

# **APPLICATION**



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Revised  
10/17/24

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 1817 Staples Ave (aka 1414 First Street), Key West, FL 33040

Zoning District: CL

Real Estate (RE) #: 00047070-000100

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Trepanier & Associates Inc Mailing Address: 1421 1st Street, #101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: (305) 293-8983 Fax: (305) 293-8748

Email: thomas@owentrepanier.com

### PROPERTY OWNER: (if different than above)

Name: Conch Tour Train Inc Mailing Address: 201 Front Street, Suite 204

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: c/o (305) 293-8983 Fax: c/o (305) 293-8748

Email: thomas@owentrepanier.com

Description of Proposed Construction, Development, and Use: Property is currently a non-conforming storage and parking lot. The proposed development will be a mixed-use building with ground level parking, first floor office space, and second floor residential units (3).

### List and describe the specific variance(s) being requested:

Sec. 122-390(6)a. Front setback: 20% of lot depth for buildings over 25' in height (or 19.6') to 10.0'; variance of 9.6'.

Sec. 122-390(6)a. Rear setback: 20% of lot depth for buildings over 25' in height (or 19.6') to 10.0'; variance of 9.6'.

Sec. 108-574. - Substitution of 6 bicycle/scooter parking spaces, in lieu of 1.3 motorized vehicle.

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  
TBD  No

Yes  No

Is this variance request for habitable space pursuant to Section 122-1078?

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. **provide square footages and percentages.**

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback		<b>SEE ATTACHED SITE DATA TABLE</b>		
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

**\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

## Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Setbacks: Special conditions exist which are peculiar to the this property. The property is a corner parcel with three public right-of-way frontages requiring significant setbacks not usually applicable to other land, structures, or buildings in the same zoning district.

Bicycle-Scooter Substitution: This property is located in the geographical center of the island immediately adjacent to the cross-island bike route. This a mixed-use property allowing for employees to live on site thereby eliminating daily commute. This substitution is supported by and furthers the multi-model policies of the Comprehensive Plan.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Setbacks: Conditions were not created by applicant. The property has been in its existing size, shape, and use since at least 1959 as an outdoor storage-parking facility.

Bicycle-Scooter Substitution: Conditions were not created by applicant. this is a response to current city planning goals.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

Setbacks and Bicycle-Scooter Substitution: Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in the same district, and if others want to build an elevated 2-story mixed-used building above flood, they are entitled to same process and consideration of fact.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Setbacks: Hardship conditions exist. The literal interpretation of the land development regulations severely restrict the reasonable use and economic benefit of the land, building or structure.

Bicycle-Scooter Substitution: NA

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Setbacks: Only the minimum variance(s) are requested that permit reasonable use and economic benefit of the land, building or structure.

Bicycle-Scooter Substitution: The additional bicycle parking would be beneficial to support and further the community's goals of encouraging multi-model transportation and discouraging individual motorized vehicles. We propose a single substitution.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Setbacks: Granting of the variance(s) is not injurious to the public welfare and will be in harmony with the general intent and purpose of the LDRs, and will not be detrimental to the public interest or welfare.

Bicycle-Scooter Substitution: This property is located in the geographical center of the island immediately adjacent to the cross island bike route. This a mixed-use property allowing for employees to live on site thereby eliminating daily commute. This substitution is supported by and furthers the multi-modal policies of the Comprehensive Plan.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

# Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 02/20/24 Zoning District: CL

Address/Location: 1817 Staples Ave (aka 1414 First St), Key West, FL 33040

Request: \_\_\_\_\_

Type of Application: Variance

Attendees: Raj Ramsingh, Owen Trepanier, Thomas Francis-Siburg

Notes:

See attached

Revised

# VARIANCE SITE DATA

**1817 Staples Avenue (a.k.a. 1414 First Street)**

Existing Use: Outdoor Storage

Proposed Use: Mixed-Use Office & Residential

TREPANIER



**& ASSOCIATES INC**  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS



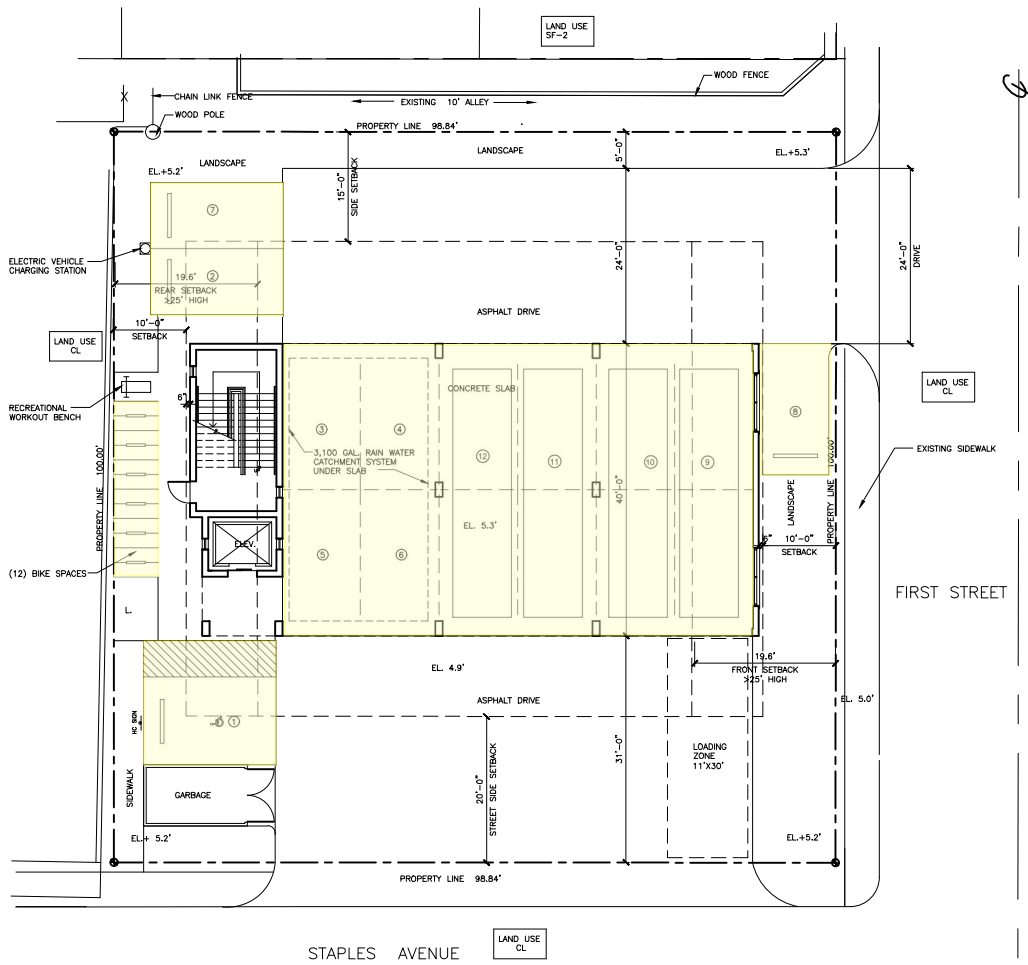
Site Data	Permitted / Required	Existing	Proposed	Compliance
Zoning	CL	CL	No Change	-
FLUM	GC	GC	No Change	-
FEMA Flood	AE-7	AE-7	No Change	-
Site Size	10,000 sq ft	9,884 sq ft	No Change	-
Height	40'-0"	0'-0"	39'-4"	Complies
Building Coverage	40% (3,954 sq ft), or improvement	0.0%	31.2% (3,086 sq ft)	Complies
Impervious Surface	60% (5,930 sq ft), or improvement	100.0%	81.3% (8,038 sq ft)	Improvement; Complies
Open Space	27.5% (2,718 sq ft), or improvement	0.0%	14.7% (1,456 sq ft)	Improvement; Complies
Landscaping	20% (1,977 sq ft), or improvement	0.0%	18.7% (1,847 sq ft)	Improvement; Complies
Density	16 du/acre (3.62 du)	0 du	3 du	Complies
FAR	0.8 (7,907 sq ft)	0.0	0.3 (3,086 sq ft) Office: 2,205 sq ft Covered walks & stairs: 881 sq ft	Complies
Front Setback (Staples Ave)	20% of lot depth, if >25' height = 19.6', or improvement	0.0'	10.0'	Variance: 9.6'
Side Setback	15.0, or improvement	0.0'	15.0'	Complies
Street Side Setback	20.0', or improvement	0.0'	20.0'	Complies
Rear Setback	20% of lot depth, if >25' height = 19.6', or improvement	0.0'	10.0'	Variance: 9.6'

Parking	Use				Parking Spaces		Bike/Scooter		Bicycle Substitution for 1.3 spaces
	Existing	Required Existing	Outdoor Storage	9,884 sq. ft.	Rate	Total	Rate	Total	
					1 sp. / 600 sq. ft.	16.0	10%	1.6	
Proposed	Required	Required	Office	2,205 sq. ft.	1 sp. / 300 sq. ft.	7.3	25%	1.8	0 approved parking spaces
			Res. Units	3 units	2 spaces / unit	6.0	10%	0.6	
			<b>Total Required</b>			<b>13.3</b>		<b>2.0</b>	
	Proposed	Trolley Office	2,205 sq. ft.		6.0		6.0		
		Res. Units	3 units		5.0		6.0		
		<b>Total Proposed</b>			<b>12.0</b>		<b>12.0</b>		

1421 First Street • Key West, FL • 33040-3648

Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com





# Parking Demand Plan

Revised Parking Demand Table.

Existing	Required	Use	Area	Parking Spaces		Bike/Scooter	
				Rate	Total	Rate	Total
	Existing	Outdoor Storage	9,884 sq. ft.	1 sp. / 600 sq. ft.	16.0	10%	1.6
					0 approved parking spaces		
	Required	Office	2,205 sq. ft.	1 sp. / 300 sq. ft.	7.3	25%	1.8
		Res. Units	3 units	2 spaces / unit	6.0	10%	0.6
		<b>Total Required</b>			<b>13.3</b>		<b>2.0</b>
Proposed	Proposed	Trolley Office	2,205 sq. ft.		6.0		6.0
		Res. Units	3 units		5.0		6.0
		<b>Total Proposed</b>			<b>12.0</b>		<b>12.0</b>

# KBP CONSULTING, INC.

February 13, 2024

Thomas Francis-Siburg, AICP  
Planning Manager  
Trepanier & Associates, Inc.  
1421 First Street  
Key West, FL 33040

**Re: 1414 First Street – Key West, Florida  
Traffic Statement**

Dear Thomas:

There is a 9,884 square foot (+/- 0.227 acre) parcel of land located in the northwest quadrant of the intersection at First Street and Staples Avenue in Key West, Monroe County, Florida. More specifically, the subject site is located at 1414 First Street (a.k.a. 1817 Staples Avenue) and the Monroe County Parcel ID number is 00047070-000100. This site is currently utilized by Historic Tours of America as an outdoor storage area and parking lot for their vehicles. Vehicular access is provided on Staples Avenue. A project location map is presented in Attachment A to this memorandum.

A multi-story building is proposed for the subject site that will allow for vehicle parking to occur on the ground level, office space (2,205 square feet) on the first floor, and three (3) dwelling units on the second floor. Vehicular access will be provided in its current location on Staples Avenue and a new access point will be added along First Street. The ground floor plan for this proposed development is presented in Attachment B. The purpose of this memorandum is to document the trip generation characteristics and traffic impacts associated with the proposed development.

## **Trip Generation Analysis**

A trip generation analysis for the existing and proposed uses has been conducted utilizing the trip generation information published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual (11<sup>th</sup> Edition)*. According to the subject documentation, the most appropriate land use categories for this development are Land Use #151 – Mini-Warehouse (Storage), Land Use #220 – Multifamily Housing (Low-Rise) and Land Use #712 – Small Office Building. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

### **Mini-Warehouse (Storage) – ITE Land Use #151**

- Daily:  $T = 1.45 (X)$   
*where  $T$  = number of trips and  $X$  = 1,000 square feet of gross floor area*
- AM Peak Hour:  $T = 0.09 (X)$  (59% in / 41% out)
- PM Peak Hour:  $T = 0.15 (X)$  (47% in / 53% out)

### **Multifamily Housing (Low-Rise) – ITE Land Use #220**

- Daily:  $T = 6.74 (X)$   
*where  $T$  = number of trips and  $X$  = number of dwelling units*
- AM Peak Hour:  $T = 0.40 (X)$  (24% in / 76% out)
- PM Peak Hour:  $T = 0.51 (X)$  (63% in / 37% out)

**Small Office Building – ITE Land Use #712**

- Daily:  $T = 14.39 (X)$   
*where T = number of trips and X = 1,000 square feet of gross floor area*
- AM Peak Hour:  $T = 1.67 (X)$  (82% in / 18% out)
- PM Peak Hour:  $T = 2.16 (X)$  (34% in / 66% out)

Table 1 below summarizes the trip generation characteristics associated with the site at 1414 First Street in Key West and relevant excerpts from the referenced ITE manual are presented in Attachment C.

<b>Table 1</b> <b>Trip Generation Summary</b> <b>1414 First Street - Key West, Florida</b>								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Storage / Parking Area	9,884 SF	14	1	0	1	0	1	1
<i>Proposed</i> Small Office Building	2,205 SF	32	3	1	4	2	3	5
MF Housing - Low-Rise	3 DU	20	0	1	1	1	1	2
<b>Total</b>		<b>52</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>7</b>
<b>Difference (Proposed - Existing)</b>		<b>38</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>6</b>

*Compiled by: KBP Consulting, Inc. (February 2024).  
 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).*

As indicated in Table 1 above, the proposed development is anticipated to generate 52 daily vehicle trips, five (5) AM peak hour vehicle trips (3 inbound and 2 outbound), and seven (7) PM peak hour vehicle trips (3 inbound and 4 outbound). When considering the existing vehicle parking / storage activities on the subject site, this represents an increase of 38 daily vehicle trips, an increase of four (4) AM peak hour vehicle trips and an increase of six (6) PM peak hour vehicle trips.

**Traffic Impacts**

In accordance with Section 18-358 of the City’s Code of Ordinances, the traffic impacts associated with the proposed development must be addressed. More specifically, insignificant (or “de minimis”) impacts are defined as those that constitute an impact of less than three percent (3.0%) of the capacity on the local transportation network.

Based upon the location of the subject site, it is expected that these vehicles will quickly disperse throughout the City’s street grid network. As a result of this trip dispersion, impacts to any single roadway or intersection will be minimal. However, for the purposes of this traffic impact analysis, the focus is on First Street, Staples Avenue, George Street. And concerning trip distribution, it has been assumed that the project traffic on Staples Avenue will be distributed equally in both directions. And similarly, it is assumed that traffic will be distributed equally on both First Street and George Street.

## Capacity Analyses

The capacities of the study roadway segments were determined based upon data published by the Florida Department of Transportation (FDOT) in their latest *2023 Multimodal Quality / Level of Service Handbook (January 2023)*. The first step to determine the capacity of this roadway segment is to establish the FDOT context classification. This was done by reviewing the step-by-step guide in the *FDOT Context Classification Guide (February 2022)*. Within this study area, there is a mix of retail, office, institutional and residential uses with small blocks and a well-connected roadway network. As a result, this area has the characteristics associated with a “C4 – Urban General” classification.

The resulting daily capacity of the two-lane roadways within the project study area is 12,672 vehicles per day (vpd) (i.e. LOS “D” service volume of 17,600 vpd with a 0.90 adjustment factor for a non-State signalized roadway and a 0.80 adjustment factor to account for the absence of exclusive left-turn lanes). In a similar manner, the hourly capacity for these roadways was established. The resulting peak hour / two-way LOS “D” capacity is 1,137 vehicles per hour (vph) (i.e. LOS “D” service volume of 1,580 vpd with a 0.90 adjustment factor for a non-State signalized roadway and a 0.80 adjustment factor to account for the absence of exclusive left-turn lanes). Please see Attachment D for the referenced level of service thresholds. The daily and peak hour traffic impacts on the surrounding (and primarily impacted) roadway segments are summarized in Table 2 below.

Table 2 Roadway Impact Analyses 1414 First Street - Key West, Florida						
Roadway	Daily			Peak Hour		
	Capacity	Project Traffic	% Impact	Capacity	Project Traffic	% Impact
Staples Avenue - Northeast of Site	12,672	19	0.15%	1,137	3	0.26%
Staples Avenue - Southwest of Site	12,672	19	0.15%	1,137	3	0.26%
First Street - North of Staples Ave	12,672	10	0.08%	1,137	2	0.18%
First Street - South of Staples Ave	12,672	10	0.08%	1,137	2	0.18%
George Street - North of Staples Ave	12,672	10	0.08%	1,137	1	0.09%
George Street - South of Staples Ave	12,672	10	0.08%	1,137	2	0.18%

As indicated in Table 2, the projected daily and peak hour vehicle trips associated with the proposed development at 1414 First Street are substantially less than the 3.0% significance thresholds on each of the directly impacted roadway segments in close proximity to the site. Therefore, these volumes will not have a significant impact on the local street network. If you have any questions or require additional information, please do not hesitate to contact me.

**KBP CONSULTING, INC.**



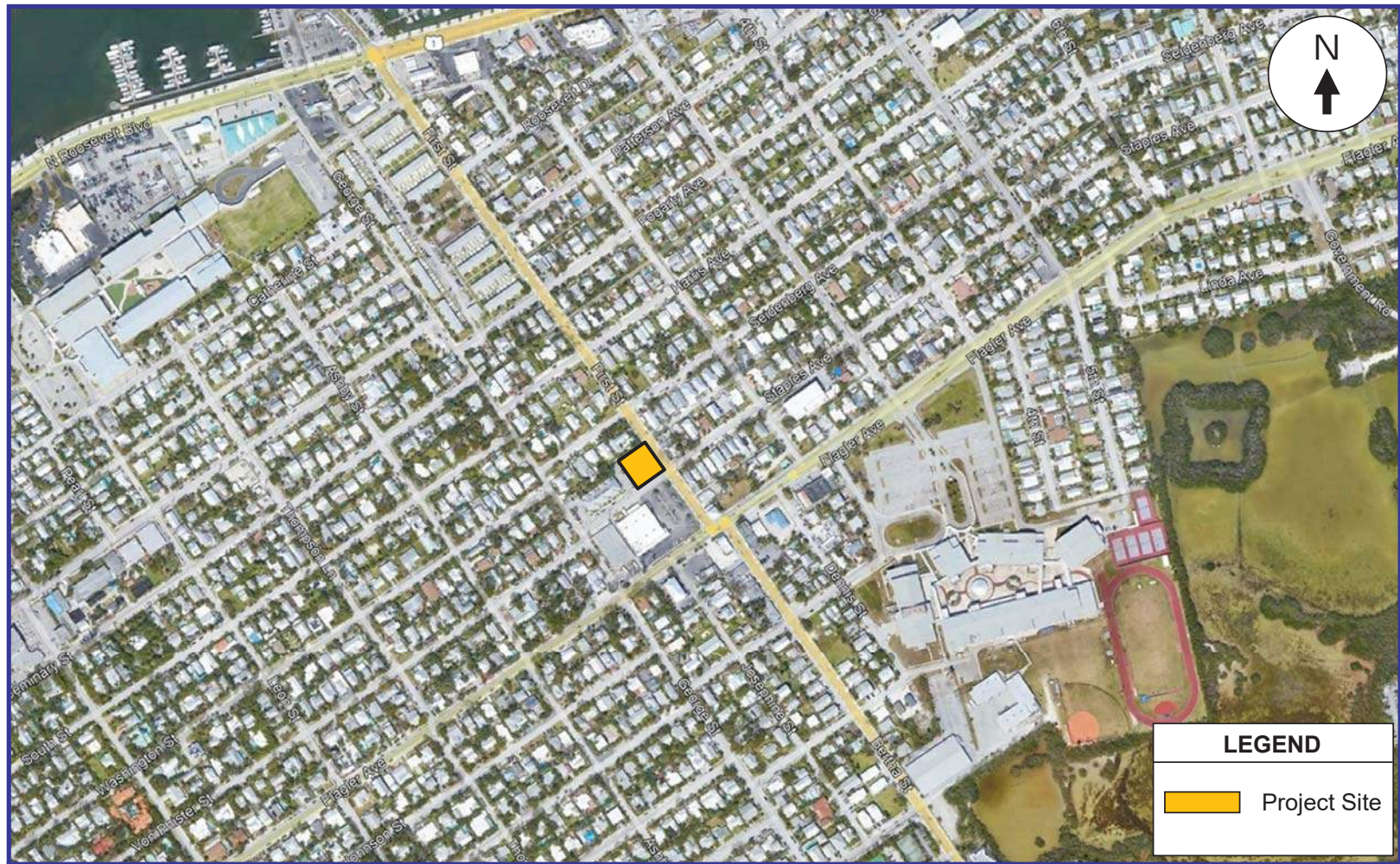
Karl B. Peterson, P.E.

Senior Transportation Engineer

# **Attachment A**

**1414 First Street – Key West**

**Project Location Map**



**KBP**  
CONSULTING, INC.

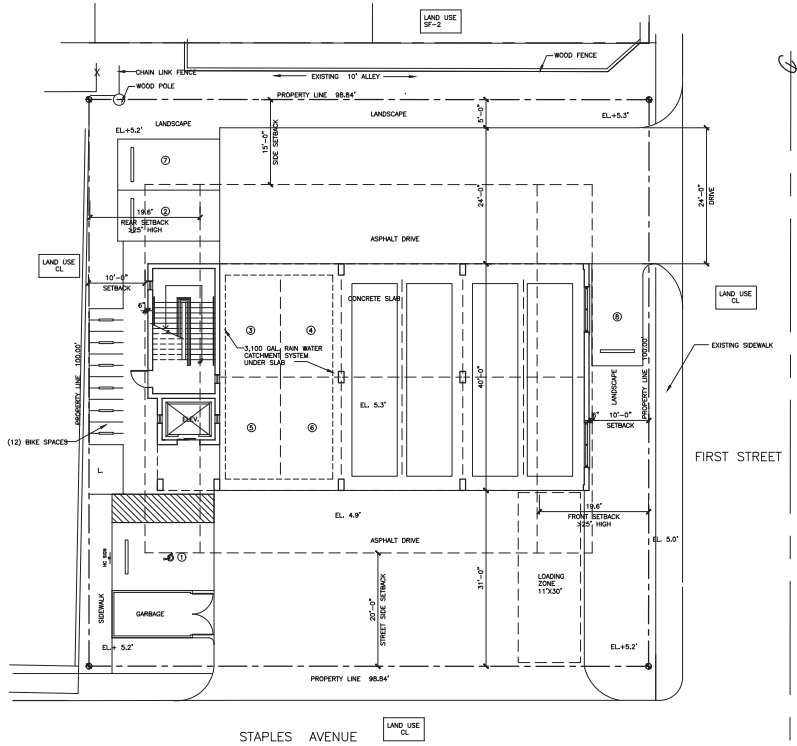
## Project Location Map

**Attachment A**  
1414 First Street  
Key West, Florida

# **Attachment B**

**1414 First Street – Key West**

**Preliminary Ground Floor Plan**



GROUND FLOOR PLAN  
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY  
 PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 03-13-23  
 SCALE: 1/8" = 1'-0"

**SITE DATA**

SITE AREA: 9,884 S.F. (0.227 ACRES)  
 LAND USE: CL  
 FLOOD ZONE: AE-7 (FUTURE= AE-9 + 1.34 DATUM=AE+10.34')  
 FAR: REQUIRED = MAX. 0.8 (7,907.2 S.F.)  
 EXISTING = 0  
 PROPOSED = 0.312 (3,086.2 S.F.)  
 DENSITY: MAX. 16 UNITS/ACRE  
 ALLOWED = 3.52 UNITS  
 PROPOSED = 3 RESIDENTIAL UNITS TOTAL  
 (1 UNIT AFFORDABLE)  
 HEIGHT: ALLOWED = MAX. 40'  
 EXISTING = N/A  
 PROPOSED = 39'-4"  
 SETBACKS:  
 FRONT SETBACK: REQUIRED = 19.6'  
 EXISTING = N/A  
 PROPOSED = 10'-0"  
 SIDE SETBACK: REQUIRED = 15'-0"  
 EXISTING = 0'-0"  
 PROPOSED = 28'-6"  
 STREET SIDE SETBACK: REQUIRED = 20'-0"  
 EXISTING = N/A  
 PROPOSED = 30'-6"  
 REAR SETBACK: REQUIRED = 19.6'  
 EXISTING = N/A  
 PROPOSED = 10'-0"  
 BUILDING COVERAGE AREA:  
 ALLOWED: 3,953.60 S.F. (40% MAX.)  
 EXISTING: 0 S.F. (0.00%)  
 PROPOSED: 3,086.2 S.F. (31.22%)  
 IMPERVIOUS AREA:  
 ALLOWED: 5,930.40 S.F. (60% MAX.)  
 EXISTING: 9,884 S.F. (100%)  
 PROPOSED: 8,427.8 S.F. (86.20%)  
 LANDSCAPE AREA:  
 REQUIRED: 1,976.8 S.F. (20% MIN.)  
 EXISTING: 0 S.F. (0.00%)  
 PROPOSED: 1,456.2 S.F. (14.73%)  
 OPEN SPACE AREA:  
 REQUIRED: 2,718.1 S.F. (27.5% MIN.)  
 EXISTING: 0 S.F. (0.00%)  
 PROPOSED: 1,456.2 S.F. (14.73%)

**PARKING:**

Use	Code Requirement	Code Calculation		Project Proposed		Shared Parking Reduction	
		Auto	Bike	Auto	Bike	Auto	Bike
Market-rate Multifamily	1 auto space/1 unit	4	0	4	0		
Market-rate Multifamily	20% bike spaces	-	0.8	-	0.8		
Market-rate Multifamily	2 bike spaces/1 unit	-	2	-	2		
Office	1 auto space/ 300 sq. ft.	1.0	0	1.0	0		
	20% bike spaces	-	1.0	-	1.0		
<b>Total</b>		<b>5.4</b>	<b>4.3</b>	<b>7.4</b>	<b>2.8</b>		

**BUILDING DATA**

GROUND FLOOR: ENCLOSED: 390.67 S.F.  
 COVERED: 2,695.59 S.F.  
 TOTAL: 3,086.26 S.F.  
 FIRST FLOOR: ENCLOSED: 2,819.30 S.F. (OFFICE=2,205 S.F.)  
 COVERED: 266.36 S.F.  
 TOTAL: 3,085.66 S.F.  
 SECOND FLOOR: ENCLOSED: 2,574.66 S.F.  
 COVERED: 511.40 S.F.  
 TOTAL: 3,086.06 S.F.

