

APPLICATION

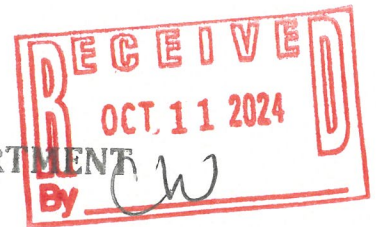


**DEVELOPMENT PLAN AND
CONDITIONAL USE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

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

Major ☒

Minor ☐

Conditional Use

☐

Historic District

Yes ☐

No ☒

Please print or type:

- 1) Site Address: Vacant Kennedy Drive, Key West FL 33040, (1200 Kennedy Drive, Key West FL 33040) & (1111 12 St. Key West FL 33040)
- 2) Name of Applicant: Smith Hawks, PL
- 3) Applicant is:
Property Owner: _____
Authorized Representative: ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
- 5) Applicant's Phone #: 305-296-7227 Email: bart@smithhawks.com aj@smithhawks.com brandi@smithhawks.com
- 6) Email Address: Info@CasaConstructionMiami.com
- 7) Name of Owner, if different than above: Southernmost Development Inc, (Florida Keys Medical Center Inc) & (Key West Professional Plaza Inc)
- 8) Address of Owner: PO Box 414586 Miami Beach 33141

- 9) Owner Phone #: (305)-794-5657 Email: HealthcareCS@aol.com
- 10) Zoning District of Parcel: RO RE# 00065321-000000, (00065320-000200) & (00065322-001401)
- 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).

The current use is a parking lot, the proposed use is a three story building. The first two stories will be a parking garage with the top floor being used as a medical building for the hospital.

- 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.

There is a 20' deep easement along the front setback and side setback of Vacant Kennedy Drive. Please see attached survey and easment.

- 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 siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan 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 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 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.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 894-2700

September 29, 2009

**Mr. Karl Waters
KAWA Construction, Inc.
P.O.Box 2669
Key West, FL 33045**

**RE: DePoo Hospital Parking Garage
RE#00065321-000000
Buildback Letter**

Dear Mr. Walters,

The purpose of this letter is to respond to your request for confirmation that the existing parking garage can be demolished and replaced in its current non-conforming state. The parking garage was originally designed as part of a larger structure with additional commercial office levels/floors above the parking deck. These additional floors were never constructed. Our understanding is that the re-bar used in the construction of the garage portion was left exposed and over time has corroded and has contributed to the general decay of the support columns. As the property has not been completed or maintained by the current user, as such, this structure can be considered involuntarily demolished due to neglect. Please see the following sections of the Land Development Regulations that pertain to the current situation:

Section 122-28(d), *Properties without dwelling units.*

For a proposed reconstruction or replacement of a property without dwelling units, where that property is either a nonconforming use or a non-complying building or structure, (i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance/s.

Section 122-30, Abandonment of nonconforming use.

If a nonconforming use ceases, except when government action impedes access to the premises, any and every future use of the building or structure and/or premises shall be in conformity with the use sections of the land development regulations. All material and equipment associated with the abandoned nonconforming use shall be completely removed from the premises by its owner. No new structure or addition that does not conform to the requirements of this article shall be erected in connection with such nonconforming use. A nonconforming use shall be considered abandoned when such use has ceased for a period of 24 months. If a dispute occurs with the city about whether a use has been abandoned, the owner shall be entitled to a hearing before the planning board.

In short, variances will not be required to reconstruct the structure if the Building Official determines that it is "involuntarily destroyed by neglect. However, the structure will need to be replaced within two years or the property will be subject to any current code requirements. If there are any questions or concerns, please contact me for more assistance.

Respectfully,


Brendon Cunningham

Xc: Amy Kimball-Murley, AICP, Planning Director
John Woodson, Building Official
GEO Files

PROPERTY CARD

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 00065321-000000
 Account# 8674350
 Property ID 8674350
 Millage Group 10KW
 Location Address VACANT KENNEDY Dr, KEY WEST
 Legal Description KW A PARCEL OF LAND LYING SE'LY OF TRACT 14 PB3-35 PT PARCEL NO 3 (PARKING GARAGE) OR890-693 OR921-654/704-DEC
 (Note: Not to be used on legal documents.)
 Neighborhood 31060
 Property Class PARKING LOT (2800)
 Subdivision
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing



Owner

[SOUTHERNMOST DEVELOPMENT INC](#)
 C/O ALTUS GROUP
 PO BOX 92129
 Southlake TX 76092

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	\$819,315	\$819,315	\$819,315	\$298,809
= Just Market Value	\$819,315	\$819,315	\$819,315	\$298,809
= Total Assessed Value	\$397,712	\$361,557	\$328,689	\$298,809
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$819,315	\$819,315	\$819,315	\$298,809

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$819,315	\$0	\$0	\$819,315	\$397,712	\$0	\$819,315	\$0
2023	\$819,315	\$0	\$0	\$819,315	\$361,557	\$0	\$819,315	\$0
2022	\$819,315	\$0	\$0	\$819,315	\$328,689	\$0	\$819,315	\$0
2021	\$298,809	\$0	\$0	\$298,809	\$298,809	\$0	\$298,809	\$0
2020	\$298,809	\$0	\$0	\$298,809	\$298,809	\$0	\$298,809	\$0
2019	\$298,809	\$0	\$0	\$298,809	\$298,809	\$0	\$298,809	\$0
2018	\$295,880	\$0	\$0	\$295,880	\$295,880	\$0	\$295,880	\$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 DRY (100D)	18,900.00	Square Foot	90	210

Number	Date Issued	Status	Amount	Permit Type	Notes
15-00002634	07/13/2015	Completed	\$53,000	Commercial	REPLACE OF THE WATER LINES 2-CONDensation LINES LOCATED IN THE CELING OF GARAGE. N.O.C REQUIRED. GH
14-3500	07/23/2014	Completed	\$1,768	Commercial	EXISTING ELEVATOR ROOM 1 ST FLOOR. REMOVE 2 100 AMP 3-PHASE DC SWITCHES AND INSTALL 2 NEW 100 AMP 3 PHASE D/C SWITCHES W/ACCESS/ELECTRIC INTER LOCKS. N.O.C. EXEMPT.
12-0025	01/09/2012	Completed	\$1,575		UNIT 310 (IN METER ROOM ONLY) REMOVE UNIT 310 FEEDERS FROM 311 METER. ADD NEW METER CAN ALONG W/100A D/C SWITCH & RECONNECT 310 TO NEW METER & D/C.
11-3570	09/26/2011	Completed	\$1,500	Commercial	REMOVE THREE 10' NON-BEARING INTERIOR WALLS
10-1670	05/21/2010	Completed	\$15,000		REPLACE EXISTING RAILING WITH NEW ALUMINUM RAIL AT PARKING LOT.
09-3955	12/08/2009	Completed	\$26,000		INSTALL CURBS 750'; INSTALL ASPHALT PAVING AND OVERLAY, 2300 SQUARE YARDS; INSTALL SITE DRAINAGE AS PER PLANS FOR STORMWATER
09-2891	09/02/2009	Completed	\$65,000	Commercial	DEMOLITION OF EXISTING PARKEING GARAGE.
06-3583	06/23/2006	Completed	\$30,000	Commercial	OVERLAY EXISTING ASPHALT 5,000 SQ YDS
06-00003339	06/16/2006	Completed	\$500	Commercial	INSTALL 200 LN FT OF 4" THICK NON STRUCTURAL INTERIOR CONCRETE WALL SUBSTITUTION FOR DRYWALL AT GROUND FLOOR
	01/01/1900		\$0		

[View Taxes for this Parcel](#)

A photograph of a multi-story building with a palm tree in the foreground and a car parked on the street. The building is light-colored with many windows. The palm tree is in the left foreground. A car is parked on the street in front of the building. The sky is clear and blue.

[illegible]

2024 TRIM Notice (PDF)

<https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=753114890&KeyValue=00065321-...> 2/3

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[Last Data Upload: 11/8/2024, 10:42:21 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

AUTHORIZATION FORM

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

Managing member of Southernmost Development Inc
Name of office (President, Managing Member) Name of owner from deed

authorize Jereme Sánchez
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

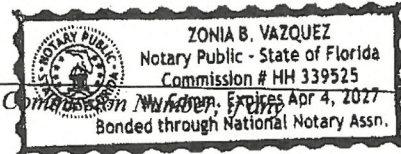
Subscribed and sworn to (or affirmed) before me on this 15 July 2024
Date

by Jereme Sanchez
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

Zonia Vazquez
Name of Acknowledger typed, printed or stamped





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

PRESIDENT of Florida Keys Medical Center, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Smith Hawks, PL
Please Print Name of Representative

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

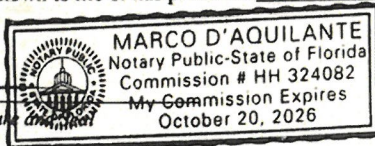
[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this _____
Date

by _____
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.

Marco D'Aquilante
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

PRESIDENT of Key West Professional Plaza, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Smith Hawks, PL
Please Print Name of Representative

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

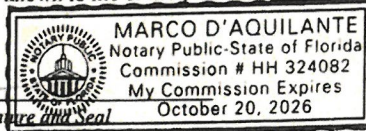
[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this _____
Date

by _____
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

Commission Number, if any

**VERIFICATION
FORM**



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

I, Barton W. Smith, in my capacity as Managing Member
(print name) (print position; president, managing member)

of Smith Hawks, PL
(print name of entity)

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

Vacant Kennedy Dr., 1200 Kennedy Drive, 1111 12th St., Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that 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.

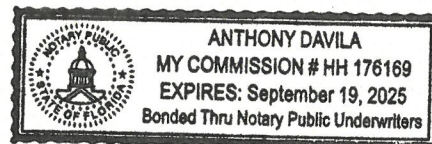
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 10/11/2024 by
date

Barton W. Smith
Name of Applicant

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

DEED

200187

THIS INSTRUMENT PREPARED BY:

Robert F. Souer
Attorney at Law
3603 N. Kousoult Blvd.
Key West, Florida

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That A. E. GOLAN and FLORENCE GOLAN, husband and wife, hereinafter called Grantors, do hereby grant an easement to THE CITY OF KEY WEST, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter called Grantee, for public utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction and improvement thereof, to-wit:

On the Island of Key West, in Monroe County, Florida, Begin at the southeast corner of Parcel 14 "Plat of Survey of Lands on Island of Key West, Monroe County, Florida" according to the plat thereof as recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida, and run thence S 65° 41' 40" N along the south boundary of the said Parcel 14 for a distance of 913.20 feet to the southwest corner of the said Parcel 14; thence run N 37° 34' 20" W along the west boundary of the said Parcel 14 and the extension thereof for a distance of 178.47 feet to a point that bears S 52° 25' 40" W from the southwest corner of Parcel 9 according to the plat referred to above; thence run N 52° 25' 40" E for a distance of 20 feet; thence run S 37° 34' 20" E for a distance of 363.47 feet; thence run N 68° 41' 40" E for a distance of 898.20 feet to the east boundary of the said Parcel 14; thence run S 21° 14' 20" E along the east boundary of the said Parcel 14 for a distance of 20 feet back to the point of beginning.

TOGETHER with the right of ingress and egress over property of the Grantors, so as to afford the Grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, overhanging branches and other natural obstructions on the above-described land, which may injure or interfere with the full and complete use of the aforesaid easement.

This easement shall terminate if at any time its use is discontinued for one year.

FILED FOR RECORD

EX 459 NR 25

IN WITNESS WHEREOF, these presents have been executed by the
Grantors herein, all as of the 10th day of December, A. D. 1970.

Signed, sealed and
delivered in the presence of: A. E. Hahn (SEAL)
A. E. Colan
Florence Colan (SEAL)
Florence Colan

STATE OF FLORIDA)
COUNTY OF MOBILE)

On December 10th, 1970, before me, the undersigned, a
Notary Public in and for the County and State, personally
appeared A. E. COLAN and FLORENCE COLAN, husband and wife, known
to me to be the persons whose names were subscribed to the within
instrument and acknowledged that they executed the same.

