

APPLICATION



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use application fee schedule

Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

Applications will not be accepted unless complete

Development Plan

Major X

Minor _____

Conditional Use

Historic District

Yes _____

No _____

Please print or type:

- 1) Site Address: 1671 Dunlap Drive, Key West, Florida 33040
- 2) Name of Applicant: Pope-Scarborough Architects
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 610 White Street, Key West, Florida 33040
- 5) Applicant's Phone #: 305-296-3611 Email: Gavin@P-S-Architects.com
- 6) **Email Address:** Gavin@P-S-Architects.com
- 7) Name of Owner, if different than above: Housing Authority of the City of Key West Florida
- 8) Address of Owner: 1400 Kennedy Drive, Suite A, Key West, Florida 33040

9) Owner Phone #: 305-296-5621 Email: sterlingr@kwha.org

10) Zoning District of Parcel: MDR-1 RE# 00054250-000000

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).

Two new apartment buildings consisting of 54 units, vehicle parking, bike & e-bike parking

13) Has subject Property received any variance(s)? Yes _____ No X

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 X

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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

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 sitting 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.

PROPERTY CARD

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00054250-000000
Account# 1054879
Property ID 1054879
Millage Group 10KW
Location 1671 DUNLAP Dr, KEY WEST
Address
Legal KW FWDN SUB PLAT 2 PB1-189 PT LTS 1 THRU 5 & ALL LTS 6 THRU 12 BLK 17 & LTS 1 THRU 8 & PT LTS 9 THRU 12 BLK 18 & LAND LYING N OF SAID BLKS (21.61AC)
Description (A/K/A POINCIANA HOUSING COMPLEX - MISC HOUSING AREA) G11-147/148 OR1697-84/91E OR1965-971/975AFFD OR1965-912/970Q/C
(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

[HOUSING AUTHORITY OF THE CITY OF KEY WEST](#)
[FLORIDA](#)
 1400 Kennedy Dr
 Ste A
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$15,203,026	\$15,203,026	\$15,203,026	\$15,203,026
+ Market Misc Value	\$17,266,015	\$17,266,015	\$17,266,015	\$17,266,015
+ Market Land Value	\$8,918,969	\$8,918,969	\$8,918,969	\$8,918,969
= Just Market Value	\$41,388,010	\$41,388,010	\$41,388,010	\$41,388,010
= Total Assessed Value	\$41,388,010	\$41,388,010	\$41,388,010	\$41,388,010
- School Exempt Value	(\$41,388,010)	(\$41,388,010)	(\$41,388,010)	(\$41,388,010)
= 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	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2023	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2022	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2021	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2020	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2019	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$0	\$0
2018	\$8,918,969	\$15,203,026	\$17,266,015	\$41,388,010	\$41,388,010	\$41,388,010	\$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)	941,316.00	Square Foot	0	0

Buildings

Building ID	4409	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	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	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4410	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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4411	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	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,450	0	0
SBF	UTIL FIN BLK	390	0	0
TOTAL		7,120	5,280	0

Building ID	4412	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	ASPHALT SHINGL
Stories	2 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	4

Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4413			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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4414			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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4415			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	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	4
Economic Obs	0			Half Bathrooms	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4416			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	4	
Economic Obs	0	Half Bathrooms	4	
Depreciation %	36	Grade	450	
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,450	0	0
SBF	UTIL FIN BLK	390	0	0
TOTAL		7,120	5,280	0

Building ID	4417	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	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	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4418	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	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,450	0	0
SBF	UTIL FIN BLK	390	0	0
TOTAL		7,120	5,280	0

Building ID	4419	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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4420	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	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	4
Economic Obs	0			Half Bathrooms	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4421			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	4
Economic Obs	0			Half Bathrooms	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,280	5,280	0	
PTO	PATIO	1,450	0	0	
SBF	UTIL FIN BLK	390	0	0	
TOTAL		7,120	5,280	0	

Building ID	4422			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	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	4
Economic Obs	0			Half Bathrooms	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4423			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	ASPHALT SHINGL
Stories	2 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	6
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4424	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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4425	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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4426	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	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	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4427	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	ASPHALT SHINGL
Stories	2 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	6
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		9,540	6,384	0

Building ID	4428				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	4
Economic Obs	0				Half Bathrooms	4
Depreciation %	36				Grade	450
Interior Walls	PLYWOOD PANEL				Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	5,280	5,280	0		
PTO	PATIO	1,450	0	0		
SBF	UTIL FIN BLK	390	0	0		
TOTAL		7,120	5,280	0		

Building ID	4429				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	ASPHALT SHINGL
Stories	2 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	6
Depreciation %	36				Grade	450
Interior Walls	PLYWOOD PANEL				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	4430				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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36				Grade	450
Interior Walls	PLYWOOD PANEL				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	4431				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	ASPHALT SHINGL
Stories	2 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	6
Depreciation %	36				Grade	450
Interior Walls	PLYWOOD PANEL				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	4432	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	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	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4433	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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4434	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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4435	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	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	4
Economic Obs	0			Half Bathrooms	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4436			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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4437			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	4
Economic Obs	0			Half Bathrooms	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,280	5,280	0	
PTO	PATIO	1,450	0	0	
SBF	UTIL FIN BLK	390	0	0	
TOTAL		7,120	5,280	0	

Building ID	4438			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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36			Grade	450
Interior Walls	PLYWOOD PANEL			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	4439			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	ASPHALT SHINGL
Stories	2 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	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4440	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	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	8
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4441	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	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	8
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	4442	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	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	428	Bedrooms	16
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	450
Interior Walls	PLYWOOD PANEL	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	40259	Exterior Walls	C.B.S.
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Style				Year Built	2002
Building Type	WAREHOUSE/MARINA A / 48A			EffectiveYearBuilt	2001
Building Name				Foundation	
Gross Sq Ft	1967			Roof Type	
Finished Sq Ft	1632			Roof Coverage	
Stories	1 Floor			Flooring Type	
Condition	EXCELLENT			Heating Type	
Perimeter	176			Bedrooms	0
Functional Obs	0			Full Bathrooms	0
Economic Obs	0			Half Bathrooms	0
Depreciation %	30			Grade	350
Interior Walls				Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	1,632	1,632	0	
OPU	OP PR UNFIN LL	335	0	0	
TOTAL		1,967	1,632	0	

Building ID	40260	Exterior Walls	C.B.S.	
Style		Year Built	1965	
Building Type	WAREHOUSE/MARINA D / 48D	EffectiveYearBuilt	1980	
Building Name		Foundation		
Gross Sq Ft	336	Roof Type		
Finished Sq Ft	336	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	POOR	Heating Type		
Perimeter	80	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	55	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	336	336	0
TOTAL		336	336	0

Building ID	63458	Exterior Walls	C.B.S.	
Style	3 STORY ON GRADE	Year Built	2018	
Building Type	APTS-B / 03B	EffectiveYearBuilt	2018	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	76414	Roof Type	GABLE/HIP	
Finished Sq Ft	71865	Roof Coverage	METAL	
Stories	3 Floor	Flooring Type	CERM/CLAY TILE	
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED	
Perimeter	0	Bedrooms		
Functional Obs	0	Full Bathrooms	106	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	8	Grade	400	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	792	0	114
FLA	FLOOR LIV AREA	71,865	71,865	2,478
OUU	OP PR UNFIN UL	540	0	284
OPF	OP PRCH FIN LL	2,125	0	776
SBU	UTIL UNFIN BLK	1,092	0	134
TOTAL		76,414	71,865	3,786

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
	1988	1989	0 x 0	1	1	1
CONC PATIO	2018	2019	54 x 30	1	1620 SF	1
ASPHALT PAVING	2018	2019	70 x 95	1	6650 SF	2
FENCES	2018	2019	6 x 120	1	720 SF	2
COMM ELEVATOR	2019	2019	0 x 0	2	2 UT	2
ASPHALT PAVING	2018	2019	64 x 95	1	6080 SF	2
ASPHALT PAVING	2018	2019	95 x 100	1	9500 SF	2
FENCES	2018	2019	4 x 95	1	380 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/6/2004	\$15,100,000	Quit Claim Deed		1965	0912	G - Unqualified	Improved		

Permits

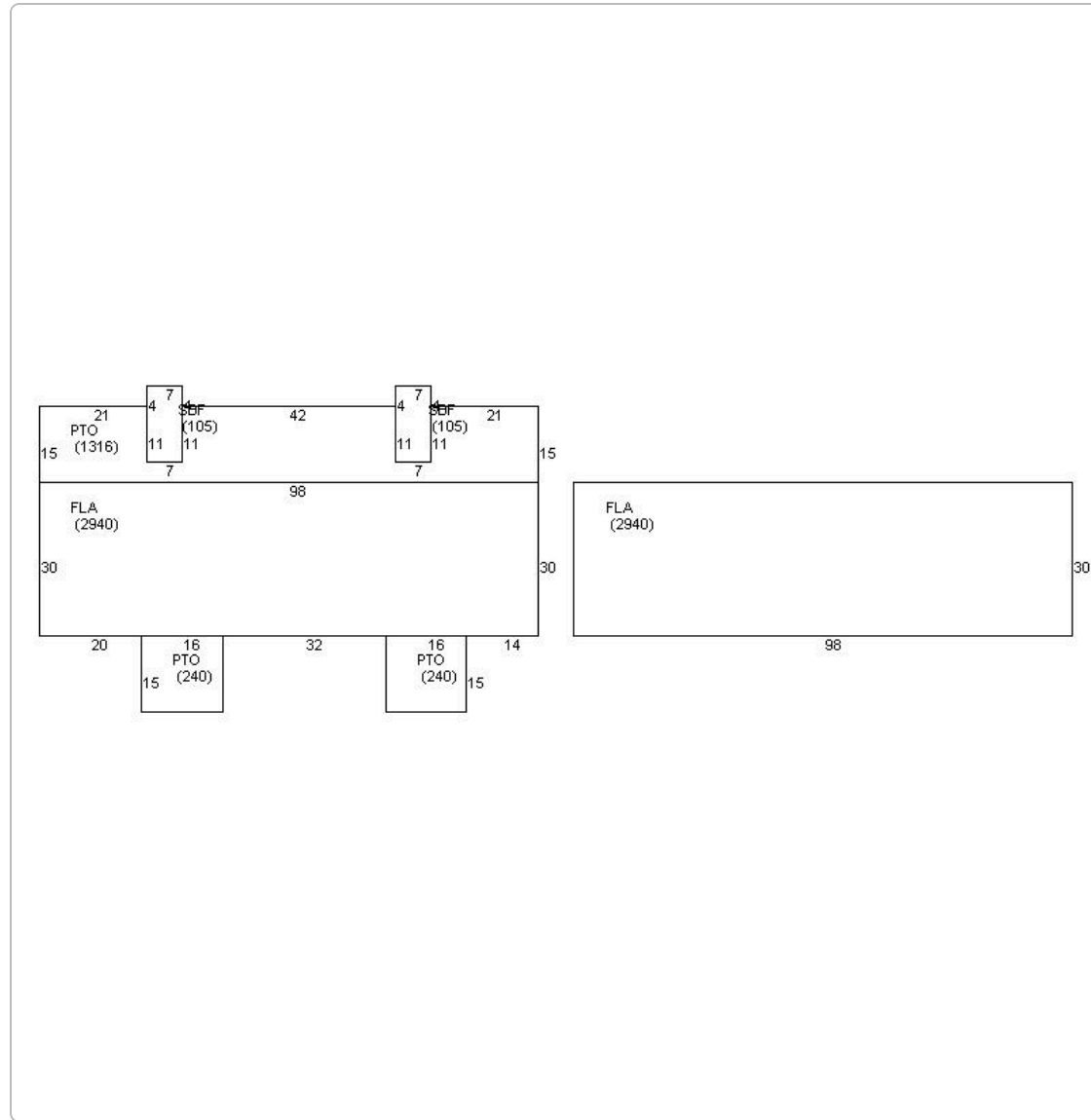
Number	Date Issued	Status	Amount	Permit Type	Notes
2024-2667	11/05/2024	Active	\$38,850	Residential	Replace 42SQ existing roofing with new 5V-Crimp Remove 42SQ existing roofing and install a new 5V-Crimp metal roofing system with Grace Ice & Water Shield underlayment. Replace soffit and fascia, as needed *Revision 1* Please REMOVE Grace underlayment. SUBSTITUTE with Polyglass Polystick Underlayment NOA No. : 21-1217.02 No change in job value.
24-2668	11/05/2024	Active	\$35,150	Residential	Replace 38SQ existing with new 5V-Crimp Remove 38SQ existing roofing and install a new 5V-Crimp metal roofing system with Grace Ice & Water Shield underlayment. Replace soffit and fascia
24-2670	11/05/2024	Active	\$27,750		Replace 30SQ existing with new 5V-Crimp Remove 30SQ existing roofing and install a new 5V-Crimp metal roofing system with Grace Ice & Water Shield
24-2665	10/15/2024	Active	\$38,850	Residential	Replace 42SQ existing roofing with new 5V-Crimp
24-0349	02/21/2024	Active	\$25,200	Residential	Interior repairs due to fire. Unit 4. Unit 4. No structural repairs. New insulation, drywall, new flooring, paint interior. Electrical permit to follow. All drywall replacement to be 5/8" firecode.
24-0292	02/07/2024	Active	\$1,500	Residential	Electrical Repairs - Unit #4 was damaged in fire. Replaced existing electrical devices with new devices
BLD2020-0789	04/16/2020	Active	\$229,650	Residential	PROVIDE AND INSTALL 2 DEDICATED SPLIT SYSTEM OUTDOOR AIR UNITS.
17-359	01/31/2017	Completed	\$25,000	Commercial	KITCHEN RENOVATION INSTALL SAME LOCATION, NEW CABINETS, NEW COUNTERTOPS ADN NEW APPLIANCES.
16-3052	11/28/2016	Completed	\$12,809,559	Commercial	72,625 sf 3-STORY NEW BLDG FOR ASSISTED AND INDEPENDENT LIVING. CONSTRUCTED OF LOAD-BEARING MASONRY, RECAST PLANKS AND METAL STUDS.
16-4006	11/28/2016	Completed	\$1,360,000	Commercial	COMPLETE ELECTRICAL/WORK FOR THE 72,625 SF 3-STORY NEW BUILD FOR THE ASSISTED AND INDEPENDENT LIVING
16-4004	11/09/2016	Active	\$575,000	Commercial	COMPLETE MECHANICAL / WORK FOR THE 72,625SF 3-STORY NEW BLDG FOR THE ASSISTED AND INDEPENDENT LIVING.
16-4001	10/13/2016	Completed	\$1,110,755	Commercial	ROUGH IN AND TRIM OUT OF NEW ASSISTED LIVING FACILITY. INCLUDES 136 WATER CLOSETS, 137 LAVATORIES, 132 SHOWERS, 110 KITCHEN SINKS, 11 MISC. SINKS, 1 URINAL AND 2 WATER HEATERS. INSTALL OF A/C CONDENSOR DRAINS.
16-3997	10/11/2016	Completed	\$769,000	Commercial	FOUNDATION FOR ALF
16-3072	09/06/2016	Completed	\$56,000	Commercial	Demolition of Bldg #1658 and adjacent concrete accessory structures, asphalt paving and vegetation on site
15-1263	04/13/2015	Completed	\$1,200	Commercial	REPLACE 2-GANG METER CAN WITH NEW
14-5579	12/08/2014	Expired	\$2,500	Residential	INSTALL SIX (6) NEW SHOWERS BASE 30X 60 AND INSTALL SIX (6) NEW POST-TEMP MOEN SHOWER VALVES. (ALL MATERIALS FURNISHED BY CONTRACTOR).
13-1944	05/15/2013	Completed	\$2,495	Commercial	REPLACE EXISTING SYSTEM WITH 1/5 TON RHEEM WITH NEW DUCTS.
13-1945	05/15/2013	Completed	\$2,495	Commercial	REPLACE EXISTING SYSTEM WITH 1.5 TON RHEEM WITH NEW DUCTS.
13-1946	05/15/2013	Completed	\$2,495	Commercial	INSTALL OF USED AC SYSTEM SALVAGED FROM FIRST FLOOR UNIT; NEW DUCTWORK.
13-1947	05/15/2013	Completed	\$2,495	Commercial	INSTALL OF USED AC SYSTEM SALVAGED FROM FIRST FLOOR UNIT; NEW DUCTWORK.
13-1811	05/07/2013	Completed	\$4,000	Residential	1620 TRUESDALE CT. APT 4. (DOWN) PROVIDE & INSTALL PLUMBING COMPLETE FOR THE RELOCATION OF 1 TOILET, 1 LAV. SINK, 1 SHOWER, 1 WASHING MACHINE & 1 KITCHEN SINK.
13-1812	05/07/2013	Completed	\$1,000	Residential	1620 TRUESDALE CT. APT 5. (UPSTAIRS) ADD 1 KITCHEN SINK.
13-1813	05/07/2013	Completed	\$4,000	Residential	1616 TRUESDALE CT. APT 4. (DOWN) PROVIDE & INSTALL PLUMBING COMPLETE FOR RELOCATION OF 1-TOILET, 1-LAV. SINK, 1-SHOWER, 1-WASHING MACHINE & 1-KITCHEN SINK.
13-1814	05/07/2013	Completed	\$1,000	Residential	1616 TRUESDALE CT. APT. 5. (UP) ADD 1 NEW KITCHEN SINK.
13-1816	05/07/2013	Completed	\$40,000	Residential	1620 TRUESDALE CT. APT 4. REMODEL LOWER HALF OF EXISTING 2 STORY APARTMENT INTO 1 STORY EFFICIENCY ADA COMPATIBLE UNIT. SEPERATE FROM UPSTAIRS.
13-1818	05/07/2013	Completed	\$40,000	Residential	1620 TRUESDALE CT. APT 5. REMODEL UPPER STORY OF EXISTING TWO STORY APARTMENT INTO A SEPERATE TWO BEDROOM SINGLE FLOOR UNIT WITH A NEW ENTRANCE AND PORCH.
13-1819	05/07/2013	Completed	\$40,000	Residential	1616 TRUESDALE CT. APT 5. REMODEL UPPER STORY OF EXISTING TWO STORY APARTMENT INTO SEPERATE TWO BEDROOM SINGLE FLOOR UNIT WITH A NEW ENTRANCE AND PORCH.
13-1820	05/07/2013	Completed	\$40,000	Residential	1616 TRUESDALE CT. APT 4. REMODEL LOWER HALF OF EXISTING TWO STORY APARTMENT INTO ONE STORY ADA COMPLIANT EFFICIENCY UNIT. SEPERATE FROM UPSTAIRS.
13-1418 & 1431	04/24/2013	Completed	\$7,125	Residential	1616 TRUESDALE CT. APTS 4 & 5. ELECTRIC WORK FOR CONVERSION OF EXISTING 2 STORY APT. INTO 2 SINGLE APTS. 8-120V LIGHT SWITCHES, 11-120V OUTLETS, 5-GFI OUTLETS, 9-WALL/CEILING LIGHT FIXTURE CIRCUITS FOR W/D PAIN KITCHENETTE. 1.5 TON SPLIT HAVC.
13-1433 & 1416	04/24/2013	Completed	\$7,125	Residential	1620 TRUESDALE CT APTS 4 & 5. ELECTRIC WORK FOR CONVERSION OF EXISTING 2 STORY APTS. INTO 2 SINGLE APTS. 8-120V LIGHT SWITCHES. 11-120V OUTLETS 5-120V GFI OUTLETS, 9 WALL/CEILING LIGHT FIXTURE CIRCUITS FOR W/D PAIN KITCHENETTE. 1.5 TON SPLIT HAVC.
12-4555	12/20/2012	Completed	\$1,616	Residential	INSTALL A WIRELESS SECURITY ALARM SYSTEM ON 6 WINDOWS AND 3 DOORS W/ KEY PADS
12-3843	10/24/2012	Active	\$35,000	Residential	CONVERSION OF 2 EXISTING SINGLE 1300SF 2 STORY APT INTO 2 ONE STORY 670 SF UNITS. LOWER UNIT TO BE FULLY ADA COMPLIANT. UPPER UNIT TO HAVE NEW EXTERIOR ENTRANCE.
12-3844	10/24/2012	Active	\$35,000	Residential	CONVERSION OF EXISTING SINGLE 1300 SF 2 STORY APT INTO 2 ONE STORY 670 SF UNITS. LOWER UNIT FULLY ADA COMPLIANT. UPPER UNIT TO HAVE NEW EXT ENTRANCE
12-3845	10/24/2012	Completed	\$35,000	Residential	CONVERSION OF 2 EXISTING SINGLE 1300SF 2 STORY APT INTO 2 ONE STORY 670 SF UNITS. LOWER UNIT TO BE FULLY ADA COMPLIANT. UPPER UNIT TO HAVE NEW EXTERIOR ENTRANCE.
12-3847	10/24/2012	Completed	\$35,000	Residential	CONVERSION OF 2 EXISTING SINGLE 1300SF 2 STORY APT INTO 2 ONE STORY 670 SF UNITS. LOWER UNIT TO BE FULLY ADA COMPLIANT. UPPER UNIT TO HAVE NEW EXTERIOR ENTRANCE.
12-2498	08/17/2012	Active	\$3,200	Residential	REMOVE AND REPLACE EXISTING A/C SYSTEMS AND REPLACE WITH 2 TON TRANE USING EXISTING ELECTRIC
12-3015	08/17/2012	Completed	\$3,200	Residential	REMOVE EXISTING A/C SYSTEMS AND REPLACE WITH 2 TON TRANE USING EXISTING ELECTRIC
10-3494	10/27/2010	Completed	\$1,100	Residential	REMOVE EXISTING TUB & REPLACE WITH NEW ONE & NEW DRAINS
10-764	03/15/2010	Completed	\$21,668	Residential	REPLACE 32 EXISTING FIXTURES, 12 LAVS, 12 WATER CLOSETS, 4 SHOWERS AND 4 TUBS
10-710	03/09/2010	Completed	\$4,491	Residential	INSTALL 4 WATER HEATERS
07-4255	06/29/2007	Completed	\$0	Residential	ISSUED C/O
07-2205	05/08/2007	Completed	\$22,694	Residential	INSTALL 3400SF OF V-CRIMP ROOFING FOR 1614 TRUESDALE CT.

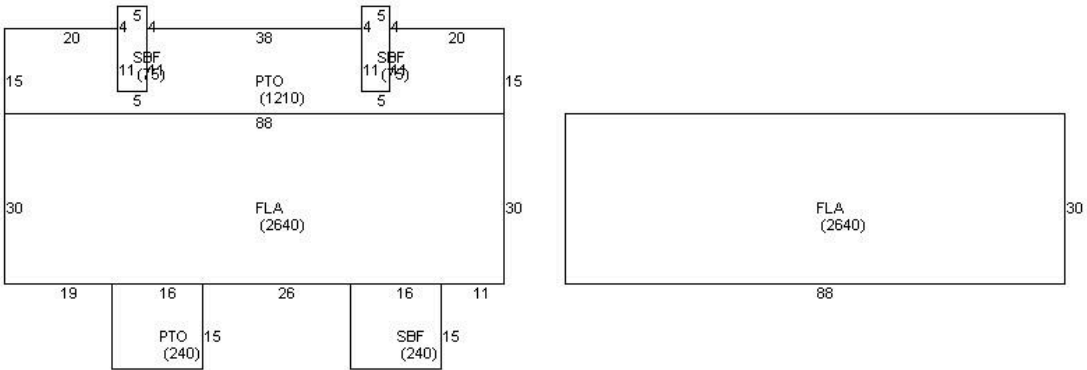
Number	Date Issued	Status	Amount	Permit Type	Notes
07-1665	04/05/2007	Completed	\$12,000	Residential	REPLACE FOUR A/C SYSTEMS FOR 1615 TRUESDALE CT
07-1666	04/05/2007	Completed	\$14,200	Residential	REPLACE FOUR A/C SYSTEMS FOR 1616 TRUESDALE CT
07-0473	02/15/2007	Completed	\$3,900	Residential	INSTALL METER CAN FOR 125 AMP-FOR 1626 DUNLAP CT
07-0521	02/12/2007	Completed	\$4,472	Residential	INSTALL 2.5 TON A/C FOR 1626 DUNLAP CT
06-6712	12/27/2006	Completed	\$5,000	Residential	INSTALL UNDERGROUND PIPE FOR FIRE SPRINKLER'S
06-5892	10/26/2006	Completed	\$60,000	Residential	CONVERT-TWO 4-BEDROOMS INTO TWO 1/1 AND TWO 2/1-1626 DUNLAP CT
05-4842	11/02/2005	Completed	\$1,400	Residential	HURRICANE WILMA DAMAGE-REPLACE BURNED JAE FOR 1662 DUNLAP CT #3
05-4843	11/02/2005	Completed	\$1,400	Residential	HURRICANE WILMA DAMAGE REPLACE BURNED METER JAWS FOR 1662 DUNLAP CT #4
05-1478	05/06/2005	Completed	\$26,000	Residential	REPLACE A/C CONDENSERS FOR 1624 SPALDING CT
05-1237	04/18/2005	Completed	\$1,400	Residential	REPLACE BURNED METER JAW
04-3059	09/20/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER,&PANEL FOR APTS 1,2,3,4,5,6 FOR 1641 MORGAN CT
04-3065	09/20/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 FOR 1642 MORGAN CT
04-2860	08/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 FOR 1635 SCHOLTZ CT
04-2864	08/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 FOR 1636 SCHOLTZ CT
04-2870	08/27/2004	Completed	\$1,400	Residential	INSTALLNEW METER CAN,RISER & PANEL FOR APT 1 FOR 1657 MORGAN CT
04-2873	08/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER & PANEL FOR APTS3,4 FOR 1637 MORGAN CT
04-2877	08/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN RISER & PANEL FOR APTS 1,2,3,4 FOR 1638 MORGAN CT
04-2878	08/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER,& PANEL FOR APTS 1,2,3,4 FOR 1639 MORGAN CT.
04-2885	08/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 FOR 1649 MORGAN CT
04-2846	08/26/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER &PANEL FOR APTS 1,2,3,4 FOR 1633 SCHOLTZ CT.
04-2804	08/24/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 FOR 1631 FLAGG CT
04-2812	08/24/2004	Completed	\$1,400		INSTALL NEW METER CAN RISER & PANEL FOR APTS 1,2,3,4 FOR 1632 SCHOLTZ CT.
04-2769	08/20/2004	Completed	\$1,400		INSTALL NEW METER CAN ,RISER,&PANEL FOR APTS 1,2,3,4 FOR 1629 FLAGG CT
04-2775	08/20/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 FOR 1630 FLAGG CT.
04-2753	08/19/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER,& PANEL FOR APTS 1,2,3,4 1627 FLAGG CT.
04-2757	08/19/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 1628 FLAGG CT.
04-2245	07/28/2004	Completed	\$1,400	Residential	INSTALL NEW MEER CAN AND RISER FOR APT,1 1652 ELLSBERG CT.
04-2494	07/27/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APTS 1,2,3,4 1659 REORDAN CT
04-2509	07/27/2004	Completed	\$1,400		INSTALL NEW METER CAN,REISER & PANEL FOR APT 1,2,3,4 1660 REORDAN CT
04-2513	07/27/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER,AND PANEL FOR APTS1,2,3,4 FOR 1661 DUNLAP CT
04-2517	07/27/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER,PANEL FOR APTS 1,2,3,4 1662 DUNLAP CT.
04-2855	07/27/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER&PANEL FOR APTS 1,2,3,4 FOR 16343 SCHOLTZ CT.
04-2480	07/26/2004	Completed	\$1,400		INSTALL NEW METRER CAN,RISER & PANEL FOR APT 3,167 REORDAN CT.
04-2484	07/26/2004	Completed	\$1,400		INSTALL NEW METER CAN ,RISER,&PANEL FOR APT 1 1657 RTEORDAN CT
04-2485	07/26/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APT 2 1657 REORDAN CT
04-2486	07/26/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APT 4 1657 REORDAN CT
04-2487	07/26/2004	Completed	\$1,400		INSTALL NEW METER CAN ,RISER,&PANEL FOR APT 1 1658 REORDAN CT
04-2488	07/26/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APT 2 1658 REORDAN CT
04-2449	07/22/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER & PANEL FOR APT 1,1653 ELLSBERG CT.
04-2450	07/22/2004	Completed	\$1,400		INSTALL NEW METER C AN,RISER,&PANEL FOR APT 2,1652 ELLSBERG CT
04-2451	07/22/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER,& PANEL FOR APT3,1653 ELLSBERG CT.
04-2452	07/22/2004	Completed	\$1,400		INSTALL NEW METER CAN,ROSER &PANEL FOR APT 4,1653 ELLSBERG CT
04-2453	07/22/2004	Completed	\$1,400		INSTALL NEW METER CAN & RISER FOR APT 1,1654 REORDAN CT
04-2454	07/22/2004	Completed	\$1,400		INSTALL NEW METER CAN & RISER FOR APT2,1654 REORDAN CT
04-2458	07/22/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER FOR APT 1,2,3,4 1655 REORDAN CT.
04-2462	07/22/2004	Completed	\$1,400		INSTALL NEW METER CAN & RISER FOR APTS1,2,3,&4 FOR 1656 REORDAN CT
04-2241	07/13/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN FOR APTS,1,2,3,4,5&6 1651 ELLSBERG CT
04-2460	07/12/2004	Completed	\$1,400		INSTALL NEW METER CAN,RISER FOR APT 3, 1655 REORDAN CT
04-2241	07/06/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN ,RISER FOR APT 1 1651 ELLSBERG CT.
04-2246	07/06/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER FOR APT 2,1652 ELLSBERG CT
04-2247	07/06/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER FOR APT 3,1652 ELLSBERG CT
04-2248	07/06/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN FOR APT 4,1652 ELLSBERG CT
04-2249	07/06/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN,RISER FOR APT 1,5 1651 ELLSBERG CT
04-2063	06/24/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN FOR APTS 1,2,3, 1649 ELLSBERG CT
04-2064	06/24/2004	Completed	\$1,400	Residential	INSTALL NEW METER CANS FOR APTS,2&3 1649 ELLSBERG CT
04-2068	06/24/2004	Completed	\$1,400	Residential	INSTALL NEW METER CANS FOR APTS 4,5,&6 1649 ELLSBERG CT
04-2069	06/24/2004	Completed	\$1,400	Residential	INSTALL NEW METER CAN & RISER FOR APT 5 ,&6 1649 ELLSBERG CT
04-2073	06/24/2004	Completed	\$1,400	Residential	INSTALL NEW METER MCAN FOR APTS 1,2,3,&4 1650 ELLSBERG CT

