

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

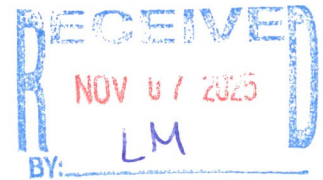
OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

November 7, 2025

James Singelyn, Acting Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: 1621-1622 Spalding Court Redevelopment
AH of Monroe County Inc., Phase II – Poinciana Royale II



Mr. Singelyn:

Please find enclosed an application for a Major Development Plan, along with the corresponding submittal packet, on behalf of our client, AH of Monroe County Inc., a Florida non-profit corporation (“Applicant”), for the redevelopment of the structures identified as 1621 and 1622 Spalding Court. These structures are part of the Poinciana housing complex located at 3401 Duck Avenue, Key West, Florida 33040 (the “Property”). The Property is known as the Continuum of Care and these specific structures will be redeveloped to extend the services provided by Poinciana Royale. Also included with this submittal is a variance application for both parking and height for non-habitable space to accommodate mechanical and elevator equipment above the minimum height requirement.

As always, we appreciate your assistance and guidance with this project. If you or staff have any questions, please feel free to reach out to me. We look forward to the successful completion of this much-needed redevelopment to provide additional affordable housing for the residents of Key West.

Sincerely,

Richard J. McChesney, Esq.

Enclosures:
As stated

Cc: Scott Pridgen (via email)

Application Form



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

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$395.65 advertising/noticing fee and a \$140.71 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 5,000.00
Outside Historic District Total Application Fee	\$ 6,000.00
Conditional Use Total Application Fee	\$ 1,547.82
Extension Total Application Fee	\$ 703.55
Major Development Plan Total Application Fee	\$ 10,500.00
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Administrative Modification Fee	\$ 1,021.03
Minor Modification Fee	\$ 4,000.00
Major Modification Fee	\$ 5,000.00
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 703.55
Revision or Addition (not part of a development plan) Fee	\$ 2,552.56

Applications will not be accepted unless complete

Development Plan

Major ☒

Minor ☐

Conditional Use

☐

Historic District

Yes ☐

No ☒

Please print or type:

- 1) Site Address: 1621 - 1622 Spalding Court
- 2) Name of Applicant: Richard McChesney/Spottswood Law Firm
- 3) Applicant is:
Property Owner: ☐
Authorized Representative: ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8791 Email: Richard@spottswoodlaw.com
- 6) Email Address: Richard@spottswoodlaw.com
- 7) Name of Owner, if different than above: City of Key West
- 8) Address of Owner: 1300 White Street, Key West, FL 33040

9) Owner Phone #: 305-809-3945 Email: _____
10) Zoning District of Parcel: HMDR-1 RE# 00064740-000000

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

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

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

1621 and 1622 Spalding Court at Poinciana housing complex currently provide 10 units of CoC programming. Both structures will be demolished and the site redeveloped with a three structure over parking and enhanced with a new stormwater and landscape plan. The new 40-unit structure will be an extension of the CoC operations currently at the adjacent Poinciana Royale.

13) Has subject Property received any variance(s)? Yes _____ No X - a height variance is proposed

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No _____

If Yes, describe and attach relevant documents.

A height variance will accompany this application for non-habitable space that includes rooftop mechanical equipment

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



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

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Revision or Addition (not part of a development plan) Fee	\$ 2,552.56

Applications will not be accepted unless complete

Development Plan

Major X

Minor _____

Conditional Use

Historic District

Yes _____

No X

Please print or type:

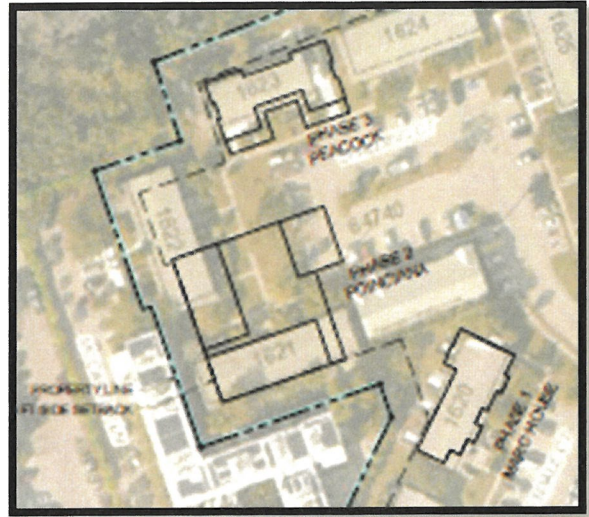
- 1) Site Address: 3401 Duck Avenue (1621 - 1622 Spalding Court structures)
- 2) Name of Applicant: Richard McChesney/Spottswood Law Firm
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8791 Email: Richard@spottswoodlaw.com
- 6) Email Address: Richard@spottswoodlaw.com
- 7) Name of Owner, if different than above: City of Key West
- 8) Address of Owner: 1300 White Street, Key West, FL 33040

Planning Analysis

**Poinciana Royale II
Redevelopment of
1621-1622 Spalding Court**

**Major Development Plan
and Conditional Use**

**Address: 1621-1622 Spalding Court
Parcel Address: 3401 Duck Avenue
Parcel ID: 00064740-000000**



SOLUTION STATEMENT

A.H. of Monroe County and the City of Key West have partnered to redevelop the social service living program at 1621 and 1622 Spalding Court, to be an extension of the existing operations of Poinciana Royale and will be known as Poinciana Royale II.

The project will consist of a total of forty (40) units and enhance the existing Poinciana Royale's current social service living program located on the adjacent parcel. The structures at 1621 and 1622 Spalding Court will be FEMA and hurricane-compliant and meet green building standards. The site layout has been designed to enhance the current conditions of the site and buildings and is planned to be cohesive with the landscape and site design of the recently approved redevelopment at 1620 Truesdale.

BACKGROUND

The structures at 1621 and 1622 Spalding were built as two-story quadplexes as part of the Naval Air Station Key West (NASKW) naval housing in the 1950s and 60s. Now owned by the City of Key West, the parcel consisting of 11 structures and addressed as 3401 Duck Avenue has provided social services to residents of the 67 units as part of the Continuum of Care (CoC) program. 1621-1622 Spalding has operated a combined ten (10) units under CoC programming. Both structures are aged and below base flood elevation.

Major Development Plan: On July 15, 2025, the City allocated 38.8 early evacuation units to be located at 1621, 1622 & 1623 Spalding Court. This proposal, Phase II of the planned redevelopment, proposes to use 30 of those 38.8 units. The remaining ten (10) exist on site. 108-91.B.2(a), The addition or reconstruction of eleven or more permanent residential development requires as a Major Development Plan.

Conditional Use: Per Sec. 122-278(3), a conditional use approval will be required if the 30 BPAS units are to be determined to meet the definition under 86-9, Land Classifications, 2. Community facilities (h), therefore in an abundance of caution, we are requesting that a conditional use

approval as part of this submittal. If the city determines that the units do not meet the referenced definition, then the 40 units, as a multi-family use, are permitted as of right within the MDR-1 zoning district and a conditional use does not apply.

ANALYSIS

The following is an analysis of the proposed project pursuant to major development plan and conditional use approval criteria. A parking variance and variance to the maximum height above established by the LDRs is being requested for non-habitable space.

Existing development is depicted in attached surveys and plans, and includes: name of development, name of owner/developer, scale, north arrow, preparation and revision dates, location/street address, size of site, buildings, structures, parking, FEMA flood zones, existing grade, easements, utility locations, existing vegetation, existing storm water, and adjacent land uses.

Proposed development is depicted in attached plans prepared by licensed architects and engineers, and includes: buildings, setbacks, parking, driveway dimensions and materials, utility locations, garbage and recycling, signs, lighting, project statistics, building elevations, height of buildings, finished floor elevations, grade, drainage plan, landscape plan.

MAJOR DEVELOPMENT PLAN. ARTICLE II. DIVISION 7.

Sec. 108-226. Scope.

This application seeks to redevelop 1621-1622 Spalding Court, a portion of the larger parcel known as 3401 Duck Avenue (RE# 00064740-000000). The project will enhance the Poinciana Royale program located on adjacent property at 1341 McCarthy Lane. The 1621-1622 Spalding Court structures will be replaced by one three-story structure, be FEMA- and hurricane-compliant and meet green building standards. The project aims to provide landscaping that is cohesive with the parcel as a whole.

Sec. 108-227. Title block.

Name of Development:	Poinciana Royale II
Property Owner:	City of Key West
Developer:	AH Monroe County, Inc.
Scale (architectural):	As noted on plans
Preparation & Revision Dates:	As noted on plans
Location:	1621-1622 Spalding Court (Part of 3401 Duck Avenue)

Sec. 108-228. Identification of additional key persons.

Authorized Agent:	Richard McChesney/Spottswood, Spottswood, Spottswood & Sterling
Architect:	MHK Architecture
Engineer:	Allen Perez, Perez Engineering
Surveyor:	Florida Keys Land Surveying

Landscape Architect: Keith Oropeza, GAI Consultants

Sec. 108-229. Project description.

This proposed major development project is Phase II of three phases. Phase I was approved by City Commission on September 3, 2005. Phase III will occur as a separate application. All phases are proposed as single-phase construction. Phase II proposes to demolish the two existing 1960's structures and replace them with one two-stories over parking, 40-unit structure as an extension of Poinciana Royale where a variety of social services are available to residents.

As part of this proposal, a parking variance is being requested in accordance with code Sec. 108-574 to allow for bicycle substitution. As seen on the enclosed site plan, 48 Bicycle/scooter spaces have been provided that meets the 100 foot requirement and replaces required vehicle spaces at a rate of 4 bicycles per one auto space.

	Allowed	Existing	Proposed	Compliance
Zoning	MDR-1	MDR-1	No Change	Complies
Use	Multi-family; Continuum of Care	Multi-family; "Special needs social services"	No Change	Conditional Use
FLUM	MDR	MDR	No Change	Complies
Flood	Current: .AE-7	AE-9 (NAVD)	No Change	Complies
Site Size	10,000 sq. ft.	281,204 sq ft (6.46 acres)	No Change	Complies
Height	39'-6" (Sec. 122-1149(d))	< 35'-0"	39'-00"	Complies
Density	Code: 16 du/ac (103.36 units) Live Local: 40 du/ac (258.4 ESFU's)	Parcel: 67 units CoCs: 58 units total ¹ 1621: 6 units (24 ESFUs) 1622: 4 units (16 ESFUs)	Parcel: 105.8 units 1621-1622: 40 units	Complies ²
Floor Area	1.0 FAR (281,204 Sq ft),	Parcel: 0.286 FAR (80,384 sq ft)	Parcel: 0.489 FAR (137,416 sq ft)	Complies ³
	Live Local: 1.5 FAR (421,806 Sq ft)			
Open Space Minimum	35% (98,421 sq ft)	+ 35%	53.3% (149,903 Sq ft)	Complies
Impervious Surface Max	60% (168,722 sq ft)	≤ 60%	46.7% (131,301 sq ft)	Complies
Building Coverage Max	40% (112,482 sq ft)	≤ 40%	19.3% (54,391 sq ft)	Complies
Front Setback	30 ft	+ 30 ft.	+ 30 ft.	Complies
East Side Setback	25 ft	1621-1622 Spalding: <i>N/A</i>	No Change	Complies
West Side Setback	25 ft	1621-1622 Spalding: 13 ft	1621-1622 Spalding: 25 ft	Complies
Rear Setback	25 ft	+25 ft.	+25 ft.	Complies
Auto Parking (Parcel)	129 spaces	88 spaces	114 spaces	Parking Variance Requested
Bicycle Parking 10% auto	10% auto (13 spaces)	10	48 spaces	Improvement: Complies

Project Site Data

*If an ESFU use is established for this project, parking requirement is 1sp/4 beds (11 spaces).

Sec. 108-230. Other project information.

(1) The project is proposed to be developed in a single phase.

¹ Per Memo dated March 3, 2025

² Per Comp Plan Table 1-1.1.5, "Social service special needs housing shall be measured in FAR, not units per acre." And, per Sec. 86-9, nursing homes, rest homes, assisted living facilities, and convalescent homes, "For the purposes of permitted density and intensity, the floor area ratio shall govern, not units per acre.

³ *ibid*

- (2) Commencement is intended to immediately follow entitlement approvals and is anticipated to be completed within two (2) years following entitlement approvals.
- (3) The expected date of completion is within two (2) years of commencement.
- (4) The proposed development plan for the site is included in the attached plans.
- (5) The proposed development plan is a single-phase project, and written description of characteristics of the proposed development are contained herewith.
- (6) The proposed development is not a planned unit development.
- (7) The proposed redeveloped building will comply with federal flood insurance regulations.
- (8) The property north of the project site is zoned CM and the proposed redeveloped building is located over 250 ft away from land zoned CM.

Sec. 108-231. Residential developments.

Existing:

Parcel: 00064740-000000 3401 Duck Avenue				
Truesdale	# of Units		<u>Spalding</u>	# of Units
1614	4		1620	8
1615	4		1621	6
1616	4		1622	4
1617	4		1623	5
1618	4		1624	4
1619	6		1625	4
1620	4		1626	6
TOTAL	67 units			

Phase II Project Site:

1621 Spalding – 6 CoC units/24 beds

1622 Spalding- 4 CoC units/16 beds

Proposed:

Parcel: 00064740-000000 3401 Duck Avenue				
Truesdale	# of Units		<u>Spalding</u>	# of Units
1614	4		1620	8
1615	4		1621	40
1616	4		1622	
1617	4		1623	5
1618	4		1624	4
1619	6		1625	4
1620	4		1626	6

TOTAL	97 units
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Phase II Project Site:

1621-1622 Spalding

37 - 1 Bedroom units

3 - 2 Bedroom units

TOTAL: 40 Low Income (early evacuation/workforce housing) units

The City of Key West Planning Department determined in the March 3, 2025 Memo that the property has a total of 58 dwelling units. This number was used for determining some site calculations for Phase I. However, in coordination with the City's Utility Department, it is determined that 67 dwelling units exist on the subject parcel per city records. The property currently contains a mix of 10 multi-family dwelling units (10.0 ESFU) operated by the Key West Housing Authority and a mix of Continuum of Care (CoC) social service programmatic housing units managed by AH Monroe, Inc.

The structures at 1621-1622 Spalding Court are two-story buildings consisting of a total of 10 ESFU units (40 beds) currently in use by Catholic Charities, Florida Keys Children's Shelter and the Florida Keys Outreach Coalition. The project proposes that 1621-1622 Spalding will be combined into one 3-story structure over parking. The proposal is to provide 40 early evacuation housing units as a companion operation to the existing Poinciana Royale. This expansion operation will house thirty-seven one-bedroom/single occupancy units and three two-bedroom units.

Sec. 108-232. Intergovernmental coordination.

Coordination will occur through the development review process of the City of Key West and as otherwise required. The anticipated development approval schedule is below.

1. Major Development Plan application submittal
2. Development Review Committee (DRC) hearing
3. Tree Commission application submittal
4. Tree Commission application (Conceptual design and tree removal approval)
5. Tree Commission final approval
6. Planning Board hearing
7. Art in Public Places
8. City Commission hearing
9. Local appeal period (30 days)
10. Rendering to Department of Commerce (DOC)
11. DOC review period (max 45 days)

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

Levels of Service (LOS) - The impacts of the proposed project are generally summarized as follows:

Trip Generation: The proposed redevelopment of 1621-1622 Spalding is expected to slightly increase trip generation LOS by 12.8 trips per day. See policy 2-1.1.1 below for a complete discussion on trip generation.

- **Parking:** Parking demand for Phase II is to be determined but it is anticipated that it will increase. The proposed redevelopment of 1621-1622 Spalding as a multi-family use will increase parking from 20 spaces required to 40 spaces. If it is determined that the units are calculated as an ESFU, then the increase is from 2.5 spaces to 10 spaces. Thirty of the units are single occupancy and therefore should not be calculated per code requirement at 2 spaces per unit. See sec. 108-244 below for a complete discussion on parking.
- **Potable Water:** The proposed redevelopment of 1621-1622 Spalding is expected to increase potable water LOS by 642 gallons per day. See policy 4-1.1.2.C below for a complete discussion on potable water.
- **Wastewater:** The proposed redevelopment of 1621-1622 Spalding is expected to increase wastewater LOS by 642 gallons per day. See policy 4-1.1.2.A below for a complete discussion on wastewater.
- **Recycling:** The proposed redevelopment of 1621-1622 Spalding is expected to increase recycling LOS by 3.2 pounds per day. See policy 4-1.1.2.D below for a complete discussion on recycling.
- **Solid Waste:** Solid waste demand for resident beds is measured in total person capacity. The proposed redevelopment of 1621-1622 Spalding is expected to decrease solid waste LOS by 17 pounds per day. See policy 4-1.1.2.D below for a complete discussion on solid waste.
- **Stormwater:** The expected impacts to stormwater LOS is as depicted on the stormwater management plans. Changes to the existing stormwater management system are depicted on the attached plans. See policy 4-1.1.2.E and article VIII below for a complete discussion on stormwater.
- **Parks & Open Space:** The impacts to the recreation LOS complies with comprehensive plan policy 7-1.1.9, inclusive of all three types of parks identified: urban open spaces, neighborhood, and community.
- **Fire Protection:** The team will coordinate with FKAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- **Nearshore Waters:** No adverse impacts to quality of receiving waters are anticipated before, during, and after construction.

