

**PLANNING BOARD  
RESOLUTION NO. 2022-060**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER FOR 918 FORT STREET (RE# 00001630-000801) FOR THE CONSTRUCTION OF 126 AFFORDABLE HOUSING RESIDENTIAL UNITS ON PROPERTY LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL 4 - BAHAMA VILLAGE TRUMAN WATERFRONT (HNC-4) ZONING DISTRICT PURSUANT TO CHAPTER 108, ARTICLE III THROUGH IX 122-1467 AND 122-872(2) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

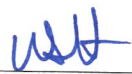
**WHEREAS**, Section 108-91A.2.(d) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the construction of permanent residential developments with five or more units; and


**WHEREAS**, the proposed use of the property consisting of multiple-family residential dwelling units is permitted use within the Historic Neighborhood Commercial 4 – Bahama Village Truman Waterfront zoning district pursuant to Code Section 122-872; and

**WHEREAS**, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

**WHEREAS**, this matter came before and was approved by the Planning Board at a duly noticed public hearing on December 19<sup>th</sup>, 2022; and

**WHEREAS**, the granting of a Major Development Plan is consistent with the criteria of the Code of Ordinances; and

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**NOW THEREFORE**, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Major Development Plan to construct a one hundred and twenty-six (126) unit affordable multi-family residential units on property located at 918 Fort Street (RE# 00001630-000801) within the Historic Neighborhood Commercial 4 – Bahama Village Truman Waterfront zoning districts, pursuant to Section 108-91.A.2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated December 1, 2022, is hereby approved with the following conditions:

**General Conditions:**

1. The proposed construction shall be in substantial compliance with the site plan signed, sealed, and dated 12/1/2022 by Joshua J. Jennings. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

 Chairman

 Planning Director

3. An ADA compliant five-foot sidewalk is required to provide a direct connection to Truman Waterfront Park surface parking lot, including along Evans Street, as permissible by the Navy, and must tie into the existing grid with ADA connections across any driveway. This sidewalk would be needed to provide access for rental housing residents (southern leased area) who would park at the Truman Waterfront Park parking lot, if the parking agreement is approved.

4. Once a year, all listed invasive plant species (Australian Pine-Casuarina equisetifolia, Brazilian Pepper-Schinus terebinthifolia, and Lead Tree-Leucaena leucocephala) shall be removed from the site.

5. The dumpster area near Building C is to be maintained and serviced to control odors and debris, and shall be fully fenced and screened with landscape material.

6. All approved bicycle parking spaces shall satisfy pavement, maintenance, and construction specifications of subdivision II of this division as well as bicycle parking, design, lighting, and security criteria of section 108-643.

7. Pervious parking material maintenance records may be requested by the City Engineer if pervious paving material failure is apparent.


8. This Major Development Plan is contingent on City Commission approval of a Parking Agreement for sixteen (16) vehicular parking spaces. Furthermore, the Parking Agreement should be reviewed prior to the expiration date in 2033, or City of Key West daily parking rate fees shall be remitted to the City.

 Chairman

 Planning Director

**Conditions prior to the City Commission hearing:**

9. The pervious parking material and on-going maintenance plan must be approved by the City Engineer.
10. Prior to City Commission, the applicant shall provide a parking plan to depict marked homeowner parking spaces for all twenty-six (26) condominium units within the limits of the leased areas. Each single parking space shall remain with the relevant homeowner's unit and shall not be subleased to a non-resident of 918 Fort Street. The parking plan shall indicate which parking places are being proposed to be relocated from the adjacent City-owned Truman Waterfront Park parking lot. If the applicant is proposing to reconstruct three City parking spaces adjacent to the leased area, these spaces must be clearly marked as "public parking" and the parking plan shall reflect their proposed location.
11. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Commission (HARC) for on-site structures and signage visible from the right-of-way, except for traffic and internal vehicular signs.
12. Final Landscape plan approval is required from the Tree Commission/Urban Forestry Manager.
13. A site plan shall be submitted for review depicting a total of 121 bicycle spaces.
14. A Pavement and Signage plan shall be submitted for review.
15. Applicant shall coordinate with staff to establish compliance with cistern requirements associated with City Code Section 108-991; unless an exemption is approved, cisterns shall be added to the site plan.

 Chairman

 Planning Director

**Conditions prior to issuance of a building permit:**

16. The applicant shall provide a Life Safety Plan, consistent with any local, state or federal laws, for review and approval by the City's Fire Department.

17. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

18. Permits to remove and transplant the trees and palms will not be issued until building or demolition permits are submitted to the building department. Application must be made to the urban forestry manager for processing of the permits.

