

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 33-67-25

Property Location: 278 1213 14TH ST KEY WEST

Subdivision: Key West Foundation Co's Plat No 2

Legal Description: KW NO 16 A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & FLAGLER AVE & A PARCEL OF LAND LYING NORTHEASTERLY OF 14TH ST & KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 2,3 & 11 & ALL OF 12 OR254-3/5 OR457-558/561 OR642-211/213 OR642-216/17 (RE 5430 COMBINEDWITH THIS PARCEL FOR 1993 TAX ROLL)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
020D - MOB HOME DRY	0	0	974,872.80 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 2594
 Year Built: 1965

Building 1 Details

Building Type
 Effective Age 20
 Year Built 1965
 Functional Obs 0

Condition F
 Perimeter 200
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 23
 Grnd Floor Area 1,880

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

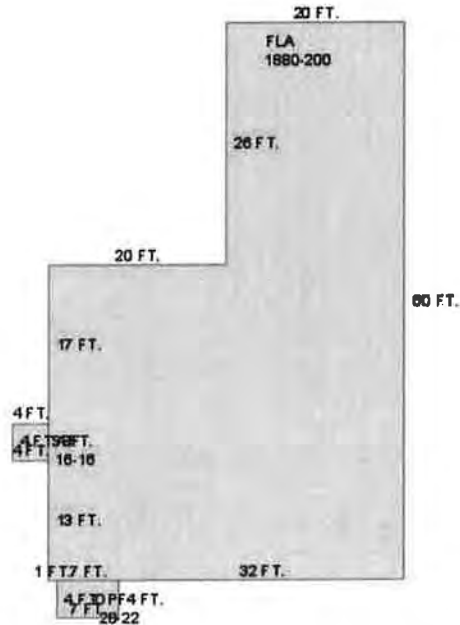
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					1,880
2	OPF		1	1991					28
3	SBF		1	1999					16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5657	OFF BLDG-1 STY-D	53	N	Y
	5658	SERV SHOPS ETC	47	N	N
	5659	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1552	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1965
 Functional Obs 0

Condition F
 Perimeter 110
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 23
 Grnd Floor Area 714

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

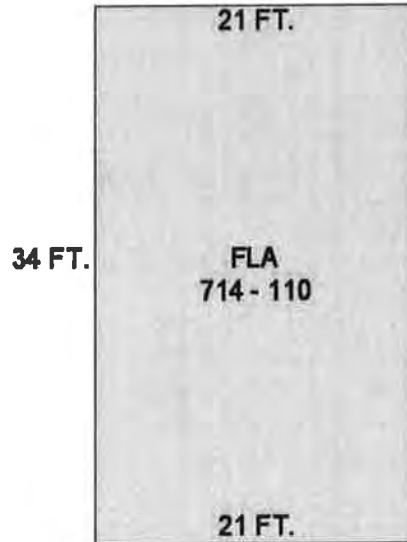
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	4:CONC BLOCK	1	1965				714

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CAMP BLDG-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	CONC BLOCK	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	170,700 SF	0	0	1979	1980	2	25
2	CL2:CH LINK FENCE	14,364 SF	0	0	1973	1974	1	30
3	FN2:FENCES	114 SF	19	6	1975	1976	5	30

4	UB3:LC UTIL BLDG	32 SF	8	4	1981	1982	1	30
5	AC2:WALL AIR COND	3 UT	0	0	1964	1965	1	20

Appraiser Notes

STADIUM MH PARK 280 PERM SITES EXCESS LAND = 2.04 ACRES AT \$7.00 PER SQUARE FOOT 2001/10/29 SB, TPP: 8516495 - PARK EQ 8929441 - ATL PRODUCTIONS - LOT 157 - DISC JOCKEY 8982062 - WINDUS, J - LOT 275 - MASSAGE 8787308 - THAI CUISINE - LOT 199 - REST EQ *****FOR LIST OF MOBILE HOME ATTACHMENTS SEE 1041858*****