Robert R. Hahn
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 31, 1972
ISSUED MAY 11, 1968 BY S. S. BARNES

200187

Recorded in Official Record Book
Record Book - 1000
200187
Date of Entry 12/10/70
Record 1000



227596

EASEMENT

822-2085

1000

THIS INDENTURE, executed on the 6th day of October, A.D. 1980, by and between NANCY G. THORNBURG, individually, and as one of the surviving Trustees under the Will of A. E. GOLAN, deceased, joined by her husband, CHARLES N. THORNBURG, and SONORA KENT, A/K/A SANDRA KENT, a single woman over the age of eighteen years, individually, and as the other of the surviving two Trustees under the Will of A. E. GOLAN, deceased, parties of the first part, and FLORIDA KEYS AQUEDUCT AUTHORITY, a political subdivision of the State of Florida, party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and of execution and delivery of a quitclaim deed abandoning a portion of the easement recorded at OR 148, page 421, in the public records of Monroe County, Florida, the parties of the first part has this day bargained and sold, and by these presents does bargain, sell, convey, transfer, and deliver unto the party of the second part a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described at any time that it may see fit, and construct, maintain and repair underground pipeline and/or mains for the purpose of conveying water over, across, through and under the lands hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said pipelines and/or mains, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction and maintenance of said pipelines and/or mains.

The land affected by the grant of this easement and right of way is located in the County of Monroe, State of Florida.

The easement and right of way hereby granted is particularly described by metes and bounds as follows:

A parcel of land on the Island of Key West, Monroe County, Florida, lying South of Parcel 14, according to the plat thereof as recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida; and East of 12th Street; said parcel being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of Parcel 14 and run thence Southwesterly along the South boundary of said Parcel 14 for a distance of 200.00 feet to the Point of Beginning of parcel of land herein being described:

thence continue Southwesterly along the South boundary of said Parcel 14 for a distance of 264.65 feet to the Easterly right-of-way of 12th Street; thence Southeasterly along the Easterly right-of-way of 12th Street for a distance of 120.00 feet to a point; thence at right angles Northeasterly 20.00 feet to a point; thence at right angles

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NOV 16 1980

BL 822-2086

Northwesterly 100.00 feet to a point; thence at right angles North-
easterly 224.65 feet to a point; thence at right angles Southeasterly
100.00 feet to a point; thence at right angles Northeasterly 20.00
feet to a point; thence at right angles Northwesterly 120.00 feet
back to the Point of Beginning.

TO HAVE AND TO HOLD said easement and right of way unto the
said FLORIDA KEYS AQUEDUCT AUTHORITY, and unto its successors and
assigns forever.

The parties of the first part does hereby covenant with the
party of the second part that it is lawfully seized and possessed
of the real estate above described, that it is free from all encum-
brances, and that it will forever warrant and defend the title
thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the party of the
first part does hereby release any and all claims for damages from
whatsoever cause incidental to the exercise of the rights herein
granted.

Signed, sealed and delivered
in our presence,
As to Nancy G. Thornburgh and
Sondra Kent:

[Signature]

[Signature]

[Signature]

[Signature]

As to Charles H. Thornburgh

STATE OF FLORIDA,
COUNTY OF MONROE,

[Signature] (SEAL)
Nancy G. Thornburgh

[Signature] (SEAL)
Sondra Kent

[Signature] (SEAL)
Charles H. Thornburgh

I HEREBY CERTIFY that on this day personally appeared before me
an officer duly authorized to administer oaths and take acknowledgements,
Nancy G. Thornburgh to me well known to be the person
described in and who executed the foregoing Easement, and she
acknowledged before me that she executed the same freely and voluntarily
for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe,
State of Florida, this 6th day of October, 1980.

[Signature]
Notary Public, State of Florida

My commission expires: 4-1-84

MY COMMISSION EXPIRES APRIL 1, 1984

822-2087

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me
an officer duly authorized to administer oaths and take acknowledgments,
Sandra Kent, to me well known to be the person described in and who
executed the foregoing Easement, and she acknowledged before me that she
executed the same freely and voluntarily for the purposes therein
expressed.

WITNESS my hand and official seal at Miami, County of Dade,
State of Florida, this 6th day of October, 1980.

Laura J. Gaudin
Notary Public, State of Florida
My commission expires: 4-1-84
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 1, 1984

STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day personally appeared before me
an officer duly authorized to administer oaths and take acknowledgments,
CHARLES H. THORNBURGH, husband of NANCY G. THORNBURGH, to me well known
to be the person described in and who executed the foregoing Easement,
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 Key West, County of Monroe,
State of Florida, this 4th day of December, 1980.

Robert F. Lewis
Notary Public, State of Florida
My Commission Expires:

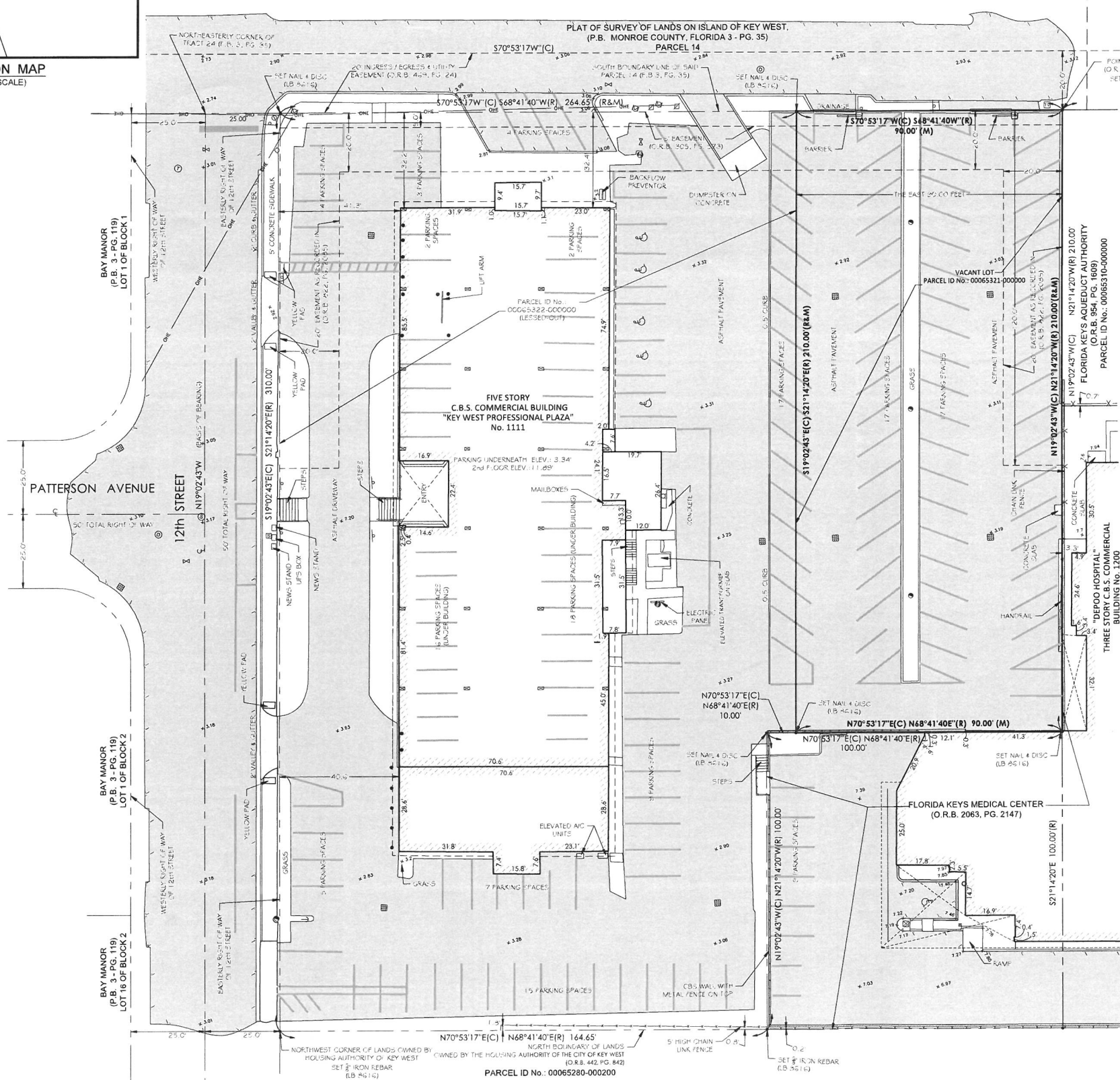
RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF DISTRICT COURT
RECORD VOLUME









Notary Public, State of Florida at Large
My Commission Expires Oct. 28, 1981
Issued by Governor Bob Martinez

SURVEY

PARCEL DESCRIPTION:

Commence at the Southeast corner of Parcel 14 and run thence Southwesterly along the South Boundary of said Parcel 14 for a distance of 200.00 feet to the Point of Beginning of the parcel of land herein being described; thence continue Southwesterly along the South boundary of said Parcel 14 for a distance of 264.65 feet to the Easterly right of way of 12th Street; thence run Southwesterly along the Easterly right of way of 12th Street for a distance of 310.00 feet to the Northwest corner of lands owned by the Housing Authority of the City of Key West; thence run Northeasterly along the North boundary of lands owned by the Housing Authority of the City of Key West for a distance of 144.65 feet; thence run Northwesterly and perpendicular to the preceding curve for a distance of 100 feet; thence run Northeasterly and perpendicular to the preceding curve for a distance of 100 feet; thence run Northwesterly and perpendicular to the preceding curve for a distance of 210 feet back to the Point of Beginning.



	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

2651 South Dixie Highway, Suite 325, Miami, FL 33156
PH: (786) 406-5369
FLORIDA CERTIFICATE OF AUTHORIZATION IB 8616

No.:	Date:
------	-------

Project Address / Parcel ID No.:

Scale:	AS SHOWN
Drawn By:	GP
Checked By:	EMS
Managed By:	GP
Drawing Date:	July 30, 2024
Project No.:	R-24002
Sheet 1 of 1	

SECTION 33- TOWNSHIP 67 SOUTH - RANGE 25 EAST
LYING AND BEING IN THE CITY OF KEY WEST, FLORIDA



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida, and being described as follows:

Commence at the Southwest corner of Parcel 16-A as shown on "Plat of Survey of Lands on Island of Key West, Monroe County, Florida," As recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida, and run thence South 21° 14' 20" East for a distance of 310 feet; thence run South 68°41'40" West for a distance of 40 feet to the Point of Beginning; thence continue South 68°41'40" West for a distance of 200 feet; thence run North 21°14'20" West for a distance of 210 feet; thence run North 68°41'40" East for a distance of 200 feet; thence run South 21°14'20" East for a distance of 210 feet back to the Point of Beginning.

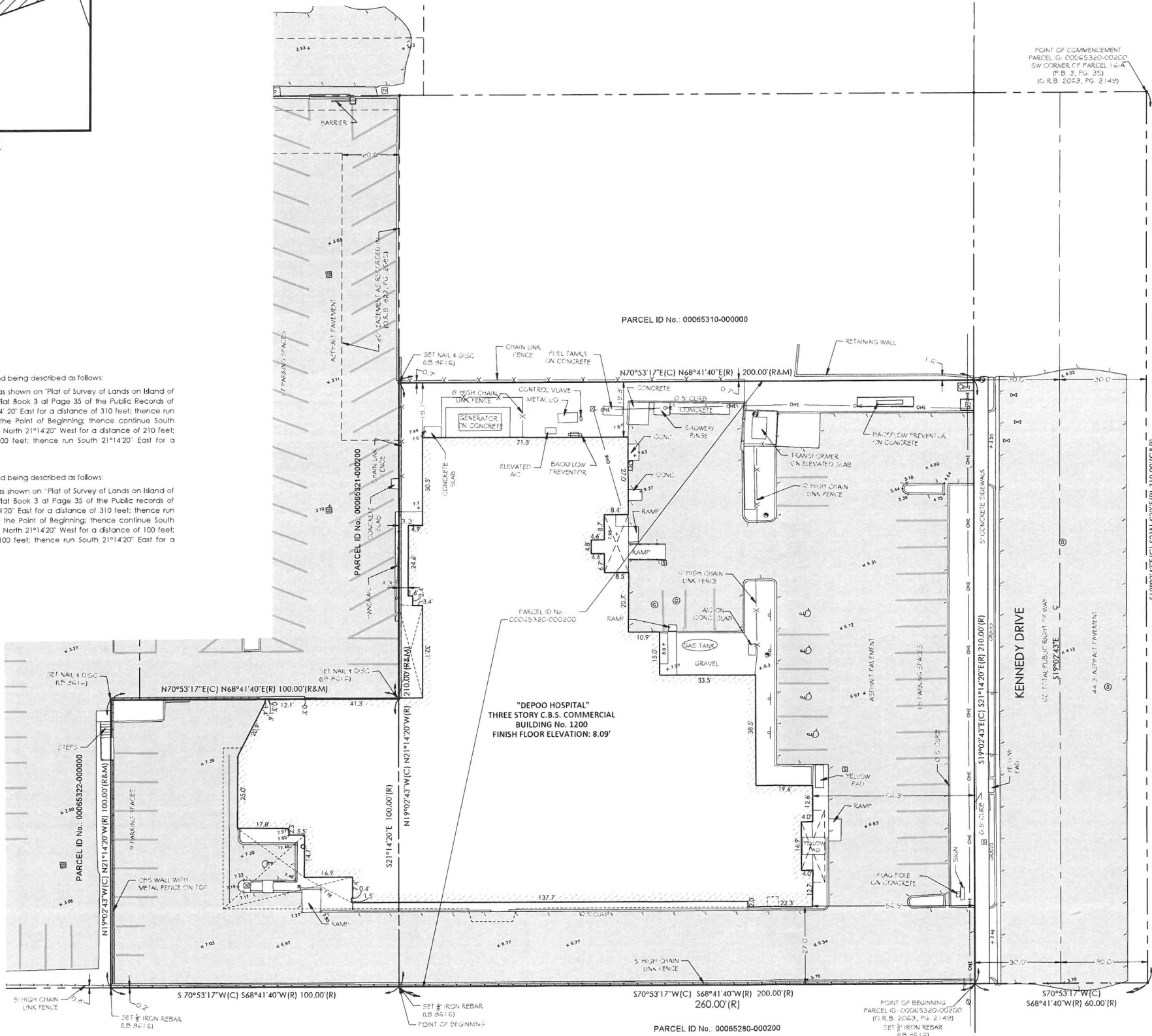
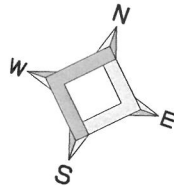
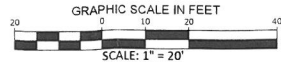
ALSO

