

APPLICATION

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

Major Development Plan
City of Key West Workforce Housing
907 Caroline Street
RE# 00072082-004505



Solutions Statement:

The Major Development Plan application submitted for review and approval is for the redevelopment of the property located at 907 Caroline Street, Key West, FL 33040 (the “Property”), within the HRCC-2 Key West Bight District. The site currently contains a one-story commercial retail structure owned by the City of Key West (the “City”). The proposed development involves the demolition of the existing building in order to redevelop the Property into a two-story flood-proofed structure featuring commercial use on the first floor and four affordable workforce housing units on the second.

The proposed new building will have 2,749 square feet of nonresidential floor area. Pursuant to Section 108-91.A.2(b) of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City, a Major Development Plan review is required if there is an addition or reconstruction of greater than 2,500-square-feet of nonresidential floor area.

The addition of four permanent housing units requires a development plan review pursuant to code Sec. 108-91A.1.(a). The affordable workforce housing units proposed for this location were approved in May of 2023, by Ordinance 23-20 and Ordinance 23-21 amending Chapter 108, Article XII entitled “Workforce-Affordable Housing Initiative”, of the LDRs. The approval provided for the transfer of four (4) Affordable – Early Evacuation Pool allocations to the Property for the development of affordable workforce housing. As required, the city-owned Property is located within the mixed-use zoning district of HRCC-2 - Key West Bight District. The on-site management will fall under the operations of the Marine Services Department.

Sec. 108-228. Key Persons

Name of development: 907 Caroline St – City of Key West Affordable Workforce Housing.
Name of Owner: City of Key West
Owner’s authorized agent: Bender & Associates
Spottswood, Spottswood, Spottswood & Sterling
Engineer: Perez Engineering
Architect: Bender & Associates
Landscape Architect: Keith Oropeza
Surveyor: Florida Keys Land Surveying

Sec. 108-229. Project Description.

Zoning: HRCC-2 – Historic Residential Commercial Core – Key West Bight District
Site Dimensions: See site data table and architectural drawings.
Building size: See site data table and architectural drawings.
Site conditions: See site data table.

Sec. 108-230. Other project information.

The property at 907 Caroline Street is located within the HRCC-2 Key West Bight District, the Key West Historic District boundaries, as well as the Historic Commercial Pedestrian-Oriented Area.

Existing Conditions and Additional Background:

The city-owned structure sits below base flood level and is in need of repairs. Currently, the commercial structure is used as a retail and musical instrument repair store. It is a one-story cbs structure. Previous uses include a gallery and a take-out (no seats) café.

Due to FEMA requirements and the extent of repairs, the proposal is to demolish the existing non-contributing structure and rebuild it to meet FEMA regulations as well as to add a second story to accommodate 4 affordable workforce housing units for City personnel.

Proposed Development:

The applicant is proposing a two-phase development:

Phase 1: Demolition of the existing one-story structure

Phase 2: Following demolition, construction will commence of a mixed-use two-story building consisting of commercial and utility space on the first floor and four (4) workforce housing units on the second floor. The workforce housing units will be occupied by City employees and will require early evacuation in the event of an approaching storm.

Commercial space: The first floor consists of two commercial units.

Commercial Unit A: 1,323 SF

Commercial Unit B: 1,426 SF

Residential Rental Units:

Unit A: 1 bd/1 ba; 603 SF and includes separate living and kitchen area.

Unit B: 1 bd/1 ba; 624 SF and includes separate living and kitchen area.

Unit C: 1 bd/1 ba; 624 SF and includes separate living and kitchen area.

Unit D: 1 bd/1 ba; 603 SF and includes separate living and kitchen area.

Sec. 108-231. Residential developments.

a. See above.

Sec. 108-232. Intergovernmental coordination.

Letters of coordination: Please see attached emails and sample memo.

Surrounding Zoning and Uses:

Surrounding properties are located within the Historic Neighborhood Commercial (HNC-2) and the Historic Medium Density Residential (HMDR) zoning districts. Surrounding uses include active waterfront commercial activities, a marina, a hotel, multiple restaurants and retail stores, a parking garage, public utility company, multi-family units and a residential neighborhood on the adjacent block.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Variance Required?
Zoning District	HRCC-2			
Flood Zones	AE-7 & AE-9			
Minimum Lot Size	5,000 SF	59,761 SF	No Change	No
Minimum Lot Width	50 FT	40 FT	No Change	No
Minimum Lot Depth	100 FT	70 FT	No Change	No
Maximum Floor Area Ratio	0.5 (29,881 SF)	22,578 SF	22,800 SF	No
Maximum Density	40 du/acre*	0	4	No
Maximum Height	35'-0"	12'-0"	22'-8"	No
Maximum Building Coverage	50% (29,881 SF)	36% (21,538 SF)	36.4% (21,760 SF)	No

Nonresidential: 650 gal/acre/day x 0.04 = 26.0 gal/day
Total: 26.0 gal/day

Proposed:
Residential: 93 gal/capita/day x 8.8 = 818.4 gal/day
Nonresidential: 650 gal/acre/day x 0.06 = 39 gal/day
Total: 857.40 gal/day

The proposal is to continue the commercial use and add residential use, therefore, the existing water supply will continue to be used for the site. The adopted potable water LOS standard is expected to be adequate to serve the proposed new residential development. The property is serviced with potable water by the Florida Keys Aqueduct Authority, which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management.

The Property is currently serviced by a central wastewater system. Pursuant to City Code Section 94-67, the sanitary sewer LOS standard for residential uses is 100 gallons per capita per day. The standard for nonresidential uses is 660/gal/acre/day. Utilizing these LOS standards, sanitary sewer capacity demand is estimated as follows:

Existing:
Nonresidential: 660 gal/acre/day x 0.04 = 26.4 gal/day
Total: 26.4 gal/day

Proposed:
Residential: 100 gal/capita/day x 8.8 = 880 gal/day
Nonresidential: 660 gal/acre/day x 0.06 = 39.6 gal/day
Total: 919.6 gal/day

The current utility service is adequate to support the proposed development pursuant to City Code Section 94-67. The proposal is an increase in residential use and redevelopment of an existing nonresidential use; however, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality.

No harmful consequences are expected before, during, or after the completion of construction.

4. Stormwater management / drainage.

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

See stormwater plan.

5. Solid waste.

Pursuant to City Code Section 94-71, the solid waste LOS standard for residential uses is 2.66 pounds per capita per day. The standard for nonresidential uses is 6.37 pounds per capita per day. The proposed development is anticipated to accommodate up to 12 persons per day. Utilizing these LOS standards, the demand for solid waste collection and disposal capacity is estimated as follows:

Existing:

Residential:	$2.66 \text{ lb/capita/day} \times 0 = 0 \text{ lb/day}$
Nonresidential:	$6.37 \text{ lb/capita/day} \times 2 = 12.74 \text{ lb/day}$
	Total: 12.74 lb/day

Proposed:

Residential:	$2.66 \text{ lb/capita/day} \times 8.8 = 23.40 \text{ lb/day}$
Nonresidential:	$6.37 \text{ lb/capita/day} \times 3 = 19.11 \text{ lb/day}$
	Total: 42.51 lb/day

The Property is currently served by Waste Management. Additional trash and recycling bins for residential use, as advised by Waste Management, will be located in the area indicated on the plans. The adopted solid waste LOS is anticipated to be adequate to serve the proposed development.

6. Roadways.

The applicant anticipates that most residents will choose alternative methods of travel (i.e. biking, walking, public transportation), due to the location and therefore reduce the traffic generation impacts.

7. Recreation.

It is anticipated that the City's adopted LOS for public recreation will not be adversely impacted.

8. Fire Protection.

There are no fire hydrants on the site, however, there are fire hydrants at both adjacent intersections (Caroline & Grinnell and Caroline I& Margaret). Please see the life safety plan submitted.

9. Reclaimed water system.

No prerequisite cistern is required.

10. Other public facilities.

All public facilities are expected to accommodate the proposed development at the adopted LOS standards.

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

City Code Chapter 102 Article III, IV and V (historic preservation)

The property is located within the historic district and is subject to HARC review and approval.

Articles III (site plan), IV (traffic impacts) and V (open space, screening, and buffers) of City Code Chapter 108 (planning and development)

Article III. Site Plan: Sec. 108-276- Sec. 108-289. Included.

Article IV: Traffic Impacts.

Traffic impacts are not anticipated as approved by Ordinance 23-20 and Ordinance 23-21.

Article V: Open Space.

Please see conceptual landscape plan that improves the landscaping on the Property. A variance request for open space is required and accompanies this application.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. Compliance with the city code is required if any archeological resources are discovered during construction.

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

(a) *Compliance.* All applicable performance criteria set forth in Code Chapter 94 (concurrency management), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs) are submitted with this packet.

(b) *Vicinity map.*

(c) *Land use compatibility.* The Property is located within



a mixed-use zoning district with a broad range of commercial activity and community resources within the immediate area.