19. A tree protection plan is needed to protect the trees in the Truman Park parking area during construction.


20. A transplantation plan is needed regarding the replanting of nine autograph trees from the Truman Park parking area to nearby park property areas and three Sabal palms to the Fort Street parking area.

21. A detailed irrigation plan is needed.

22. Coordination with the City Utilities Department shall be required for connections to the public sewer water systems.

**Conditions prior to issuance of a Certificate of Occupancy:**

23. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.

 Chairman

 Planning Director

24. City BPAS Code requires all new development to achieve a baseline green building certification.

25. The applicant shall submit a minor modification application to the City to modify the Major Development Plan and Conditional Use Approval for the Truman Waterfront Parcel (City Commission Resolution 14-137, and subsequent site plan approvals as needed) to relocate the seven parking spaces proposed to be displaced from the city-owned Truman Waterfront Park parking lot. The applicant shall compensate the City in full to grade, pave, re-landscape, and construct the assumed four missing parking spaces elsewhere in the park. The relocation of four parking spaces shall be reviewed and approved/denied through the minor modification process pursuant to City Code Section 108-91. Prior to issuance of Certificate of Occupancy for any rental units at 918 Fort Street, the applicant shall complete the City review/approval process to relocate the parking spaces and shall remit full payment for reconstruction of the spaces as provided above. The issuance of a Certificate(s) of Occupancy shall not be delayed if in the event that any outstanding parking requirements have not been satisfied and the delay is attributable to the City in identifying and constructing said spaces. In such an event, the Applicant shall pay to the City an amount that equates to the cost of construction of said spaces as determined by the City Engineer 30 days prior to the issuance of the Certificate(s) of Occupancy.

26. The applicant shall make every effort to provide habitat for threatened, endangered, and migratory bird species.

**Section 3.** This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West

  
Chairman

  
Planning Director

Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19<sup>th</sup> day of December, 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.