On the Island of Key West, Monroe County, Florida, and being described as follows:

Commence at the Southwest corner of Parcel 16-A as shown on "Plat of Survey of Lands on Island of Key West, Monroe County, Florida," as recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida, and run thence South 21°14'20" East for a distance of 310 feet; thence run South 68°41'40" West for the distance of 260 feet to the Point of Beginning; thence continue South 68°41'40" West for a distance of 100 feet; thence run North 21°14'20" West for a distance of 100 feet; thence run North 68°41'40" East for a distance of 100 feet; thence run South 21°14'20" East for a distance of 100 feet back to the Point of Beginning.

(O.R.B. 2063, PG. 2149)

MAP OF BOUNDARY SURVEY



SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on June 22, 2024.

PROPERTY INFORMATION:

1200 Kennedy Drive, Key West, FL 33040
Parcel ID: 00065320-000200

Containing 52,000 sq.ft. or 1.194 acres, more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule SJ-17.051, Florida Administrative Code.

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a value commonly accepted in the surveying industry.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100' of a foot on hard surfaces and 1/10' of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10' of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

DATA SOURCES USED FOR SURVEY:

North arrow and bearings as shown hereon are based upon the Centerline of Kennedy Drive with an assumed bearing of N19°02'43"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being "7 feet", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120168 (City of Key West), Map No. 12087C1509, Suffix K, Map Revised Date: February 18, 2005.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and Benchmarks supplied by State of Florida Department of Transportation Project Network Control Financial Project ID 250548-3-52-01 SR 5

Benchmark: PNC 287 Elevation: + 3.89 ft. (N.G.V.D. '29)
SET FDOT BRASS DISC IN CONCRETE MONUMENT STAMPED 70-08-PNC-2.87

Plat of "Plat of Survey of Lands on Island of Key West, Monroe County, Florida" according to the Plat thereof as recorded in Plat Book 3 at Page 35 of the Public Records of Monroe County, Florida.

Plat of "Bay Manor" according to the Plat thereof as recorded in Plat Book 3 at Page 119 of the Public Records of Monroe County, Florida.

Quit Claim Deed, recorded on December 4, 2004 in Official Records Book or Deed Book 2063 at Page 2147, of the Public Records of Monroe County, Florida.

LIMITATIONS:

Since no other information were furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

FLORIDA KEYS MEDICAL CENTER INC

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule SJ-17.051 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Roebling & Co., LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB 8616

Eduardo M 2024.07.31
Suarez 10:35:21 -04'00'

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS613
State of Florida

NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

Roebling & Co., LLC
Surveyors and Mappers

12651 South Dixie Highway, Suite 325, Miami, FL 33156
PH: (786) 406-5369
FLORIDA CERTIFICATE OF AUTHORIZATION LB 8616

RECORD OF REVISION

By:

Description

Date:

No.:

Project Name:
FLORIDA KEYS MEDICAL CENTER INC

Project Address:
1200 Kennedy Drive, Key West, FL 33040 / 00065320-000200

Project Name:

Scale: AS SHOWN

Drawn By: GP

Checked By: EMS

Managed By: GP

Drawing Date: July 30, 2024

Project No.:

R-24002

Sheet 1 of 1

SITE PLAN



DEPOO HOSPITAL

PARKING GARAGE & MEDICAL CENTER

[illegible]

OWNER

SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT

SMITH HAWKS PL

ARCHITECT OF RECORD

PAWEL M. HANUSOWSKI
AR103050

PROJECT

DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
RENDERING

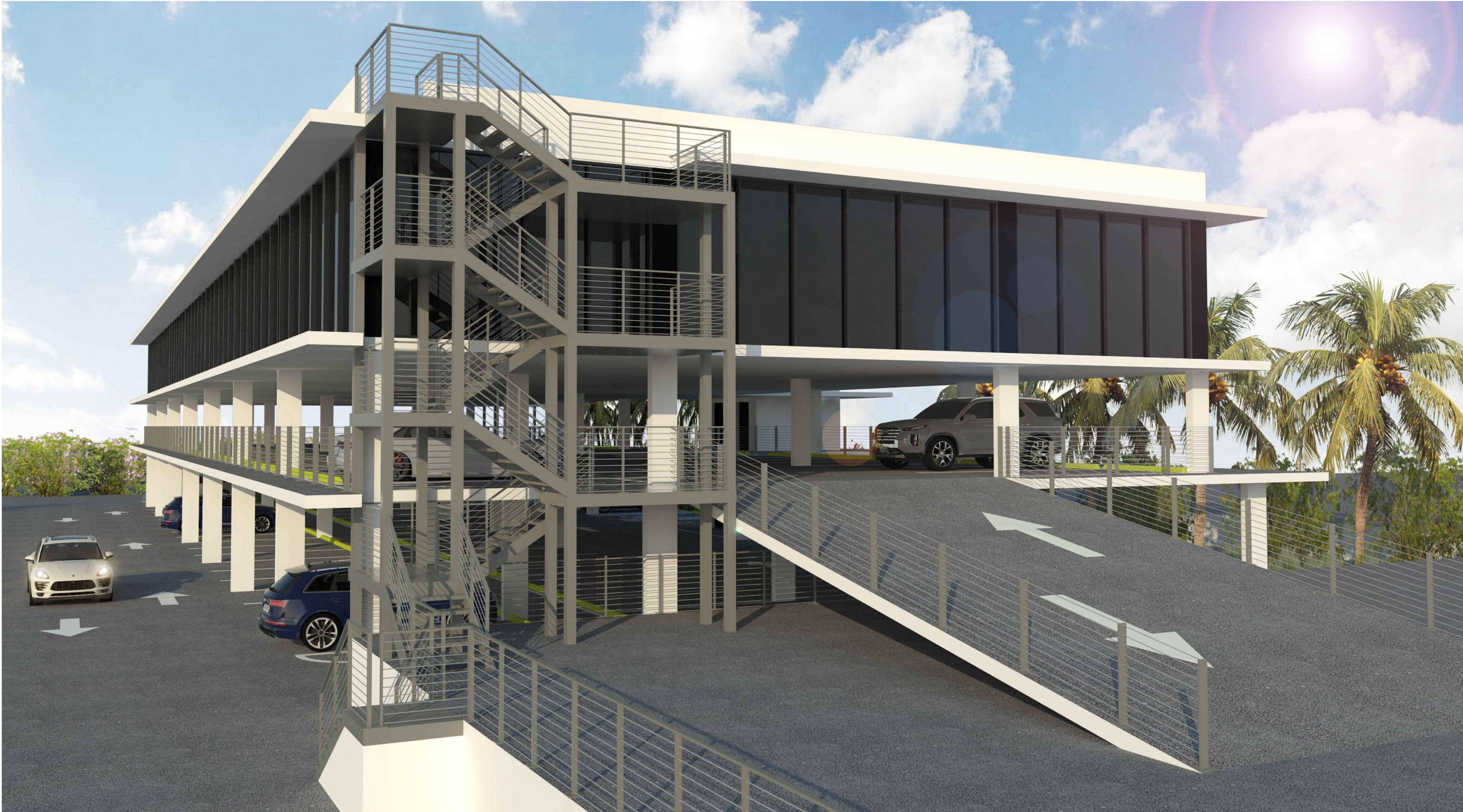
SCALE
N.T.S.

DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
0-1



DEPOO HOSPITAL
PARKING GARAGE & MEDICAL CENTER

NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL

ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
RENDERING

SCALE
N.T.S.

DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
0-2

INDEX

0-1	RENDERING
0-2	RENDERING
0-3	SITE PLAN DATA
A-0	SITE PLAN DATA
A-1.1	EXISTING SITE PLAN
A-1.2	PROPOSED SITE PLAN
A-2	GROUND FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	ROOF PLAN
A-6	ELEVATIONS
LS-1	EXISTING LANDSCAPE PLAN
LS-2	PROPOSED LANDSCAPE PLAN

NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24
OWNER SOUTHERNMOST DEVELOPMENT INC OWNER'S AUTHORIZED AGENT SMITH HAWKS PL ARCHITECT OF RECORD PAWEL M. HANUSOWSKI AR103050		
PROJECT DEPOO PARKING GARAGE VACANT KENNEDY DRIVE KEY WEST, FL 33040 1200 KENNEDY DRIVE, KEY WEST FL 33040 1111 12 ST, KEY WEST FL 33040		
DRAWING INDEX		
SCALE N.T.S.		
DRAWED JS		
REVIEWED JS		
PROJECT 2024—1		
SHEET # 0—3		



SITE DATA TABLE (KEY WEST PROFESSIONAL PLAZA LOT)				
1111 12TH ST, KEY WEST FL 33040 (00065322-001401)				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING:	RO	RO	N/A	N/A
FLOOD ZONING:	AE	AE	N/A	N/A
SIZE OF SITE	MIN LOT SIZE: 10,000 SF. MIN. DIMENSIONS: 10 FT. MIN. DEPTH 100 FT	LOT SIZE: 30,098 SF. 260'0" X 114'0" (REGULAR SHAPED)	N/A	N/A
HEIGHT:	35'-0"	5 STORIES	N/A	N/A
FRONT SET BACK:	30'-0"	N/A	40'-3" *	N/A
SIDE SET BACK:	15'-0"	N/A	52'-8"	N/A
SIDE SET BACK:	15'-0"	N/A	N/A	N/A
STREET SIDE SET BACK:	15'-0"	N/A	32'-2"	N/A
REAR SET BACK:	25'-0"	N/A	57'-8"	N/A
F.A.R. :	0.8	0.8 (48,040 SF)	N/A	N/A
BUILDING COVERAGE:	40% (21,239 SF)	29% (15,432 SF)	30% (15,996 SF)	N/A
IMPERVIOUS SURFACE:	60% (31,858 SF)	87% (46,344 SF)	87% (46,445 SF)	N/A
PARKING:	1 PER EVERY 300 SF	90	N/A	N/A
HANDICAP PARKING:	5	5	N/A	N/A
BICYCLE PARKING:	AT LEAST 25% OF VEHICLE REQUIREMENT	28	N/A	N/A
OPEN SPACE/LANDSCAPE:	N/A	31,118 SF / 6,548 SF	30,484 SF / 6,618 SF	N/A
NUMBER & TYPE OF UNITS	16 DWELLING UNITS PER PHASES	N/A	OFFICE SPACE	N/A
CONSUMPTION AREA OR NUMBER OF SEATS:	N/A	N/A	N/A	N/A