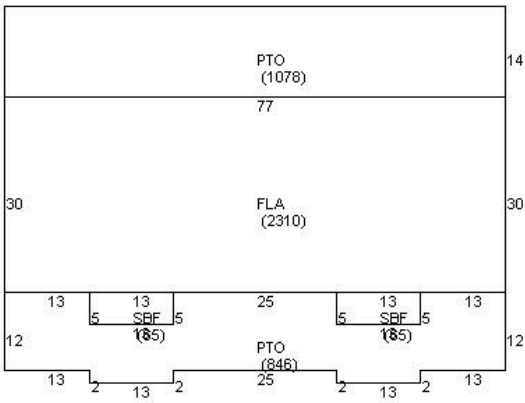
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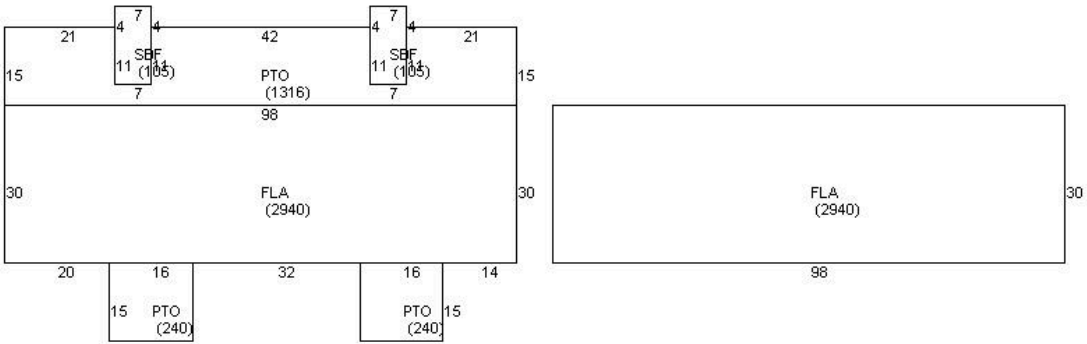
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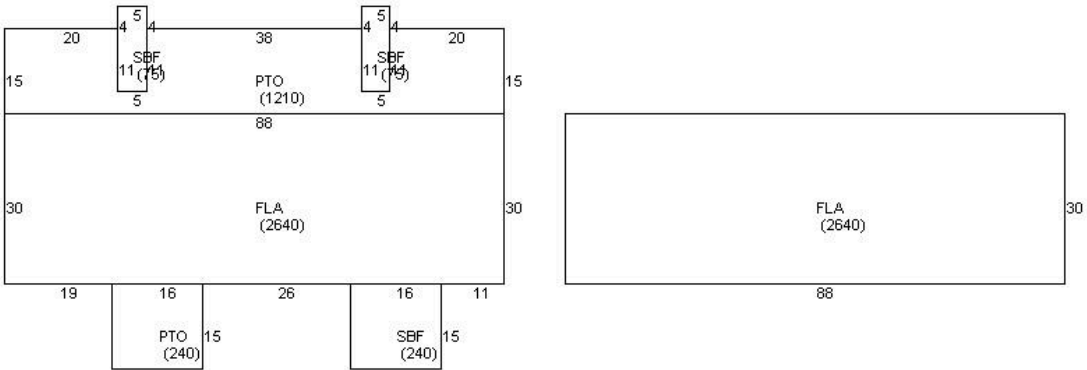
Sketches (click to enlarge)