WILLIAM P. HORN  
 ARCHITECT, P.A.  
 1414 FIRST STREET -  
 NEW BUILDING  
 KEY WEST, FLORIDA

DATE:  
 03-09-21  
 10-30-23 BPAS

DIVISIONS:  
 DRAWN BY:  
 LMA  
 PROJECT NUMBER:  
 2206





# **Attachment C**

**1414 First Street – Key West**

**Relevant Excerpts from the ITE  
*Trip Generation Manual (11<sup>th</sup> Edition)***

# Land Use: 151 Mini-Warehouse

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## Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

## Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

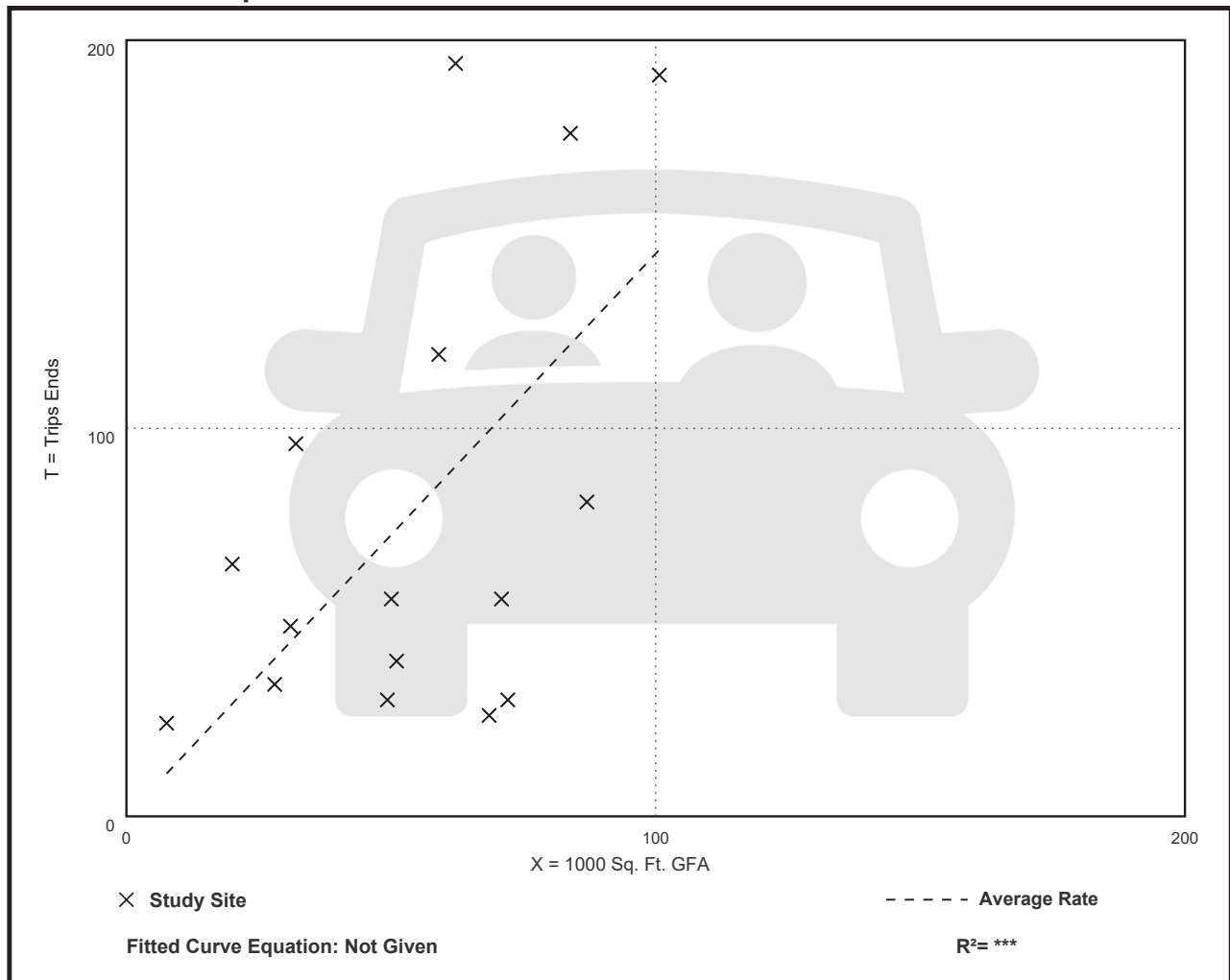
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

## Data Plot and Equation



# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

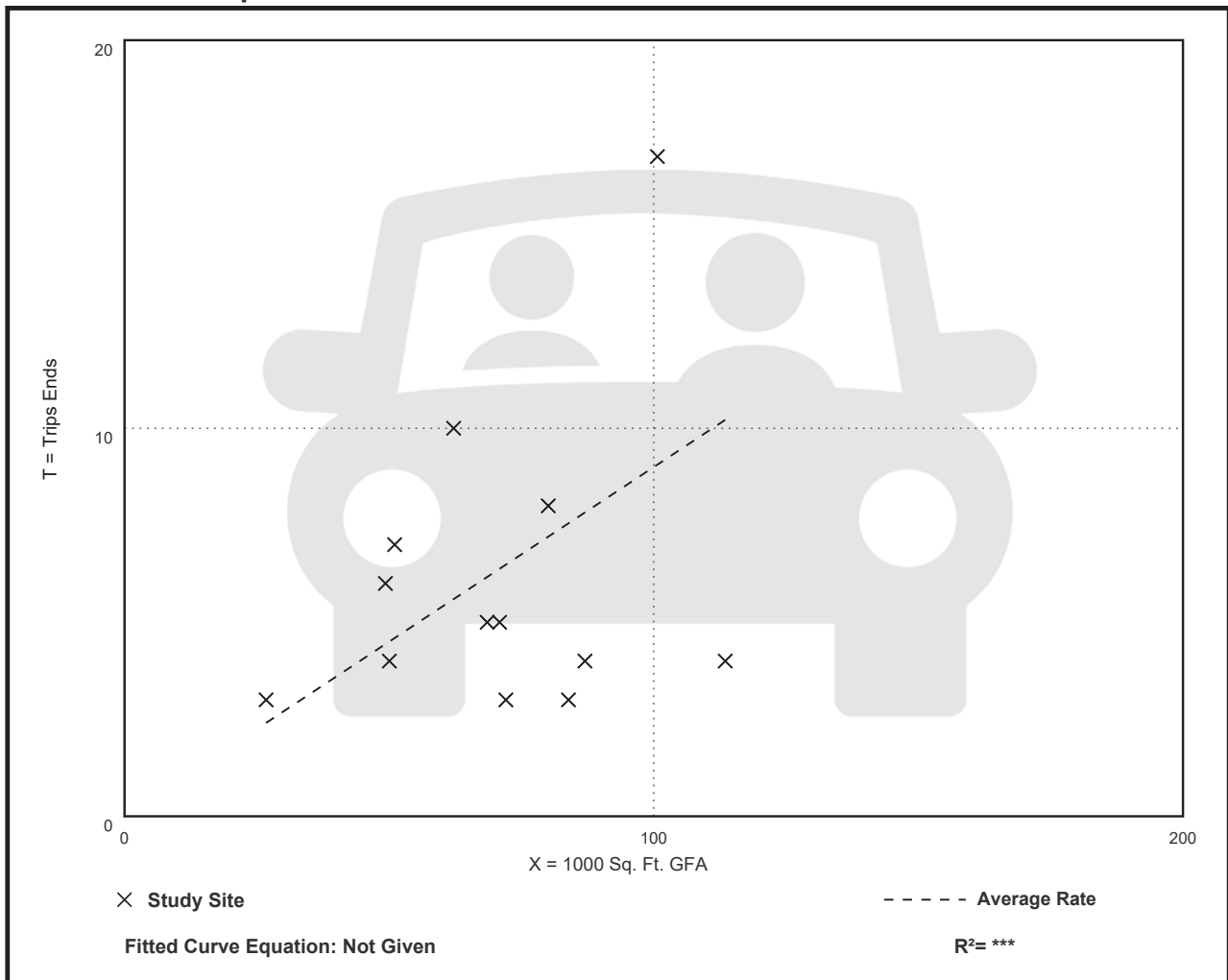
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

## Data Plot and Equation



# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

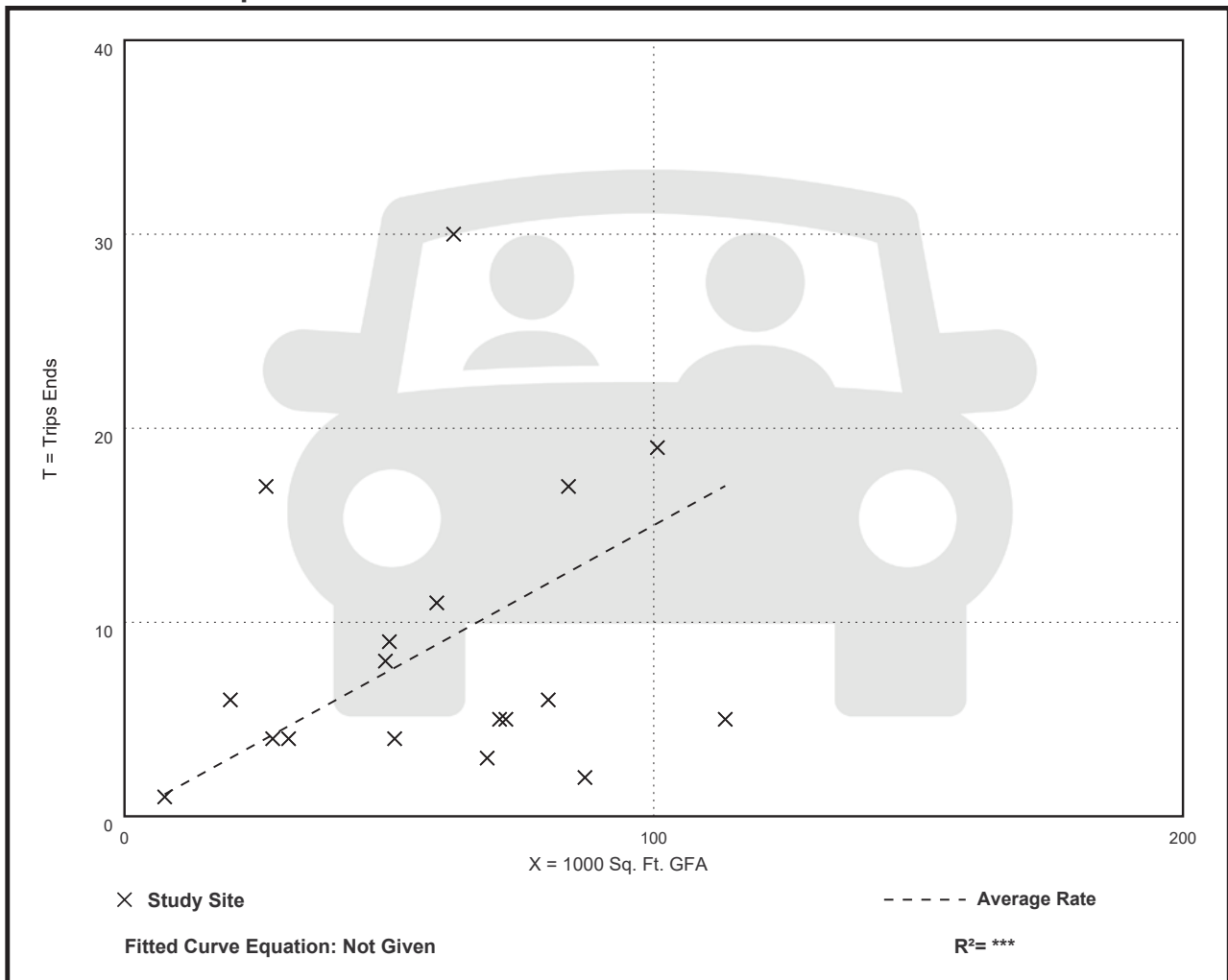
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

## Data Plot and Equation



# Land Use: 220

## Multifamily Housing (Low-Rise)

---

### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

### Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

### **Source Numbers**

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

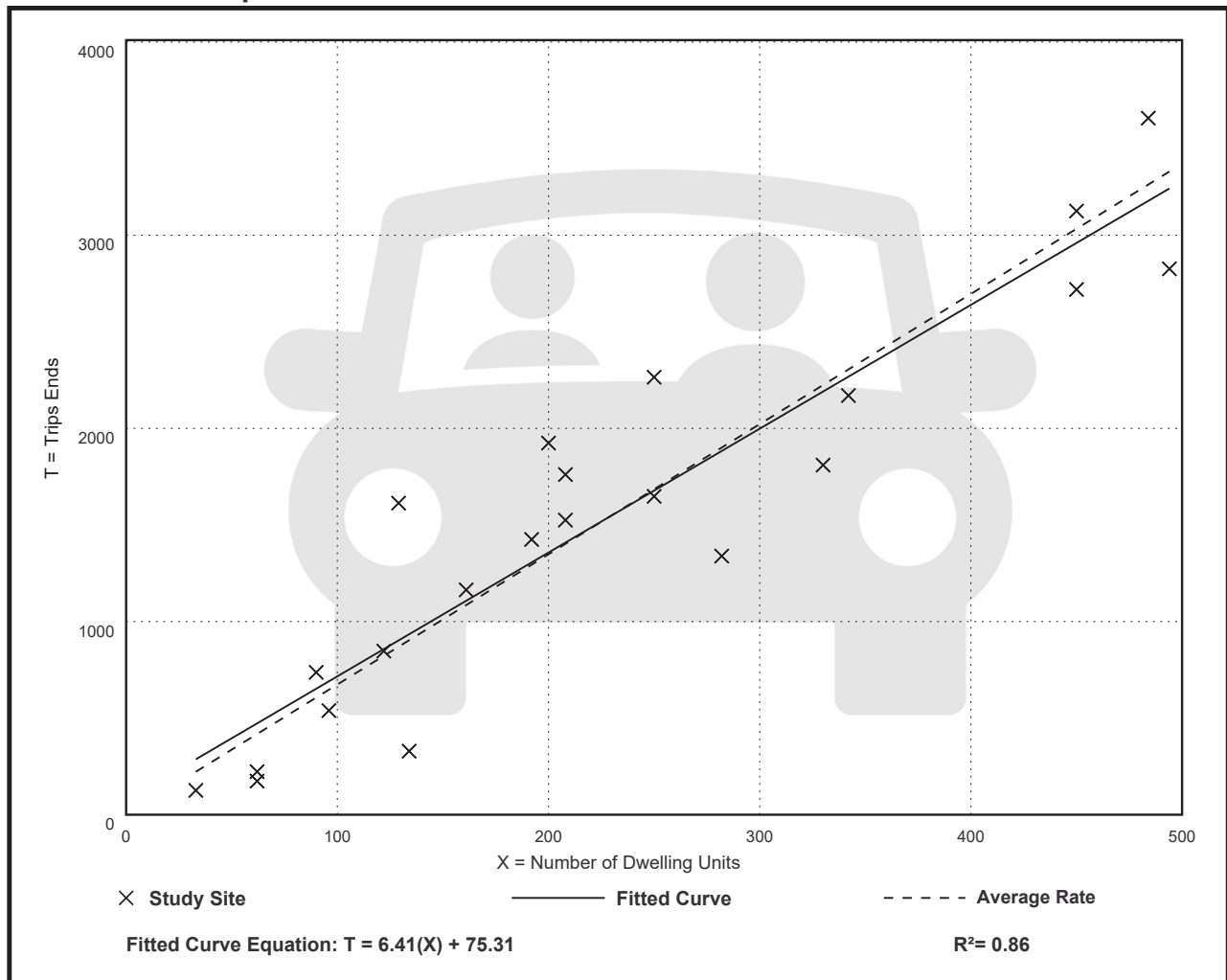
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

## Data Plot and Equation





# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

## Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 49

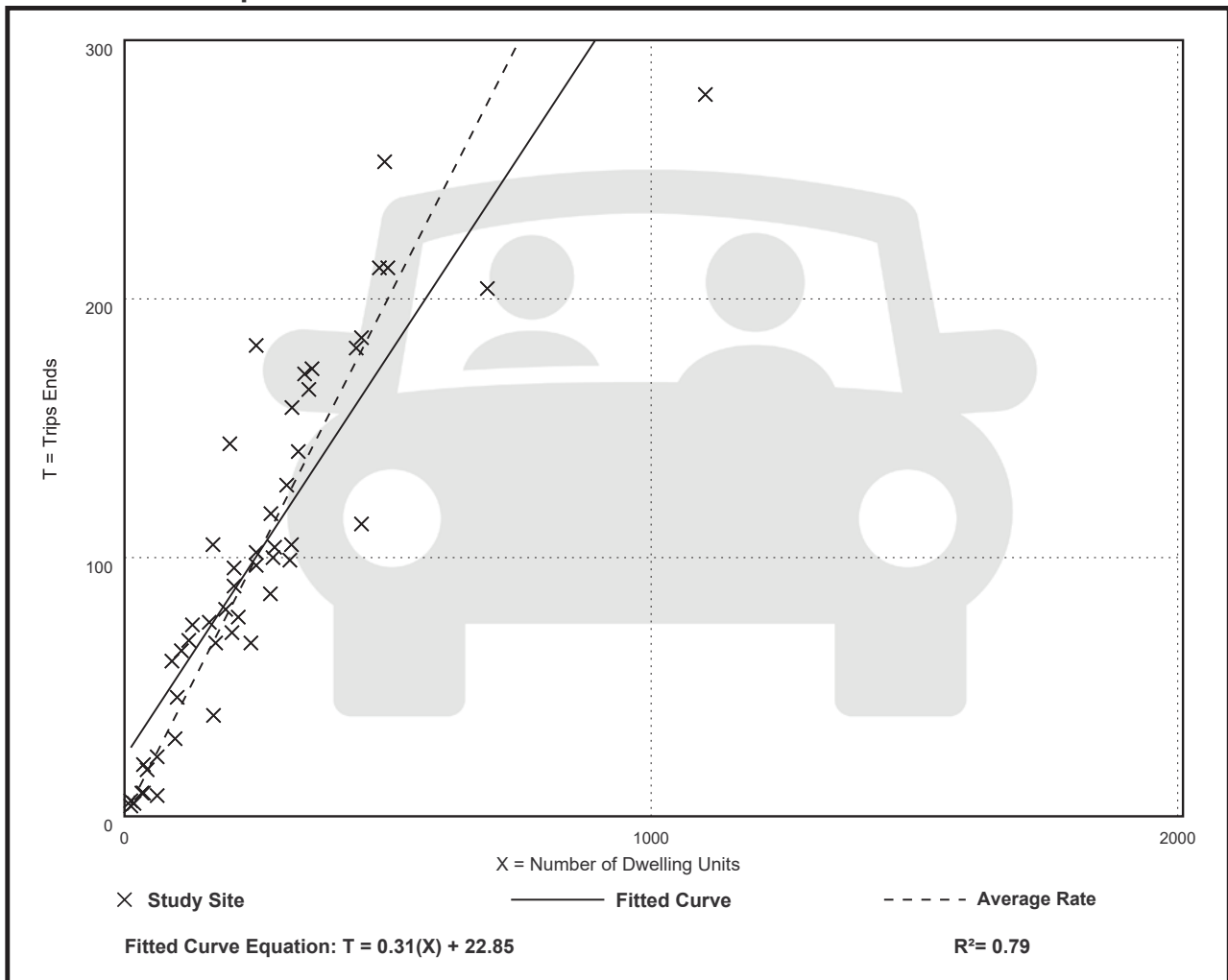
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

## Data Plot and Equation



# Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

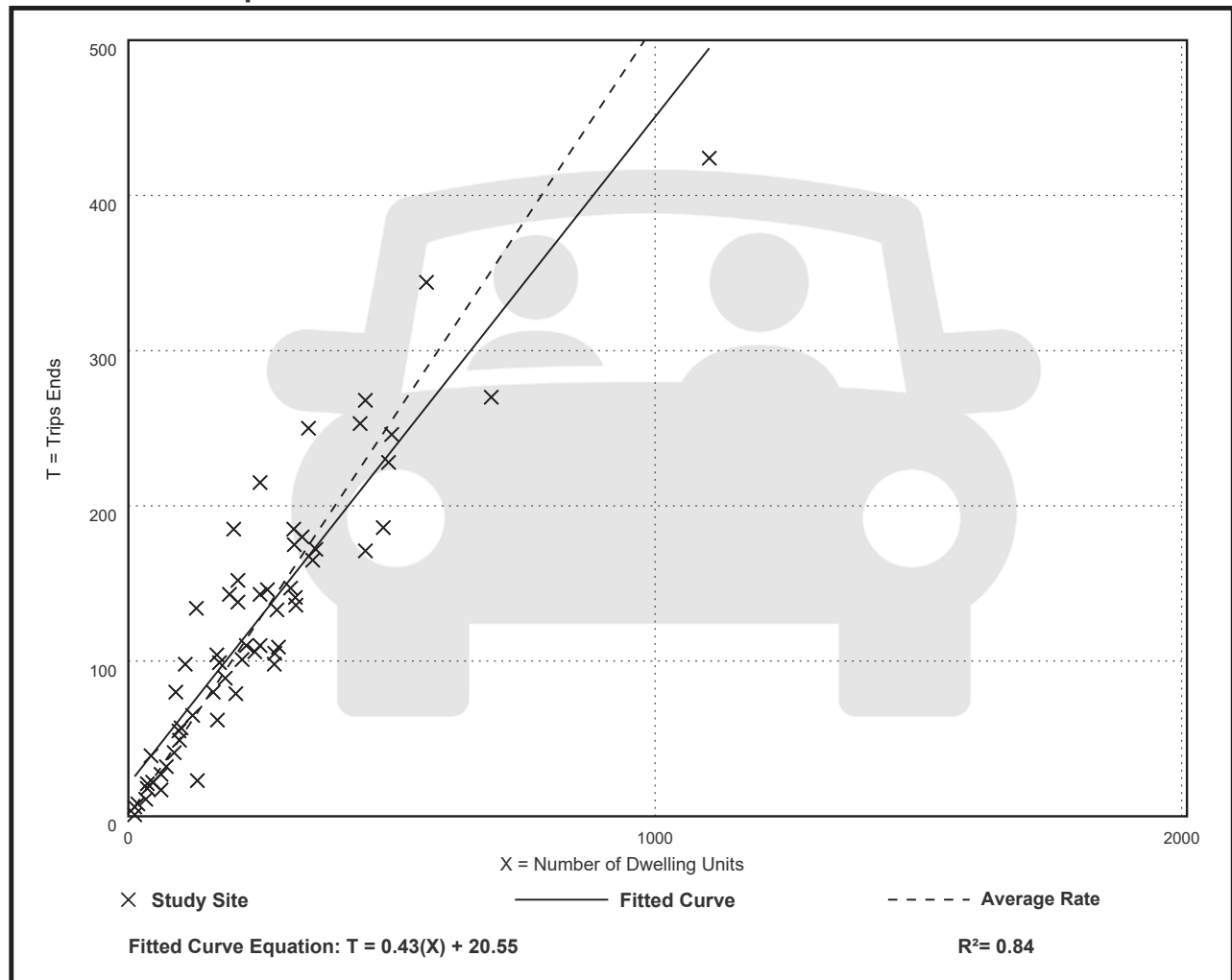
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

## Data Plot and Equation



# Land Use: 712

## Small Office Building

---

### Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

### Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

### Source Numbers

418, 890, 891, 959, 976

# Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

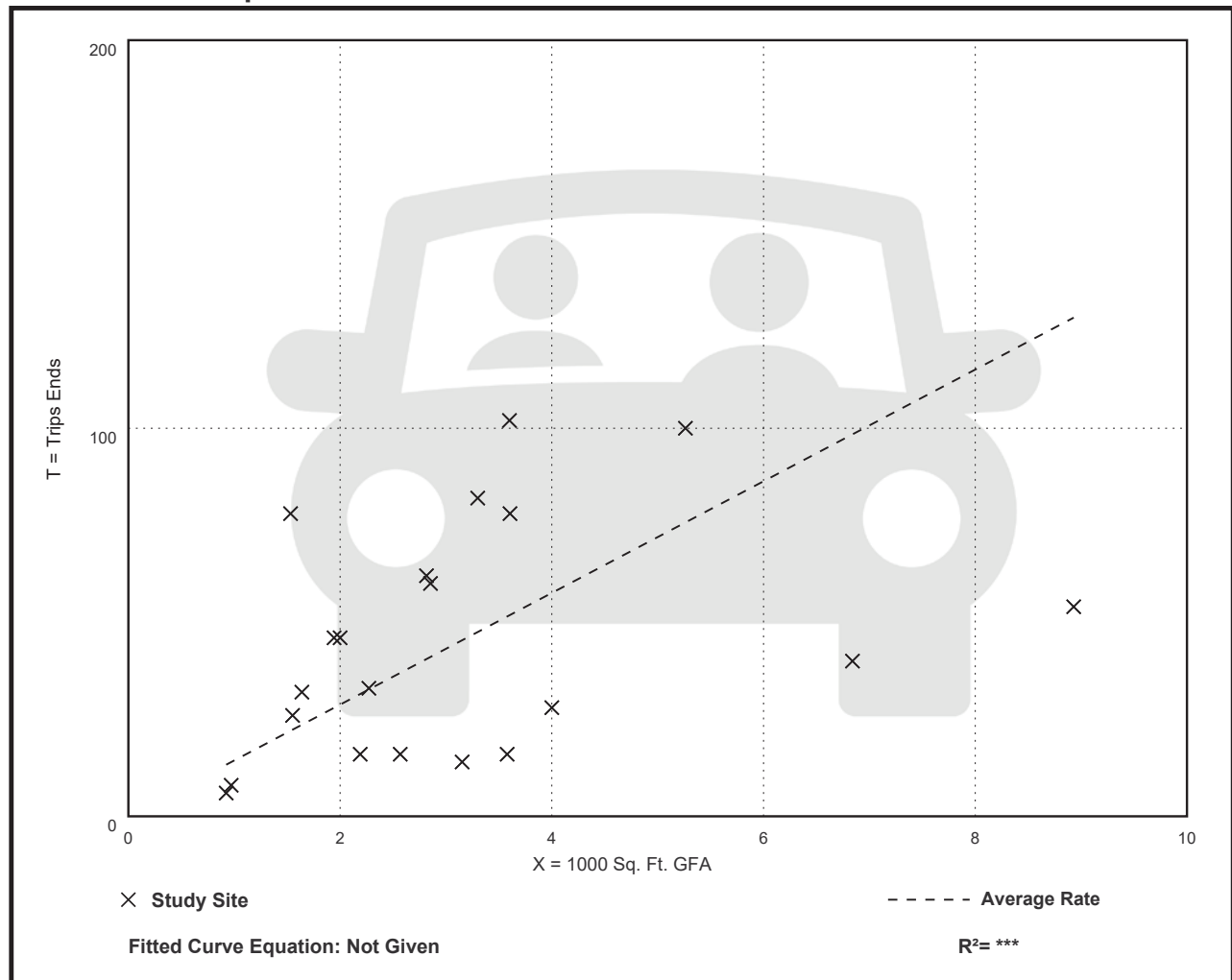
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

## Data Plot and Equation



# Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

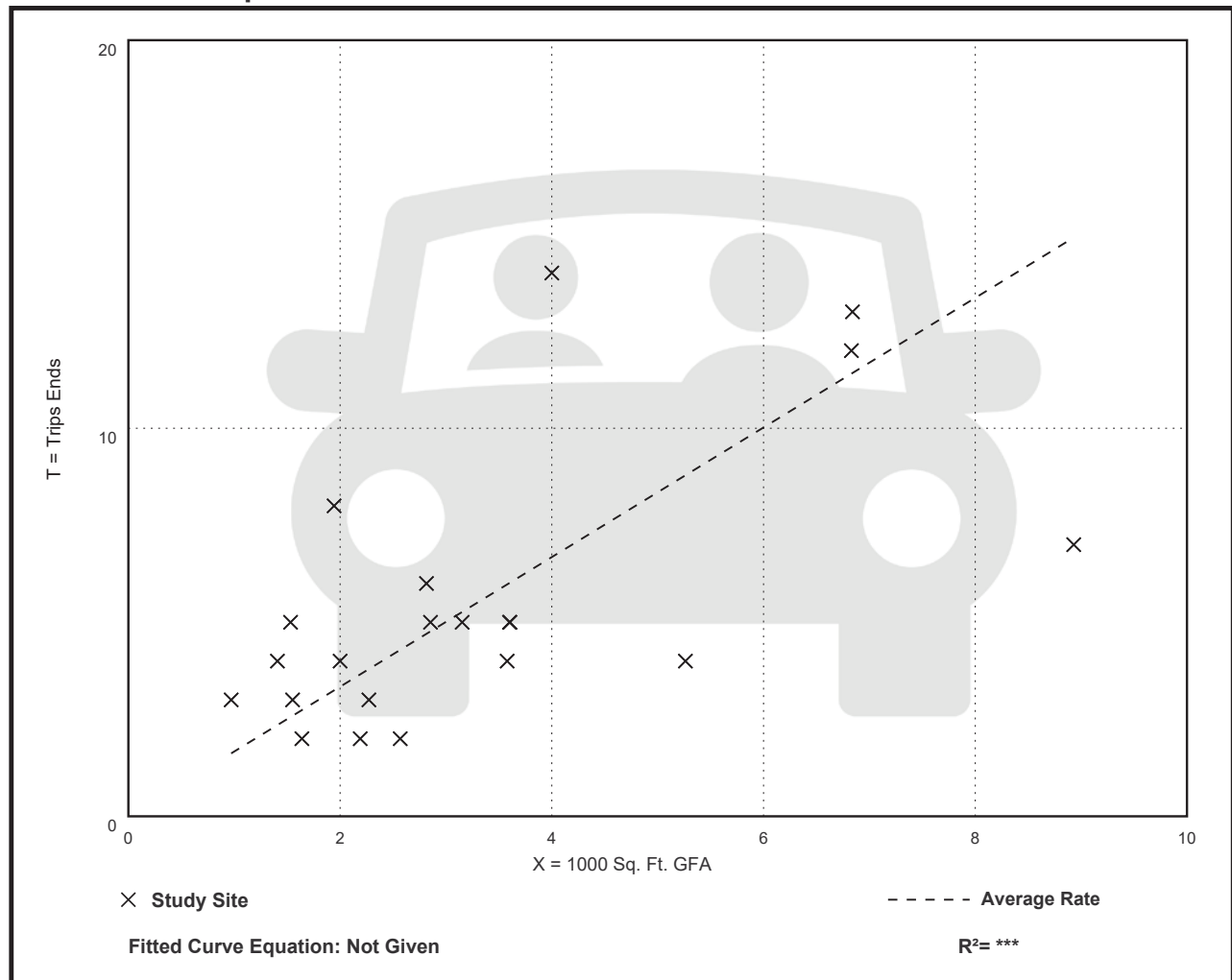
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