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

The proposed development plan satisfies criteria established in Chapter 102; Articles III, IV, and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the land development regulations in the following manner:

- Chapter 102 - This property is located outside of and does not impact the Historic District.
- Article III, IV, and V of Chapter 108 -As demonstrated by the site plan, LOS analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Chapter 110 - As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

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

- (a) Compliance: The development plan complies with the requirements set forth in the land development regulations as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West land development regulations.
- (b) Vicinity Map: The vicinity map is depicted as part of the attached plans.
- (c) Land Use Compatibility: The project site is located in the Medium Density Residential-1 (MDR-1) zoning district. The purpose and intent of the MDR-1 district is to implement comprehensive plan policies for areas designated "MDR-1" on the comprehensive plan future land use map. The MDR-1 district shall provide the Poinciana Housing Parcel with a designation appropriate to the existing medium density multiple-family development on the site and compatible with the existing and future land uses. The MDR-1 district shall accommodate a mixture of multiple-family structure types, supportive community facilities, and accessory land uses.
- (d) Historic and Architectural Resource Protection: The site is not affected by the Historic District, and any archeological resources will be protected as required.
- (e) Subdivision of Land: No subdivisions are proposed with this application.

Sec. 108-236. Appearance of site structures.

The attached site plan complies with Section 108-278 through 108-288 of the land development regulations.

Sec. 108-237. Site plan.

The site plan is drawn consistent with this Section and is attached.

Sec. 108-238. Architectural drawings.

All architectural or engineering drawings were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

Sec. 108-239. Site amenities.

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design, and compatibility regulations outlined in chapter 102; articles III, IV, and V of this chapter; section 108-956; and article II of chapter 110.

Further, the project proposes to improve and comply with base flood elevation by proposing a building with an overall height of 39'- 5 3/4". Per the Flood Protection Building Height Exception of sec. 122-1149(d), the max allowable height would be 39'-5 41/64". The proposed height will require a height variance.

Proposed Elevation and Height Analysis

Grade	Elevation
Base Flood Elevation (BFE)	AE7
Crown Of Road	6.53'
Finished First Floor Habitable Space	8'-10"
Top Of Roof	37'-10"
Top of Parapets	39'-5 3/4"
Mechanical Equipment	43'-6"
Height permitted	35'-0" + BFE + 4' = 39'- 5 41/64"

Sec. 108-240. Site survey. The site survey is attached. **Sec. 108-241. Soil survey.**

Soil surveys will be performed on an as-needed basis.

Sec. 108-242. Environmentally sensitive areas.

The project is not located within an environmentally sensitive area.

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

All proposed clearing, excavation, and landscaping are depicted on attached plans. A Landscape Waiver or Modification request is being submitted concurrently with this Major Development Plan application. The existing and proposed landscaping is greater than 35% of the total area of the property.

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

The project plans demonstrate compliance with on- and off-site vehicular and bicycle circulation, and parking requirements, with the allowance of bicycle substitution, of articles IV and VII of chapter 108 of the land development regulations.

The larger parcel has nonconforming parking. With the approval of Phase I involving the redevelopment of 1620 Truesdale Court, the existing site has a parking demand of 112.5 spaces. 88 parking spaces exist onsite, and a bicycle parking demand of 11.6 spaces, and 10 bicycle/scooter spaces exist onsite. The proposed redevelopment of 1621-1622 Spalding provides the following parking demand for the entire parcel.

Parcel:

Parcel # 00064740-000000 – 3401 Duck Avenue				
	Code Requirement	Existing	Proposed	
Auto Parking (Parcel)	129 spaces	88 spaces	114 spaces	Variance for Bicycle Substitution Requested
Bicycle Parking 10% auto	10% auto (13 spaces)	10	48 spaces	Improvement: Complies

Spalding Court:

Due to the configuration of buildings and parking along Spalding Court, the seven structures with 37 units share a total of 42 spaces. With the inclusion of 30 BPAS early evacuation units, the redevelopment of Phase II will increase the parking demand of 1621-1622 Spalding from shared parking with all of Spalding Court. That increase is from 42 auto spaces and 0 bicycle spaces to a proposed 67 auto spaces and 38 bicycle/scooter spaces.

Spalding Court Parking Demand				
Multi-family Units	Existing (37 units)		Proposed (67 units)	
	Provided	Required	Proposed	Required
Auto: 2 sp/unit	42 spaces	74 spaces	67 spaces	134 spaces
Bicycle (10%)	0	7 bikes	38 bikes	13.4 bikes
Bicycle Substitution: 4 bike spaces/1 auto space	134 - 67 = 67 space deficit (67/4 = 16.75 bike spaces)		13.4 + 16.75 = 30.15 (30 bikes required)	

The programmatic multiple-person shuttle busses that currently service the operations of Poinciana Royale are anticipated to accommodate the residents of Poinciana Royale II. There is ample onsite parking and drop-off/pick up areas for these multiple-person shuttle busses as well as covered parking for any privately owned vehicles, scooters and bikes.

Sec. 108-245. Housing.

The current use of 1621-1622 Spalding is multifamily housing for social service residents. The proposed use is affordable housing to assist in the extension of the social service operations of Poinciana Royale.

Sec. 108-246. Economic resources.

- (a) Ad Valorem Estimates: Not applicable. 1621-1622 Spalding is owned by the City of Key West and operated by the nonprofits of the Continuum of Care.
- (b) Construction Expenditure: To be determined.

Sec. 108-247. Special considerations.

The proposal complies with the goals, objectives, and policies of the comprehensive plan.

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

See attached Construction Management Plan and Inspection Schedule.

Sec. 108-249. Truman Waterfront Port facilities.

The project is not located at the Truman Waterfront Port.

SITE PLAN (ARTICLE III)

Sec. 108-276. Scope.

This site plan conforms to all necessary and applicable sections of land development regulations.

Sec. 108-277. Site Location and Character of Use.

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses in the manner proposed. As described in detail above, this site is designed as a multi-modal development, placing equal importance on the bicycle and pedestrian as on the automobile. This development furthers the goals of the City's plans as detailed in this report.

Sec. 108-278. Appearance of Site and Structures.

This proposed development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Sec. 108-279. Location and Screening of Mechanical Equipment, Utility Hardware and Waste Storage Areas.

All mechanical equipment and utility hardware will be appropriately screened. All waste storage areas will be screened from adjacent properties.

Sec. 108-280. Front-Ended Loaded Refuse Container Requirements.

Any front-end loaded refuse container as required will be located in such a manner to facilitate convenient access.

Sec. 108-281. Roll-Off Compactor Container Location Requirements.

Any required roll-off container will meet the requirements of this section, as depicted on the site plan.

Sec. 108-282. Utility Lines.

Any required installation of new utility services will be coordinated with the appropriate utility agencies and in accordance with this section.

Sec. 108-283. Commercial and Manufacturing Activities Conducted in Enclosed Buildings.

No new commercial activities are proposed for this development.

Sec. 108-284. Exterior Lighting.

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

Sec. 108-285. Signs.

All new signage proposed will adhere to this section.

Sec. 108-286. Pedestrian Sidewalks.

The project, as proposed, complies with this section. Refer to plans for precise placement of sidewalks and concrete paths that align with existing sidewalks on adjacent sites.

Sec. 108-287. Loading Docks.

No loading docks are required or proposed.

Sec. 108-288. Storage Areas.

Storage areas, if developed for use by tenants, will be located at the rear of the principal structure per sec. 108-288.

Sec. 108-289. Land Clearing, Excavation, and Fill.

Land clearing is for demolition of existing structures as well as some canopy and understory trees. Any protected trees and/or landscaping and subsequent landscape infill will be reviewed and approved by the City's Urban Forester and the Tree Commission.

ARTICLES V & VI OF CHAPTER 108. OPEN SPACE, SCREENING, BUFFERS AND LANDSCAPING.

The immediately adjacent open space and landscaping of the proposed new structure will be enhanced as depicted on the plans.

Sec. 108-571. Waivers or Modifications.

No waiver or modification is proposed at this time.

ARTICLE VII. OFF-STREET PARKING AND LOADING.

Please see "Sec. 108-244. On-site and off-site parking and vehicular, bicycle, and pedestrian circulation" above for a complete discussion regarding parking.

ARTICLE VIII. STORMWATER AND SURFACE MANAGEMENT.

The proposed redevelopment of 1621-1622 Spalding proposes to improve stormwater and surface water management of the site. The redevelopment will improve nearshore water quality.

Sec. 108-794. General criteria. (3) e. Flood hazard zones.

The flood zone of the site is AE-7 (NGVD22). The preliminary flood maps change the flood zone of the property to AE-9 (NAVD88).

ARTICLE IX. UTILITIES.

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined: Roads/Trip Generation; Potable Water; Sanitary Sewer; Solid Waste; Recyclables; Drainage.

Policy 2-1.1.1. Transportation.

Pursuant to Comp Plan Table 1-1.1.5, special needs social services shall be measured in FAR, not units per acre.

The anticipated change in overall trip generation as part of the redevelopment of 1621-1622 Spalding is expected to increase by 12.9 trips per day.

1621-1622 Spalding Trip Generation LOS

	Multi-Family		Resident Beds		Total
	ITE (220) Rate	Capacity	ITE (620) Rate	Capacity	
Existing	7.32 trips/ du/day	N/A	0.10 trips/ lk sq. ft. floor area/day	8,645 sq. ft. floor area x 0.10 trips/ lk sq. ft. floor area/day = 0.8645 trips/day	0.8645 trips/day
Proposed	7.32 trips/ du/day	N/A	0.10 trips/ lk sq. ft. floor area/day	137,416 sq. ft. floor area x 0.10 trips/ lk sq. ft. floor area/day = 0. trips/day	13.7416 trips/day
Change					+12.8771 trips/day

Notwithstanding the proposed trip generation, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C. Potable Water.

Pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential is 100 gal/capita/day. Based on the City of Key West adopted level of service the potable water demand is anticipated to increase slightly as the site is the residential capita is going from bed count to dwelling units.

Potable water demand is expected to increase by 642 gal/day.

Potable Water LOS

	Residential Rate	Dwelling Unit Capacity	Resident Bed Capacity ⁴	Total
Existing	100 gal/capita/day	NA	308 beds x 1 capita/bed x 100 gal/capita/day = 30,800 gal/day	30,800 gal/day
Proposed	100 gal/capita/day	3 x 3.14 ⁵ x 100 gal/capita/day = 942 gal/day ⁶	305 x 1 capita/bed x 100 gal/capita/day = 30,500 gal/day	31,442 gal/day
Change				+642 gal/day

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Momoe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A. Sanitary Sewage.

Pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential is 660 gal/acre/day and residential is 100 gal/capita/day. Based on the City of Key West adopted level of service the sanitary sewer demand is not anticipated to change as the site is proposing to maintain existing residential and nonresidential uses.

⁴ The typical convalescent home bed contains 1 person per bed

⁵ Capita based on average household size of 3.14.

Sanitary sewer demand is expected to increase by 642 gal/day. Sanitary Sewer LOS

	Residential Rate	Dwelling Unit Capacity	Resident Bed Capacity ⁸	Total
Existing	100 gal/capita/day	NA	308 beds x 1 capita/bed x 100 gal/capita/day = 30,800 gal/day	30,800 gal/day
Proposed	100 gal/capita/day	3 x 3.14 x 100 gal/capita/day = 942 gal/day	305 x 1 capita/bed x 100 gal/capita/day = 30,500 gal/day	31,442 gal/day
Change				+642 gal/day

The City contracts out the operation of the Richard A Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day.

This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

Policy 4-1.1.2.D. Solid Waste.

Pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential is 6.37 lbs/capita/day and residential is 2.66 lbs/capita/day. Based on the City of Key West adopted level of service the solid waste demand is not anticipated to change as the site is proposing to maintain existing residential and nonresidential uses.

Solid waste demand is expected to increase by 17.07 lbs/day.

	Residential Rate	Dwelling Unit Capacity	Resident Bed Capacity ⁹	Total
Existing	2.66 lbs/capita/day	NA	308 beds x 1 capita/bed x 2.66 lb/capita/day = lb/day	819.28 lbs/day
Proposed	2.66 lbs/capita/day	3 x 3.14 x 2.66 lb/capita/day = 25.05 lb/day	305 x 1 capita/bed x 2.66 lb/capita/day = 811.3 lb/day	836.35 lbs/day
Change				+17.07 lbs/day

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are

available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

Policy 4-1.1.2.D. Recyclable Waste Generation.

Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential is 0.25 lbs/capita/day and residential is 0.5 lbs/capita/day. Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase slightly.

Recycling waste demand is expected to increase by 3.21 lbs. lbs/day.

	Residential Rate	Dwelling Unit Capacity	Resident Bed Capacity ¹⁰	Total
Existing	0.5 lbs/capita/day	NA	308 beds x 1 capita/bed x 0.5 lbs/capita/day= 154 lbs/day	154 lbs/day
Proposed	0.5 lbs/capita/day	3 x 3.14 x 0.5 lbs/capita/day = 4.71lbs/day	305 beds x 1 capita/bed x 0.5 lbs/capita/day= 152.5 lbs/day	157.21 lbs/day
Change				+3.21 lbs/day

Policy 4-1.1.2. E- Drainage Facilities Level of Service

Please refer to the attached Drainage plans for pre and post-development analysis. The redevelopment will comply with all applicable Federal, state and local standards.

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

CONDITIONAL USES. ARTICLE III.

Sec. 122-62. Specific criteria for approval.

(a) Findings.

A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

(b) Characteristics of use described.

(1) Scale and intensity.

- a. **Floor area ratio:** See site data table above.
- b. **Traffic generation:** See sec. 108-233 and policy 2-1.1.1 above.
- c. **Square feet of enclosed building for each specific use:** See site data table above.
- d. **Proposed employment:** The project proposes to maintain existing employment services related to current programmatic services.
- e. **Proposed number and type of service vehicles:** No changes are proposed.
- f. **Off-street parking needs:** See sec. 108-244 above.

(2) On- or off-site improvement needs.

- a. **Utilities:** See sec. 102-233 and article IV above.
- b. **Public facilities:** See sec. 102-233 and article IV above.
- c. **Roadway of signalization improvements, or other similar improvements:** See sec. 108-284 and sec. 108-286 above.
- d. **Accessory structure or facilities:** No accessory structures or facilities are proposed as part of this use.
- e. **Other unique facilities / structures proposed as part of site improvements:** The project proposes a state-of-the-art facility for the continuum of care services provided by Poinciana Royale operated by AH Monroe, Inc.

(3) On-site amenities

- a. **Open space:** See article V and VI above.

- b. **Setbacks from adjacent properties:** See attached plans and site data above.
- c. **Screening and buffers:** See article V and VI above.
- d. **Landscape berms proposed to mitigate against impact to adjacent sites:**
See article V and VI above.
- e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:**
No smoke, odor, noise, or other noxious impacts are proposed as part of this project.

(c) Criteria for conditional use review and approval.

(1) Land use compatibility.

See sec. 108-234 above.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.

The redevelopment of 1621-1622 Spalding proposes sufficient size, adequate site specifications, and infrastructure to accommodate the proposed project.

(3) Proper use of mitigative techniques.

N/A. No adverse impacts are anticipated as part of the redevelopment of 1621-1622 Spalding.

(4) Hazardous waste.

N/A. No hazardous waste is anticipated as part of the proposed project.

(5) Compliance with applicable laws and ordinances.

The redevelopment of 1621-1622 Spalding will comply with all applicable laws and ordinances.

(6) Additional criteria applicable to specific land uses.

- a. **Land uses within a conservation area:** N/A. The redevelopment of 1621-1622 Spalding is not within a conservation area.
- b. **Residential development:** See sec. 108-231 above.
- c. **Commercial or mixed-use development:** See sec. 108-234 above.
- d. **Development within or adjacent to historic district:** N/A. The redevelopment of 1621-1622 Spalding is not located within or adjacent to a historic district.
- e. **Public facilities or institutional development:** See solution statement above.
- f. **Commercial structures uses and related activities within tidal waters:**
N/A. The redevelopment of 1621-1622 Spalding is not proposed within tidal waters.
- g. **Adult entertainment establishments:** N/A. The redevelopment of 1621-1622 Spalding does not propose adult entertainment establishments.