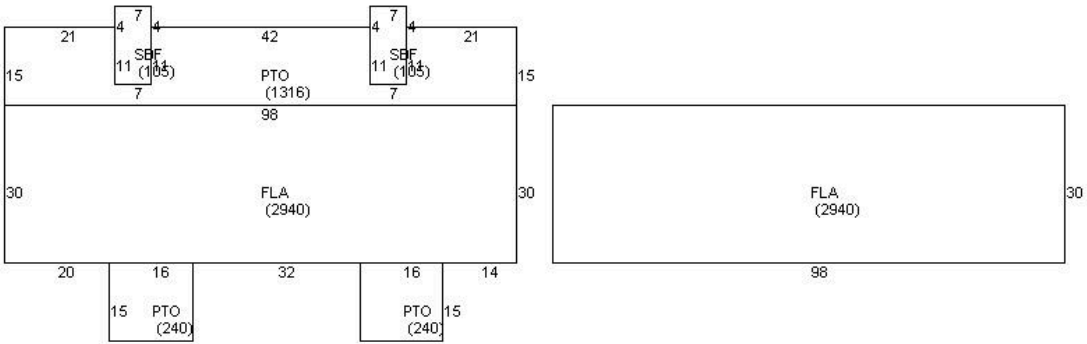


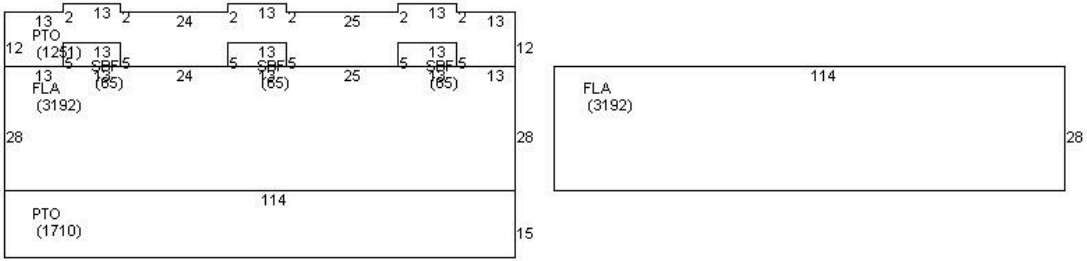


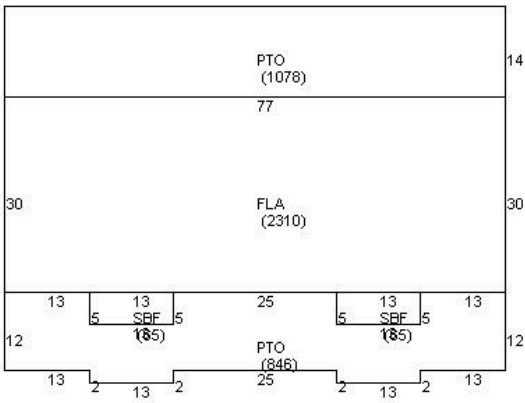


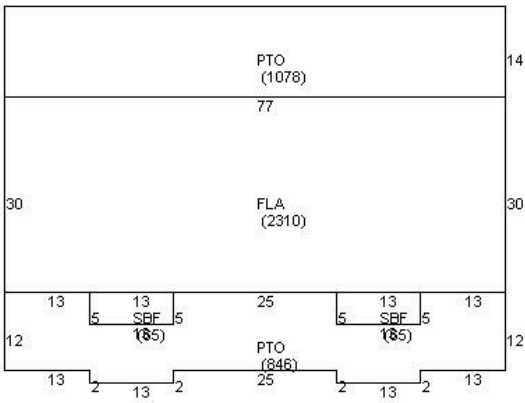


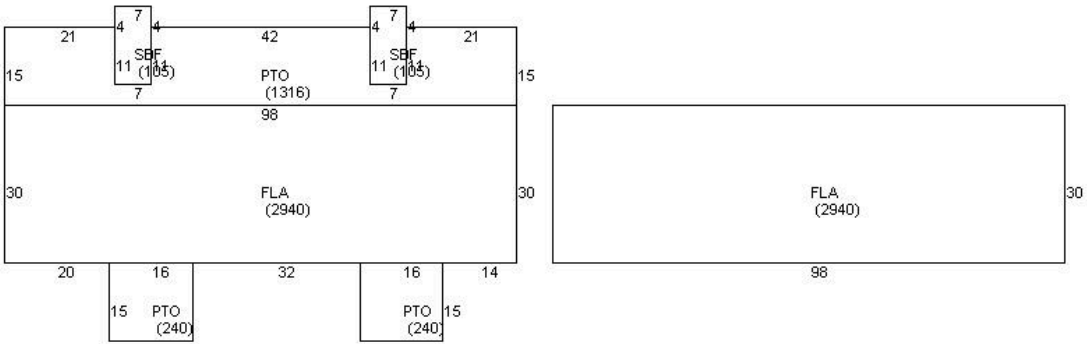


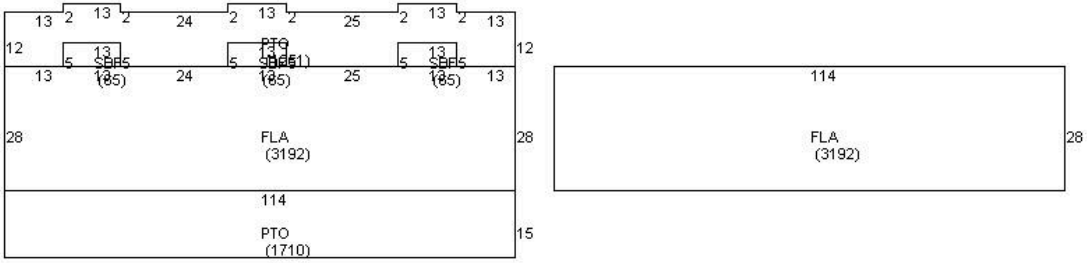


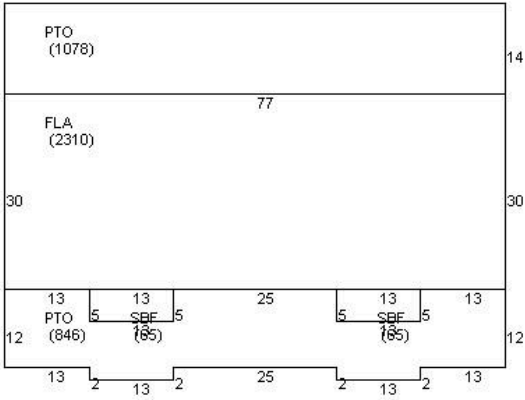


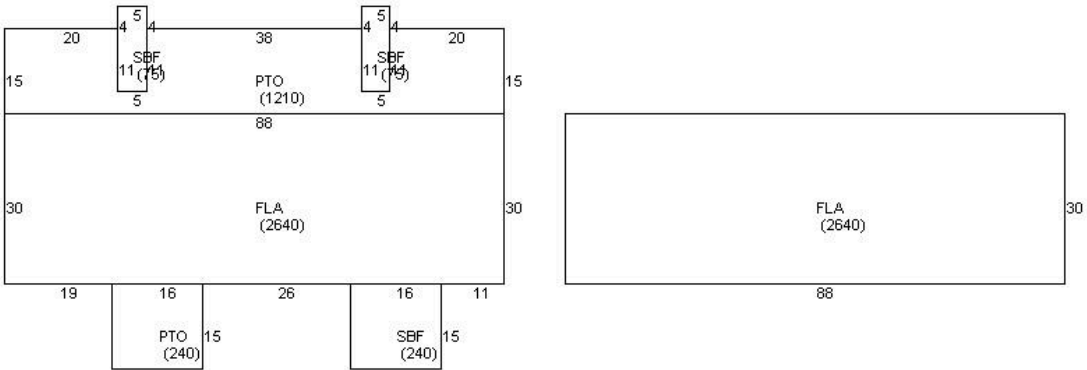


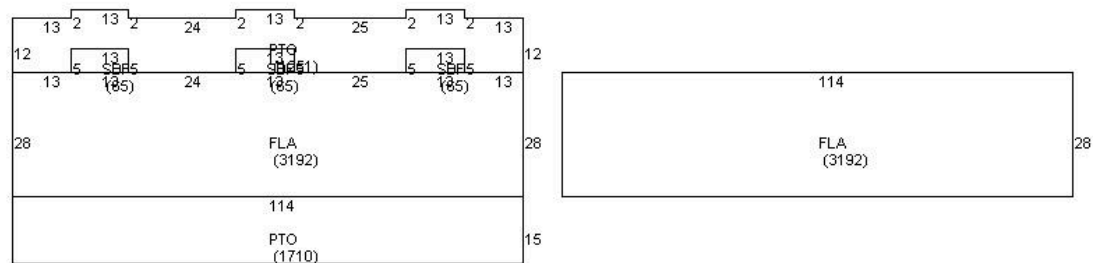


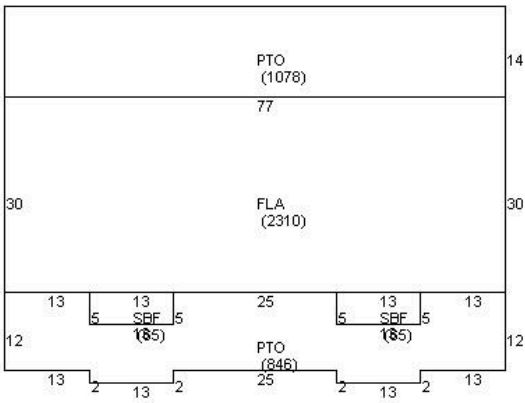


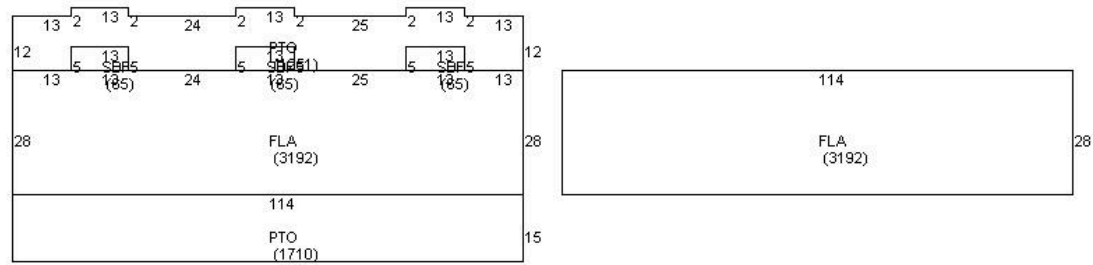


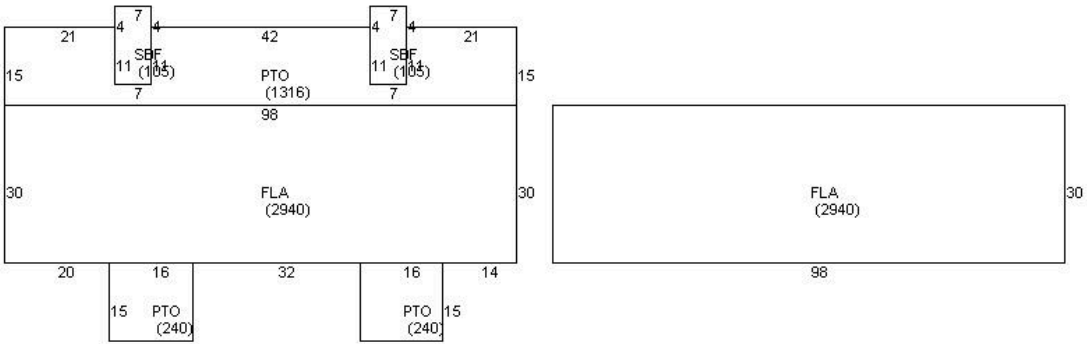


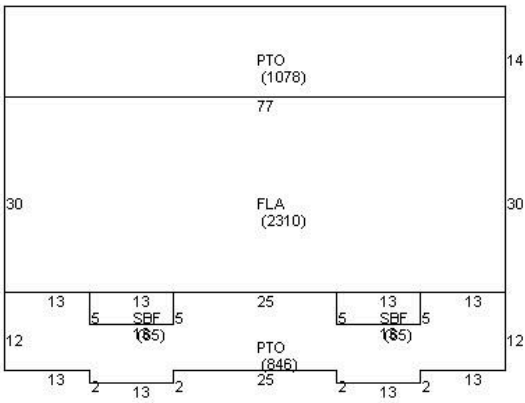


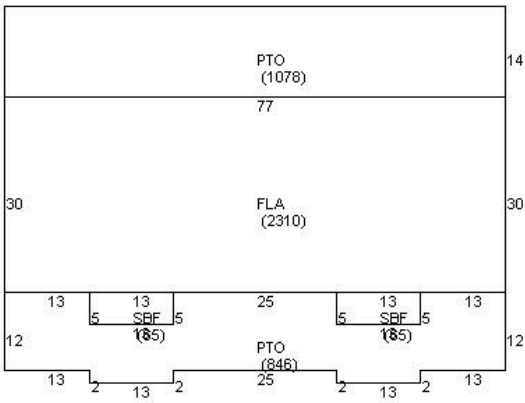


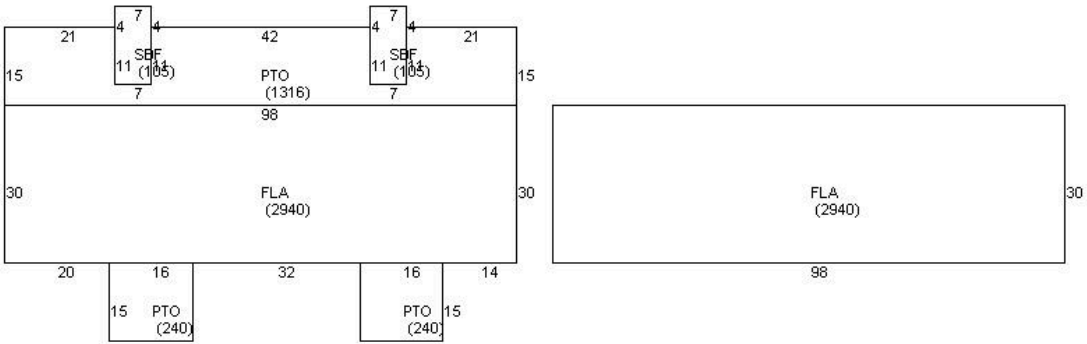


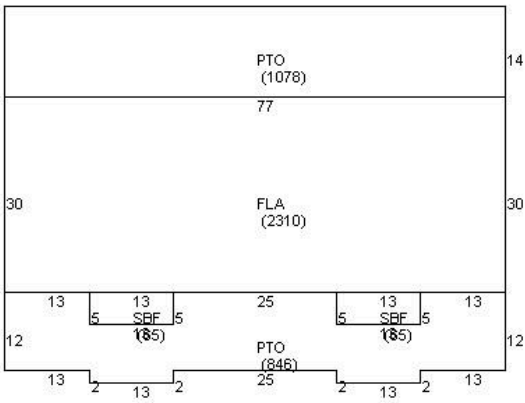


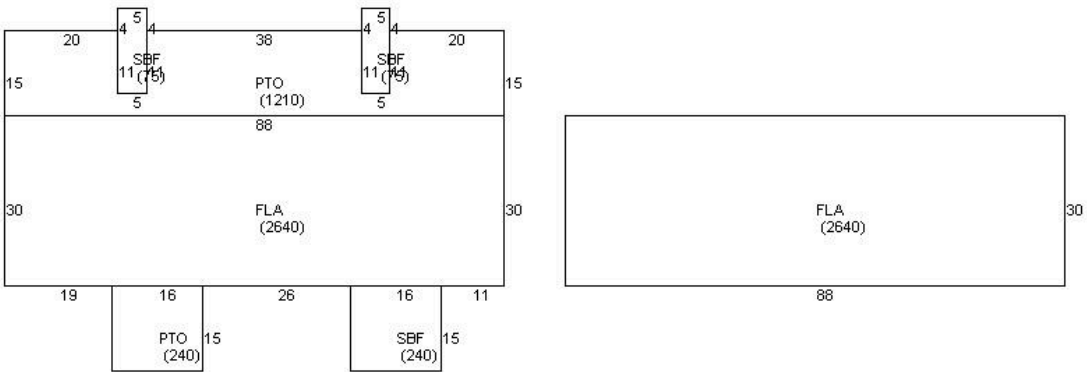


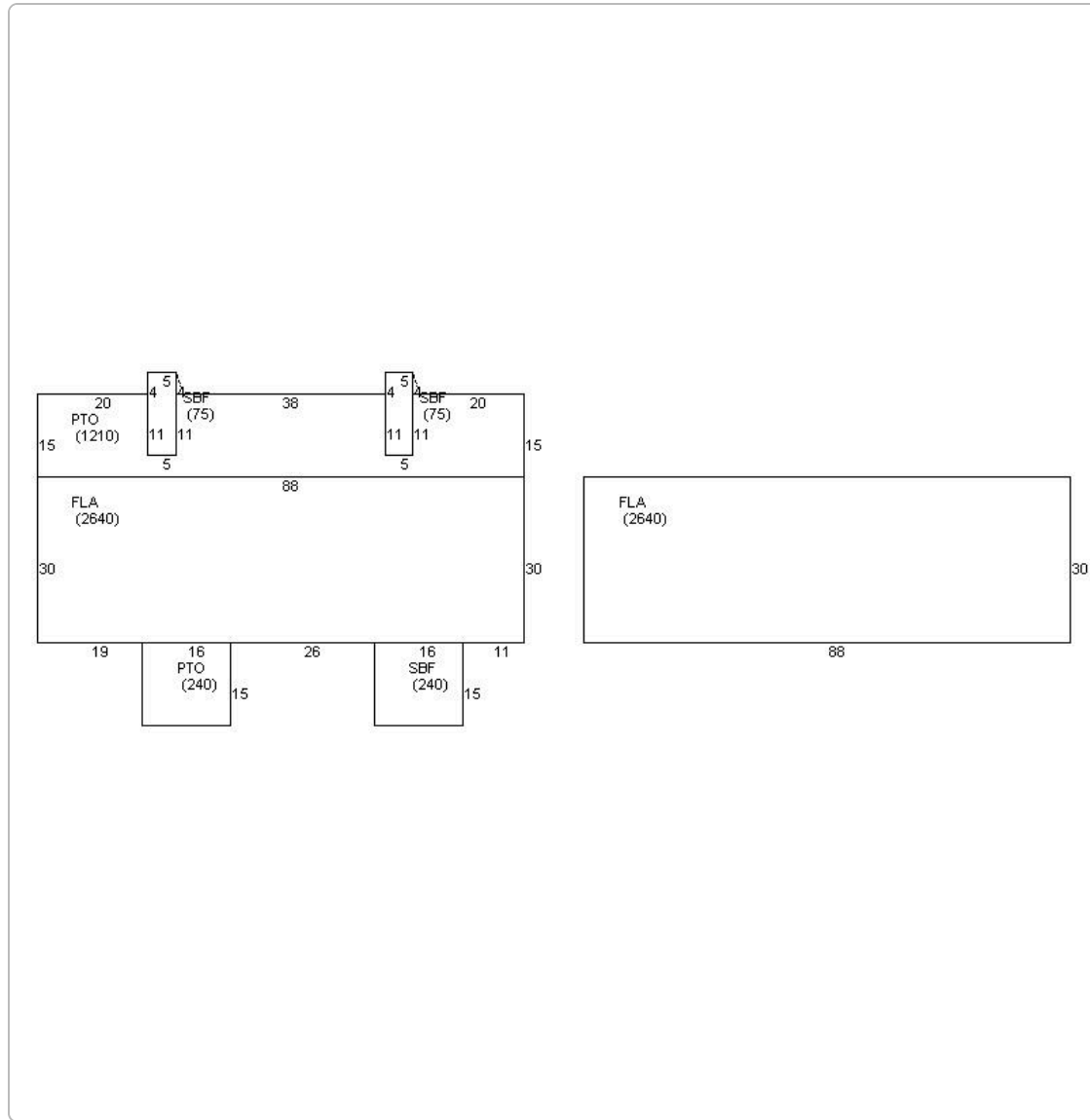


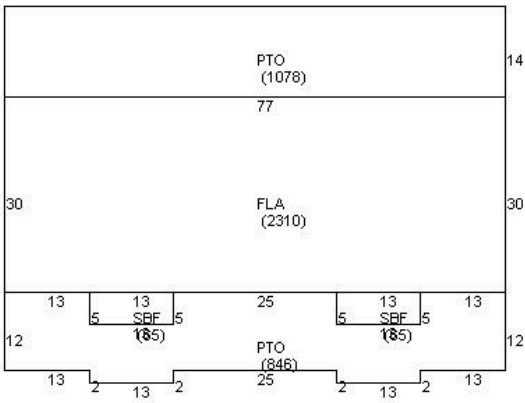


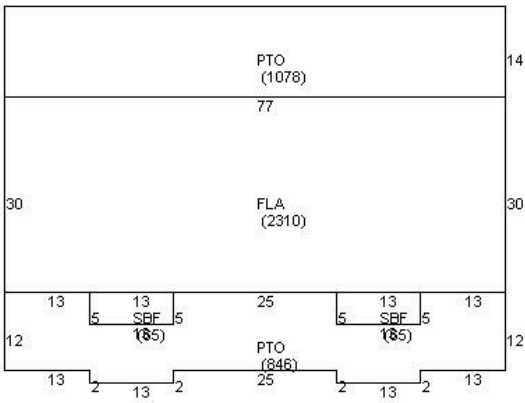


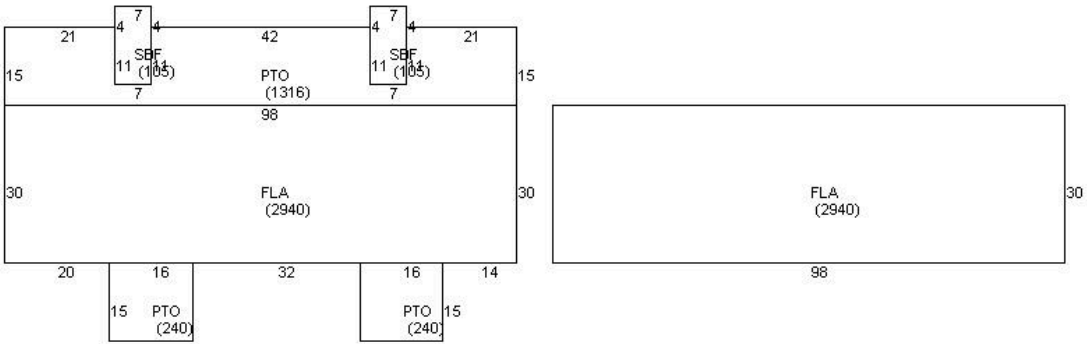


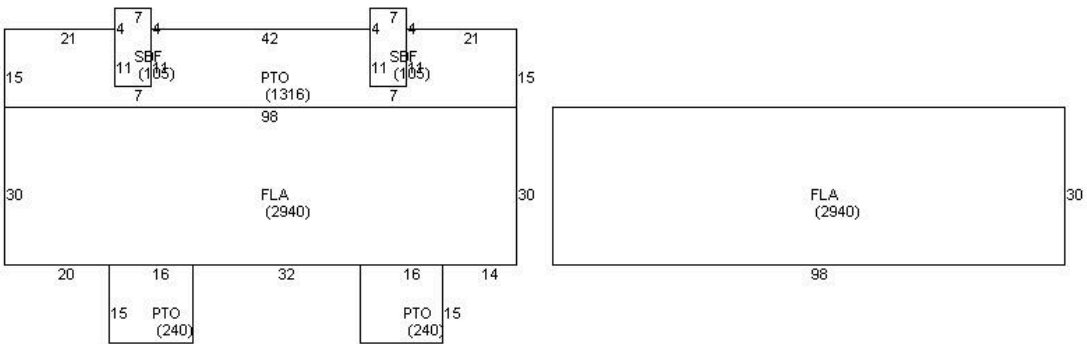


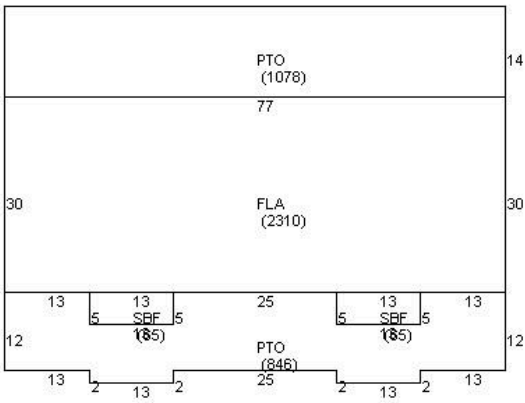


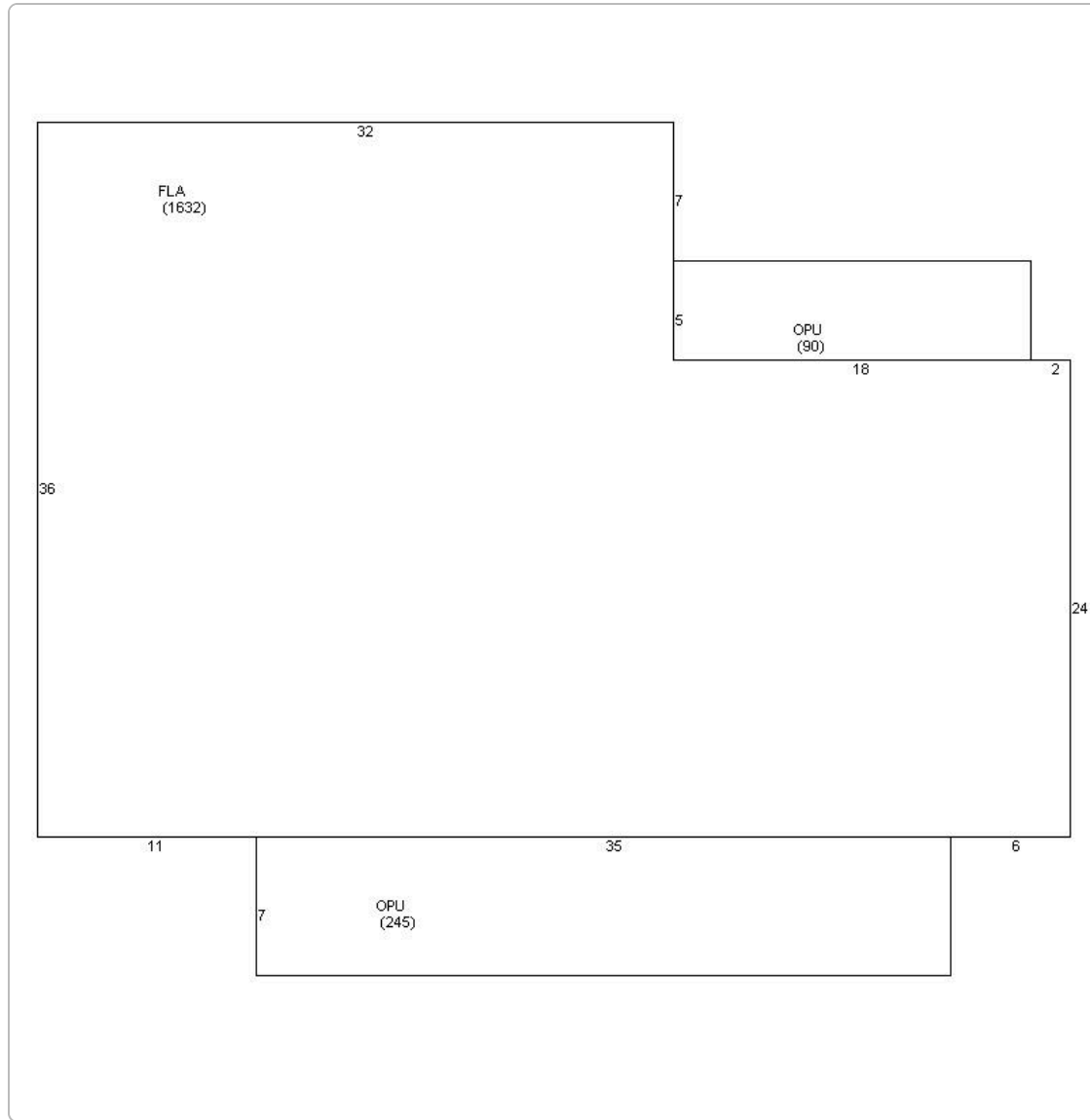


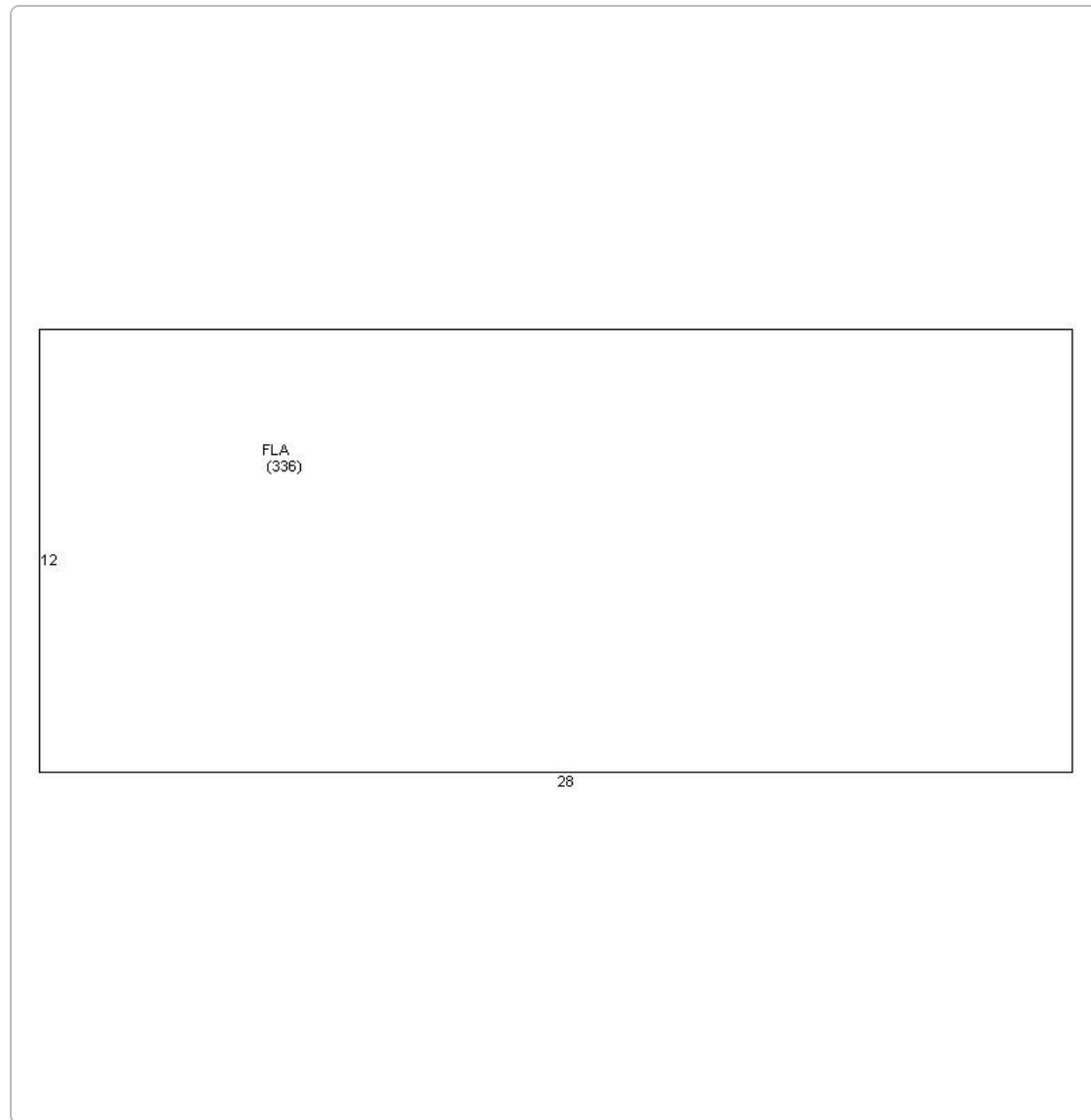


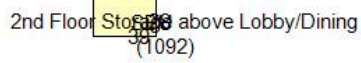


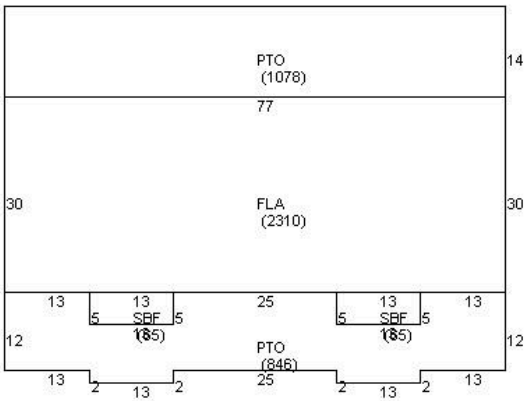


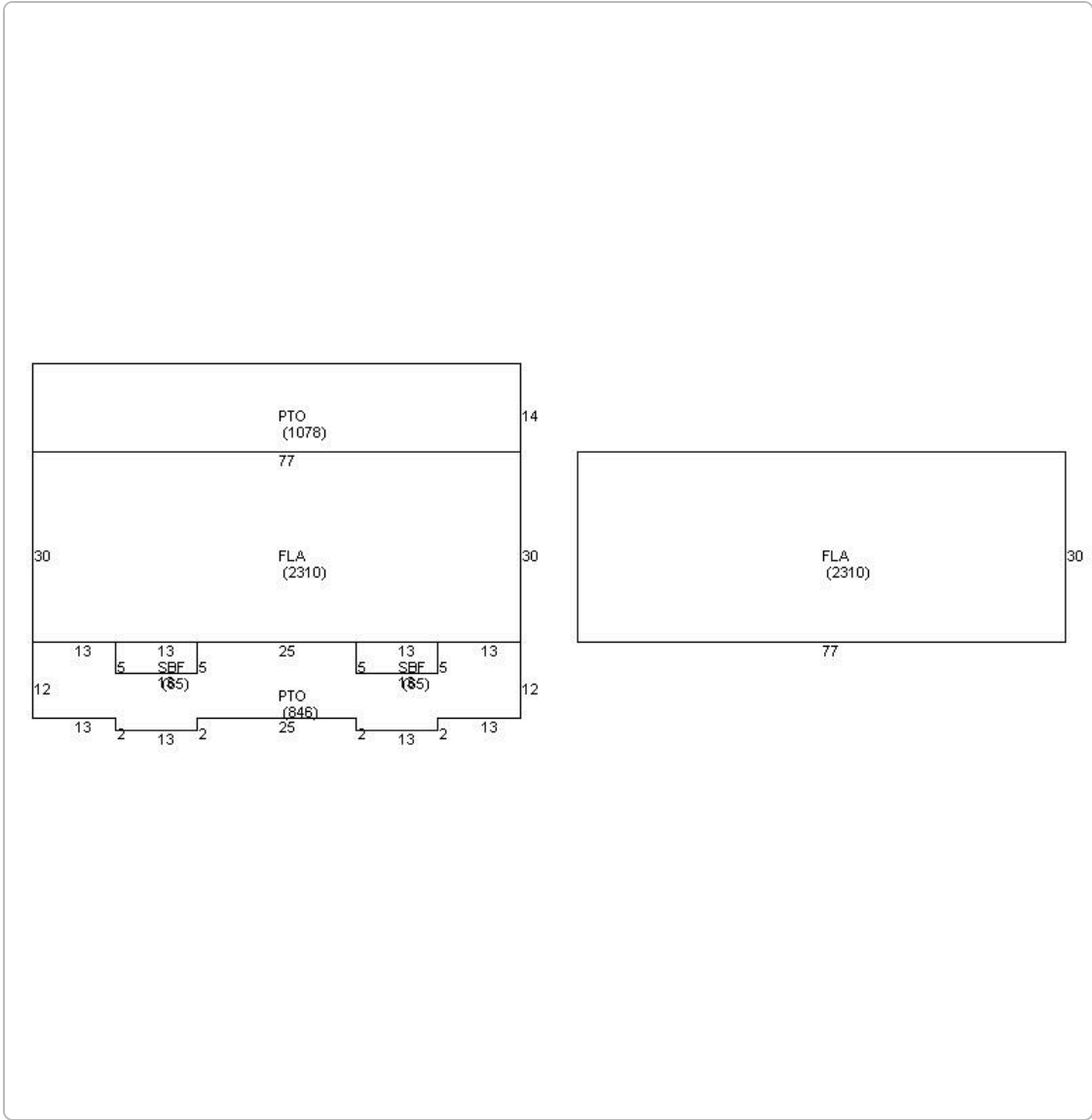


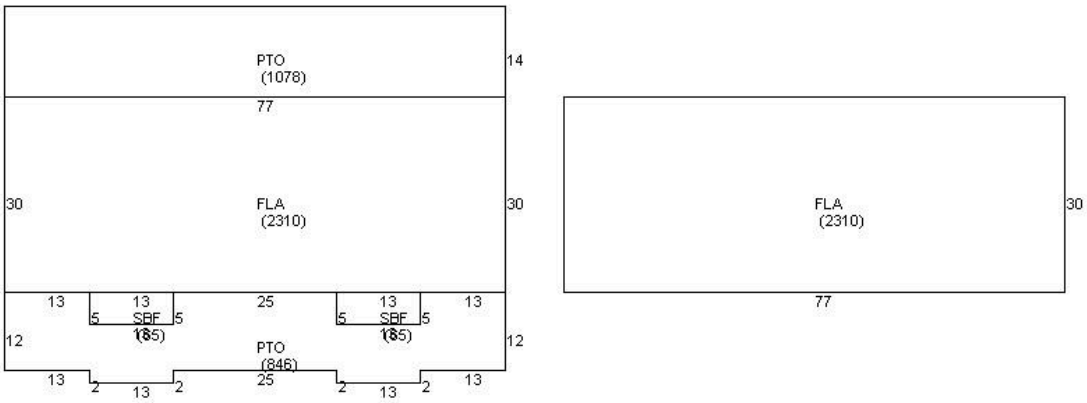


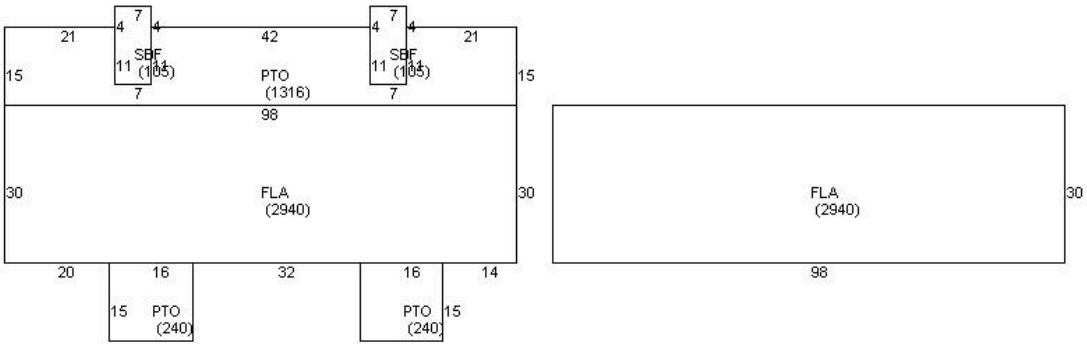


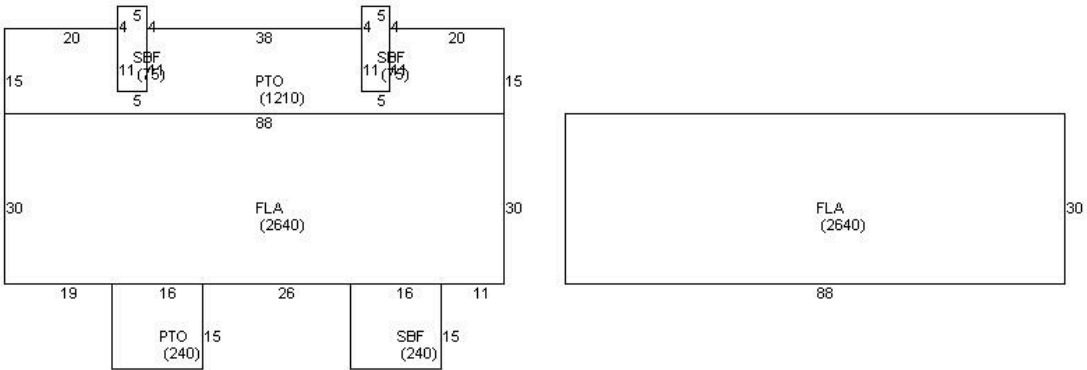


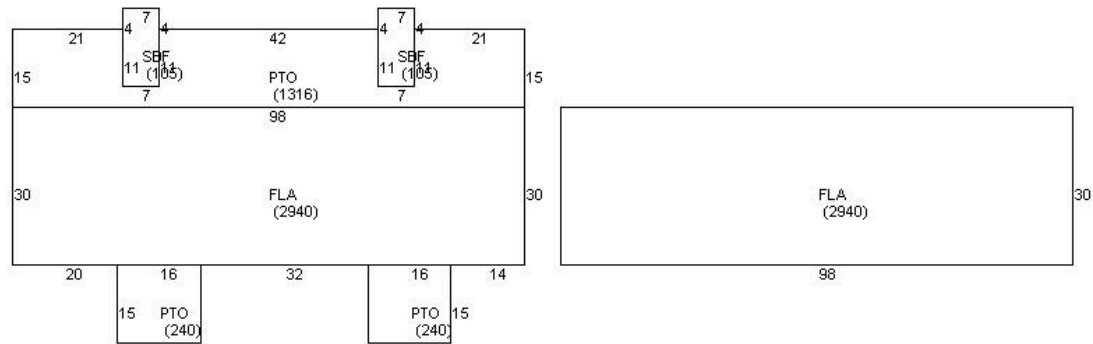






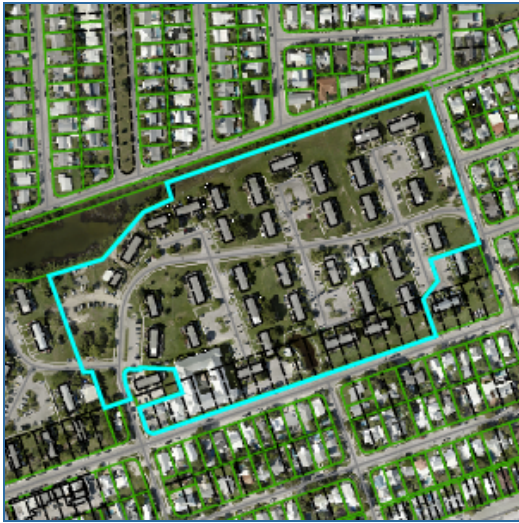






Photos



Map

No data available for the following modules: TRIM Notice.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 12/6/2024, 10:12:13 AM

Contact Us

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 **SCHNEIDER**
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AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

Executive Director of Housing Authority of the City of Key West Florida
Name of office (President, Managing Member) *Name of owner from deed*

authorize Gavin Scarbrough
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 29th of January 2025
Date

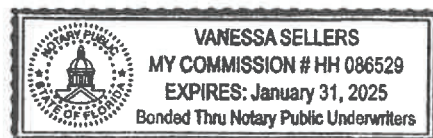
by Randy Sterling
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Vanessa Sellers
Name of Acknowledger typed, printed or stamped

HH086529
Commission Number, if any



**VERIFICATION
FORM**



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

I, Gavin Scarbrough, in my capacity as President
(print name) (print position; president, managing member)

of Pope-Scarbrough Architects
(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:

1671 Dunlap Drive, Key West, Florida 33040

Street address of subject property

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

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


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/24/2025 by
date

Gavin Scarbrough
Name of Applicant

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


Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026

1.24.2026
Commission Number, if any



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

I, Gavin Scarbrough, in my capacity as President
(print name) (print position; president, managing member)

of Pope-Scarbrough Architects
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[Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/24/2025 by
date

Gavin Scarbrough
Name of Applicant

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

[Signature]
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026

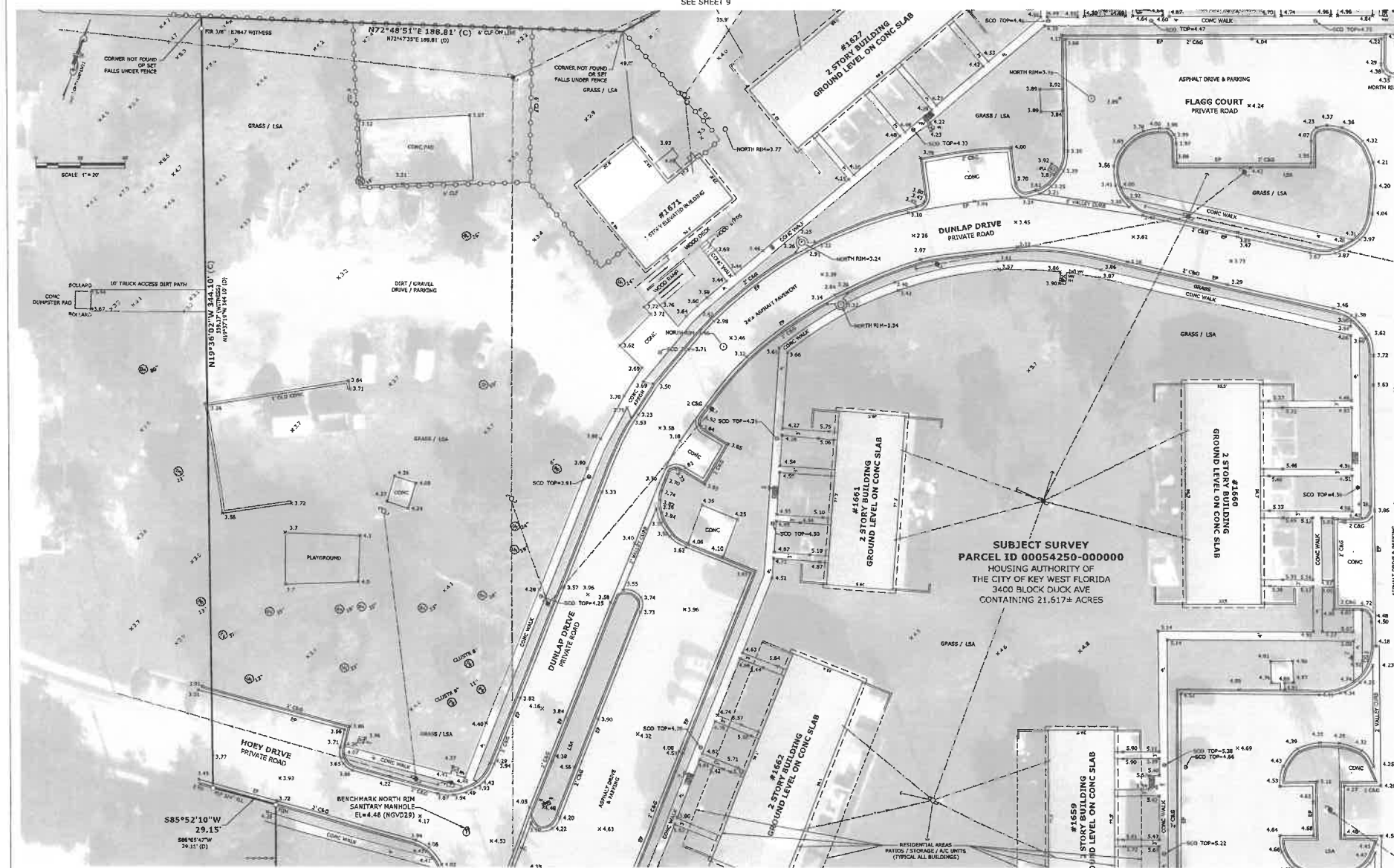
1.24.2026
Commission Number, if any

DEED

SURVEY

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 CONTACT: JAMES REEVE AND ASSOCIATES, LLP, 1000 UNIVERSITY AVENUE, SUITE 200, CHICAGO, IL 60607-4201, USA
 TEL: 312.467.1000 FAX: 312.467.1001

SEE SHEET 9



SEE SHEET 3

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7346
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 827-1348
EMAIL: INFO@RECEASURVEYING.COM

PROJECT: 23043001		DATE: 10/12/2023		DATE	BRISTOL
FLO: RW	PAVER: RW220 71-75	SCALE: 1" = 20'			
OFF:	CADINS				

BOUNDARY & TOPOGRAPHIC SURVEY
3400 BLOCK DUCK AVENUE
HOUSING AUTHORITY OF THE CITY OF KEY WEST
SECTION 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST
CITY OF KEY WEST, MONROE COUNTY, FLORIDA

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SITE PLAN

PROJECT SCOPE OF WORK

A 34 UNIT RESIDENTIAL BUILDING, 20 UNIT RESIDENTIAL BUILDING, AND SITE IMPROVEMENTS DESIGNED AND TO BE BUILT IN COMPLIANCE WITH EIGHTH EDITION 2023 FLORIDA BUILDING CODE.