## Data Plot and Equation



# Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

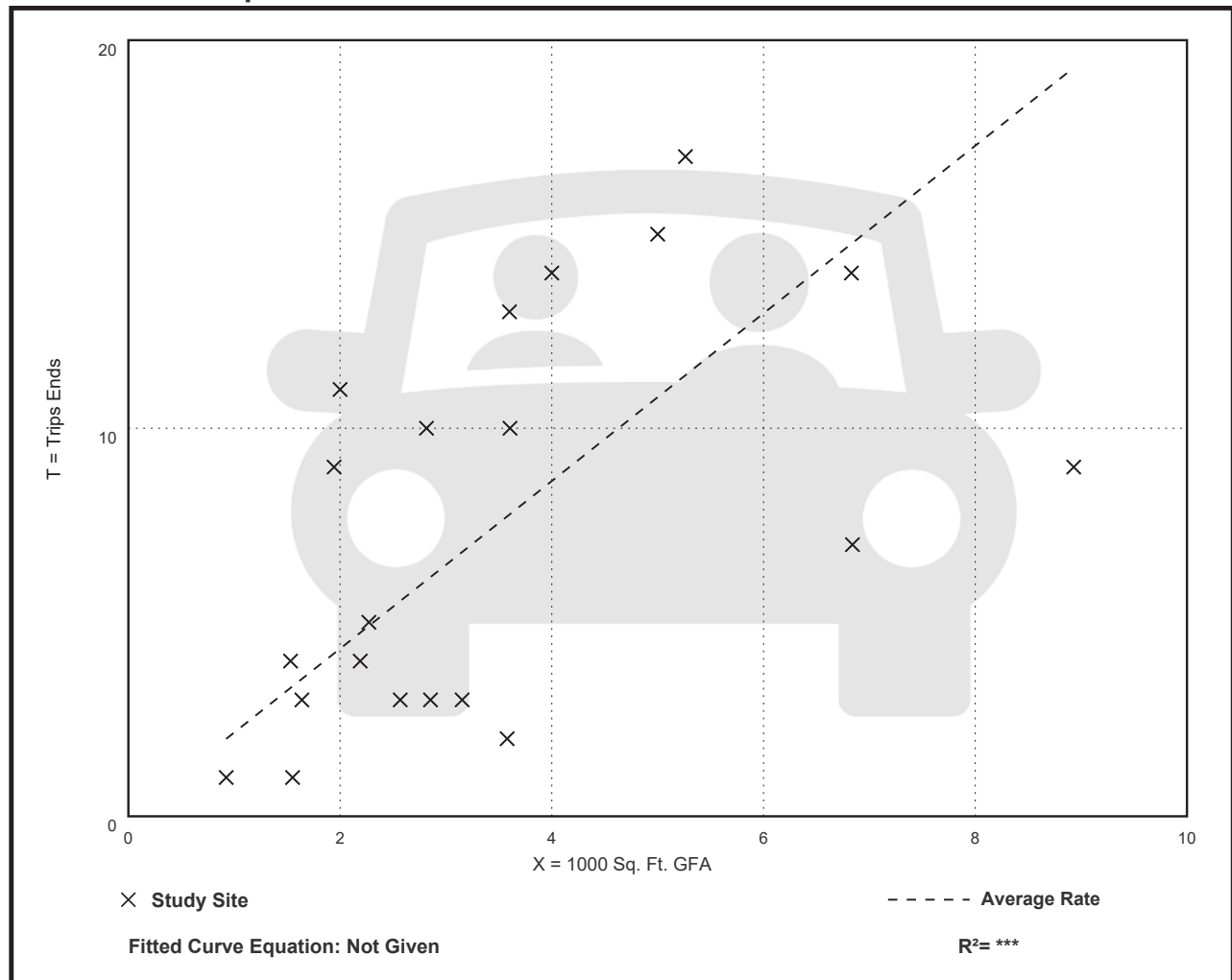
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

## Data Plot and Equation



# **Attachment D**

**1414 First Street – Key West**

**FDOT Level of Service Tables**

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

### Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

### Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

### AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

### Adjustment Factors

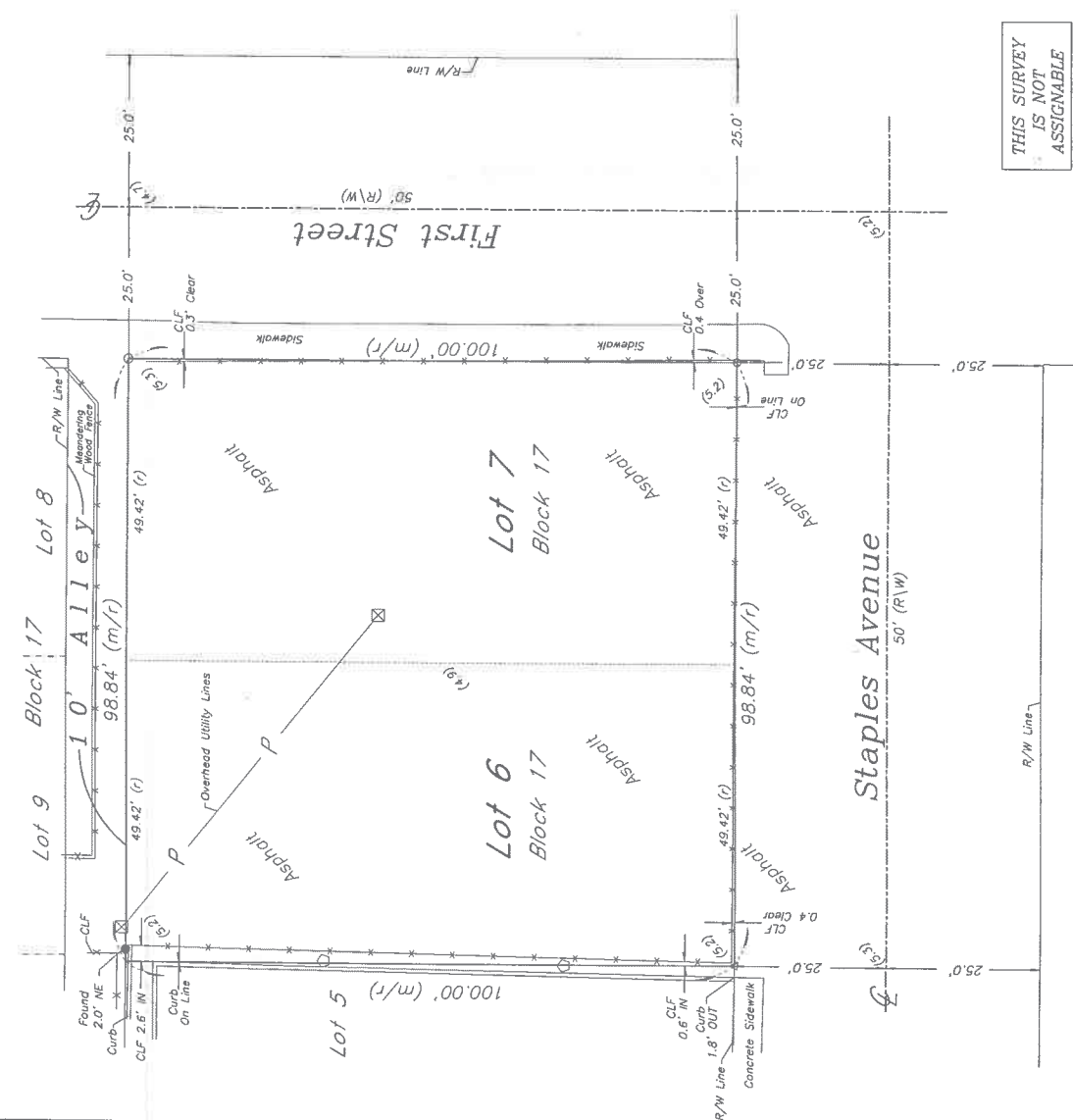
The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities  
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities  
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05  
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05  
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95  
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75  
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.  
 \*Cannot be achieved using table input value defaults. \*\*Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.  
 \*\*\*LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.



# Boundary Survey Map of Lots 6 & 7, Block 17 KEY WEST REALTY CO'S First Sub.



## LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (S298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (S234)
- △ Set Nail & Disc (S298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊥ Centerline
- ⊥ Utility Pole
- P- Overhead Utility Lines
- Lightpole
- (A) Spot Elevation (Typical)

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1414 First Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: January 11, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
11. Flood Insurance Rate Map Zone: AE (EL7); Community Panel No. 120168; 1517K; dated 2/18/05.

**BOUNDARY SURVEY OF:** On the Island of Key West known on the KEY WEST REALTY COMPANY'S FIRST SUBDIVISION OF PART OF TRACT 21 and Salt Pond Lots 1, 2, 3, 4, and 5, according to diagram of said subdivision recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida, as Lots Nos. 6 and 7 in Block 17.

**BOUNDARY SURVEY FOR:** Conch Tour Train Inc.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, S.M.  
Florida Reg. #6296

March 16, 2023

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #8288

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **PROPERTY CARD**

# Monroe County, FL

## 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 00047070-000100  
 Account# 8887850  
 Property ID 8887850  
 Millage Group 10KW  
 Location Address 1817 STAPLES Ave, KEY WEST  
 Legal KW KW REALTY CO'S FIRST SUB PB1-43 LOTS 6 & 7 SQR 17 TR 21 OR1409-668  
 Description OR1754-112/32F/J OR1758-887/88Q/C OR1966-1243  
 (Note: Not to be used on legal documents.)  
 Neighborhood 31050  
 Property Class COMMERCIAL (1000)  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



## Owner

[CONCH TOUR TRAIN INC](#)  
 201 Front St  
 Ste 204  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$22,759	\$22,892	\$23,025	\$23,158
+ Market Land Value	\$503,217	\$140,901	\$140,901	\$140,901
= Just Market Value	\$525,976	\$163,793	\$163,926	\$164,059
= Total Assessed Value	\$180,172	\$163,793	\$163,926	\$164,059
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$525,976	\$163,793	\$163,926	\$164,059

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$140,901	\$0	\$22,892	\$163,793	\$163,793	\$0	\$163,793	\$0
2021	\$140,901	\$0	\$23,025	\$163,926	\$163,926	\$0	\$163,926	\$0
2020	\$140,901	\$0	\$23,158	\$164,059	\$164,059	\$0	\$164,059	\$0
2019	\$140,901	\$0	\$23,292	\$164,193	\$164,193	\$0	\$164,193	\$0
2018	\$140,901	\$0	\$12,799	\$153,700	\$153,700	\$0	\$153,700	\$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)	9,867.00	Square Foot	0	100

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1973	1974	0 x 0	1	9488 SF	2
CH LINK FENCE	2012	2014	6 x 300	1	1800 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/9/2004	\$625,000	Warranty Deed		1966	1243	C - Unqualified	Improved		
5/1/1996	\$160,000	Warranty Deed		1409	0668	U - Unqualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-3908	10/30/2012	12/31/2012	\$6,500	Commercial	ERECT 300 L.F. OF 6' HIGH GALVANIZED CHAIN LINK FENCE TWO (2) 20' X 6' ROLL GATES (BY PARTING)
9903116	9/7/1999	10/19/1999	\$1,500	Commercial	OPU ON TRAILER
9703719	10/1/1997	11/1/1997	\$1,400		AWNINGS
9702205	7/1/1997	11/1/1997	\$2,000		SERVICE FOR AMBULANCE
9702235	7/1/1997	11/1/1997	\$300		SEWER LINE
9701815	6/1/1997	11/1/1997	\$6,000	Commercial	FOUNDATION FOR MOBILE HOM

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice



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

The Monroe County Property Appraiser's office maintains the public property in Monroe County, Florida. We are responsible for the accuracy of the information provided on this website. The Monroe County Property Appraiser's office does not warrant the accuracy of the information provided on this website. We are not responsible for any errors or omissions in the information provided on this website. We are not responsible for any damages, including consequential damages, arising from the use of the information provided on this website.

Center-M



[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/22/2024, 5:14:32 AM

**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, EDWIN O SWIFT, III as  
*Please Print Name of person with authority to execute documents on behalf of entity*

PRESIDENT of CONCH TOUR TRAIN, INC.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize TREPANIER & ASSOCIATES, INC.  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 12-12-18  
*Date*

by EDWIN O SWIFT, III  
*Name of person with authority to execute documents on behalf on entity owner*

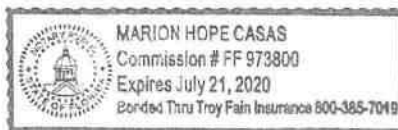
She is personally known to me or has presented \_\_\_\_\_ as identification.

*Notary's Signature and Seal*

MARION HOPE CASAS

*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



**VERIFICATION  
FORM**





**SUNBIZ  
INFORMATION**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
CONCH TOUR TRAIN, INC.

### Filing Information

<b>Document Number</b>	G39497
<b>FEI/EIN Number</b>	59-2289967
<b>Date Filed</b>	05/09/1983
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	10/05/2010
<b>Event Effective Date</b>	NONE

### Principal Address

201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Changed: 03/26/2002

### Mailing Address

201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Changed: 04/07/2019

### Registered Agent Name & Address

SWIFT, EDWIN O., III  
201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 03/26/2002

### Officer/Director Detail

#### **Name & Address**

Title PD

SWIFT, EDWIN O., III  
 201 FRONT STREET, SUITE 224  
 KEY WEST, FL 33040

Title SD

BELLAND, CHRISTOPHER C  
 201 FRONT ST, STE 224  
 KEY WEST, FL 33040

#### Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	02/10/2022
2023	03/21/2023

#### Document Images

<a href="#">03/21/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/10/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/08/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/15/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/05/2010 -- Amendment</a>	View image in PDF format
<a href="#">02/10/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2008 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">05/07/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/27/1998 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/08/1996 -- ANNUAL REPORT</a>	View image in PDF format

[04/26/1995 -- ANNUAL REPORT](#)

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[View Officers/Corporate Directors/Board/Boards](#)

**DEED**

MONROE COUNTY  
OFFICIAL RECORDS

This Instrument Prepared by and Return to:  
JOHN M. SPOTTSWOOD, JR.  
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
500 FLEMING STREET  
Key West, FL 33040

FILE #1419120  
BK#1966 PG#1243

RCD Jan 09 2004 03:13PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 4375.00  
01/09/2004 DEF CLK

Parcel ID Number: 00047070-000000

# Warranty Deed

This Indenture, Made this 9th day of January, 2004 A.D., Between BARRY BARROSO, JR., a single man

of the County of Monroe, State of Florida, grantor, and CONCH TOUR TRAIN, INC., a corporation existing under the laws of the State of Florida, whose address is: 201 Front Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West known on the KEY WEST REALTY COMPANY'S FIRST SUBDIVISION OF PART OF TRACT 21 and Salt Pond Lots 1, 2, 3, 4 and 5, according to diagram of said subdivision recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, as Lots 6 and 7, in Block 17.

**MORE CORRECTLY DESCRIBED AS:**

On the Island of Key West and known as Lots 6 and 7 in Square 17, of KEY WEST REALTY CO'S First Subdivision of Part of Tract 21, and Lots 1, 2, 3, 4, 5, Island of Key West, as recorded in Plat Book 1 at Page 43 of the Public Records of Monroe County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2004.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Erica N. Hughes  
Printed Name: ERICA N. HUGHES  
Witness

B. Barroso (Seal)  
BARRY BARROSO, JR.  
P.O. Address: 1014 White Street, Key West, FL 33040

Sarah L. Vega  
Printed Name: Sarah L. Vega  
Witness

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 9th day of January, 2004 by BARRY BARROSO, JR., a single man

he is personally known to me or he has produced his Florida driver's license for identification

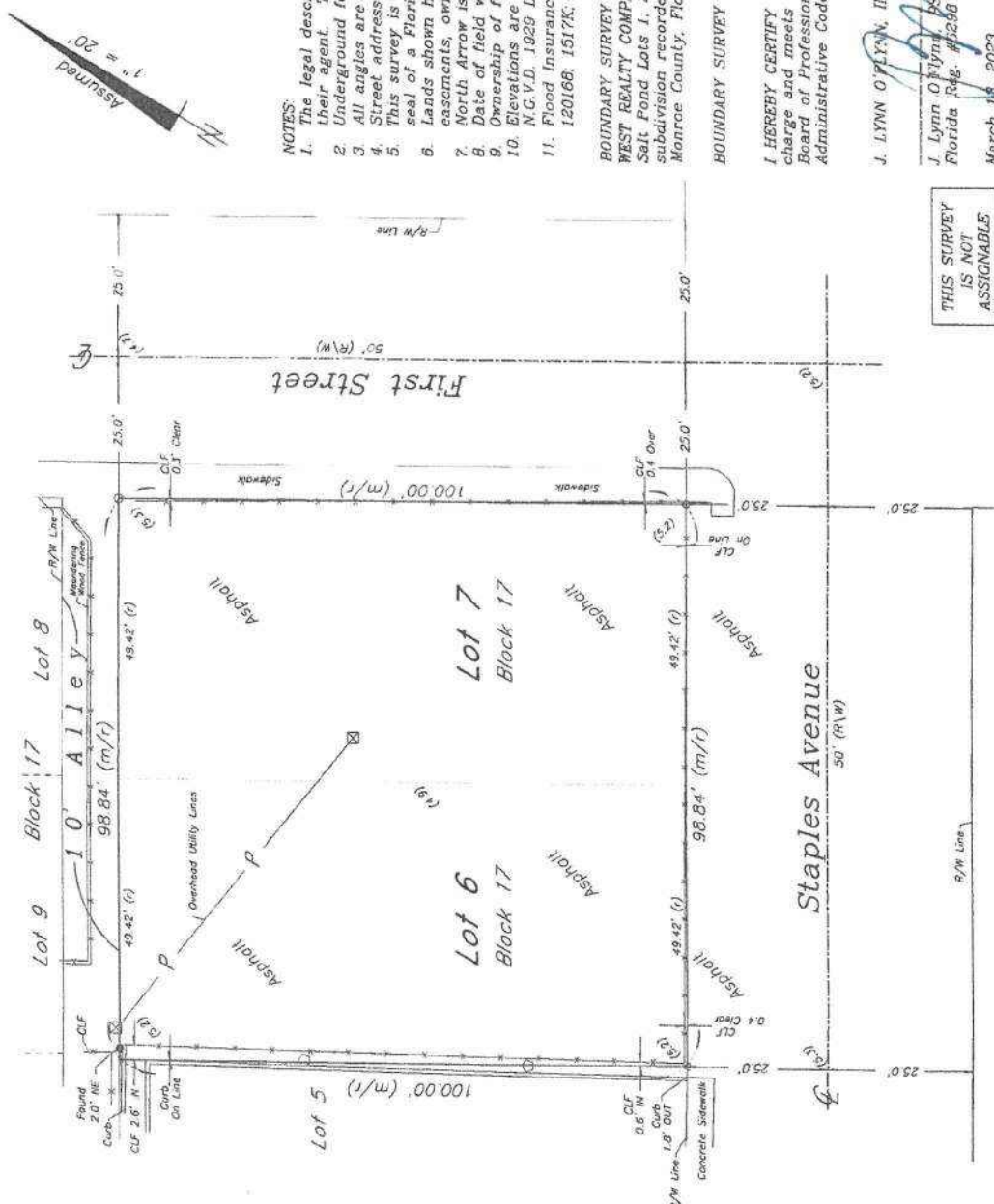
MONROE COUNTY  
OFFICIAL RECORDS

Sarah L. Vega  
Printed Name: Sarah L. Vega  
Notary Public  
My Commission Expires: November 14, 2006

# **SURVEY**



Boundary Survey Map of Lots 6 & 7, Block 17  
KEY WEST REALTY CO'S First Sub.



LEGEND

- Found 1" Iron Pipe (No 10)
- Set 3/4" Iron Pipe w/cap (5798)
- Found 1/2" Iron Rod (No 16)
- ▲ Found Nail & Disc (5234)
- ▲ Set Nail & Disc (5238)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Center-line
- ⊕ Utility Pole
- ⊕ Overhead Utility Lines
- ⊕ Lightpole
- ⊕ Spot Elevation (Typical)

NOTES:

- The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 1414 First Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- Date of field work: January 11, 2023
- Ownership of fences is undeterminable, unless otherwise noted.
- Elevations are shown in parenthesis and refer to Mean Sea Level N.C.V.D. 1929 Datum.
- Flood Insurance Rate Map Zone: AE (EL7); Community Panel No. 12016B, 1517K; dated 2/18/05.

BOUNDARY SURVEY FOR: Conch Tour Train Inc.

BOUNDARY SURVEY OF: On the Island of Key West known on the KEY WEST REALTY COMPANY'S FIRST SUBDIVISION OF PART OF TRACT 21 and Salt Pond Lots 1, 2, 3, 4, and 5, according to diagram of said subdivision recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida, as Lots Nos. 6 and 7 in Block 17.

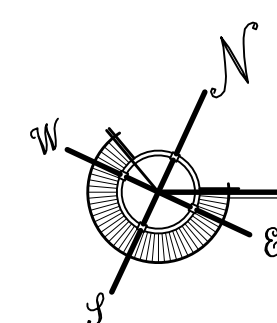
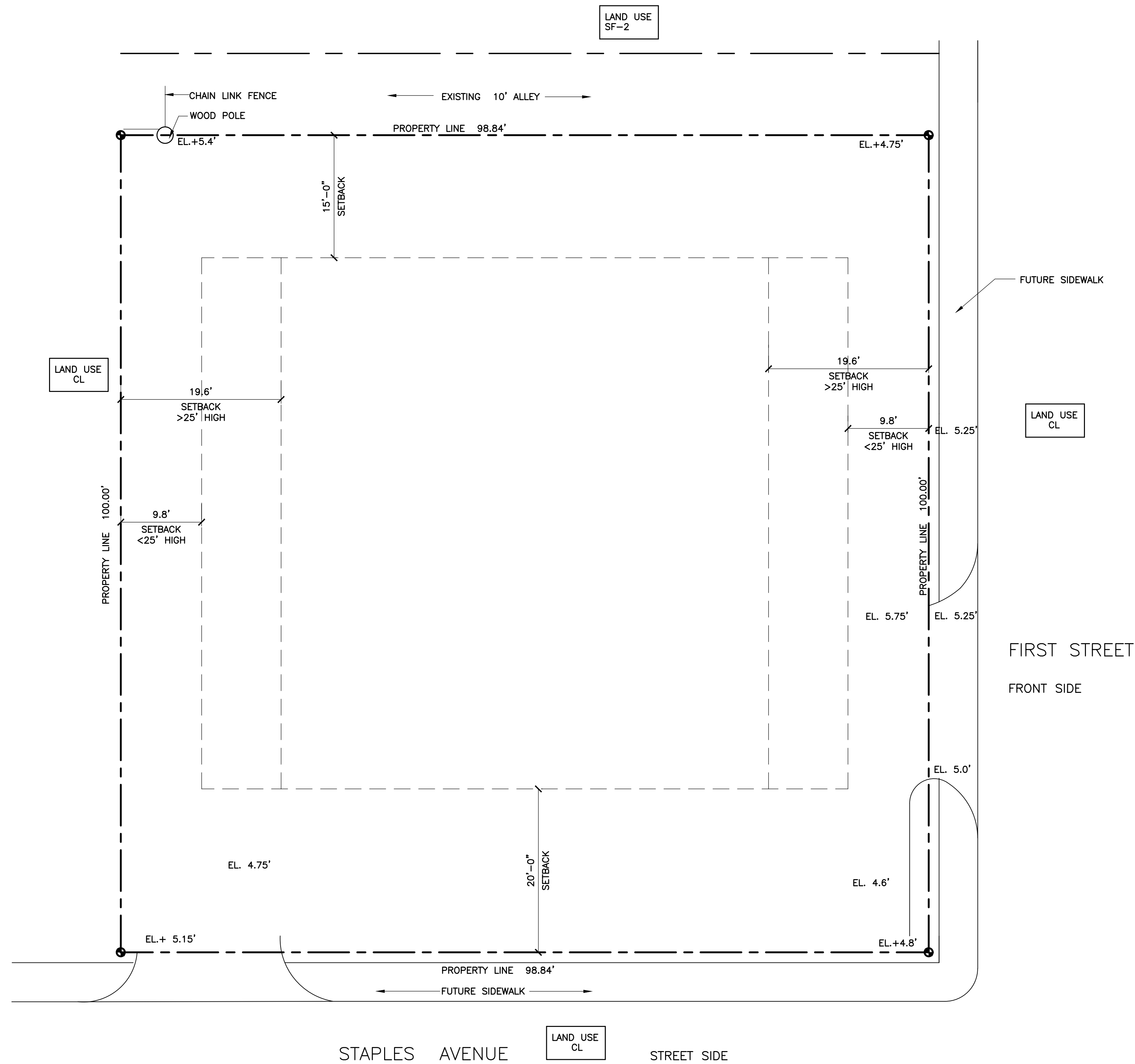
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #268  
 March 14, 2023

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PSM #268  
 3430 Duck Ave., Key West, FL 33040  
 (305) 298-7422 FAX (305) 298-1244

THIS SURVEY IS NOT ASSIGNABLE

# **SITE PLAN**



**SITE PLAN**

SCALE: 1/8" = 1'-0"

**SITE DATA**

SITE AREA: 9,884 S.F.  
 FLOOD ZONE: AE +7.0'  
 LAND USE: CL (LIMITED COMMERCIAL)  
 LOT COVERAGE ALLOWABLE: 40% (3,953.6 S.F.)  
 F.A.R. ALLOWABLE: 80% (7,907 S.F.)  
 SETBACKS REQUIRED: 10% OF LOT WIDTH  
 (FOR BLDGS. UNDER 25' HIGH), 20%  
 FOR BLDGS. OVER 25' HIGH.  
 STREET SIDE = 20.0'  
 DENSITY ALLOWABLE: 16 UNITS/ ACRE  
 ALLOWABLE HEIGHT: 40.0' MAX.