Authorization



AH Monroe - Phase II
3401 Duck Avenue
1621-1622 Spalding Court

**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, Brian L. Barroso as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard McChesney/Spottswood Law Firm
Please Print Name of Representative

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

Brian L. Barroso
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 30th day of October 2025
Date

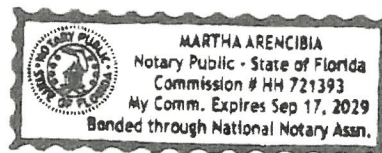
by Brian L. Barroso
Name of person with authority to execute documents on behalf of entity owner

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

Martha Arencibia
Notary's Signature and Seal

Martha Arencibia
Name of Acknowledger typed, printed or stamped

HH 721393
Commission Number, if any



Verification



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

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

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

3401 Duck Avenue (specifically 1621 and 1622 Spalding Court)

Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

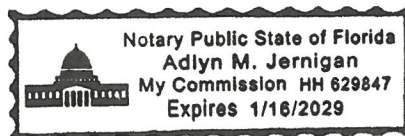
Subscribed and sworn to (or affirmed) before me on this November 5, 2025 by
date
Richard McChesney
Name of Applicant

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


Notary's Signature and Seal

Adlyn Jernigan

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Property Record Card

Monroe County, FL

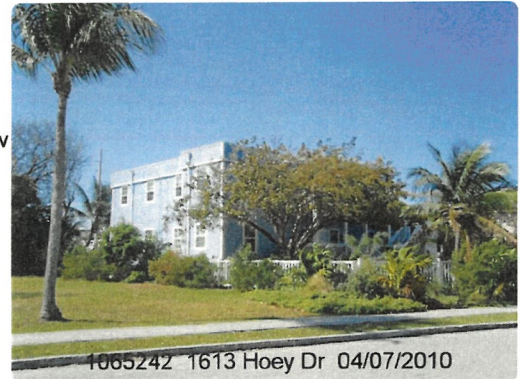
****PROPERTY RECORD CARD******Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00064740-000000
 Account# 1065242
 Property ID 1065242
 Millage Group 10KW
 Location 3401 DUCK Ave, KEY WEST
 Address
 Legal BK 19 LTS 2 THRU 10 AND PT LT 11 AND PT OF LAND LYING N OF SAID BLK KW KW
 Description FWDN SUB PLAT 2 PB1-189 (6.45 AC) (A/K/A POINCIANA HOUSING COMPLEX - HOMELESS HOUSING) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT
 (Note: Not to be used on legal documents.)
 Neighborhood 31100
 Property Class MUNICIPAL (8900)
 Subdivision Key West Foundation Co's Plat No 2
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing

**Owner**

CITY OF KEY WEST
 PO Box 1409
 Key West FL 33041

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$11,333,192	\$11,333,192	\$11,333,192	\$11,333,192
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,141,213	\$3,141,213	\$3,141,213	\$3,141,213
= Just Market Value	\$14,474,405	\$14,474,405	\$14,474,405	\$14,474,405
= Total Assessed Value	\$14,474,405	\$14,474,405	\$14,474,405	\$14,474,405
- School Exempt Value	(\$14,474,405)	(\$14,474,405)	(\$14,474,405)	(\$14,474,405)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2023	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2022	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2021	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2020	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2019	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2018	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	281,030.00	Square Foot	0	0

Buildings

Building ID	5367	Exterior Walls	C.B.S.	
Style		Year Built	1966	
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	6674	Roof Type	GABLE/HIP	
Finished Sq Ft	4620	Roof Coverage	ROLLED COMPOS	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	428	Bedrooms	8	
Functional Obs	0	Full Bathrooms	4	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	36	Grade	550	
Interior Walls	PLASTER	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,620	4,620	0
PTO	PATIO	1,924	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		6,674	4,620	0

Building ID	5368	Exterior Walls	C.B.S.	
Style		Year Built	1966	
Building Type	R6 / R6	EffectiveYearBuilt	1992	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	9540	Roof Type	GABLE/HIP	
Finished Sq Ft	6384	Roof Coverage	ROLLED COMPOS	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	568	Bedrooms	12	
Functional Obs	0	Full Bathrooms	6	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	36	Grade	550	
Interior Walls	PLASTER	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,384	6,384	0
PTO	PATIO	2,961	0	0
SBF	UTIL FIN BLK	195	0	0
TOTAL		9,540	6,384	0

Building ID	5369	Exterior Walls	C.B.S.	
Style		Year Built	1966	
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	7120	Roof Type	GABLE/HIP	
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	472	Bedrooms	12	
Functional Obs	0	Full Bathrooms	12	
Economic Obs	0	Half Bathrooms	4	
Depreciation %	36	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,690	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		7,120	5,280	0

Building ID	5370	Exterior Walls	C.B.S.	
Style		Year Built	1966	
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1965	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	7886	Roof Type	GABLE/HIP	
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	512	Bedrooms	16	
Functional Obs	0	Full Bathrooms	12	
Economic Obs	0	Half Bathrooms	4	
Depreciation %	54	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5371	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	9540	Roof Type	GABLE/HIP
Finished Sq Ft	6384	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,384	6,384	0
PTO	PATIO	2,961	0	0
SBF	UTIL FIN BLK	195	0	0
TOTAL		9,540	6,384	0

Building ID	5372	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	R6 / R6	EffectiveYearBuilt	1965
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7120	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	568	Bedrooms	12
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	54	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,690	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		7,120	5,280	0

Building ID	5373	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	6510	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	472	Bedrooms	12
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,080	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		6,510	5,280	0

Building ID	5374	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	R6 / R6	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	6510	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	568	Bedrooms	12
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550

Interior Walls	WALL BD/WD WAL			Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,280	5,280	0	
PTO	PATIO	1,080	0	0	
SBF	UTIL FIN BLK	150	0	0	
TOTAL		6,510	5,280	0	

Building ID	5375	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	6510	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	472	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,080	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		6,510	5,280	0

Building ID	5376	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7886	Roof Type	GABLE/HIP
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	428	Bedrooms	8
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5377	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7886	Roof Type	GABLE/HIP
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5378	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7886	Roof Type	GABLE/HIP
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE

Perimeter	472	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5379	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7886	Roof Type	GABLE/HIP
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5380	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	NONE
Gross Sq Ft	7886	Roof Type	NONE
Finished Sq Ft	5880	Roof Coverage	NONE
Stories	1 Floor	Flooring Type	NONE
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	512	Bedrooms	0
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	NONE	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5381	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	6674	Roof Type	GABLE/HIP
Finished Sq Ft	4620	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	428	Bedrooms	8
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,620	4,620	0
PTO	PATIO	1,924	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		6,674	4,620	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2109	09/04/2025	Active	\$2,500	Residential	Add wall with pass through window as well as additional door to office.

PTO (1078)					14
FLA (2310)					77
13	5	13	5	25	13
PTO	SBF	PTO	SBF	PTO	PTO
(156)	(185)	(300)	(185)	(156)	(156)
7	7	7	7	7	7
PTO	PTO	PTO	PTO	PTO	PTO
(117)	(117)	(117)	(117)	(117)	(117)
13	2	13	2	25	2
13	2	13	2	13	13

FLA (2310)	30
77	30

Map



No data available for the following modules: Yard Items, Sales, TRIM Notice.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 11/5/2025, 1:31:01 AM](#)

Construction Management Plan

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1.0 GENERAL

1.1 PURPOSE

The purpose of this Construction Management Plan Manual is to provide a consistent policy under which certain physical aspects of construction management will be implemented. The elements contained in this document are related to the development process.

These standards cannot anticipate all situations. They are intended to assist, but not to substitute for competent work by design and construction professionals. The Construction Management Plan does not intend to limit any innovative or creative efforts that could result in better quality, greater cost savings, or both. Any proposed departure from this plan will be judged on the likelihood that such variance will produce a comparable result, adequate for the user over the duration of the improvement/ project.

1.2 APPLICABILITY

This plan shall govern the construction and development of the project.

1.3 DEFINITIONS AND TERMS

Construction Management Plan (CMP) - A combination of diagrams, documents, drawings, and specifications that clearly define the steps that will be taken to demonstrate how the impacts to the community will be minimized and how the impacts associated with any construction project will be managed.

Construction Mitigation Officer - An appointed employee of the contractor whose charge is to ensure that all aspects of a CMP are followed, and to further ensure that the impacts associated with construction activities within the site are effectively managed and impacts associated with the project are the least necessary to accomplish the project.

Disturbance Area - A portion of land where topsoil or native soils have been removed for purposes of construction (development).

Best Management Practices (BMPs) - Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, waste disposal, or drainage from material storage.

Tree Dripline and Protection Zone - Use the longest branch of the tree as a radius from the center of the tree and make a circle. The circle is then defined as the dripline and thus is the tree protection zone.

Final Stabilization - Uniform vegetative cover has been re-established.

2.0 PROJECT LOCATION

2.1 DISTURBANCE AREA

The disturbance area is depicted on the associated proposed site plan.

2.2 LOCATION

A project vicinity map is depicted on the associated proposed site plan.

2.3 DESCRIPTION

See associated project analysis for full description and details.

3.0 PROJECT DOCUMENTATION

3.1 PERMITS / OTHER DOCUMENTS

The contractor shall maintain all applicable local, state, and federal licenses and permits that apply to the construction project. The contractor shall obtain new local building permits whenever construction is not commenced within 90 days from the time the permit was released, construction activity is dormant for a period of six months or more, the contractor fails to call for and achieve approved inspections within planned 120-day intervals, and/or a new phase of the phased development is commenced.

3.2 PUBLIC NOTIFICATION

Compliance with all required public notifications shall be met.

3.3 PROJECT SIGN

A project sign shall be constructed and posted that identifies, at a minimum, the property owner, contractor, and land use planner.

3.4 ACKNOWLEDGEMENT

The applicant acknowledges the burden of demonstrating that the construction activity is consistent with the development plan and has occurred in a timely manner consistent with the approved CMP and inspection schedule is borne by the applicant.

The applicant further acknowledges that, upon failure to meet the inspection schedule, the building permit shall expire. A new building permit shall be required to undertake construction activity on a site where a building permit has expired.

4.0 PROJECT IMPLEMENTATION

4.1 DATES OF CONSTRUCTION

Construction is expected to commence immediately following project approval. Local building permits shall not be valid for a period exceeding 2 years¹, and no phase of development shall extend for a period longer than 2 years². Planned 120-day interval inspections shall be maintained for the life of construction.

4.2 HOURS OF CONSTRUCTION

Construction hours shall comply with all applicable City Ordinances.

¹ Local building permits may be extended beyond 2 years pursuant to FL Statute Sec. 252.363.

² Development order phases may be extended beyond 2 years pursuant to FL Statute Sec. 252.363.

4.3 SEQUENCE (PHASING) OF CONSTRUCTION

Project shall be constructed in a single phase. Project construction phasing is depicted on the associated proposed site plan.

Single Phase: Commencement is intended to immediately follow entitlement approvals. Including project bids, to be completed within 2 years following entitlement approvals. Bids and Redevelopment of 1621-1622 into Poinciana Royale II.

Expected date of completion is within 2 years of commencement.

Action	Date
Entitlement Approvals	TBD
Commencement	Immediately following entitlement approvals
Completion	Within 2 years of commencement

4.4 ADJOINING PROPERTIES

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

4.5 PROJECT FENCING

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected.

4.6 PUBLIC HEALTH AND WELFARE

The construction project shall uphold respect to public health and welfare.

4.7 NATURAL ENVIRONMENT

Project construction shall be oriented to minimize harm to all aspects of the property's natural environment.

5.0 PARKING MANAGEMENT

5.1 PARKING MANAGEMENT

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services. This includes projects adjacent to roads and alleys.

5.2 STAGING AREAS

The project shall accommodate construction staging areas on site.

5.3 CONSTRUCTION TRAILER, MATERIALS STORAGE, AND WASTE MANAGEMENT

Construction trailers, job materials storage, portable restrooms, waste management and recycling containers shall be stored on private property and not within ROW, without the required approvals.

6.0 TRAFFIC CONTROL

6.1 GENERAL

All traffic control operations shall be managed by the designated traffic control supervisor.

6.2 HAUL ROUTES

Project haul routes shall be oriented to minimize traffic congestion and maximize pedestrian safety.

7.0 SEDIMENT AND EROSION CONTROL

7.1 REQUIREMENTS

The project shall employ Best Management Practices (BMPs), which will minimize erosion and sediment transport.

- a. Stockpiles must be protected with erosion control devices.
- b. City and near shore water inlets, gutters, swales and irrigation ditches shall be protected with erosion control devices and such protection maintained for the duration of the project.

8.0 EMISSIONS

8.1 GENERAL

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

9.0 NOISE SUPPRESSION

9.1 GENERAL

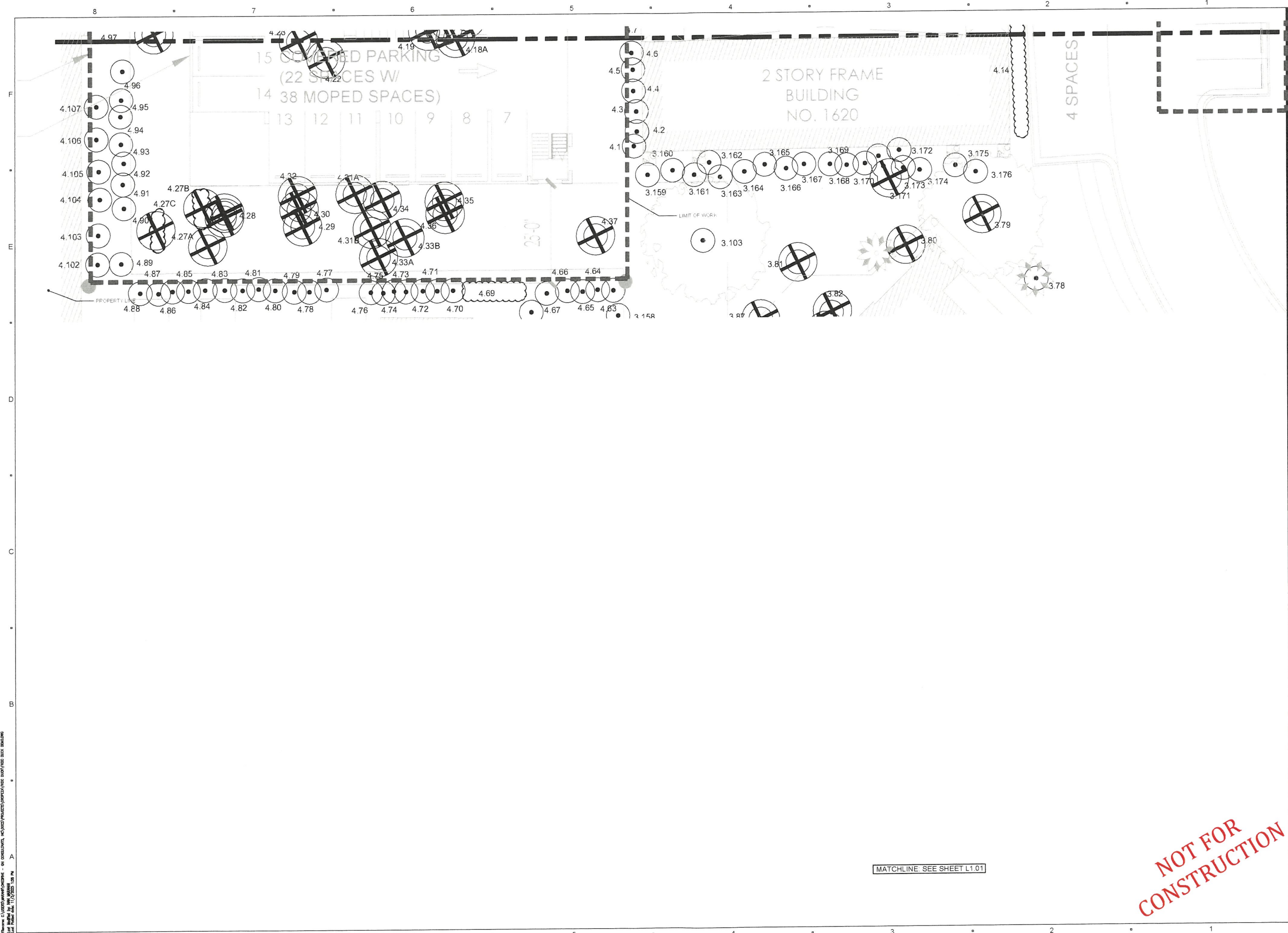
The noise limit for construction shall comply with any and all requirements of the City Code. All construction equipment shall be adequately muffled and maintained to minimize project noise.