Sam Holland 12/27/22  
Sam Holland, Planning Board Chair Date

**Attest:**

Katie P. Halloran 12/20/2022  
Katie P. Halloran, Planning Director Date

**Filed with the Clerk:**

Cheryl Smith 12-27-22  
Cheryl Smith, City Clerk Date

WSH Chairman  
KPH Planning Director



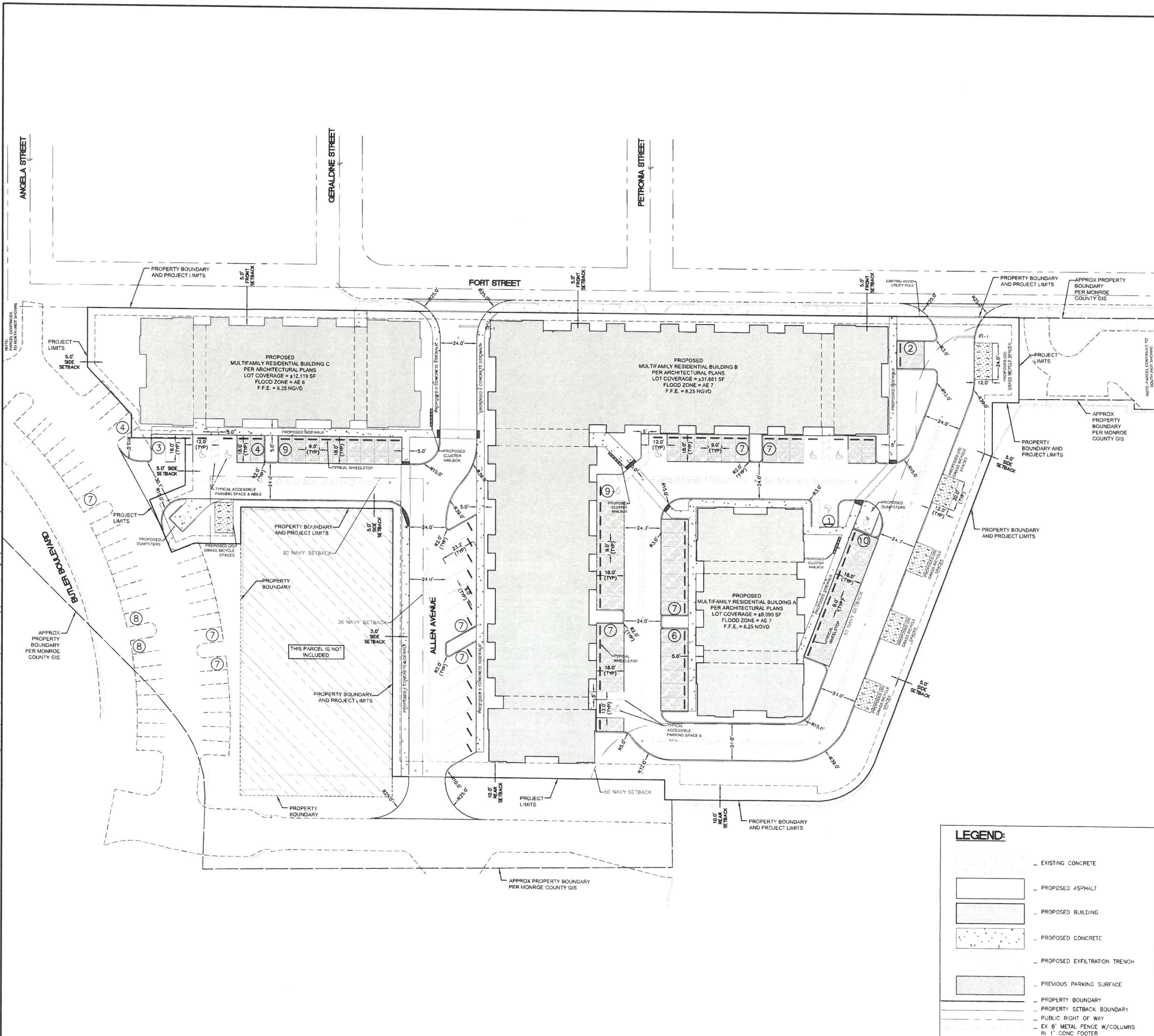
Chairman



Planning Director

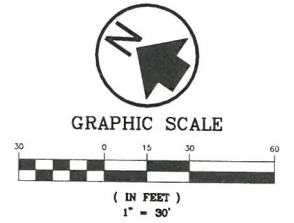


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**LEGEND:**

- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED INFILTRATION TRENCH
- PREVIOUS PARKING SURFACE
- PROPERTY BOUNDARY
- PROPERTY SETBACK BOUNDARY
- PUBLIC RIGHT OF WAY
- EX 8' METAL FENCE W/COLUMNS IN 1' CONC FOOTER



**PROJECT DATA:**

**PROJECT:** THE LOFTS AT BAHAMA VILLAGE  
916 FORT STREET  
KEY WEST, FLORIDA 33040

**OWNERSHIP:** CITY OF KEY WEST  
P.O. BOX 1409  
KEY WEST, FLORIDA 33041

**DEVELOPER:** BAHAMA VILLAGE COMMUNITY, LTD  
3030 HARTLEY ROAD, SUITE 310  
JACKSONVILLE, FLORIDA 32257  
904.260.3030

**ENGINEER:** THE WELER ENGINEERING CORPORATION  
JOSHUA J. JENNINGS, P.E. NO. 90677  
201 W. MARION AVENUE, SUITE 1306  
PUNTA GORDA, FLORIDA 33950  
941.505.1700

**ARCHITECT:** POH GROUP  
ALDO MINOZZI, AA NCARB (A098244)  
4141 SOUTHSHORE DRIVE EAST, SUITE 300  
JACKSONVILLE, FLORIDA 32216  
904.224.0001

**SURVEYOR:** AVIRON & ASSOCIATES, INC.  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
561.392.2594

**DATUM:** NAD 1929 (PER SURVEY)

**FLOOD ZONE:** AE (EL. 4) & AE (EL. 7) AS SHOWN ON:  
F.E.M.A. FIRM MAP #220715164  
EFFECTIVE DATE: FEBRUARY 18, 2005

**SEWER UTILITY:** CITY OF KEY WEST

**WATER UTILITY:** FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

**WASTE COLLECTION:** CITY OF KEY WEST

**ZONING:** HNC-4 NEIGHBORHOOD COMMERCIAL, BAHAMA VILLAGE TRUMAN WATERFRONT

**CURRENT LAND USE:** HISTORIC NDQ#BORHOOD COMMERCIAL-4

**FUTURE LAND USE:** HISTORIC NDQ#BORHOOD COMMERCIAL-4

**DATUM:** NAD 1929 (PER SURVEY)

Design:	JNB/JJU
Drawn:	JNB
Checked:	JJU
AS SHOWN	22072.001
Scale:	
Job No:	
Date Issued:	