Historic and archeological resource protection. There are no known archaeological resources on the property. Compliance with the city code is required if any archeological resources are discovered during construction.

(d) *Subdivision of land.* No subdivision of land is proposed.

Sec. 108-236. Appearance of site and structures:

The overall design characteristics as submitted are in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Sec. 108-237. Site plan:

See submitted site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Section 108-238. Architectural drawings:

The Applicant submitted architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Section 108-239. Site amenities:

Proposed site amenities include eight (8) spaces for bicycles and/or scooters as well as three delineated vehicle parking spaces associated with this property specifically. Additional improvements to the site include a stormwater drainage system and landscaping.

Section 108-240. Site survey:

See site survey prepared by Florida Keys Land Surveying.

Sec. 108-241. Soil survey:

Not applicable.

Section 108-242. Environmentally sensitive areas:

The subject Property is located within the AE-7 and AE-9 flood zones. No environmental impacts are anticipated.

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

- (a) *Land clearing, excavation, and fill.* No land clearing, excavation, or fill is proposed at this time.
- (b) *Tree protection.* No tree removal is proposed with this development.
- (c) *Landscaping plan.* See attached.
- (d) *Irrigation plan.* See attached.

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

The proposed development will include (8) spaces for scooter/bicycle parking and three (3) vehicle spaces for residents of the workforce housing.

Additionally, the Property is part of a larger city-owned area, the Key West Bight. Adjacent to the site is a public, pay-parking lot to service the retail space, neighboring restaurants and commercial activity. There is also a parking garage located across the street and on-street parking available.

Sec. 108-245. Housing:

The development project includes four (4) 1 bedroom/1 bath workforce housing units to be used as permanent housing and subject to the early evacuation in the event of a major storm event. The Property will be managed onsite by the City’s Marine Services Department.

Pursuant to Comp Plan Policy 1-1.1.8, areas designated "HRCC-2" on the official land use map may be increased to 40 units per acre if all units within the development are deed restricted by the owner as work force affordable residential units.

Pursuant to code Sec. 108-1154. - Specific standards and requirements.

Workforce-affordable early evacuation residential units built under this program shall:

- (1) be multiple-family structures;
- (2) be rental units;
- (3) require, at a minimum, adherence to the latest edition of the Florida Building Code as published by the Florida Building Commission;
- (4) require on-site property management;
- (5) comply with applicable habitat and other locational criteria and densities for multiple-family affordable housing units;
- (6) incorporate resilient design principles into the overall site design;
- (7) ensure accessibility to employment centers and amenities;
- (8) require deed-restrictions ensuring:
 - a. the property remains workforce-affordable housing in perpetuity;
 - b. tenants evacuate during the period in which transient units are required to evacuate;
 - c. rental agreements contain a separate disclosure requiring tenants to acknowledge that failure to adhere to the evacuation requirement could result in severe penalties, including eviction, to the resident.

Monroe County offers four (4) shelters for category 1 and 2 storms: Key West High School, Sugarloaf School, Marathon High School, and Coral Shores High School. However, there are no shelters in the county that are available for category 3, 4, and 5 storms. Possible outside-county shelter options may include Florida International University, the E. Darwin Fuchs Pavillion at the Miami-Dade County Fair and Exposition, and other locations within Miami-Dade County.

Sec. 108-246. Economic resources:

In coordination with the Monroe County Property Appraiser office, an analysis of the estimated average property value of the proposed project is not available at this time.

Sec. 108-247. Special considerations:

- (a) As approved by PB Reso 2022-054 and 2022-055 this project was evaluated and found to have no negative impacts or conflicts to city land use plans, objectives and policies or to existing or proposed public facilities.
- (b) The project is located in the historic district and is subject to HARC review and design approval.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline,
- (e) This property is located along city bus routes which will promote and accommodate bus ridership.
- (f) Energy conservation measures will be employed per BPAS requirements including directing light sources downward and away from the sky.
- (g) The new structure will be flood proofed up eleven (11) vertical feet. A concrete slab on grade is proposed, therefore, no usable area below the bottom floor
- (h) Commercial unit “A” on the first floor will be for rentable public use. Commercial space “B” will be for city use and not available to the public.
- (i) Letters of Coordination have been delivered to KEYS Energy and Florida Keys Aquaduct Authority (FKAA), and Key West Fire Department. Other applicable local offices will be facilitated through the DRC.
- (j) No permits are required through the state agencies such as the FDEP and the Army Corps of Engineers.

Section 108-248. Construction management plan and inspection schedule:

The development will commence as soon as possible following the approval and the project will progress continually based on the LDRs and the Florida Building Code.

Section 108-249. Truman Waterfront Port facilities:

Not applicable.

Code Chapter 108, Article III .Site plan:

The site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Section 108-277. Site location and character of use:

The comprehensive plan together with the LDRs, including size and dimension regulations, general provisions, performance criteria, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards and building setbacks shall collectively be the principal guides in determining the suitability of the location of the proposed use.

Section 108-278. Appearance of site and structures:

The proposed project, and its choice of building materials, plant materials, lighting, and other site improvements will create a pleasing and harmonious overall environment. HARC will review and approve the overall design and aesthetics of the exterior design ensuring that the final product is consistent with the HARC guidelines, and the AIPP board will be instrumental in incorporating public art on the property.

Section 108-279 & 280. Location and screening of mechanical equipment, utility hardware and waste storage areas:

An 18 x 24 solid waste and recycling receptacle area is reflected on the plans.

Section 108-281. Roll-off compactor container location requirements.

None proposed.

Section 108-282. Utility lines:

No changes proposed.

Section 108-283. Commercial and manufacturing activities conducted in enclosed buildings:

None proposed.

Section 108-284. Exterior lighting:

See electrical lighting plan.

Section 108-285. Signs:

All signage will conform to the LDRs and subject to HARC review and approval.

Section 108-286. Pedestrian sidewalks:

Pedestrian sidewalks are ADA compliant.

Section 108-287. Loading docks:

No loading docks are proposed, and no loading/unloading is indicated.

Section 108-288. Storage areas:

No exterior storage areas are proposed.

Section 108-289. Land clearing, excavation, or fill:

No land clearing, excavation, or fill is proposed

Chapter 108, Article VI. Landscaping:

A landscape plan has been submitted pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated within the proposed work area.

Chapter 108, Article VII. Off-street parking and loading:

The proposed work area is part of a larger parcel under city ownership. There is ample off-street parking available. No parking exists within the proposed work area, however, the proposed project does include the addition of three (3) vehicle spaces and 8 bicycle/scooter spaces.

Chapter 108, Article VIII. Stormwater and surface water management (Code Chapter 108, Article VIII):

A stormwater management plan is included for the proposed work area.

Chapter 108, Article IX. Utilities:

See concurrency management determination.

Code Section 2-487. Art in Public Places:

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487.



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 \$341.78 advertising/noticing fee and a \$121.55 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	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

Historic District

Yes _____

No _____

Please print or type:

- 1) Site Address: 907 Caroline Street
- 2) Name of Applicant: City of Key West
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: _____
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8791 Email: Richard@spottswoodlaw.com
- 6) **Email Address:** portoperations@cityofkeywest-fl.gov
- 7) Name of Owner, if different than above: City of Key West
- 8) Address of Owner: 1300 White Street, Key West, FL 33040

9) Owner Phone #: 305-809-3792 Email: _____

10) Zoning District of Parcel: HRCC-2 RE# 00072082-004505

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

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting TBD

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).

Demolition of existing one-story cbs commercial structure and construct a two-story mixed-use building with commercial and city use on the first floor and affordable workforce housing on the second.

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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No

If Yes, describe and attach relevant documents.

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.

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
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500 FLEMING STREET
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ROBERT H. GEBALDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

Memorandum

To: Kim Judge, Engineering Services, Florida Keys Aqueduct Authority
kjjudge@fkaa.com

From: Richard J. McChesney

Date: August 13, 2024

Subject: Letter of Coordination- Proposed Major Development Plan
907 Caroline Street, Key West, FL 33040

Attachments: Proposed Plan and Property Record Card

Ms. Judge –

As part of the requirements of a major development plan, the City of Key West requires the applicant to coordinate with your agency to obtain comments on the proposed development. The existing one-story structure is owned by the City of Key West and is used as a commercial retail space. The City proposes to demolish the current structure and redevelop the property with a mixed-use two-story structure. Commercial and city maintenance use will be housed on the first floor and the second floor will house four (4) 1 bd/1ba workforce affordable housing units.

Attached to this memorandum is the property record card and architectural plans for your review. Please address any comments to richard@spottswoodlaw.com, lthompson@spottswoodlaw.com and hburkee@benderarchitects.com. Also, please copy Katie Halloran, Planning Director for the City of Key West at katie.halloran@cityofkeywest-fl.gov.

Thank you.