Filename: C:\USERS\MARINNA\ONEPWE - GH CONSULTANTS, INC\DOCS\PROJECTS\GROPEZA\PROD DUCK\PROD TREE INVENTORY.DWG
Last Modified by: MARINNA

* trees not measured or evaluated /not in direct proposed development impact area

**NOT FOR
CONSTRUCTION**

SHEET 1 OF 1



PROJECT
FLORIDA KEYS
OUTREACH COALITION:
PHASE 2
TRIVISDALE CT
KEY WEST, FL 33040

OWNER
FLORIDA KEYS
OUTREACH COALITION:
TRIVISDALE CT
KEY WEST, FL 33040

CONSULTANTS

ISSUED FOR:

DRG. SUBMITTAL	1 NOV 25

PROJECT NUMBER

DATE: 11/01/25

SCALE: AS NOTED

DRAWN BY: JM

CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW

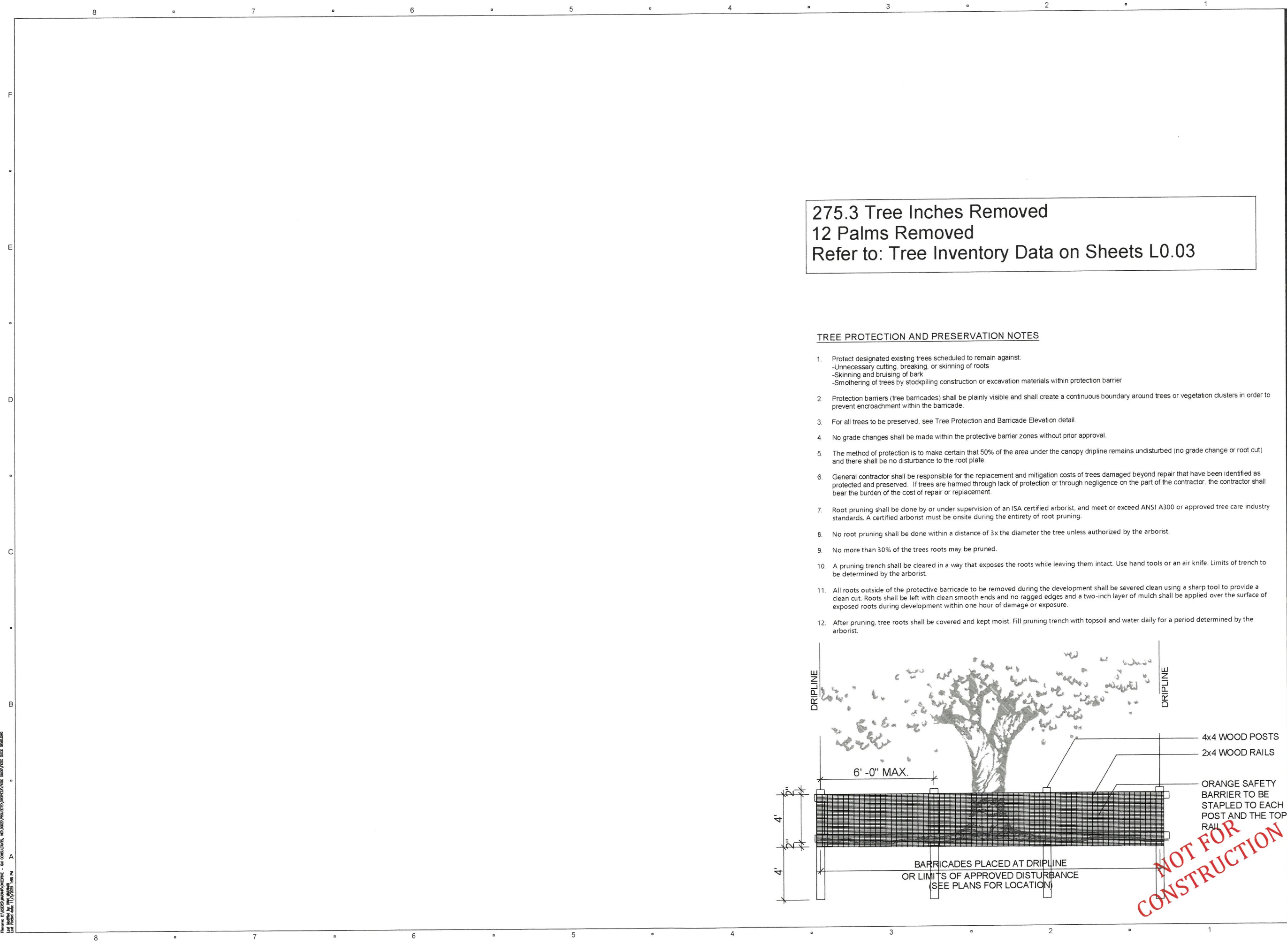
GRAPHIC SCALE: 1" = 10'

NORTH

SHEET TITLE
DEMOLITION PLAN:
PHASE 2

SHEET NUMBER
L1.01

SHEET OF



PROJECT
FLORIDA KEYS
OUTREACH COALITION:
PHASE 2
TRIVESTALE CT
KEY WEST, FL 33040

OWNER
FLORIDA KEYS
OUTREACH COALITION:
TRIVESTALE CT
KEY WEST, FL 33040

CONSULTANTS

REGISTRATION

ISSUED FOR:	
REV. SUBMITTAL	1 NOV 25

PROJECT NUMBER

DATE: 11/01/25

SCALE: AS NOTED

DRAWN BY: BM

CHECKED BY: WJ

DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE: 1" = 10'













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SHEET TITLE
DEMOLITION DETAILS:
PHASE 2

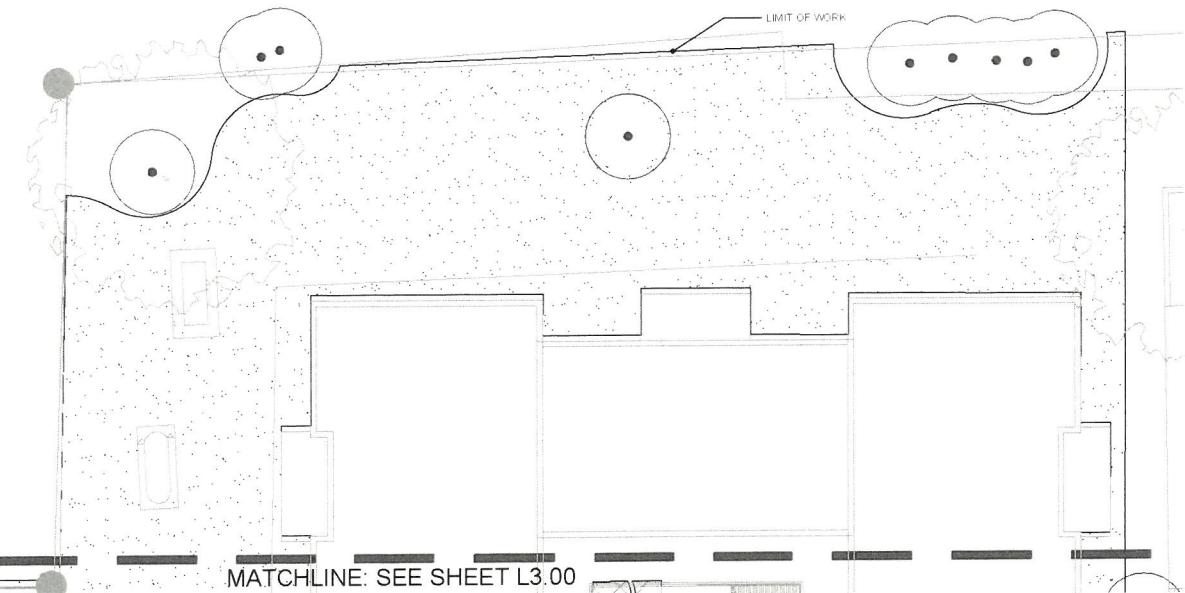
SHEET NUMBER
L1.10

SHEET OF

PLANT SCHEDULE PHASE 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/NON-NATIVE	
TREES							
	BS-100	3	BURSERA SIMARUBA / GUMBO LIMBO	100 GAL.	4" DBH	14'-16' HT.	
	DR-100	3	DELONIX REGIA / ROYAL POINCIANA	100 GAL.	STD. SPECIMEN	4" CAL.	
	MF-65	11	MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	45 GAL.	STD. 2" CAL.	10'-12' HT.	
	SP	12	SABAL PALMETTO / CABBAGE PALM	F.G.	HEAVY TRUNK SLICK	SEE PLAN FOR CT. HT.	
	SM	5	SWETENIA MAHAGONI / MAHOGANY	100 GAL.	4" DBH	14'-16' HT X 5'-6' SPRD. 6' CT	
SHRUBS							
	IX-7	61	IXORA X 'MAUI' / MAUI IXORA	7 GAL.	FULL IN POT	NATIVE	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	NATIVE/ON-NATIVE	SPACING
SHRUB AREAS							
	AS-1	157	ARACHNIODES SIMPLICIOR / INDIAN HOLLY FERN	1 GAL.	FULL IN POT	NATIVE	18" o.c.
	FG-3	657	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
	HP-3	89	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	3 GAL.	18"-24" OA.	NATIVE	30" o.c.
	SB-3	34	SPARTINA BAKERI / SAND CORD GRASS	3 GAL.	24"-30" OA. FULL	NATIVE	36" o.c.
	ZP-3	154	ZAMIA PUMILA / COONTIE	3 GAL.	18"-24" OA.	NATIVE	24" o.c.
GROUND COVERS							
	SS	6,973 SF	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD			

Tree Type		Replacement	
Common Name	Qty	DBH Multiplier	Total
Mahogany	4	4	64
Simpson Stopper	11	2	88
Gumbo Limbo	5	4	80
Royal Poinciana	3	4	48
Total Replacement Inches			280
Cabbage Palm	11	1	11
Total Palm Replacement Inches			11



PROJECT
FLORIDA KEYS
OUTREACH COALITION:
PHASE 2
TIMESCALE CT
KEY: WEST, FL 33040



OWNER
FLORIDA KEYS
OUTREACH COALITION:
TIMESCALE CT
KEY: WEST, FL 33040

CONSULTANTS

REGISTRATION

ISSUED FOR:	
DRG. SUBMITTAL	1 NOV. 25

PROJECT NUMBER
DATE: 11/01/25
SCALE: AS NOTED
DRAWN BY: IM
CHECKED BY: V.G.

DRAWING SCALE AND NORTH ARROW

GRAPHIC SCALE

NORTH

SHEET TITLE
LANDSCAPE PLAN:
PHASE 2

SHEET NUMBER
L3.01

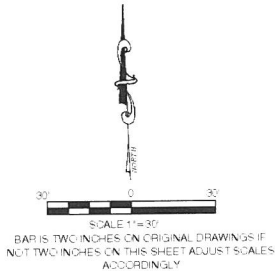
SHEET OF

NOT FOR
CONSTRUCTION

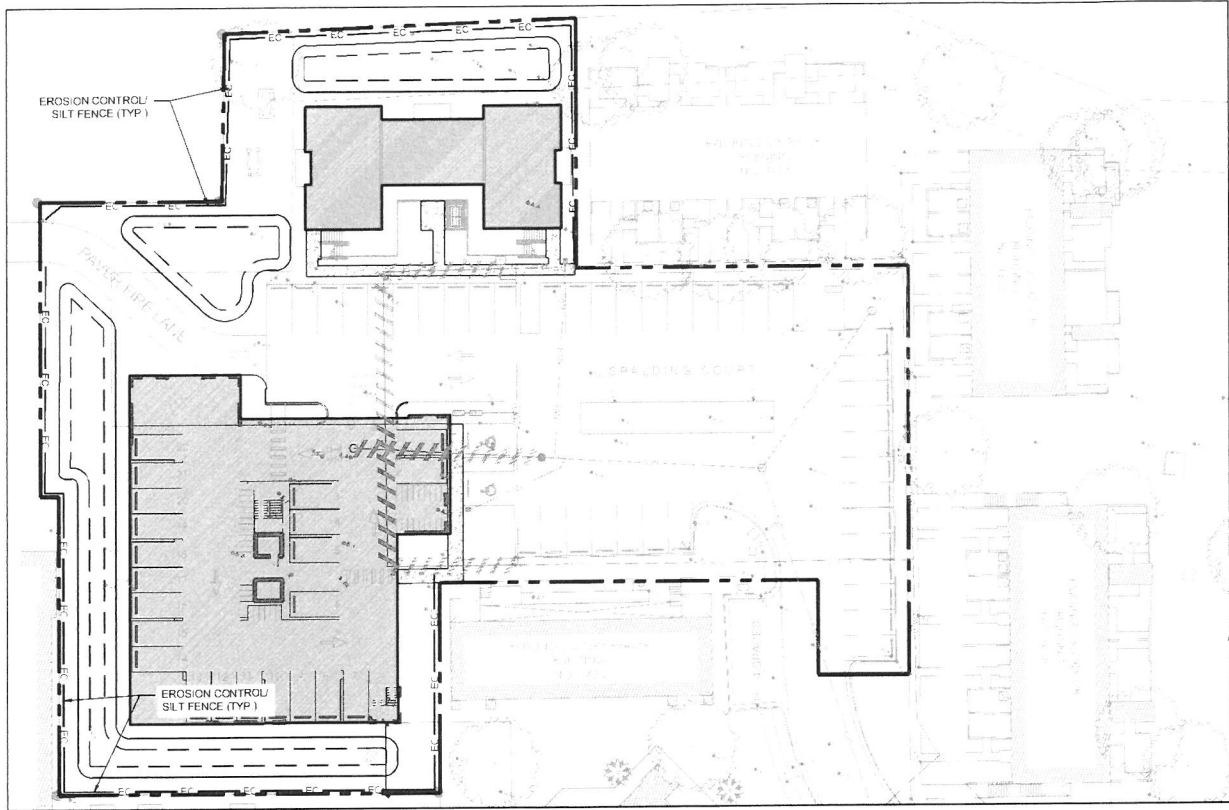
C:\Users\aperez\Perez Engineering Dropbox\Projects\2025\25103\dwg\ Preliminary SITE.dwg, 11/1/2025 10:31:12 AM



Know what's below.
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Committed To Your Success
Civil Engineering, Regulatory
Permitting, Construction
Administration
1010 Kennedy Drive
Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

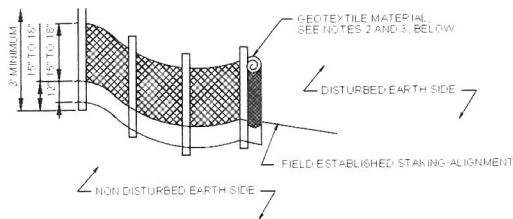


EROSION CONTROL PLAN

SCALE: 1"=30'

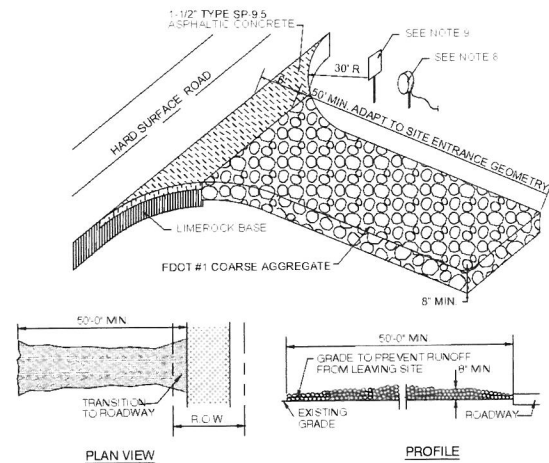
EROSION CONTROL NOTES

1. 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.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ON SITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. 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.
7. 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.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY, MODIFY, RELOCATE THE ENVIRONMENTAL 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.



- NOTES:
1. POST: 2X2' WOOD, P.T. OR 2-1/2" STEEL AT 6' CENTERS, MAXIMUM.
 2. GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS, MULLEN BURST AT 180 PSI.
 3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 4. ALSO SEE FOOTING INDEX 199, GEOTEXTILE CRITERIA, EROSION CLASS.
 5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS



- NOTES:
1. STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
 2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS: NOT LESS THAN 8 INCHES.
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRIP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 6. 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.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPROUT AT EACH DESIGNATED CONSTRUCTION EXIT.
 9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 10. ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

Seal:

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

THIS ITEM HAS BEEN CAREFULLY
SIGNED AND SEALED BY ALLEN E.
PEREZ ON THE DATE ADJACENT TO
THE SEAL.

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FLORIDA KEYS OUTREACH COALITION

Spalding Court, Key West, FL 33040

PHASE 2

Consultants:

Submissions:

Job #: 251035
Drawn By: AEP
Checked By: AEP

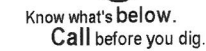
Title:

EROSION
CONTROL PLAN

Sheet Number:

C-100

Date: November 1, 2025



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

KEYS OUTREACH COALITION
Spalding Court, Key West, Fl. 33040
PHASE 2

Date: November 1, 2025



SCALE: 1"=20'

THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELL SOUTHERN, THE LOCAL TELEPHONE COMPANY, AND COMCAST FOR CABLE TV LOCATIONS TO VERIFY THE DRAWINGS. CALL 1-800-433-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN.

2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEWWORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

Water Quality				
Project Area	1.319	ac	57.457	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.308	ac	14.285	sf
Pavement/Walkways	0.418	ac	18.201	sf
Pervious Area	0.573	ac	26.671	sf
Impervious area for water quality (Site area for Water Quality - Pervious area)	0.416	ac	18.201	sf
% Impervious for Water Quality	32%			
A. One inch of runoff from project area	1.319	ac-in		
B. 2.5 inches times percent impervious (Site x percent impervious x (site area - surface water))	1.045	ac-in		
Total Treatment Volume Required	1.319	ac-in	4.786	cf
Pond Volume Provided	1.472	ac-in	5.346	cf
Estimation Volume Provided	0.000	ac-in	0	cf
Total Volume Provided	1.472	ac-in	5.346	cf

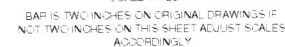
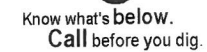
STORMWATER MANAGEMENT

- THE LOCATIONS AND SHAPES OF THE SWALES ARE SHOWN AS A GENERAL CONCEPT FOR THIS PLAN TO CONFIRM THAT ADEQUATE RETENTION CAN BE OBTAINED.
- THE EXACT LOCATION/CONFIGURATION OF THE SWALES MAY BE ADJUSTED ACCORDINGLY AT THE TIME OF BUILDING DEPARTMENT SUBMISSION.