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

1414 FIRST STREET -  
NEW BUILDING  
KEY WEST, FLORIDA.

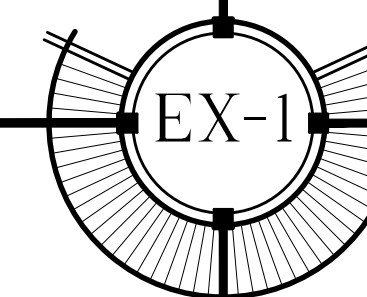
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03-09-21

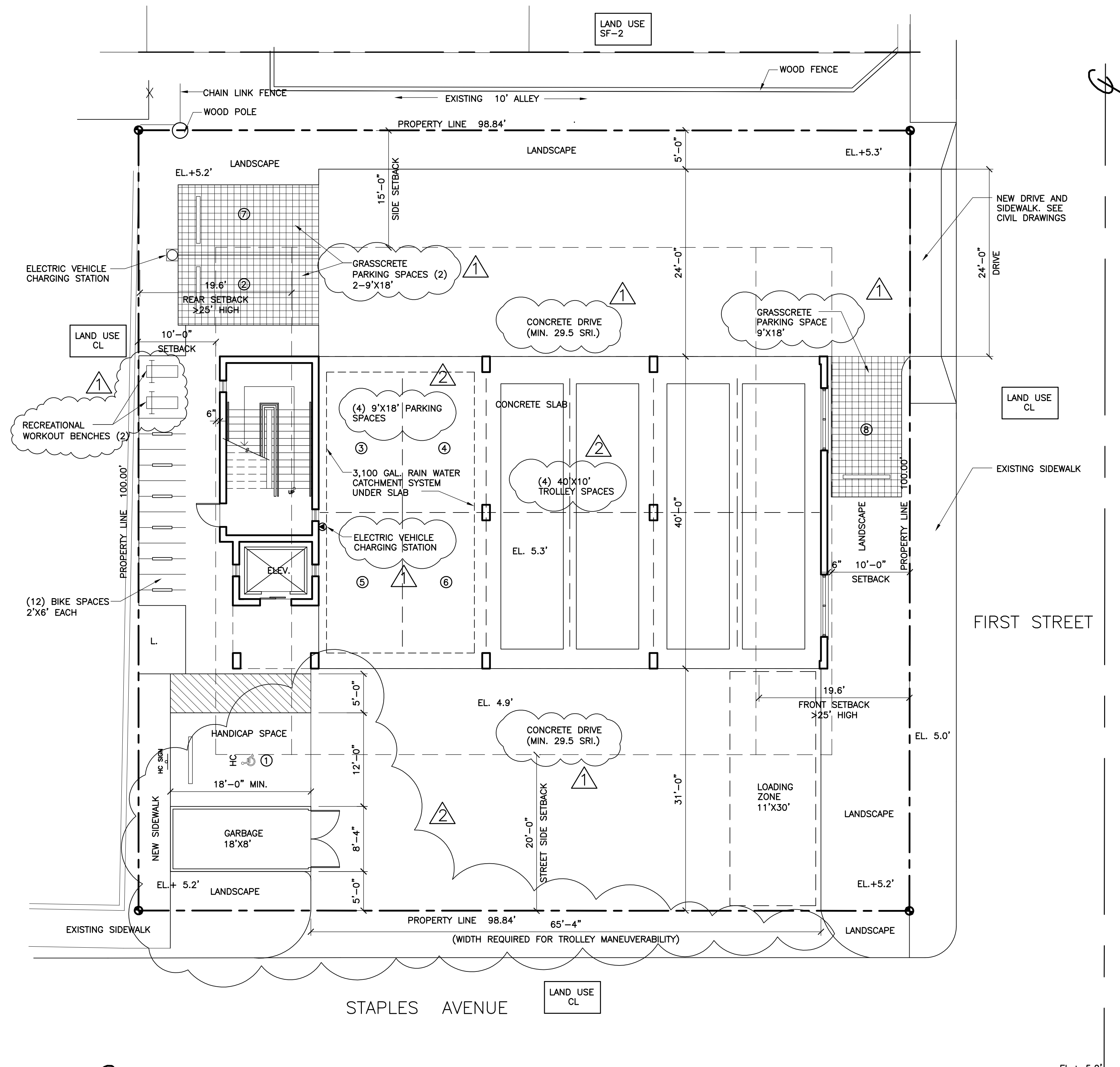
REVISIONS \_\_\_\_\_

DRAWN BY  
EMA

PROJECT  
NUMBER  
2206



1414 FIRST STREET - NEW BUILDING  
KEY WEST, FLORIDA



**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 03-13-23

**FGBC CERTIFICATION (GOLD CERTIFICATION)**

THIS BUILDING HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN A MANNER SUITABLE TO ACHIEVE FLORIDA GREEN BUILDING COALITION CERTIFICATION. A CHECKLIST OF TARGETED POINTS/CREDITS ALONG WITH THE FGBC REFERENCE GUIDE IS INCLUDED IN THE SPECIFICATIONS. A DOCUMENTATION PACKAGE OF CONSTRUCTION, INCLUDING METHODS AND MATERIALS INDICATING COMPLIANCE WITH REQUIREMENTS FOR EACH CREDIT ACHIEVED, PER THE REFERENCE GUIDE, WILL BE REQUIRED FOR SUBMITTAL TO FGBC AT THE END OF THE PROJECT AS PART OF THE CERTIFICATION PROCESS. THE CONTRACTOR WILL BE RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS OF CERTIFICATION DURING THE CONSTRUCTION PROCESS AND WILL BE REQUIRED TO SUBMIT DOCUMENTATION FOR NUMEROUS CREDITS.

**SITE DATA**

SITE AREA: 9,884 S.F. (0.227 ACRES)

LAND USE: CL

FLOOD ZONE: AE-7 (FUTURE= AE-9 + 1.34 DATUM=AE+10.34)  
 PROPOSED 1ST. FLOOR = EL. +19.53'

FAR: REQUIRED = MAX. 0.8 (7,907.2 S.F.)  
 EXISTING = 0  
 PROPOSED = 0.312 (3,086.2 S.F.)

DENSITY: MAX. 16 UNITS/ACRE  
 ALLOWED = 3.62 UNITS  
 PROPOSED= 3 RESIDENTIAL UNITS TOTAL

HEIGHT: ALLOWED = MAX. 40'  
 EXISTING = N/A  
 PROPOSED= 39'-4"

SETBACKS: FRONT SETBACK: REQUIRED = 19.6'  
 EXISTING = N/A  
 PROPOSED = 10'-0"

SIDE SETBACK: REQUIRED = 15'-0"  
 EXISTING = 0'-0"  
 PROPOSED = 28'-6"

STREET SIDE SETBACK: REQUIRED = 20'-0"  
 EXISTING = N/A  
 PROPOSED = 30'-6"

REAR SETBACK: REQUIRED = 19.6'  
 EXISTING = N/A  
 PROPOSED = 10'-0"

BUILDING COVERAGE AREA:  
 ALLOWED: 3,953.60 S.F. (40% MAX.)  
 EXISTING: 0 S.F. (0.00 %)  
 PROPOSED: 3,086.2 S.F. (31.22 %)

IMPERVIOUS AREA:  
 ALLOWED: 5,930.40 S.F. (60% MAX.)  
 EXISTING: 9,884 S.F. (100%)  
 PROPOSED: 8,454.1 S.F. (85.54%)

LANDSCAPE AREA:  
 REQUIRED: 1,976.8 S.F. (20% MIN.)  
 EXISTING: 0 S.F. (0.00 %)  
 PROPOSED: 1,429.9 S.F. (14.46%)

OPEN SPACE AREA:  
 REQUIRED: 2,718.1 S.F. (27.5% MIN.)  
 EXISTING: 0 S.F. (0.00%)  
 PROPOSED: 1,429.9 S.F. (14.46%)

PARKING:

**Parking Schedule**

Use	Code-Requirement	Code Calculation		Project Site	
		Auto	Bike	Auto	Bike
Existing Outdoor Storage	1 space / 600 sq. ft.	10% auto	16.5	1.7	0.0
		<b>Total</b>	16.5	1.7	0.0
Proposed Office	1 space / 300 sq. ft.	25% auto	7.4	1.8	8.0
		Market-rate Multifamily	2 spaces / unit	10% auto	6.0
<b>Total</b>		13.4	2.4	<b>8.0</b>	<b>12.0</b>

Improvement: **Complies**  
 Improvement: **Complies**

**BUILDING DATA**

GROUND FLOOR:	ENCLOSED:	390.67 S.F.
	COVERED:	2,695.59 S.F.
	TOTAL:	3,086.26 S.F.
FIRST FLOOR:	ENCLOSED:	2,819.30 S.F.
	(OFFICE=2,205 S.F.)	
	COVERED:	266.96 S.F.
	TOTAL:	3,086.26 S.F.
SECOND FLOOR:	ENCLOSED:	2,574.66 S.F.
	COVERED:	511.60 S.F.
	TOTAL:	3,086.26 S.F.

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 33040

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LICENSE NO.  
 AR 13537

1414 FIRST STREET -  
 NEW BUILDING  
 KEY WEST, FLORIDA.

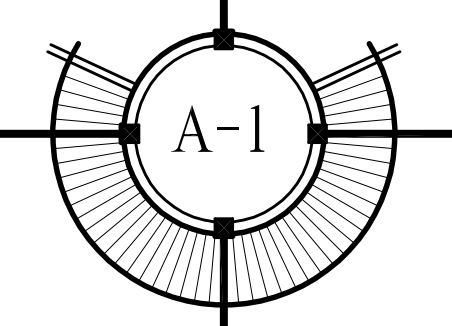
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DATE  
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 10-30-23 BPAS  
 02-14-24 DRC

REVISIONS  
 04-16-24 BPAS REV.  
 05-20-24 DRC

DRAWN BY  
 EMA

PROJECT NUMBER  
 2206



1414 FIRST STREET - NEW BUILDING

KEY WEST, FLORIDA

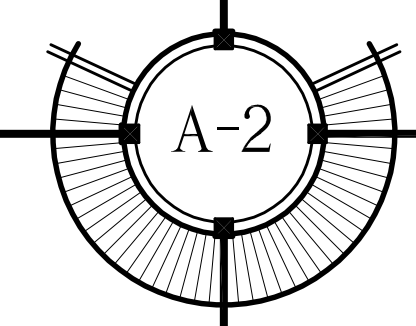
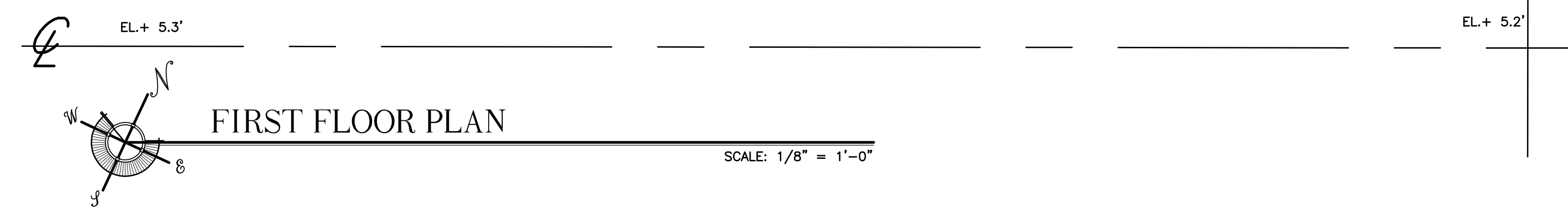
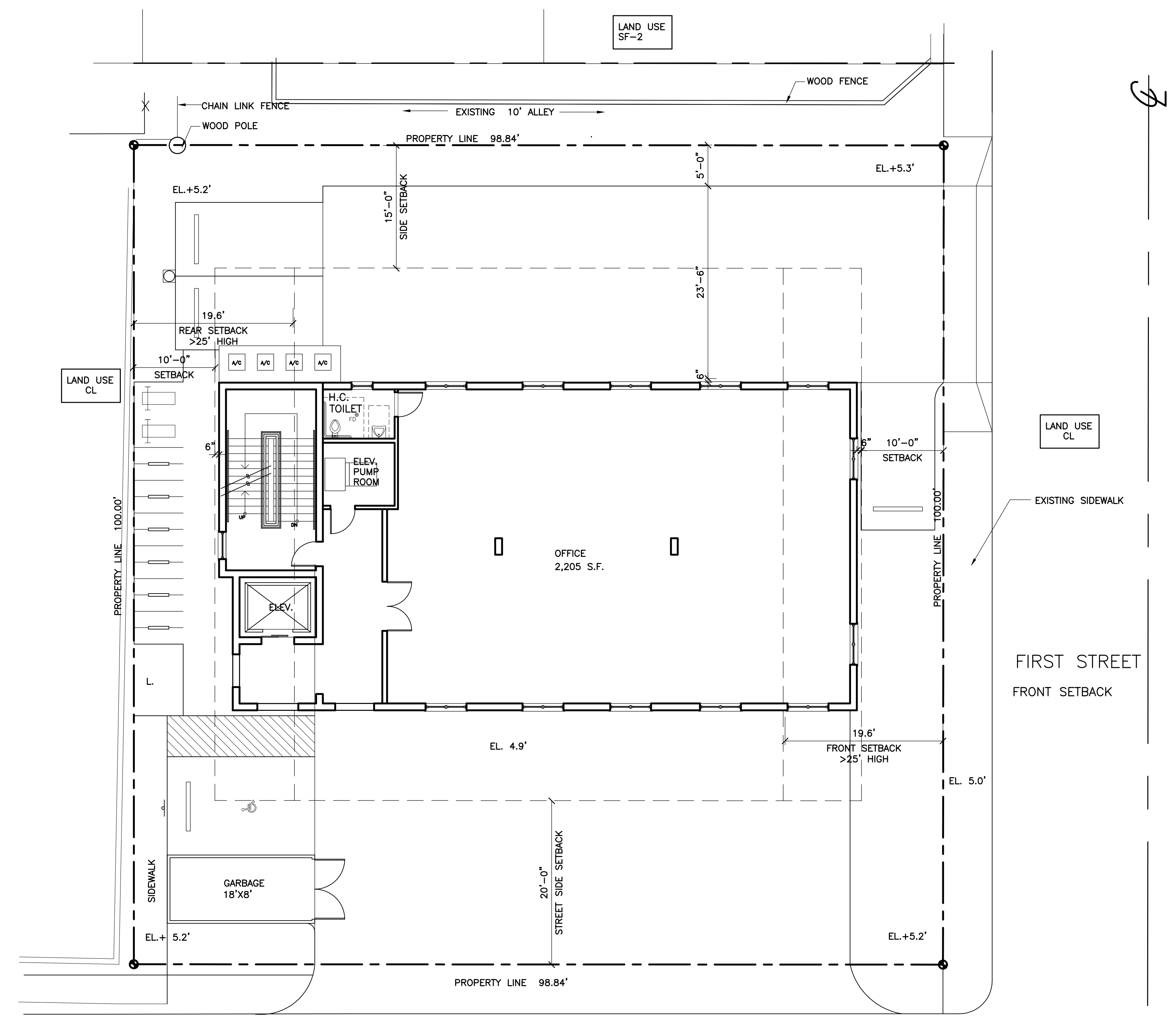
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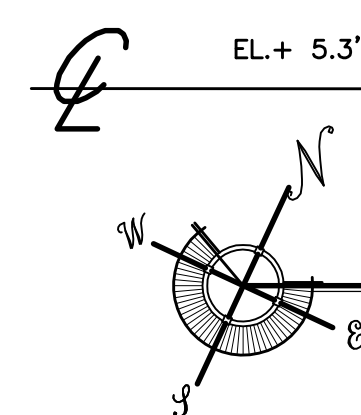
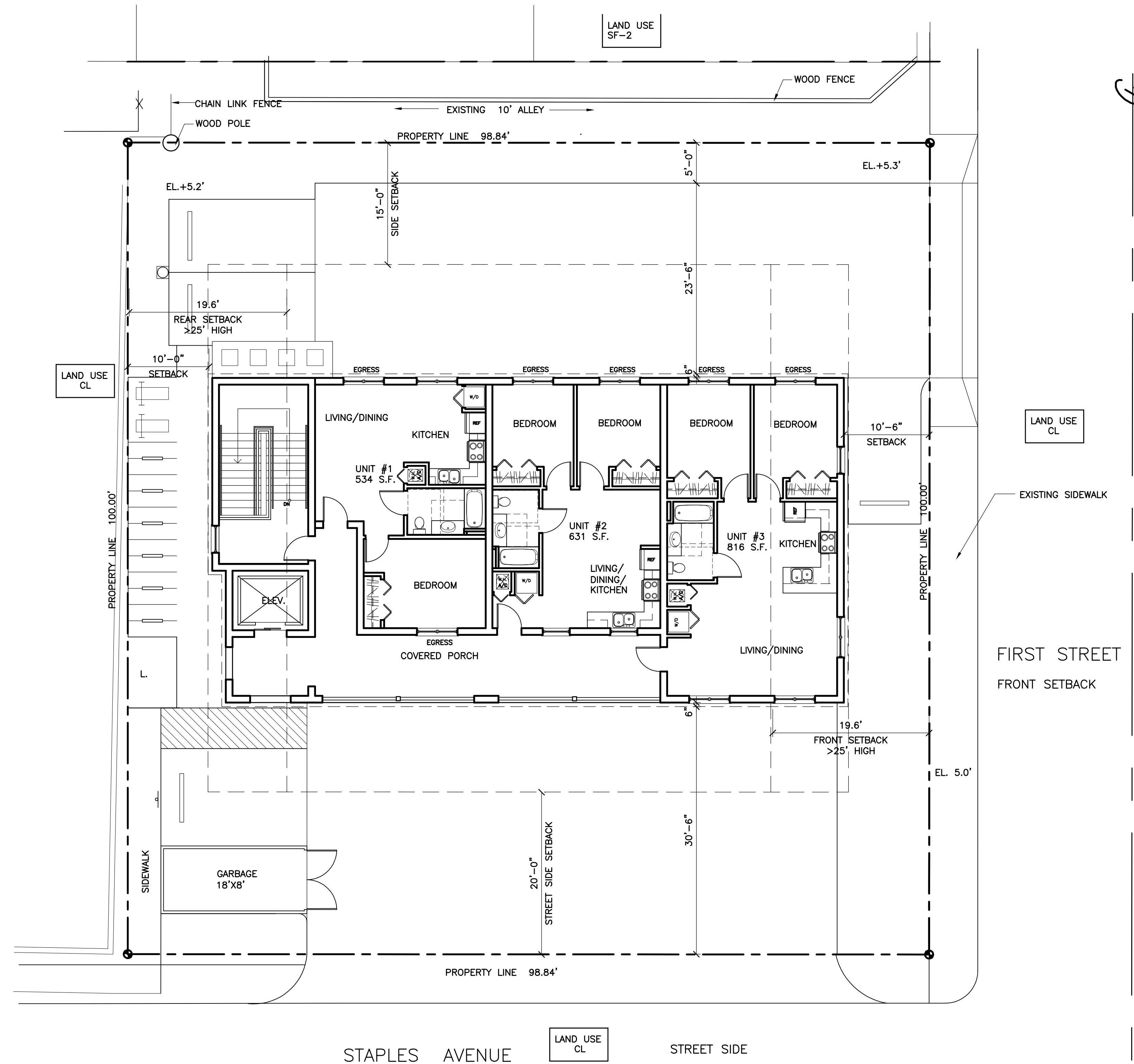
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10-30-23 BPAS  
02-14-24 DRC

REVISIONS  
△ 04-16-24 BPAS REV.  
△ 05-20-24 DRC

DRAWN BY  
EMA

PROJECT  
NUMBER  
2206





SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

1414 FIRST STREET - NEW BUILDING  
KEY WEST, FLORIDA

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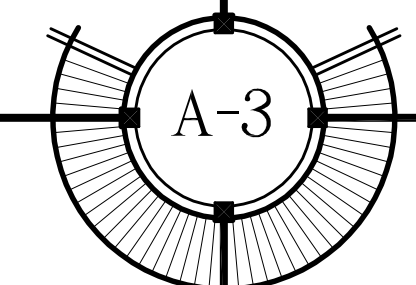
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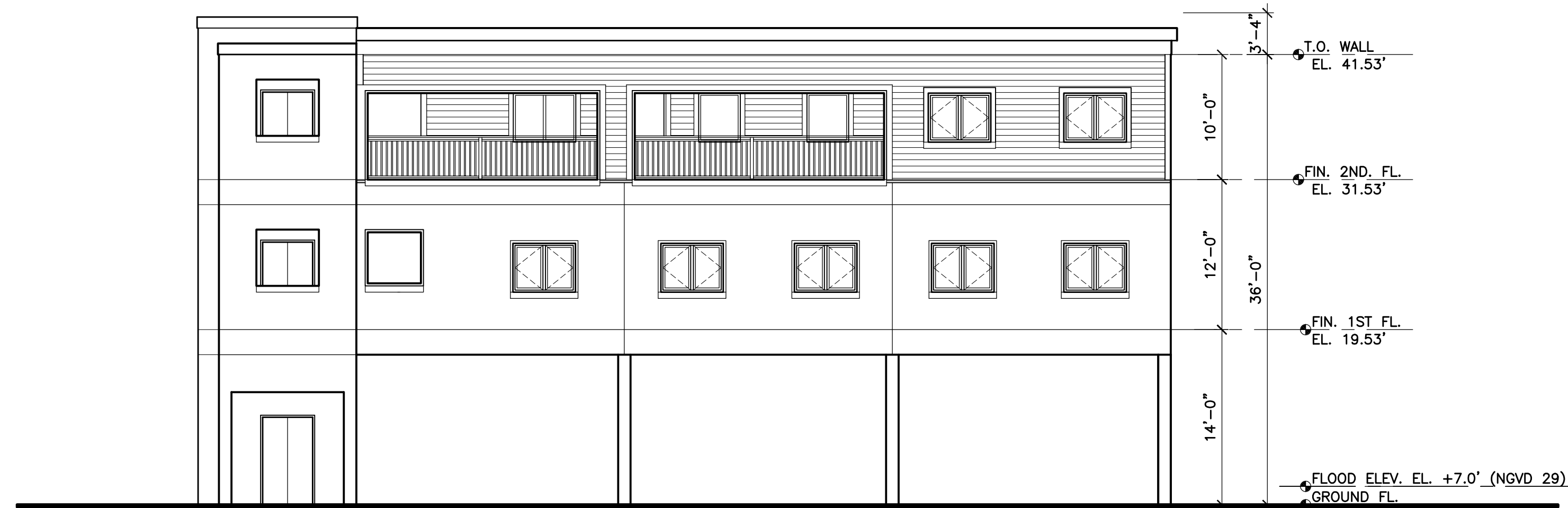
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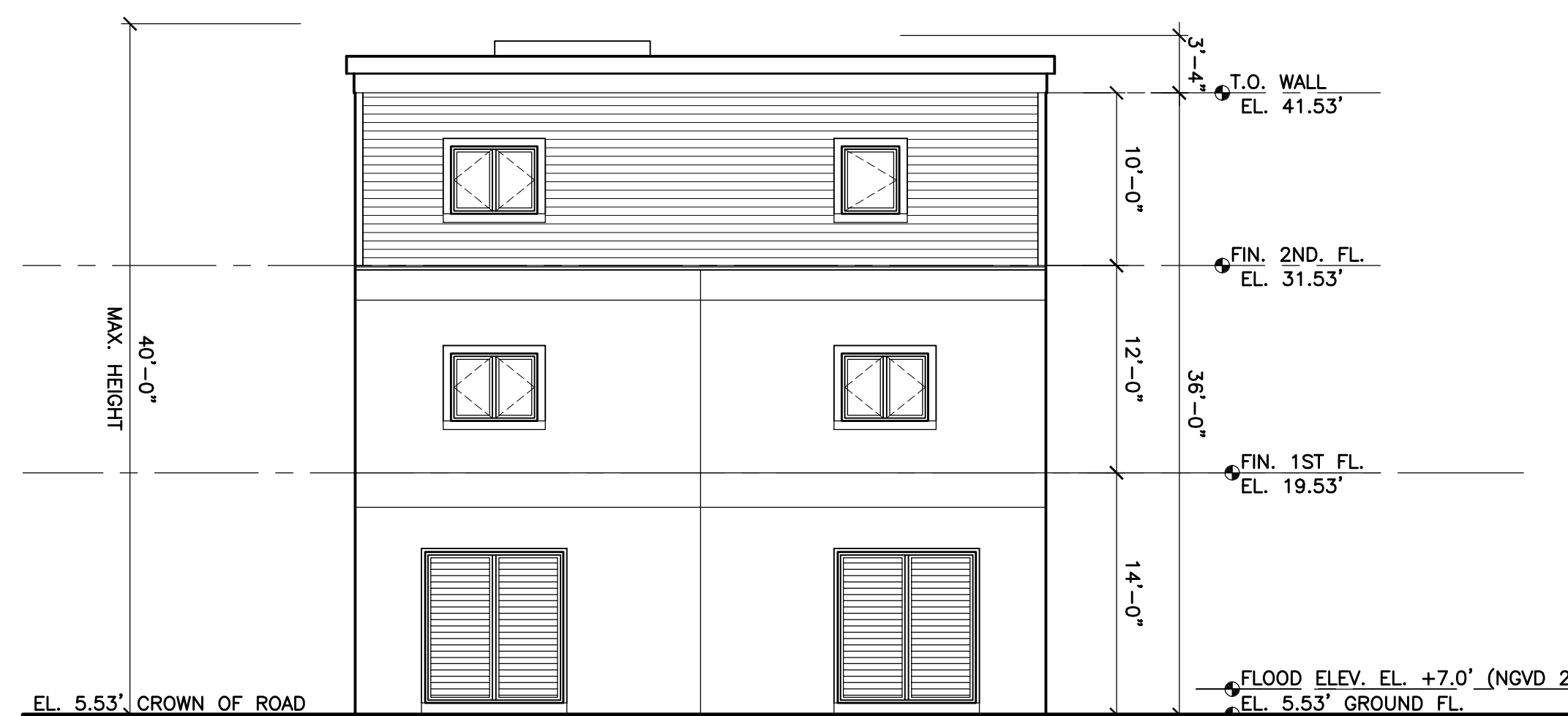
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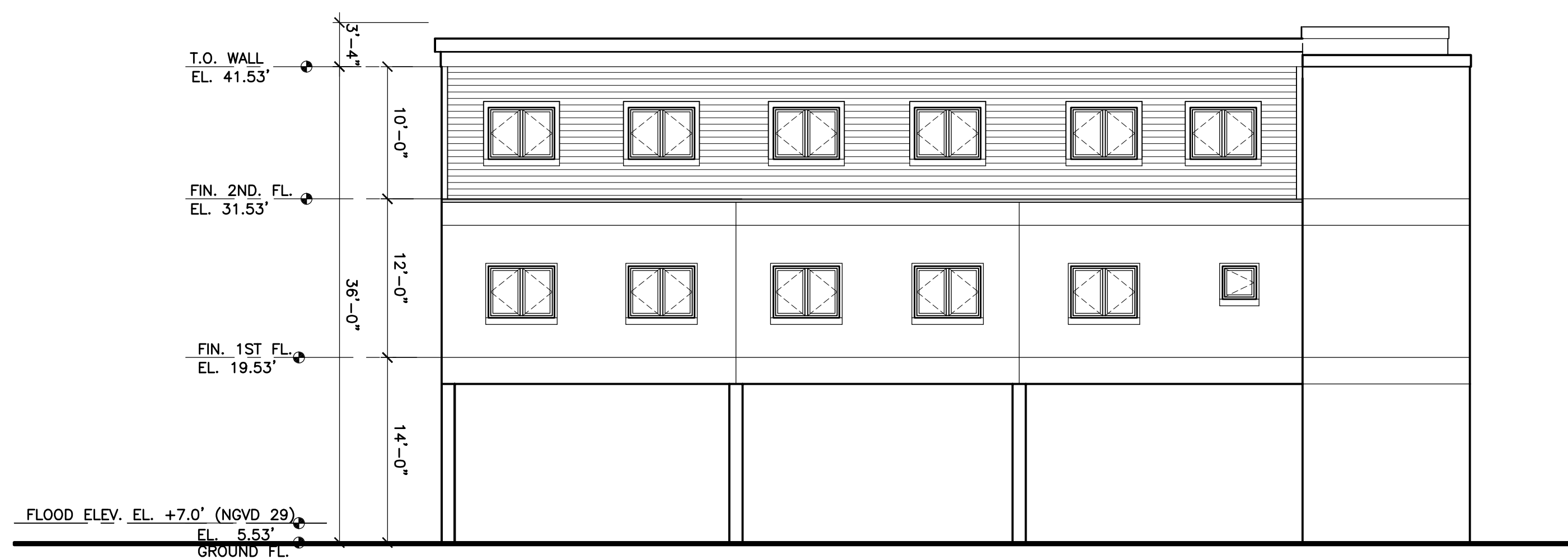
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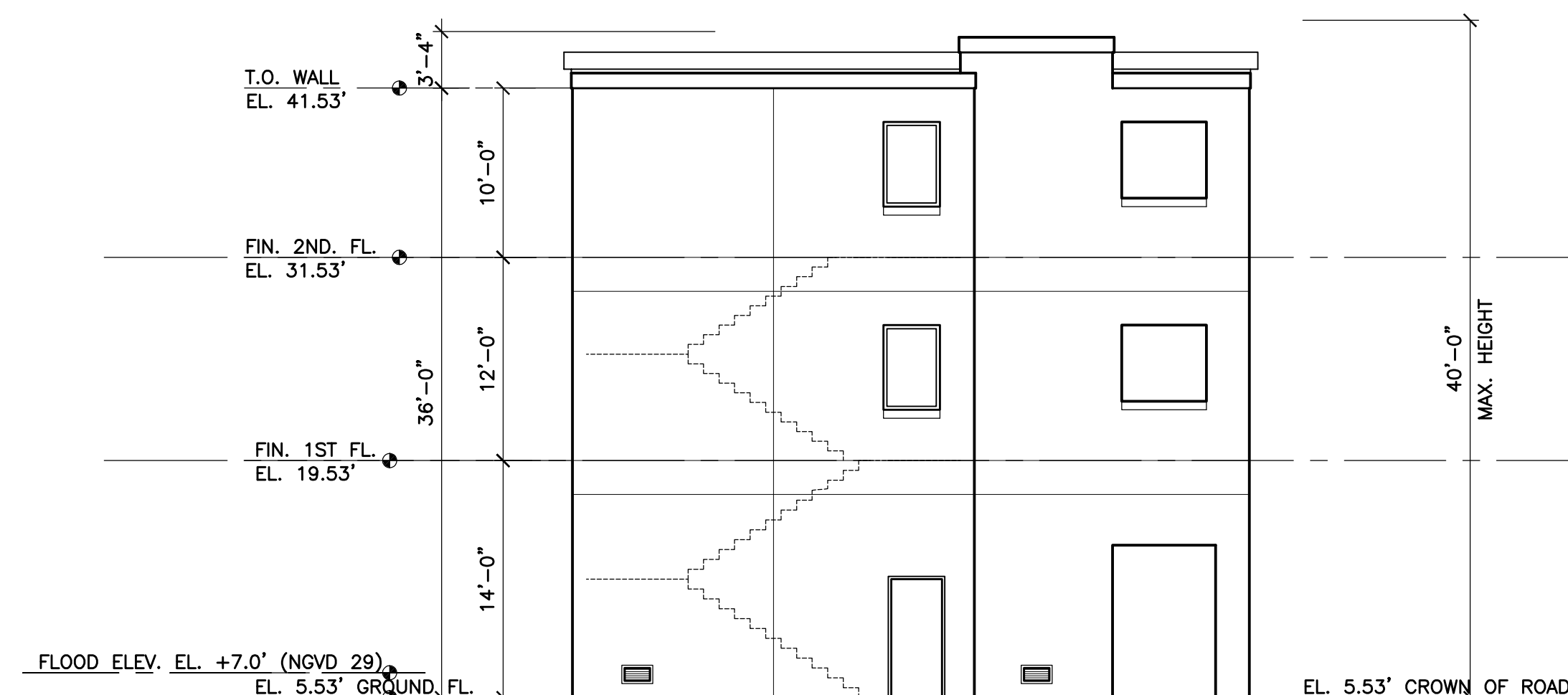
1 FRONT ELEVATION  
A-4 SCALE: 1/8"=1'-0"