**CONCEPT SITE PLAN FOR THE LOFTS AT BAHAMA VILLAGE**

**SITE DATA TABLE**

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HNC-4			
FLOOD ZONES	AE6 & AE7			
SIZE OF SITE	137,950 SF OR ±3.17 AC			
HEIGHT	35 FT	N/A	35 FT	N
FRONT SETBACK	5 FT	N/A	5 FT	N
SIDE SETBACK	5 FT	N/A	5 FT	N
STREET SIDE SETBACK	5 FT	N/A	5 FT	N
REAR SETBACK	10 FT	N/A	10 FT	N
COMMERCIAL FLOOR AREA	0	0	0	N
F.A.R. (COMMERCIAL)	0	0	0	N
BUILDING COVERAGE	MAX. 50%	0.0%	38.32%	N
IMPERVIOUS SURFACE	MAX. 70%	6.60%	69.65%	N
PARKING	126	44	126	Y
ACCESSIBLE PARKING	5	2	8	N
BICYCLE PARKING	13	0	122	N
OPEN SPACE / LANDSCAPING	MIN. 20%	93.40%	30.35%	N
NUMBER AND TYPE OF UNITS	N/A	0	126 AFFORDABLE	N
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	N/A	N/A	N

**LOT COVERAGE SUMMARY: (FOR PROJECT AREA)**

TOTAL PROJECT AREA	137,950 SF	3.17 AC	100.0%
PROPOSED BUILDINGS	52,870 SF	1.21 AC	
PROPOSED ASPHALT	35,033 SF	0.80 AC	
PROPOSED CONCRETE	8,186 SF	0.19 AC	
PROJECT IMPERVIOUS AREA	96,089 SF	2.21 AC	69.65%
OPEN SPACE	29,711 SF	0.68 AC	
PERVIOUS PARKING AREA	12,150 SF	0.28 AC	
PROJECT PERVIOUS AREA	41,861 SF	0.96 AC	30.35%

**PARKING SUMMARY:**

REQUIRED PARKING: 1 SPACE PER MULTIFAMILY UNIT  
126 TOTAL UNITS \* 1 SPACE PER UNIT = 126 TOTAL SPACES

PROVIDED PARKING:  
ONSITE PARKING: 8 ADA + 91 STANDARD = 99  
PROVIDED BICYCLE PARKING: 122  
PARKING SPACES PER CODE 108-574 SUBSTITUTION = 108/4 = 27  
TOTAL = 126

Digitally signed  
Joshua J. Jennings  
Jennings  
Date: 2022.12.01  
13:49:29 -05'00'

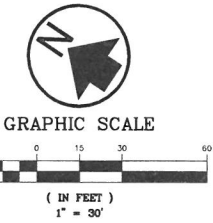
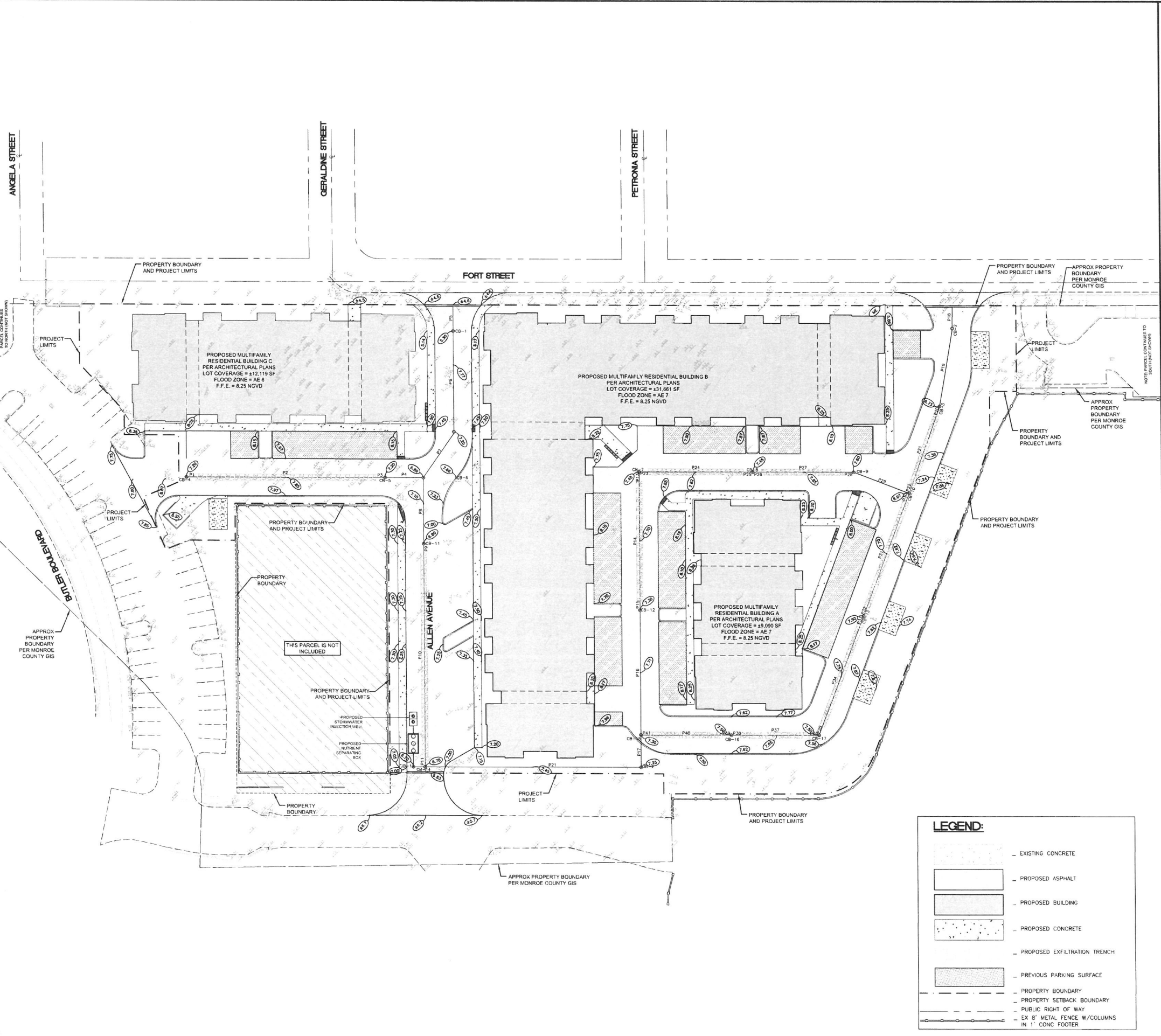
**NOT FOR CONSTRUCTION**