ELEVATIONS BASED ON NGVD 29

PRELIMINARY - NOT FOR CONSTRUCTION

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Seal

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

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PEREZ ON THE DATE ADJACENT TO
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FLORIDA KEYS OUTREACH COALITION

Spalding Court, Key West, FL 33040

PHASE 2

Consultants

Submissions

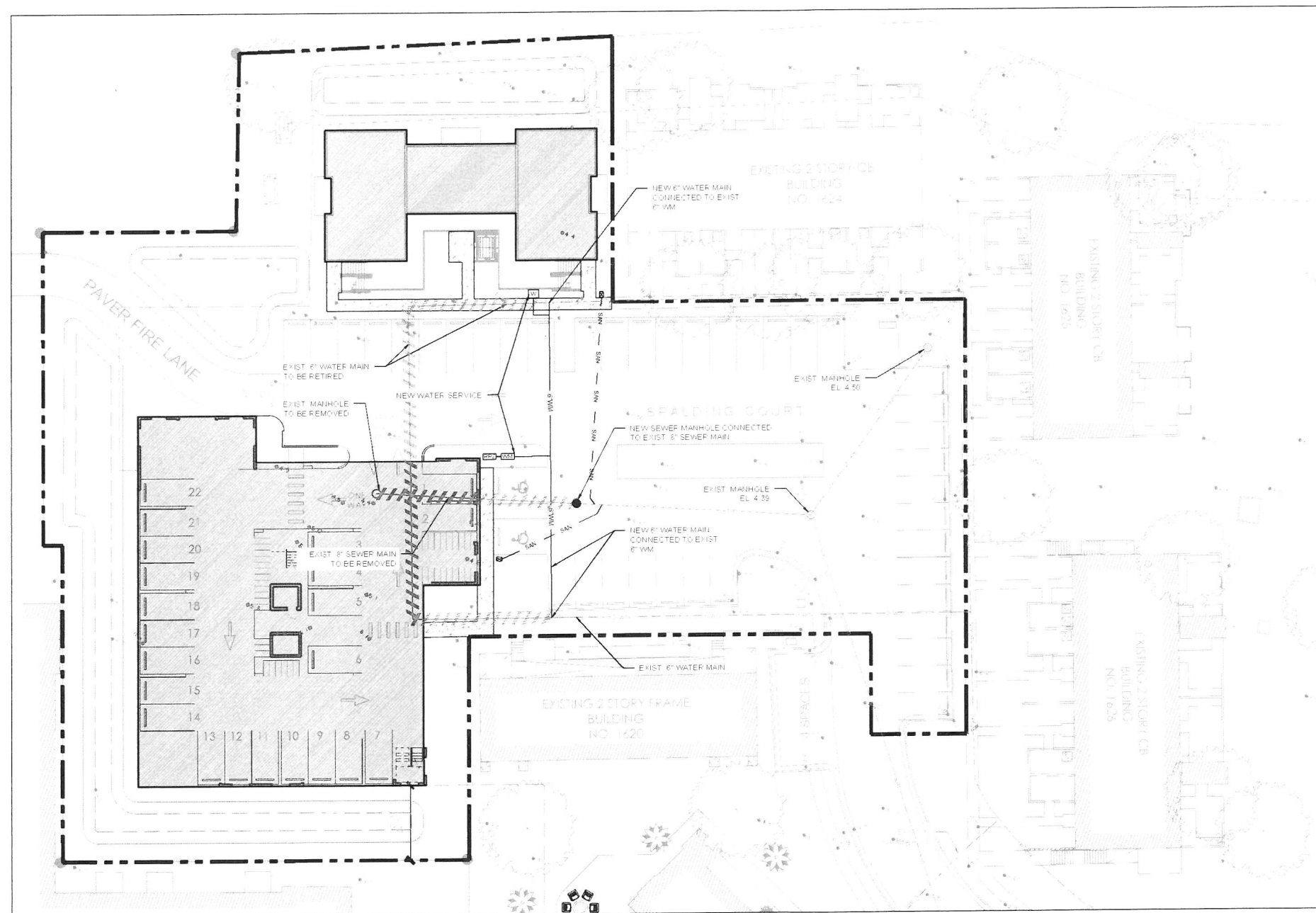
	Job #: 251035
Drawn By: AEP	Checked By: AEP

Title:
CONCEPTUAL
WATER AND
SEWER PLAN

Sheet Number:

C-300

Date: November 1, 2025



CONCEPTUAL WATER AND SEWER PLAN

SCALE: 1"=20'

2002年12月10日 星期三 12:00:00

THIS SHEET 2 OF 3 IS NOT FULL AND
COMPLETE WITHOUT SHEETS 1 & 3

THIS SHEET 2 OF 3 IS NOT PULL AND
COMPLETE WITHOUT SHEETS 1 & 3

16TH ST

17TH ST

18TH ST

19TH ST

20TH ST

PROJECT SITE

0 100 200 FEET

N



DATE: 09/11/2022	SURVEY BY: EAI	PROJECT: IRIDUSCALE COURT
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 22-259	CHECKED BY:	SHEET 3 OF 3

[illegible]

LOCATION MAP - NTS
SEC. 34-T675-R25E

1"=20'

0 10 20 40

*VERIFY ORIGINAL SCALE OF 2"

[illegible]

BEGIN at the intersection of the Northernly Right-of-Way line of Duck Avenue and the extension of the Easternly Right-of-Way line of 16th Street, said point also being the Southwest corner of Lot 2, Block 19 of the "NEW Right-of-Way Line of 16th Street, said point no. 2;" thence N19.0242°59'W, a distance of 554.60 feet, thence N17.05°55'30"E, a distance of 127.80 feet; thence N19°03'39"W, a distance of 59.34 feet, thence S68°40'10"E a distance of 231.70 feet; thence S8°22'30"75"E, a distance of 94.51 feet, thence N72°47'33"E, a distance of 289.11 feet, thence S70°47'18"E, a distance of 314.10 feet; thence N45°05'47"E, a distance of 231.11 feet, thence S19°04'00"E, a distance of 1,299.35 feet to the Northeast corner of Lot 2, Block 19, of 7th Est WEST FOUNDATION COMPANYS Plat no. 2; thence S19°04'00"E, a distance of 153.00 feet to the said Northernly Right-of-Way line of Duck Avenue; thence S70°05'60"00"W, and along the said Northernly Right-of-Way line of Duck Avenue a distance of 550.00 feet to the Point of Beginning.

A tract of land lying on the island of Key West, Monrovia, Florida and lying north of NEFR WEST FOUNDATION COMPANIES, Inc. No. 2, as described in Plat Book 12, at Page 189, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Begin at the intersection of the Northern Right-of-Way line of Duck Avenue and the extension of the Eastern Right-of-Way line of 16th Street, said point to be the southwest corner of Lot 12, Block 19, of the NEFR WEST FOUNDATION COMPANIES, Inc. No. 2; thence S70°55'60"E along the said Northern Right-of-Way line of Duck Avenue for 61.03 feet; thence N42°56'00"E for 180.72 feet; thence N19°50'00"E for 25.00 feet; thence S70°55'60"E for 35.00 feet; thence N19°04'29"W for 105.47 feet; thence S70°55'60"E for 6.31 feet; thence N19°04'29"W for 104.33 feet; thence S70°55'63"W for 63.69 feet; thence S19°04'29"E for 394.60 feet back to the Point of Beginning.



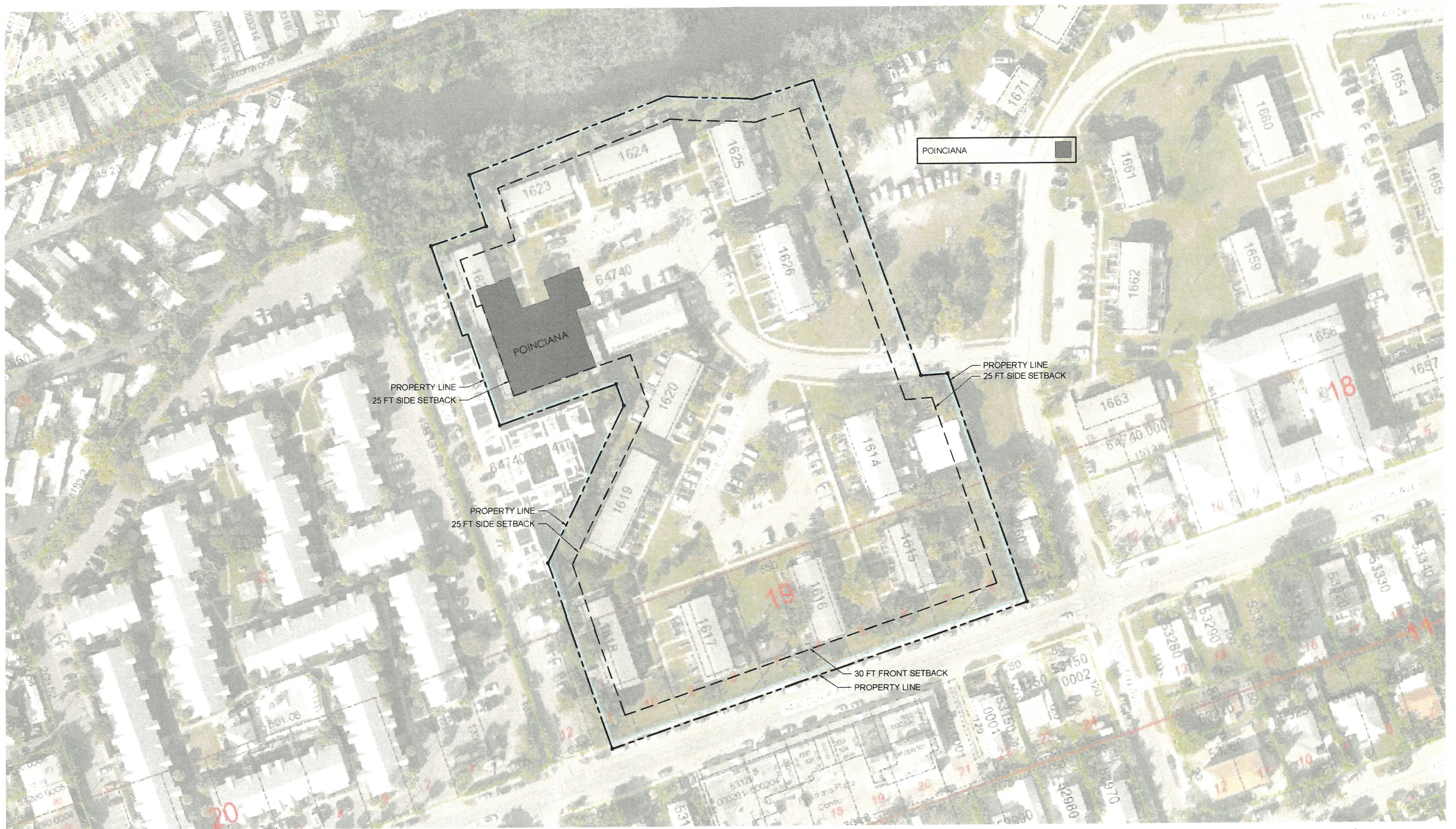
AH MONROE - POINCIANA

SKO

11/07/2025

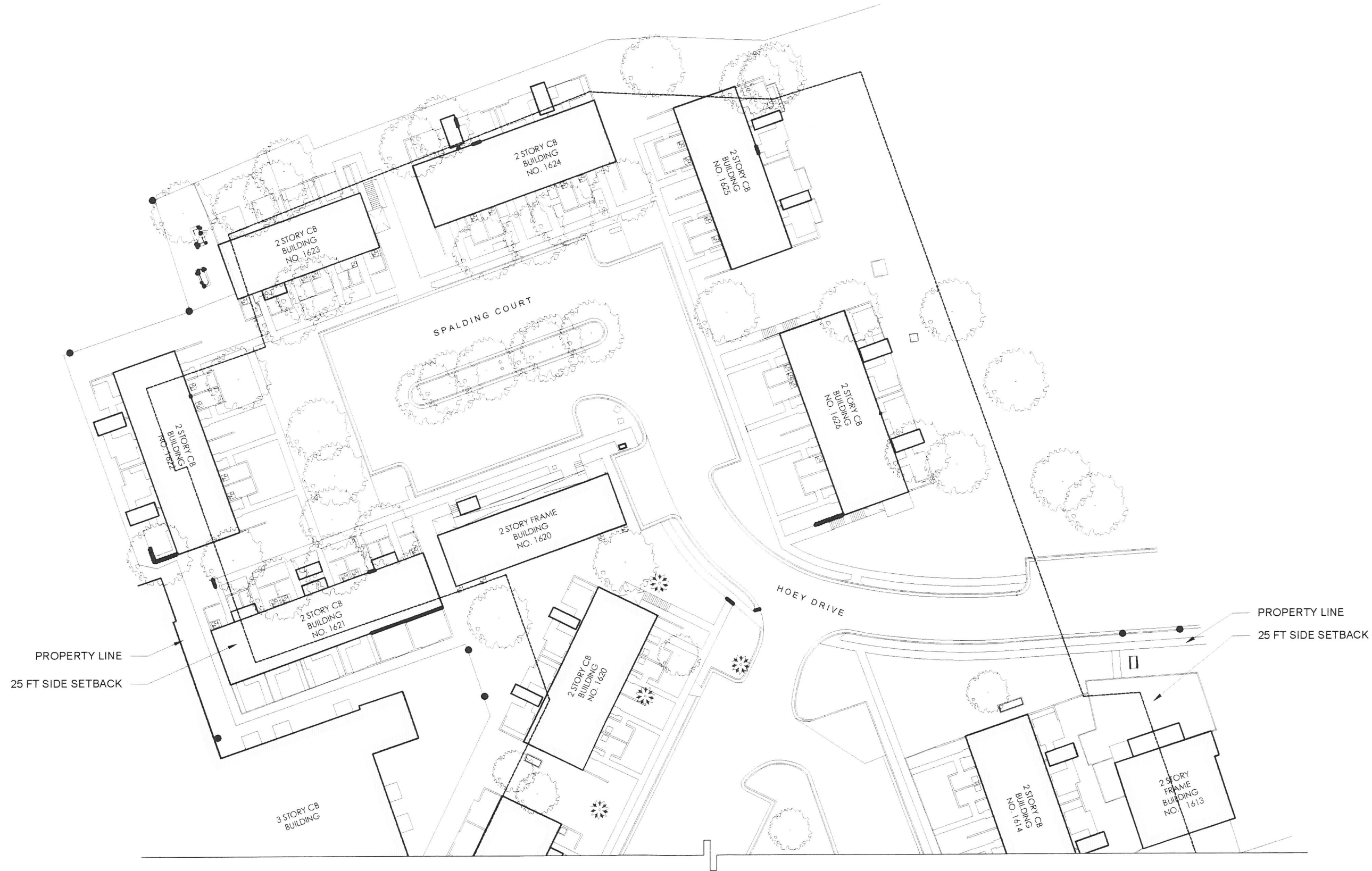
MHK ARCHITECTURE

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OVERALL AREA MAP
SCALE: 1" = 100'

AH MONROE - POINCIANA



EXISTING SITE PLAN
SCALE: 1" = 50'



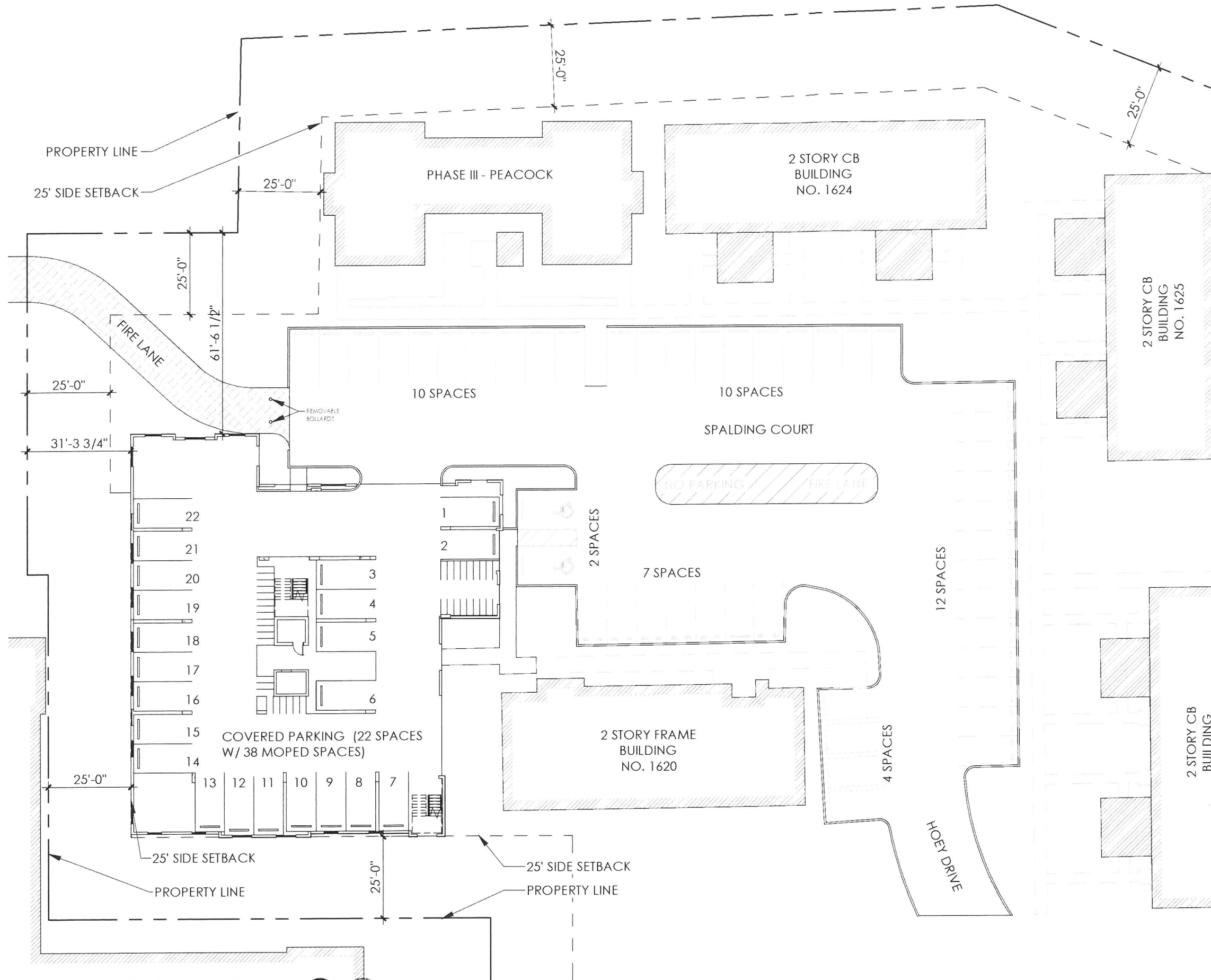
AH MONROE - POINCIANA

SK-2

MHK ARCHITECTURE

11/07/2025

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SITE DATA

HEIGHT: 39'- 5 3/4" FT FROM CROWN OF ROAD/ FIRST FLOOR

FAR: 281,204 SQFT TOTAL SITE @ 1.0 FAR, TOTAL PROPOSED SQFT W/ PHASE 1,2 AND 3 INCLUDED = 136,024 SQFT

PROPOSED FAR: 137,416 SQFT / 281,204 SQFT = 0.489 FAR OF THE 137,416 SQFT, 46,524 SQFT IS PHASE 2

OPEN SPACE: 149,903 SQFT OF OPEN SPACE / 281,204 SQFT = 53.3% OPEN SPACE
53.3% OPEN SPACE > 35% REQUIRED OPEN SPACE

IMPERVIOUS SURFACE: 131,301 SQFT / 281,204 SQFT = 46.7% IMPERVIOUS SPACE
46.7% IS LESS THAN 60% OF THE 131,301 SQFT, 11,631 SQFT IS PHASE 2