Lori Thompson

From: Lori Thompson
Sent: Tuesday, August 13, 2024 11:19 AM
To: kjudge@fkaa.com
Cc: Richard McChesney; Haven Burkee
Subject: 907 Caroline Street Development
Attachments: FCAA 2024.pdf; 907 Caroline St_Develop. Doc_08.07.2024_Revised.pdf; qPublic.pdf

Kim,
Good morning. Please see attached Memo regarding the redevelopment of 907 Caroline Street.

Best regards,

SPOTTSWOOD
SPOTTSWOOD
SPOTTSWOOD
STERLINGPLLC

Lori L Thompson
Research & Planning Coordinator
500 Fleming Street | Key West, FL 33040
Direct Dial: (305)317-5594
lthompson@SpottswoodLaw.com



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

August 14, 2024

City of Key West
1300 White St
Key West, FL 33040

RE: 907 Caroline St #3, Key West, Florida

Dear City of Key West:

This is to acknowledge that the above-mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS' Engineering Section requests that they be provided with a full set of plans and a Project Review Form (separate form for each new meter) for the referenced project.

These plans are necessary for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the full set of plans and the Project Review Form to one of our Customer Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

Dane'le Waldon
Customer Programs Representative

DW/mc
C:
M. Alfonso, Supervisor of Engineering

Lori Thompson

From: Lori Thompson
Sent: Tuesday, August 13, 2024 11:28 AM
To: Jason Barroso
Cc: Richard McChesney; Haven Burkee
Subject: 907 Caroline Street redevelopment
Attachments: KWFD 2024.pdf; 907 Caroline St_Develop. Doc_08.07.2024_Revised.pdf; qPublic.pdf

Jason,
Good morning. Please find attached memo regarding the redevelopment of 907 Caroline Street. We expect this project to be on the September 26th DRC agenda.
Best regards,

SPOTTSWOOD
SPOTTSWOOD
SPOTTSWOOD
STERLING PLLC

Lori L Thompson
Research & Planning Coordinator
500 Fleming Street | Key West, FL 33040
Direct Dial: (305)317-5594
lthompson@SpottswoodLaw.com

Lori Thompson

From: Lori Thompson
Sent: Tuesday, August 13, 2024 11:32 AM
To: sullivan-cheryl@monroecounty-fl.gov
Cc: Richard McChesney; Haven Burkee
Subject: 907 Caroline Street redevelopment
Attachments: WM. 2024.pdf; 907 Caroline St_Develop. Doc_08.07.2024_Revised.pdf; qPublic.pdf

Ms. Sullivan,
Good morning. Please see attached memo regarding the redevelopment plans for 907 Caroline Street.
Best regards,

SPOTTSWOOD
SPOTTSWOOD
SPOTTSWOOD
STERLINGPLLC

Lori L Thompson
Research & Planning Coordinator
500 Fleming Street | Key West, FL 33040
Direct Dial: (305)317-5594
lthompson@SpottswoodLaw.com

Lori Thompson

From: Alfonso, Matthew <Matthew.Alfonso@keysenergy.com>
Sent: Wednesday, August 14, 2024 11:46 AM
To: Lori Thompson
Cc: Richard McChesney; Haven Burkee
Subject: RE: 907 Caroline Street redevelopment

Good morning Lori

I was out of the office when you emailed this but I have it now. I will take care of getting you what is needed for the project

Thank you,
Matthew Alfonso

From: Lori Thompson <lthompson@spottswoodlaw.com>
Sent: Tuesday, August 13, 2024 11:21 AM
To: Alfonso, Matthew <Matthew.Alfonso@keysenergy.com>
Cc: Richard McChesney <richard@spottswoodlaw.com>; Haven Burkee <hburkee@benderarchitects.com>
Subject: 907 Caroline Street redevelopment

You don't often get email from lthompson@spottswoodlaw.com. [Learn why this is important](#)

Matthew,

Good morning. Please see attached memo regarding the redevelopment of 907 Caroline Street.

Best regards,

SPOTTSWOOD
SPOTTSWOOD
SPOTTSWOOD
STERLING PLLC

Lori L Thompson
Research & Planning Coordinator
500 Fleming Street | Key West, FL 33040
Direct Dial: (305)317-5594
lthompson@SpottswoodLaw.com

PROPERTY CARD

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 00072082-004505
 Account# 9073901
 Property ID 9073901
 Millage Group 12KW
 Location 907 CAROLINE St, KEY WEST
 Address
 Legal KW LYING N'LY SQR 20 (THE PIANO SHOP/WOODEN HEAD GALLERY) G56-22/23
 Description OR15-444/45 OR439-421/25 OR655-395/403 OR1424-992/99
 (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property Class RETAIL-SINGLE TENANT (1100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



9073901 907 CAROLINE ST 07/31/12

Owner

[CITY OF KEY WEST](#)
 PO Box 1409
 Key West FL 33041

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$143,411	\$143,411	\$143,411	\$156,449
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$565,600	\$565,600	\$565,600	\$565,600
= Just Market Value	\$709,011	\$709,011	\$709,011	\$722,049
= Total Assessed Value	\$709,011	\$709,011	\$702,584	\$638,713
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$709,011	\$709,011	\$709,011	\$722,049

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$565,600	\$143,411	\$0	\$709,011	\$709,011	\$0	\$709,011	\$0
2021	\$565,600	\$143,411	\$0	\$709,011	\$702,584	\$0	\$709,011	\$0
2020	\$565,600	\$156,449	\$0	\$722,049	\$638,713	\$0	\$722,049	\$0
2019	\$424,200	\$156,449	\$0	\$580,649	\$580,649	\$0	\$580,649	\$0
2018	\$395,920	\$145,382	\$0	\$541,302	\$541,302	\$0	\$541,302	\$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
(1100)	2,800.00	Square Foot	40	70

Buildings

6/26/24, 10:55 AM
 Style
 Building Type 1 STORY STORES / 11C
 Building Name
 Gross Sq Ft 2800
 Finished Sq Ft 1870
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 207
 Functional Obs 0
 Economic Obs 0
 Depreciation % 50
 Interior Walls

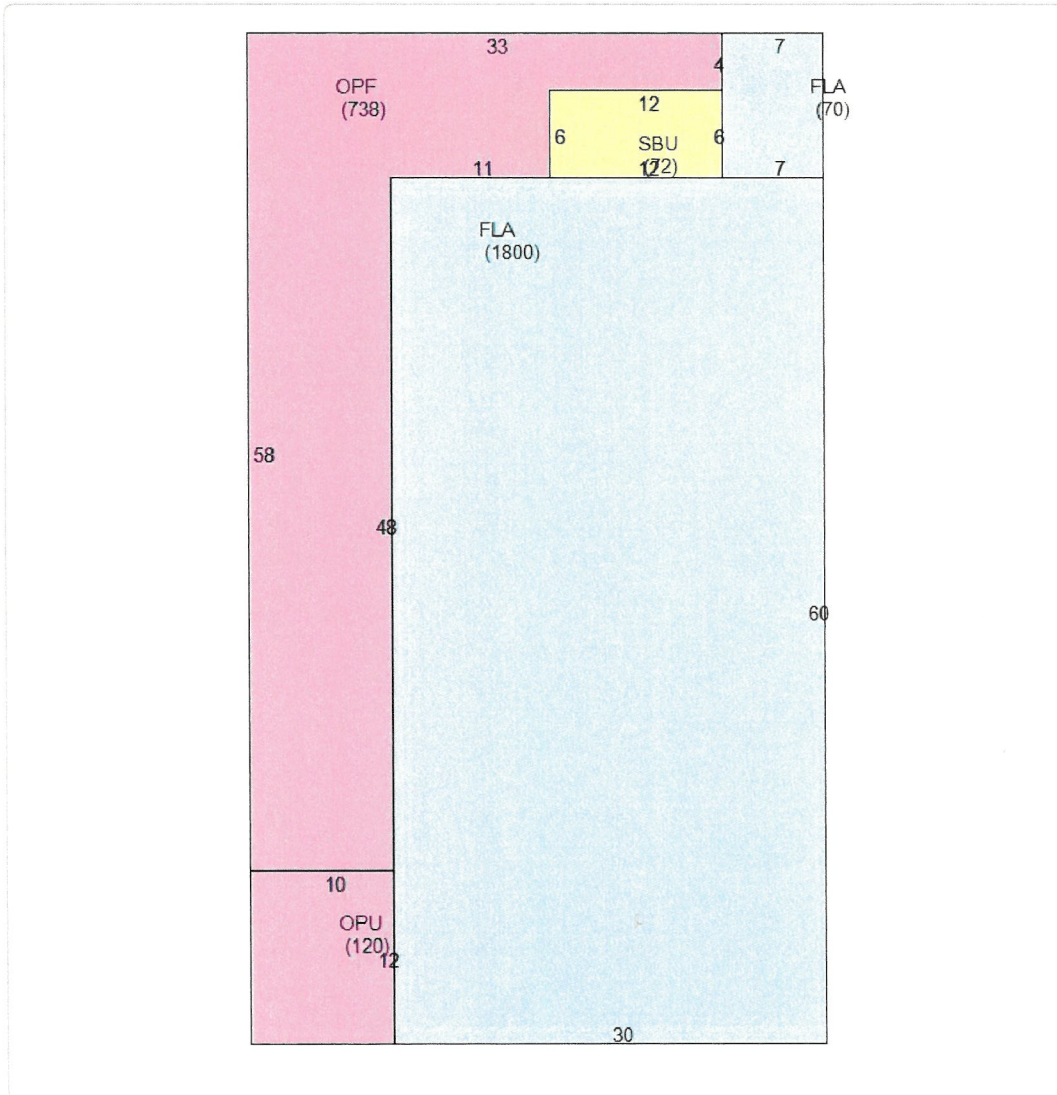
Year Built 1955
 Effective Year Built 1986
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,870	1,870	214
OPU	OP PR UNFIN LL	120	0	44
OPF	OP PRCH FIN LL	738	0	182
SBU	UTIL UNFIN BLK	72	0	36
TOTAL		2,800	1,870	476