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-3905	01/14/2008	3,000	Commercial	RUN BLUMBING FOR ONE WASHER BOX
1	07-3905	12/07/2007	3,000	Commercial	REPLACE EXISTING PLUMBING, 1 LAV, 1 TOILET, 1 SHOWER, 1 KITCHEN SINK
1	07-5210	11/28/2007	2,400	Commercial	RE-WIRE MOBILE HOME & INSTALL NEW 150 AMP PANEL & POSSIBLE UP-GRADE
1	08-0125	01/22/2008	1,000	Commercial	INSTALL FOUR GANG METER CAN
1	08-0124	01/22/2008	1,000	Commercial	INSTALL FOUR GANG METER CAN
1	08-0103	01/22/2008	1,000	Commercial	INSTALL FOUR GANG METER CAN
1	08-0127	02/22/2008	1,000	Commercial	INSTALL FOUR GANG METER CAN
1	13-0350	02/04/2013	6,000	Commercial	INSTALL 1000 S.F. OF VINYL SIDING, REPLACE 5 ALUMINUM WINDOWS, INSULATE UNDERNEATH 660 S.F. SPRAY, REPLACE 110 S.F. OF VINYL FLOOR IN KITCHEN, REPLACE SKIRTING ARUOND TRAILER 112 L.F.
1	13-032	01/08/2013	500	Residential	Remove Fencing doors from porch, remove hard siding, tile from slab, and overhead work from porch door.
1	13-0850	03/05/2013	450	Commercial	INTALL ELECTRICAL FOR SPLIT A/C UNIT.
1	12-4366	12/11/2012	950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-700 SERIES AT UNIT #201
1	12-4375	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #181
1	12-4376	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #182
1	12-4378	12/11/2012	950	Residential	REPLACE ONE (1) WINDOW WITH IMPACT RATED SH-900 SERIES AT UNIT #183
1	12-4371	12/11/2012	950	Residential	REPLACE ONE (1) WINDOW WITH HIGH IMPACT SH-700 SERIES AT UNIT #203
1	12-4370	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #202
1	12-4373	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #180
1	12-4372	12/11/2012	1,050	Residential	REPLACE TWO (2) WINDOWS WITH IMPACT RATED SH-700 SERIES AT UNIT #220
1	10-3607	11/04/2010	880	Residential	ENCLOSE PORCH FOR PLAYROOM 40' X 10'
	12-				

1	3529	09/26/2012	200	Residential	DEMOLISH DECK AWNING & WASH SHED ON SLAB
1	12-3449	09/20/2012	300	Residential	AFTER THE FACT: REMOVE EXISTING PLYWOOD ON PORCH AND REPLACE W/LATICE 60 SQ/FT.
1	12-3778	10/17/2012	200	Residential	RECOAT WHITE COAT ON ROOF ON TRAILER.
1	13-0937	03/15/2013	7,500	Residential	ADD TOILET LAV. & TRIM OUT
1	13-0902	03/11/2013	2,000	Residential	INSTALL AN ALUMINUM SCREEN ROOM 8' X 20' OVER EXISTING SLAB
1	13-0928	03/13/2013	2,000	Residential	SCOPE OF WORK TO INSTALL USED DAIKIN 18,000 BTU 26 SEER CONDENSER UNIT AND TWO (2) 9,000 BTU FAN COILS, CONDENSER UNIT TO SIT ON STAND. ALL ASSOCIATED PIPING.