BUILDING COVERAGE: 54,391 SQFT / 281,204 SQFT = 19.3% BUILDING COVERAGE
19.3% IS LESS THAN OR EQUAL TO 40% OF THE 131,301 SQFT, 11,631 SQFT IS PHASE 2

TOTAL EXISTING: PARKING ACROSS ENTIRE SITE = 88 SPACES W/ 10 MOPED SPACES = 90 SPACES

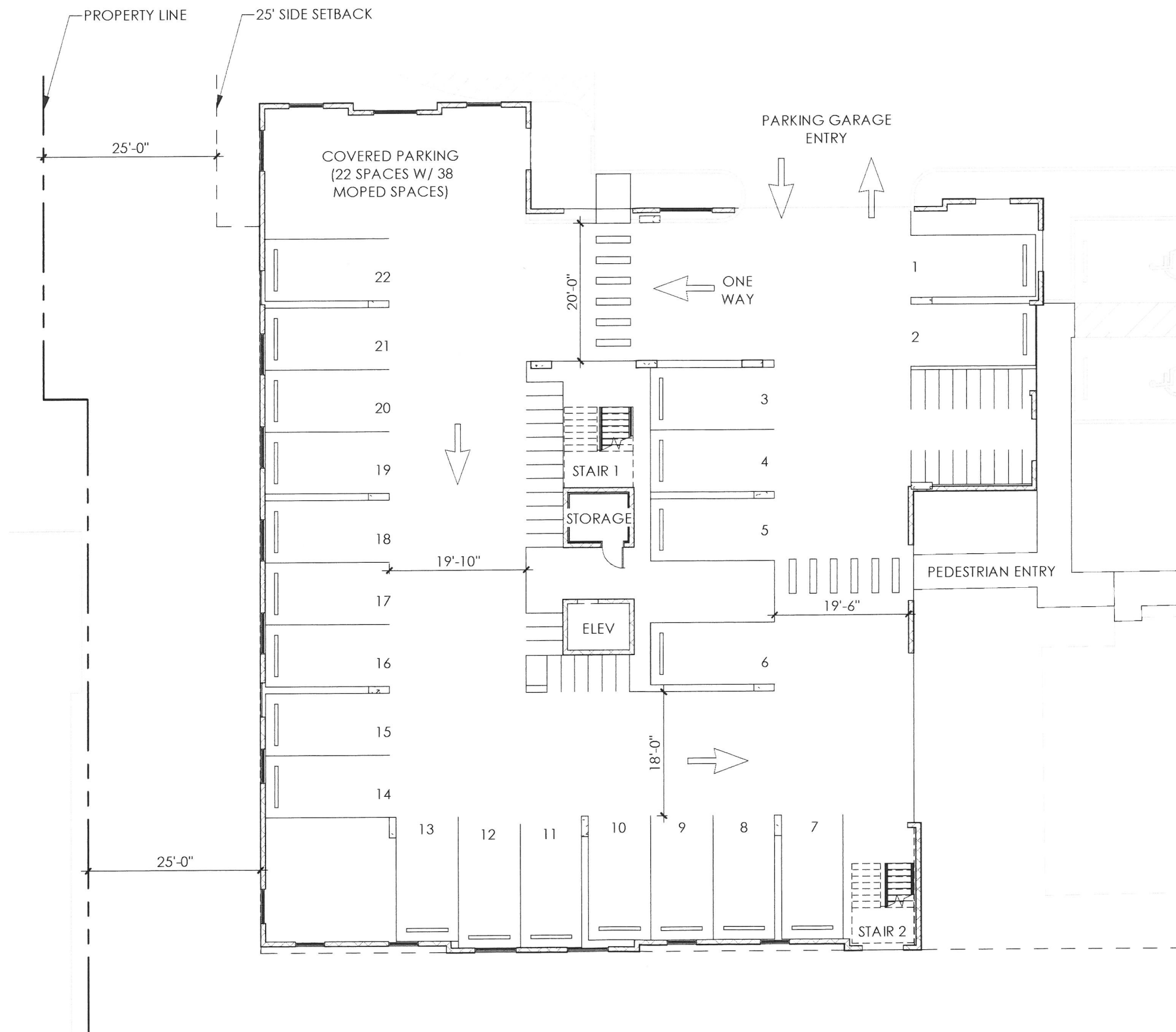
TOTAL REQUIRED: PARKING ACROSS ENTIRE SITE = 129 PARKING SPACES

TOTAL PROPOSED: PARKING ACROSS ENTIRE SITE = 114 PARKING SPACES W/ 48 MOPED SPACES = 126 SPACES

PROPOSED PARKING SPACES: NORTH HALF OF LOT = 68 SPACES W/ 38 MOPED SPACES = 77.5 SPACES

AH MONROE - POINCIANA
(37) 1-BEDROOM UNITS
(3) 2-BEDROOM UNITS
40 UNITS TOTAL

AH MONROE - POINCIANA



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

1



AH MONROE - POINCIANA

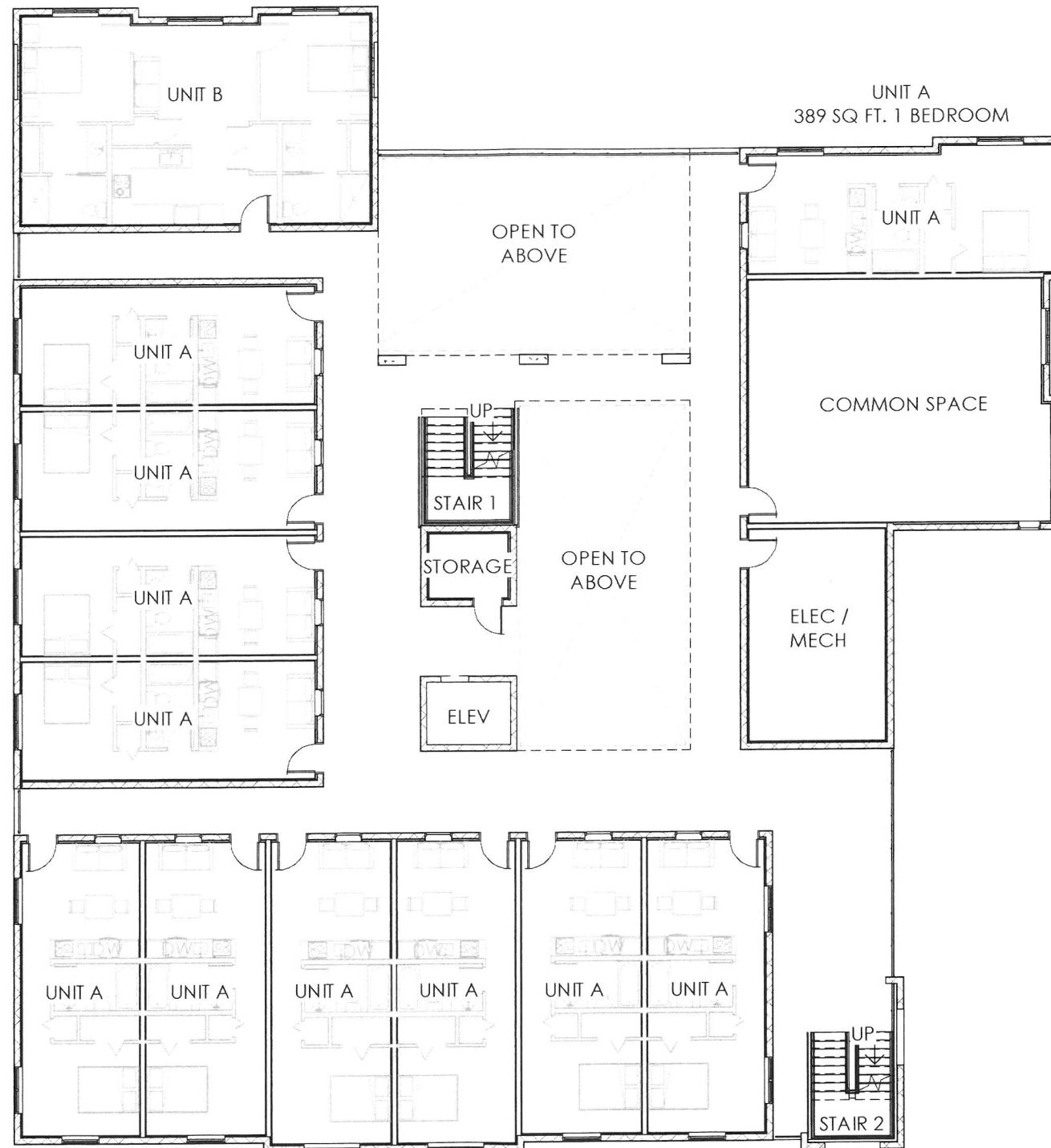
SK4

MHK ARCHITECTURE

11/07/2025

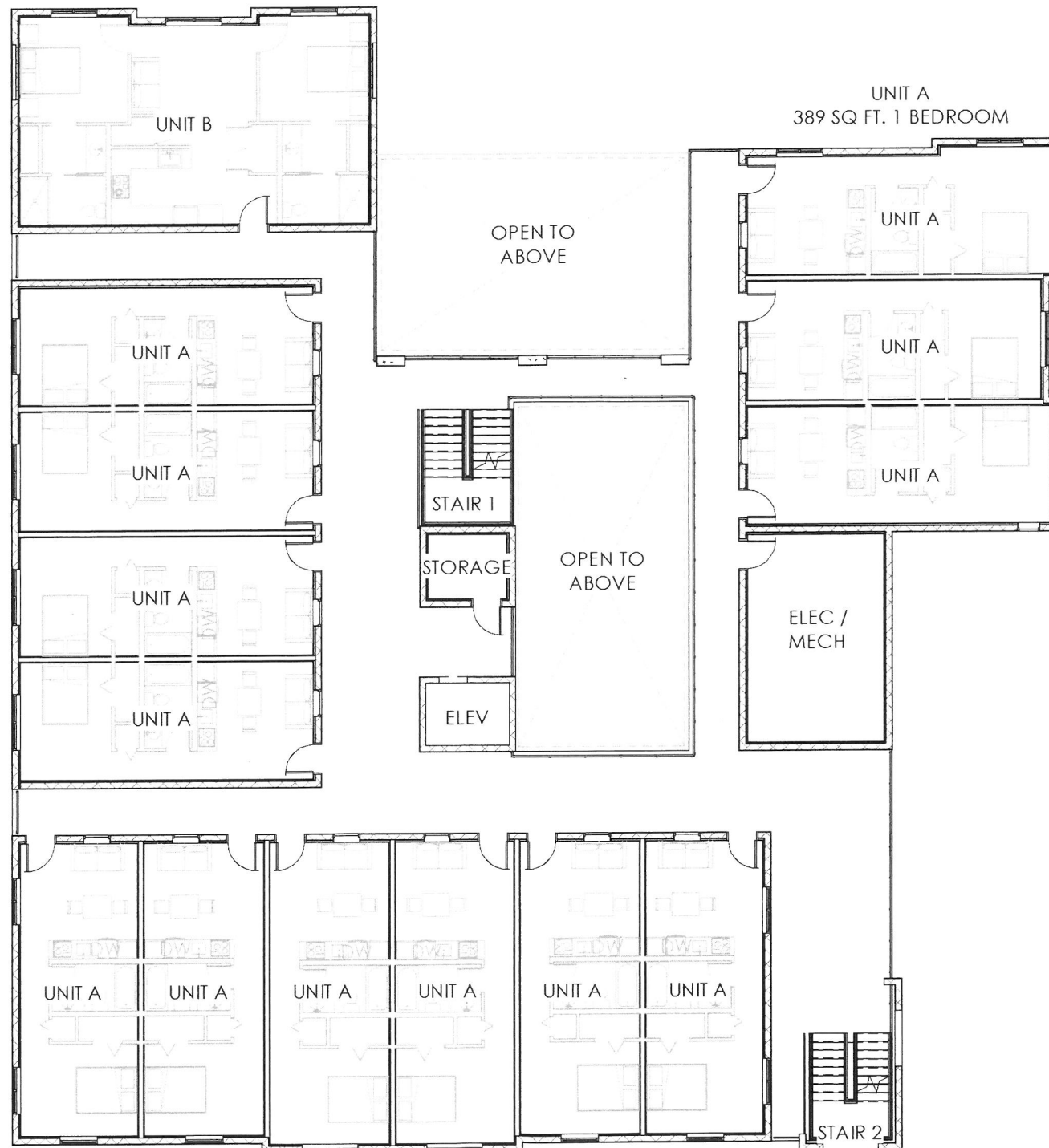
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UNIT B
832 SQ. FT. 2 BEDROOM ADA



UNIT B
832 SQ. FT. 2 BEDROOM ADA

UNIT A
389 SQ. FT. 1 BEDROOM



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



AH MONROE - POINCIANA

SK6

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11/07/2025
MHI ARCHITECTURE COPYRIGHT © 2025

UNIT B
832 SQ. FT. 2 BEDROOM ADA

UNIT A
389 SQ. FT. 1 BEDROOM







WEST ELEVATION

SCALE: 1/16" = 1'-0"

1



EAST ELEVATION

SCALE: 1/16" = 1'-0"

2

AH MONROE - POINCIANA

SK9

MHK ARCHITECTURE

11/07/2025

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NORTH EAST VIEW
NTS



NORTH WEST VIEW
NTS



SOUTH WEST VIEW
NTS



SOUTH EAST VIEW
NTS

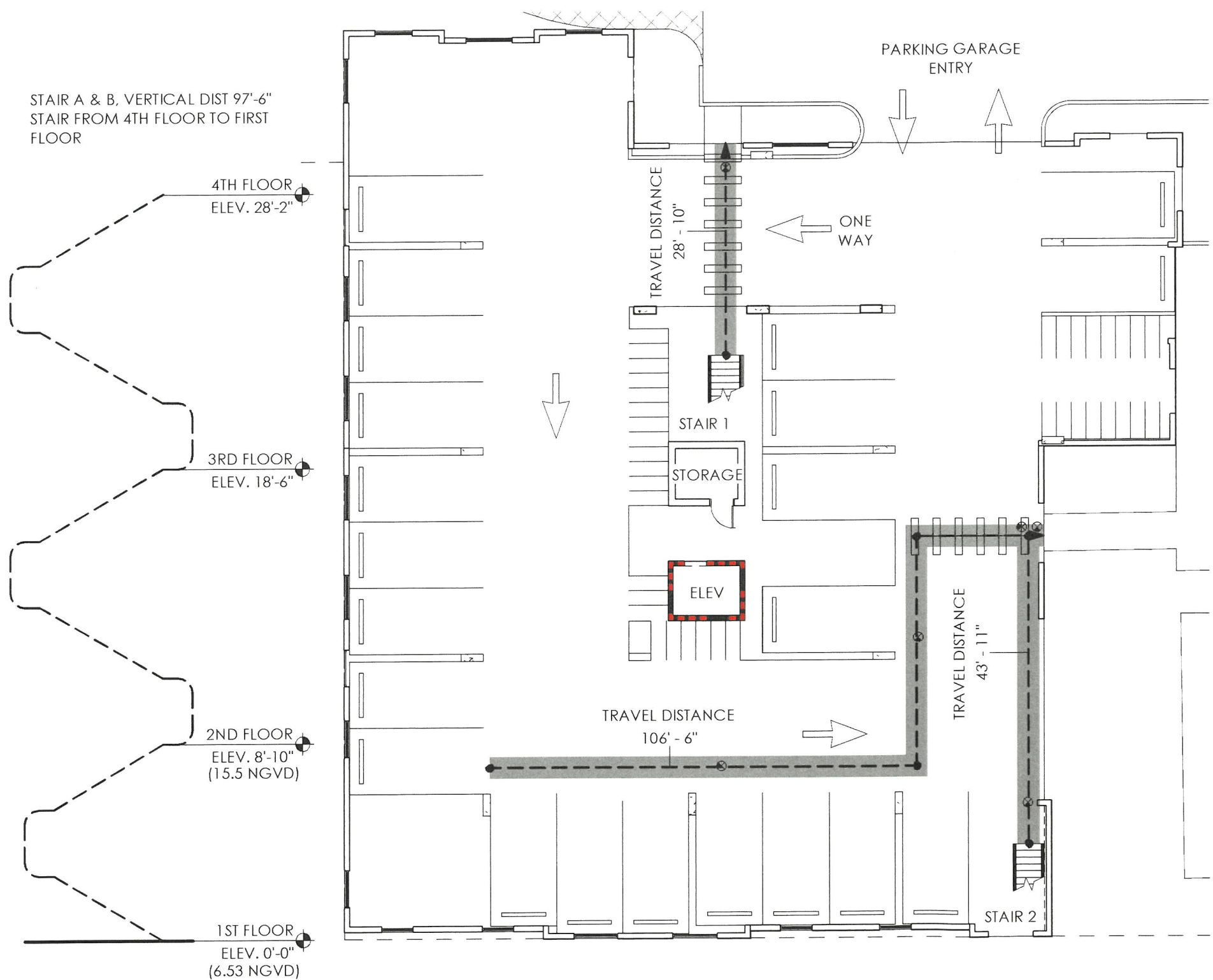
AH MONROE - POINCIANA

SK10

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Egress Stair Diagram

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

1ST FLOOR LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"



LIFE SAFETY LEGEND

- INDICATES LOCATION OF 1-HOUR RATED BARRIER.
- INDICATES LOCATION OF 2-HOUR RATED BARRIER.
- S FE SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC W/ WALL BRACKET
- EXIT SIGNAGE / DIRECTION
- TRAVEL DISTANCE

LIFE SAFETY NOTES

1. FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM.
2. PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING: " STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT W/ DIRECTIONAL ARROW, INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT."