Joshua J. Jennings,  
Professional Engineer,  
State of Florida  
License No. 90677  
This item has been  
digitally signed and sealed by  
Joshua J. Jennings, P.E.  
on the date indicated here.  
Printed copies of this document are  
not considered signed and sealed  
and the signature must be verified  
on any electronic copies.

Joshua J. Jennings  
Professional Engineer  
State of Florida  
Registration No. 90677

Page 1 of 3  
KPH 12/20/2022 WSH 12/27/22

USER: jjarrah PLOTTED THE C2.DWG LAYOUT OF W:\2022\22072\01 Vestcor Bahama Village.DWG (Condition Plans(2022-11-03)\Bahama\_Village\_(2022-11-29)CUI.DWG, ON Dec 01, 2022 @ 9:55am



**PROJECT DATA:**

**PROJECT:** THE LOFTS AT BAHAMA VILLAGE  
 918 FORT STREET  
 KEY WEST, FLORIDA 33040

**OWNERSHIP:** CITY OF KEY WEST  
 P.O. BOX 1400  
 KEY WEST, FLORIDA 33041

**DEVELOPER:** BAHAMA VILLAGE COMMUNITY, LTD  
 3035 HARLEY ROAD, SUITE 310  
 JACKSONVILLE, FLORIDA 32257  
 904.360.3030

**ENGINEER:** THE WELER ENGINEERING CORPORATION  
 JOSHUA J. JENNINGS, P.E. NO. 90677  
 301 W. MARION AVENUE, SUITE 1306  
 PUNTA GORDA, FLORIDA 33950  
 941.505.1700

**ARCHITECT:** FOM GROUP  
 ALDO MROZZI, AA NCARB (A998244)  
 4141 SOUTHPONT DRIVE EAST, SUITE 300  
 JACKSONVILLE, FLORIDA 32216  
 904.224.0001

**SURVEYOR:** AYNOW & ASSOCIATES, INC.  
 50 SW 2ND AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 561.992.2398

**DATUM:** NAD83 (PER SURVEY)

**FLOOD ZONE:** AE (EL. 8) & AE (EL. 7) AS SHOWN ON F.E.M.A. FEMA MAP #2007C1516K EFFECTIVE DATE: FEBRUARY 18, 2005

**SEWER UTILITY:** CITY OF KEY WEST

**WATER UTILITY:** FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

**WASTE COLLECTION:** CITY OF KEY WEST

**ZONING:** HNC-4 NEIGHBORHOOD COMMERCIAL BAHAMA VILLAGE TRUMAN WATERFRONT

**CURRENT LAND USE:** HISTORIC NEIGHBORHOOD COMMERCIAL-4

**FUTURE LAND USE:** HISTORIC NEIGHBORHOOD COMMERCIAL-4

**DATUM:** NAD83 (PER SURVEY)

Approved By: \_\_\_\_\_ Design: JNB/JJJ

Scale: AS SHOWN Drawn: JNB

Job No: 22072.001 Checked: JJJ

Date Issued: \_\_\_\_\_

**WEC** *Weler Engineering Corporation*  
 WELER ENGINEERING CORPORATION  
 WELER ENGINEERING CORPORATION  
 201 W. MARION AVE., SUITE 1306  
 PUNTA GORDA, FLORIDA 33950  
 941.505.1700  
 EB #6958