SITE DATA TABLE (ALL 3 LOTS TOGETHER)				
VACANT KENNEDY DRIVE, KEY WEST FL 33040 (00065321-000000)				
1200 KENNEDY DRIVE, KEY WEST FL 33040 (00065320-000200)				
1111 12TH ST, KEY WEST FL 33040 (00065322-001401)				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING:	RO	RO	N/A	N/A
FLOOD ZONING:	AE	AE	N/A	N/A
SIZE OF SITE	MIN. LOT SIZE: 10,000 SF MIN. WIDTH 10 FT MIN. DEPTH 100 FT	LOT 802: 12,000 SF 40' X 300' X 0' (IRREGULAR SHAPES)	N/A	N/A
HEIGHT:	35'-0"	5 STORIES	35'-0"	N/A
FRONT SET BACK:	30'-0"	N/A	38'-6 "	N/A
SIDE SET BACK:	15'-0"	N/A	15'-0"	N/A
SIDE SET BACK:	15'-0"	N/A	27'-0"	N/A
STREET SIDE SET BACK:	15'-0"	N/A	N/A	N/A
REAR SET BACK:	25'-0"	N/A	56'-3 1/2"	N/A
F.A.R. :	0.8	DEPOX HOSPITAL BUILDING 0.3 (45,728 SF) KEY WEST PROFESSIONAL PLAZA BUILDING 0.4 (48,040 SF) TOTAL: 0.7 (93,768 SF)	NEW BUILDING: 0.1 (13,000 SF) DEPOX HOSPITAL BUILDING 0.3 (45,728 SF) KEY WEST PROFESSIONAL PLAZA BUILDING 0.4 (48,040 SF) TOTAL: 0.8 (106,768 SF)	N/A
BUILDING COVERAGE:	40% (49,582 SF)	37% (35,033 SF)	38% (47,921 SF)	N/A
IMPERVIOUS SURFACE:	60% (31,858 SF)	89% (111,209 SF)	88% (109,346 SF)	N/A
PARKING:	1 PER EVERY 300 SF	193	219	N/A
HANDICAP PARKING:	6	10	14	N/A
BICYCLE PARKING:	AT LEAST 25% OF VEHICLE REQUIREMENT	54	64	N/A
OPEN SPACE/LANDSCAPE:	N/A	65,338 SF / 12,746 SF	50,587 SF / 14,609 SF	N/A
NUMBER & TYPE OF UNITS PER ACRES	16 DWELLING UNITS PER ACRES	N/A	MEDICAL OFFICE	N/A
CONSUMPTION AREA OR NUMBER OF SEATS:	N/A	N/A	N/A	N/A

[illegible]

OWNER

SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT

SMITH HAWKS PL

ARCHITECT OF RECORD

PAWEŁ M. HANUSOWSKI
AR103050

PROJECT

DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040

1200 KENNEDY DRIVE, KEY WEST FL 33040

1111 12 ST, KEY WEST FL 33040

DRAWING
SITE DATA TABLE

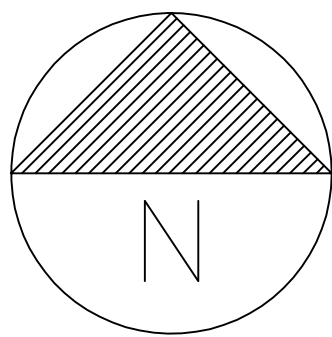
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N.T.S.

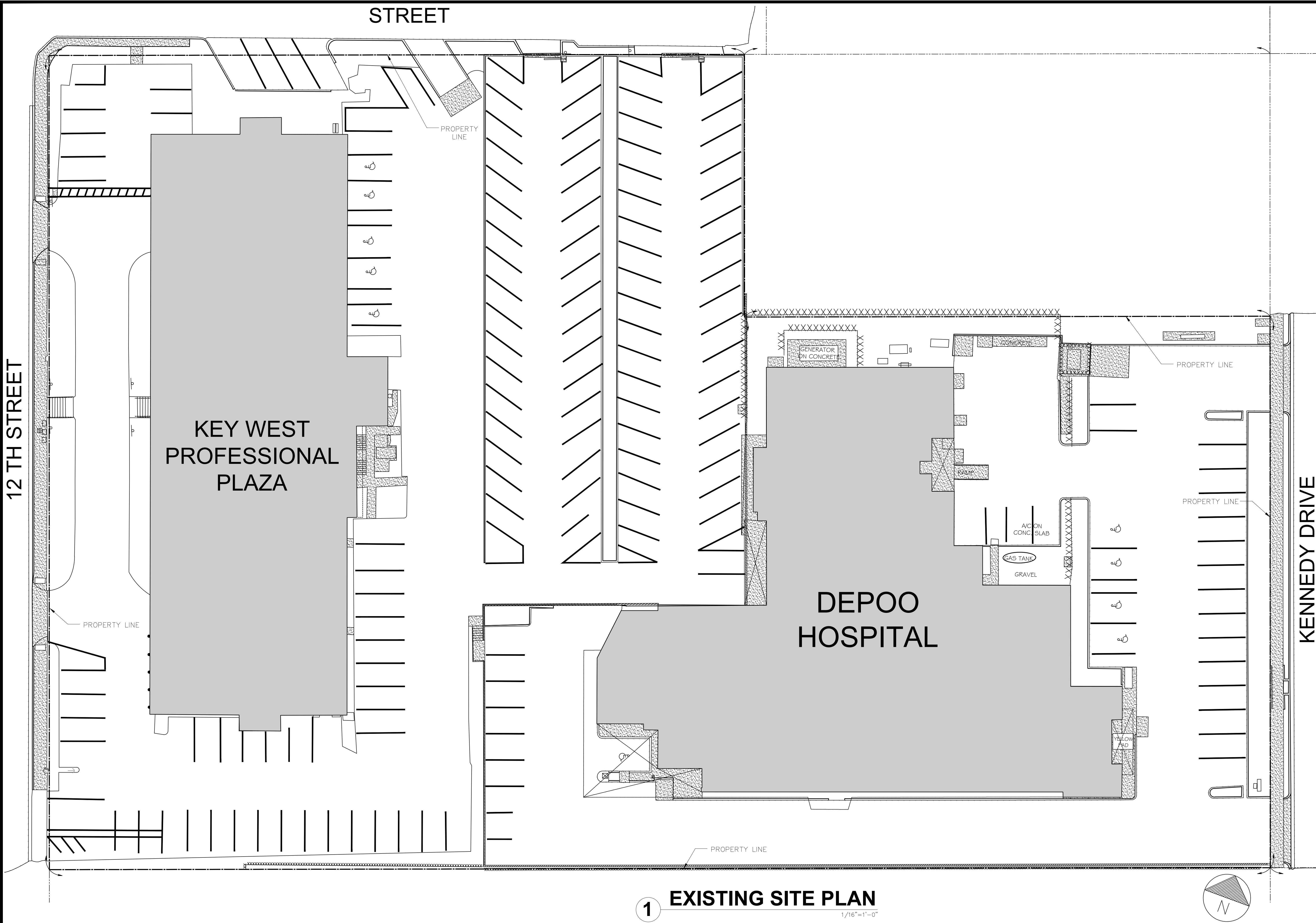
DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
A-0





12 TH STREET

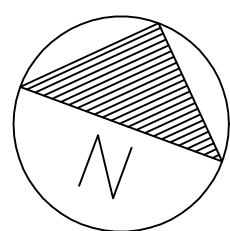
STREET

KEY WEST
PROFESSIONAL
PLAZA

DEPOO
HOSPITAL

1 EXISTING SITE PLAN

1/16"=1'-0"



NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL

ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
EXISTING SITE PLAN (3 LOTS)

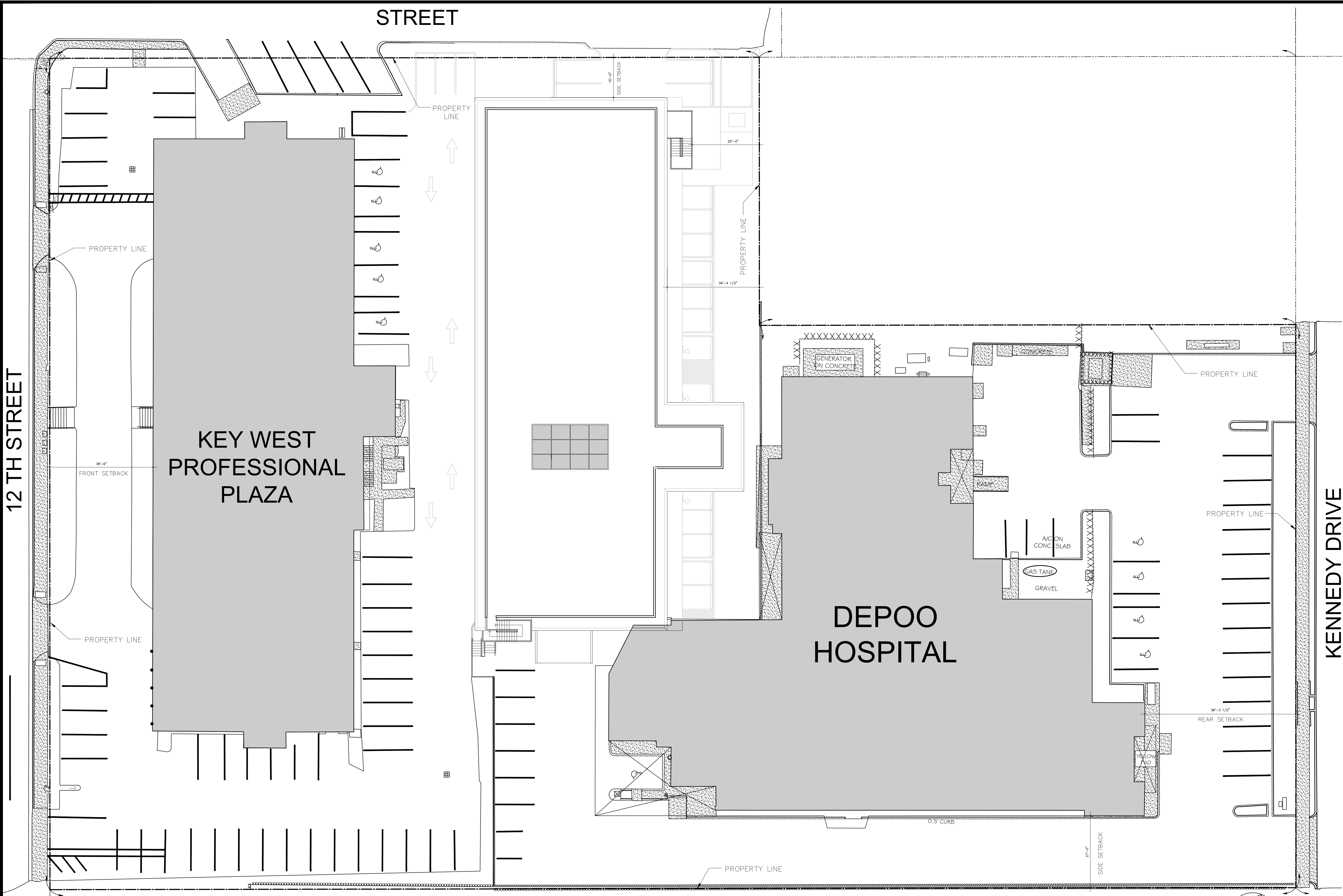
SCALE
1/16"=1'-0"

DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
A-1.1



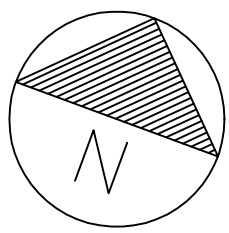
12 TH STREET

STREET

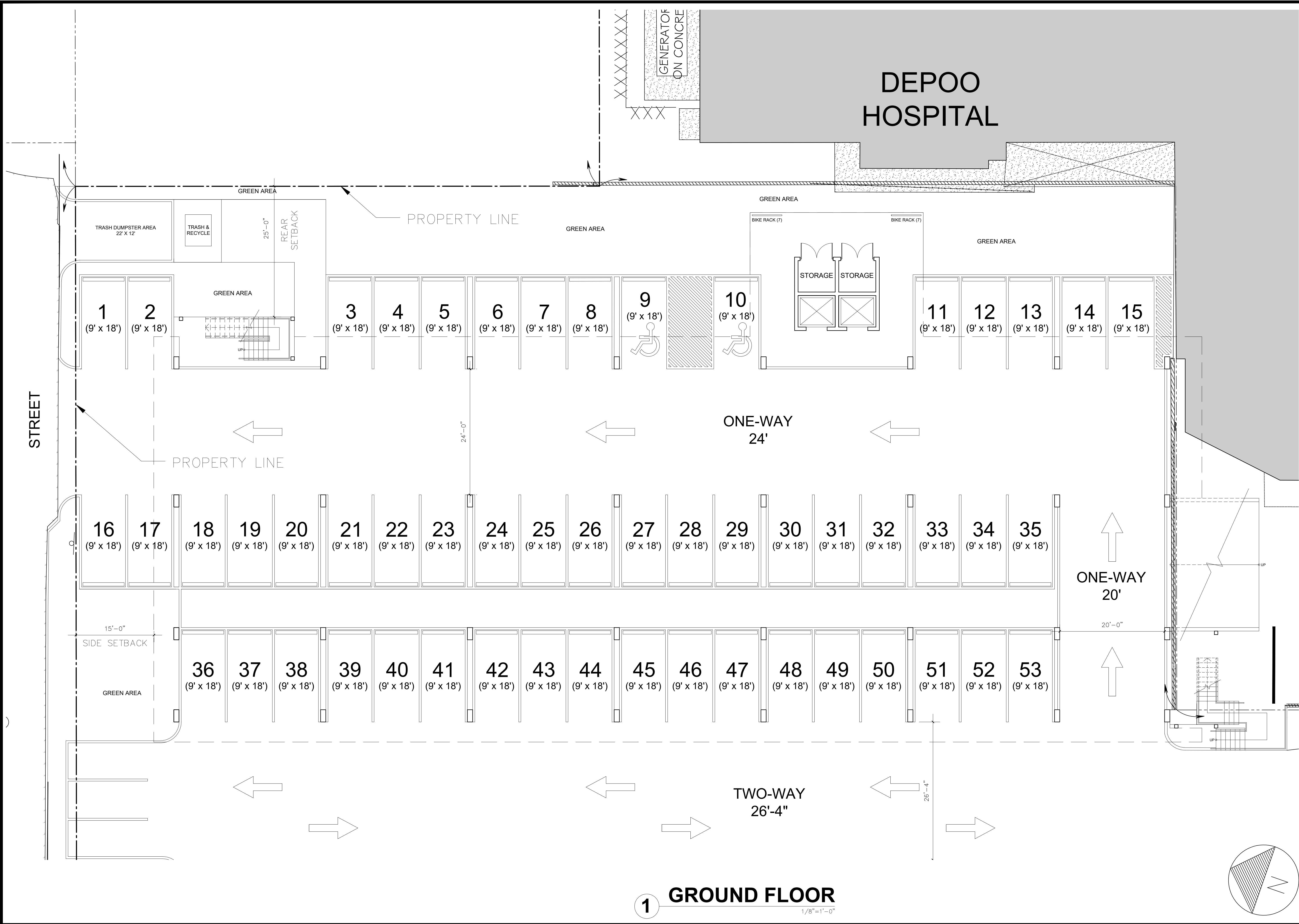
KENNEDY DRIVE

1 PROPOSED SITE PLAN

1/16"=1'-0"



NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24
OWNER SOUTHERNMOST DEVELOPMENT INC		
OWNER'S AUTHORIZED AGENT SMITH HAWKS PL		
ARCHITECT OF RECORD PAWEL M. HANUSOWSKI AR103050		
PROJECT DEPOO PARKING GARAGE VACANT KENNEDY DRIVE KEY WEST, FL 33040 1200 KENNEDY DRIVE, KEY WEST FL 33040 1111 12 ST, KEY WEST FL 33040		
DRAWING PROPOSED SITE PLAN (3 LOTS)		
SCALE 1/16"=1'-0"		
DRAWN JS		
REVIEWED JS		
PROJECT 2024-1		
SHEET # A-1.2		



NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL

ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE
SOUTHERNMOST DEVELOPMENT INC
VACANT KENNEDY DRIVE
KEY WEST FL 33040

DRAWING
GROUND FLOOR

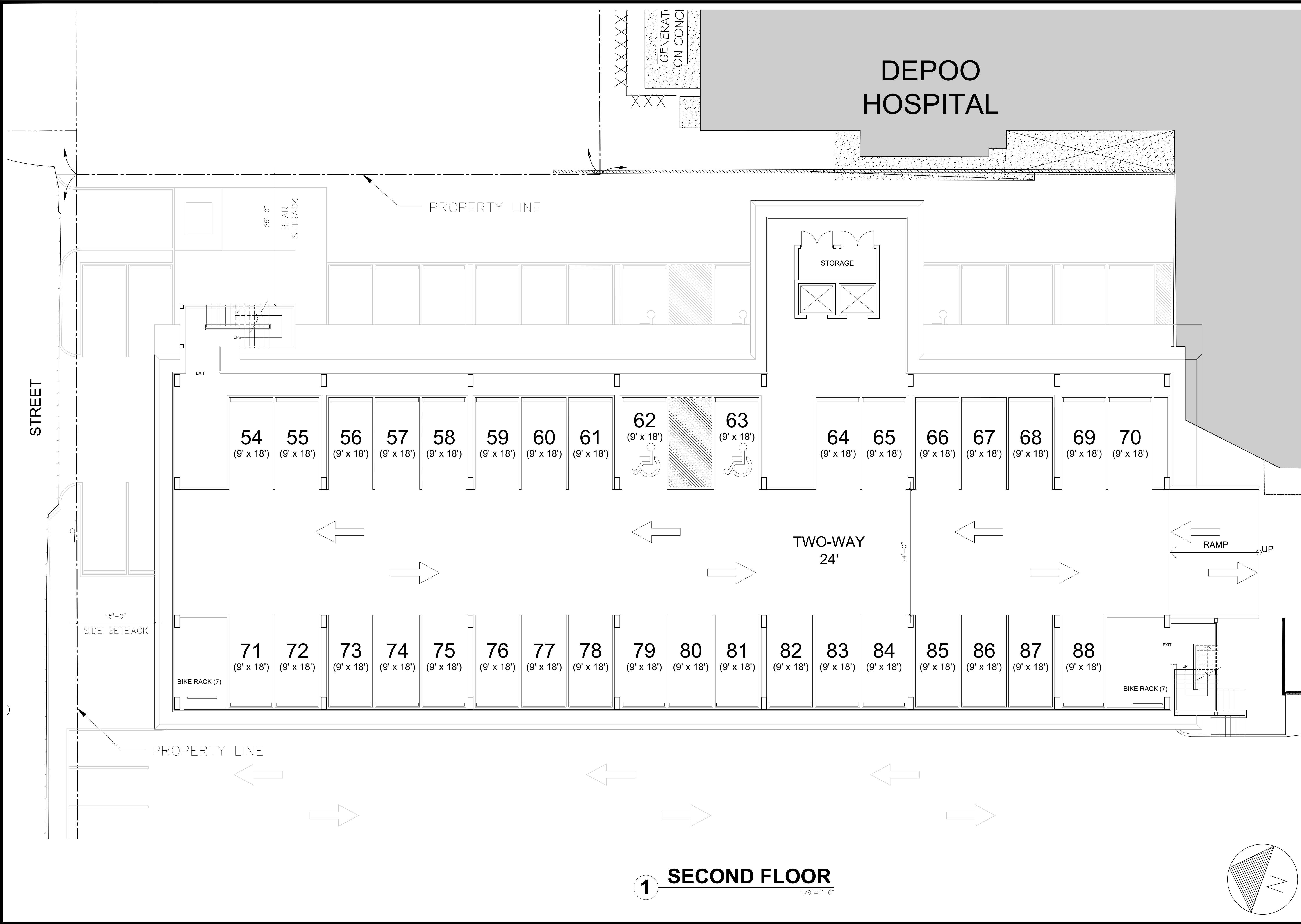
SCALE
1"=1'-0"

DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
A-2



1 SECOND FLOOR

1/8"=1'-0"

NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC
OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL
ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE
VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
SECOND FLOOR

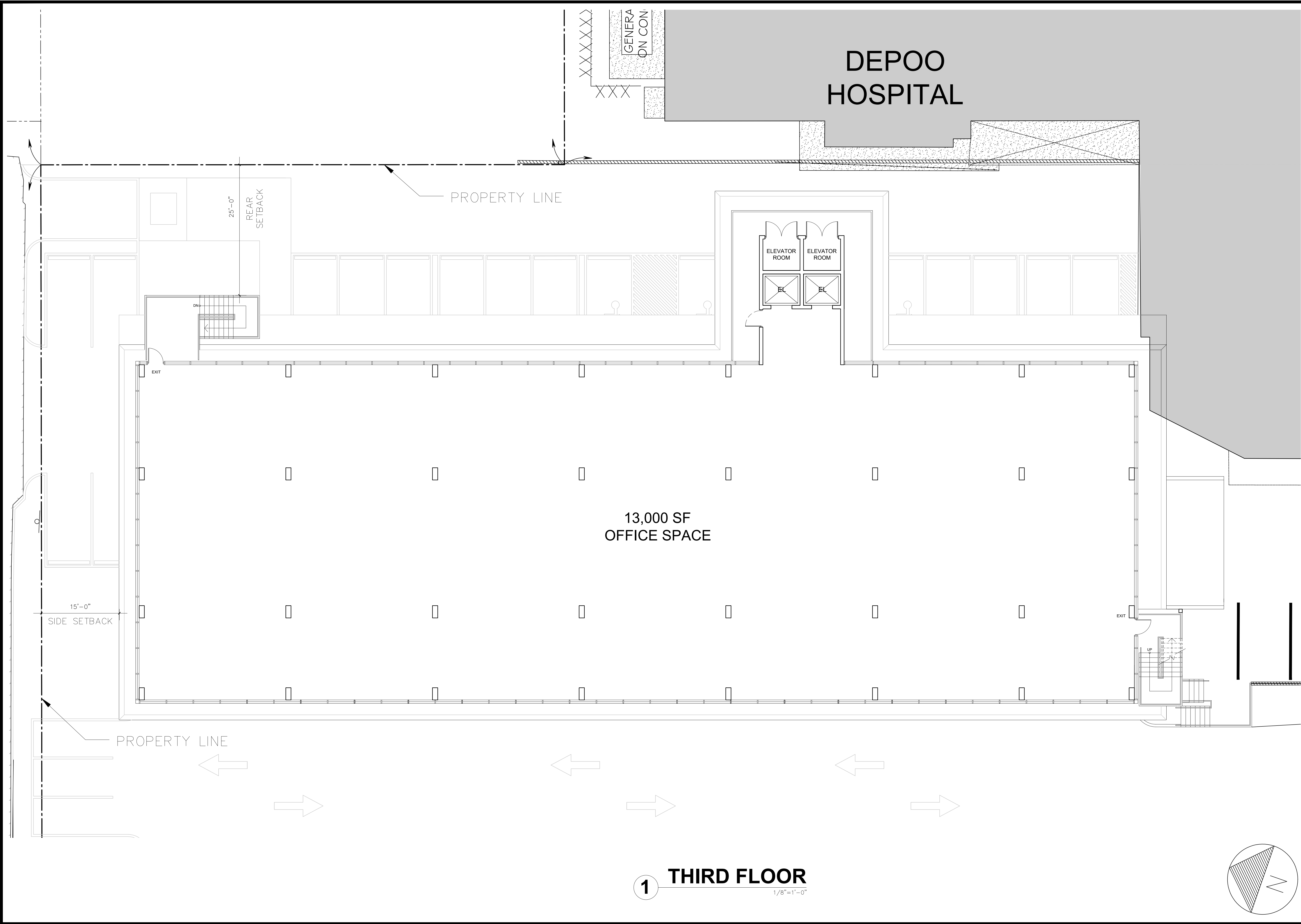
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1/8"=1'-0"

DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
A-3



NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL

ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
THIRD FLOOR

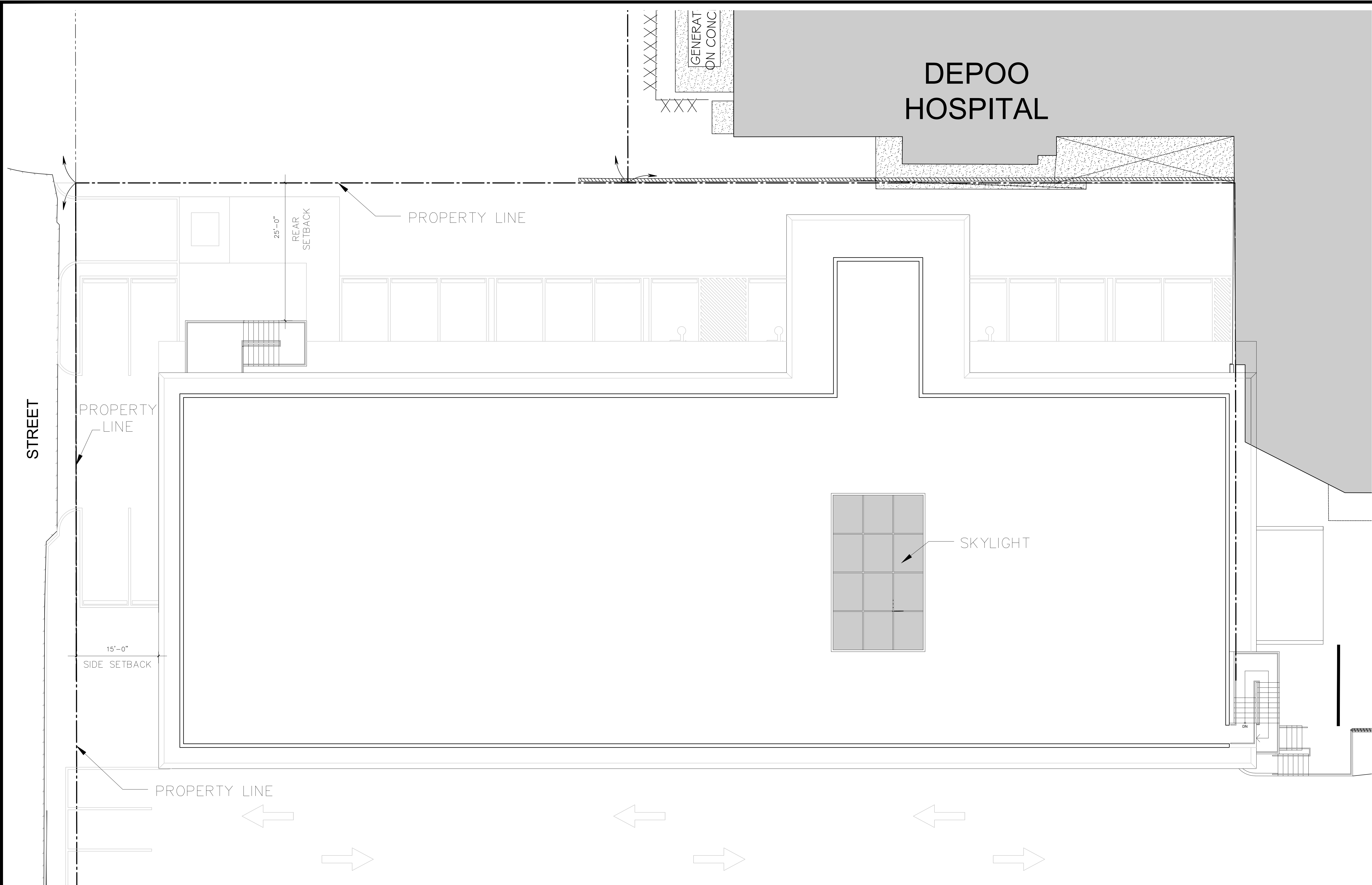
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DRAWN
JS

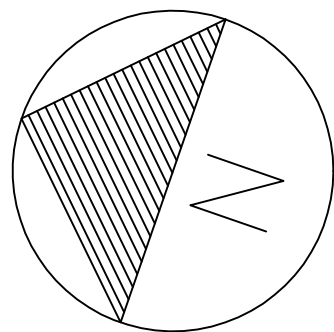
REVIEWED
JS

PROJECT
2024-1

SHEET #
A-4



1 ROOF PLAN
1/8"=1'-0"



NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC
OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL
ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
ROOF PLAN

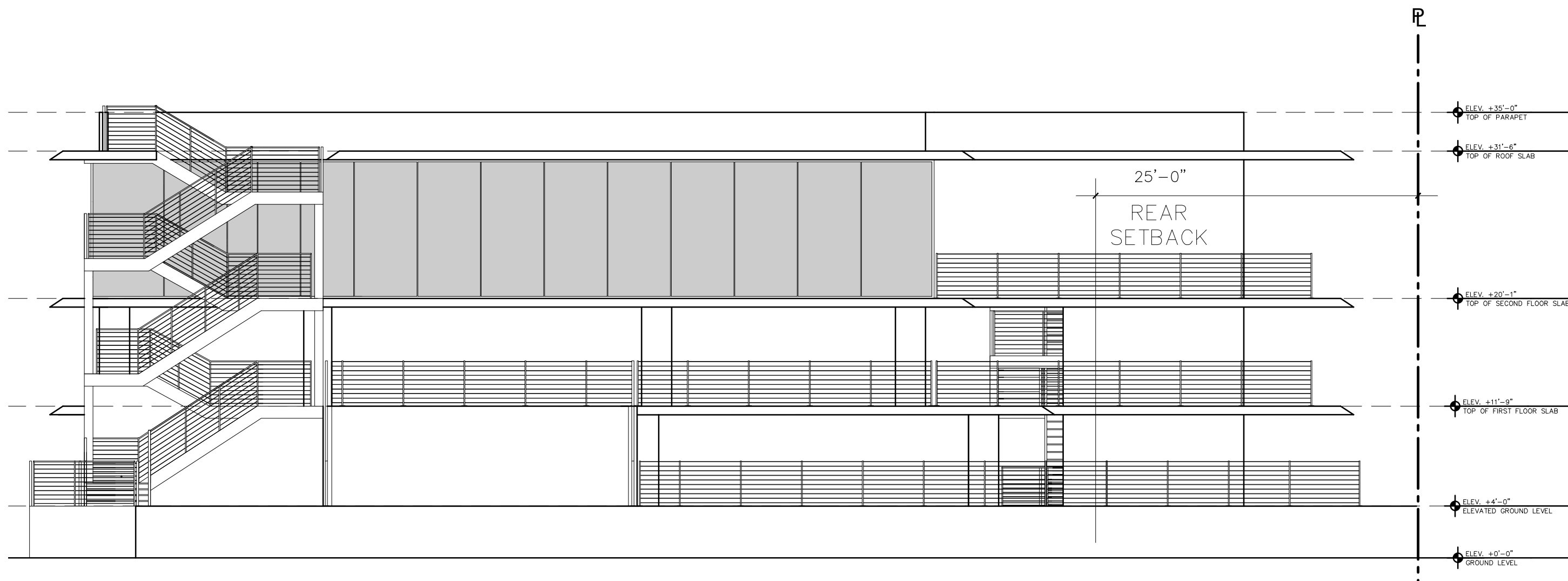
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DRAWN
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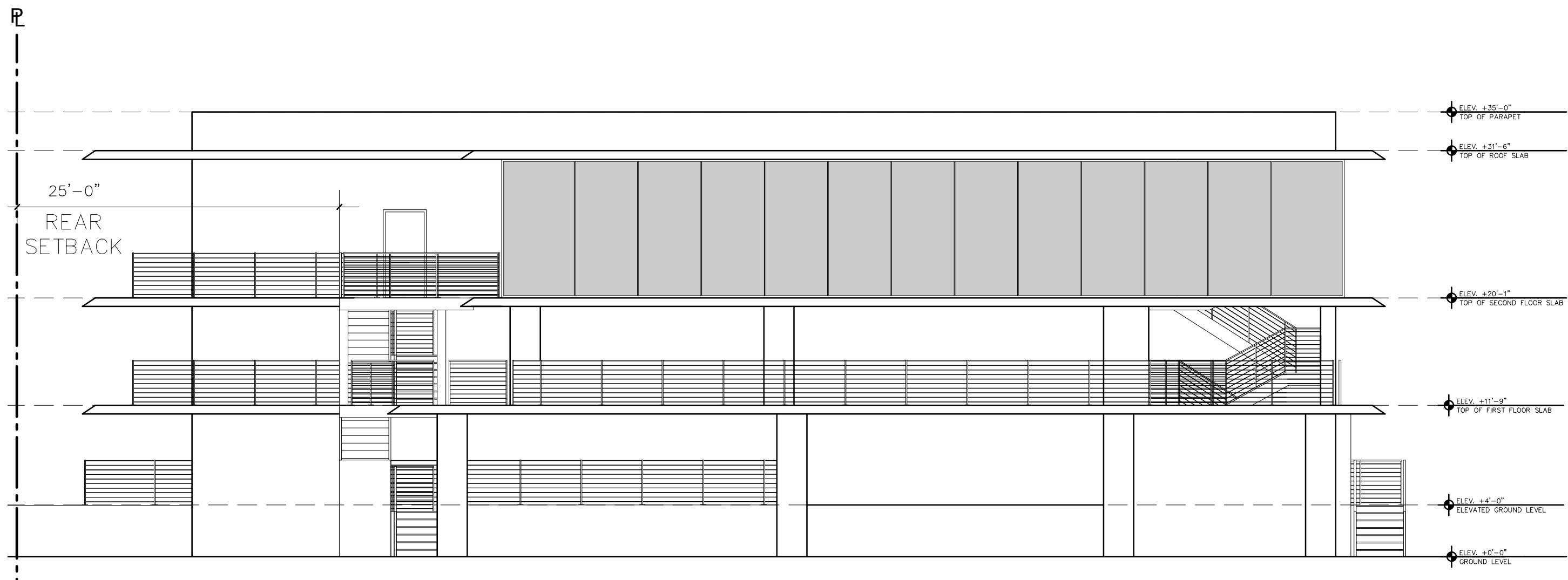
REVIEWED
JS

PROJECT
2024-1

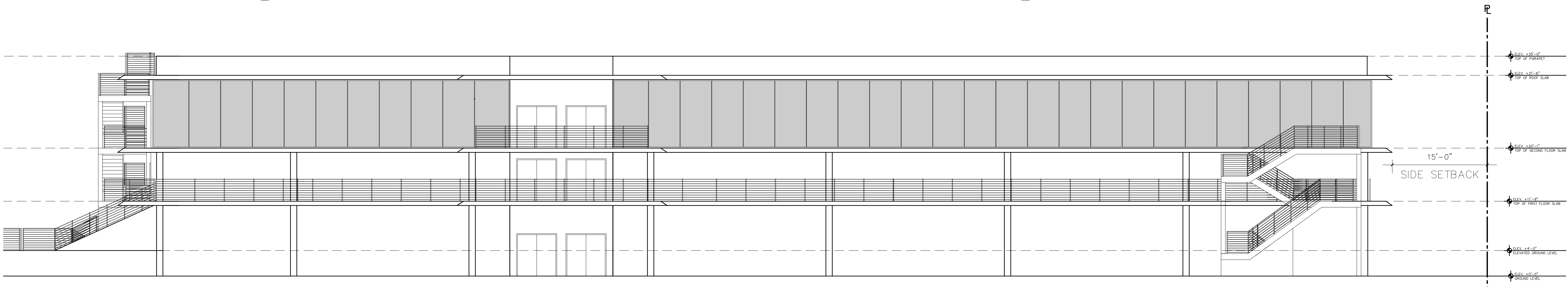
SHEET #
A-5



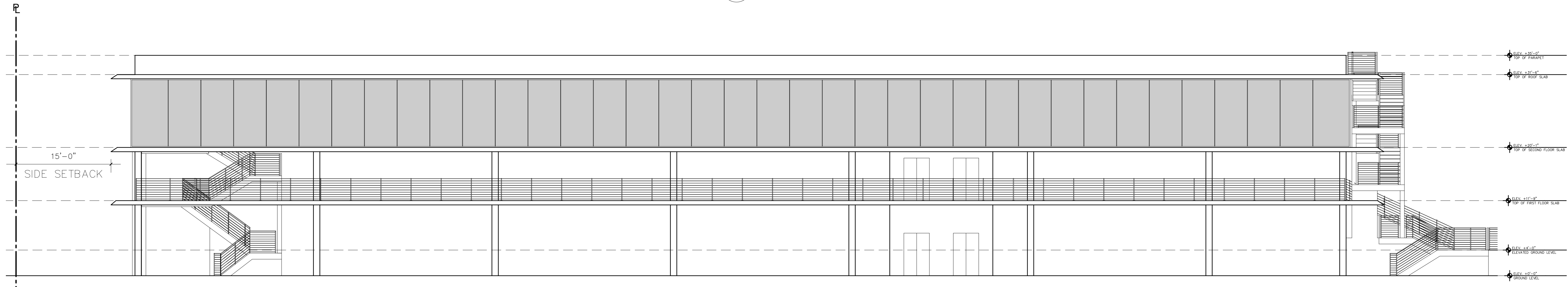
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL

ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
ELEVATIONS

SCALE
1/8"=1'-0"

DRAWN
JS

REVIEWED
JS

PROJECT
2024-1

SHEET #
A-6

STREET

KEY WEST
PROFESSIONAL
PLAZA

DEPOO HOSPITAL

2 TREE LEGEND

TREES TO BE REMOVED OR REPLACED:
42, 43, 44, 45 & 46:

ID	COMMON NAME	SCIENTIFIC NAME	DIAMETER (IN.)	HEIGHT (FT.)	SPREAD (FT.)
1	ARECA PALM	ARECA CATECHU	4	7	6
2	ARECA PALM	ARECA CATECHU	3	14	7
3	ARECA PALM	ARECA CATECHU	3	20	6
4	COCONUT	COCOS NUCIFERA	8	35	8
5	ARECA PALM	ARECA CATECHU	4	17	8
6	ARECA PALM	ARECA CATECHU	4	22	8
7	ARECA PALM	ARECA CATECHU	4	20	8
8	ARECA PALM	ARECA CATECHU	4	20	8
9	ARECA PALM	ARECA CATECHU	4	20	8
10	ARECA PALM	ARECA CATECHU	4	17	8
11	COCONUT	COCOS NUCIFERA	16	28	10
12	WEETING BOTTLE-BUSH	CALLISTEMON VANDALUS	8	18	9
13	GARBAGE PALM	SABAL PALMETTO	10	21	6
14	GARBAGE PALM	SABAL PALMETTO	12	11	6
15	WEETING PALMETTO	CALLISTEMON	9	14	9
17	GARBAGE PALM	SABAL PALMETTO	10	20	6
18	GARBAGE PALM	SABAL PALMETTO	10	20	6
19	GARBAGE PALM	SABAL PALMETTO	10	20	7
21	ARECA PALM	ARECA CATECHU	4	24	6
22	ARECA PALM	ARECA CATECHU	4	24	6

23	ARECA PALM	ARECA CATERPILLAR	4	24	6
24	ARECA PALM	ARECA CATERPILLAR	4	22	5
25	ARECA PALM	ARECA CATERPILLAR	4	22	5
26	ARECA PALM	ARECA CATERPILLAR	4	17	4
28	ARECA PALM	ARECA CATERPILLAR	4	14	5
27	ARECA PALM	ARECA CATERPILLAR	4	14	5
28	ARECA PALM	ARECA CATERPILLAR	4	22	5
29	ARECA PALM	ARECA CATERPILLAR	4	14	5
30	ARECA PALM	ARECA CATERPILLAR	4	14	5
31	ARECA PALM	ARECA CATERPILLAR	4	21	6
32	ARECA PALM	ARECA CATERPILLAR	4	14	5
33	ARECA PALM	ARECA CATERPILLAR	4	20	6
34	CABBAGE PALM	BARNA PIAZZETTO	10	16	6
35	CABBAGE PALM	BARNA PIAZZETTO	10	20	6
36	CABBAGE PALM	BARNA PIAZZETTO	10	20	6
37	CABBAGE PALM	BARNA PIAZZETTO	10	20	6
38	CABBAGE PALM	BARNA PIAZZETTO	10	20	6
39	ARECA PALM	OTTOPO LUSCOSO	4	20	123.10
40	ARECA PALM	OTTOPO LUSCOSO	4	20	123.10
41	WEINING FICUS	POCIS BENJAMIN	10	13	26
42	GUARDO LILIO	BURSERIA SAMARUBA	16	30	26
43	HEAT TREATING	DIETETICA SAN MARCO	10	18	26
44	HEAT TREATING	DIETETICA SAN MARCO	12	23	26

46	HEIT HALL BANGKOK	HEIT HALL BANGKOK	12	20	23
47	ARECA PALM	ARECA PALM	12	20	28
47	ARECA PALM	ARECA PALM	1	13	4
48	COMMON BAMBOO	BAMBUZA VULGARIS	3	15	4
49	MONKEY FACE PLANT	MONODORA MORIBUNDI	12	7	7
50	SEA SHAPLE TREE	COCODRILUS LUCIFERA	16	27	23
51	GEGER TREE	CORDIA SEBESTENA	5	12	13
52	GEGER TREE	CORDIA SEBESTENA	5	12	10
53	GEGER TREE	CORDIA SEBESTENA	5	12	10
54	HEIT HALL BANGKOK	HEIT HALL BANGKOK	10	30	30
55	COCOPILM	CYPHOLOSTYLIS PACHA	2	2	7 X 145
56	CREPPING FICUS	FICUS PALMATA	1	2	3
57	FURBER CHAMPAKATUL	FICUS AUREA	2	5	6
58	ARECA PALM	ARECA CATECHU	4	13	8
59	GRASS BELLTOPPING	CORDONARIS DENDRICA	22	20	27
60	GRASS BELLTOPPING	CORDONARIS DENDRICA	30	30	36
61	CENTURY PLANT	ALOE AMERICANA	16	7	7
62	GRASS BELLTOPPING	CORDONARIS DENDRICA	30	22	44
63	ALIVE BELLTOPPING	CORDONARIS DENDRICA	5	5	5 X 30
64	COCONUT	COCOS NUCEFERA	8	30	20
65	ARECA PALM	DYPHYS LUTEUSCENT	2	12	14 X 45
66	ARECA PALM	DYPHYS LUTEUSCENT	2	12	12 X 16

[illegible]

OWNER

SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT

SMITH HAWKS PL

ARCHITECT OF RECORD

PAWEL M. HANUSOWSKI
AR103050

PROJECT

DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040

1200 KENNEDY DRIVE, KEY WEST FL 33040

1111 12 ST, KEY WEST FL 33040

DRAWING

EXISTING LANDSCAPE PLAN

SCALE
1/16"=1'-0"

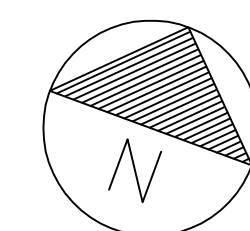
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REVIEWED
JS

PROJECT
2024-1

SHEET #
LS-1

1 EXISTING LANDSCAPE PLAN

$$1/16'' = 1' - 0''$$


12 TH STREET

STREET

KEY WEST
PROFESSIONAL
PLAZA

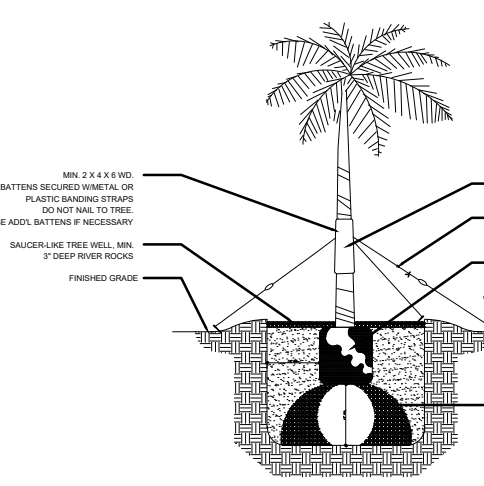
DEPOO
HOSPITAL

1 PROPOSED LANDSCAPE PLAN

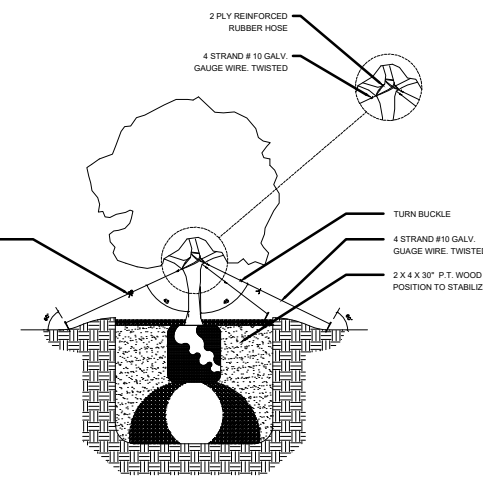
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NEW TREE SCHEDULE:

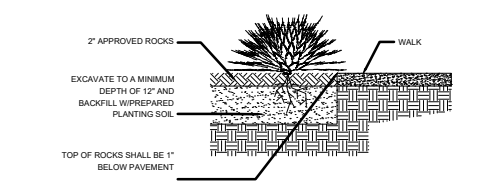
NO.	COMMON NAME	SCIENTIFIC NAME	HEIGHT (FT.)	SPREAD (FT.)
1	COCONUT	COCOS NUCFERA	12	6
2	COCONUT	COCOS NUCFERA	12	6
3	CENTURY PLANT	AGAVE AMERICANA	3	3
4	CENTURY PLANT	AGAVE AMERICANA	3	3
5	CENTURY PLANT	AGAVE AMERICANA	3	3
6	CENTURY PLANT	AGAVE AMERICANA	3	3
7	CENTURY PLANT	AGAVE AMERICANA	3	3
8	CENTURY PLANT	AGAVE AMERICANA	3	3
9	COMMON BAMBOO	BAMBUSA VULGARIS	8	3
10	COMMON BAMBOO	BAMBUSA VULGARIS	8	3
11	COCONUT	COCOS NUCFERA	12	6
12	GUINOA LINDLEY	BURKHARDIA LINDLEYANA	35	21
13	WEST PALM	SCHETENNA NARANSO	18	25
14	WEST PALM	SCHETENNA NARANSO	20	30
15	WEST PALM	SCHETENNA NARANSO	20	23
16	WEST PALM	SCHETENNA NARANSO	20	28