EXAMPLE: **STAIR #1**
YOU ARE ON LEVEL #3
EXIT (W/ DIRECTIONAL ARROW AND # OF FLOORS TO EXIT)
THIS STAIR EXTENDS FROM GROUND FLOOR TO FOURTH FLOOR
BRaille MARKING

EGRESS DISTANCE CALCULATIONS

	DISTANCE TO EGRESS STAIR	VERTICAL DISTANCE	DISTANCE TO CLEAR	TRAVEL DISTANCE
1ST FLOOR	N/A	N/A	28'-10"	28'-10"
2ND FLOOR	123'-9"	25'-6"	28'-10"	178'-1"
3RD FLOOR	123'-9"	61'-6"	28'-10"	214'-1"
4TH FLOOR	123'-9"	97'-6"	28'-10"	250'-1"

MAX TRAVEL DISTANCE ALLOWED: 150'
W/ SPRINKLER: 250'
PER SECTION 1017.2.1, ADD 100' = 350'

MAX TRAVEL DISTANCE PROVIDED: **250'-1"**

AH MONROE - POINCIANA

SK11

MHK ARCHITECTURE



LIFE SAFETY LEGEND

- INDICATES LOCATION OF 1-HOUR RATED BARRIER.
- INDICATES LOCATION OF 2-HOUR RATED BARRIER.
- S FE SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC W/ WALL BRACKET
- EXIT SIGNAGE / DIRECTION
- TRAVEL DISTANCE

LIFE SAFETY NOTES

- FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM.
- PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING: "STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT W/ DIRECTIONAL ARROW, INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT."

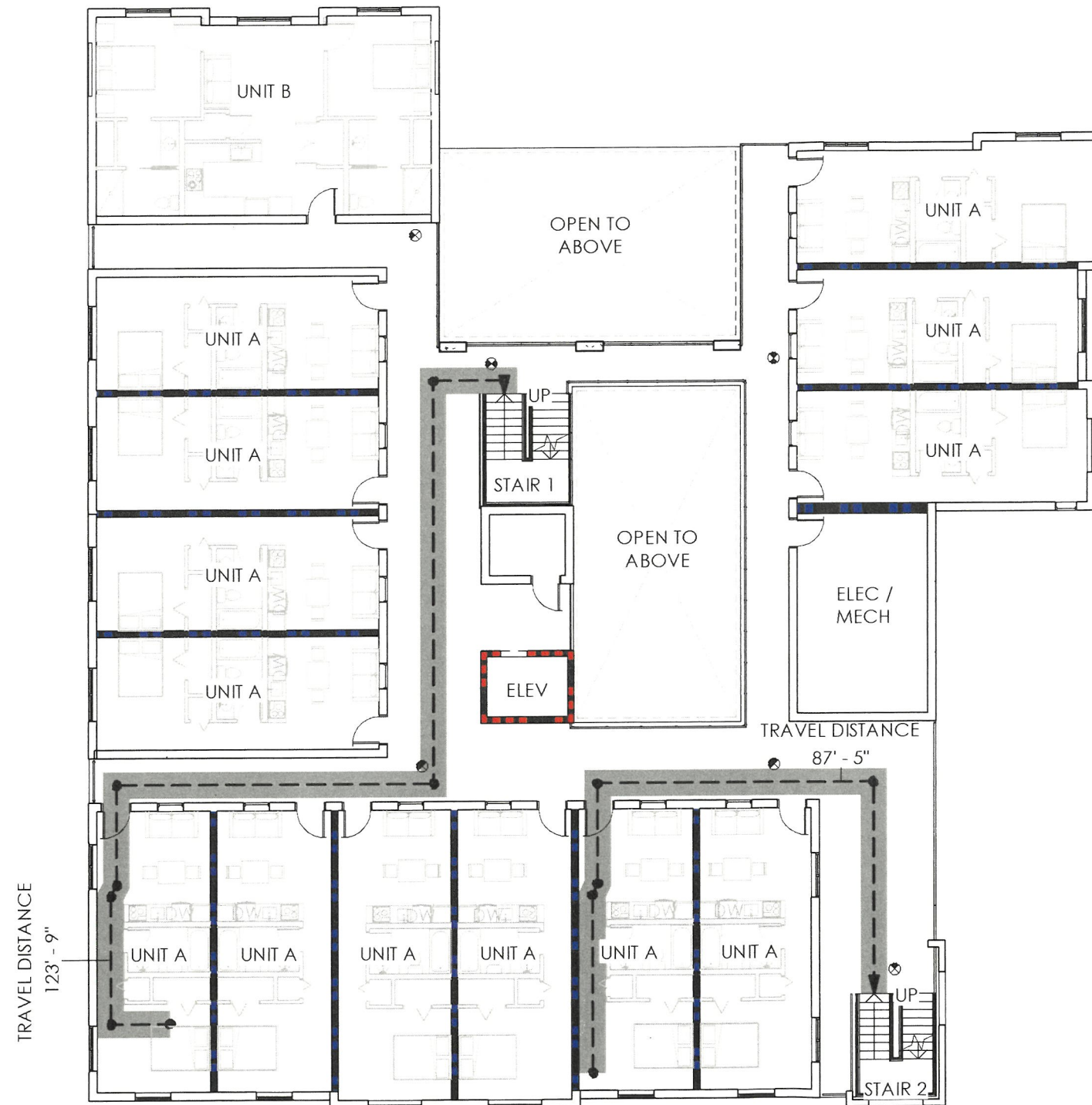
EXAMPLE: **STAIR #1**
YOU ARE ON LEVEL #3
EXIT (W/ DIRECTIONAL ARROW AND # OF FLOORS TO EXIT)
THIS STAIR EXTENDS FROM GROUND FLOOR TO FOURTH FLOOR
BRaille MARKING

EGRESS DISTANCE CALCULATIONS



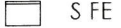


	DISTANCE TO EGRESS STAIR	VERTICAL DISTANCE	DISTANCE TO CLEAR	TRAVEL DISTANCE
1ST FLOOR	N/A	N/A	28'-10"	28'-10"
2ND FLOOR	123'-9"	25'-6"	28'-10"	178'-1"
3RD FLOOR	123'-9"	61'-6"	28'-10"	214'-1"
4TH FLOOR	123'-9"	97'-6"	28'-10"	250'-1"

MAX TRAVEL DISTANCE ALLOWED: 150'
W/ SPRINKLER: 250'
PER SECTION 1017.2.1, ADD 100' = 350'

MAX TRAVEL DISTANCE PROVIDED: **250'-1"**



LIFE SAFETY LEGEND

-  INDICATES LOCATION OF 1-HOUR RATED BARRIER.
-  INDICATES LOCATION OF 2-HOUR RATED BARRIER.
-  S FE SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC W/ WALL BRACKET
-  EXIT SIGNAGE / DIRECTION
-  TRAVEL DISTANCE

LIFE SAFETY NOTES

1. FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM.
2. PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING: "STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT W/ DIRECTIONAL ARROW, INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT."

EXAMPLE: **STAIR #1**
YOU ARE ON LEVEL #3
EXIT (W/ DIRECTIONAL ARROW AND # OF FLOORS TO EXIT)
THIS STAIR EXTENDS FROM GROUND FLOOR TO FOURTH FLOOR
BRaille MARKING

EGRESS DISTANCE CALCULATIONS



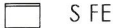


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W/ SPRINKLER: 250'
PER SECTION 1017.2.1, ADD 100' = 350'

MAX TRAVEL DISTANCE PROVIDED: **250'-1"**



LIFE SAFETY LEGEND

-  INDICATES LOCATION OF 1-HOUR RATED BARRIER.
-  INDICATES LOCATION OF 2-HOUR RATED BARRIER.
-  SFE SURFACE MOUNTED FIRE EXTINGUISHER, 2A-10BC W/ WALL BRACKET
-  EXIT SIGNAGE / DIRECTION
-  TRAVEL DISTANCE

LIFE SAFETY NOTES

1. FIRE PROTECTION SYSTEM IS NFPA 13 FULL SPRINKLER SYSTEM.
2. PROVIDE AT EACH STAIR TOWER SIGNAGE ON EACH FLOOR LEVEL STATING THE FOLLOWING: "STAIR LOCATION, YOUR CURRENT LEVEL YOU ARE ON, # OF LEVELS TO EXIT W/ DIRECTIONAL ARROW, INDICATE IF STAIR EXTENDS TO THE ROOF, INDICATE LEVEL THE STAIR TOWER TERMINATES AT."

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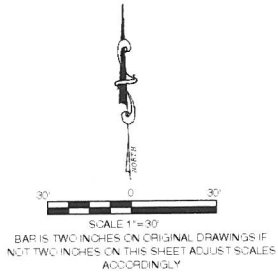
MAX TRAVEL DISTANCE PROVIDED: **250'-1"**



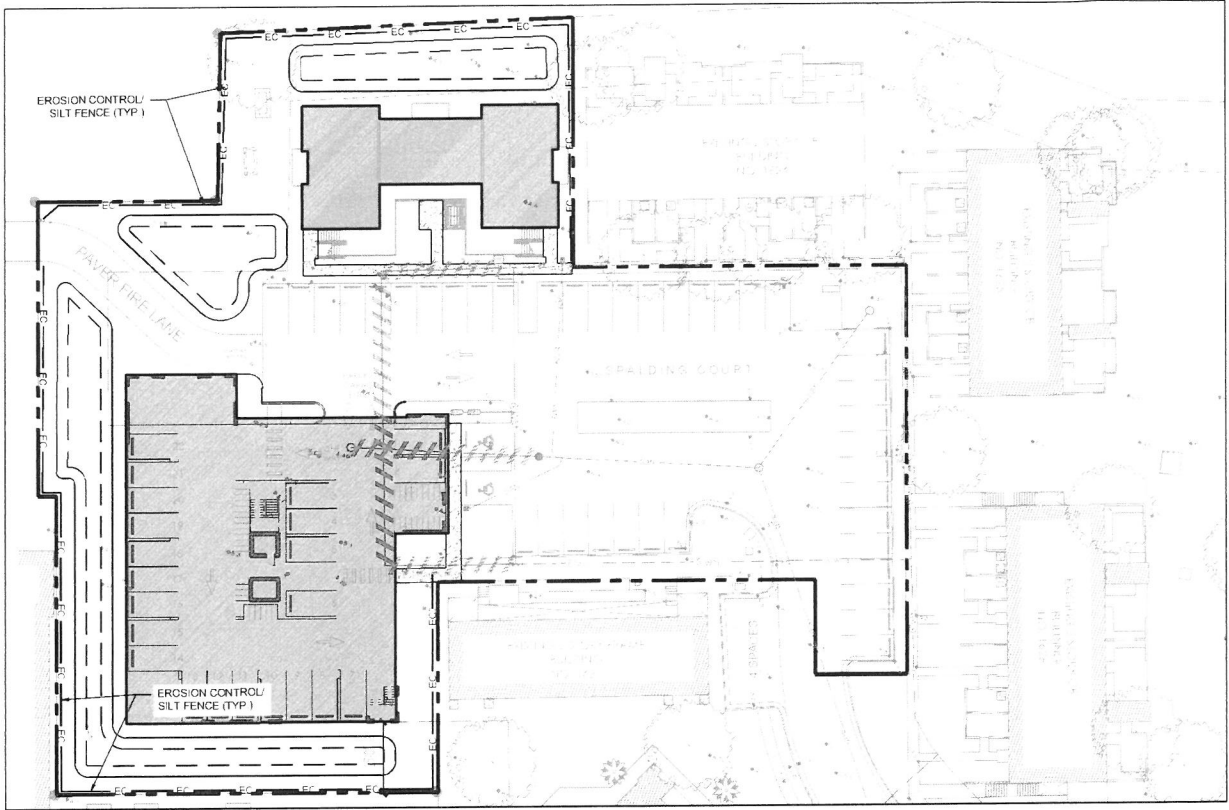
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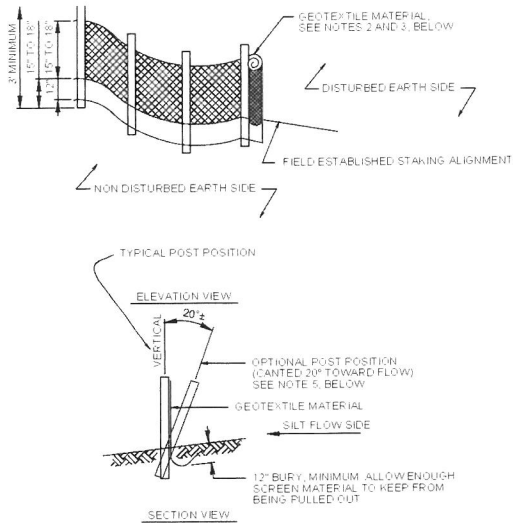
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EROSION CONTROL PLAN
SCALE: 1"=30'

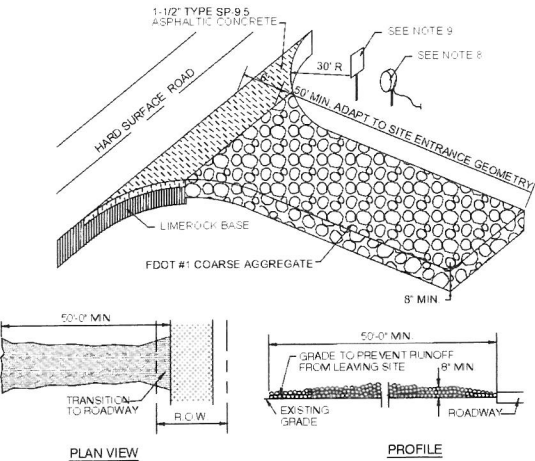
EROSION CONTROL NOTES

1. 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.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
3. 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.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCKS 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.
7. 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.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY, MODIFY, RELOCATE THE ENVIRONMENTAL 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.