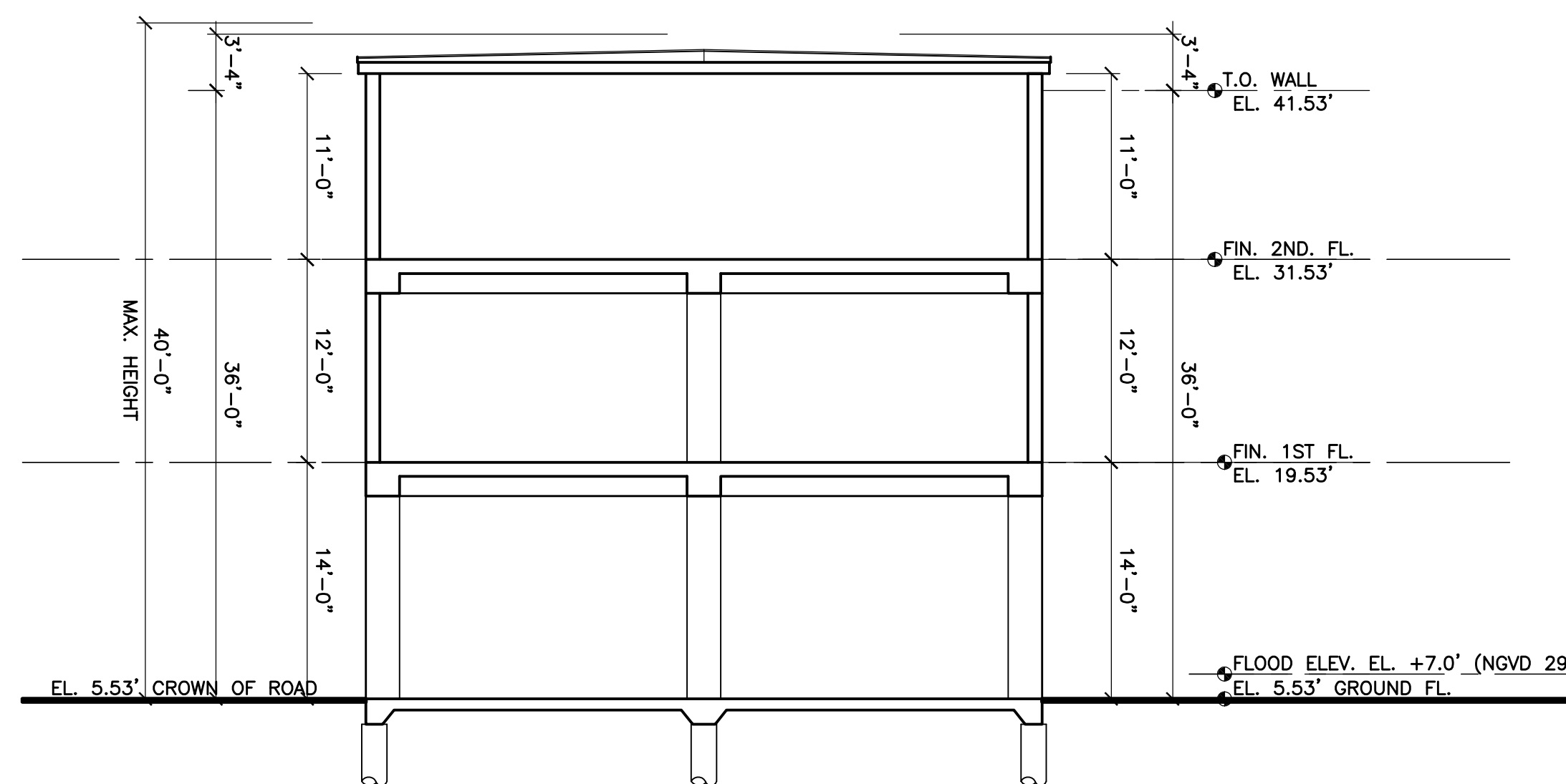
2 SIDE ELEVATION  
A-4 SCALE: 1/8"=1'-0"



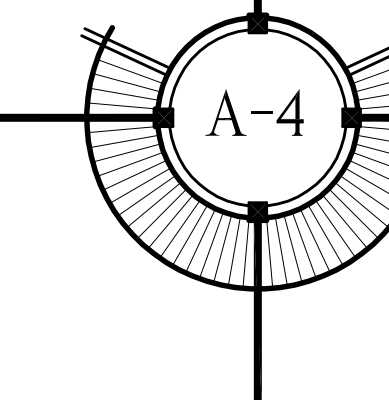
3 BACK ELEVATION  
A-4 SCALE: 1/8"=1'-0"



4 SIDE ELEVATION  
A-4 SCALE: 1/8"=1'-0"



5 CROSS SECTION  
A-4 SCALE: 1/8"=1'-0"



	CRITERIA	SPECIAL REQUIREMENTS/ COMPLIANCE	STATUS	FBC 2023 REFERENCE
A	USE AND OCCUPANCY			CHAPTER 3
	OPEN PARKING (GROUP S-2)			310.3
	OFFICE (BUSINESS GROUP B)			
	RESIDENTIAL R-2 (APARTMENTS)			
B	GENERAL BUILDING HEIGHTS/ AREAS/ CONSTRUCTION			CHAPTERS 4-6
	RESIDENTIAL R-2, OFFICE (BUSINESS GROUP B)	REQUIRED AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED SMOKE AND FIRE ALARM SYSTEMS		420.1-420.5 CHAPTER 6
	CONSTRUCTION TYPE: IIB, SPRINKLERED			
	BUILDING HEIGHT: (TYPE IIB) (SPRINKLERED) TYPE- IIB = 75' (R-2) 75' (B), (S-2)	BUILDING HEIGHT = 40' MAX.	OK	TABLE 504.3
	BUILDING STORIES: (TYPE IIB) (SPRINKLERED) TYPE- IIB= 5 STORY MAX (R-2) 4 STORY MAX (B) (S-2)	BUILDING STORIES = 3 STORIES	OK	TABLE 504.4
	BUILDING AREA: (TYPE IIB) (SPRINKLERED) TYPE-IIB = 48,000 S.F./FLOOR (R-2) 69,000 S.F./FLOOR (B) 78,000 S.F./FLOOR (S-2)	BUILDING AREA: LOWER LEVEL: ENCLOSED = 390.67 SQFT COVERED = 2,695.59 SQFT FIRST LEVEL: ENCLOSED = 2,819.30 SQFT COVERED = 266.96 SQFT SECOND LEVEL: ENCLOSED = 2,574.65 SQFT COVERED = 511.60 SQFT	OK	TABLE 506.2
C	SEPARATION REQUIREMENTS FOR DIFFERENT OCCUPANCY TYPES			CHAPTERS 4 & 5
	R-2 TO B & S-2 TO B (FLORIDA BUILDING CODE)	1-HOUR FIRE SEPARATION		TABLE 508.4
	22.1.1.3 + 22.1.3.3 (LIFE SAFETY CODE)	1-HOUR FIRE SEPARATION (W/SPRINKLER)	1-HR PROVIDED OK	
D	FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7
	STRUCTURAL FRAME: TYPE IIB	0-HRS	OK	TABLE 601
	BEARING WALLS	EXTERIOR: IIB 0 HRS INTERIOR: IIB 0 HRS	OK OK	TABLE 601 TABLE 601
	NON-BEARING INTERIOR FLOOR CONSTRUCTION:	TYPE- IIB 0 HRS	OK	TABLE 601
	ROOF/CEILING CONSTRUCTION:	TYPE: IIB 0 HR	OK	TABLE 601
	SHAFT CONSTRUCTION:	INTERIOR EGRESS STAIRS 3 STORY = 1HR (1 HR PROVIDED)	OK	713.4
	OPENINGS IN EXTERIOR WALLS	10' - 15' SEPARATION = 45%	OK	TABLE 705.5
	FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE			
	X < 5'-0"	N/A		
	5'-0" ≤ X < 10'-0"	N/A		TABLE 602
	10'-0" ≤ X < 30'-0"	TYPE IIB = 0HRS REQUIRED	OK	
	X ≥ 30'-0"	TYPE IIB = 0HRS REQUIRED	OK	
E	MEANS OF EGRESS			CHAPTER 10
	OCCUPANT LOAD:			
	S-2 = 200 S.F. GROSS/PERSON	2,696 S.F./200 = 13.48 (14 PEOPLE)		TABLE 1004.5
	B = 150 S.F. GROSS/PERSON	2,819.30 S.F./150 = 18.79 (19 PEOPLE)		
	R-2 = 200 S.F. GROSS/PERSON	2,575 S.F./200 = 12.87 (13 PEOPLE)		
	TOTAL	32 OCCUPANTS (NOT INCLUDING GRADE LEVEL PARKING)		
	EGRESS COMPONENT WIDTH	MIN. 0.2" PER OCCUPANT = 6.4" MIN. 36" PROVIDED	OK	1005.3.2
	TOTAL EXITS	1- EXIT ALLOWED PER TABLE 1006.2.1 AND 1006.3.3 (ALSO 1-EXIT ALLOWED PER 7.12.2 LIFE SAFETY CODE)	1- EXIT PROVIDED OK	TABLE 1006.2.1, 1006.3.3 (1+2)
	DOOR CLEAR WIDTH	REQUIRED MIN 32" 36" PROVIDED	OK	1010.1.1
	MINIMUM CORRIDOR WIDTH	REQUIRED MIN 44" 60" PROVIDED	OK	TABLE 1020.3
	COMMON PATH:	R-2 = 125'-0" MAX (SINGLE EXIT, 4 UNITS MAX.) B = 75'-0" MAX (SINGLE EXIT, 49 PEOPLE MAX.)	ACTUAL: 96'-0" ACTUAL: 72'-0" OK OK	TABLE 1006.2.1, 1006.3.3 (1+2)
	EXIT EGRESS TRAVEL DISTANCE	SEE LIFE SAFETY PLAN FOR ALL DISTANCES R-2 = 250'-0" MAX. SPRINKLERED B = 300'-0" MAX.	GREATEST ACTUAL: 186'-0" OK	TABLE 1017.2

**FIRE SPRINKLER SYSTEM**

CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

**LIFE SAFETY LEGEND**

	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS

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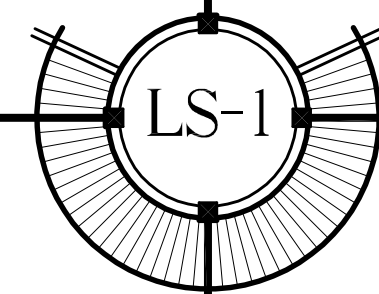
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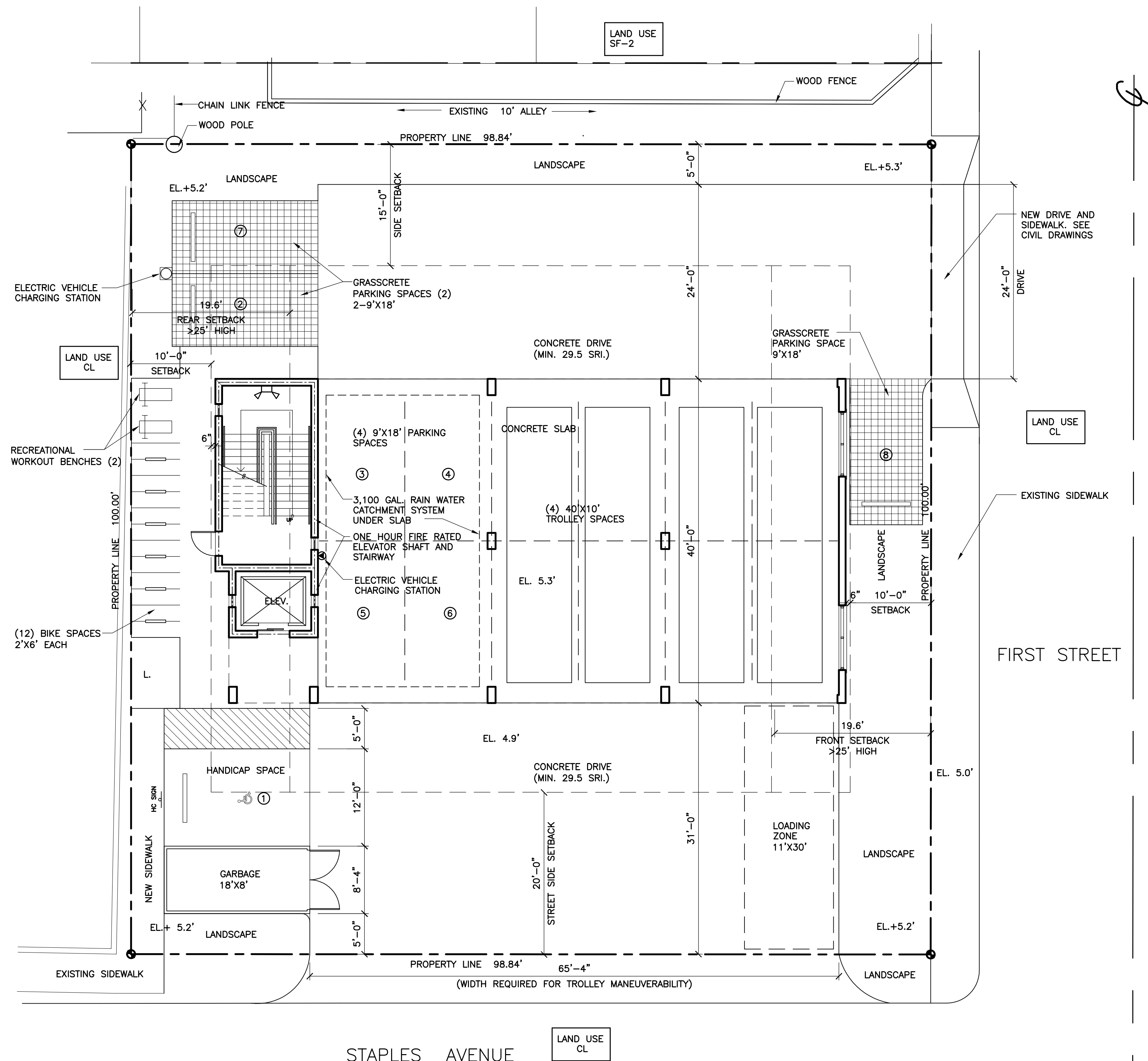
REVISIONS  
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LIFE SAFETY LEGEND	
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS

EL. + 5.3'
 EL. + 5.2'
  
**GROUND FLOOR LIFE SAFETY PLAN**
  
 SCALE: 1/8" = 1'-0"

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 NEW BUILDING  
 KEY WEST, FLORIDA.

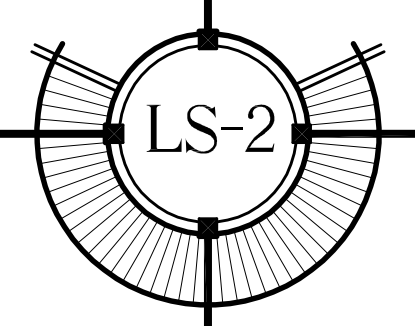
SEAL \_\_\_\_\_

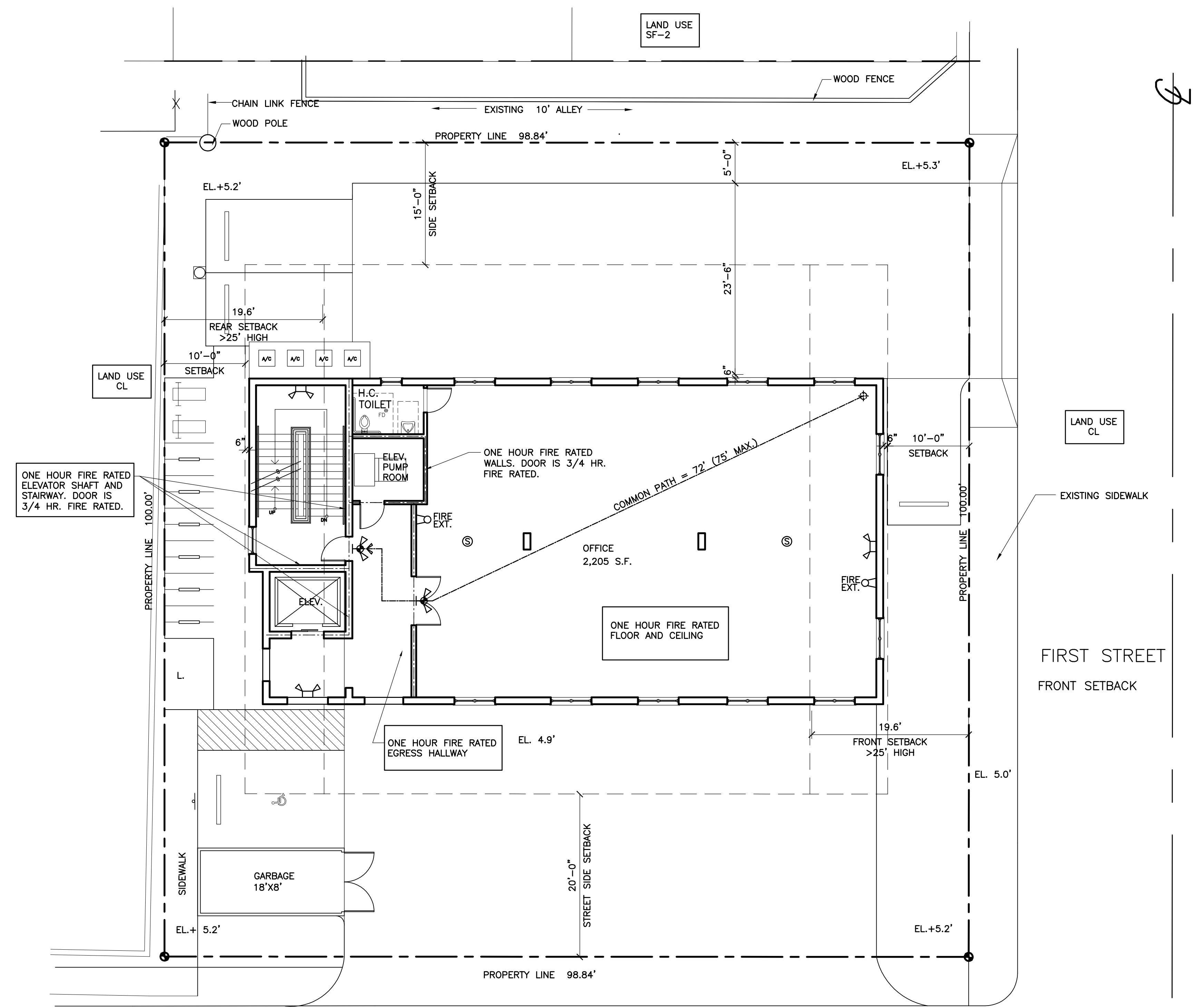
DATE  
 03-09-21  
 10-30-23 BPAS  
 02-14-24 DRC

REVISIONS  
 ▲04-16-24 BPAS REV.  
 ▲05-20-24 DRC

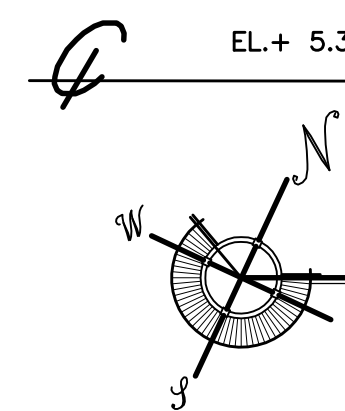
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PROJECT  
 NUMBER  
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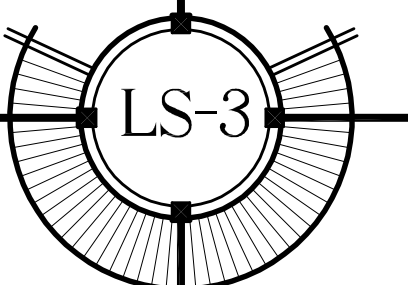


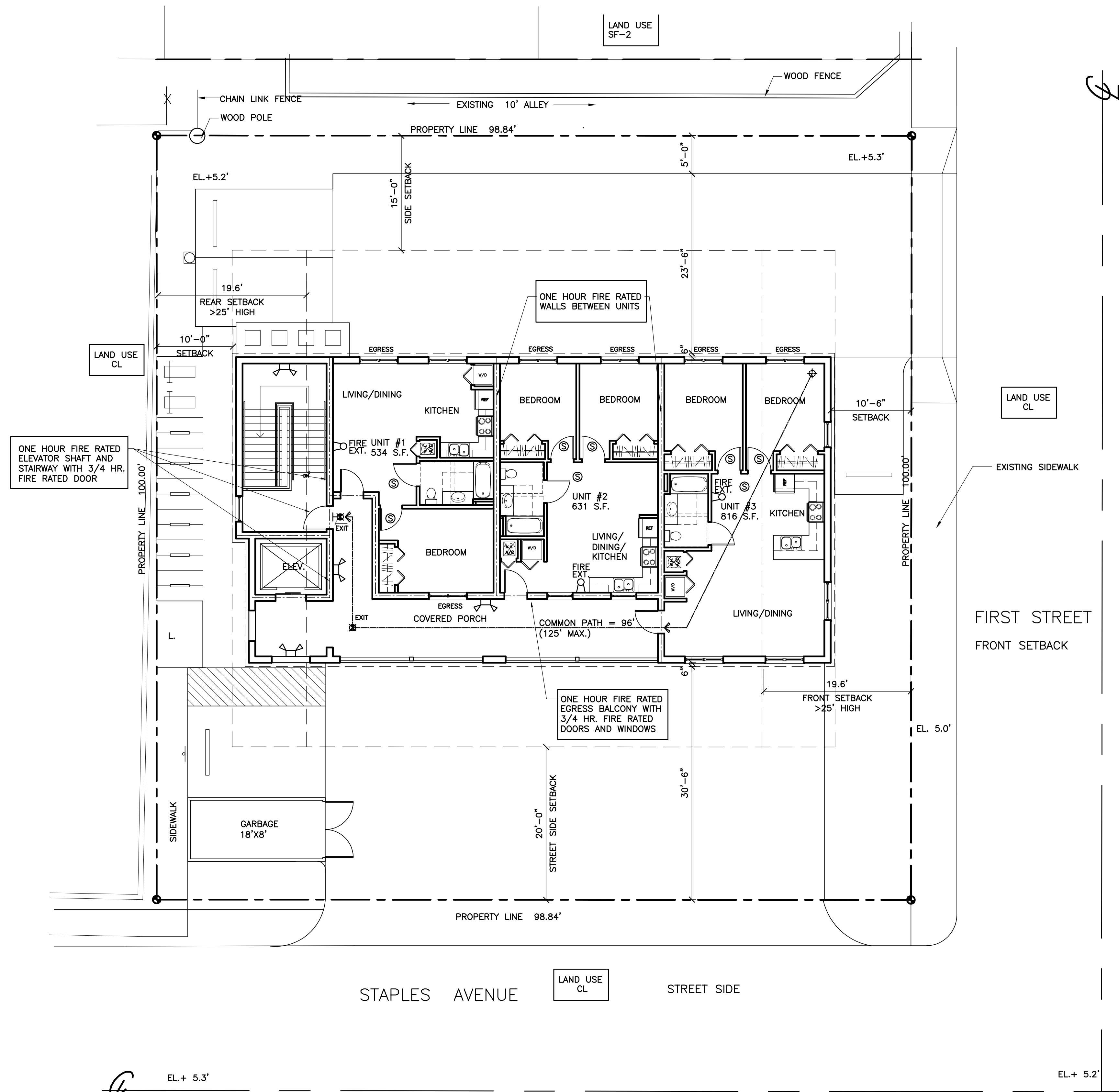
LIFE SAFETY LEGEND	
☒	EXIT LIGHT
☒	COMBO EXIT LIGHT AND EMERGENCY LIGHT
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR
⚡	STROBE
FE	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
FE	FIRE EXTINGUISHER (NON-RECESSED)
FE	FIRE EXTINGUISHER
☒	EMERGENCY LIGHT
Ⓜ	FIRE ALARM HORN/STROBE
Ⓜ	FIRE ALARM PULL STATION
⊙	HEAT DETECTORS



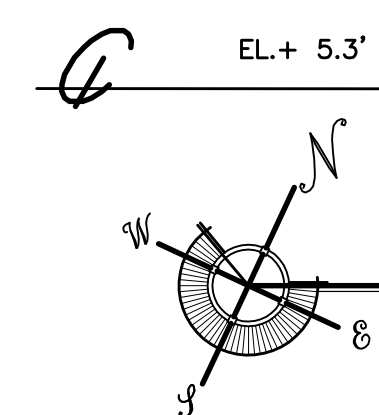
FIRST FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