View Tax Info

[View Taxes for this Parcel](#)

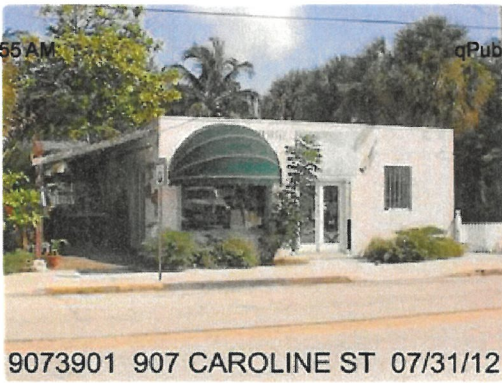
Sketches (click to enlarge)



Photos

6/26/24, 10:55 AM

Public.net - Monroe County, FL - Report: 00072082-004505



Map



TRIM Notice

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



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 6/26/2024, 5:09:53 AM

Monroe County, FL

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

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

authorize Bender & Associates and Spottswood Law Firm
Please Print Name of Representative

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

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

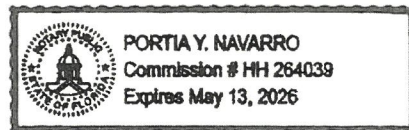
Subscribed and sworn to (or affirmed) before me on this July 9, 2024
Date

by TODD STOUGHTON
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.

Portia Y. Navarro
Notary's Signature and Seal

PORTIA Y. NAVARRO
Name of Acknowledger typed, printed or stamped



HH 264039
Commission Number, if any

**VERIFICATION
FORM**



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

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

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

907 Caroline Street

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 8/13/24 by
date

RICHARD J. MCCHESENEY

Name of Applicant

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

Notary's Signature and Seal

Lori Thompson



Name of Acknowledger typed, printed or stamped

Commission Number, if any

DEED

15
21

of record of land

Return to:
Name: Robert Feldman, Esq. 766431
Address: 417 Eaton Street
Key West, Florida 33040

REC 1240 PAGE 1155

3780

This instrument prepared
by: Robert C. McClymonds
Name: SIRKIN & McCLYMONDS, P.A.
Address: 7900 Red Road, Suite 25
South Miami, Florida 33143

3360
460

Property Appraiser's Parcel
Identification Nos: 00000680
00001730
00002770
00002670
00002980
00000230
00000710

Grantee's Fed. I.D. No. [REDACTED]

FILED FOR RECORD
93 JAN -8 P2:04
MONROE

[Space above this line for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed the 01st day of January, 1993, by THE TRUST FOR PUBLIC LAND, a not-for-profit corporation existing under the laws of California, and having its principal place of business at 2100 Centerville Road, Tallahassee, Florida 32308-4314, hereinafter called the Grantor, to THE CITY OF KEY WEST, FLORIDA, a Municipal Corporation, existing under the laws of Florida, whose post office address is P.O. Box 1409, Key West, Florida 33041-1409, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Monroe County, Florida, viz:

SEE EXHIBIT A
consisting of 5 pages
attached hereto and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to the matters set forth on EXHIBIT B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

This instrument is exempt from documentary stamp taxes pursuant to Chapter 201.02(6), Florida Statutes.

TRACT A

766431

REC 1240 PAGE 157

The following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:

BEGINNING at the intersection of the Northwesterly line of Caroline Street, with the Northeasterly line of William Street; thence in a Northwesterly direction along the Northeasterly line of William Street a distance of 355 feet, more or less, to the outside face of the seawall; thence at right angles and in a Northeasterly direction along the outside face of a concrete seawall a distance of 402 feet, more or less, to the Southwesterly line of Margaret Street; thence at right angles in a Southeasterly direction along the Southwesterly line of Margaret Street, a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street; thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 102 feet, more or less, back to the Point of Beginning.

TRACT A a/k/a the following described TRACT A:

A portion of land lying in the City of Key West, Monroe County, Florida and being more particularly described as follows:

Begin at the intersection of the Northwesterly Right-of-Way line of Caroline Street with the Northwesterly Right-of-Way line of William Street; thence N 40°00'00" W for 347.60 feet to the face of a concrete seawall, said seawall also being the Safe Mean High Water line (elev. 1.6 NGVD) of Key West Bight; thence meandering said seawall with the following four (4) metes and bounds: thence (1) N 50°04'00" E for 229.35 feet; thence (2) N 50°16'17" E for 136.90 feet; thence (3) N 40°50'00" W for 6.89 feet; thence (4) N 50°20'00" E for 36.00 feet to the Southwesterly Right-of-Way line of Margaret Street; thence S 40°00'00" E along the said Southwesterly Right-of-Way line of Margaret Street for 353.36 feet to the said Northwesterly Right-of-Way line of Caroline Street; thence S 50°00'00" W along the said Northwesterly Right-of-Way line of Caroline Street for 402.15 feet to the Point of Beginning.

RECORDERS MEMO.
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

EXHIBIT A

1 of 5

TRACT C

766431

OFF REC 1240 PAGE 159

COMMENCING at the intersection of the Northwesterly line of Caroline Street with the Northeasterly line of Grinnell Street;
 thence in a Northwesterly direction along the Northeasterly line of Grinnell Street, and its extension Northwesterly a distance of 193 feet to a point of place of beginning;
 continue in a Northwesterly direction along the line of Grinnell Street extended Northwesterly a distance of 162 feet, more or less, to the outside face of the seawall, thence in a Northeasterly direction and along a deflected angle to the right of 90° 17' a distance of 94 feet, more or less, along said seawall;
 thence in an Easterly direction and along a deflected angle to the right of 39° 37', a distance of 117 feet, more or less;
 thence in a Southerly direction and along a deflected angle to the right of 09° 57' a distance of 133 feet, more or less;
 thence in a Southwesterly direction and along a deflected angle to the right of 59° 01' a distance of 107 feet, more or less, back to the point or place of beginning, and lying and being in the City of Key West, Monroe County, Florida.

TRACT D-2

On the island of Key West and being a part of certain filled lands, described by metes and bounds as follows:

COMMENCING at the intersection of the Northeasterly property line of Grinnell Street, if extended, and the Northwesterly property line of Caroline Street, if extended; from said point of intersection run Northwesterly along the Northeasterly property line of Grinnell Street, if extended, a distance of 43.25 feet to a galvanized pipe hereinafter known as the point of beginning;
 from said point of beginning run Northwesterly along the Northeasterly property line of Grinnell Street, if extended, a distance of 148.25 feet to an iron pipe;
 thence with an interior angle of 81° 24' to the left and in a Northeasterly direction a distance of 06.2 feet to an iron pipe;
 thence with an interior angle of 133° 54' to the left and in a Southeasterly direction a distance of 23.63 feet to an iron bolt;
 thence with an interior angle of 104° 17' to the left and in a Southerly direction a distance of 152.71 feet to the aforementioned Point of Beginning.

TRACT C AND TRACT D-2 TOGETHER a/k/a as the following described TRACT C

TRACT C

Commence at the intersection of the Northeasterly Right-of-Way line of Grinnell Street, if extended and the Northeasterly Right-of-Way line of Caroline Street, if extended, thence N 40° 00' 00" W along the extension of the Northeasterly Right-of-Way line of Grinnell Street for 43.25 feet to the Point of Beginning; thence continue along the Northeasterly Right-of-Way line of Grinnell Street for 307.63 feet to the face of a seawall (said point also being the Safe Mean High Water line (elev 1.6 NGVD) of Key West Bight; thence N 50° 44' 21" E along the face of the seawall for 101.25 feet; thence S 87° 18' 28" E and along the said seawall for 120.42 feet to the Westerly Right-of-Way line of Trumbo Road; thence S 00° 11' 00" W along the said Westerly Right-of-Way line of Trumbo Road for 294.08 feet to the Point of Beginning.