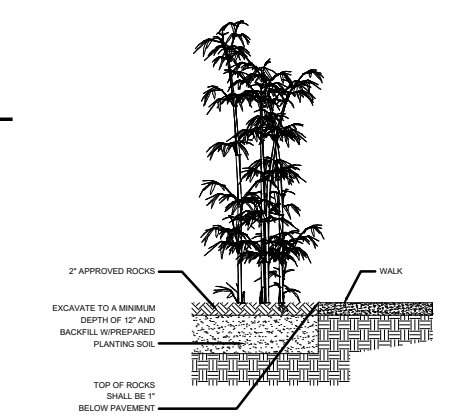
PALM TREE DETAIL



TREE DETAIL



AGAVE DETAIL



BAMBOO DETAIL

2 TREE SCHEDULE

3 TREE DETAILS

NO.	SUBMITTAL	DATE
1.	PREPARATION DATE	10/09/24

OWNER
SOUTHERNMOST DEVELOPMENT INC

OWNER'S AUTHORIZED AGENT
SMITH HAWKS PL

ARCHITECT OF RECORD
PAWEL M. HANUSOWSKI
AR103050

PROJECT
DEPOO PARKING GARAGE

VACANT KENNEDY DRIVE KEY WEST, FL 33040
1200 KENNEDY DRIVE, KEY WEST FL 33040
1111 12 ST, KEY WEST FL 33040

DRAWING
PROPOSED LANDSCAPE PLAN

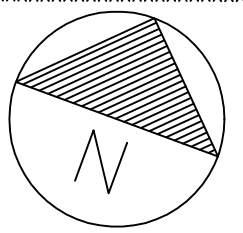
SCALE
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DRAWN
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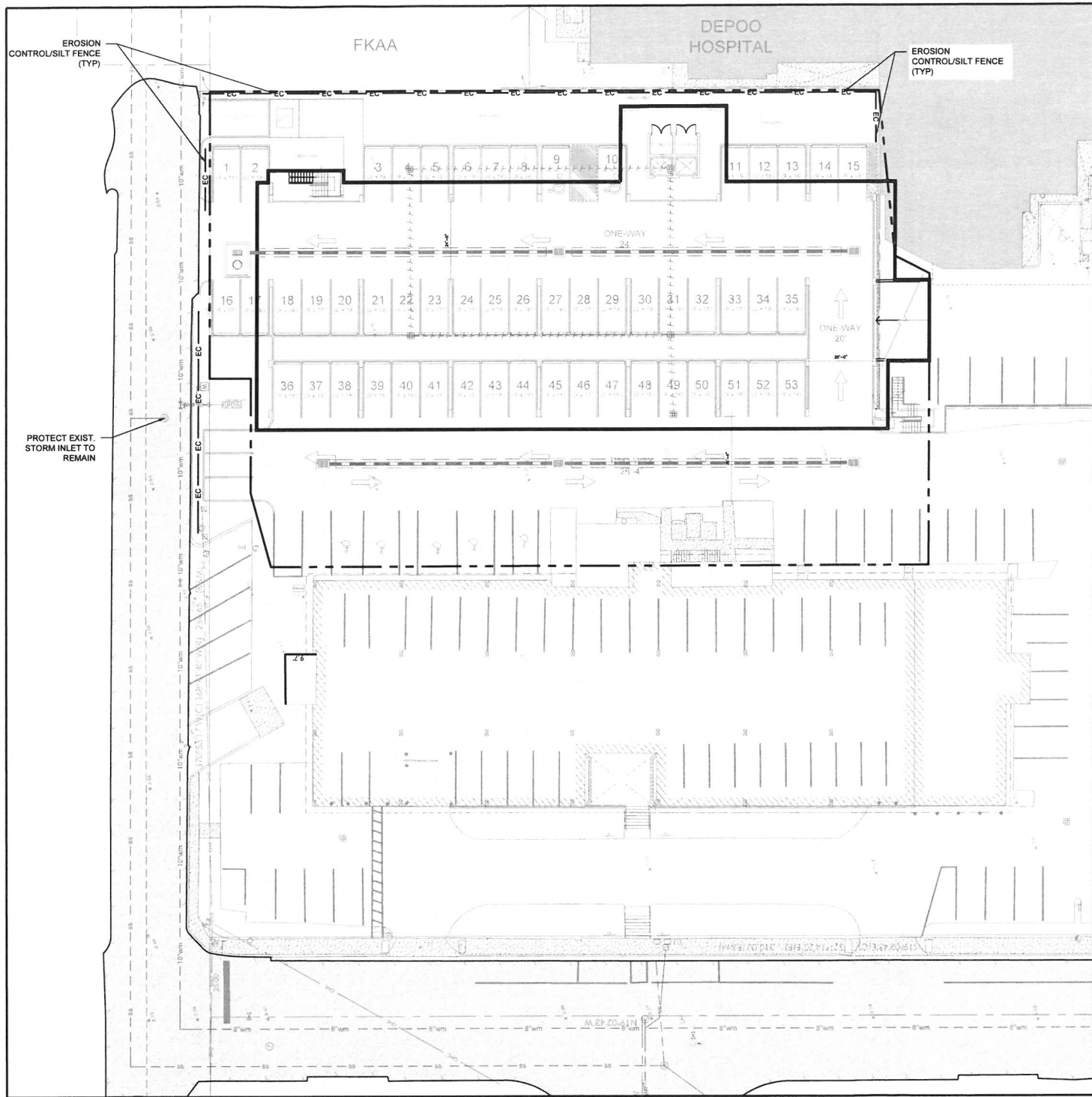
REVIEWED
JS

PROJECT
2024-1

SHEET #
LS-2



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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.

Digitally signed
by Allen E Perez
Date:
2024.10.09
10:41:22-04'00'



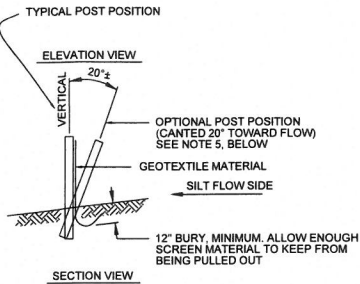
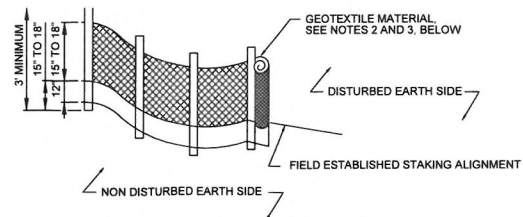
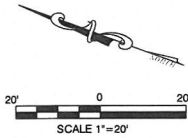
This item has been digitally signed and sealed by Allen E. Perez, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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.

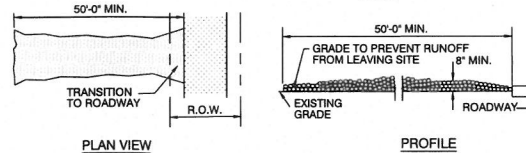
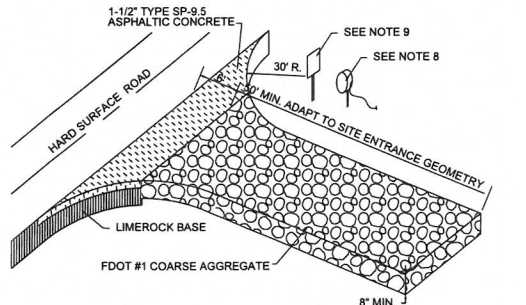


Know what's below.
Call before you dig.



- NOTES:
- POST: 2"x2" WOOD, P.T. OR 2-1/2"x2" 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 189, "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

PEREZ ENGINEERING & DEVELOPMENT, INC.
Committed To Your Success
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1010 Kennedy Drive Suite 202
Key West, Florida 33040
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Seal:

ALLEN E. PEREZ, P.E.
FL P.E. NO. 51468

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DEPOO PARKING GARAGE
1200 Kennedy Drive, Key West, Fl. 33040
COMMERCIAL DEVELOPMENT
FOR
Southernmost Development, Inc.

Consultants:

Submissions:

Job #: 241038
Drawn By: AEP
Checked By: AEP

Title:

EROSION CONTROL PLAN

Sheet Number:

C-100

Date: October 9, 2024

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



<u>Water Quantity - Predevelopment</u>				
Total basin Area	0.729	ac	31.760	
Pervious Area	0.025	ac	1.090	
Impervious Area	0.704	ac	30.670	
% Impervious	96.57%			
Rainfall for 25yr/24hr event	$P_{24} = 8$	in		
Rainfall for 25yr/3day event	$P_{72} = 10.87$			
Depth to Water Table	2	ft		
Predevelopment Available Storage	1.88			
Soil Storage	$S = 0.06$			
$Q_{pre} = \frac{(P_{24} - 0.25')}{(P_{24} + 0.45)}$	$Q_{pre} = 10.79$			
Runoff Volume from 25 year / 3 day storm	$V_{25yr/72hr} = 7.87$	ac-in		
<u>Water Quantity - Postdevelopment</u>				
Project Area	$A = 0.729$	ac	31.760	
Pervious Area	0.071	ac	3.108	
Impervious Area	0.658	ac	28.652	
% Impervious	90.2%			
Rainfall for 25yr/24hr event	$P_{24} = 8$	in		
Rainfall for 25yr/3day event	$P_{72} = 10.87$			
Depth to Water Table	3	ft		
Developed Available Storage	4.95	in		
Soil Storage	$S = 0.48$			
$Q_{post} = \frac{(P_{24} - 0.25')}{(P_{24} + 0.85)}$	$Q_{post} = 10.31$			
Runoff Volume from 25 year / 3 day storm	$V_{25yr/72hr} = 7.52$	ac-in		
<u>Postdevelopment - Predevelopment</u>				
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = -0.48$	in		
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = -0.35$	ac-in		

Water Quality Calculations			
<u>Water Quality</u>			
Project Area	0.729	ac	31.760
Surface Water	0.000	ac	0
Roof Area	0.390	ac	16.590
Pavement/Walkways	0.278	ac	12.092
Previous area	0.071	ac	3.108
Site area for water Quality (Total area - (water surface + roof area))	0.349	ac	15.200
Impervious area for water Quality (Site area for Water Quality - Previous area)	0.278	ac	12.092
% Impervious for Water Quality	80%		
A) One inch of runoff from project area	0.729	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent Impervious x (site area - surface water))	1.450	ac-in	
Treatment Volume Required (1")	0.729	ac-in	2.647
Edification Trench Volume Provided	0.920	ac-in	3.336
Treatment Volume Provided	0.920	ac-in	3.336

Exfiltration Trench Design	
Required trench length (L) =	
V	
$K (2\pi \text{Du} - \text{Du}^2 + 2\pi \text{De}) + 1.38 \times 10^{-4} (W) (\text{Du})$	
Assumed Hydraulic Conductivity, K=	0.0000967 ft
H =	2.25 ft
W =	5 ft
Du =	1 ft
De =	3.75 ft
Volume of Trench, V =	0.920 ac-in
Trench Length Provided =	345 FT



Know what's below.
Call before you dig.



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COMMERCIAL DEVELOPMENT
FOR
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Submissions:

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Drawn By: AEP	Checked By: AEP
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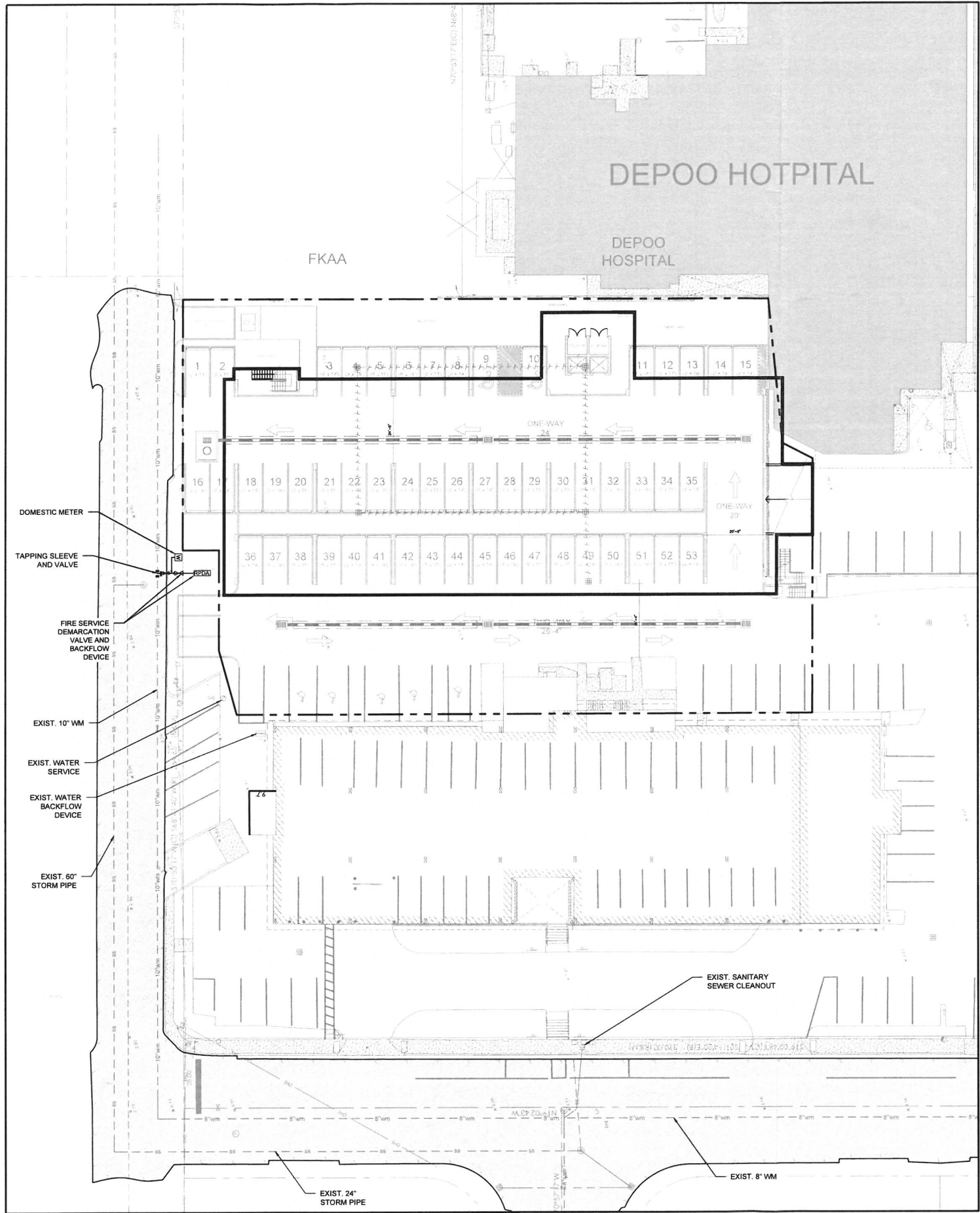
CONCEPTUAL
DRAINAGE PLAN

Sheet Number:

C-200

Date: October 9, 2024

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CONCEPTUAL WATER AND SEWER PLAN



Know what's below.
Call before you dig.



20' 0 20'
SCALE 1"=20'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES

UTILITY NOTES:

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO ORDERING NEW STRUCTURES AND PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS.
3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
4. ALL SEWER WORK SHALL CONFORM TO THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.

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Consultants:

Submissions:

Job #: 241038
Drawn By: AEP
Checked By: AEP

Title:
CONCEPTUAL
WATER AND
SEWER PLAN

Sheet Number:

C-300

Date: October 9, 2024

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