APPLICABLE BUILDING CODES:

FAIR HOUSING ACT
FLORIDA BUILDING CODE, 8TH EDITION (2023) BUILDING
FLORIDA BUILDING CODE, 8TH EDITION (2023) ACCESSIBILITY
FLORIDA BUILDING CODE, 8TH EDITION (2023) ENERGY CONSERVATION
FLORIDA BUILDING CODE, 8TH EDITION (2023) MECHANICAL
FLORIDA BUILDING CODE, 8TH EDITION (2023) PLUMBING
FLORIDA FIRE PREVENTION CODE
NFPA 70: NATIONAL ELECTRICAL CODE

BUILDING

BUILDING NOTES	PROPOSED USE OF SPACE– BUILDING ONE	PROPOSED USE OF SPACE– BUILDING TWO
OCCUPANCY	R-2 (APARTMENTS)	R-2 (APARTMENTS)
USE	RESIDENTIAL	RESIDENTIAL
TYPE OF CONSTRUCTION PER TABLE 506.2 PER TABLE 504.4	TYPE III-B 16,000 SF PER FLOOR ALLOWABLE 4 STORY ALLOWABLE	TYPE III-B 16,000 SF PER FLOOR ALLOWABLE 4 STORY ALLOWABLE
FIRE RESISTANCE RATINGS PER TABLE 601	2 HOUR EXTERIOR BEARING WALL NO RATING AT OTHER BUILDING ELEMENTS	2 HOUR EXTERIOR BEARING WALL NO RATING AT OTHER BUILDING ELEMENTS
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1	SPRINKLERS PROVIDED (NFPA 13R)	SPRINKLERS PROVIDED (NFPA 13R)
BUILDING SF BUILDING STORIES BUILDING UNITS	34,970 SF (12,244 SF PER FLOOR) 3 STORY 34 UNITS	18,530 SF (7,282 SF PER FLOOR) 3 STORY 20 UNITS

AREA SUMMARY–
RESIDENTIAL BUILDING ONE

	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	11,424 SF	1,140 SF	12,564 SF
LEVEL 2	11,424 SF	820 SF	12,244 SF
LEVEL 3	9,502 SF	660 SF	10,162 SF
TOTAL	32,350 SF	2,620 SF	34,970 SF

AREA SUMMARY–
RESIDENTIAL BUILDING TWO

	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	6,777 SF	505 SF	7,282 SF
LEVEL 2	6,777 SF	505 SF	7,282 SF
LEVEL 3	3,689 SF	277 SF	3,966 SF
TOTAL	17,243 SF	1,287 SF	18,530 SF

ACCESSIBILITY SUMMARY

54 RESIDENTIAL UNITS TOTAL:

UNITS WITH MOBILITY FEATURES PER ACCESSIBILITY CODE, SECTION 233.3.1.1
REQUIRED: 5% OF 54 UNITS: 2.7 UNITS
PROVIDED: 3 UNITS

UNITS WITH COMMUNICATION FEATURES PER ACCESSIBILITY CODE, SECTION 233.3.1.2
REQUIRED: 2% OF 54 UNITS: 1.0 UNITS
PROVIDED: 1 UNIT

BUILDING ONE MATRIX

TOTAL BUILDING AREA – 34,487 SF

UNIT	UNIT SIZE*	UNIT QTY
ONE BEDROOM	675 SF	18
TWO BEDROOM	981 SF	10
THREE BEDROOM	1,169 SF	6

TOTAL 34 UNITS

*UNIT SIZE INCLUDES BALCONY

BUILDING TWO MATRIX

TOTAL BUILDING AREA – 18,530 SF

UNIT	UNIT SIZE*	UNIT QTY
ONE BEDROOM	675 SF	14
TWO BEDROOM	981 SF	6
THREE BEDROOM	1,169 SF	–

TOTAL 20 UNITS

*UNIT SIZE INCLUDES BALCONY

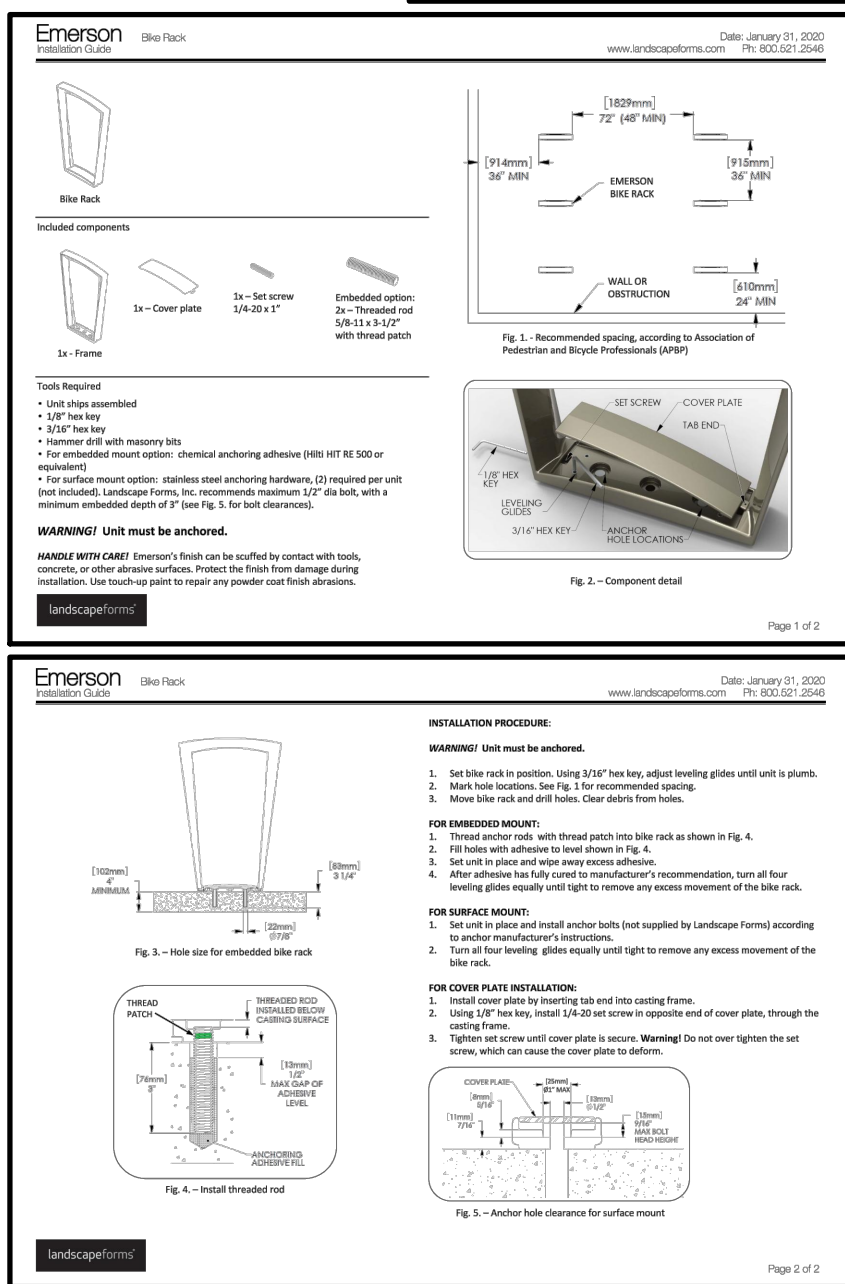
PARKING SUMMARY

	REQUIRED	PROVIDED
CAR PARKING 54 UNITS X 2	108	77 (32)
BIKE PARKING 10% + SUBSTITUTION	11+128	139
BIKE SUBSTITUTION (1 CAR = 4 BIKES)	32 x 4 = 128	
COMPACT SPACES	76 X 15% = 11	

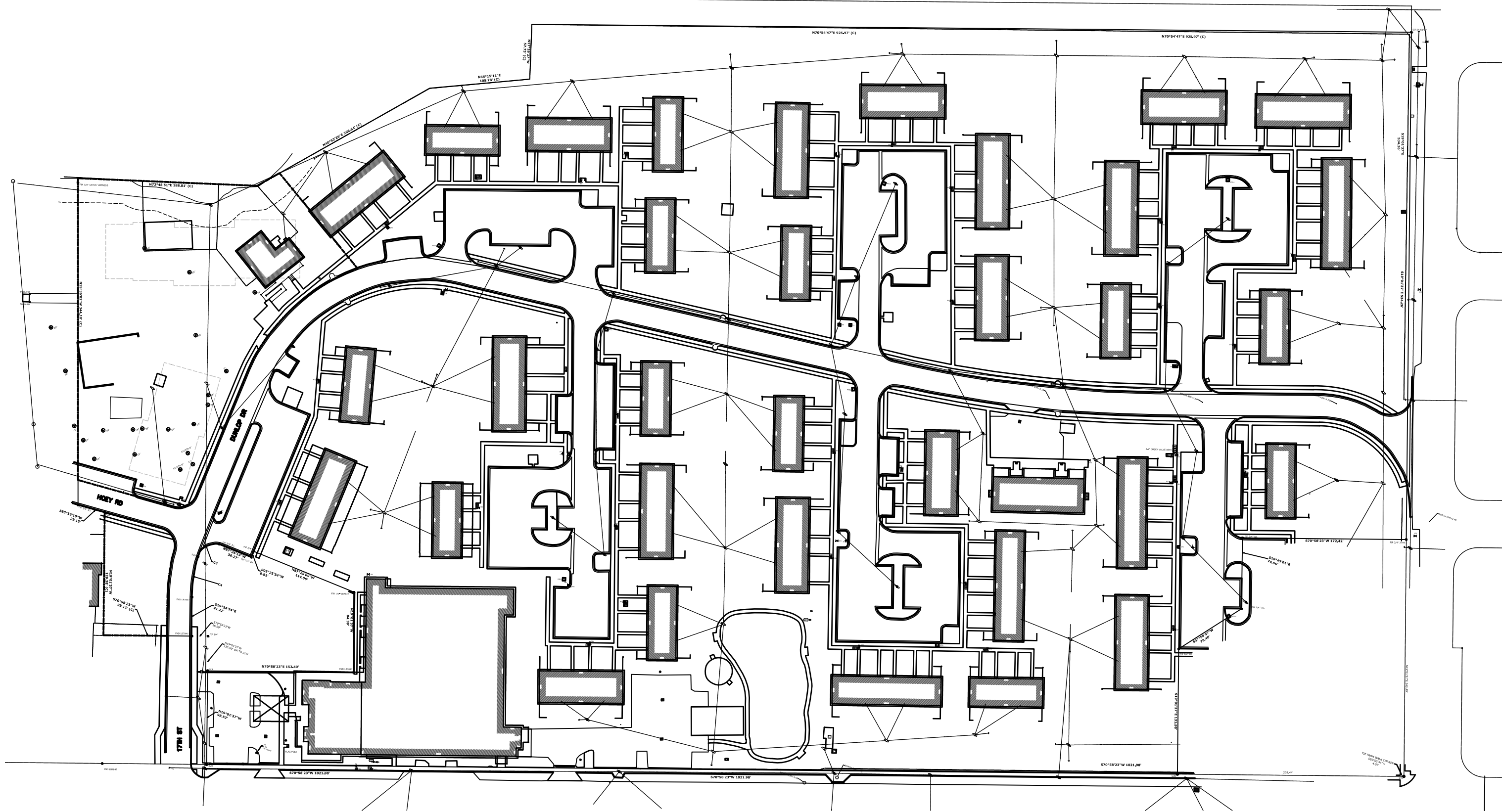


Housing Authority of the City of Key West			
Zoning			MDR-1
Flood Zone			AE 7
Design Flood Elevation	BFE+1.5'		8.5' NGVD
Flood Elevation Provided	9' NAVD + 1'		11.35' NGVD
Site Area			941,654
Site Area (Ac)			21.62
Max Density (du/acre)			16
	Code Allowable	Existing	Proposed
Building Coverage	40%	14.1%	16.0%
Area (SF)	376,661	132,800	150,581
Impervious Surface	60%	39.3%	43.9%
Area (SF)	564,992	370,401	413,282
Open Space Ratio	0.35	0.61	0.56
Area (SF)	322,573	571,252	528,371
Density	345 Units	251 Units	305 Units
16 du/acre	35'-0" x 10'-0"	N/A	39'-0" x 27'-0"
Height	25'-0"	N/A	N/A
Side Setback	25'-0"	N/A	N/A
Street Side Setback	25'-0"	N/A	N/A
Front Setback (Duck Ave)	30'-0"	N/A	N/A
Rear Setback	25'-0"	N/A	35'-10.25"
Wetland Setback	25'-0"	N/A	26'-10"

Existing	Factor	Units	Req'd Parking	Existing Parking
Multi-family (145 Townhomes)	2 spaces/unit	145 Units	290 Spaces	291 Spaces
Nursing (106 Units)	1 space/4 beds	130 Beds	33 Spaces	37 Spaces
			Total Req'd Parking	Total Existing Parking
Totals			323 Spaces	328 Spaces
Proposed	Factor	Units	Req'd Parking	Proposed Parking
Multi-family (145 Townhomes,	2 spaces/unit	199 Units	398 Spaces	362 Spaces
54 Multifamily Units)	4 bike/1 car		32 Spaces (128 Bike Spaces)	
Nursing (106 Units)	1 space/4 beds	130 Beds	33 Spaces	37 Spaces
			Total Req'd Parking	Total Existing Parking
Totals			431 Spaces	431 Spaces

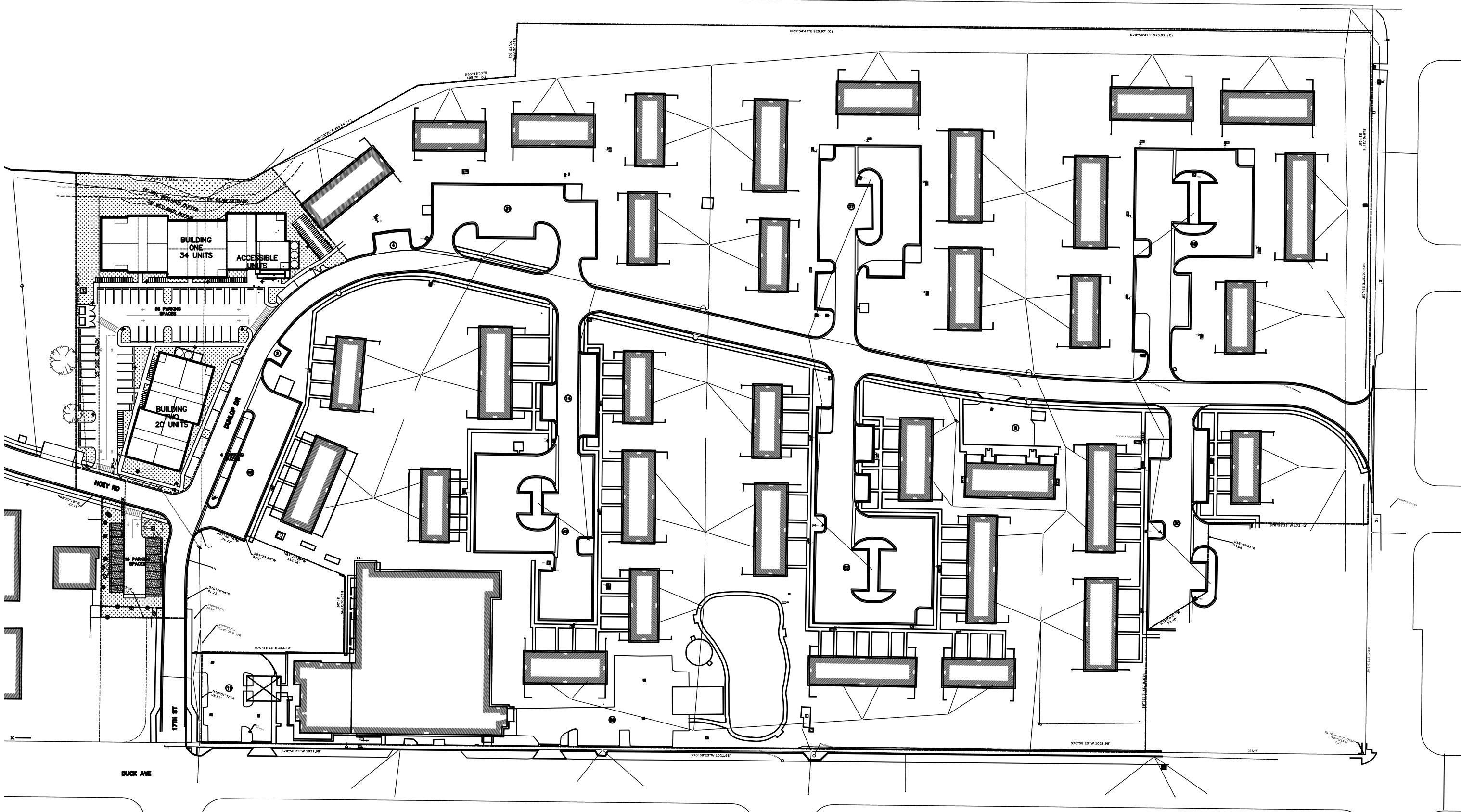


Bike Rack



Existing Site Plan

1" = 100' - 0"



Overall Site Plan

1" = 100' - 0"

INDEX

OVERALL SITE PLANS, SITE DATA
ENLARGED SITE PLANS
BUILDING ONE FIRST FLOOR PLAN/ LIFE SAFETY PLAN
BUILDING ONE SECOND FLOOR PLAN/ LIFE SAFETY PLAN
BUILDING ONE THIRD FLOOR PLAN/ LIFE SAFETY PLAN
BUILDING TWO FIRST FLOOR PLAN/ LIFE SAFETY PLAN
BUILDING TWO SECOND FLOOR PLAN/ LIFE SAFETY PLAN
BUILDING TWO THIRD FLOOR PLAN/ LIFE SAFETY PLAN
BUILDING ONE EXTERIOR ELEVATIONS
BUILDING TWO EXTERIOR ELEVATIONS

A0.1
A0.2
A1.1
A1.2
A1.3
A1.4
A1.5
A1.6
A2.1
A2.2

DRC SUBMITTAL – 02.11.25

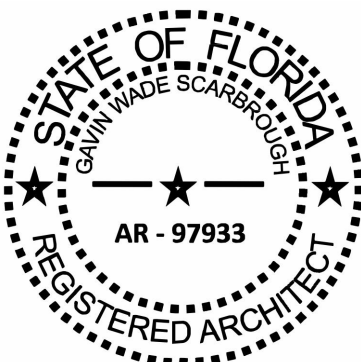
POPE – SCARBROUGH – ARCHITECTS

(305) 296 3611 610 White St, Key West FL

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2/11/25
revision:
4/4/25

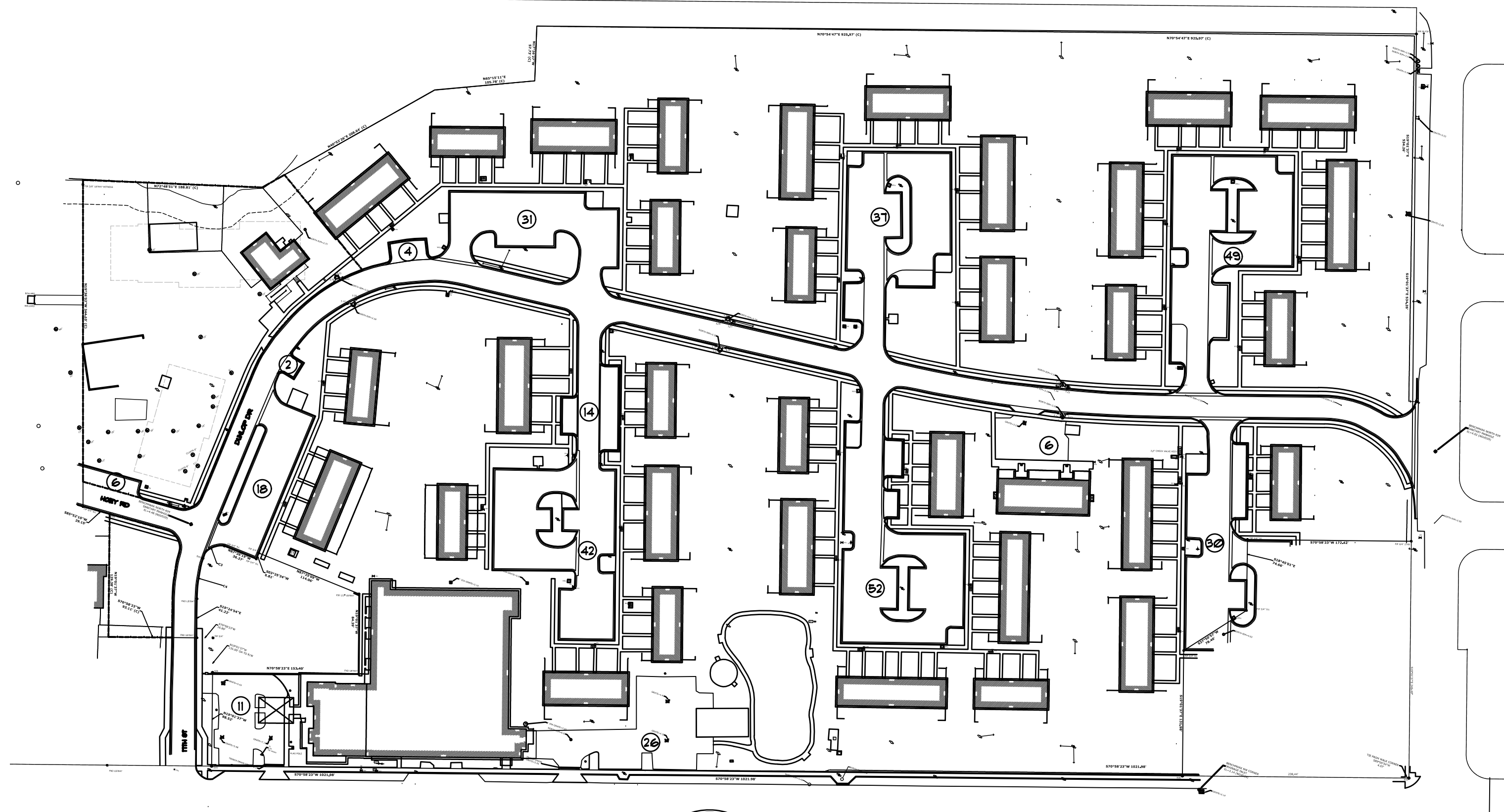
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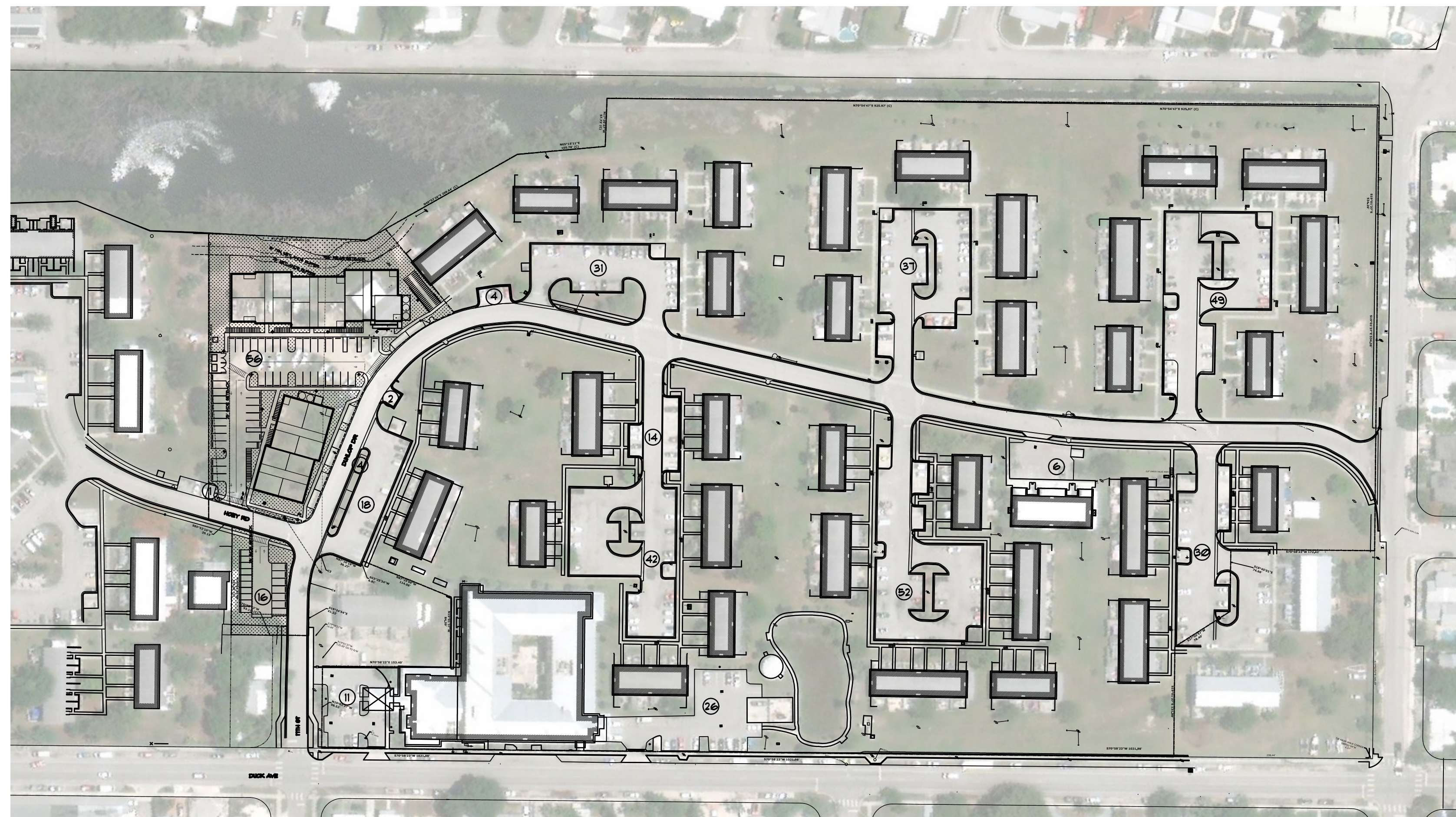
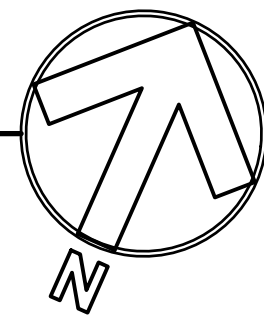
Key West Housing Authority

Dunlap Drive Key West, FL



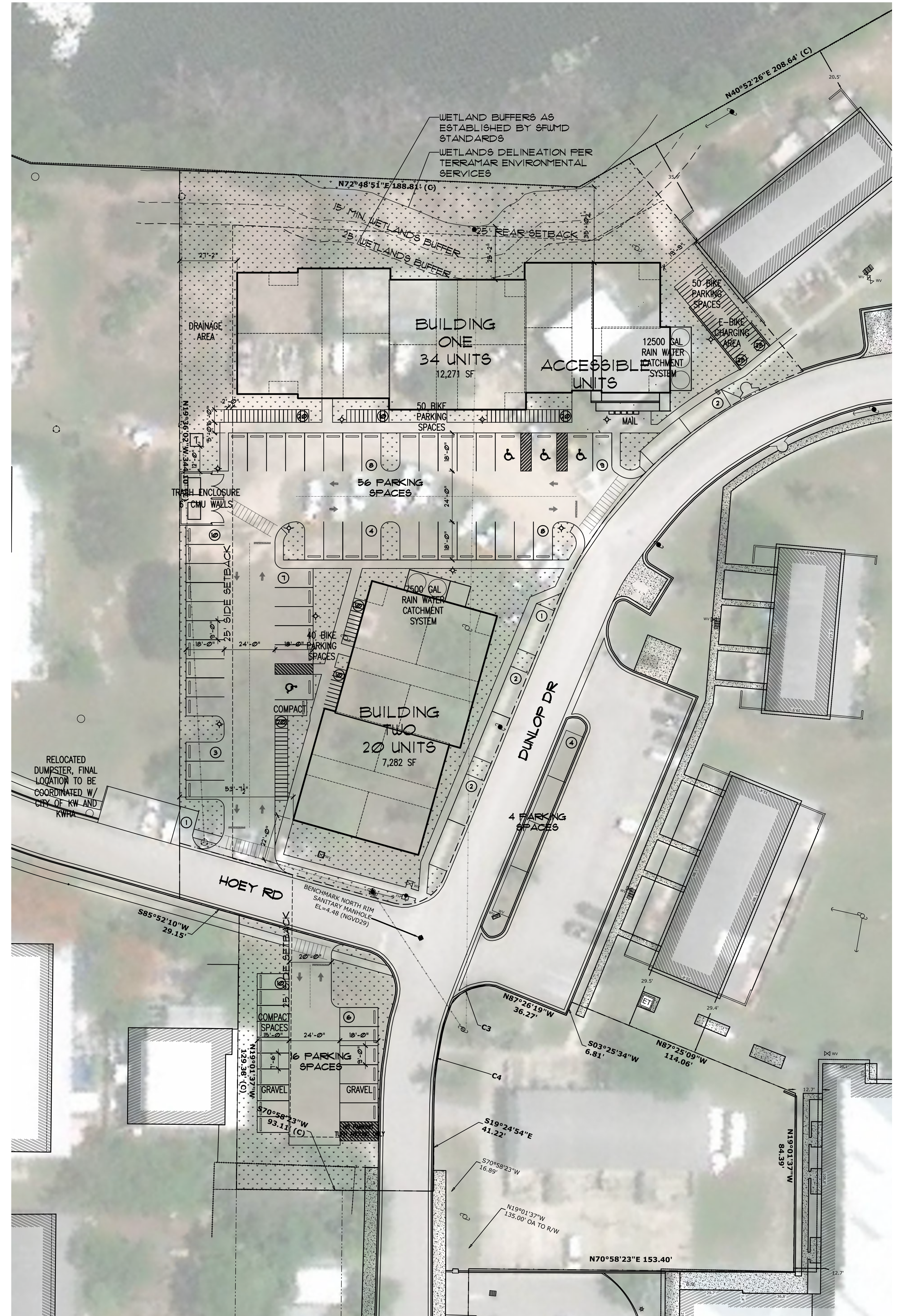
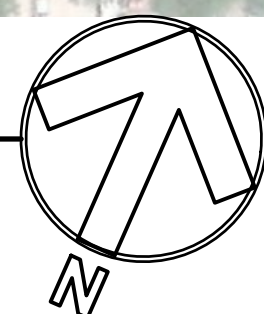
Overall Existing Site Plan

1" = 100' - 0"



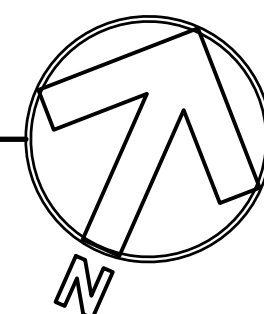
Overall Proposed Site Plan

1" = 100' - 0"



Proposed Site Plan

1" = 30' - 0"



Key West Housing Authority

Key West, FL

Dunlap Drive

POPE-SCARBROUGH-ARCHITECTS

610 White St, Key West FL

(305) 296 3611

date:
04/23/25
revision:

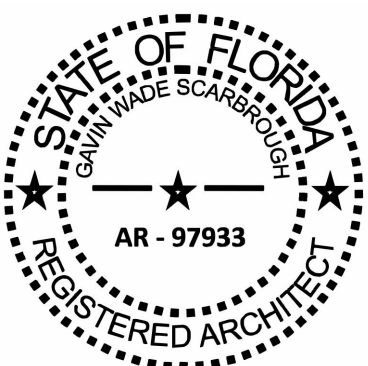
sheet:

A0.1


$$\overline{1/4'' = 1' - 0''}$$

$$\overline{1/4'' = 1' - 0''}$$

$$\overline{1'' = 30' - 0''}$$

$$\underline{1'' = 30' - 0'}$$


DRC SUBMITTAL - 02.11.25

POPE—SCARBROUGH—ARCHITECTS

sheet:

A0.2

Key West Housing Authority

Key West, FL

Dunlap Drive

UGH—ARCHITECTS
610 White St, Key West FL

date:
2/11/25
revision:
4/4/25

KEY WEST HOUSING AUTHORITY OCCUPANCY TABLE FLORIDA BUILDING CODE 2023, BUILDING AND NFPA 101, 2024 FROM FBC SECTION 1005.1, TABLES 1004.5 AND 1020.2, AND NFPA TABLE 7.3.1.2				
	FLOOR AREA (SF)	SF PER OCCUPANT		# OF OCCUPANTS
INTERIOR BUILDING AREAS				
FIRST FLOOR				
RESIDENTIAL	11,424	200 GROSS		57.1
FIRST FLOOR OCCUPANTS				
				57.1
		FACTOR	REQ'D	PROVIDED
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	17.14	48"
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	11.42	120"
SECOND FLOOR				
RESIDENTIAL	11,424	200 GROSS		57.1
SECOND FLOOR OCCUPANTS				
				57.1
		FACTOR	REQ'D	PROVIDED
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	17.14	48"
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	11.42	120"
THIRD FLOOR				
RESIDENTIAL	9,502	200 GROSS		47.5
SECOND FLOOR OCCUPANTS				
				47.5
		FACTOR	REQ'D	PROVIDED
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	14.25	48"
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	9.50	120"
TOTAL OCCUPANTS				
				162

KEY WEST HOUSING AUTHORITY MEANS OF EGRESS FLORIDA BUILDING CODE 2023, BUILDING	
SECTION 1006.3.3 AND TABLE 1006.3.3 (1)	A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF BECAUSE: OCCUPANCY - R-2 BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM MAX 4 DWELLING UNITS PER SINGLE EXIT MAX COMMON PATH OF EGRESS TRAVEL DISTANCE LESS THAN 125 FEET
SECTION 1027.6	EXIT STAIRWAYS AND RAMPS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES ABOVE GRADE PLANE
SECTION 1030.1	IN R-2 OCCUPANCIES, SLEEPING ROOMS BELOW THE FORTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH SECTION 1030
TABLE 1006.2.1	125 FEET MAX COMMON PATH OF EGRESS TRAVEL DISTANCE
TABLE 1017.2	250 FEET MAX ALLOWABLE EXIT ACCESS TRAVEL DISTANCE

LIFE SAFETY SYMBOLS

F

FE

MANUAL PULL STATION

FIRE EXTINGUISHER

LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13R)

FBC 2023 TABLE 1012
OCCUPANCY TYPE R-2 250 FT TO EXIT (MAX ALLOWED)

HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES

DEMISING WALLS BETWEEN UNITS TO HAVE ONE HOUR FIRE PARTITION (MINIMUM REQUIRED)

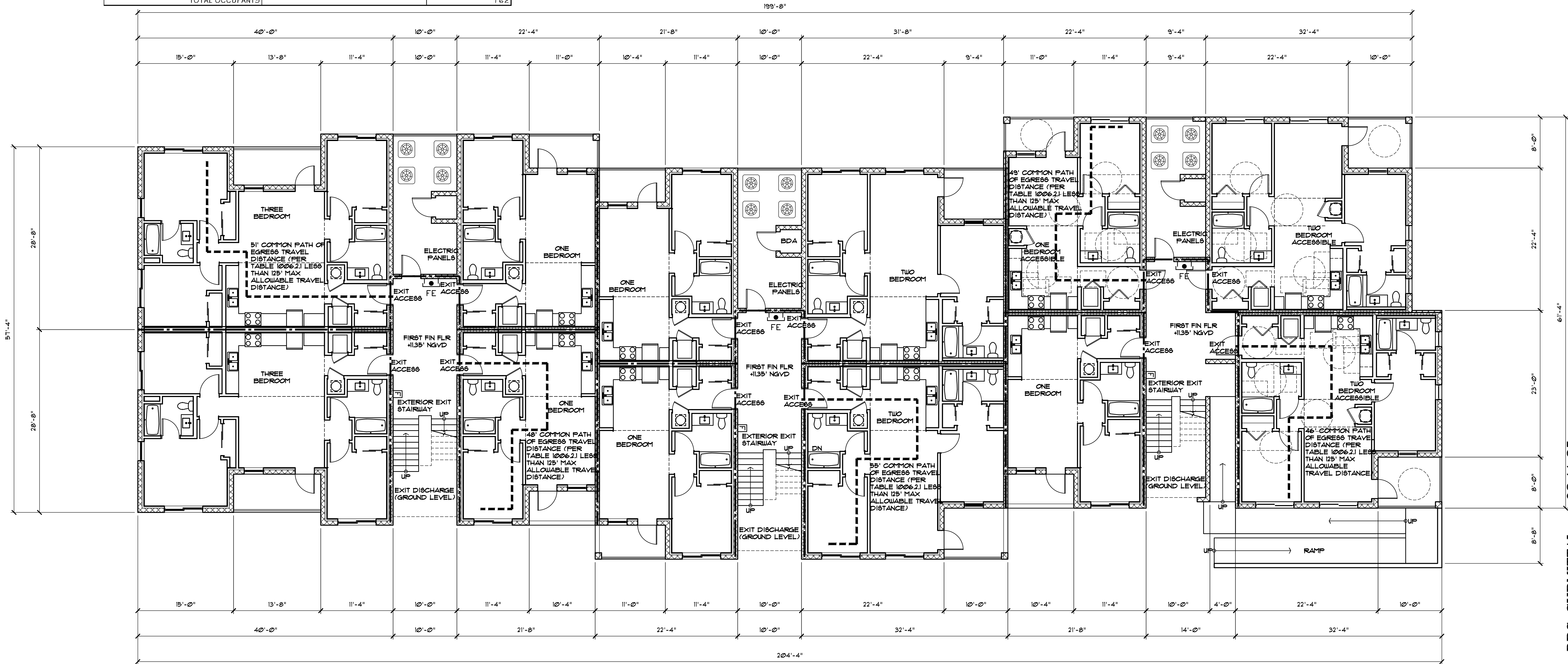
ALL BEDROOMS TO HAVE SMOKE DETECTORS

BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEGEND

ONE HOUR FIRE SEPARATION

EXIT PASSAGE



First Floor Plan

1/8" = 1' - 0"

Building One– 34 Units

Key West Housing Authority

Dunlap Drive

Key West, FL

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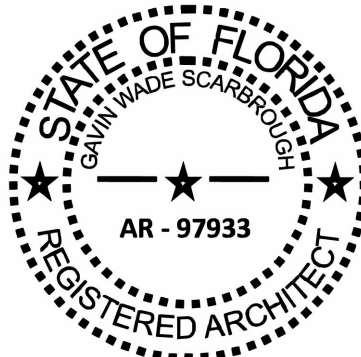
POPE–SCARBROUGH–ARCHITECTS

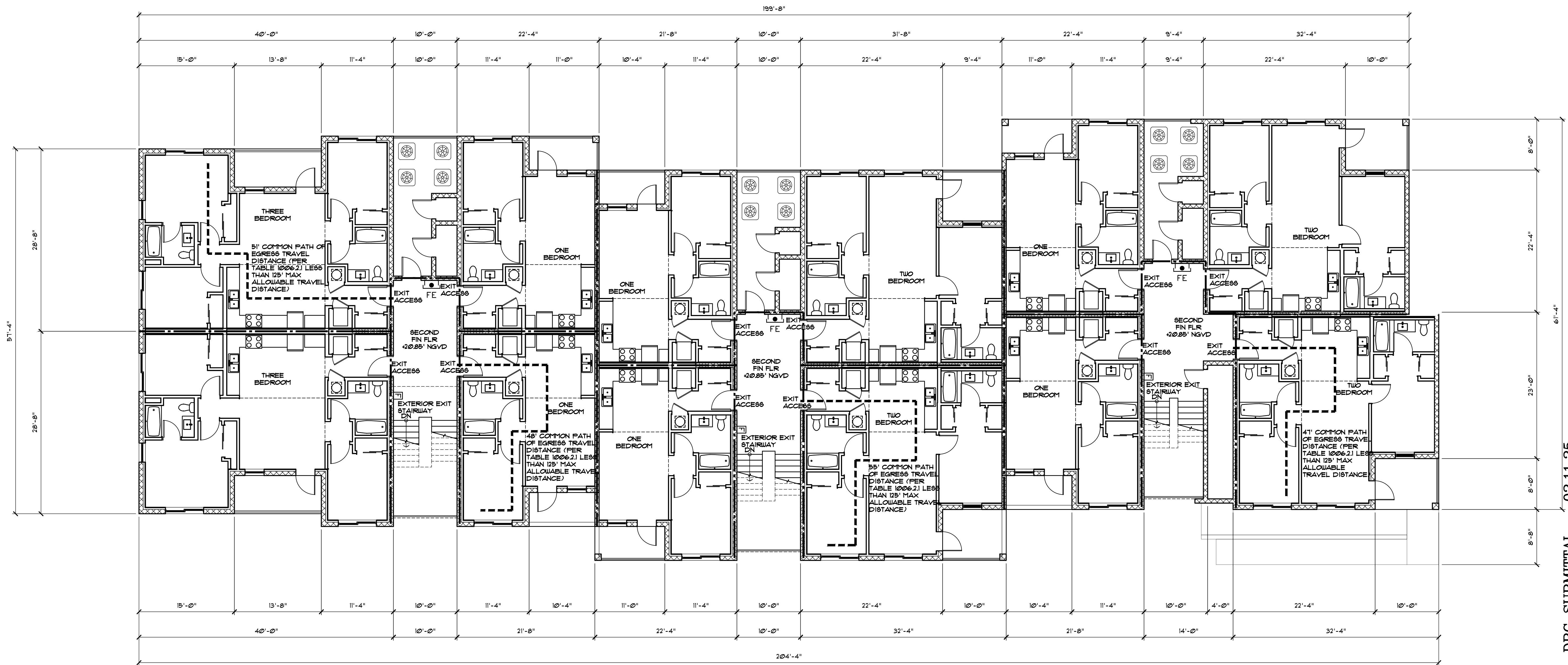
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LIFE SAFETY SYMBOLS

	MANUAL PULL STATION
	FIRE EXTINGUISHER

LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13R)

FBC 2023 TABLE 1012
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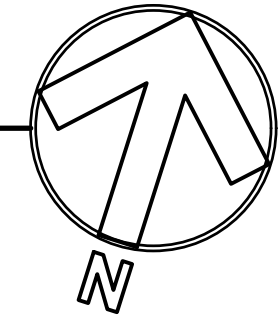
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEGEND

	ONE HOUR FIRE SEPARATION
	EXIT PASSAGE

Second Floor Plan

1/8" = 1' - 0"



Building One- 34 Units

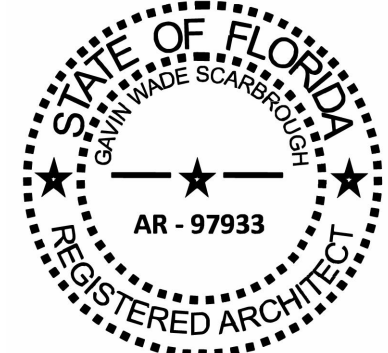
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Key West Housing Authority

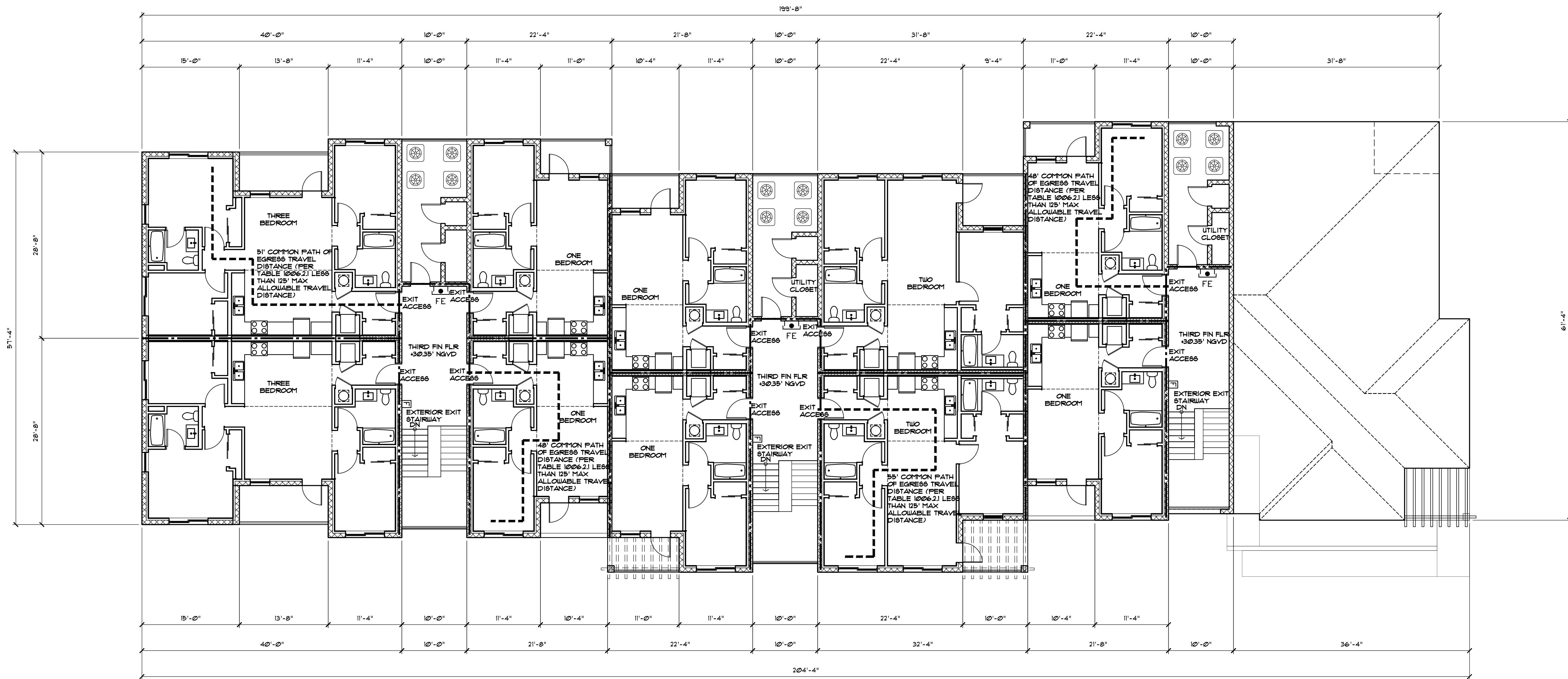
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LIFE SAFETY SYMBOLS

	MANUAL PULL STATION
	FIRE EXTINGUISHER

LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13R)

FBC 2023 TABLE 1011.2
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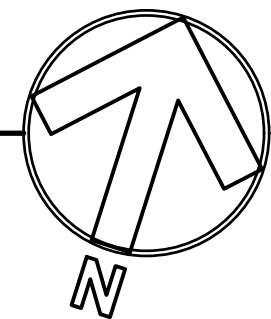
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEGEND

	ONE HOUR FIRE SEPARATION
	EXIT PASSAGE

Third Floor Plan

1/8" = 1' - 0"



Building One- 34 Units

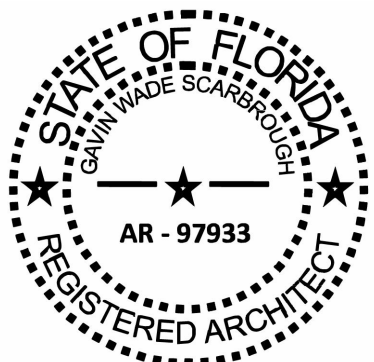
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Key West Housing Authority

Dunlap Drive Key West, FL



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KEY WEST HOUSING AUTHORITY				
OCCUPANCY TABLE				
FLORIDA BUILDING CODE 2023, BUILDING AND NFPA 101, 2024				
FROM FBC SECTION 1005.1, TABLES 1004.5 AND 1020.2, AND NFPA TABLE 7.3.1.2				
	FLOOR AREA (SF)	SF PER OCCUPANT	# OF OCCUPANTS	
INTERIOR BUILDING AREAS				
FIRST FLOOR				
RESIDENTIAL	6,777	200 GROSS	33.9	
FIRST FLOOR OCCUPANTS			33.9	
		FACTOR	REQ'D	PROVIDED
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	10.17	48'
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	6.777	120'
SECOND FLOOR				
RESIDENTIAL	6,777	200 GROSS	33.9	
SECOND FLOOR OCCUPANTS			33.9	
		FACTOR	REQ'D	PROVIDED
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	10.17	48'
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	6.777	120'
THIRD FLOOR				
RESIDENTIAL	3,689	200 GROSS	18.4	
SECOND FLOOR OCCUPANTS			18.4	
		FACTOR	REQ'D	PROVIDED
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	5.534	48'
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	3.689	120'
TOTAL OCCUPANTS			86	

KEY WEST HOUSING AUTHORITY	
MEANS OF EGRESS	
FLORIDA BUILDING CODE 2023, BUILDING	
SECTION 1006.3.3 AND TABLE 1006.3.3 (1)	A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF BECAUSE: OCCUPANCY - R-2 BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM MAX 4 DWELLING UNITS PER SINGLE EXIT MAX COMMON PATH OF EGRESS TRAVEL DISTANCE LESS THAN 125 FEET
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LIFE SAFETY SYMBOLS

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MANUAL PULL STATION

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FIRE EXTINGUISHER

FE

LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13R)

FBC 2023 TABLE 1012
OCCUPANCY TYPE R-2 250 FT TO EXIT (MAX ALLOWED)

HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES

DEMISING WALLS BETWEEN UNITS TO HAVE ONE HOUR FIRE PARTITION (MINIMUM REQUIRED)

ALL BEDROOMS TO HAVE SMOKE DETECTORS

BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

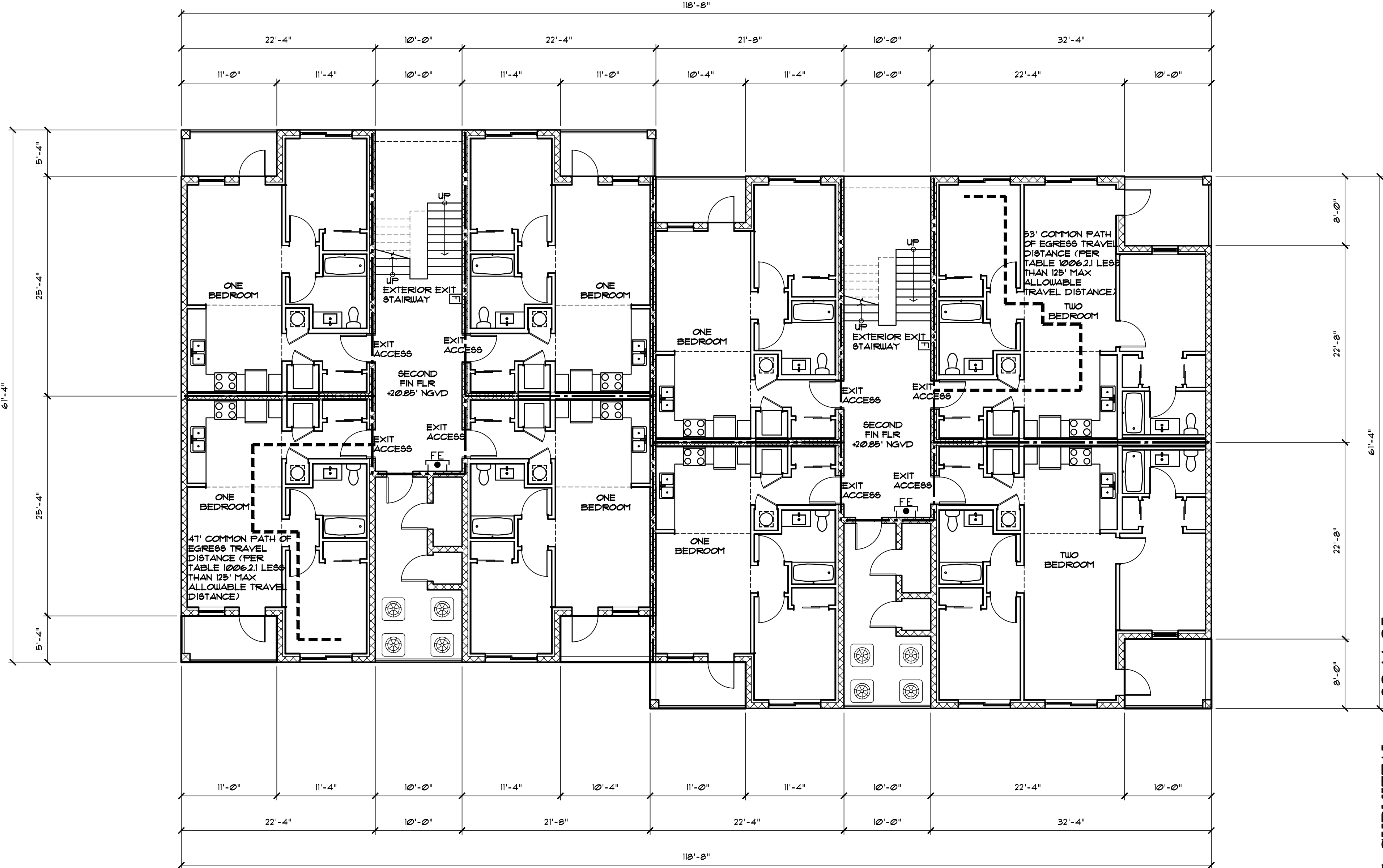
LEGEND

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ONE HOUR FIRE SEPARATION

- - - - -

EXIT PASSAGE



First Floor Plan

1/8" = 1' - 0"

Building Two— 20 Units

Key West Housing Authority

Dunlap Drive

Key West, FL

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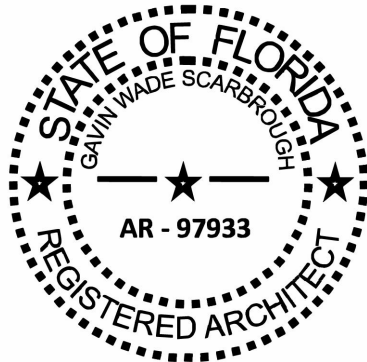
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LIFE SAFETY NOTES

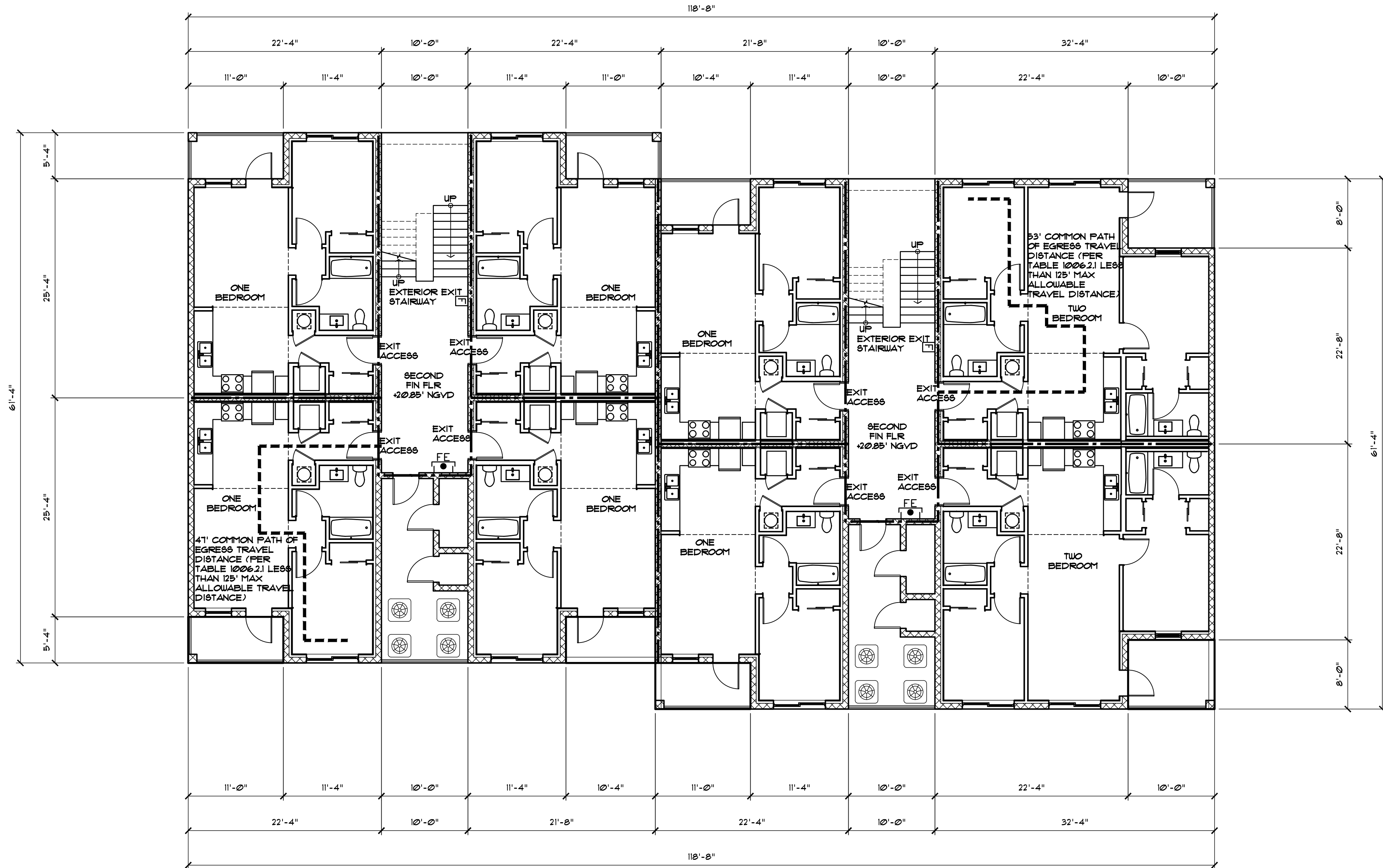
BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13R)
FBC 2023 TABLE 1011.2
OCCUPANCY TYPE R-2 250 FT TO EXIT (MAX ALLOWED)
HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
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ALL BEDROOMS TO HAVE SMOKE DETECTORS
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LIFE SAFETY SYMBOLS

MANUAL PULL STATION
FIRE EXTINGUISHER

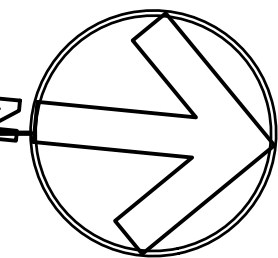
LEGEND

ONE HOUR FIRE SEPARATION
EXIT PASSAGE



Second Floor Plan

1/8" = 1' - 0"



Building Two- 20 Units

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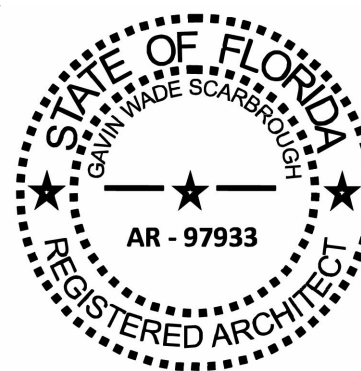
Key West Housing Authority

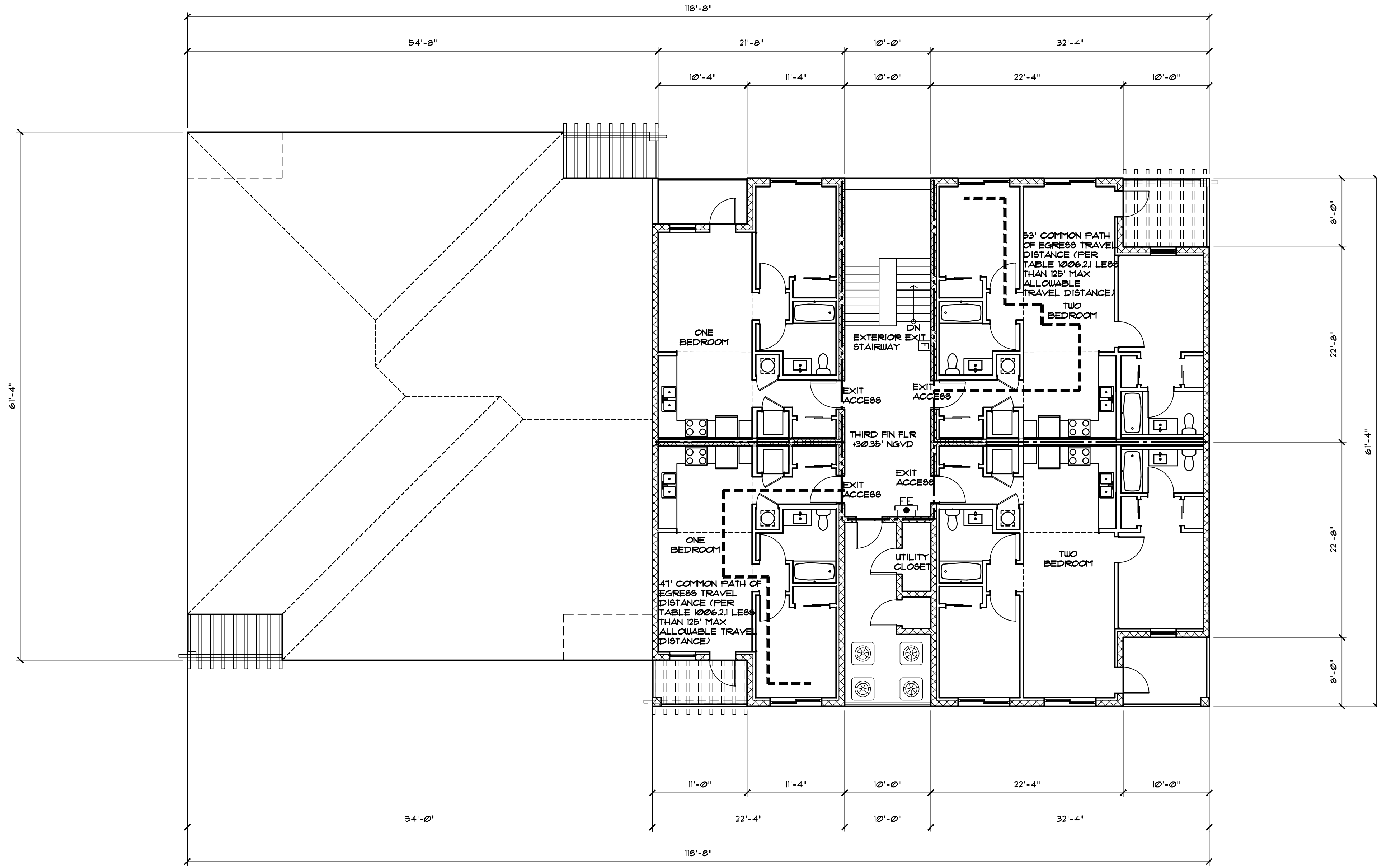
Dunlap Drive Key West, FL

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LIFE SAFETY SYMBOLS

	MANUAL PULL STATION
	FIRE EXTINGUISHER

LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS (NFPA 13R)