RECORDED AS IS;
 LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
 UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

EXHIBIT A
 3 OF 5

766431

OFF REC 1240 PAGE 161

TRACT F

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 11, according to William A. Whitehead Map delineated in February, 1829, and other lands; said parcel being described as follows:
 Begin at the intersection of the Southeasterly right-of-way line of Greene Street with the Northeasterly right-of-way line of Elizabeth Street and run
 thence Northeasterly along the Southeasterly right-of-way line of the said Greene Street and extension thereof for a distance of 402 feet to the Southwesterly right-of-way line of William Street extended Northwesterly;
 thence run Southeasterly along the Southwesterly right-of-way line of William Street and extension thereof for a distance of 106 feet;
 thence run Southwesterly and parallel with Caroline Street for a distance of 170.52 feet;
 thence run Northwesterly and perpendicular to said Caroline Street for a distance of 57.60 feet;
 thence run Southwesterly and parallel with the said Caroline Street for a distance of 52.44 feet;
 thence run Southeasterly and perpendicular to the said Caroline Street for a distance of 47.10 feet;
 thence run Southwesterly and parallel with the said Caroline Street for a distance of 79.04 feet;
 thence run Southeasterly and perpendicular to the said Caroline Street for a distance of 4.5 feet;
 thence run Southeasterly and parallel with the said Caroline Street for a distance of 100 feet to the Northeasterly right-of-way line of Elizabeth Street;
 thence run Northwesterly along the Northeasterly right-of-way line of said Elizabeth Street for a distance of 100 feet back to the Point of Beginning.

TRACT F a/k/a the following described TRACT F:

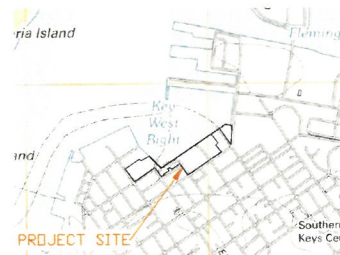
On the Island of Key West, Monroe County, Florida, and being a part of Square 11, according to William A. Whitehead's map, delineated in February, 1829, and other lands, and being more particularly described as follows:

Begin at the intersection of the Southeasterly Right-of-Way line of Greene Street and the Northeasterly Right-of-Way line of Elizabeth Street; thence S 49°55'10" E along the said Southeasterly Right-of-Way line of Greene Street for 53.87 feet to the face of a concrete seawall, said point also being the Safe Mean High Water Line (elev. 1.6 NGVD), of Key West Bight; thence meander said seawall and the Key West Bight with the following four (4) metes and bounds:
 thence (1) S 40°00'00" E for 8.50 feet; thence (2) N 50°00'00" E for 337.86 feet; thence (3) S 40°00'00" E for 45.21 feet; thence (4) N 50°04'00" E for 10.69 feet to the Southwesterly Right-of-Way line of William Street; thence S 40°00'00" E along the said Southwesterly Right-of-Way line of William Street for 51.79 feet, thence:
 S 50°00'00" W for 170.52 feet; thence
 N 40°00'00" W for 57.60 feet; thence
 S 50°00'00" W for 52.44 feet; thence
 S 40°00'00" E for 47.10 feet; thence
 S 50°00'00" W for 79.04 feet; thence
 S 40°00'00" E for 4.50 feet; thence
 S 50°00'00" W for 100.36 feet to the said Northeasterly Right-of-Way line of Elizabeth Street; thence N 40°02'20" W along the said Northeasterly Right-of-Way line of Elizabeth Street for 99.43 feet to the Point of Beginning.

RECORDED MEMO.
 LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
 UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED.

EXHIBIT A
 5 of 5

SURVEY



LOCATION MAP - NTS
SEC. 31-T67S-R25E

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS RECORDED OR UNRECORDED WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2-CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: U.S. ARMY CORP OF ENGINEERS, MONUMENT KH-17, ELEVATION 6.06' (NGVD 1929).

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=5'.
- THIS MAP OR COPIES OF THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE SURVEY AND MAP REPORT, WHICH REFERENCES THIS DIGITAL FILE.
- THIS REPORT OR COPIES OF THIS REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE.
- THE SIGNING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, DELETION OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OF SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

STREET ADDRESS: AN AREA RUNNING ALONG THE NORTHERLY SIDE OF CAROLINE STREET FROM TRUMBO ROAD, SPINELL STREET, MARGARET STREET AND WILLIAM STREET, ALONG WITH A PORTION OF PROPERTY ON BOTH SIDES OF AN ASPHALT ROAD (KNOWN AS LAZY WAY LANE FROM WILLIAM STREET TO ELIZABETH STREET AND THE EASTERLY SIDE OF ELIZABETH STREET NORTHERLY OF LAZY WAY LANE TO AND ALONG THE NORTHERLY SIDE OF GREEN STREET TO A POINT OF TERMINUS FOR CITY OF KEY WEST PROPERTY, ALSO KNOWN AS KEY WEST SEAPORT.

ALL FIELD DATA WAS ACQUIRED FROM 07/04/2022 - 09/06/2022.

THIS DIGITAL DATA CONTAINS THE PREVIOUSLY SURVEYED KEY WEST EIGHT SUBMERGED LAND LEASE AREA, FIELD WORK DATE: 1/005/2021

SYMBOL LEGEND

	ROUND CONCRETE UTILITY POLE		TELEPHONE MANHOLE
	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WATER VALVE
	CONCRETE UTILITY POLE		MONITORING WELL
	ELECTRIC MANHOLE		WOOD UTILITY POLE
	FIRE HYDRANT		SEWER VALVE
	GUY WIRE		OVERHEAD UTILITY LINES
	IRRIGATION CONTROL VALVE		LIGHT POLE
	MAILBOX		ELECTRIC TRANSFORMER BOX
	SANITARY CLEANOUT		LIGHT ATTACHED TO BUILDING
	SANITARY MANHOLE		BOLLARD
	SIGN		SPOT GRADE ELEVATION (TYPICAL)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BBP = BENCH MARK PREVENTER	BO = BLOW-OUT	CB = CONCRETE BLOCK WALL	CL = CENTERLINE	CLT = CHAINLINK FENCE	CM = CONCRETE MONUMENT	CONC = CONCRETE	COV = COVERED	DEM = DRAINAGE	DESE = DRAINAGE EASEMENT	EL = ELEVATION	DIGL = DITCH/GRUVE	ED = EDGE OF PAVEMENT	FF = FINISHED FLOOR ELEVATION	FI = FIRE HYDRANT	FI = FENCE INSIDE	FO = FENCE OUTSIDE	FOL = FENCE ON LINE	GF = GUY WIRE	GR = GROUND RISE	IR = IRON PIPE	IR = IRON PIPING	L = ARC LENGTH	LANE = LANDSCAPING	MB = MANGROVE	MES = MEASURED	MF = METAL FENCE	MHW = MEAN HIGH WATER LINE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	NTE = NOT TO SCALE	OP = OPEN DITCH	OW = OVERHEAD WIRE	PC = POINT OF CURVE	PM = PARKING METER	PP = POINT OF COMPASS CURVE	PP = PERMANENT CONTROL POINT	PP = PARKER PULSON NAIL	PP = POINT OF BEGINNING	PI = POINT OF INTERSECTION	POC = POINT OF COMMENCEMENT MONUMENT	PT = POINT OF TRACED	P = RADAR	RA = RIGHT OF WAY LINE	SDSD = SANITARY SEWER CLEAN-OUT	SW = SIDE WALK	TEMP = TEMPORARY BENCHMARK	TOE = TOP OF BANK	TOP = TOP OF SHOULDER	TS = TRAFFIC SIGN	TR = TRUSS	UNR = UNREADABLE	UE = UTILITY EASEMENT	WD = WOOD DECK	WF = WOOD FENCE	WL = WOOD LANDING	WM = WATER METER	WFF = WOOD FENCE POLE	WLCH LINE = LINE OF OTHER ON SHOULDER	WV = WATER VALVE
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NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY; THE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: **DIGITALLY SIGNED**
ERIC A. ISAACS, FSM #6795, PROFESSIONAL SURVEYOR AND MAPPER, L#7247

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FLKLSmail@gmail.com

SPECIFIC PURPOSE SURVEY
A PORTION OF THE
KEY WEST SEAPORT PROPERTY
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 09/16/2022	SURVEY BY: EAI	PROJECT: KW SEAPORT
CKN PO#: 095826	DRAWN BY: MPB	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	DIGITAL ONLY



(HEAVY DASHED LINE INDICATES LOT AREA USED FOR PROJECT STATISTICS)

(AREA OF WORK)

907 CAROLINE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1947
Facsimile (305) 296-2727
Florida License #10002022

Bender & Associates
ARCHITECTS p.a.