1	13-0937	03/12/2013	5,500	Residential	ROUGH TRIM OUT TOILET LAV, SHOWER & KITCHEN SINK & DISHWASHER
1	11-1967	06/17/2011	600	Commercial	INSTALL PLASTIC UTILITY SHED 8'x7'
1	11-1310	06/01/2011	900	Residential	600 SF TRAILER TO HAVE 5 NEW WINDOWS, 2 DOORS, PAINT ROOF.
1	11-1414	04/26/2011	1,800	Residential	REPLACE 4 WINDOWS REPLACE PAINTING IN LIVING ROOM AND KITCHEN W/DRYWALL 175 SF
1	11-0657	04/04/2011	1,000	Residential	**AFTER THE FACT** ADD LATTICE TO EXISTING SCREEN PORCH. REPLACE A WINDOW, REMOVE CARPET AND INSTALL 6' X 5' TILE, DRYWALL 15' X 18' ADD A CLOSET DOOR & PAINT THE ROOM
1	11-0978	03/28/2011	800	Residential	ENCLOSE 270 SQ FT UNDER EXISTING AWNING WITH ALUMINUM FRAME, SCREENING AND LATTICE
1	11-0561	02/16/2011	1,200	Residential	EMERGENCY PERMIT: DISCONNECT BY KES. REPLACE RISER, METER SOCKET RISER CONDUCTOR & NEW GROUNDING ELECTRODES GROUNDING ELECTRODE CONDUCTOR & INTER SYSTEM GROUND.
1	11-0727	03/10/2011	1,000	Residential	**AFTER THE FACT** INSTALL NEW TILE IN KITCHEN & LIVING ROOM & REPLACE EXISTING WALLS IN BATH & KITCHEN W/DRYWALL
1	11-0525	02/16/2011	100	Residential	**AFTER THE FACT** REPLACE EXISTING LATTICE, 20 LF. 8' HIGH.
1	11-0283	01/25/2011	400	Residential	DEMO/REMOVE APPROX. 8' X 10' PLYWOOD STRUCTURE & ROOF AT THE BACK OF TRAILER
1	11-4236	11/18/2011	4,465	Residential	INSTALL 787 SF ROOF OVER ON A MOBILE HOME. INCLUDES 106LF, 6 DOWNBOWS.
1	11-2550	10/05/2011	240	Residential	**AFTER THE FACT** ADD 2 OUTLETS IN BEDROOM AND ONE IN THE BATHROOM.
1	12-0108	01/17/2012	350	Residential	**AFTER THE FACT** ANCHORING EXISTING 4X4 FOOTING TO EXISTING CONCRETE SLAB. REMOVE SIDE WALL 1/2" PLYWOOD FROM PORCH, INSTALL RAILING & 2 STEP STRINGERS.
1	12-0703	02/28/2012	950	Residential	INSTALL A 8' X 10' SHED TIED DOWN WITH METAL AUGERS AND CABLES (2 SETS)
1	11-0505	03/04/2011	200	Residential	**AFTER THE FACT** BUILDING PORCH, PLACE LATTICE AND PAINT.
1	11-0713	03/03/2011	500	Residential	**AFTER THE FACT** REPLACE PANELING WITH DRYWALL (BEDROOM AREA) TILE WORK DON'T NEED PERMIT
1	10-3607	11/04/2010	880	Residential	ENCLOSE PORCH FOR PLAYROOM 40' X 10'
1	10-2747	08/17/2010	0	Residential	REPLACE 4 WINDOWS. REPLACE ONE DOOR. WRAP WITH LINES.
1	10-1077	04/08/2010	3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNSPOUTS
	10-				