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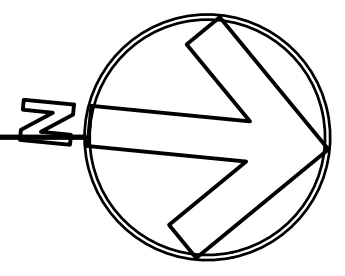
BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEGEND

	ONE HOUR FIRE SEPARATION
	EXIT PASSAGE

Third Floor Plan

1/8" = 1' - 0"



Building Two- 20 Units

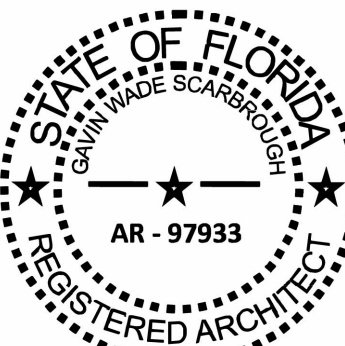
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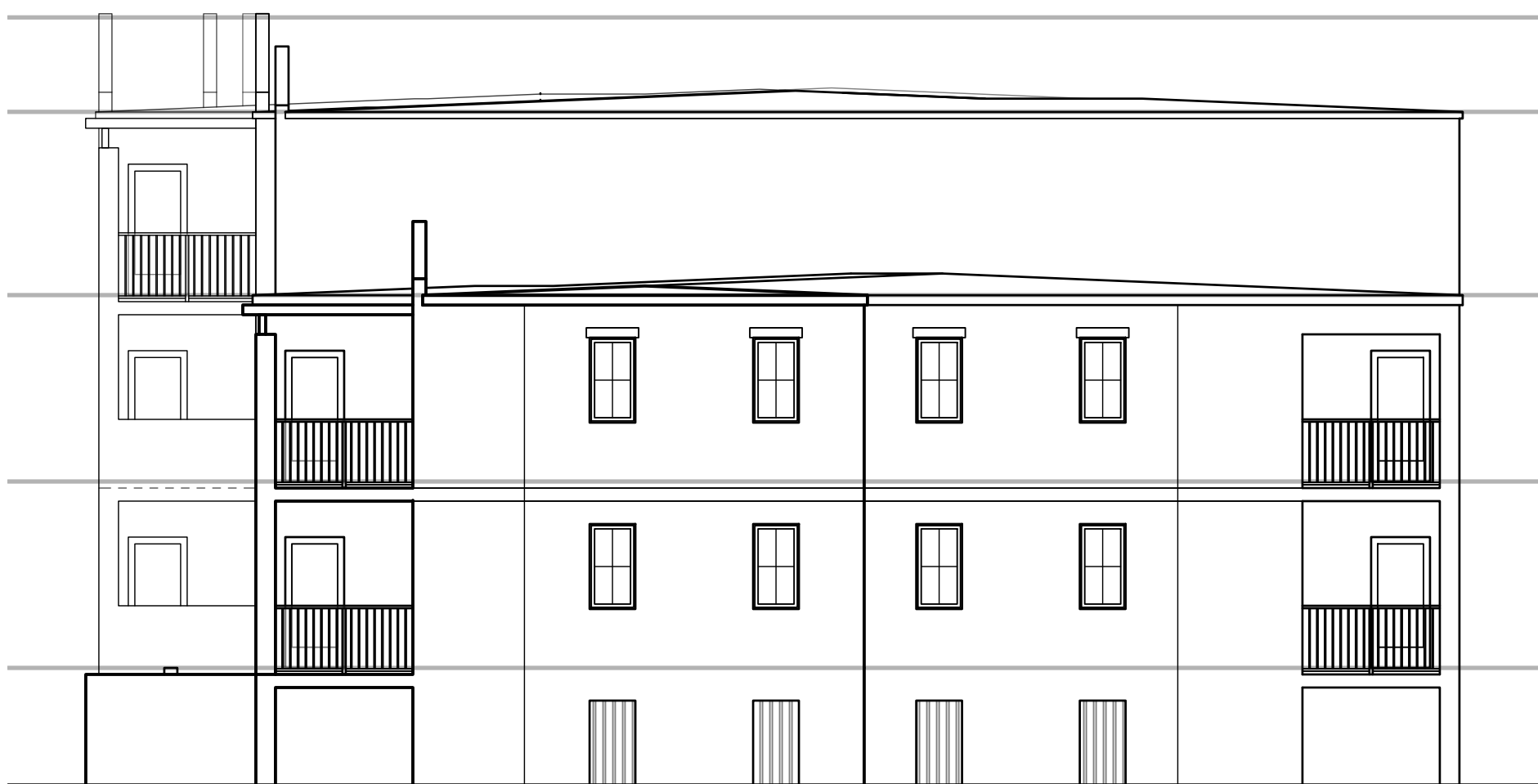
Key West Housing Authority

Dunlap Drive Key West, FL



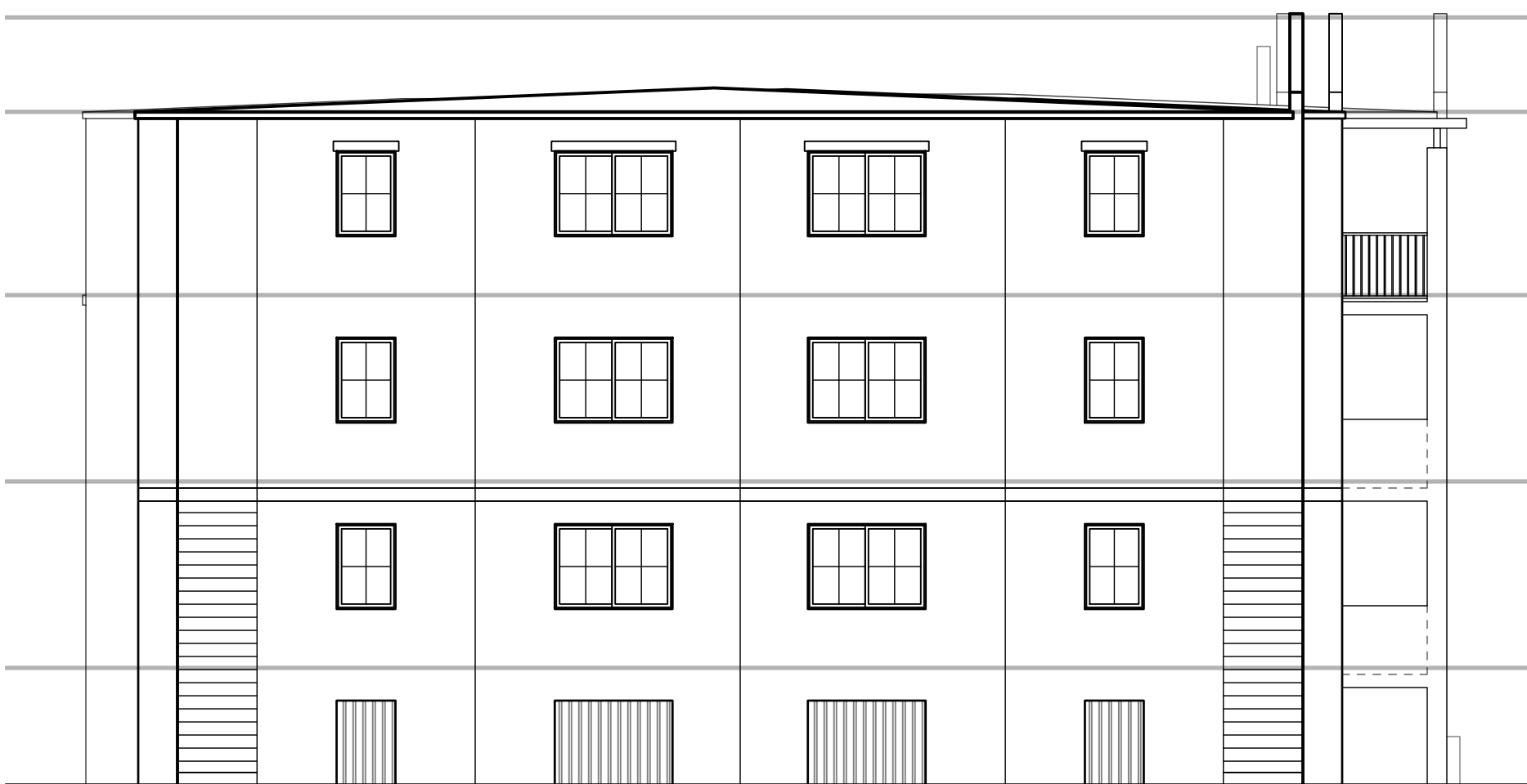
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East Elevation

1/8" = 1' - 0"



West Elevation

1/8" = 1' - 0"



North Elevation

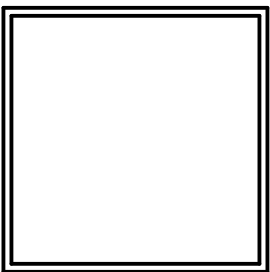
1/8" = 1' - 0"



South Elevation

1/8" = 1' - 0"

Building One- 34 Units



Key West Housing Authority

Key West, FL

Dunlap Drive

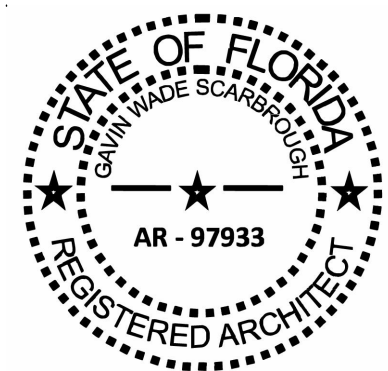
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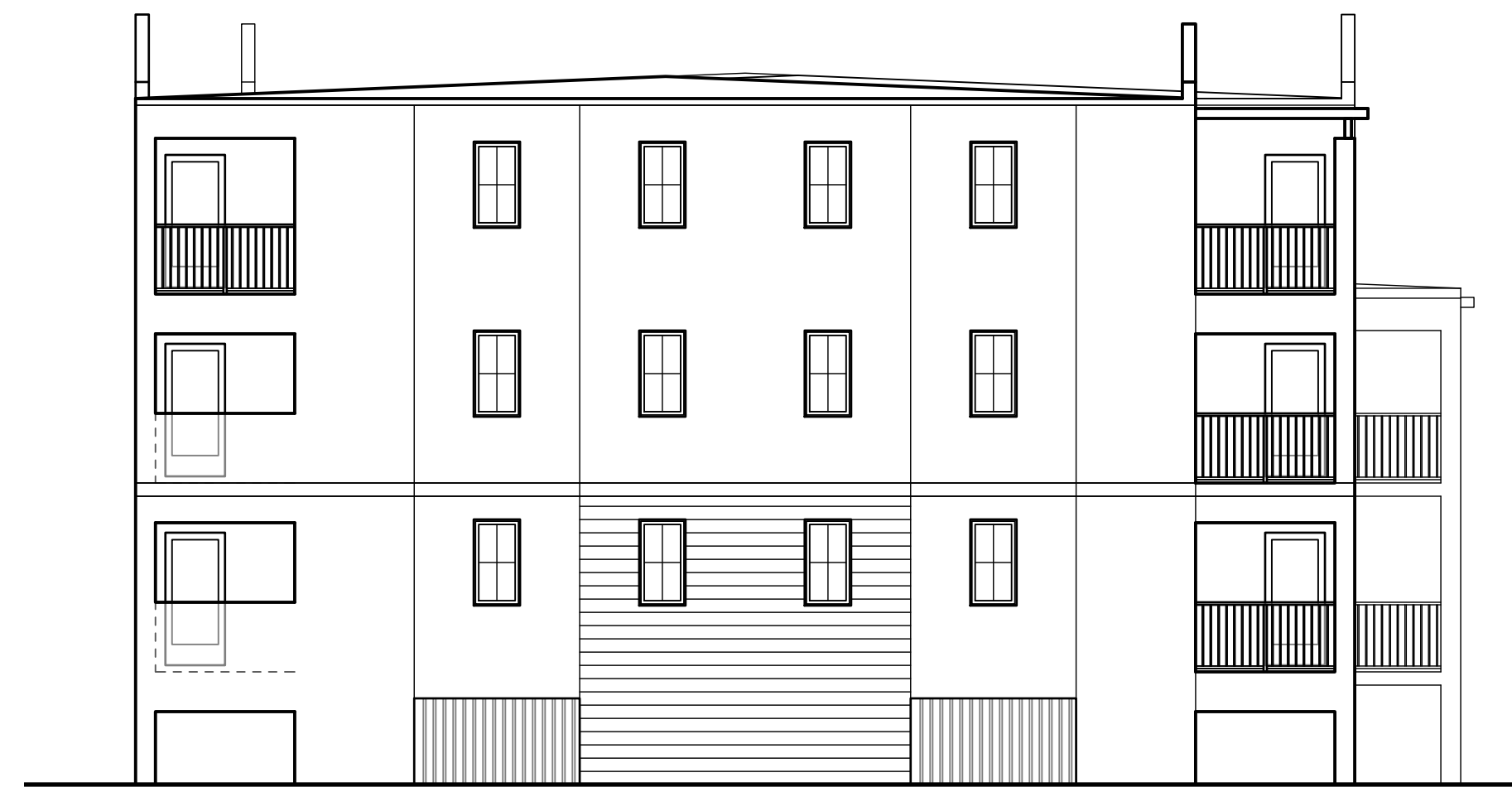
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North Elevation

1/8" = 1' - 0"



South Elevation

$$1/8'' = 1' - 0$$


West Elevation

$$1/8''' = 1' - \emptyset$$


East Elevation

$$1/8'' = 1' - 0$$
Building Two- 20 Units

Key West Housing Authority

Key West, FL

Dunlap Drive

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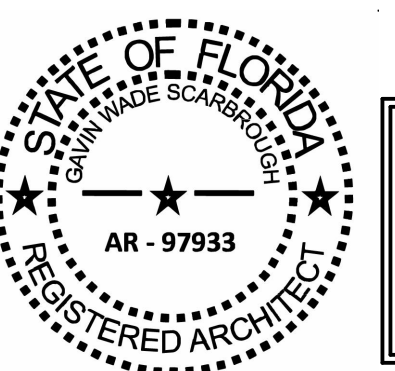
POPE-SCARBROUGH-ARCHITECTS

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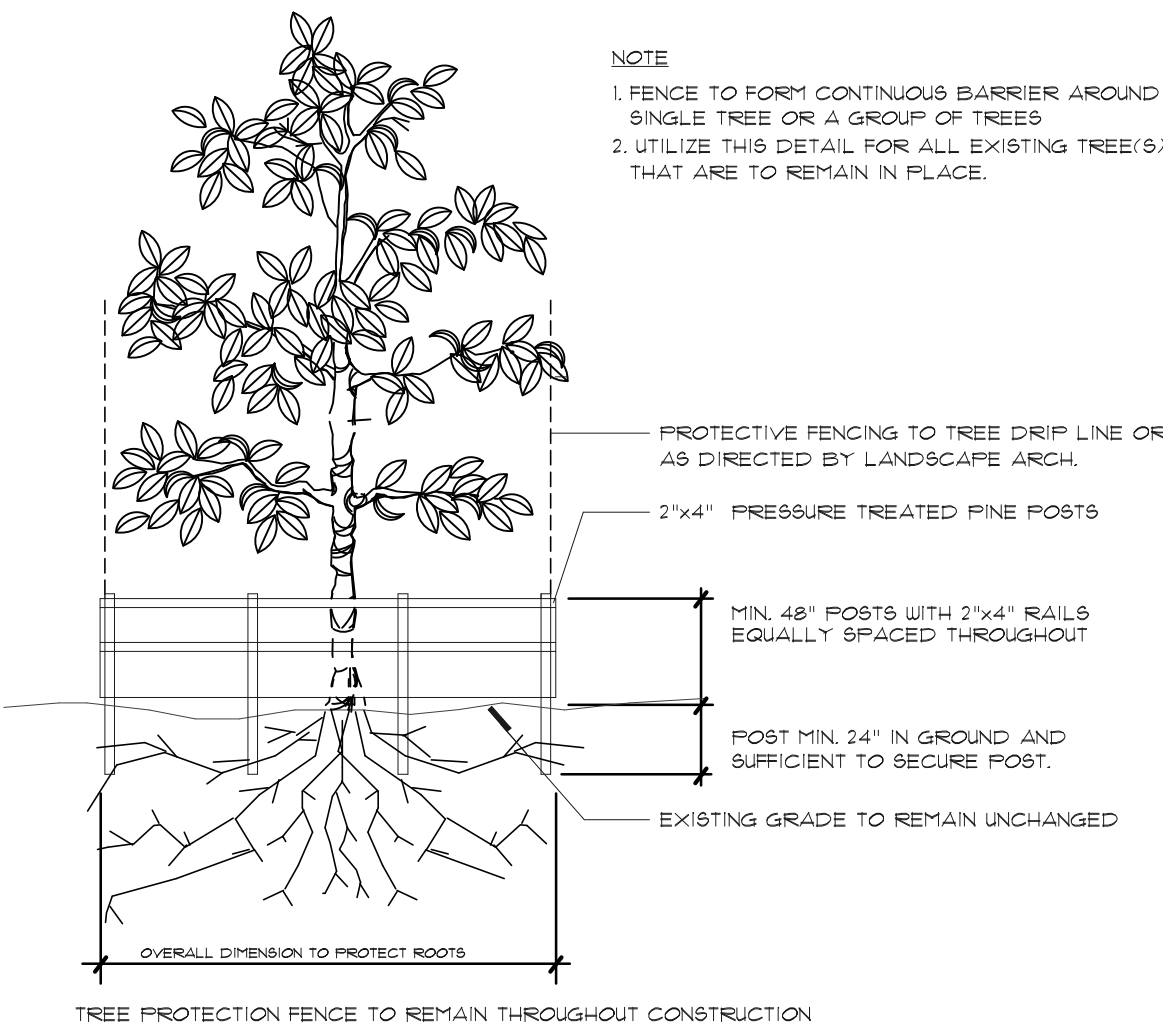
Key West Housing Authority - Poinciana Plaza _ Landscape Architects Tree Disposition Table.
Site Visit - January 14, 2025

TREE #	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (ft)	EST. WIDTH (ft)	EST. PALM CLEAR TRUNK (ft)	TRUNK #1 DBH (in)	TRUNK #2 DBH (in)	TRUNK #3 DBH (in)	TRUNK #4 DBH (in)	HEALTH CONDITION	PROPOSED DISPOSITION	OBSERVATIONS	TOTAL DIA OF TRUNKS REMOVED (OR QTY OF PALM)
1	Royal Poinciana	<i>Delonix regia</i>	18	30		10				GOOD	REMAIN	Poor form, surface roots, purning scars, some broken limbs	1
2	Coconut Palm	<i>Cocos nucifera</i>	30	40	27	N/A				GOOD	REMOVE		
3	Gumbo Limbo	<i>Bursera simaruba</i>	17	14		6				GOOD	REMAIN	Crowding, non-symetrical growth, possible volunteer	
4	Jamaican Dogwood	<i>Piscidia piscipula</i>				2	3			FAIR	REMAIN	Two trunks, crowding, non-symetrical growth, possible volunteer	
5	Thatch Palm	<i>Thrinax radiata</i>	15		7,8,4	N/A				GOOD	REMAIN	Three Trunks	
6	Black Ironwood	<i>Krugiodendron ferreum</i>	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
7	Pigeon Plum	<i>Coccoloba diversifolia</i>	16			6	6			GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
8	Gumbo Limbo	<i>Bursera simaruba</i>	30			10	8			GOOD	REMAIN	Two trunks, crowding, possible volunteer	
9	Pigeon Plum	<i>Coccoloba diversifolia</i>	14			5				GOOD	REMAIN	Crowding from adjacent overgrowth of Brazilian Pepper	
10	Black Ironwood	<i>Krugiodendron ferreum</i>	12			4				GOOD	REMAIN	Shrub form, crowded with Brazilian Pepper	
11	Pink Tabebuia	<i>Tabebuia heterophylla</i>	18			6				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
12	Coconut Palm	<i>Cocos nucifera</i>			18	N/A				GOOD	REMAIN	Not accessible, behind fence	
13	Pink Tabebuia	<i>Tabebuia heterophylla</i>	16			5				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
14	Pink Tabebuia	<i>Tabebuia heterophylla</i>	32			12				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
15	Pink Tabebuia	<i>Tabebuia heterophylla</i>	15			5				GOOD	REMAIN	Crowding, at fenceline, possible volunteer	
16	Tamarind Tree	<i>Lysiloma latisiliquum</i>	35			20				GOOD	REMAIN	Not accessible, behind fence	
A	Coconut Palm	<i>Cocos nucifera</i>			25	N/A				FAIR	REMOVE	Penicling at top 1/3 of trunk	1
B	Royal Poinciana	<i>Delonix regia</i>				11				GOOD	REMOVE	Exposed root, broken branch	11
C	Coconut Palm	<i>Cocos nucifera</i>			18	N/A				FAIR	REMOVE	Penicling at top 1/3 of trunk	
D	Jamaican Dogwood	<i>Piscidia piscipula</i>				15	17			FAIR	REMOVE	Low crotch, broken primary leader, decay, insect damage, flush cuts, storm damage, over mature	31
E	Jamaican Dogwood	<i>Piscidia piscipula</i>				12	7			FAIR	REMOVE	Low crotch, poor structure, crowded, broken primary leader, storm damage, insect damage	18
F	Strangler Fig	<i>Ficus aurea</i>				41				GOOD	REMOVE*	Leaning, recent broken branch wound, decay at old cuts, low trunk fork, poor form	41
G	Royal Poinciana	<i>Delonix regia</i>			TREE IS OFF-SITE					POOR	OFF SITE	Off site tree, sparse canopy, broken primary leaders, significant decay, leaning, lifted roots, broken branches	
H	Green Buttonwood	<i>Conocarpus erectus</i>				20	21			GOOD	REMOVE	Low crotch, leaning, poor form, decay	41
I	Green Buttonwood	<i>Conocarpus erectus</i>			APPROVED FOR REMOVAL							DAMAGED TREE ALREADY APPROVED FOR REMOVAL	
J	Green Buttonwood	<i>Conocarpus erectus</i>			APPROVED FOR REMOVAL							DAMAGED TREE ALREADY APPROVED FOR REMOVAL	
K	Green Buttonwood	<i>Conocarpus erectus</i>				24				FAIR	REMOVE	Leaning, former primary trunk removal, decay	24
L	Green Buttonwood	<i>Conocarpus erectus</i>			APPROVED FOR REMOVAL							DAMAGED TREE ALREADY APPROVED FOR REMOVAL	
M	Jamaican Dogwood	<i>Piscidia piscipula</i>				9	8	5	6	FAIR	REMOVE	Low crotch, chlorotic leaves, broken branch sections, decay	29
N	Jamaican Dogwood	<i>Piscidia piscipula</i>				11	14			FAIR	REMOVE	Low crotch, broken branches, broken primary leader, flush cuts, leaning, lifted and exposed roots	24
O	Royal Poinciana	<i>Delonix regia</i>	10	22		7				GOOD	REMOVE	Poor form	7
P	Gumbo Limbo	<i>Bursera simaruba</i>	14	15		10				GOOD	REMOVE	Broken primary leader	10
Q	Jamaican Dogwood	<i>Piscidia piscipula</i>				4	4	7	4	FAIR	REMOVE	Former primary trunk removal, multiple secondary trunks, chlorotic leaves	18
R	Gumbo Limbo	<i>Bursera simaruba</i>				5				FAIR	REMOVE	Poor form, crowding	5
S	Green Buttonwood	<i>Conocarpus erectus</i>				14	12			GOOD	REMOVE	Low crotch, former primary trunk removal	26
T	Washington Palm	<i>Washingtonia robusta</i>			9	N/A				GOOD	REMOVE	Invasive, good form	1
U	Gumbo Limbo	<i>Bursera simaruba</i>				3				GOOD	REMOVE	Good form, likely volunteer	3
V	Royal Poinciana	<i>Delonix regia</i>	12	10		3				DEAD	REMOVE	Appears to be dead	3
W	Washington Palm	<i>Washingtonia robusta</i>	10		2	N/A				GOOD	REMOVE	Invasive, good form, appears to be volunteer	1
X	Coconut Palm	<i>Cocos nucifera</i>			25	N/A				FAIR	REMOVE	Penicling at top 1/3 of trunk	1

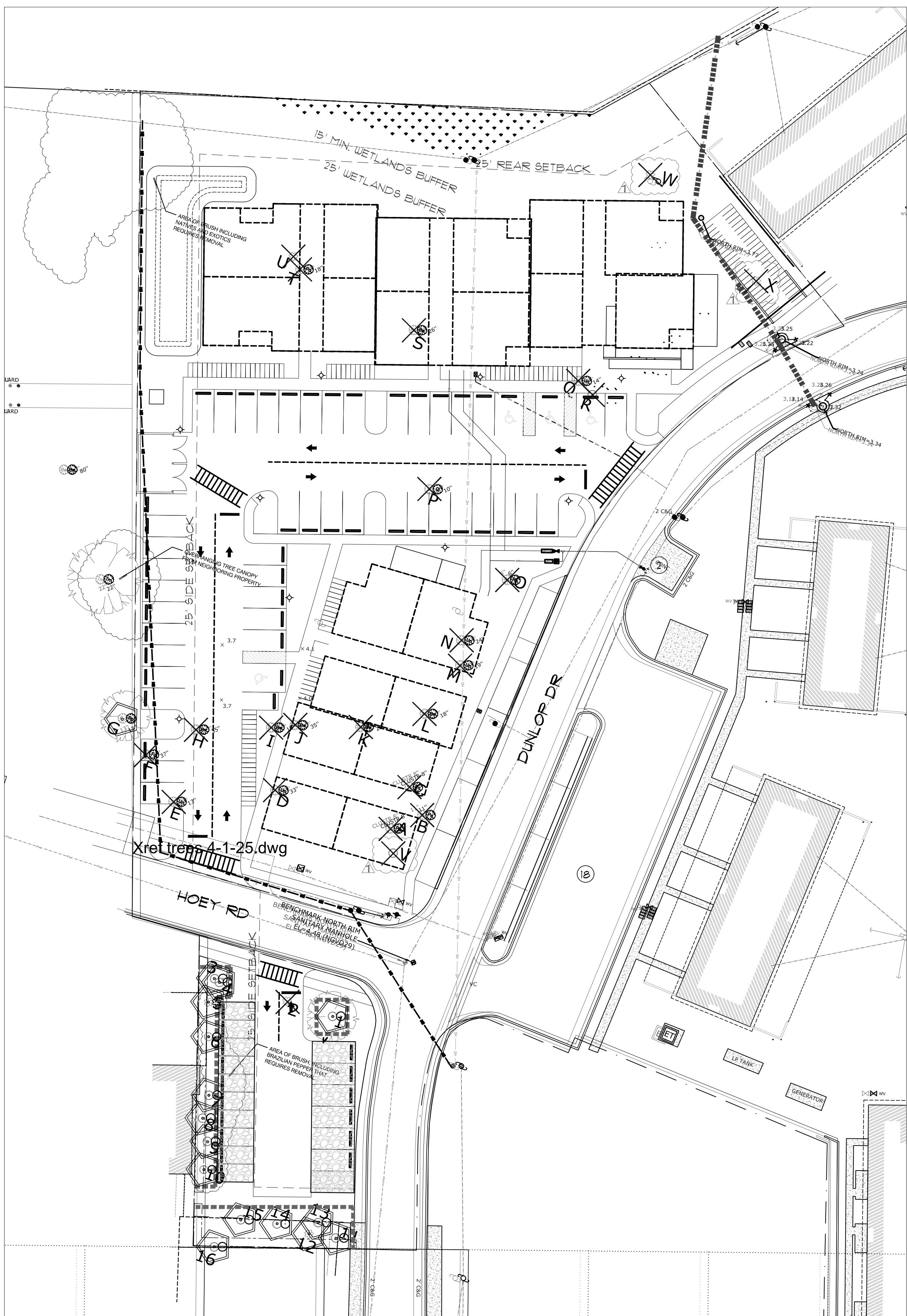
*Ficus removal requires permit as per section 110-322

NOTES:

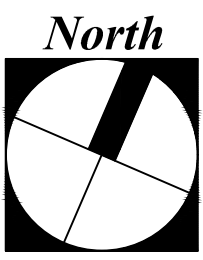
- NO EXISTING TREES SHALL BE REMOVED WITHOUT APPROVAL OF THE TREE COMMISSION NOR SHALL THEY BE REMOVED WITHOUT THE PROPER TREE REMOVAL PERMITS AS OUTLINES IN ARTICLE VI. OF THE KEY WEST CODE OF ORDINANCES.
- TREE MITIGATION FEES LISTED IN THE CHART ABOVE ARE PRELIMINARY AND APPROXIMATE.
- APPLICATION FOR TREE REMOVAL SHALL BE MADE TO THE URBAN FORESTRY MANAGER.
- INVASIVE SPECIES (BRAZILIAN PEPPER, AUSTRALIAN PINE, LEAD TREE, SEASIDE MAHOE) SHALL BE REMOVED.