**LOT COVERAGE SUMMARY (FOR PROJECT AREA)**

TOTAL PROJECT AREA	137,950 SF	3.17 AC	100.0%
PROPOSED BUILDINGS	52,870 SF	1.21 AC	
PROPOSED ASPHALT	35,033 SF	0.80 AC	
PROPOSED CONCRETE	8,186 SF	0.19 AC	
PROJECT IMPERVIOUS AREA	96,089 SF	2.21 AC	69.65%
OPEN SPACE	29,711 SF	0.68 AC	
PREVIOUS PARKING AREA	12,150 SF	0.28 AC	
PROJECT PERVIOUS AREA	41,861 SF	0.96 AC	30.35%

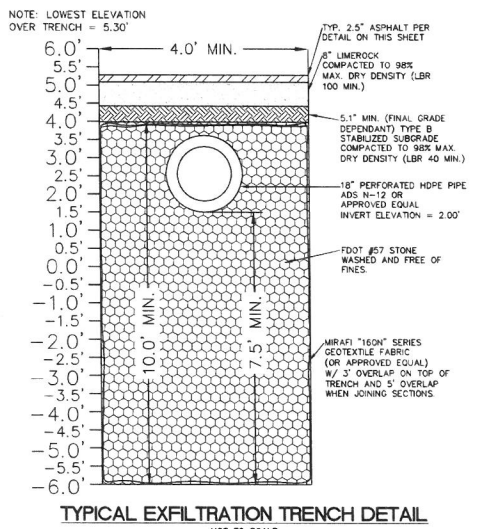
Line Item	Description	Quantity	Unit	Notes
1.0	ASPHALT PAVEMENT	35,033	SF	
1.1	CONCRETE	8,186	SF	
1.2	PERVIOUS PAVEMENT	41,861	SF	

Material	Volume	Weight
Asphalt	35,033 cu ft	1,575,498 lbs
Concrete	8,186 cu ft	212,841 lbs
Pervious	41,861 cu ft	1,527,000 lbs

**LEGEND:**

- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED EXFILTRATION TRENCH
- PREVIOUS PARKING SURFACE
- PROPERTY BOUNDARY
- PROPERTY SETBACK BOUNDARY
- PUBLIC RIGHT OF WAY
- EX 6" METAL FENCE W/COLUMNS IN 1' CONC FOOTER