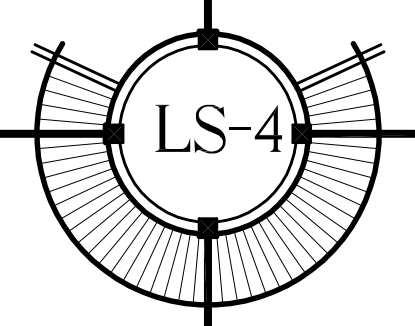


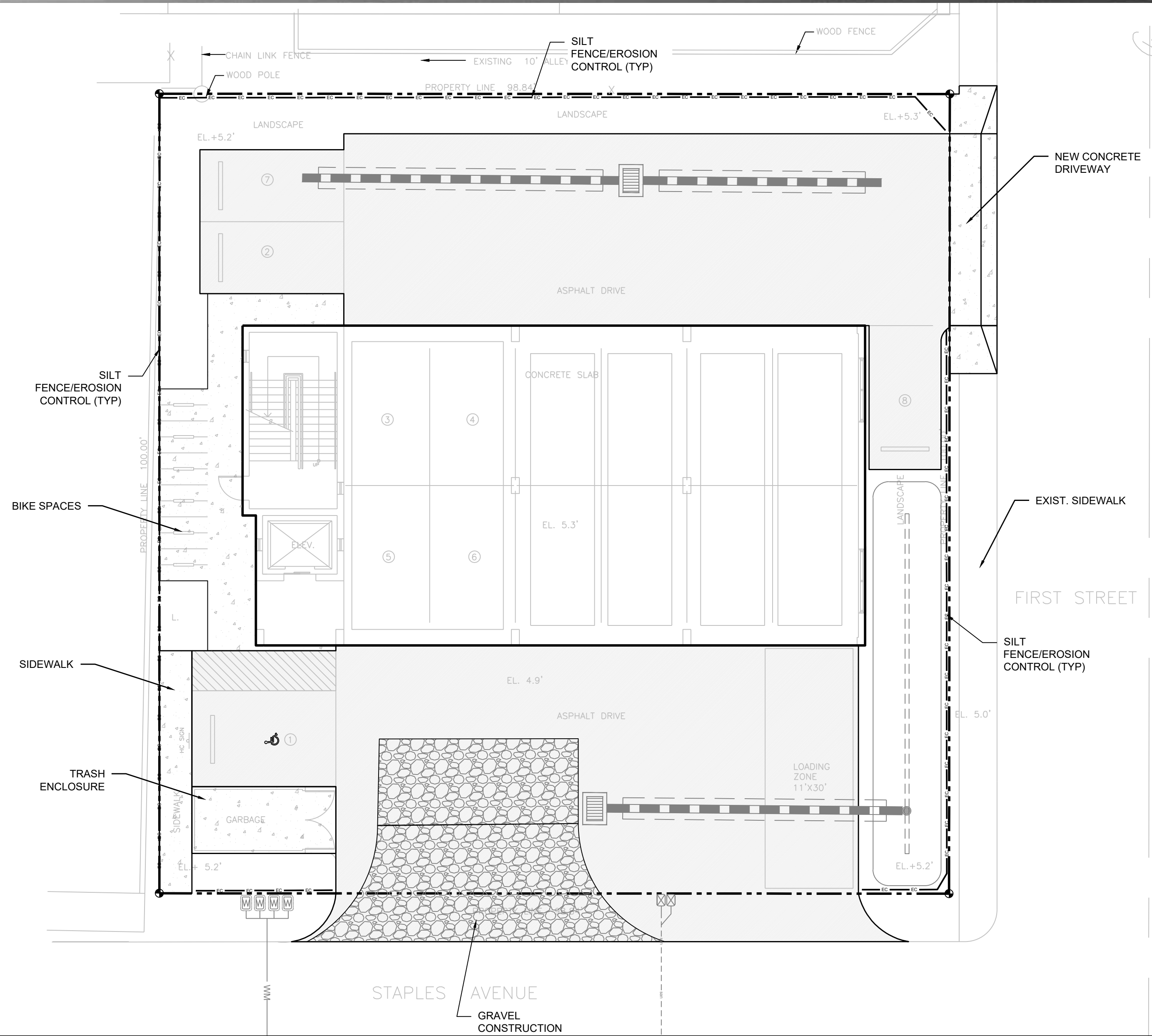


LIFE SAFETY LEGEND	
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS



SECOND FLOOR LIFE SAFETY PLAN  
SCALE: 1/8" = 1'-0"

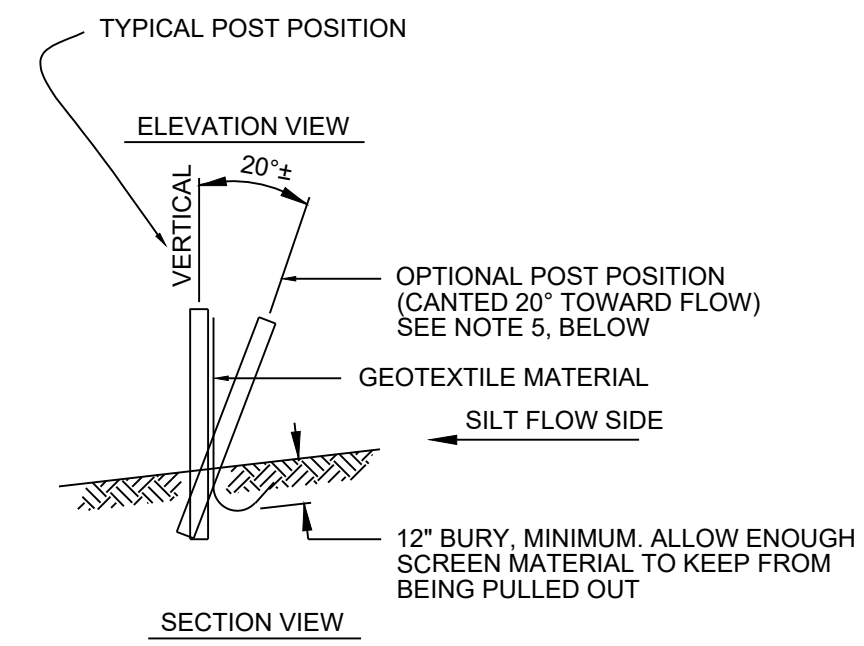
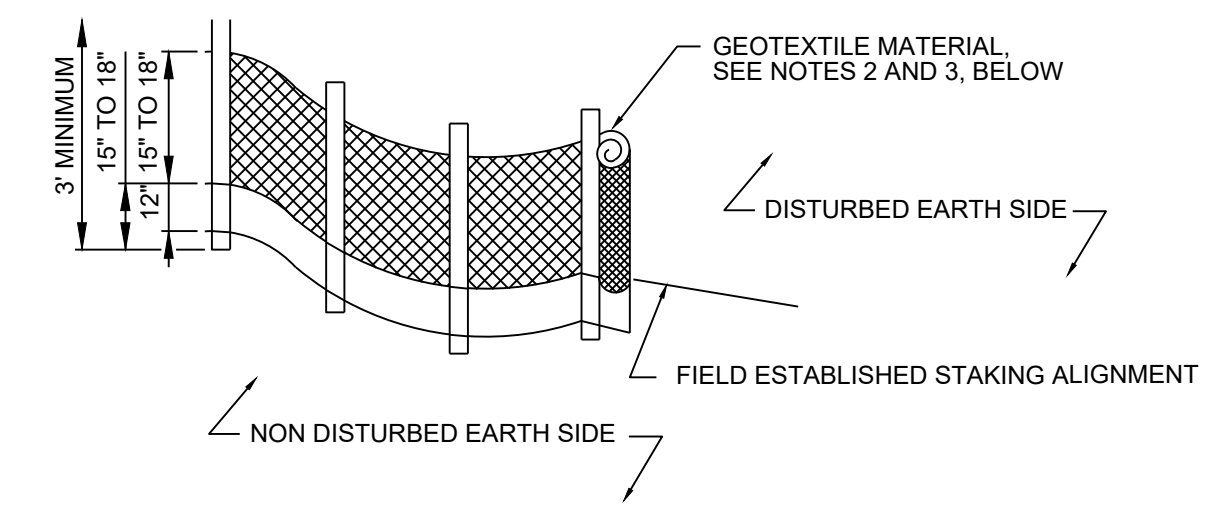




## EROSION CONTROL PLAN

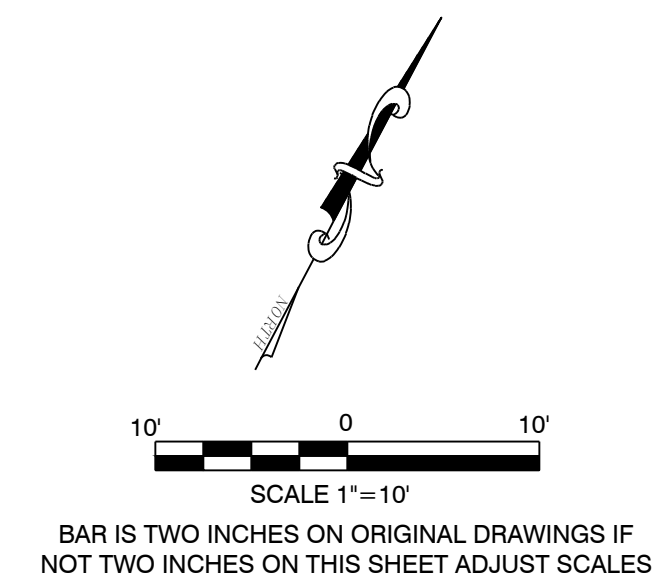
### EROSION CONTROL NOTES

- 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 AND SPECIFICATIONS.
- 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 AND SPECIFICATIONS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
- DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REMOVAL) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
- ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
- IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY THE CITY AND SFVWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

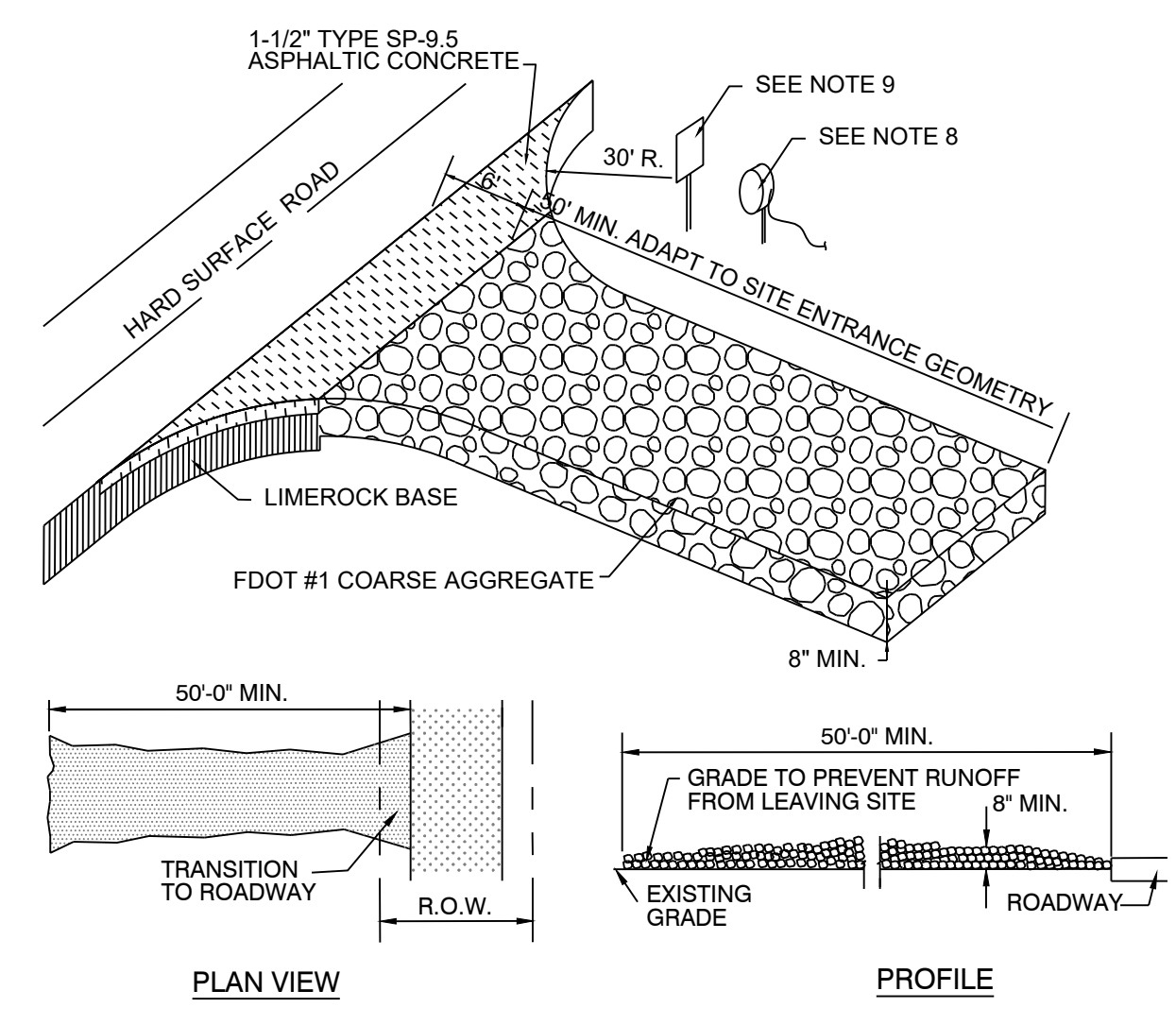


- NOTES:
- POST: 2"x2" WOOD, P.T. OR 2-1/2" O STEEL AT 6' CENTERS, MAXIMUM.
  - GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS., MULLEN BURST AT 180 PSI.
  - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
  - ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA: EROSION CLASS".
  - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail  
NTS



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



- NOTES:
- 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

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC

CERTIFICATE OF AUTHORIZATION No. 8579

Key West Office Suite 202  
1010 East West Florida 33040  
Key West, Florida 33040  
Tel: (305) 293-9440

ORIGINAL: JANUARY 2024

REVISIONS:

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ALLEN E. PEREZ, P.E.  
Florida P.E. NO. 31468  
January 26, 2024

NEW BUILDING  
1414 FIRST STREET  
KEY WEST, FL. 33040

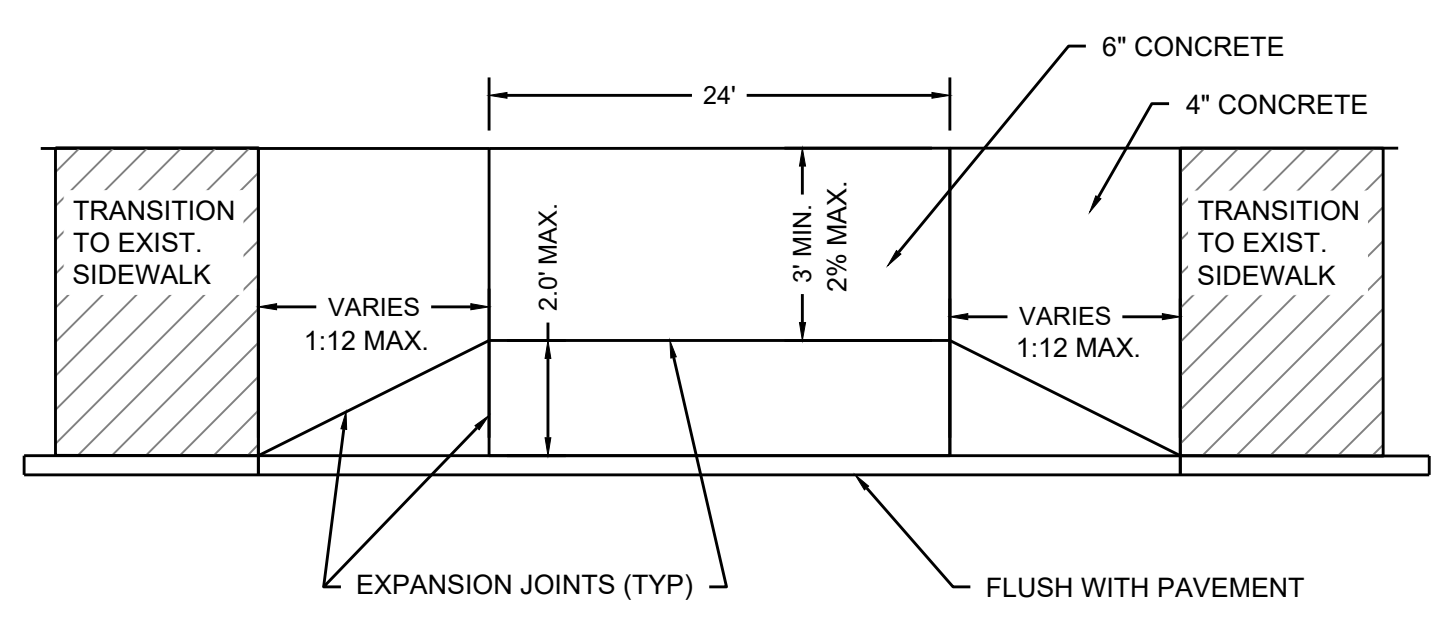
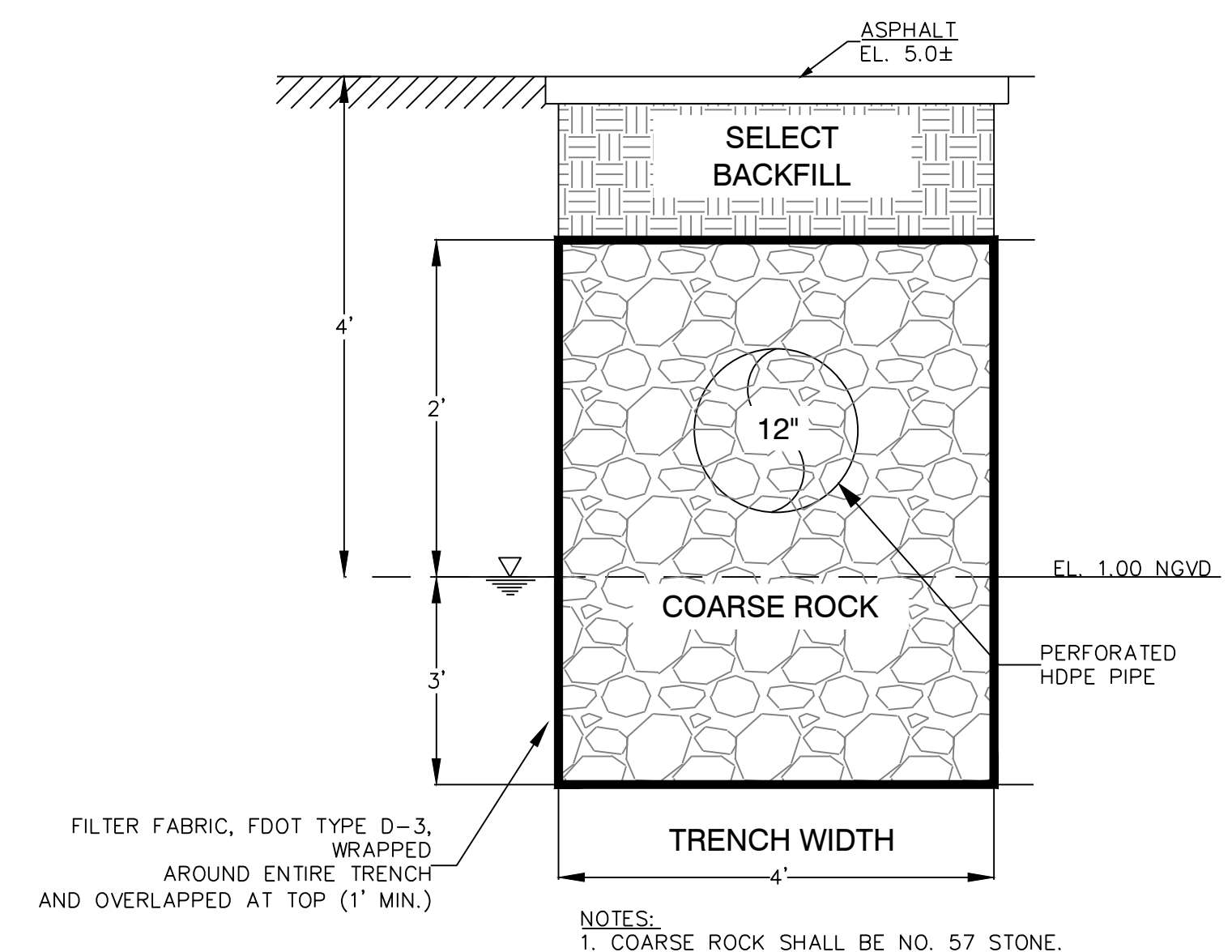
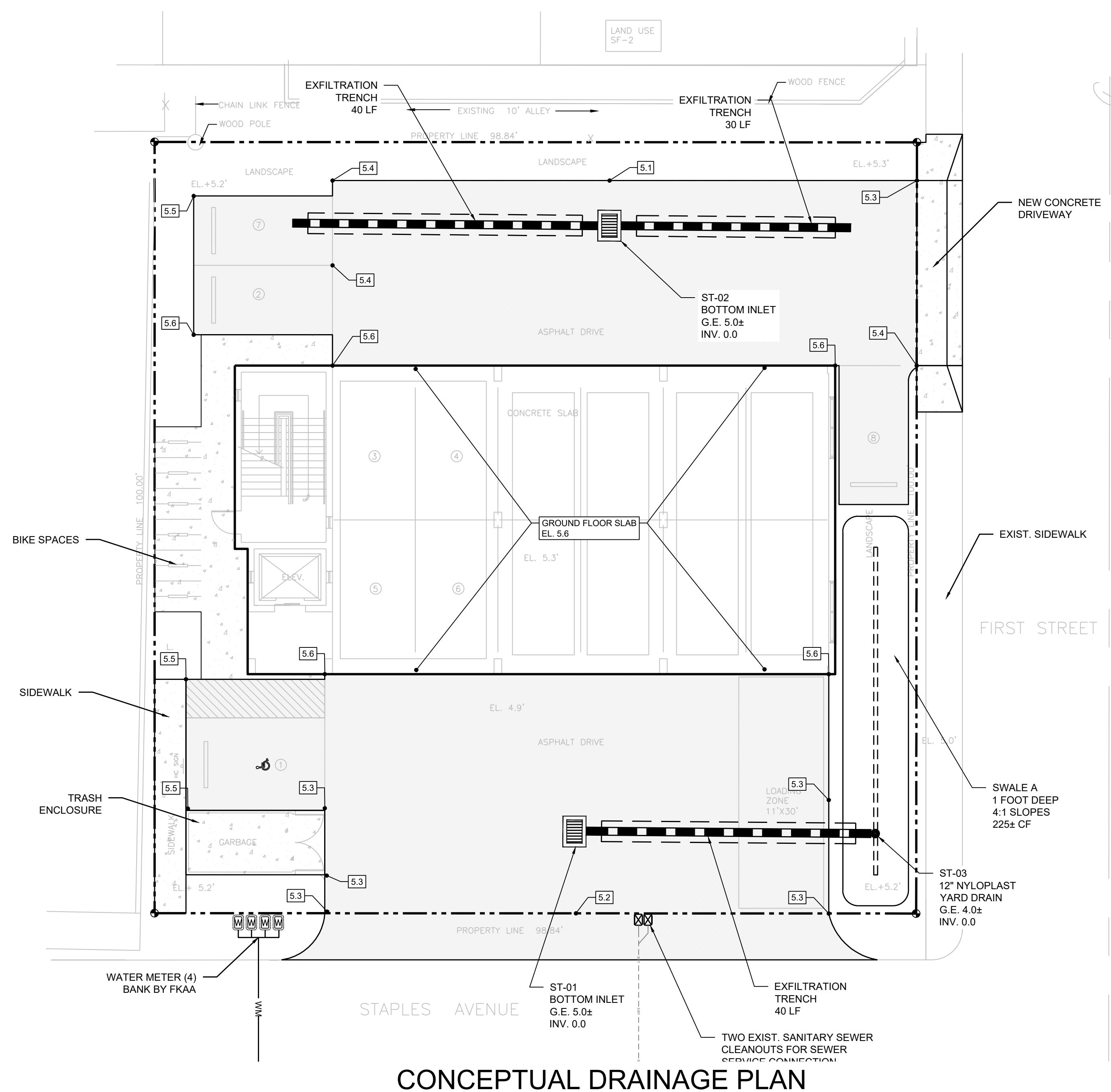
EROSION CONTROL PLAN

WILLIAM P. HORN, ARCHITECT  
915 EATON STREET  
KEY WEST, FL. 33040

EROSION CONTROL PLAN

JOB NO. 241002  
DRAWN AEP  
DESIGNED AEP  
CHECKED AEP

SHEET C-100



**811**  
Know what's below.  
Call before you dig.

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

**Water Quantity Calculations - 25yr/72hr Design Storm**

*Water Quantity - Predevelopment*

Total basin Area	0.227	ac	9,884	sf
Pervious Area	0.009	ac	384	sf
Impervious Area	0.218	ac	9,500	sf
% Impervious	96.11%			
Rainfall for 25yr/24hr event	P <sub>24</sub> = 9	in		
Rainfall for 25yr/3day event	P <sub>72</sub> = 12.23	in		
Depth to Water Table	3	ft		
Predeveloped Available Storage	S = 4.95	in		
Soil Storage	S = 0.19	in		
Q <sub>pre</sub> = (P <sub>72</sub> - 0.2S) <sup>2</sup> / (P <sub>72</sub> + 0.8S)	Q <sub>pre</sub> = 12.00	in		
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/72h</sub> = 2.72	ac-in		

*Water Quantity - Postdevelopment*

Project Area	A = 0.227	ac	9,884	sf
Pervious Area	0.042	ac	1,846	sf
Impervious Area	0.185	ac	8,038	sf
% Impervious	81.3%			
Rainfall for 25yr/24hr event	P <sub>24</sub> = 9	in		
Rainfall for 25yr/3day event	P <sub>72</sub> = 12.23	in		
Depth to Water Table	3	ft		
Developed Available Storage	S = 4.95	in		
Soil Storage	S = 0.92	in		
Q <sub>post</sub> = (P <sub>72</sub> - 0.2S) <sup>2</sup> / (P <sub>72</sub> + 0.8S)	Q <sub>post</sub> = 11.19	in		
Runoff Volume from 25 year/ 3 day storm	V <sub>25yr/72h</sub> = 2.54	ac-in		

*Postdevelopment - Predevelopment*

Q <sub>pre-post</sub> = Q <sub>post</sub> - Q <sub>pre</sub>	Q <sub>pre-post</sub> = -0.82	in		
Pre/Post Volume = Q <sub>pre-post</sub> x A	V <sub>pre-post</sub> = -0.19	ac-in		

**Water Quality Calculations**

*Water Quality*

Project Area	0.227	ac	9,884	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.071	ac	3,086	sf
Asphalt/Walkways	0.114	ac	4,952	sf
Pervious area	0.042	ac	1,846	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.114	ac	4,952	sf
% Impervious for Water Quality	50%			
A) One inch of runoff from project area	0.227	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.284	ac-in		
Treatment Volume Required	0.284	ac-in	1,032	cf
Exfiltration Trench Volume Provided	0.598	ac-in	2,169	cf
Swale Volume Provided	0.062	ac-in	225	cf
Total Volume Provided	0.660	ac-in	2,394	cf

**Exfiltration Trench Design**

Required trench length (L) =

$$L = \frac{V}{K(2H^2Du - Du^2 + 2H^2Ds) + 1.39x10^{-4}(W)(Du)}$$

Assumed Hydraulic Conductivity, K = 0.00012

H = 4 ft  
W = 4 ft  
Du = 2 ft  
Ds = 3 ft

Volume of Trench, V = 0.598 ac-in

Trench Length Provided = 110 FT

NOTE: EXFILTRATION TRENCH HYDRAULIC CONDUCTIVITY VALUE PER GEOTECHNICAL REPORT PREPARED BY NUTTING ENGINEERS, DATED 2/16/23.

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

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

Allen E. Perez, P.E.  
Florida P.E. No. 51468  
January 26, 2024

ORIGINAL: JANUARY 2024

REVISIONS:

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**NEW BUILDING**  
1414 FIRST STREET  
KEY WEST, FL. 33040  
CONCEPTUAL DRAINAGE PLAN

**WILLIAM P. HORN, ARCHITECT**  
915 EATON STREET  
KEY WEST, FL. 33040

JOB NO. 241002  
DRAWN: AEP  
DESIGNED: AEP  
CHECKED: AEP

SHEET C-200

PRELIMINARY - NOT FOR CONSTRUCTION

# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** May 14, 2024  
**To:** Ms. Amy Dismukes, Urban Forester  
Mr. Nick Perez-Alvarez, Stantec, Planner  
**From:** Owen Trepanier   
**CC:** Ms. Katie Halloran, KW Planning Director  
Conch Tour Train, Inc.  
Keith Oropeza, Landscape Architect  
Bill Horn, Architect  
**Re:** **1817 Staples Avenue / 1414 First Street  
Landscape Waiver/ Modification Request**

---

## Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Chapter 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical. This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-276 through 108-289.

Specific Modification Request:

Sec. 108-412. - Minimum landscaping requirements.