1	2245	10/12/2010	0	Residential	ENCLOSE SCREEN PORCH OVER PORCH, 9 X 24
1	10-1629	05/19/2010	1,000	Residential	CLOSING EXISTING PORCH WITH ALUMINUM SCREEN PORCH
1	10-1434	05/10/2010	1,500	Residential	**AFTER THE FACT** DEMOLITION OF INTERIOR FLOORS IN TRAILER 11' X 30". INSTALLING NEW FLOOR & SUB FLOOR 12' X 12" WITH 600 SQ FT PLYWOOD.
1	10-1033	03/31/2010	2,400	Residential	REPLACE 60 AMP SERVICE WITH NEW POLE RISER METER AND DISCONNECT W/2 GROUND RODS
1	10-1260	04/22/2010	2,500	Residential	REMOVE AND INSTALL NEW KITCHEN CABINETS, REPAIR FLOORING, REPAIR MISCELLANEOUS DRYWALL (APPROXIMATELY 10 SHEETS), AND PAINT THE INTERIOR
1	10-0484	02/17/2010	1,800	Residential	10 X 22 PATIO COVER AT FRONT OF UNIT
1	10-1201	04/19/2010	500	Residential	**AFTER THE FACT** WIRING 648 SQ FT, RECEPTACLES REMOVE & REPLACED
1	10-1077	04/08/2010	3,700	Residential	INSTALL 707 SQ FT ROOF OVER ON MOBILE HOME INCLUDES 96 LN FT GUTTER & FIVE DOWNBOWS
1	11-1766	06/01/2011	3,500	Residential	INSTALL NEW FLOORING, INCLUDING SUBFLOOR; 712 SF.
1	11-2101	06/21/2011	8,647	Residential	INTERIOR WORK...REMOVE/REPLACE SHOWER, CABINETS, PANELING, (160 SF) AND 126 SF PLYWOOD SUBFLOOR, 126 SF CERAMIC TILE FLOOR, BASE TRIM AND PAINT.
1	11-2100	06/21/2011	485	Residential	INSTALL VINYL LATTICE @ EXISTING PATIO ROOF STRUCTURE, APPROXIMATELY 56 S.F. INSTALL GATE/DOOR @ ENTRY
1	11-1916	06/07/2011	250	Residential	**AFTER THE FACT** WINDOW REPLACEMENT WALL REPAIR 4FT X 6FT FLOOR REPAIR 2FT X 3FT
1	11-2076	06/20/2011	500	Residential	REPLACE FEEDER WIRE FROM 100 AMP DISCONNECT TO JUNCTION BOX. 2 X #3 AWG. 1 X #4 AWG, 1 X #6 AWG
1	11-2748	07/29/2011	18,500	Residential	REPLACE 320 SQ/FT OF PLYWOOD IF NEEDED. RE-ROOF.
1	11-2747	07/29/2011	1,500	Residential	NEW ROOF 17 SQS. REMOVE EXISTING AND INSTALL MODIFIED BITUMEN.
1	09-3626	10/23/2009	491	Residential	REPAIR 160 SQ FT DRYWALL ON THE HALLWAY, LIVING ROOM & CEILING & PAINT.
1	13-0350	04/02/2013	10,500	Residential	REMOVE & REPLACE APPROX. 700 S.F. OF MOLDED SHEETROCK & INSTALL 1/2" MRF NEW DRYWALL, REPLACE 3 INTERIOR DOORS & TRIM, 18 L.F. OF KITCHEN COUNTER TO W/GRANITE, ADD FIBERGLASS SHOWER PANELS IN NEW SHOWER AREA IN EXISTING CLOSET 3' X 6', ADD 18 S.F. OF VINYL TILE IN NEW 1/2 BATH AREA.
1	12-4352	05/19/2013	1,450	Commercial	INSTALL AN 8' X 10' HIGH IMPACT SHED & TIE DOORS AS PER SPEC'S
1	13-2301	05/29/2013	1,000	Commercial	CONSTRUCT A STORAGE ON PATIO INSIDE SCREEN ROOM.
	13-3116	07/30/2013	80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. REMOVE/DEMO EXISTING MOBILE HOME AND SLAB.
	13-3109	07/30/2013	80,000		INSTALL NEW MOBILE HOME W/FOUNDATIONS & ANCHORS. DEMO SLAB AND BUILD COVERED PORCH.
	13-2918	07/08/2013	6,000		10 SQS. RE-ROOF ELEVATED TAKE OFF ASPHALT SHINGLES PLACE BACK 5 V CRIMP.
	13-3106	07/30/2013	2,400		INSTALL A 10' X 20' PATIO COVER ON TO EXISTING PATIO & INSTALL SHED.
	13-3117	07/30/2013	2,800		INSTALL A THREE (3) TON PACKAGE UNIT.
	13-3111	07/30/2013	3,500		INSTALL A THREE (3) TON PACKAGE UNIT.
	96-				