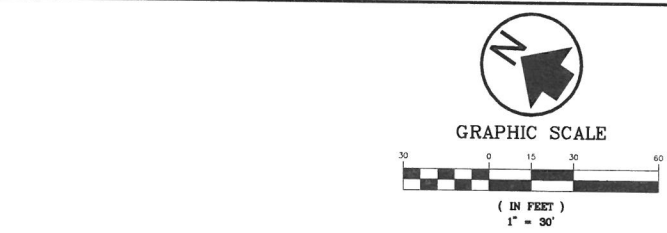
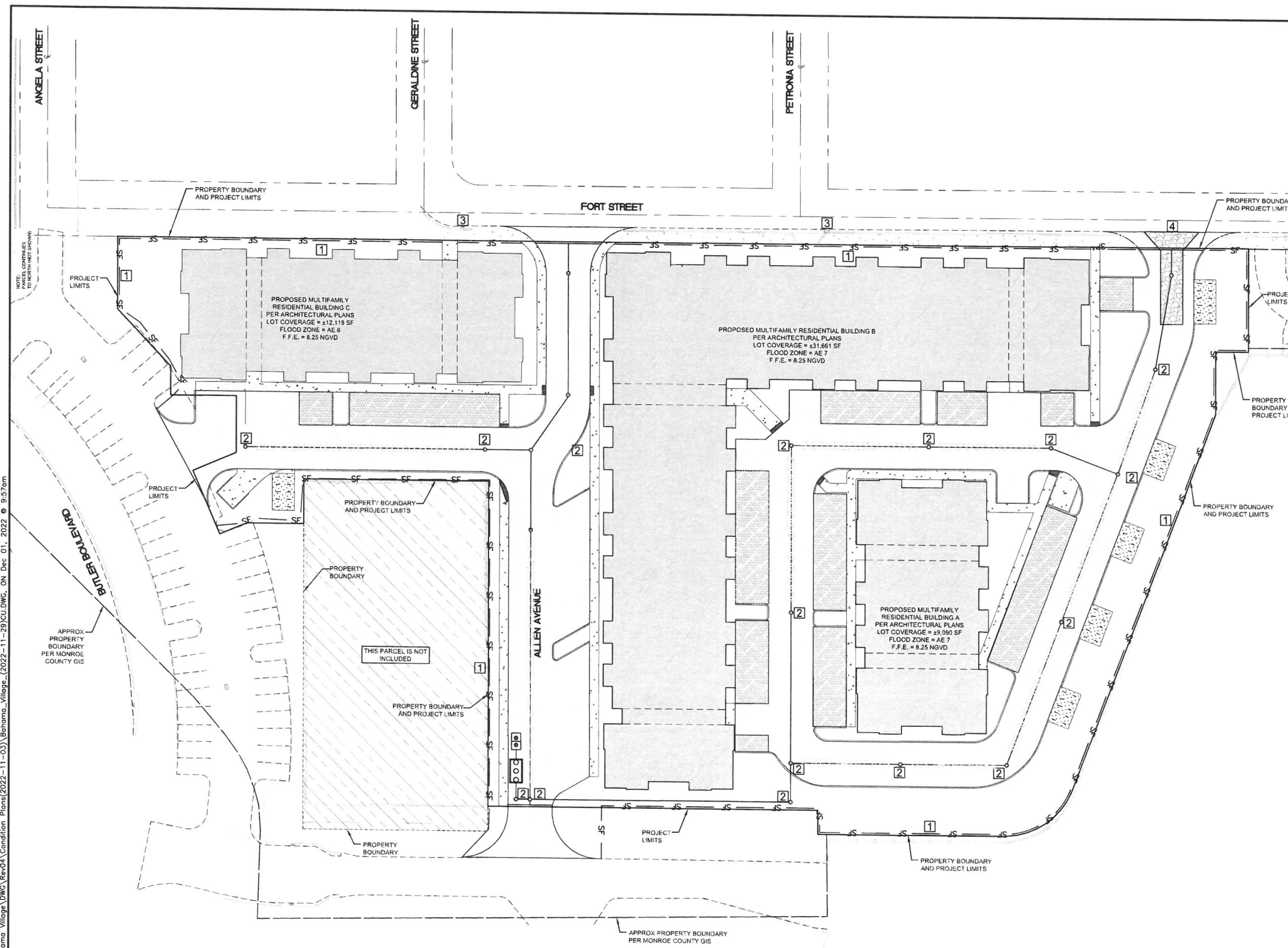
**Revisions**

No.	Description

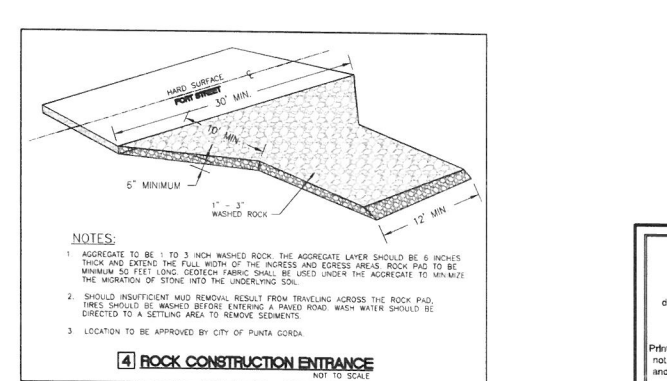
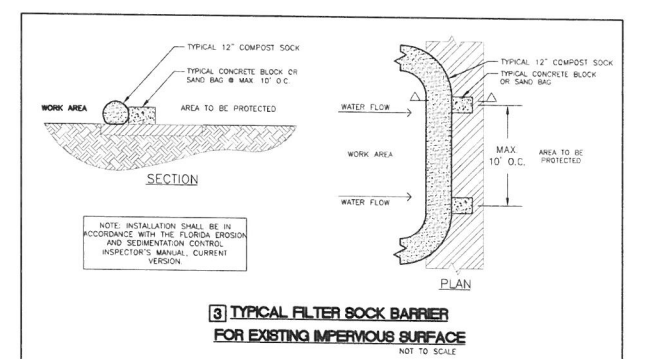
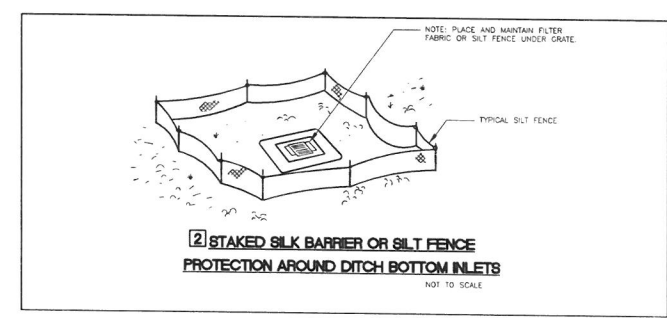
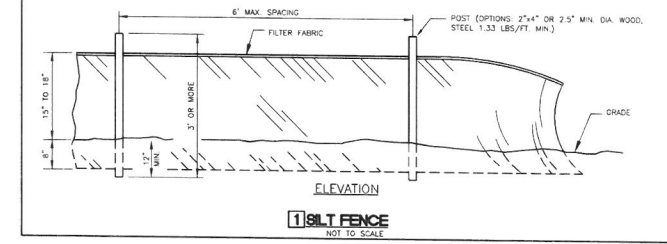
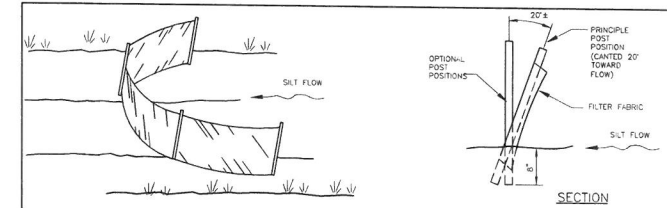
NOTE: THIS SHEET IS AN ELECTRONIC COPY OF THE ORIGINAL DRAWING. ANY CHANGES MUST BE VERIFIED BY THE DESIGNER.