Project No. 2205
Date: 07/24/2024



1 SURVEY
S SCALE: N.T.S.



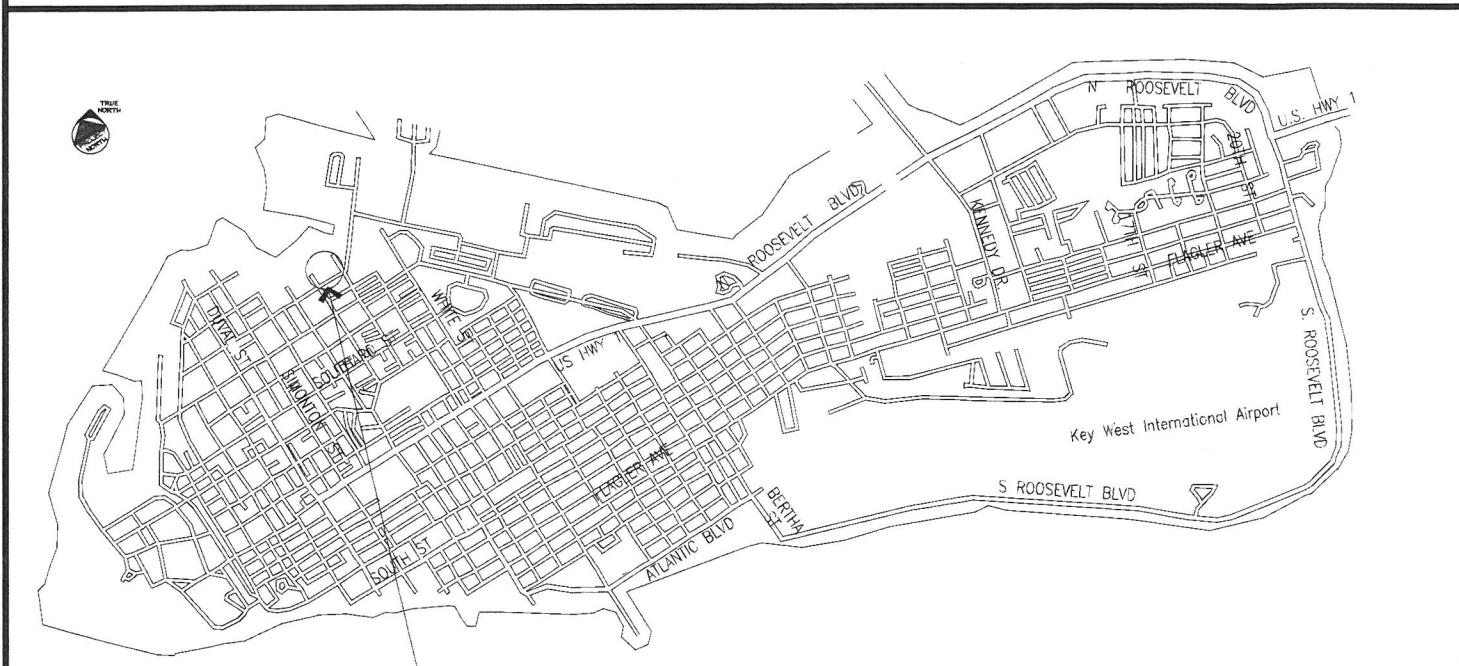
SITE PLAN

907 CAROLINE STREET

Key West Florida 33040

DEVELOPMENT APPROVAL DOCUMENTS

SITE MAP - KEY WEST



SITE LOCATION:
907 CAROLINE STREET
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 907 CAROLINE ST.
ARCHITECT'S PROJECT No.: 2205

CONTACT: Steven McIsamney
Address: 1302 White St.
Key West Florida, 33040

Tel: ---
Email: ---

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:
NEW MIXED USE BUILDING: COMMERCIAL FIRST FLOOR & RESIDENTIAL SECOND FLOOR.

GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 70 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NFPA 1 2023 EDITION
- This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

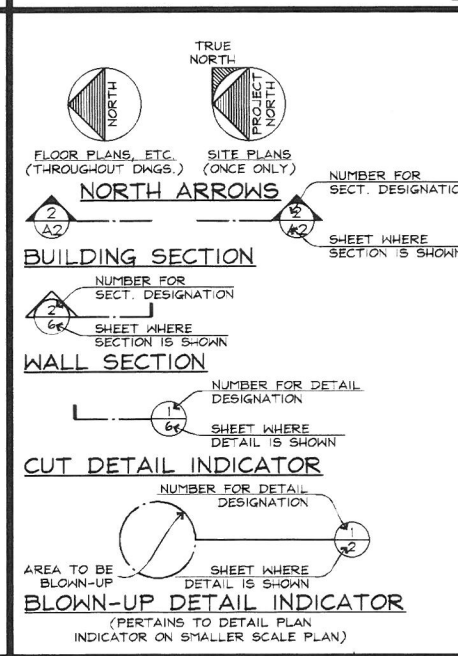
FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not, offer, or permit to be offered, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-25, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.
Specific Authority 481.2055, 481.221 F5, Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) F5, History- New 12-23-79, Formerly 21B-16.03, Amended 7-27-84, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

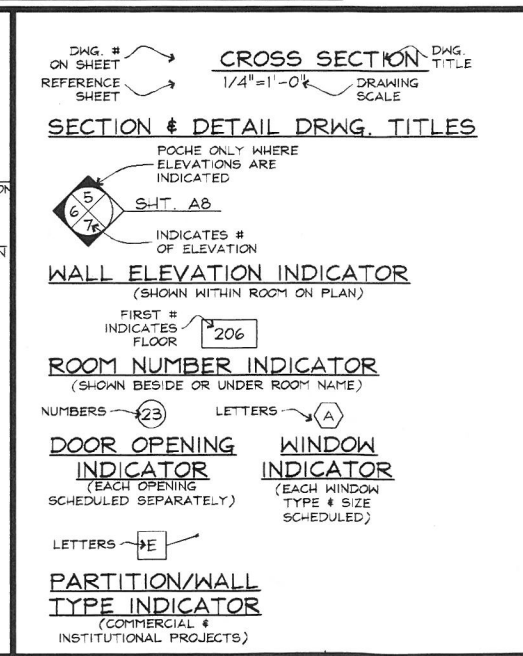
ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPETY LINE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	P/L	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	PCC PRESSURE TREATED
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DNR	DRAINER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TYPICAL
EG	EQUAL	UNO	UNLESS NOTED OTHERWISE
EXH	EXHAUST	VCT	VINYL COMPOSITION TILE
FV	FIELD VERIFY	VERT	VERTICAL
GALV	GALVANIZED	WD	WOOD
GI	GALVANIZED IRON	WNF	WELDED WIRE FABRIC
HORZ	HORIZONTAL	WH	WATER HEATER
HDM	HARDWARE	W/O	WITHOUT
HVAC	HEATING VENTILATING & AIR CONDITIONING		
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



CROSS SECTION



MATERIAL DESIGNATIONS

CONCRETE MASONRY UNITS IN PLAN
CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN
METAL IN ELEVATION
METAL IN SECTION
FINISH WOOD IN ELEV. & IN SECTION
DIMENSION LUMBER IN SECTION (CONTINUOUS)
WOOD BLOCKING IN SECTION (DISCONTINUOUS)
GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
EARTH, NATURAL SUBSTRATE
GRAVEL, AGGREGATE BASE COURSE, FILL
FIBERGLASS BATT INSULATION
RIGID INSULATION

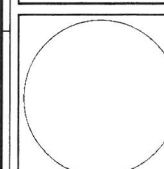
PARTITIONS & WALLS

CONCRETE MASONRY UNITS
POURED CONCRETE
WOOD FRAME
METAL STUDS
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

C	COVER
S	SURVEY
C-100	EROSION CONTROL PLAN
C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN
A0	EXISTING & PROPOSED SITE PLAN
A1	PROPOSED FIRST FLOOR PLAN (COMMERCIAL SPACE)
A2	PROPOSED FIRST FLOOR PLAN (RESIDENTIAL SPACE)
A3	PROPOSED SOUTH & WEST ELEVATIONS
A4	PROPOSED NORTH & EAST ELEVATIONS
A5	PROPOSED CROSS & LONGITUDINAL SECTION
L5	LIFE SAFETY PLAN
LR.01	LANDSCAPE REMOVAL
M1	FIRST FLOOR MECHANICAL PLAN-COMMERCIAL SPACE
M2	SECOND FLOOR MECHANICAL PLAN-RESIDENTIAL UNITS
M3	MECHANICAL ROOF PLAN
M4	MECHANICAL SCHEDULES, NOTES AND DETAILS
P1	FIRST FLOOR PLUMBING PLAN
P2	SECOND FLOOR PLUMBING PLAN-RESIDENTIAL UNITS
P3	PLUMBING SCHEDULES, NOTES AND DETAILS
E1	FIRST FLOOR ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN-RESIDENTIAL UNITS
E3	ELECTRICAL ROOF PLAN
E4	ELECTRICAL SCHEDULES, NOTES AND DETAILS
E5	ELECTRICAL SCHEDULES, NOTES AND DETAILS

907 CAROLINE STREET
KEY WEST, FLORIDA

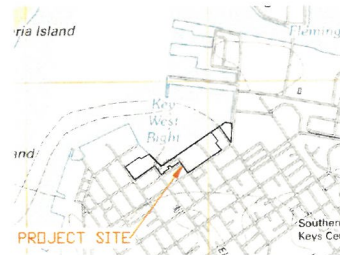


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Bender & Associates
ARCHITECTS
P.A.