1	3999	10/01/1996	12/01/1996	2,485	Commercial	ROOF
1	00-4352	12/14/2000	12/28/2001	2,000	Commercial	A/C REPLACEMENT
1	02-2497	09/11/2002	09/11/2002	8,001	Commercial	EMER.,REPAIRS ELECTRIC
1	02-3157	11/27/2002	12/31/2002	300,000	Commercial	REPLACE WATER SYSTEM
1	02-02526	09/17/2002	12/18/2002	800	Commercial	RELOCATE W/ D
1	02-2526	09/17/2002	12/18/2002	500	Commercial	ELECTRICAL
1	02-02526	09/17/2002	12/18/2002	500	Commercial	REPLACE SHED
1	05-5700	12/14/2005		4,000	Commercial	HURRICANE REPAIRS INSTALL NEW MOBILE HOME IN THE SAME FOOT PRINT
1	05-5702	12/14/2005		1,000	Commercial	HURRICANE REPAIRS RECONNECT ELECTRIC TO MOBILE HOME
1	05-5701	12/14/2005		1,000	Commercial	HURRICANE REPAIRS RECONNECT PLUMBING TO MOBILE HOME
1	05-5358	11/29/2005		3,000	Commercial	REPLACE 3 TON PACKAGE UNIT AND DUCT
1	06-0470	01/31/2006		35,000	Commercial	DEMO & REMOVE TRAILER & INSTALL NEW TRAILER 14' x 66'
1	05-2348	06/15/2005		475	Commercial	REPAIR 148'x4' CHAINLINK FENCE
1	05-2950	07/15/2005		1,000	Commercial	MOVE EXISTING SERVICE TO NEW LOCATION
1	05-3469	09/26/2005		1,500	Commercial	INSTALL WHEELCHAIR RAMP
1	05-3213	08/02/2005		300	Commercial	INSTALL 100 AMP SEVICE FOR NEW MOBILE LOT-42
1	06-0895	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT224
1	06-0893	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT222
c	06-0894	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT223
1	06-0892	02/14/2006		1,000	Commercial	INSTALL NEW 4-GANG METER CENTER AT LOT221
1	06-0453	02/23/2006		500	Commercial	REPLACE EXISTING ROOF 8'x30'-STORM DAMAGE
1	06-0351	02/23/2006		500	Commercial	REPLACE EXISTING FLOORS FOR LOT-F
1	06-12347	02/28/2006		600	Commercial	HURRICANE DAMAGES-PLACE ELECTRIC INSIDE FOR LOT-29
1	06-6798	12/21/2006		1,200	Commercial	EMERGENCY REPAIR TO SERVICE BUILDING 100 AMP SERVICE
1	07-0794	02/27/2007		11,900	Commercial	INSTALL NEW 14'x60' MOBILE HOME IN EXIST'G SPACE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	134,351	147,609	23,215,621	9,701,379	9,701,379	0	9,701,379
2012	134,351	147,609	23,215,621	8,940,717	8,940,717	0	8,940,717
2011	134,351	147,609	25,795,134	10,553,914	10,553,914	0	10,553,914
2010	141,330	147,609	6,489,417	10,553,914	10,553,914	0	10,553,914
2009	141,330	147,609	9,650,256	10,193,549	10,193,549	0	10,193,549
2008	148,309	147,609	16,205,280	10,410,100	10,410,100	0	10,410,100
2007	103,747	146,517	16,205,280	10,410,100	10,410,100	0	10,410,100
2006	103,747	146,517	22,509,630	8,977,875	8,977,875	0	8,977,875
2005	106,188	146,517	8,103,467	7,806,848	7,806,848	0	7,806,848
2004	106,185	146,517	8,103,467	6,700,931	6,700,931	0	6,700,931
2003	106,185	146,517	8,103,467	6,700,931	6,700,931	0	6,700,931
2002	106,155	146,037	8,103,467	6,700,931	6,700,931	0	6,700,931
2001	97,241	145,923	8,103,467	6,700,931	6,700,931	0	6,700,931
2000	97,241	80,678	8,103,467	5,303,087	5,303,087	0	5,303,087
1999	97,241	80,680	8,103,467	5,303,087	5,303,087	0	5,303,087
1998	64,979	80,684	8,103,467	5,303,087	5,303,087	0	5,303,087
1997	64,979	80,686	6,302,696	5,303,087	5,303,087	0	5,303,087
1996	59,072	80,688	6,302,696	4,913,000	4,913,000	0	4,913,000
1995	59,072	80,692	6,302,696	4,913,000	4,913,000	0	4,913,000
1994	59,072	88,205	6,302,696	4,913,000	4,913,000	0	4,913,000
1993	59,072	95,724	6,302,696	4,913,000	4,913,000	0	4,913,000
1992	59,072	61,713	6,186,827	3,809,004	3,809,004	0	3,809,004
1991	0	61,565	6,186,827	3,809,004	3,809,004	0	3,809,004
1990	0	61,565	7,956,441	3,809,004	3,809,004	0	3,809,004
1989	0	61,565	7,956,441	3,809,004	3,809,004	0	3,809,004
1988	0	61,565	7,956,441	3,721,177	3,721,177	0	3,721,177
1987	0	61,565	3,041,836	3,001,294	3,001,294	0	3,001,294
1986	0	61,565	1,566,067	2,658,126	2,658,126	0	2,658,126
1985	0	61,565	1,183,420	2,224,527	2,224,527	0	2,224,527
1984	0	61,565	1,183,420	1,673,385	1,673,385	0	1,673,385
1983	0	61,565	1,183,420	1,451,699	1,451,699	0	1,451,699
1982	0	61,565	952,692	1,358,255	1,358,255	0	1,358,255