**NOT FOR CONSTRUCTION**

Sheet No. **C-20**



Design:	JNB/JJJ
Drawn:	JNB
Checked:	JJJ
AS SHOWN	22072.001
Job No:	
Date issued:	



NOT FOR CONSTRUCTION

**PROJECT DATA:**

PROJECT: THE LOFTS AT BAHAMA VILLAGE  
 918 FORT STREET  
 KEY WEST, FLORIDA 33040

OWNERSHIP: CITY OF KEY WEST  
 P.O. BOX 1429  
 KEY WEST, FLORIDA 33041

DEVELOPER: BAHAMA VILLAGE COMMUNITY, LTD  
 3020 HARTLEY ROAD, SUITE 310  
 JACKSONVILLE, FLORIDA 32217  
 904.762.3030

ENGINEER: THE WELKER ENGINEERING CORPORATION  
 JOSHUA J. JENNINGS, P.E. (NO. 90677)  
 201 W. MARION AVENUE, SUITE 1306  
 PUNTA GORDA, FLORIDA 33950  
 941.505.1700

ARCHITECT: POM GROUP  
 ALDO MINOZZI, ARCHITECT (ARR8244)  
 4141 SOUTHPOINT DRIVE, EAST, SUITE 300  
 JACKSONVILLE, FLORIDA 32216  
 904.224.6001

SURVEYOR: AHWOM & ASSOCIATES, INC.  
 50 SW 2ND AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 561.392.2594

DATE: NOV 1929 (PER SURVEY)

FLOOD ZONE: AE (EL. 43 & 44 (EL. 7)) AS SHOWN ON P.E.M.A. FIRM MAP #1203121518 EFFECTIVE DATE: FEBRUARY 18, 2005

SEWER UTILITY: CITY OF KEY WEST

WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

WASTE COLLECTION: CITY OF KEY WEST

ZONING: NHV-4 NEIGHBORHOOD COMMERCIAL, BAHAMA VILLAGE ITALIAN WATERFRONT

CURRENT LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

FUTURE LAND USE: HISTORIC NEIGHBORHOOD COMMERCIAL-4

DATUM: NAVD 1929 (PER SURVEY)

**LEGEND:**

[X] BEST MANAGEMENT PRACTICE  
 DETAIL, NUMBER AND REFERENCE

--- TYPICAL SILT FENCE INSTALLATION LOCATIONS

**EROSION CONTROL MAINTENANCE SCHEDULE:**

-THE CONTRACTOR SHALL INSTALL SILT FENCE, SYNTHETIC BALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE.

-IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGHOUT COMPLETION OF CONSTRUCTION.

-THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

-IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR.

-THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY.

-IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 28 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 20 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

-ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. FOR THE PLANS, THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

WELKER ENGINEERING CORPORATION  
 WELKER  
 excellence in engineering  
 201 W. MARION AVE., SUITE 1306  
 PUNTA GORDA, FLORIDA 33950  
 941.505.1700  
 FB #6656

CONCEPT BMP PLAN  
 FOR  
 THE LOFTS AT BAHAMA VILLAGE

Revisions

Joshua J. Jennings,  
 Professional Engineer,  
 State of Florida  
 License No. 90677  
 This item has been  
 digitally signed and sealed by  
 Joshua J. Jennings, P.E.  
 on the date indicated here.  
 12-01-2022  
 Printed copies of this document are  
 not considered signed and sealed  
 and the signature must be verified  
 on any electronic copies.

Sheet No. C-30

Page 3 of 3