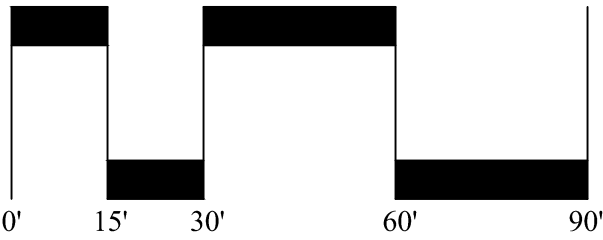
1 TREE PROTECTION FENCE
SECTION
SCALE= NTS



LEGEND	
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN
	INSTALL TREE PROTECTION FENCING



Scale: 1" = 30'-00"





TREE 1 - ROYAL POINCIANA (REMAIN)



TREE 2 - COCONUT PALM (REMOVE)



TREE 3 - GUMBO LIMBO (REMAIN)
TREE 4 - JAMAICAN DOGWOOD (REMAIN)



TREE 5 - THATCH PALM (REMAIN)



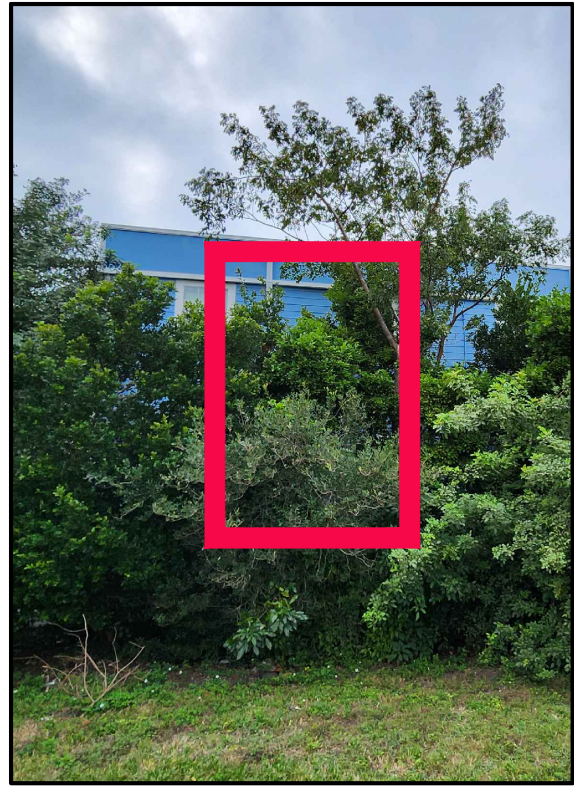
TREE / SHRUB 6 - BLACK IRONWOOD (REMAIN)



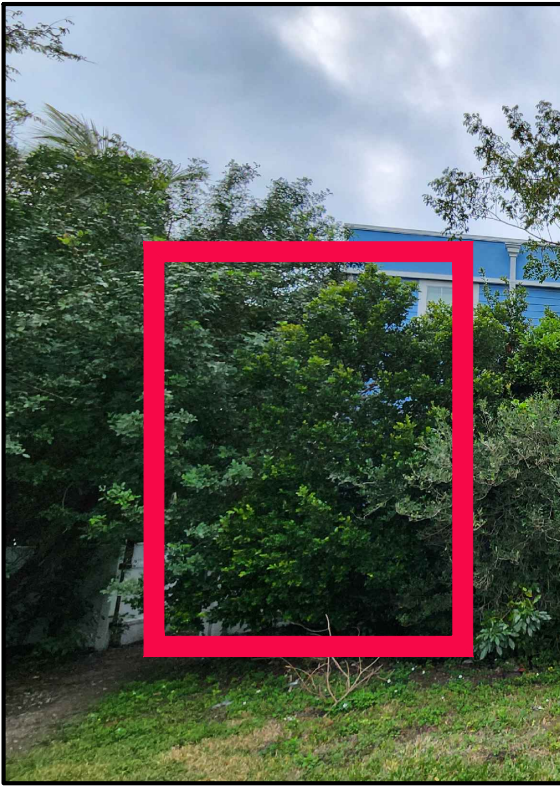
TREE 7 - PIGEON PLUM (REMAIN)



TREE 8 - GUMBO LIMBO (REMAIN)



TREE 9 - PIGEON PLUM (REMAIN)



TREE / SHRUB 10 - BLACK IRONWOOD (REMAIN)



TREE 11 - PINK TABEBUIA (REMAIN)



TREE 12 - COCONUT PALM (REMAIN)



TREE 13 - PINK TABEBUIA (REMAIN)



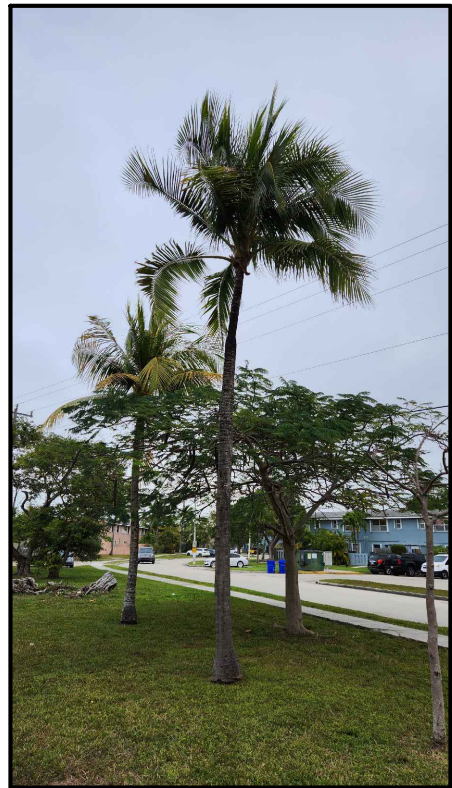
TREE 14 - PINK TABEBUIA (REMAIN)



TREE 15 - PINK TABEBUIA (REMAIN)



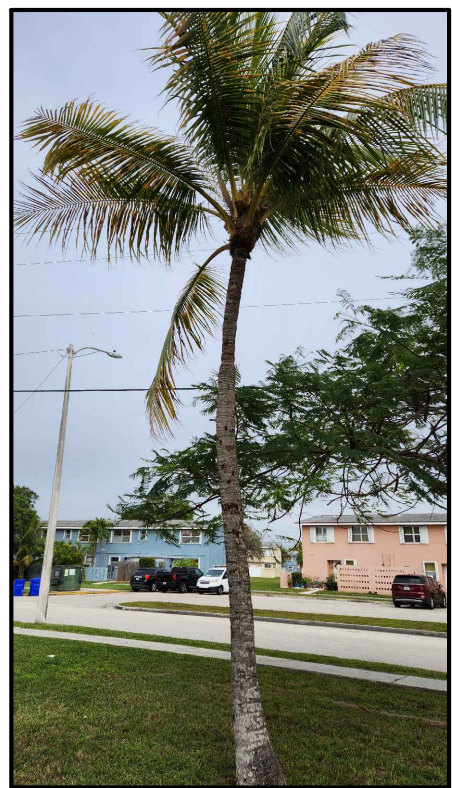
TREE 16 - TAMARIND TREE (REMAIN)



TREE A - COCONUT PALM (REMOVE)



TREE B - ROYAL POINCIANA (REMOVE)



TREE C - COCONUT PALM (REMOVE)



TREE D - JAMAICAN DOGWOOD (REMOVE)



TREE E - JAMAICAN DOGWOOD (REMOVE)



TREE F - STRANGLER FIG (REMOVE)



TREE H - GREEN BUTTONWOOD (REMOVE)



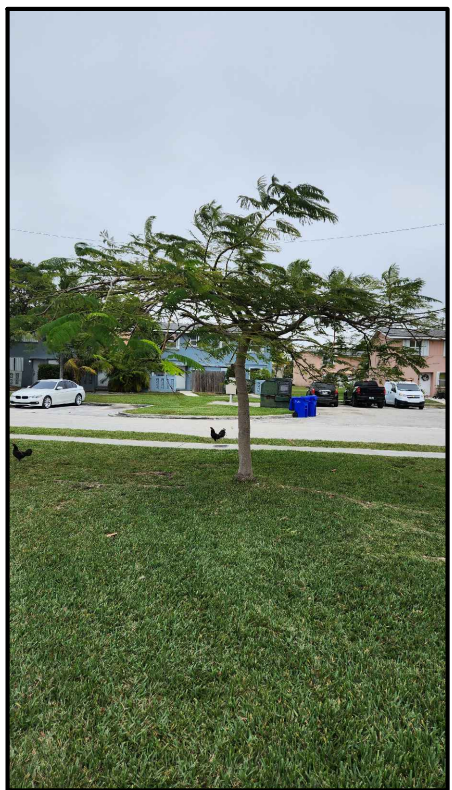
TREE K - GREEN BUTTONWOOD (REMOVE)



TREE M - JAMAICAN DOGWOOD (REMOVE)



TREE N - JAMAICAN DOGWOOD (REMOVE)



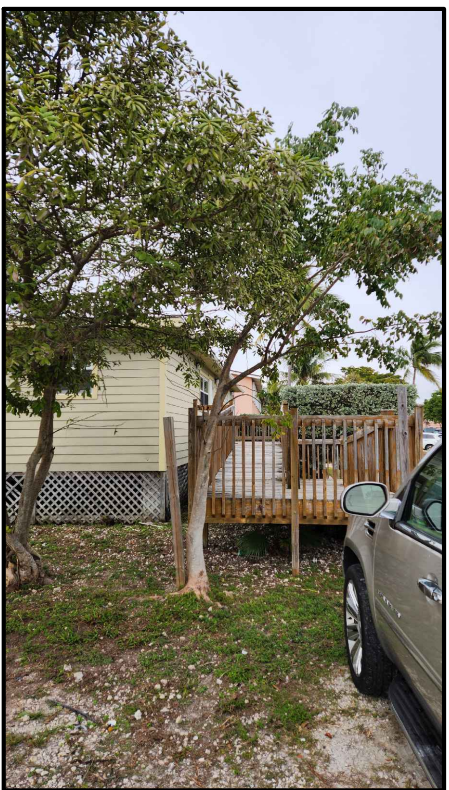
TREE O - ROYAL POINCIANA (REMOVE)



TREE P - GUMBO LIMBO (REMOVE)



TREE Q - JAMAICAN DOGWOOD (REMOVE)



TREE R - GUMBO LIMBO (REMOVE)



TREE S - GREEN BUTTONWOOD (REMOVE)



TREE T - WASHINGTON PALM (REMOVE)



TREE U - GUMBO LIMBO (REMOVE)



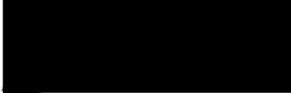
TREE V - ROYAL POINCIANA (REMOVE)



TREE W - WASHINGTON PALM (REMOVE)



TREE X - COCONUT PALM (REMOVE)



PREPARED BY:

ECOPLAN

ECOLOGICAL/ENVIRONMENTAL AND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE

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FT. LAUDERDALE, FL 33306

PREPARED FOR:

KEY WEST
HOUSING AUTHORITY

SITE PLAN

KEY WEST HOUSING AUTHORITY

DUNLOP DRIVE

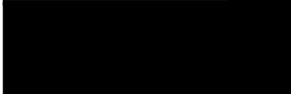
KEY WEST, FLORIDA

EXISTING TREE PHOTOS W/ DISPOSITION	
DATE:	2/10/2025
PROJECT #:	2438
DRAWN BY:	HP
CHECKED BY:	JH
SCALE:	INDICATED

REVISION:	DATE	BY:
1 TREE COMM REV	3/27/25	JH
1 TREE COMM REV	4/28/25	JH

SEAL:

SHEET NUMBER:
T-3



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	
TREES								
	BO	1	Bourreria succulenta	Bahama Strongbark	45 gal. min.	10'-12' HT. x 4' SPR	3" MIN	
	BS	6	Bursera simaruba	Gumbo Limbo	FG/B&B	12'-14' HT, 6' SPR	4" cal.	
	CR1	7	Clusia rosea	Autograph Tree	45 gal. min.	12' HT. X 6' SPR.	3"	
	COD	7	Cocoloba diversifolia	Pigeon Plum	45 gal. min.	12' HT, 4'-5' SPR	2" MIN	
	CE	6	Conocarpus erectus	Green Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	
	CES	27	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	
	CS	2	Cordia sebestena	Orange Geiger Tree	FG/B&B	12' HT, 4'-5' SPR	2.5" MIN	
	DR2	5	Delonix regia	Royal Poinciana	FG/B&B	12' HT. X 6' SPR.	3.5" MIN	
	GS	3	Guaiacum sanctum	Lignum Vitea	FG/B&B	10' HT. X 5' SPR.	2.5" MIN	
	KRF	21	Krugiodendron ferreum	Black Ironwood	25 gal.	7-8' HT x 4' SPR.	1.5" MIN	
	LL	1	Lysiloma latisliqua	Wild Tamarind	FG/B&B	12'-14' HT, 6' SPR	3.5" CAL, STANDARD	
	MF4	51	Myrcianthes fragrans	Twinberry	15 gal.	6' HT x 4' SPR	FULL TO GROUND (NO CT)	

EXISTING TREES

	EBS	2	Bursera simaruba	Gumbo Limbo	EXISTING			
	ECD	2	Cocoloba diversifolia	Pigeon Plum	EXISTING			
	ECN	1	Cocos nucifera	Coconut Palm	EXISTING	Existing		
	EDR	1	Delonix regia	Reyal Poinciana	EXISTING	Existing		
	EKF	2	Krugiodendron ferreum	Black Ironwood	EXISTING	Existing		
	ELL	1	Lysiloma latisliquum	False Tamarind	EXISTING	Existing		
	EPP	1	Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing		
	TH3	4	Tabebuia heterophylla	Pink Tabebuia	EXISTING	Existing		
	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing		

PALM TREES

	SP	9	Sabal palmetto	Cabbage Palm	FG/B&B	10'-14' CT, STAGGER HEIGHTS	12" MIN.	
	TR	10	Thrinax radiata	Florida Thatch Palm	FG/B&B	6'-8' CT, Vary Heights		

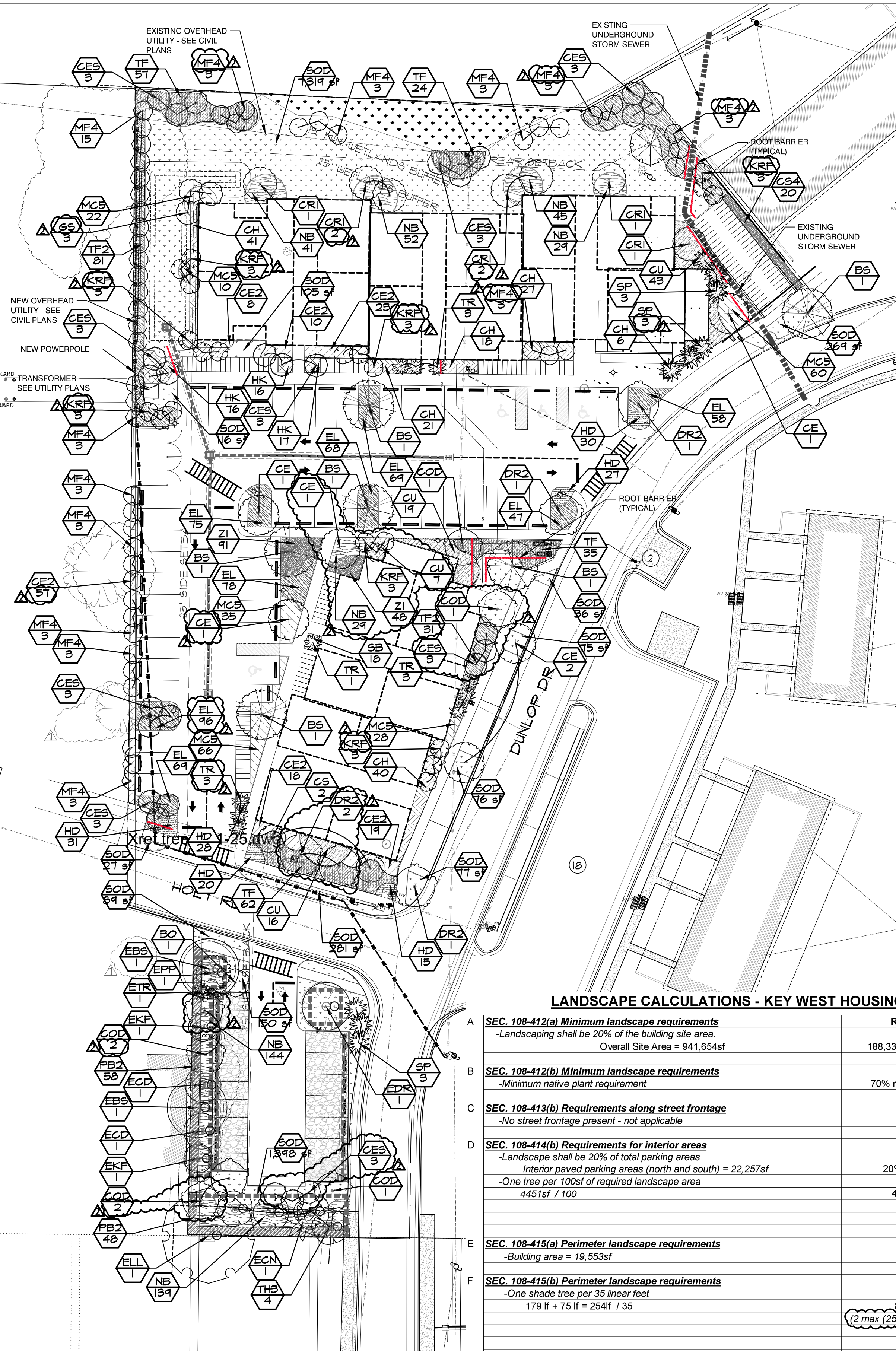
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE		SPACING
SHRUB AREAS								
	CH	153	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"		30" o.c.
	CS4	20	Clusia guttifera	Small Leaf Clusia	3 gal@ 24" HT	24" X 24"		36" o.c.
	CU	85	Coccothraustes vavilovii	Sea Grape	7 gal	36" HT X 30"W		42" o.c.
	CE2	135	Conocarpus erectus sericeus	Silver Button Wood	3 gal@ 30" HT	30" HT x 24" W		30" o.c.
	PB2	106	Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR		30" o.c.
	TF2	208	Tripsacum dactyloides	Fakahatchee Grass	3 gal@ 30" HT	30"x30"		36" o.c.
	TF	178	Tripsacum floridanum	Florida Gamagrass	3 gal@ 30" HT	30" HT x 24" W		36" o.c.

GROUND COVERS

	EL	560	Ernodea littoralis	Golden Creeper	1 Gal.	8"x12"		18" o.c.
	HD	151	Helianthus debilis	Beach Sunflower	1 Gal.	12"x12"		18" o.c.
	HK	109	Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	15" HT x 12" SPR		18" o.c.
	MC5	221	Muhlenbergia capillaris	Pink Muhly	1 gal@ 15" HT	15" HT x 12" SPR		24" o.c.
	NB	479	Nephrolepis biserrata	Giant Swordfern	1 gal	18" HT x 18" SPR		24" o.c.
	SB	18	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"		18" o.c.
	ZI	139	Zamia pumila	Florida Coontie	1 Gal.	12"x12"		18" o.c.

SOD/SEED

	SOD	10,523 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod	sod			
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LANDSCAPE CALCULATIONS - KEY WEST HOUSING AUTHORITY - DUNLOP DRIVE

	Required	Provided
A SEC. 108-412(a) Minimum landscape requirements -Landscape shall be 20% of the building site area. Overall Site Area = 941,654sf	188,330.8 min (20%)	516,317sf (55%)
B SEC. 108-412(b) Minimum landscape requirements -Minimum native plant requirement	70% native species	96%
C SEC. 108-413(b) Requirements along street frontage -No street frontage present - not applicable	N/A	Provided N/A
D SEC. 108-414(b) Requirements for interior areas -Landscape shall be 20% of total parking areas -Interior paved parking areas (north and south) = 22,257sf -One tree per 100sf of required landscape area 4451sf / 100	20% (4451sf)	20.6%(4580sf)
E SEC. 108-415(a) Perimeter landscape requirements -Building area = 19,553sf	5'	3' min / 23' max
F SEC. 108-415(b) Perimeter landscape requirements -One shade tree per 35 linear feet 179 lf + 75 lf = 254lf / 35	8 Trees (2 max (25%) can be palms)	8 Trees Total (2 Large Trees (exist & proposed)) (6 small tree groupings of 3) (0 palms)
G SEC. 108-416(a) Other landscape requirements (non vehicular areas) -Non-vehicular Open Space = 19,931sf -Site development area = 75,876sf -Non-vehicular Open Space percentage = 26% (less than 30%) 4 trees per / 2000sf 19931sf / 2000 x 4 = 39 trees	39 Trees (9 max (25%) can be palms)	39 Trees Total (18 Large Trees (proposed)) (18 small tree groupings of 3) (3 groupings of 3 palms = 25% of provided)

NOTES:

- ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM. SEPARATE SPRINKLER ZONES ACCORDING TO DROUGHT RESISTANCE AND WATER USE ZONES.
- TURF SHALL BE ON A SEPARATE ZONE FROM SHRUBS AND GROUNDCOVERS.
- UTILIZE THE RAINWATER CATCHMENT SYSTEM AS THE WATER SOURCE FOR IRRIGATION PURPOSES. RAINWATER CATCHMENT SYSTEM SHALL HAVE A "WATER MAKEUP VALVE" TO SUPPLY WATER TO THE TANKS DURING PERIODS OF DROUGHT.
- ALL LANDSCAPE SHALL BE FLORIDA GRADE #1 OR BETTER.

LEGEND

- INSTALL ROOT BARRIER
- INSTALL TREE PROTECTION FENCING

PREPARED BY:

KEY WEST HOUSING AUTHORITY

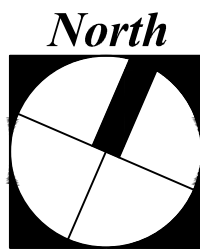
SITE PLAN

KEY WEST HOUSING AUTHORITY
KEY WEST, FLORIDA
DUNLOP DRIVE

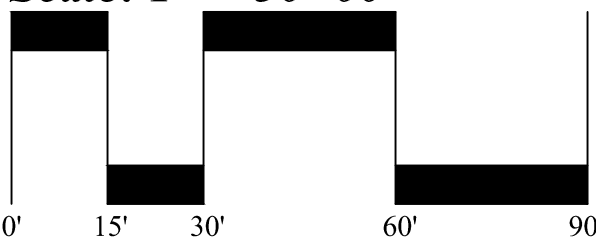
OVERALL LANDSCAPE PLAN

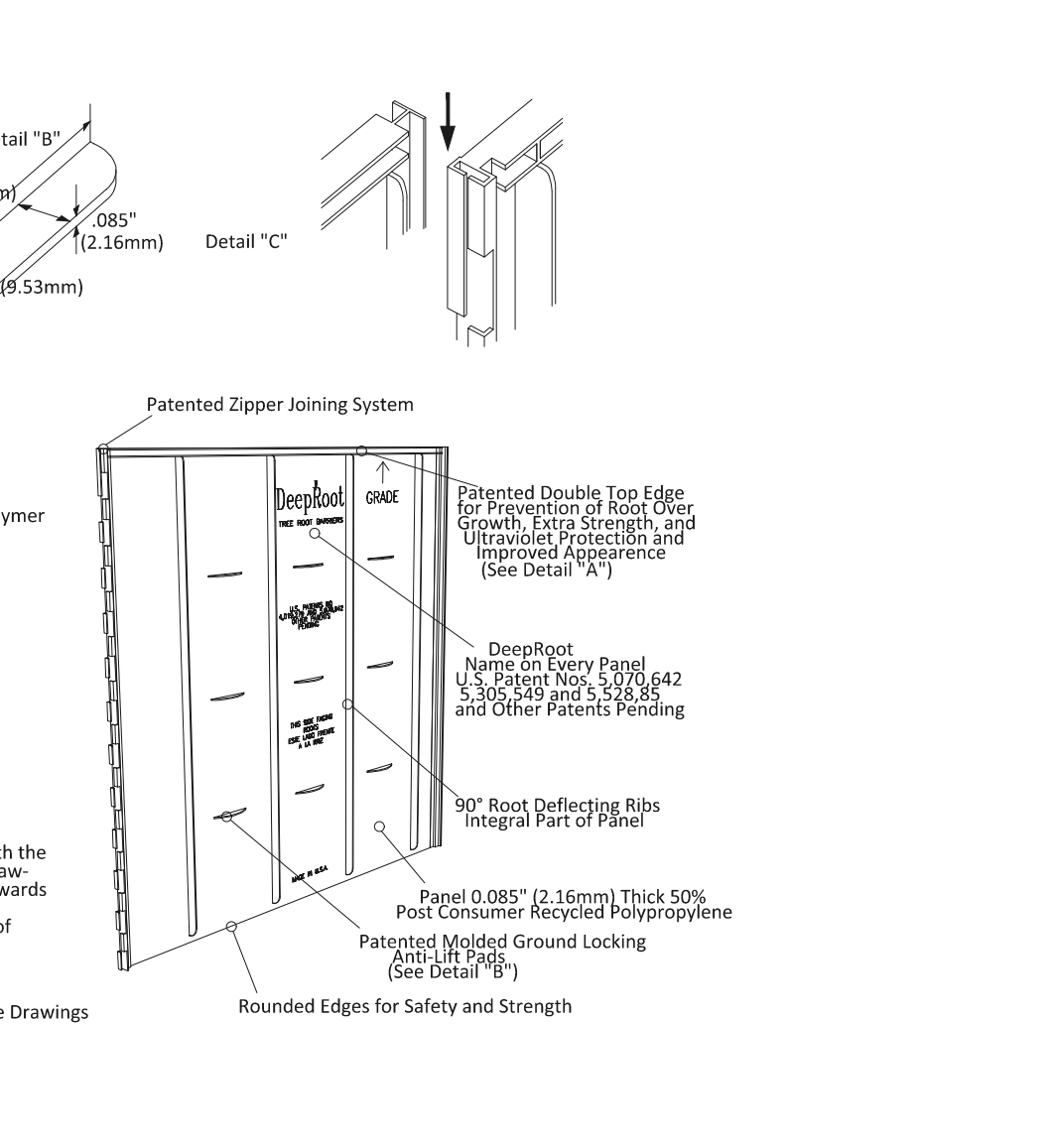
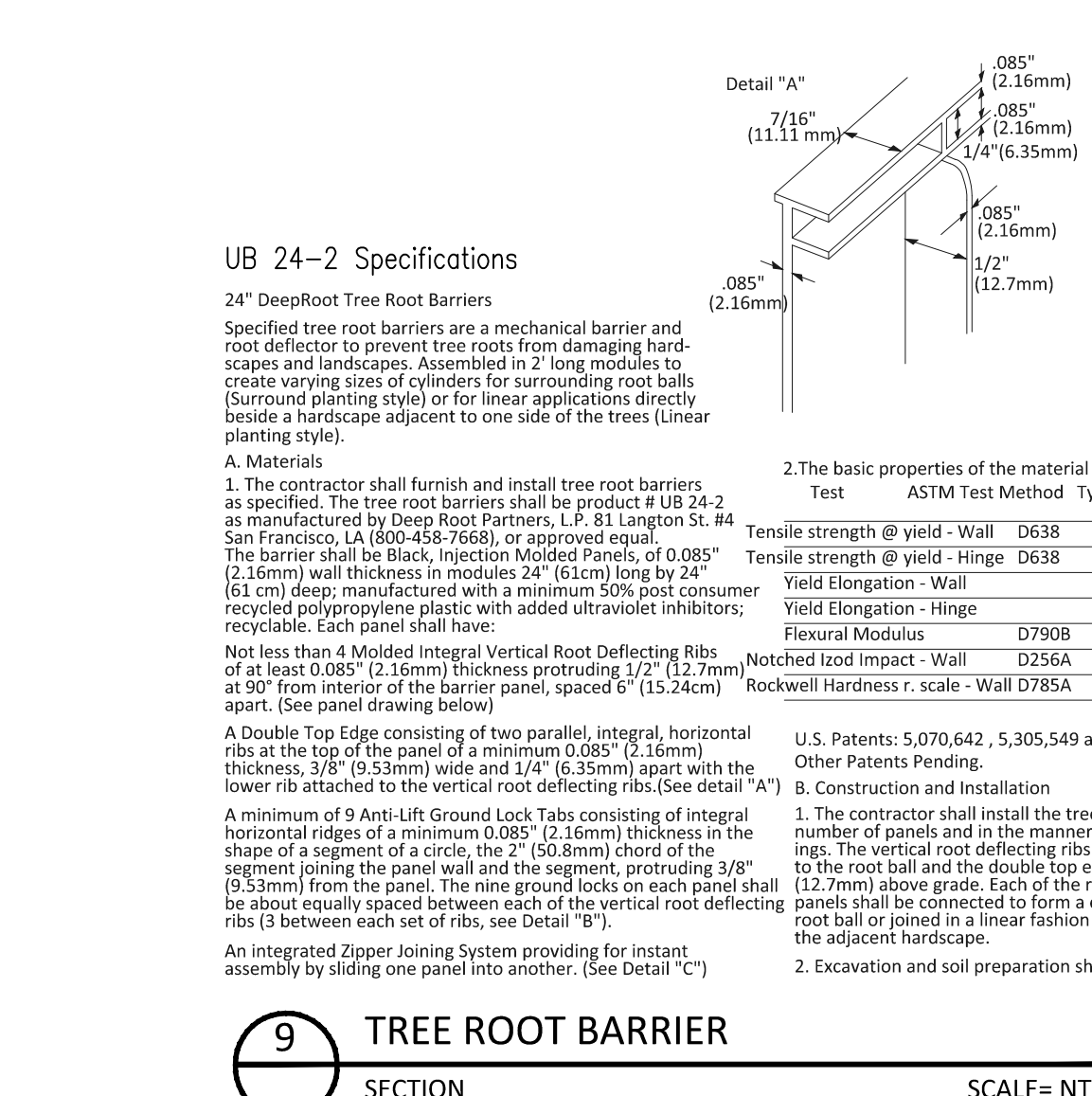
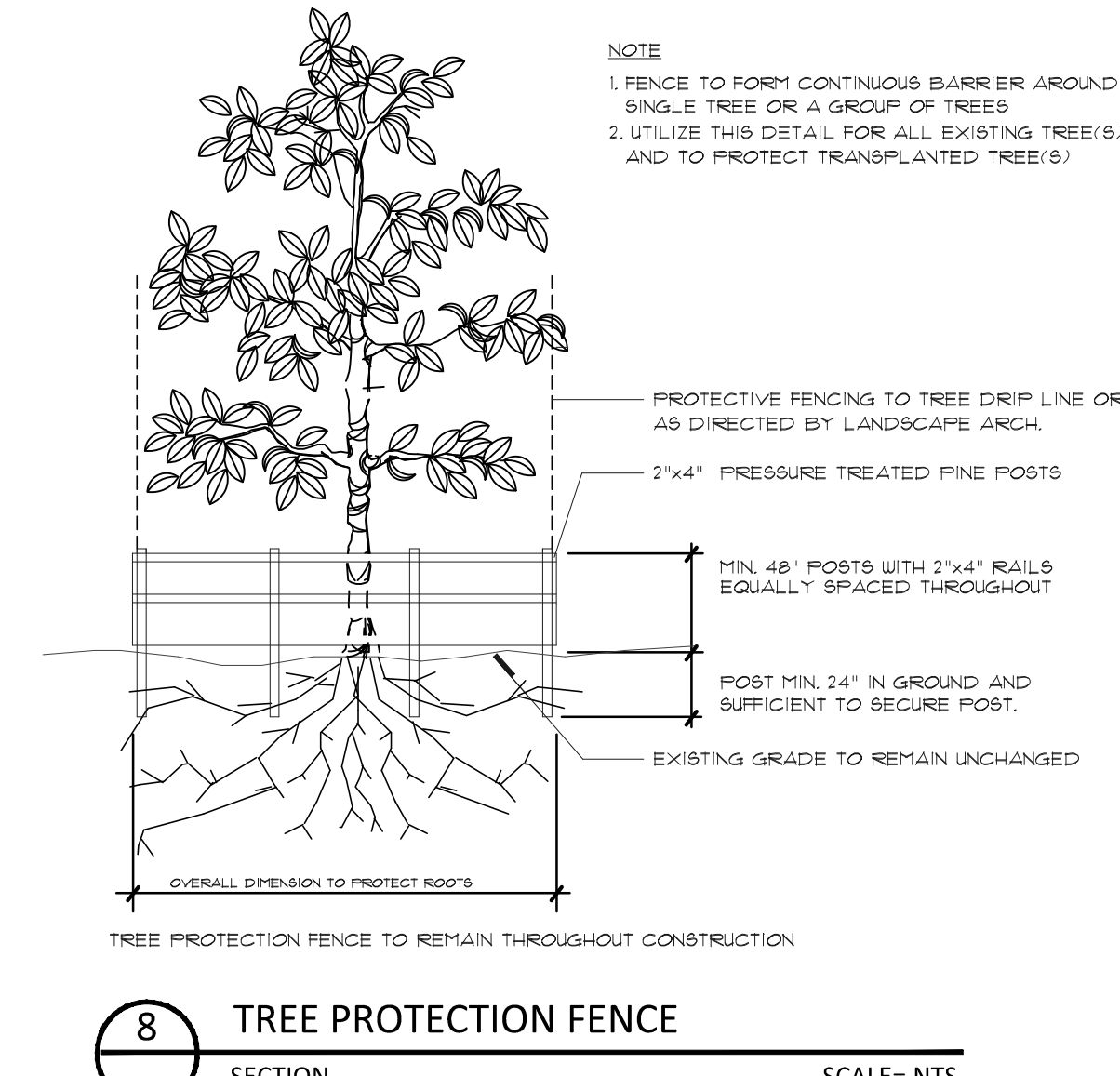
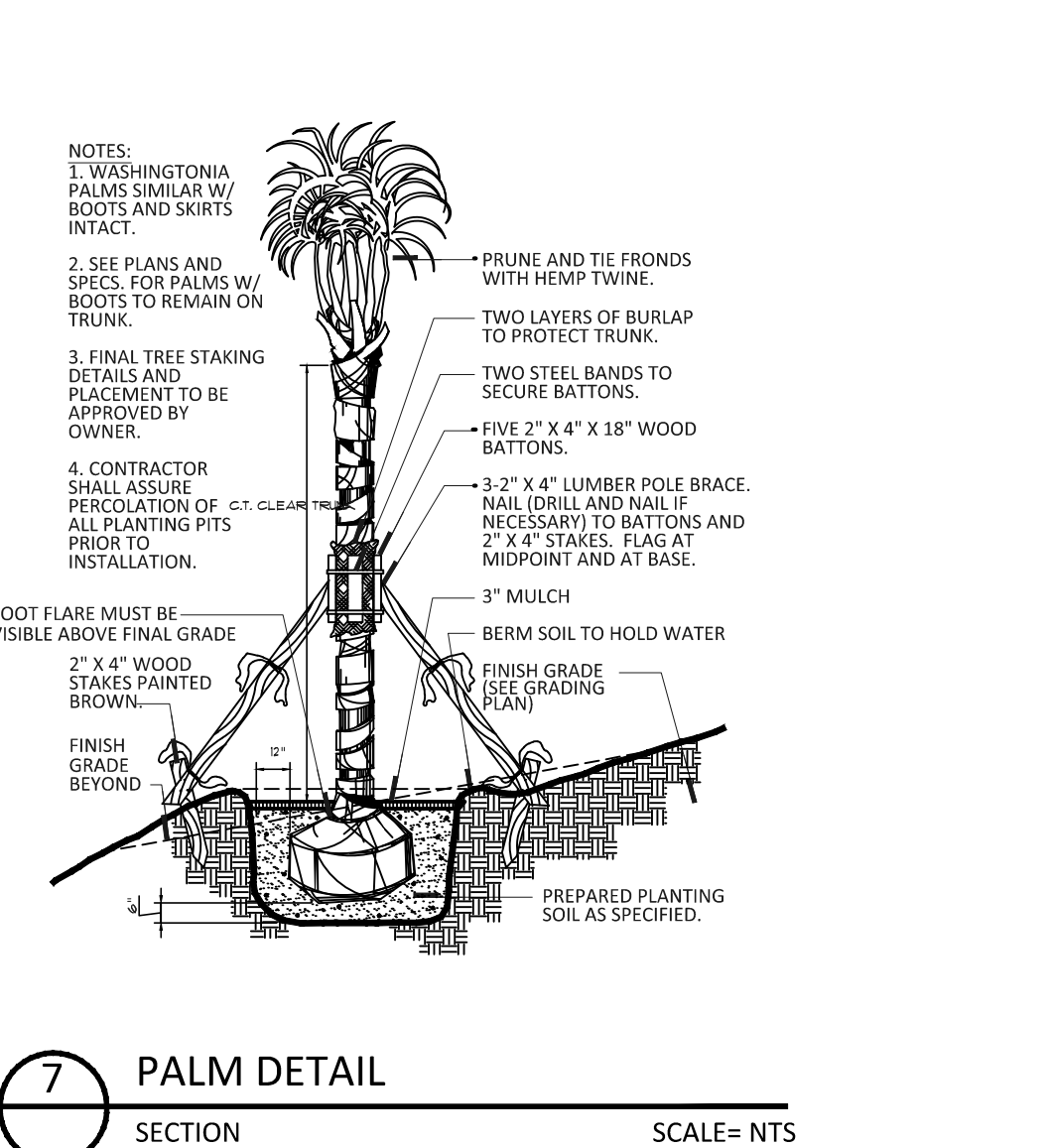
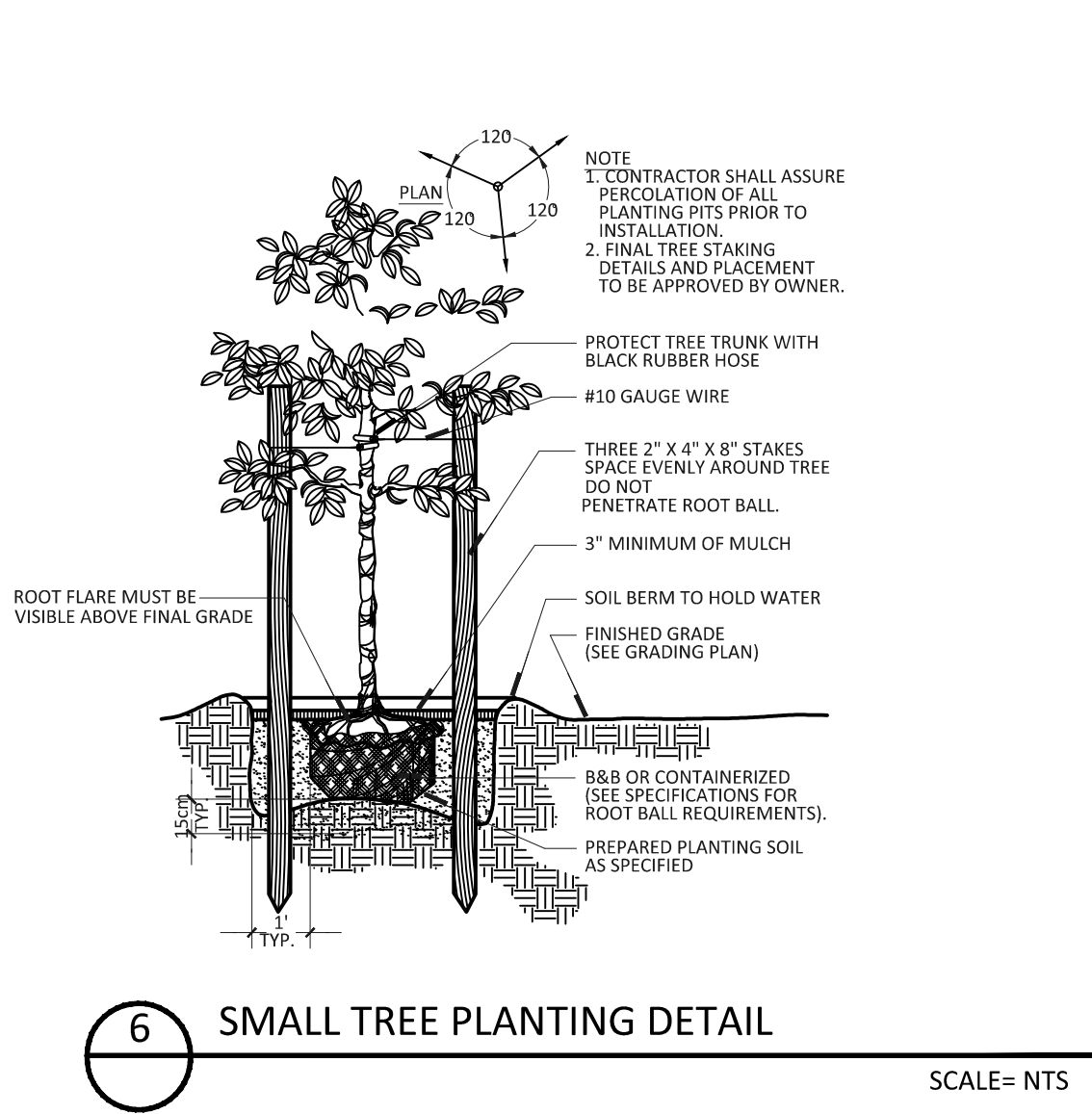
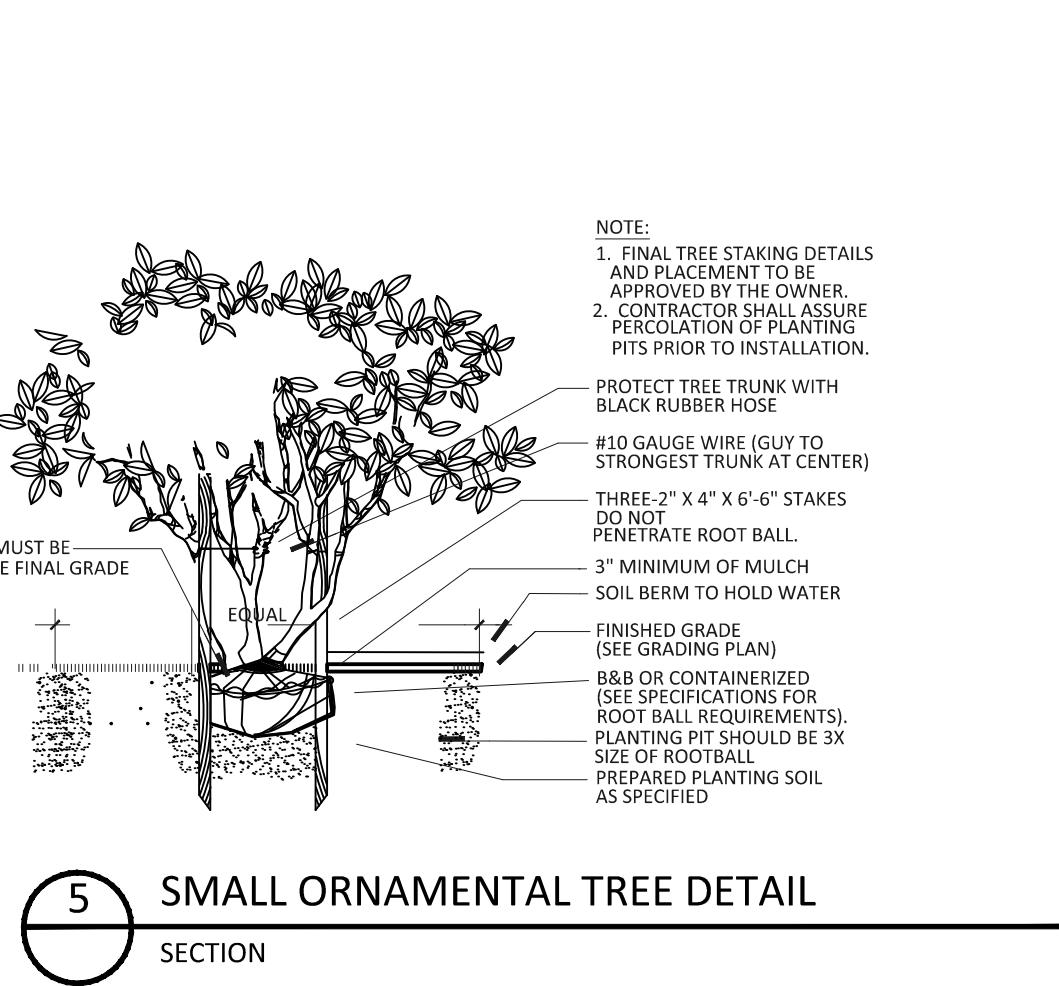
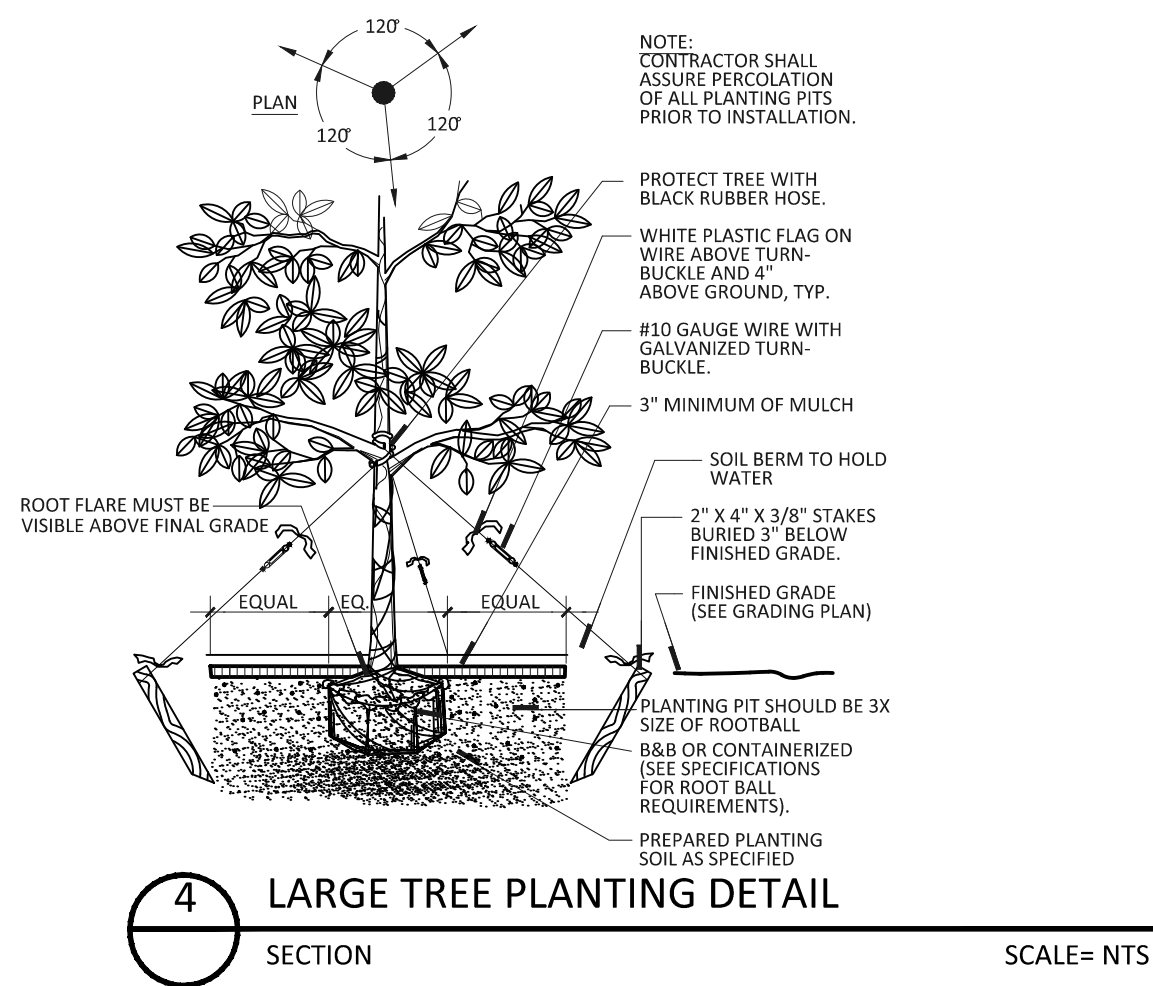
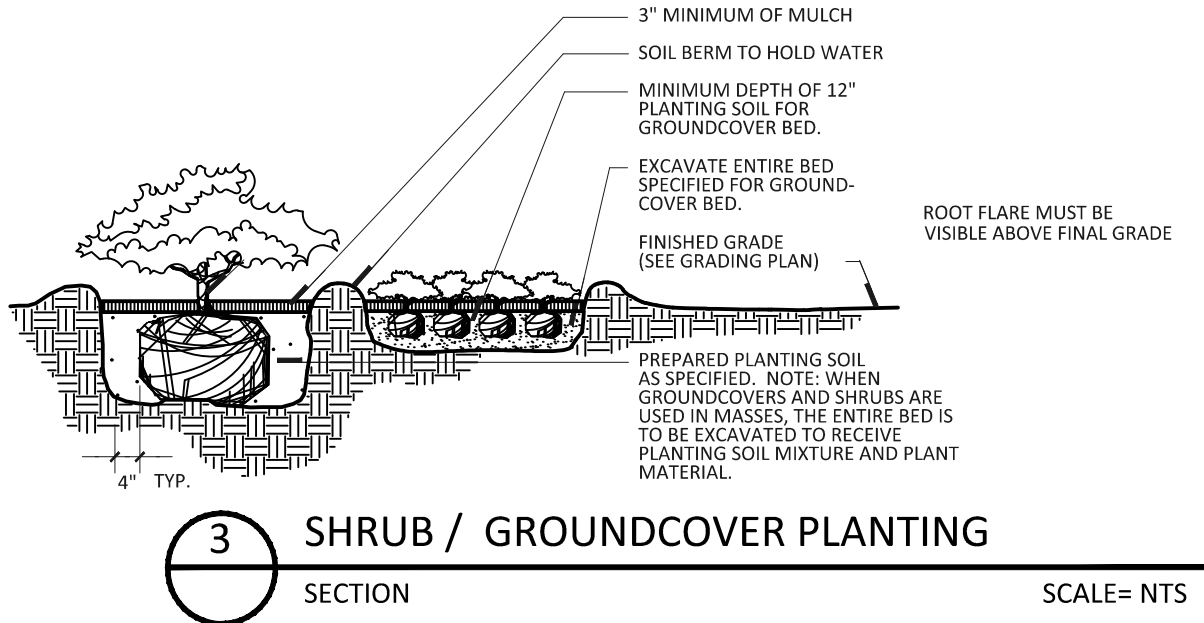
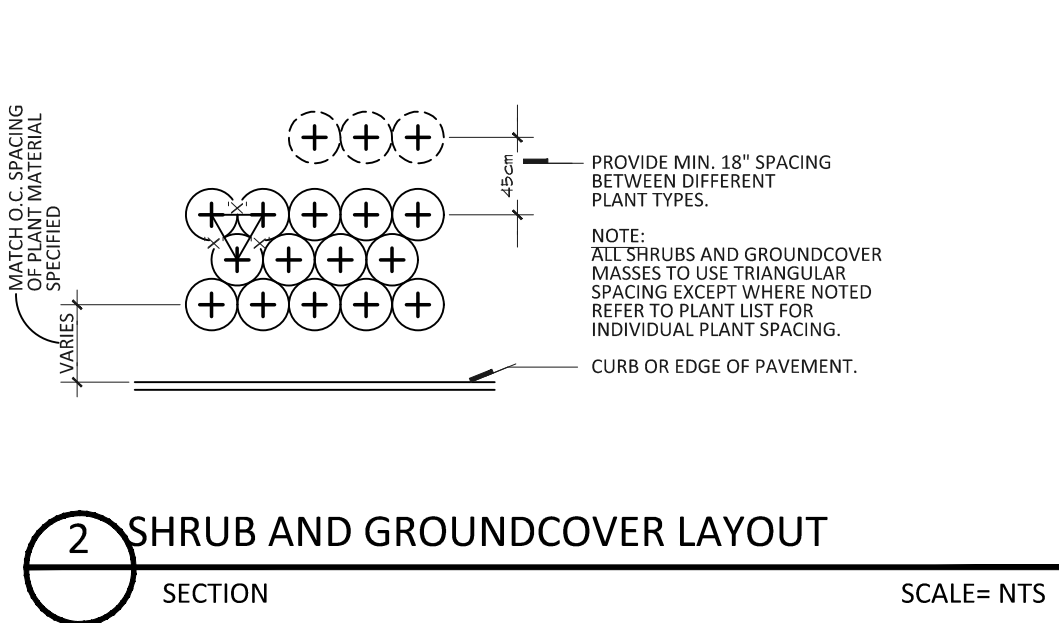
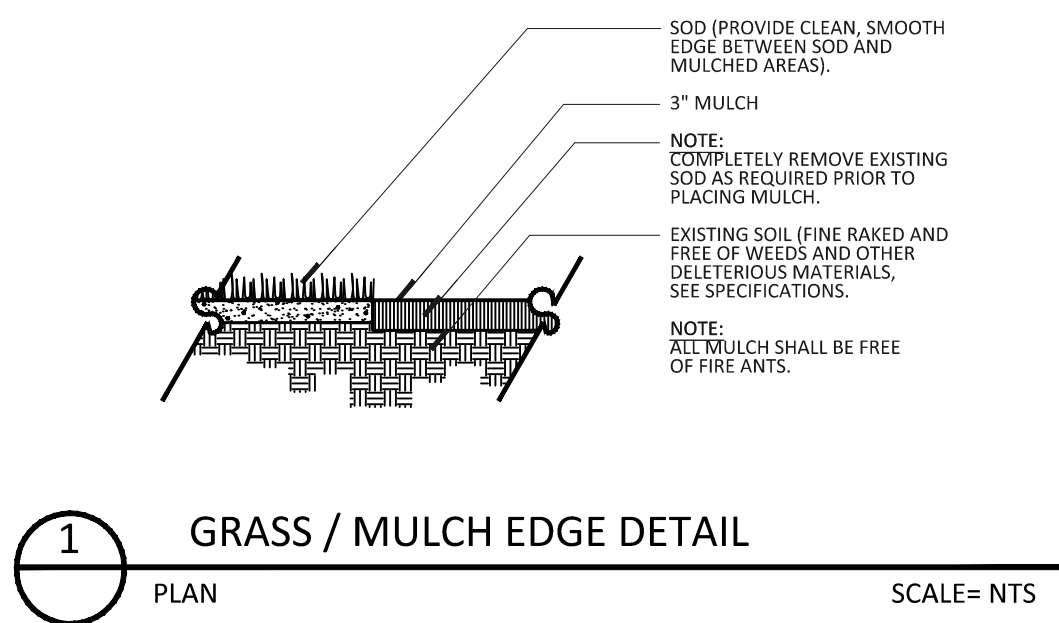
DATE: 2/10/2025
PROJECT #: 2438
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISION: BY: DATE: 1. TREE COMM REV 3/27/25 JH 2. TREE COMM REV 4/28/25 JH
SHEET NUMBER: L-1



Scale: 1" = 30'-00"





LANDSCAPE NOTES

- THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
- IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
- PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE LANDSCAPE ARCHITECT UPON INSPECTION. NO RED COLORED MULCH WILL BE ACCEPTED.
- ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
- PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
- ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

- PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
- CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
- CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
- ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.
- FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
- UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
- ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
- CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
- REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