Project No.: 2205
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX
Date: 07/24/2024

C



LOCATION MAP - NTS
SEC. 31-T67S-R25E

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED; IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS RECORDED OR UNRECORDED WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2-CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK.
METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK.
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
BENCHMARK: DESCRIPTION: U.S. ARMY CORP OF ENGINEERS, MONUMENT KH-17, ELEVATION 6.06' (NGVD 1929).

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=5'.
- THIS MAP OR COPIES OF THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE SURVEY AND MAP REPORT, WHICH REFERENCES THIS DIGITAL FILE.
- THIS REPORT OR COPIES OF THIS REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE.
- THE SIGNING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, DELETION OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OF SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

STREET ADDRESS: AN AREA RUNNING ALONG THE NORTHERLY SIDE OF CAROLINE STREET FROM TRUMBO ROAD, SPINELL STREET, MARGARET STREET AND WILLIAM STREET, ALONG WITH A PORTION OF PROPERTY ON BOTH SIDES OF AN ASPHALT ROAD (KNOWN AS LAZY WAY LANE FROM WILLIAM STREET TO ELIZABETH STREET AND THE EASTERLY SIDE OF ELIZABETH STREET NORTHERLY OF LAZY WAY LANE TO AND ALONG THE NORTHERLY SIDE OF GREEN STREET TO A POINT OF TERMINUS FOR CITY OF KEY WEST PROPERTY, ALSO KNOWN AS KEY WEST SEAPORT.

ALL FIELD DATA WAS ACQUIRED FROM 07/04/2022 - 09/06/2022.

THIS DIGITAL DATA CONTAINS THE PREVIOUSLY SURVEYED KEY WEST EIGHT SUBMERGED LAND LEASE AREA, FIELD WORK DATE: 11/05/2002

SYMBOL LEGEND

	ROUND CONCRETE UTILITY POLE		TELEPHONE MANHOLE
	CATCH BASIN		WATER METER
	DRAINAGE MANHOLE		WATER VALVE
	CONCRETE UTILITY POLE		MONITORING WELL
	ELECTRIC MANHOLE		WOOD UTILITY POLE
	FIRE HYDRANT		SEWER VALVE
	GUY WIRE		OVERHEAD UTILITY LINES
	IRRIGATION CONTROL VALVE		LIGHT POLE
	MAILBOX		ELECTRIC TRANSFORMER BOX
	SANITARY CLEANOUT		LIGHT ATTACHED TO BUILDING
	SANITARY MANHOLE		BOLLARD
	SIGN		SPOT GRADE ELEVATION (TYPICAL)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:
BWP = BACKWALK PREVENTER
BO = BLOW-OUT
C & C = CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CUP = CURBLINE PAVEMENT
CWP = CONCRETE MONUMENT
CWP = CONCRETE
CWD = CONCRETE SHEET PILE
CWM = CENTRAL WALL
DESE = DISTANCE ELEVATION
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FP = FINISHED FLOOR ELEVATION
FR = FIRE HYDRANT
FS = FENCE INSIDE
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
H = HOUSE BIAS
IP = IRON PIPE
IP = IRON PILE
L = ARC LENGTH
LAP = LANDSCAPING
MB = MAILBOX
MER = MESSY CURB
MF = METAL FENCE
MHW = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTE = NOT TO SCALE
OPI = POINT OF INTERSECTION
OPI = OVERHEAD WIRE
PC = POINT OF CURVE
PM = PARALLEL METER
PP = POINT OF COMPASS CURVE
PP = PERMANENT CONTROL POINT
PP = PARKER PULSON NAIL
PSE = POINT OF BEGINNING
PI = POINT OF INTERSECTION
PVC = POINT OF COMMENCEMENT
PVC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TRACED
P = RADAR
RA = RIGHT OF WAY LINE
SDSC = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TAB = TEMPORARY BENCHMARK
TOP = TOP OF BANK
TSP = TOP OF SHOULDER
TS = TRAFFIC SIGN
TIP = TRIPOLY
UP = UNREACHABLE
UE = UTILITY EMBEDMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WFP = WOOD FENCE POLE
WFLC = LINE OF CENTER ON SHOULDER
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY; THE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: **DIGITALLY SIGNED**
ERIC A. ISAACS, FSM #6795, PROFESSIONAL SURVEYOR AND MAPPER, L#7447

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



(HEAVY DASHED LINE INDICATES LOT AREA USED FOR PROJECT STATISTICS)

(AREA OF WORK)

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Bender & Associates
ARCHITECTS
P.A.

Project No. 2205

Date: 07/24/2024

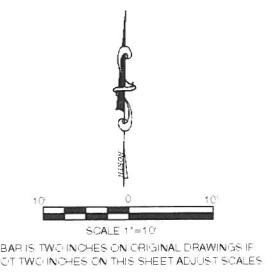


**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSeMail@gmail.com

SPECIFIC PURPOSE SURVEY
A PORTION OF THE
KEY WEST SEAPORT PROPERTY
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

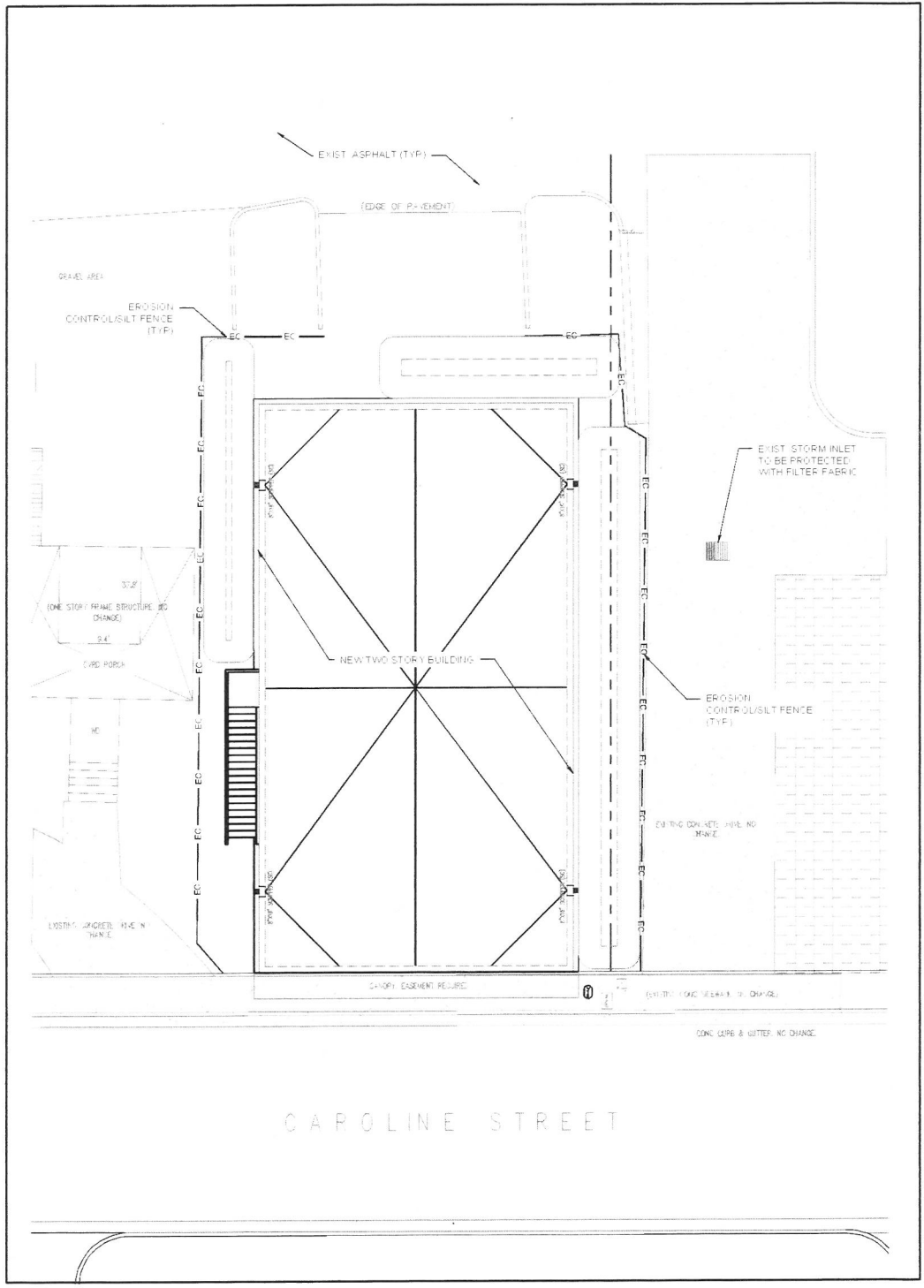
DATE: 09/16/2022	SURVEY BY: EAI	PROJECT: KW SEAPORT
CKN PO#: 095826	DRAWN BY: MPB	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	DIGITAL ONLY