- NOTES:
1. POST: 2"x2" WOOD, P.T. OR 2-1/2" STEEL AT 6' CENTERS, MAXIMUM.
 2. GEOTEXTILE: GRAB TENSILE AT 30 LBS, TRAPEZOIDAL TEAR AT 35 LBS, MULLEN BURST AT 180 PSI.
 3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 4. ALSO SEE FOOT INDEX 109, "GEOTEXTILE CRITERIA, EROSION CLASS."
 5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS



- NOTES:
1. STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
 2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS: NOT LESS THAN 8 INCHES.
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE 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.
 6. 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.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT LONG HOSE AND SPRIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
 9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 10. ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

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PHASE 2

Consultants:

Submissions:

Job #: 251035
Drawn By: AEP
Checked By: AEP

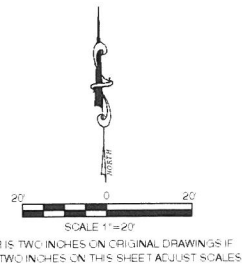
Title:
EROSION CONTROL PLAN

Sheet Number:
C-100

Date: November 1, 2025



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Consultants:

Submissions:

Job #: 251035
Drawn By: AEP
Checked By: AEP

Title:

CONCEPTUAL DRAINAGE PLAN

Sheet Number:

C-200

Date: November 1, 2025

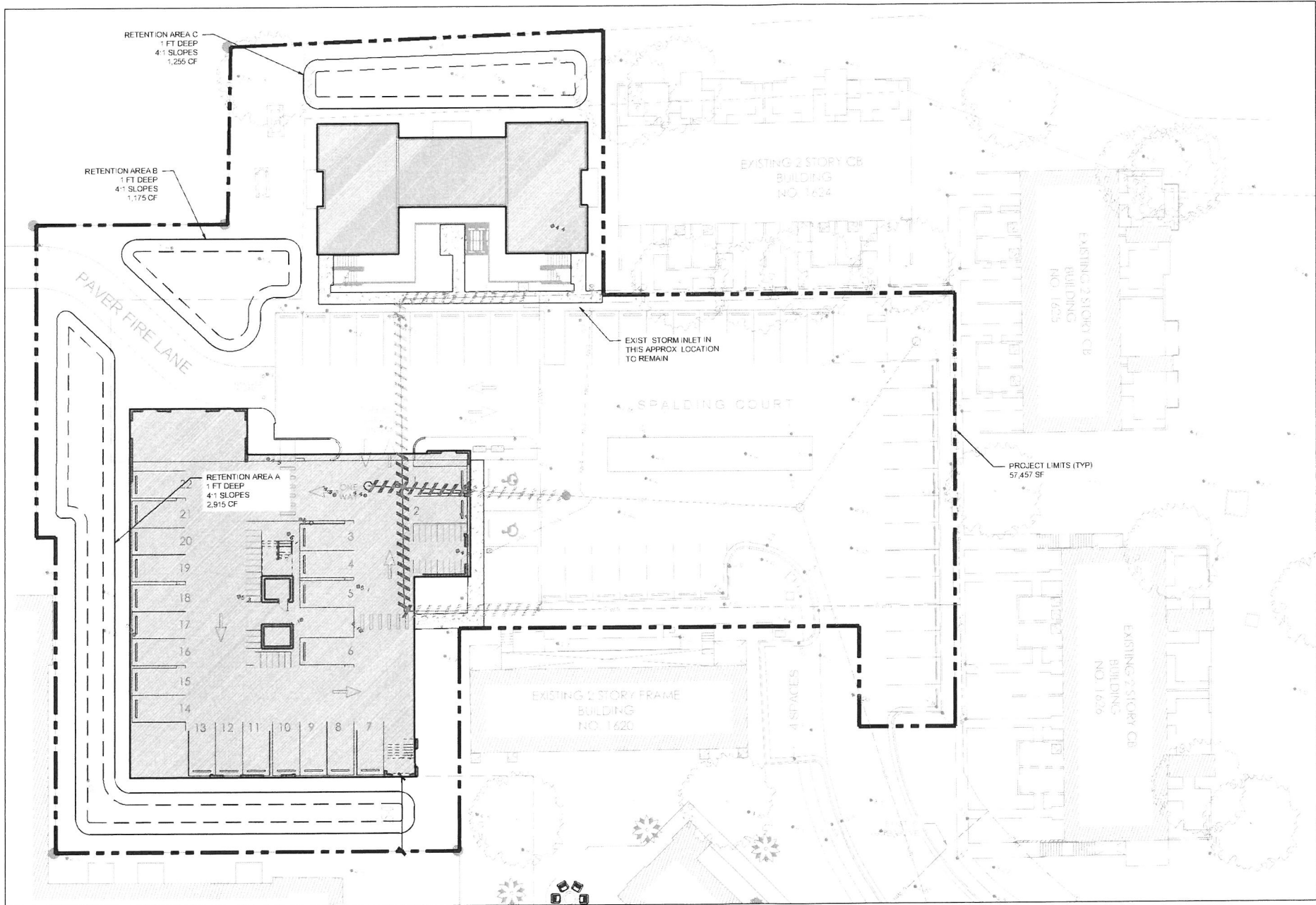
DRAINAGE CALCULATIONS

Water Quality Calculations				
Water Quality				
Project Area	1.319	ac	57,457	sf
Surface Water	0.000	ac	0	
Roof Area	0.308	ac	14,285	sf
Paved/Walkways	0.416	ac	18,201	sf
Pervious Area	0.573	ac	24,971	sf
Impervious area for water quality				
(Site area for Water Quality - Pervious area)	0.416	ac	18,201	sf
% Impervious for Water Quality	32%			
A) One inch of runoff from project area	1.319	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x site area - surface water)	1.045	ac-in		
Total Treatment Volume Required	1.319	ac-in	4,786	cf
Pond Volume Provided	1.472	ac-in	5,346	cf
Estimation Volume Provided	0.000	ac-in	0	
Total Volume Provided	1.472	ac-in	5,346	cf

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORM WATER MANAGEMENT SYSTEM

STORMWATER MANAGEMENT

- THE LOCATIONS AND SHAPES OF THE SWALES ARE SHOWN AS A GENERAL CONCEPT FOR THIS PLAN TO CONFIRM THAT ADEQUATE RETENTION CAN BE OBTAINED.
- THE EXACT LOCATION/CONFIGURATION OF THE SWALES MAY BE ADJUSTED ACCORDINGLY AT THE TIME OF BUILDING DEPARTMENT SUBMISSION.



CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

GENERAL NOTES

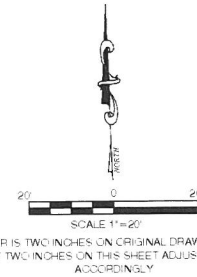
- THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION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

ELEVATIONS BASED ON NGVD 29

PRELIMINARY - NOT FOR CONSTRUCTION



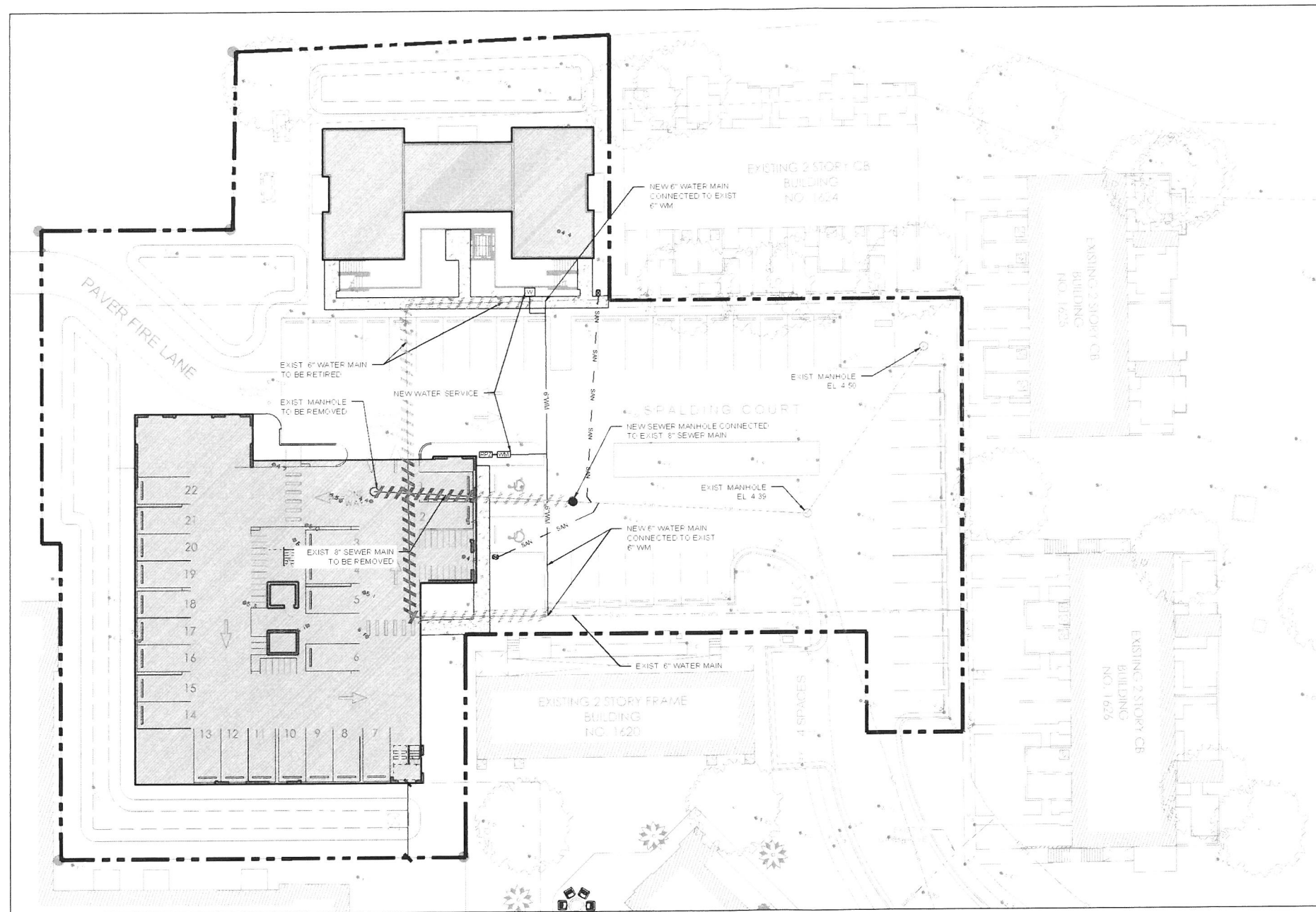
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Fax: 305.296.0243
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www.perezeng.com



CONCEPTUAL WATER AND SEWER PLAN

SCALE: 1"=20'

UTILITY NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO ORDERING NEW STRUCTURES AND PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS.
3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
4. ALL SEWER WORK SHALL CONFORM TO THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.
5. FOR NEW STORM PIPE THE CONTRACTOR SHALL PROVIDE ADS PIPE ADAPTER FLEXIBLE WATER TIGHT WATERSTOP CONNECTION WITH PIPE ADAPTER FOR ADS CORRUGATED HDPE PIPE TO STORM STRUCTURES, OR APPROVED EQUAL ADS PIPE ADAPTERS MEETING THE REQUIREMENTS OF ASTM F 2510 AND ASTM C 1478 FOR WATER TIGHT FLEXIBLE CONNECTIONS.
6. ALL UTILITIES TO BE ABANDONED SHALL NOT BE DISTURBED, REMOVED, UNLESS REQUIRED TO ADDRESS A CONFLICT. ABANDONED UTILITIES SHALL BE CAPPED AND LEFT IN PLACE.

Seal:

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PHASE 2

Consultants:

Submissions:

Job #:
251035

Drawn By:
AEP

Checked By:
AEP

Title:
CONCEPTUAL
WATER AND
SEWER PLAN

Sheet Number:

C-300

Date: November 1, 2025

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City Approvals And Determinations



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Patrick Wright, Growth Management Director
City of Key West
1300 White Street, Key West, FL 33040

July 15th 2025

Scott Pridgen, Executive Director
A.H. of Monroe County, Inc.
1434 Kennedy Drive, Key West, FL 33040

RE: Early Evacuation BPAS Units at 1621-1623 Spalding Court
Application(s): Affordable BPAS
Location Address: 1621, 1622, & 1623 Spalding Court
Parcel Address: 3401 Duck Avenue
Parcel ID: 00064740-000000

Dear Mr. Pridgen,

This letter is in response to your application received by the Planning Department on May 13th, 2025 for 38.8 Early Evacuation Building Permit Allocation System Units (BPAS) for the properties at 1621, 1622 and 1623 Spalding Court. According to your letter the units will be used for the *"redevelopment of the parent site 3401 Duck Avenue into new social service living facilities for the Poinciana Housing Site serving the Monroe County Homeless Services Continuum of Care (CoC), including but not limited to A.H. of Monroe County, Florida Keys Outreach Coalition (FKOC), Monroe Association for ReMARCable Citizens (MARC), Samuels House, Catholic Charities, Domestic Abuse Shelter (DAS), Volunteers of America (VOA), and Florida Keys Children Shelter (FKCS)."*

As of July 15th, 2025 the City of Key West has 43 Early Evacuation Units available.

Pursuant to section 108-1153 of the code of ordinance of Key West, Florida, *"Workforce-affordable early evacuation allocations shall be available for allocation on a first-come, first-served basis, and distributed at any time following adequate public notice and hearing procedures. In the event applications received by the City exceed the allocations authorized herein, the competing applications shall be ranked in accordance with the BPAS ranking procedures in section 108-997(c)."*

At the date of this letter, July 15th, the City of Key West has not received any competing applications. Pursuant to section 108-1157 – Evaluation and Report, the application will be noticed and heard for the August 21st Planning Board meeting during the annual BPAS report.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

The applicant must comply with all requirements listed in section 108-1154 entitled, "*Specific standards and requirements*".

This letter is to confirm that the units have been set aside for your project. This letter does not confirm or approve any further requirements in the Land Development Regulations, including but not limited to site plan approvals, and development approvals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Wright", is written over a horizontal line.

Patrick Wright
Growth Management Director



**PLANNING DEPARTMENT
THE CITY OF KEY WEST
1300 WHITE STREET, KEY WEST, FL 33040
(305) 809-3720**

Memorandum

Date: March 3, 2025
Subject: BPAS & ESFUs at the Poinciana Special Needs Housing Redevelopment Site
To: Brian L. Barroso
From: Katie P. Halloran, Planning Director
CC: Scott Pridgen, AH Monroe
Ronald Ramsingh, City Attorney
Tina Burns, Housing and Community Development Manager

Summary

The Land Development Regulations allow nursing homes, rest homes, assisted living facilities and convalescent homes to utilize an equivalency factor that allows 10 individual living units/resident nursing beds for every 1.0 BPAS unit allocation.

AH Monroe is working with local Continuum of Care (CoC) providers and other agencies to redevelop aging residential facilities at the Poinciana Plaza Special Needs Housing site, which is owned by the City and leased to the Housing Authority. The Housing Authority manages subleases to local CoC providers who manage 48 of the 58 units on site.

AH and the CoC propose to redevelop the site. The proposal would replace the 11 residential structures that are leased to CoC providers and replace them with eight new residential structures that would accommodate 94 units and 314 beds.

The Planning Department is tasked with evaluating the degree to which the 0.1 BPAS equivalency factor applies to the redevelopment project.

BPAS & the Equivalent Single-Family Unit Factor

Legislative History

The Land Development Regulations of the City of Key West ("LDRs") regulates residential development through the Building Permit Allocation System (BPAS), under a mandate by the State of Florida. Monroe County carries out the same mandate under a program known as ROGO.

City Commission Resolution 01-175 approved a memorandum of agreement (“MOA”) between the City of Key West and the State of Florida Department of Community Affairs (now the Department of Commerce). The MOA recognized that Key West generated fewer evacuating vehicles per dwelling unit compared to the rest of Monroe County. It authorized an equivalency factor that allowed certain types of housing to be calculated as less than a full dwelling unit under BPAS.

The memorandum stated: “New senior citizen housing may be counted at less than a full ROGO unit provided it is part of a project for which there is a City-approved plan for collective evacuation. ROGO unit equivalency for the senior housing will be determined based on the ratio of units to evacuating vehicles.”

Ordinance 04-07 adopted an amendment to Section 86-9: *Definitions*, added language regarding ESFUs to the definition of “Nursing homes, rest homes, and convalescent homes”:

“Individual living units or resident nursing beds shall be treated as 0.1 equivalent unit under the city's building permit allocation ordinance, [section 108-994](#). If a facility is developed to remain operational during and after a category 5 hurricane, and therefore does not contribute to the evacuation of vehicles, the city commission may exempt this facility from the requirements of the building permit allocation ordinance or may authorize an alternate equivalency factor.” (Section 86-9).¹

Code Section 86-9 also provides the following definition:

“Nursing homes, rest homes, assisted living facilities and convalescent homes mean activities customarily performed at a home for the elderly or infirm in which three or more persons not of the immediate family are received, kept or provided with food, shelter and care for compensation. This activity shall not include duly state-licensed volunteer adult foster care homes in which three or fewer foster adults are placed. Neither does the principal activity include hospitals, clinics or similar institutions that diagnose and treat the sick or injured.

¹ The staff memorandum that accompanied Ordinance 04-07 stated that “If evacuated by the facility, then it is reasonable to expect 10 residents per van and one driver and one care giver.” As a result, the Planning Department interprets the terms “individual living unit” and “resident nursing bed” to refer to either: 1) a living unit for an individual, or 2) a nursing bed for a resident, i.e., an eligible facility may have a capacity of 10 residents for each 1.0 BPAS unit allocation.

Poinciana Special Needs Housing Redevelopment

AH Monroe is working with local Continuum of Care (CoC) providers and other agencies to redevelop aging residential facilities at the Poinciana Plaza Special Needs Housing site.

In a letter received 2/5/25, AH Monroe identifies the following proposed facilities, proposed ESFU, and proposed service providers:

Provider	Housing Type	Services	Proposed Units	Applicant's Proposed ESFU	Provides collective evacuation for all residents	Planning Dept. ESFU Estimate
MARC	Permanent Supportive Housing	residential nursing & personal care assistance to clients with developmental and intellectual disabilities	6 units 18 beds	0.6	No	0.6
Domestic Abuse Shelter		Food, clothing, shelter, and case management	6 units 24 beds	0.6	No	6
AH/FKOC	Mental Health Permanent Supportive Housing	Food, clothing, shelter, and case management	9 units 36 beds	.9	No	9
AH/FKOC	Transitional/Permanent Supportive Housings	Food, clothing, shelter, and case management	40 units 104 beds	4.0	No	40
Samuel's House		Food, clothing, shelter, and case management	15 units 60 beds	1.5	No	15
Catholic Charities	Permanent supportive Housing	Food, clothing, shelter, and case management	6 units 24 beds	0.6	No	6
Volunteers of America	Transitional Housing	Supportive services to veterans experiencing homelessness, plus case management, life skills training, and mental health counseling	6 units 24 beds	0.6	No	6
Florida Keys Children Shelter	Transitional housing/ temporary shelter for people aged 16-21	Food, clothing, shelter, and case management	6 units 24 beds	0.6	No	6
TOTAL			94 units 314 beds	9.4		Total: 88.6 (Deficit: 40.6)

Recommendation:

Staff recommends that the applicant limit the development to 48 units utilizing 48 ESFUs, and submit a request to the City Commission for Early Evacuation Units. Further, staff recommends that the applicant provide a *plan for collective evacuation*. These plans could be proactively reviewed by staff and shared with the State of Florida, at the request of the applicant.