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1976	642 / 216	770,000	00	Q

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

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

Manager of Island-West Investment Corp
Name of office (President, Managing Member) *Name of owner from deed*

authorize Bender & Associates Architects Bert Bender, Haven Burkee and/or Donna Bosold
Please Print Name of Representative

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

Lucinda Gossett
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 25th April 2014 by
date

Lucinda Gossett
Name of Authorized Representative

He/She is personally known to me or has presented Driver's License as identification.

Stacy Plourde
Notary's Signature and Seal

Stacy Plourde
Name of Acknowledger typed, printed or stamped

EE 96405
Commission Number, if any



This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

POWER OF ATTORNEY

Know All Men By These Presents

That ISLAND-WEST INVESTMENT CORPORATION, a Florida corporation, d/b/a STADIUM MOBILE HOME PARK, by and through its President, KENNETH HARDING, has made, constituted and appointed, and by these presents does hereby make, constitute and appoint LUCINDA GOSSETT, as my true and lawful attorney. This instrument gives and grants unto LUCINDA GOSSETT, said attorney, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that LUCINDA GOSSETT, as said attorney, or shall lawfully do or cause to be done by virtue hereof. This power is granted solely for the purpose of allowing LUCINDA GOSSETT to sign on my behalf any documents, including but not limited to application for building permits, licenses, development approvals, and all activity related to the maintenance and operation of the mobile home park and apartments located at 1213 14th Street, Key West, Monroe County, Florida, the legal description of which is as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This power of attorney shall terminate immediately following the execution by my Attorney-in-Fact of all necessary documents related to the property.

In Witness Whereof, I, KENNETH HARDING, as President of ISLAND-WEST

INVESTMENT CORPORATION, have hereunto set my hand and seal this 16th day of July, 2013.

Sealed and delivered in the presence of:

ISLAND-WEST INVESTMENT CORPORATION

[Signature]
Signature of Witness
Lucy K.M. Miller
Printed Name of Witness

By: [Signature]
Kenneth Harding, President

[Signature]
Signature of Witness
LANCE K. PAGAPON
Printed Name of Witness

STATE OF HAWAII:
CITY OF Honolulu:

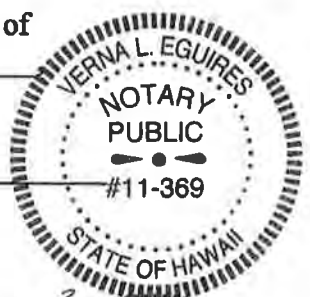
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, KENNETH HARDING, as President of ISLAND-WEST INVESTMENT CORPORATION, a Florida corporation, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced Florida Drivers License, as identification, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at City of Honolulu and ✓ County of Honolulu, as State of Hawaii, this 16 day of July, 2013.

Verna L. Eguires
Printed Name of Notary

[Signature]
NOTARY PUBLIC

My Commission Expires: December 4, 2015



Document Date: 7/16/13 # of Pages: 3
Notary Name: Verna L. Eguires First Circuit
Doc. Description: Power of Attorney

[Signature] 7/16/13
Notary Signature Date
NOTARY CERTIFICATION

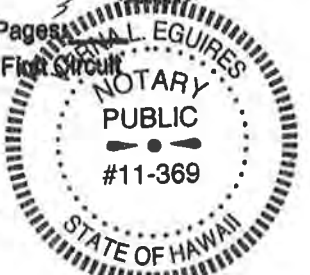


Exhibit "A"

A strip of land in the City of Key West, Florida and being more particularly described by metes and bounds as follows: COMMENCING at the Northeast Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, bear North 57 degrees, 45 minutes and 40 seconds East, along the Southerly right-of-way line of Northside Drive, 722.55 feet to the Northwest Corner of The Aldersgate Property; thence bear South 32 degrees, 14 minutes and 20 seconds East, along the Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly right-of-way line of the Former F.E.C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way line of the Former F.E.C. Rwy. 29.34 feet to the POINT OF BEGINNING of the strip of land hereinafter described: from said POINT OF BEGINNING, continue bearing South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way line of the Former F.E.C. Rwy., 189.69 feet, more or less; thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet, more or less, to a Cyclone Fence; thence bear North 68 degrees, 41 minutes and 40 seconds East, along said Cyclone Fence, 185 feet, more or less; thence Southeasterly 1.27 feet, more or less, back to the POINT OF BEGINNING.

ALSO:

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the Southwest Corner of Block 21 of the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida, bear North 68 degrees, 45 minutes and 40 seconds East, along the Northerly right-of-way line of Duck Avenue, 542.77 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 172.87 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 feet, more or less, to a Cyclone Fence; thence bear North 21 degrees, 14 minutes and 20 seconds West, along said Cyclone Fence, 635.55 feet to the Southerly right-of-way line of the Former F.E.C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way of the Former F.E.C. Rwy., 1.0 feet, more or less, to the Easterly Property Line of The Stadium Mobile Home Apartments; thence bear South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Property Line of the Stadium Mobile Home Apartments, 635.55 feet, back to the POINT OF BEGINNING.