- (a) Minimum landscaped areas. The minimum area of a building site which shall be landscaped with trees, including canopy trees, shrubs and ground cover, and other landscaping as defined in this article shall be a minimum of 20 percent of the building site area.
  - From the 20% required and <1% existing to the 14.5% proposed

Sec. 108-413. - Requirements along street frontage.

(b) Minimum standards. The landscaping shall comply with the following stipulated minimum standards...

- From the 10ft minimum planting area width required and 0ft existing to the various widths as depicted on the plan.
- From the 40 plant units per 100 linear feet and 10 plant units existing to the various plant types and plant units as depicted on the plan.

Sec. 108-414 – Requirements for interior areas.

(b) Size and composition of interior landscaping. Each landscaped area shall have a minimum dimension of six feet with a minimum of 60 square feet of continuous landscaped open area and is required to contain at least one shade tree.

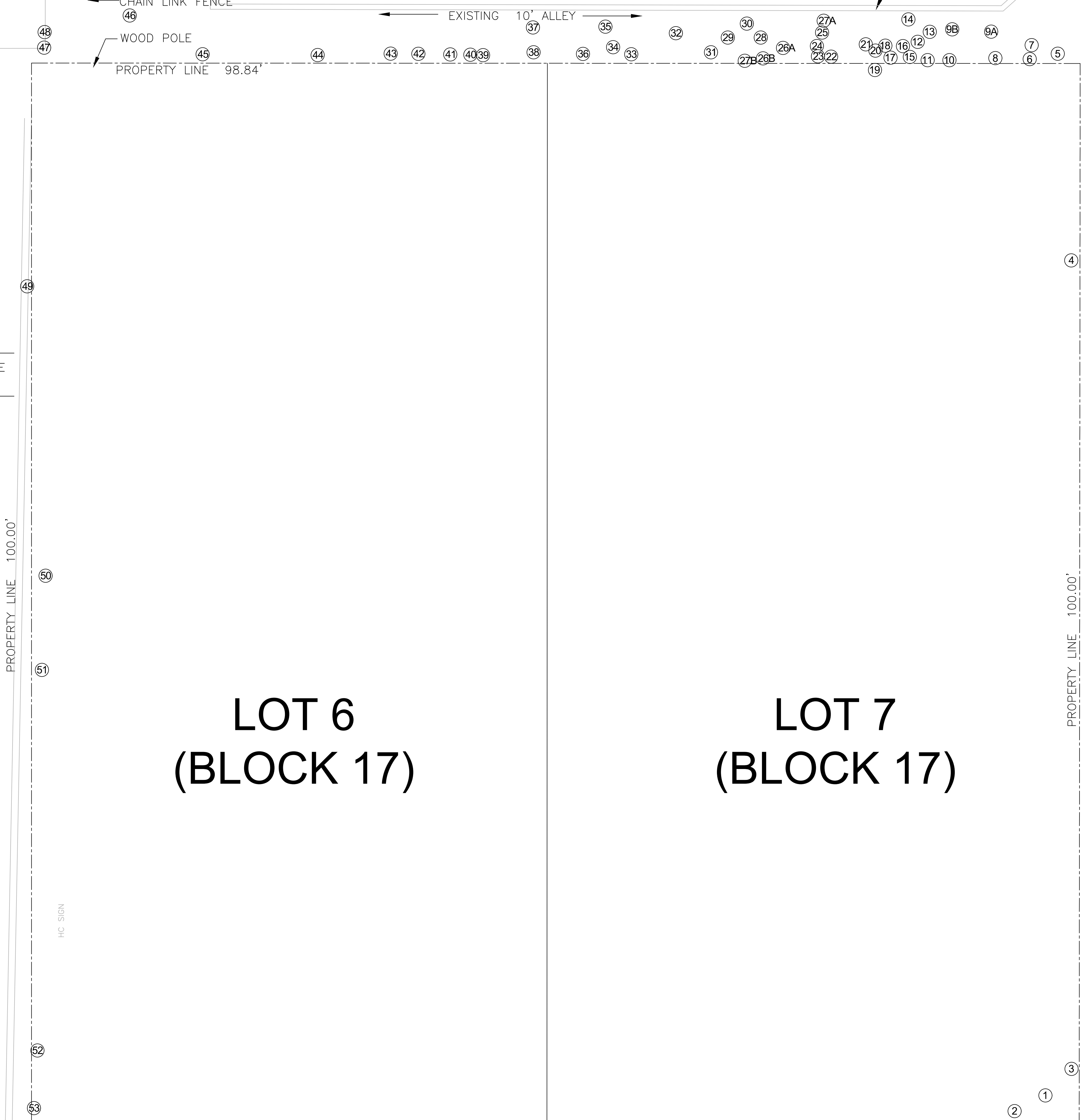
- From 6 ft width and 0 ft width existing, to the various (5-10 ft) widths as depicted on the plan.
- From the 60 sq ft area required and 0 sq ft area existing to the various (50-650 sq ft) areas as depicted on the plan.
- From the minimum one shade tree per landscaped area and 1 shade tree existing, to the various plant units onsite and existing vegetated buffer right-of-way to the north as depicted on the plans.

C:\USERS\TEMP\JLT\ONE\DRIVE - GA CONSULTANTS, INC\DESIGN\PROJECTS\11-SHEETS\LA LANDSCAPE SHEETS.DWG  
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

LAND USE  
CL

CHAIN LINK FENCE  
WOOD POLE  
PROPERTY LINE 98.84'

EXISTING 10' ALLEY



# LOT 6 (BLOCK 17)

# LOT 7 (BLOCK 17)

1 EXISTING LANDSCAPE PLAN  
Scale: 1"=5'-0"

PROPERTY LINE 98.84'

PLANT	Native/ NON- Native	Height/Width Approx.	Diameter	Condition/Notes
1 Mahogany Swietenia mahagoni	N	20-30'x20-30'	19.8"	Poor multiple codom/all included
2 Gumbo Limbo Bursera simaruba	N	7-7.5' x 2'	1.5"	Fair seedling
3 Jamaica Dogwood Pisciola piscipula	N	5'-6" x 4-5'	1"	Poor multiple regrowth from stump
4 Mahogany Swietenia mahagoni	N	6.5-7' x 1-2'	1"	Fair seedling
5 Gumbo Limbo Bursera simaruba	N	14-18' x 20-25'	9.7"	Fair leaning NE
6 Strangler Fig Ficus aurea	N	6.5' x 4-5'	6.2"	Poor multiple regrowth topped
7 Silver Buttonwood Conocarpus erectus var. sericeus	N	7'-8' x 8-10'	7.1"	Fair leaning NE under utility lines
8 Silver Buttonwood Conocarpus erectus var. sericeus	N	15-18' x 10'	3.25"	Poor topped embedded fence under utility lines
9a Jamaica Caper Capparis flexuosa	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
9b Jamaica Caper Capparis flexuosa	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
10 Silver Buttonwood Conocarpus erectus var. sericeus	N	15-18' x 10'	8.5"	Poor under utility lines multiple stem one-sided growing over Conex
11 Silver Buttonwood Conocarpus erectus var. sericeus	N	14' x 5-8'	4"	Poor topped one stem from stump under utilities
12 Mahogany Swietenia mahagoni	N	10-12' x 3'	1"	Poor seedling w/dogleg
13 Jamaica Caper Capparis flexuosa	N	7-8' x 1-2'	1"	Fair behind fence
14 Jamaica Dogwood Pisciola piscipula	N	20'-25'x8'-10'	5"	Fair codom growing in utilities Behind wire fence
15 Silver Buttonwood Conocarpus erectus var. sericeus	N	14'-16' x 5-8'	3"	Poor small live branch through fence
16 False Joewood Jacquinia arborea	NN	6-7' x 4-5'	2"	Invasive through fence
17 Gumbo Limbo Bursera simaruba	N	10-12' x 4-6'	1.5"	Poor seedling/through fence/top dead
18 Silver Buttonwood Conocarpus erectus var. sericeus	N	12-18' x 6-10'	5"	Poor 2 live stems

1

19 Florida Thatch Thrinax radiata	N	4'		Good seedling
20 False Joewood Jacquinia arborea	NN	4-5' x 1.5'	1"	Invasive topped
21 False Joewood Jacquinia arborea	NN	5' x 2'	1"	Invasive topped
22 Mahogany Swietenia mahagoni	N	12-15' x 5'	2.5"	Fair large seedling w/ dogleg leaning
23 False Joewood Jacquinia arborea	NN	5' x 2-4'	1.25"	Invasive
24 False Joewood Jacquinia arborea	NN	4.5' x 2-3'	1"	Invasive
25 False Joewood Jacquinia arborea	NN	6-8' x 4-5'	1"	Invasive behind wire fence
26a False Joewood Jacquinia arborea	NN	3' x 1-2'	1"	Invasive
26b False Joewood Jacquinia arborea	NN	3' x 2'	1"	Invasive
27a False Joewood Jacquinia arborea	NN	10-12' x 6-8'	3"	Invasive behind wire fence
27b False Joewood Jacquinia arborea	NN	4.5' x 2'	2"	Invasive topped
28 False Joewood Jacquinia arborea	NN	5-6' x 1-2'	1.5"	Invasive behind wire fence
29 False Joewood Jacquinia arborea	NN	5-6' x 3-4'	1.5"	Invasive behind wire fence
30 False Joewood Jacquinia arborea	NN	6' x 2'	1.5"	Invasive behind wire fence
31 False Joewood Jacquinia arborea	NN	5-6' x 1'	1.5"	Invasive
32 Jamaica Caper Capparis flexuosa	N	12-15' x 6-8'	7"	Fair behind wire fence leaning/tag on fence multi stem
33 Silver Buttonwood Conocarpus erectus var. sericeus	N	7-8' x 2-3'	2.25"	Poor topped branches through wire fence
34 False Joewood Jacquinia arborea	NN	3.5' x 2'	1"	Invasive
35 Jamaica Dogwood Pisciola piscipula	N	30-35' x 20-25'	12"	Fair behind wire fence slight lean E & NE in utilities
36 Mahogany Swietenia mahagoni	N	7-8' x 1-2'	2"	Poor topped @ 5' regrowth
37 Florida Thatch Thrinax radiata	N	4'		Good behind fence seedling
38 Pigeon Plum Coccoloba diversifolia	N	7-9' x 3-4'	6"	Poor topped mostly dead
39 Wild Lime Zanthoxylum fagara	N	20-25' x 15-20'	10"	Fair multi trunked in utilities
40 Jamaica Caper Capparis flexuosa	N	5' x 1'	2"	Fair interspersed with W. Lime
41 Pigeon Plum Coccoloba diversifolia	N	10' x 7'	3"	Poor interspersed with W. Lime
42 Lignum vitae Guaisicum sanctum	N	8' x 7'	2.5"	Fair interspersed with W. Lime
43 Wild Lime Zanthoxylum fagara	N	20-25' x 20'	10"	Fair in utilities

2

44 Wild Lime Zanthoxylum fagara	N	10-15' x 5-8'	2"	Fair in utilities
45 Wild Lime Zanthoxylum fagara	N	20-25' x 15-18'	5.5"	Poor stems through fence in utilities
46 DbL Montgomery Palm Veitchia montgomeryana	NN	20-25' wood 30-40'		Fair behind wire fence above and in utilities tag on wire fence
47 Red Stopper Eugenia rhombea	N	10-12' x 5-6'	3.5"	Fair behind wire fence
48 Red Stopper Eugenia rhombea	N	10-12' x 5-6'	2.5"	Poor behind #47 mostly horizontal wire fence and debris laying on limbs and trunk
49 Sabal Palm Sabal palmetto	N	8-10' wood oa 15-20'		Good outside fence/west
50 Strangler Fig Ficus aurea	N	4' x 1'	2"	Poor through fence seedling topped
51 Gumbo Limbo Bursera simaruba	N	5' x 1'	2"	Poor through fence seedling topped
52 Mahogany Swietenia mahagoni	N	7-8' x 1'	1"	Poor seedling through fence
53 Gumbo Limbo Bursera simaruba	N	2.5' x 5'	2"	Poor through fence seedling topped

Notes: Property contains multiple seedlings less than 1" of Jamaica Dogwood, Gumbo Limbo, Mahogany, Sabal palm, Pink Tabebuia, and False Joewood. False Joewood greater than 1" were inventoried due to their abundance though a permit is not required for removal or protection.

2 EXISTING LANDSCAPE PLANT LIST

KEITH OROPEZA, PLA  
P.O. BOX 547201  
ORLANDO, FL 32854  
(407) 222-9583

PROJECT  
1414 FIRST STREET -  
NEW BUILDING

KEY WEST, FLORIDA

DRC SUBMITTAL

CONSULTANTS

REVISIONS:

DRC SUBMITTAL	DATE
01	01/22/2024

PROJECT NUMBER XX

DATE: 01/22/2024

DRAWN: KO/JLT

CHECKED: JLT

APPROVED:

REGISTRATION  
SEAL  
KEITH OROPEZA, PLA 1023

SCALE  
GRAPHIC SCALE 1" = 5'-0"  
NORTH

SHEET TITLE  
EXISTING LANDSCAPE  
PLAN

SHEET NUMBER

EX-01



REVISIONS:

NO.	DATE	DESCRIPTION
1	01/22/2024	DRC SUBMITTAL

PROJECT NUMBER XX

DATE: 01/22/2024

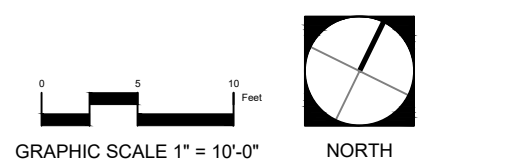
DRAWN: KO/JLT

CHECKED: JLT

APPROVED:

REGISTRATION  
 SEAL  
 KEITH OROPEZA, PLA 1023

SCALE



SHEET TITLE

LANDSCAPE PLAN &  
 LANDSCAPE PLANT LIST

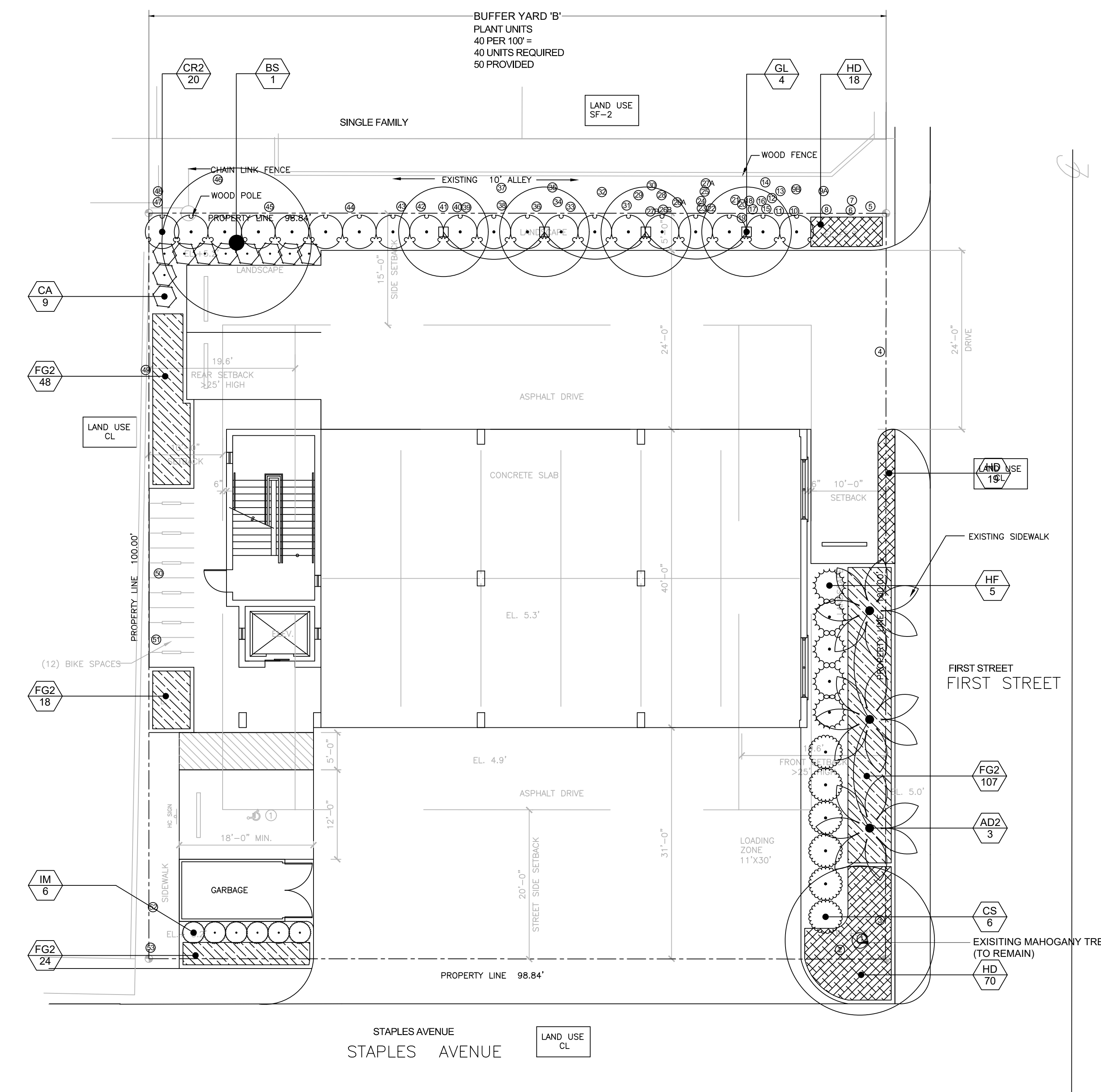
SHEET NUMBER

LA-01

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
<b>TREES</b>							
	AD2	3	Adonia merillii / Christmas Palm	---		10'-12' GW	
	BS	1	Bursera simaruba / Gumbo Limbo	---	3" CAL	14'-16' HT.	
	GL	4	Gymnanthes lucida / Crabwood	---	2" CAL	10'-12' HT	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE/NON-NATIVE	
<b>SHRUBS</b>							
	CA	10	Chrysobalanus icaco 'Green Tip' / Green Tip Coco Plum	3 gal.			
	CR2	20	Clusia rosea 'Pitch Apple' / Balsam Apple	7 gal.			
	CS	6	Conocarpus erectus f. sericeus / Silver Buttonwood	7 gal.			
	HF	5	Hamelia patens / Firebush	3 gal.			
	IM	6	Ixora x 'Mau'i' / Maui Ixora	3 gal.			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE/NON-NATIVE	SPACING
<b>SHRUB AREAS</b>							
	FG2	197	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	3 gal.			18" o.c.
	HD	107	Helianthus debilis / Dune Sunflower	3 gal.			18" o.c.

**2 PROPOSED LANDSCAPE PLANT LIST**



**1 PROPOSED LANDSCAPE PLAN**  
 Scale: 1"=10'-0"

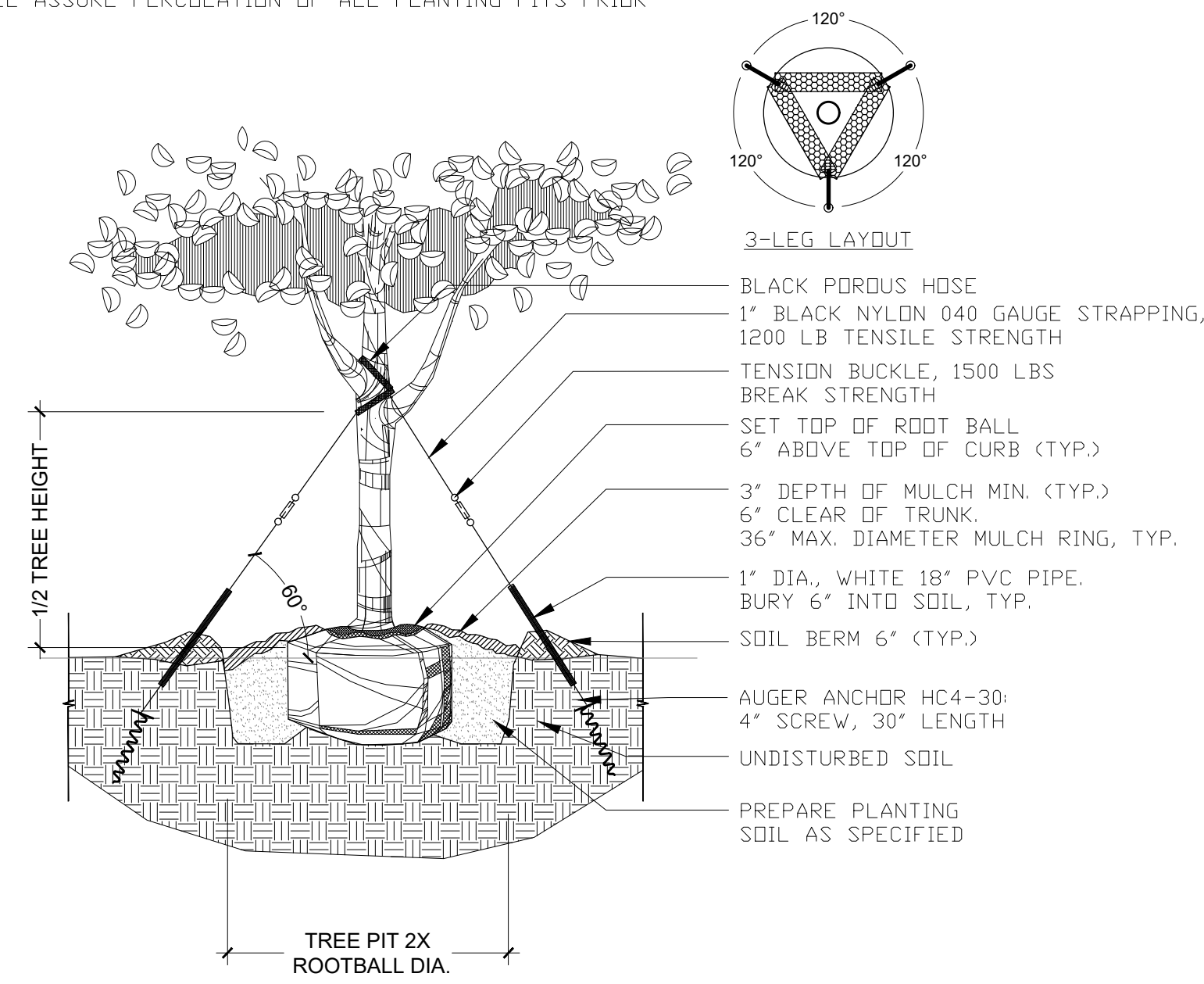
C:\USERS\TEMP\JLT\ONE\DRIVE - GA CONSULTANTS, INC\DESKTOP\PROJECTS\A-1\SHEETS\LA LANDSCAPE SHEETS.DWG  
 This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

# GENERAL NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, RAMPS, AND PLANTING AREAS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

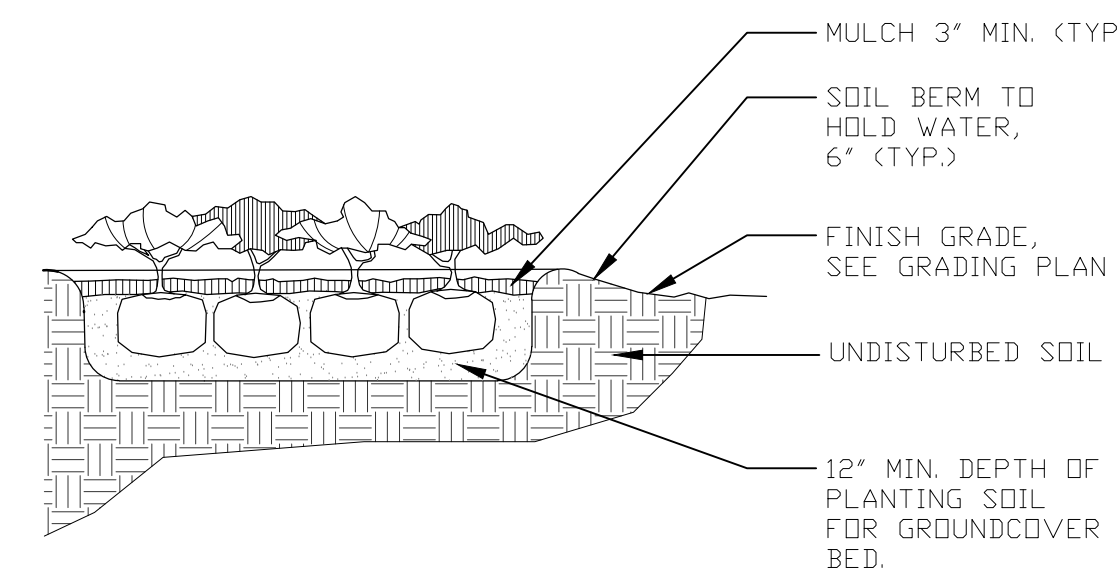
### NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



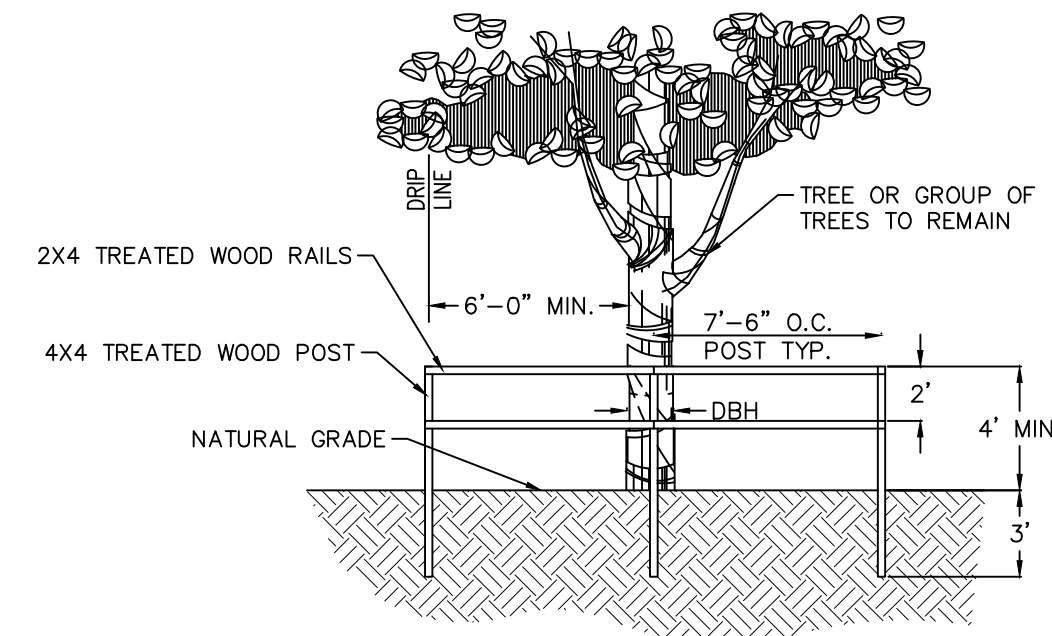
### NOTES:

- WHEN GROUNDCOVER IS USED IN MASS, PREPARE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL AS SPECIFIED.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



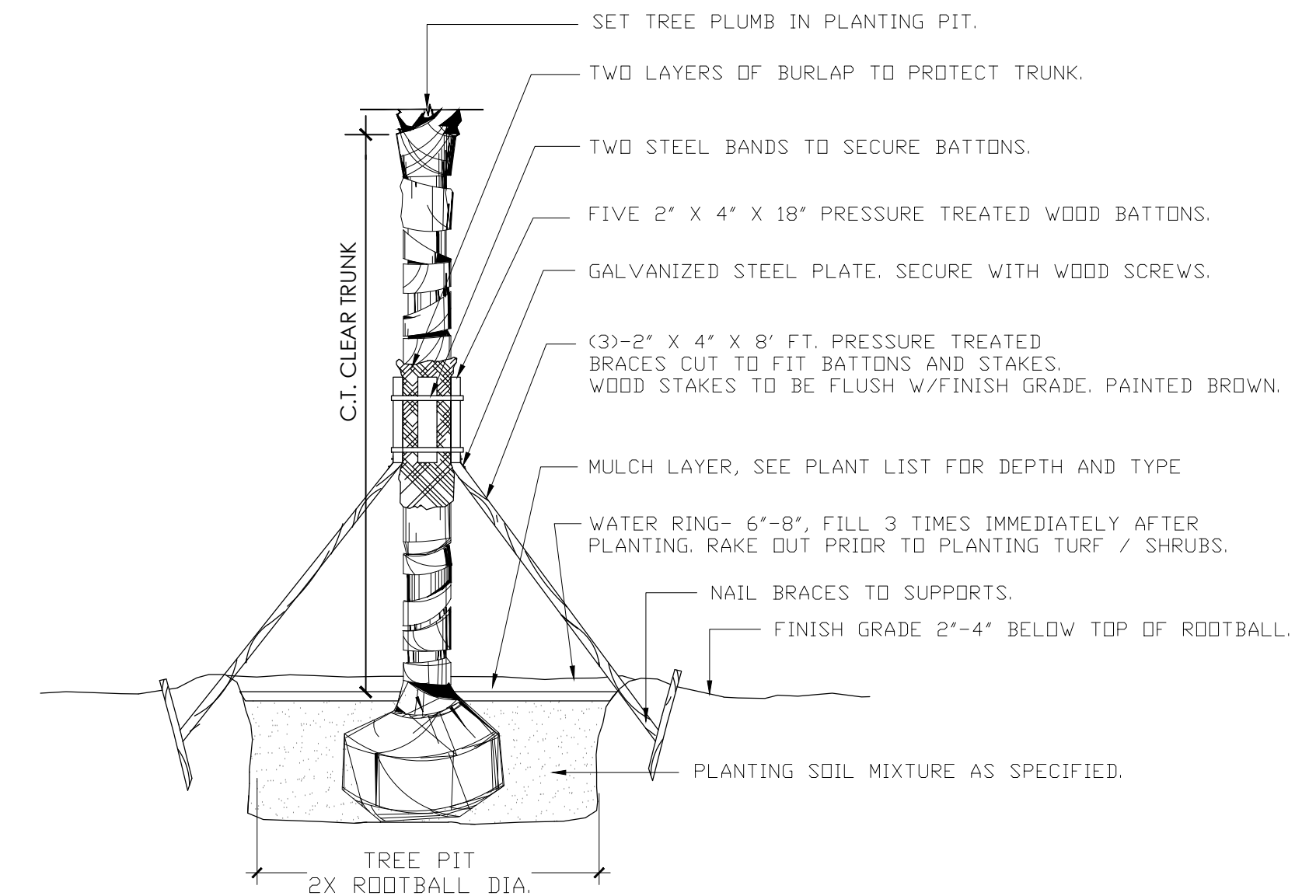
### NOTES:

- TAG TREES TO REMAIN BEFORE CLEARING. THE TREE BARRICADE SHALL BE PLACED SO AS TO PROTECT THE CRITICAL PROTECTION ZONE AREA.
- ALL CONSTRUCTION ACTIVITY INCLUDING EQUIPMENT, STOCKPILING OF MATERIALS, DEBRIS AND PERSONNEL IS RESTRICTED FROM WITHIN BARRICADED AREA.
- CONSTRUCT FENCE PRIOR TO CONSTRUCTION AND/OR CLEARING. DO NOT REMOVE EITHER PARTIALLY OR COMPLETELY ANY PORTION OF BARRICADE UNTIL SITE IS PREPARED FOR FINE GRADING AND PLANTING.
- TREE PROTECTION SHALL INCLUDE TREE ROOTS.
- IF TREE ROOTS ARE ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES THEY MAY BE PRUNED. A QUALIFIED ARBORIST SHALL BE CONSULTED FOR ALL ROOT AND OVERHEAD TREE LIMB PRUNING TO ENSURE THAT NO TREES ARE DAMAGED.

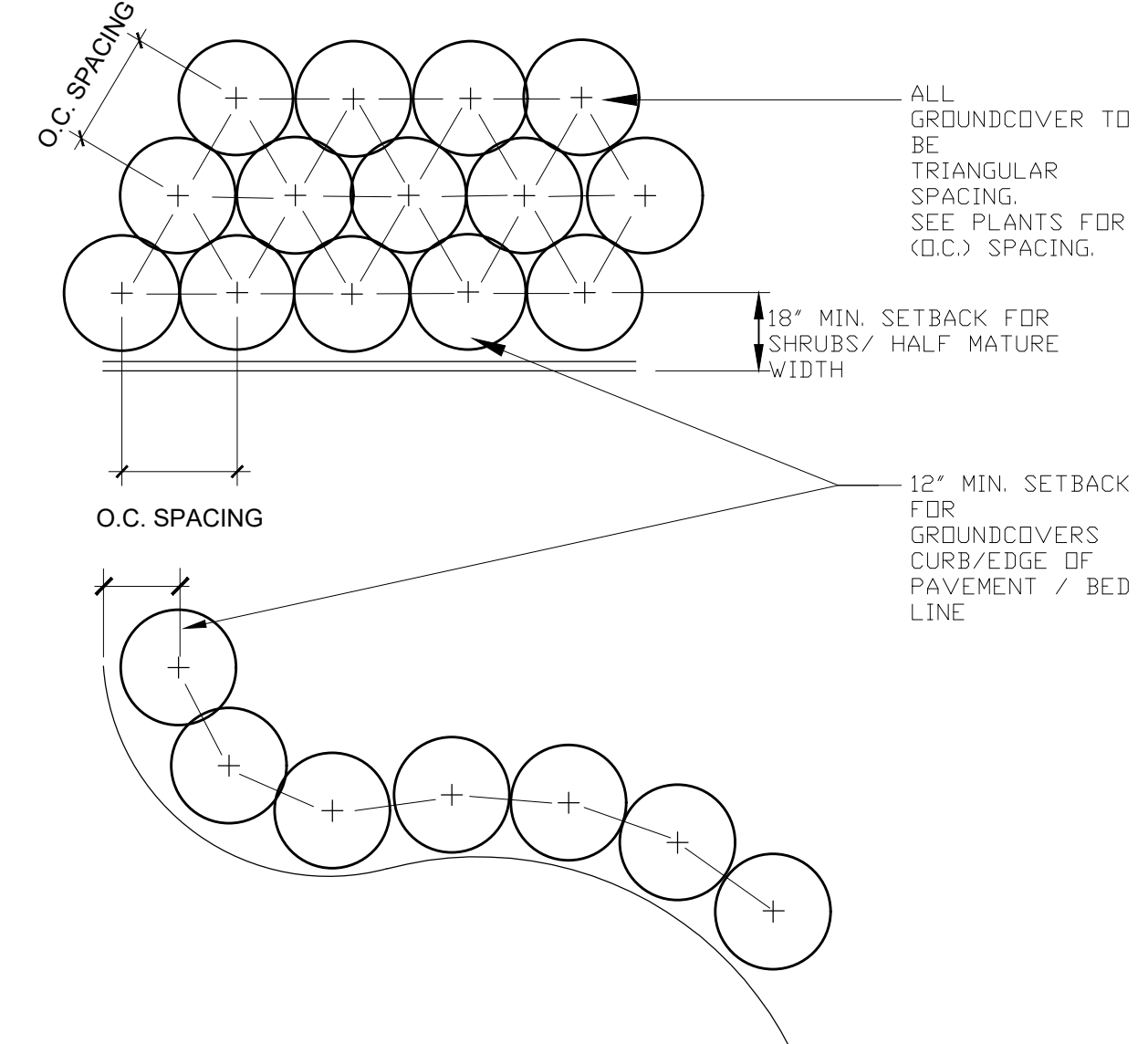


### NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



- THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUNDCOVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



KEITH OROPEZA, PLA  
P.O. BOX 547201  
ORLANDO, FL 32854  
(407) 222-9583

PROJECT  
**1414 FIRST STREET -  
NEW BUILDING**

KEY WEST, FLORIDA

**DRC SUBMITTAL**

CONSULTANTS

### REVISIONS:

NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	01/22/2024

PROJECT NUMBER **XX**

DATE: 01/22/2024

DRAWN: KO/JLT

CHECKED: JLT

APPROVED:

REGISTRATION  
SEAL  
KEITH OROPEZA, PLA 1023

SCALE

SHEET TITLE  
**LANDSCAPE NOTES &  
DETAILS**

SHEET NUMBER

**LA-02**

C:\USERS\TEMP\JLT\ONE DRIVE - GA CONSULTANTS, INC\DESKTOP\PROJECTS\A-1\SHEETS\LA LANDSCAPE SHEETS.DWG  
This drawing was produced with computer aided drafting technology and is supported by electronic drawing methods.

## Cynthia's Blue Palms, LLC.

### Plant Inventory and Overview of Project

Project is in Key West, Florida, on the 1817 Staples Avenue/1414 First Street, northwest corner of the intersection. The said property has been inventoried for Trepanier & Associates, Inc., Land Planners & Development Consultants, 1421 First Street, Key West, FL, 33040-3648, and completed on May 22, 2024.

Each plant was located, identified, numbered, evaluated, and condition. The goal is to retain and protect trees. However, most trees within the construction zone should be considered for removal due to their location, condition and longevity. Plants within the alley/easement have a fair to poor rating with most being under or impacting utilities. Plants measured for diameter on the completion date are effective for 30 days.

The 'tree inventory' on Staples and First Street has been reduced to 4 Zones for ease of determining tree location.

Zone 1 East side - First Street, 1-4

Zone 2 North side Alley/Easement, 5-48

Zone 3 West side - 49-53

Zone 4 South side – Staples Avenue, none

**Total plant count 56**

*Cynthia's Blue Palms, LLC. ISA Certified Arborist FL # 0277A*

*305/747-2142*

PLANT	Native/ NON- Native	Height/Width Approx.	Diameter	Condition/Notes
<b>1 Mahogany</b> <i>Swietenia mahagoni</i>	N	20-30'x20-30'	19.8"	Poor multiple codom/all included
<b>2 Gumbo Limbo</b> <i>Bursera simaruba</i>	N	7-7.5' x 2'	1.5"	Fair seedling
<b>3 Jamaica Dogwood</b> <i>Piscidia piscipula</i>	N	5'-6' x 4-5'	1"	Poor multiple regrowth from stump
<b>4 Mahogany</b> <i>Swietenia mahagoni</i>	N	6.5-7' x 1-2'	1"	Fair seedling
<b>5 Gumbo Limbo</b> <i>Bursera simaruba</i>	N	14-18' x 20-25'	9.7"	Fair leaning NE
<b>6 Strangler Fig</b> <i>Ficus aurea</i>	N	6.5' x 4-5'	6.2"	Poor multiple regrowth topped
<b>7 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	7'-8' x 8-10'	7.1"	Fair leaning NE under utility lines
<b>8 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	15-18' x 10'	3.25"	Poor topped embedded fence under utility lines
<b>9a Jamaica Caper</b> <i>Capparis flexuosa</i>	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
<b>9b Jamaica Caper</b> <i>Capparis flexuosa</i>	N	6-8' x 3-5'	1"	Fair behind wire fence multi stem
<b>10 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	15-18' x 10'	8.5"	Poor under utility lines multiple stem one-sided growing over Conex
<b>11 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	14' x 5-8'	4"	Poor topped one stem from stump under utilities
<b>12 Mahogany</b> <i>Swietenia mahagoni</i>	N	10-12' x 3'	1"	Poor seedling w/dogleg
<b>13 Jamaica Caper</b> <i>Capparis flexuosa</i>	N	7-8' x 1-2'	1"	Fair behind fence
<b>14 Jamaica Dogwood</b> <i>Piscidia piscipula</i>	N	20'-25'x8'-10'	5"	Fair codom growing in utilities Behind wire fence
<b>15 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	14'-16' x 5-8'	3"	Poor small live branch through fence
<b>16 False Joewood</b> <i>Jacquinia arborea</i>	NN	6-7' x 4-5'	2"	Invasive through fence
<b>17 Gumbo Limbo</b> <i>Bursera simaruba</i>	N	10-12' x 4-6'	1.5"	Poor seedling/through fence/top dead
<b>18 Silver Buttonwood</b> <i>Conocarpus erectus var. sericeus</i>	N	12-18' x 6-10'	5"	Poor 2 live stems

19 Florida Thatch <i>Thrinax radiata</i>	N	4'		Good seedling
20 False Joewood <i>Jacquinia arborea</i>	NN	4-5' x 1.5'	1"	Invasive topped
21 False Joewood <i>Jacquinia arborea</i>	NN	5' x 2'	1"	Invasive topped
22 Mahogany <i>Swietenia mahagoni</i>	N	12-15' x 5'	2.5"	Fair large seedling w/ dogleg leaning
23 False Joewood <i>Jacquinia arborea</i>	NN	5' x 2-4'	1.25"	Invasive
24 False Joewood <i>Jacquinia arborea</i>	NN	4.5' x 2-3'	1"	Invasive
25 False Joewood <i>Jacquinia arborea</i>	NN	6-8' x 4-5'	1"	Invasive behind wire fence
26a False Joewood <i>Jacquinia arborea</i>	NN	3' x 1-2'	1"	Invasive
26b False Joewood <i>Jacquinia arborea</i>	NN	3' x 2'	1"	Invasive
27a False Joewood <i>Jacquinia arborea</i>	NN	10-12' x 6-8'	3"	Invasive behind wire fence
27b False Joewood <i>Jacquinia arborea</i>	NN	4.5' x 2'	2"	Invasive topped
28 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 1-2'	1.5"	Invasive behind wire fence
29 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 3-4'	1.5"	Invasive behind wire fence
30 False Joewood <i>Jacquinia arborea</i>	NN	6' x 2'	1.5"	Invasive behind wire fence
31 False Joewood <i>Jacquinia arborea</i>	NN	5-6' x 1'	1.5"	Invasive
32 Jamaica Caper <i>Capparis flexuosa</i>	N	12-15' x 6-8'	7"	Fair behind wire fence leaning/tag on fence multi stem
33 Silver Buttonwood <i>Conocarpus erectus var. sericeus</i>	N	7-8' x 2-3'	2.25"	Poor topped branches through wire fence
34 False Joewood <i>Jacquinia arborea</i>	NN	3.5' x 2'	1"	Invasive
35 Jamaica Dogwood <i>Piscidia piscipula</i>	N	30-35' x 20-25'	12"	Fair behind wire fence slight lean E & NE in utilities
36 Mahogany <i>Swietenia mahagoni</i>	N	7-8' x 1-2'	2"	Poor topped @ 5' regrowth
37 Florida Thatch <i>Thrinax radiata</i>	N	4'		Good behind fence seedling
38 Pigeon Plum <i>Coccoloba diversifolia</i>	N	7-8' x 3-4'	6"	Poor topped mostly dead
39 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 15-20'	10"	Fair multi trunked in utilities
40 Jamaica Caper <i>Capparis flexuosa</i>	N	5' x 1'	2"	Fair interspersed with W. Lime
41 Pigeon Plum <i>Coccoloba diversifolia</i>	N	10' x 7'	3"	Poor interspersed with W. Lime
42 Lignum vitae <i>Guaiacum sanctum</i>	N	6' x 7'	2.5"	Fair interspersed with W. Lime
43 Wild Lime <i>Zanthoxylum fagara</i>	N	20-25' x 20'	10"	Fair in utilities

44 <b>Wild Lime</b> <i>Zanthoxylum fagara</i>	N	10-15' x 5-8'	2"	Fair in utilities
45 <b>Wild Lime</b> <i>Zanthoxylum fagara</i>	N	20-25' x 15-18'	5.5"	Poor stems through fence in utilities
46 <b>DbL. Montgomery Palm</b> <i>Veitchia montgomeryana</i>	NN	20-25' wood	o.a. 30-40'	Fair behind wire fence above and in utilities tag on wire fence
47 <b>Red Stopper</b> <i>Eugenia rhombea</i>	N	10-12' x 5-6'	3.5"	Fair behind wire fence
48 <b>Red Stopper</b> <i>Eugenia rhombea</i>	N	10-12' x 5-6'	2.5"	Poor behind #47 mostly horizontal wire fence and debris laying on limbs and trunk
49 <b>Sabal Palm</b> <i>Sabal palmetto</i>	N	8-10' wood	oa 15-20'	Good outside fence/west
50 <b>Strangler Fig</b> <i>Ficus aurea</i>	N	4' x 1'	2"	Poor through fence seedling topped
51 <b>Gumbo Limbo</b> <i>Bursera simaruba</i>	N	5' x 1'	2"	Poor through fence seedling topped
52 <b>Mahogany</b> <i>Swietenia mahagoni</i>	N	7-8' x 1'	1"	Poor seedling through fence
53 <b>Gumbo Limbo</b> <i>Bursera simaruba</i>	N	2.5' x .5'	2"	Poor through fence seedling topped

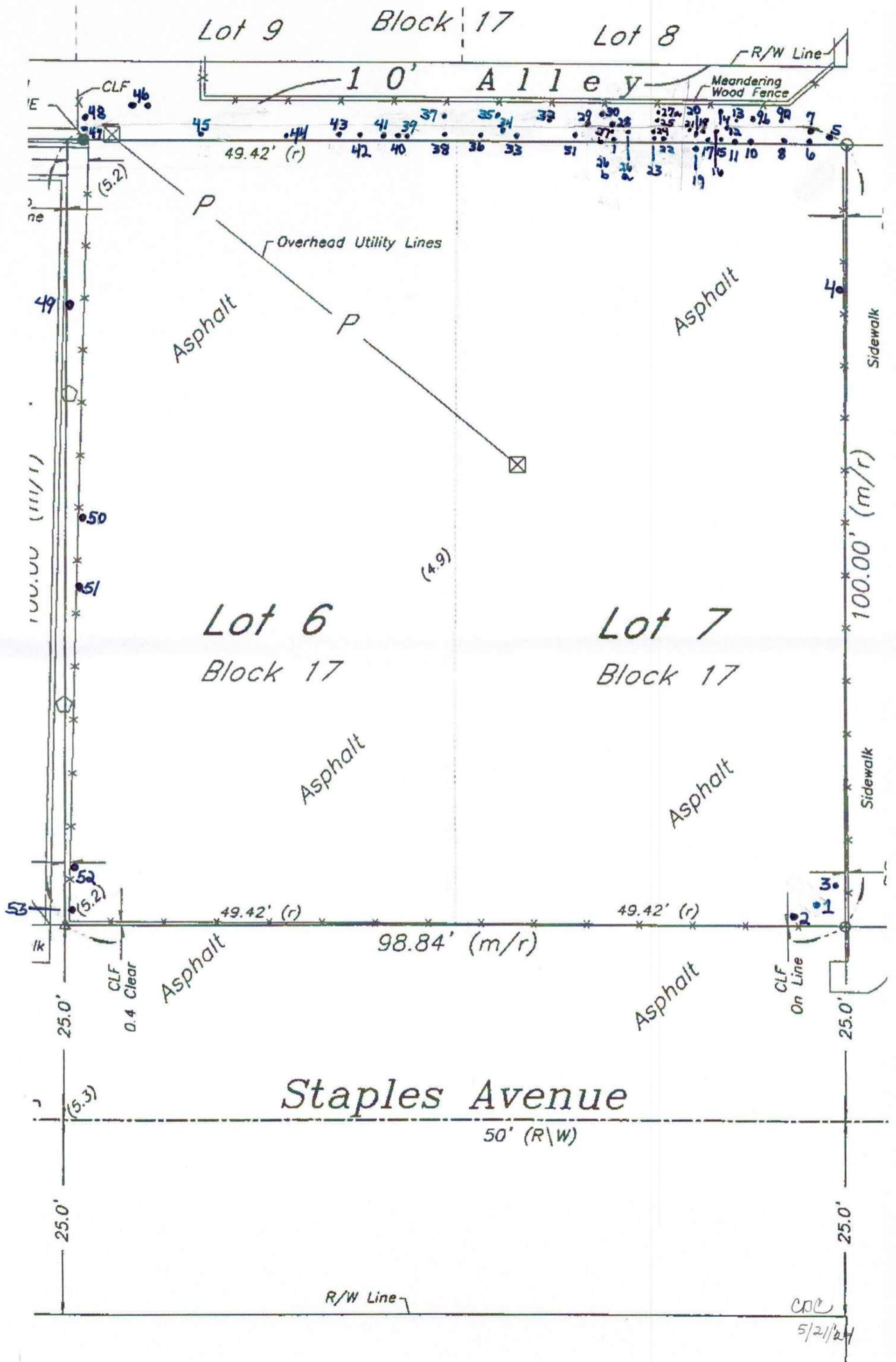
**Notes:** Property contains multiple seedlings less than 1" of **Jamaica Dogwood, Gumbo Limbo, Mahogany, Sabal palm, Pink Tabebuia, and False Joewood. False Joewood** greater than 1" were inventoried due to their abundance though a permit is not required for removal or protection.

**o.a.** represents an over-all measurement

**Wood** represents the height of 'wood' to petiole base or crown of a palm tree

**10' easement** encompasses 98.84' east to west of plant material, two (2) fences and a southern border concrete curb. The Northern fence is a constructed 6', closed wooden fence and encompasses approximately 5' of the, and most, of the north side of the 10' easement. North of the curb and approximately 3' in is an open, 5' wire fence. Most of the plant material is within these 3'.

Continued from JULY  
KEY WES



COC  
5/21/24



No. 1

MAHOGANY



No. 2

GUMBO LIMBO



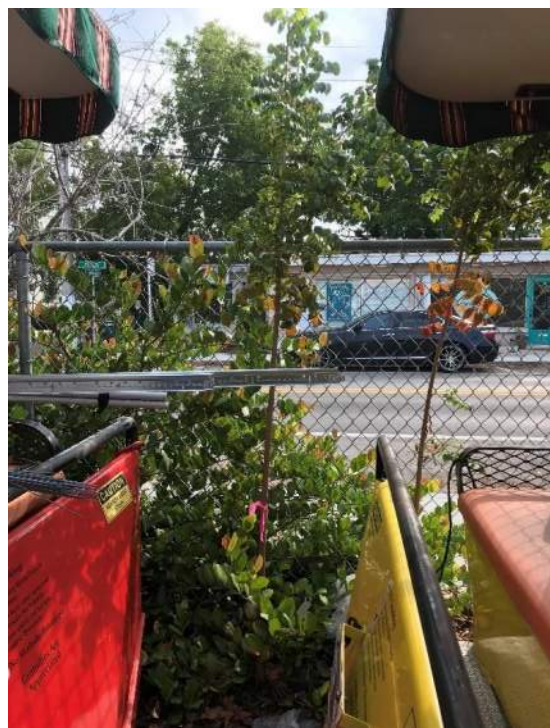
No. 3

JAMAICA DOGWOOD



No. 4

MAHOGANY



No. 5

GUMBO LIMBO



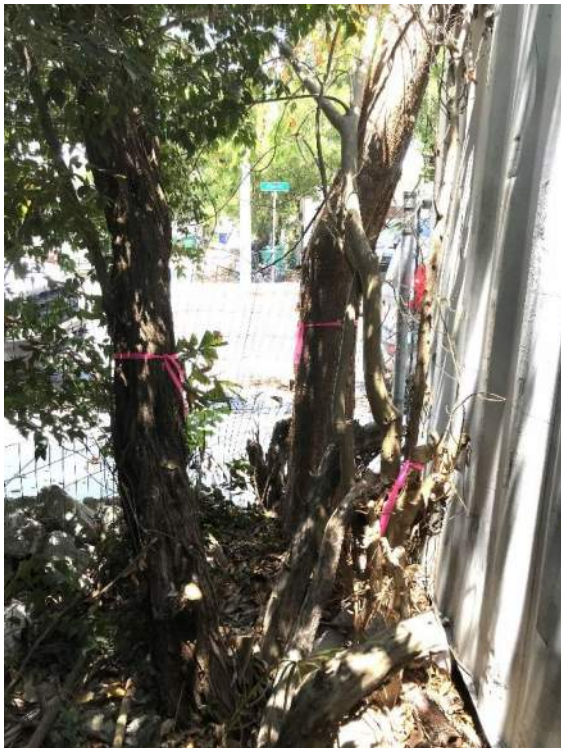
No. 6

STRANGLER FIG



No. 7

SILVER BUTTONWOOD



No. 8

SILVER BUTTONWOOD



No. 9a & 9b

JAMAICA CAPER



No. 10

SILVER BUTTONWOOD



No.11

SILVER BUTTONWOOD



No. 12

MAHOGANY



No. 13

JAMAICA CAPER



No. 14

JAMAICA DOGWOOD



No. 15

SILVER BUTTONWOOD



No. 16

FALSE JOEWOOD



No. 17

GUMBO LIMBO



No. 18

SILVER BUTTONWOOD



No. 19

FLORIDA THATCH



No. 20

FALSE JOEWOOD



No. 21

FALSE JOEWOOD



No. 22

MAHOGANY



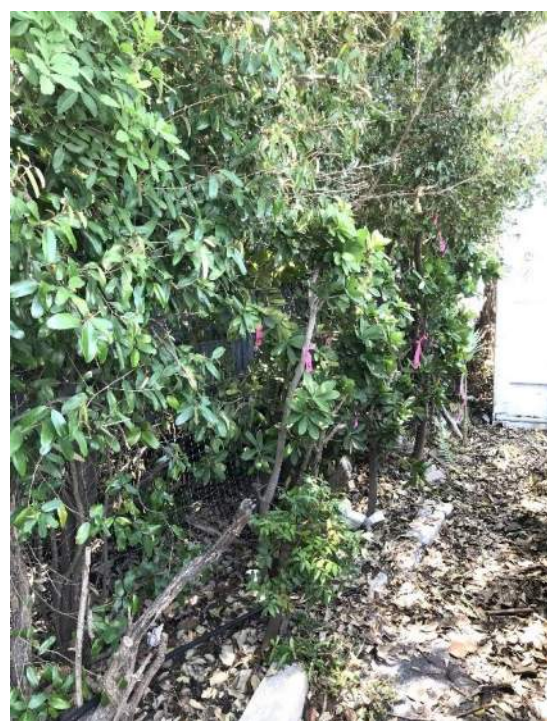
No. 23

FALSE JOEWOOD



No. 24

FALSE JOEWOOD



No. 25

FALSE JOEWOOD



No. 26a & 26b

FALSE JOEWOOD



No. 27a & 27b

FALSE JOEWOOD



No. 28

FALSE JOEWOOD



No. 29

FALSE JOEWOOD



No. 30

FALSE JOEWOOD



No. 31

FALSE JOEWOOD



No. 32

JAMAICA CAPER





No. 33

SILVER BUTTONWOOD



No. 34

FALSE JOEWOOD



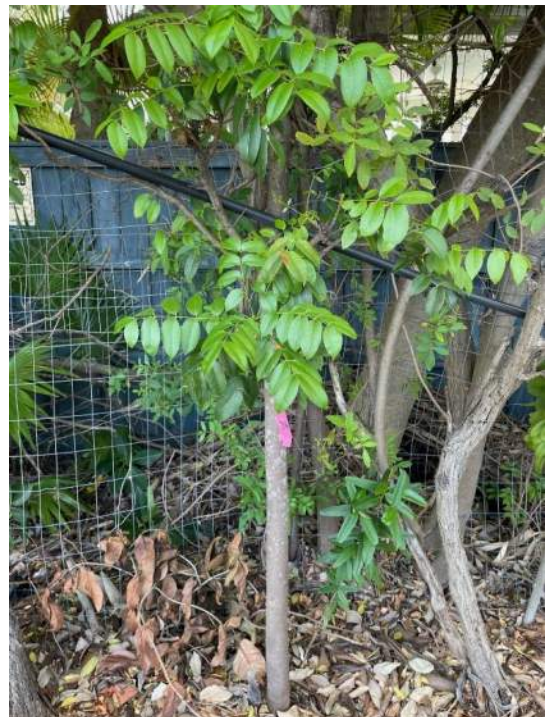
No. 35

JAMAICA DOGWOOD



No. 36

MAHOGANY



No. 37

FLORIDA THATCH



No. 38

PIGEON PLUM



No. 39

WILD LIME



No. 40

JAMAICA CAPER



No. 41

PIGEON PLUM



No. 42

LIGNUM VITAE



No. 43

WILD LIME



No. 44

WILD LIME



No. 45

WILD LIME



No. 46

DBL. MONTGOMERY PALM



No. 47

RED STOPPER



No. 48

RED STOPPER



No. 49

SABAL PALM



No. 50

STRANGLER FIG



No. 51

GUMBO LIMBO



No. 52

MAHOGANY



No. 53

GUMBO LIMBO



South



Southeast



Southwest



East



West