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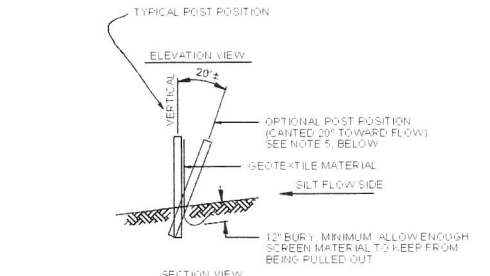
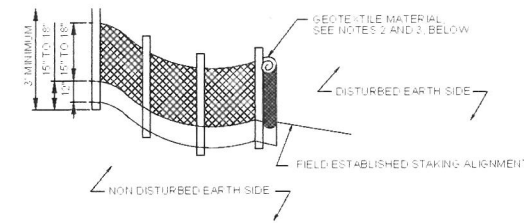


EROSION CONTROL PLAN

EROSION CONTROL NOTES

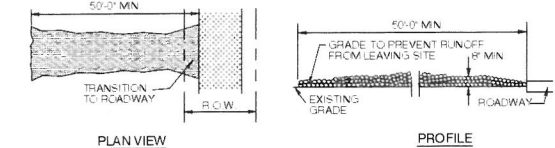
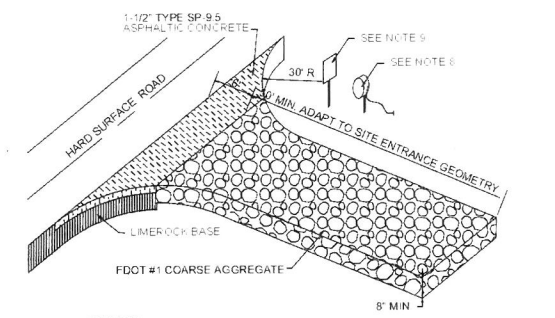
- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ON SITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCKS ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCKS AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY, MODIFY, RELOCATE THE ENVIRONMENTAL AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

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



- NOTES**
- POST: 2"x2" WOOD P.T. OR 2-1/2" STEEL AT 6' CENTERS, MAXIMUM.
 - GEOTEXTILE: GRAB TENSILE AT 30 LBS. TRAPEZOIDAL TEAR AT 35 LBS. MULLEN BURST AT 180 PSI.
 - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 - ALSO SEE FDOT INDEX 199 "GEOTEXTILE OR TERA" EROSION CLASS.
 - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail NTS



- NOTES**
- STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
 - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS: NOT LESS THAN 8 INCHES.
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE: ENTRANCES MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPROUT AT EACH DESIGNATED CONSTRUCTION EXIT.
 - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE NTS

Seal:

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

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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

907 CAROLINE STREET
 907 Caroline Street, Key West, Florida
 NEW COMMERCIAL BUILDING

Consultants:

Submissions:

Job #: 241019
 Drawn By: AEP
 Checked By: AEP

Title: EROSION CONTROL PLAN

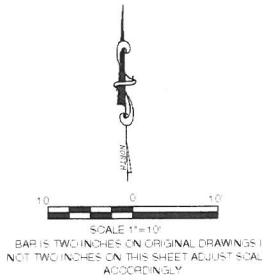
Sheet Number: C-100

Date: May 29, 2024

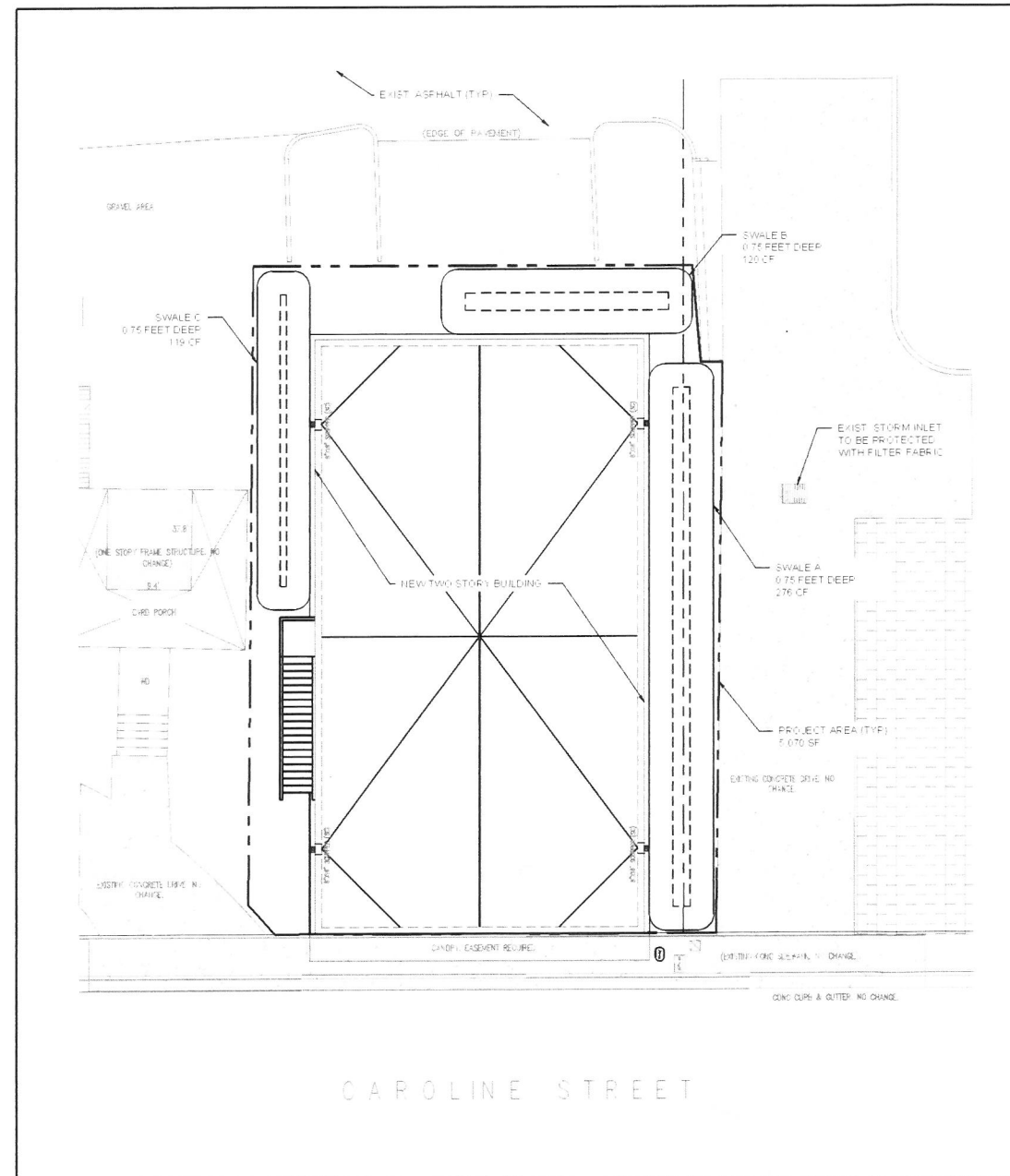
PRELIMINARY - NOT FOR CONSTRUCTION



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Call before you dig.



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Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com



CONCEPTUAL DRAINAGE PLAN

DRAINAGE CALCULATIONS

Water Quality Calculations				
<i>Water Quality</i>				
Project Area	0.116	ac	5,070	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.076	ac	3,322	sf
Pavement/Walkways	0.000	ac	0	sf
Pervious area	0.040	ac	1,748	sf
Impervious area for Water Quality (Site area for Water Quality - Pervious area)	0.000	ac	0	sf
% Impervious for Water Quality	0%			
A) One inch of runoff from project area	0.116	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x site area - surface water)	0.000	ac-in		
Total Treatment Volume Required	0.116	ac-in	423	cf
Swale Volume Provided	0.142	ac-in	515	cf
Exfiltration Volume Provided	0.000	ac-in	0	cf
Total Volume Provided	0.142	ac-in	515	cf

UTILITY NOTES

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

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51466

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

907 CAROLINE STREET
907 Caroline Street, Key West, Florida
NEW COMMERCIAL BUILDING

Consultants:

Submissions:

Blank lines for submission tracking.

Job #: 241019
Drawn By: AEP
Checked By: AEP

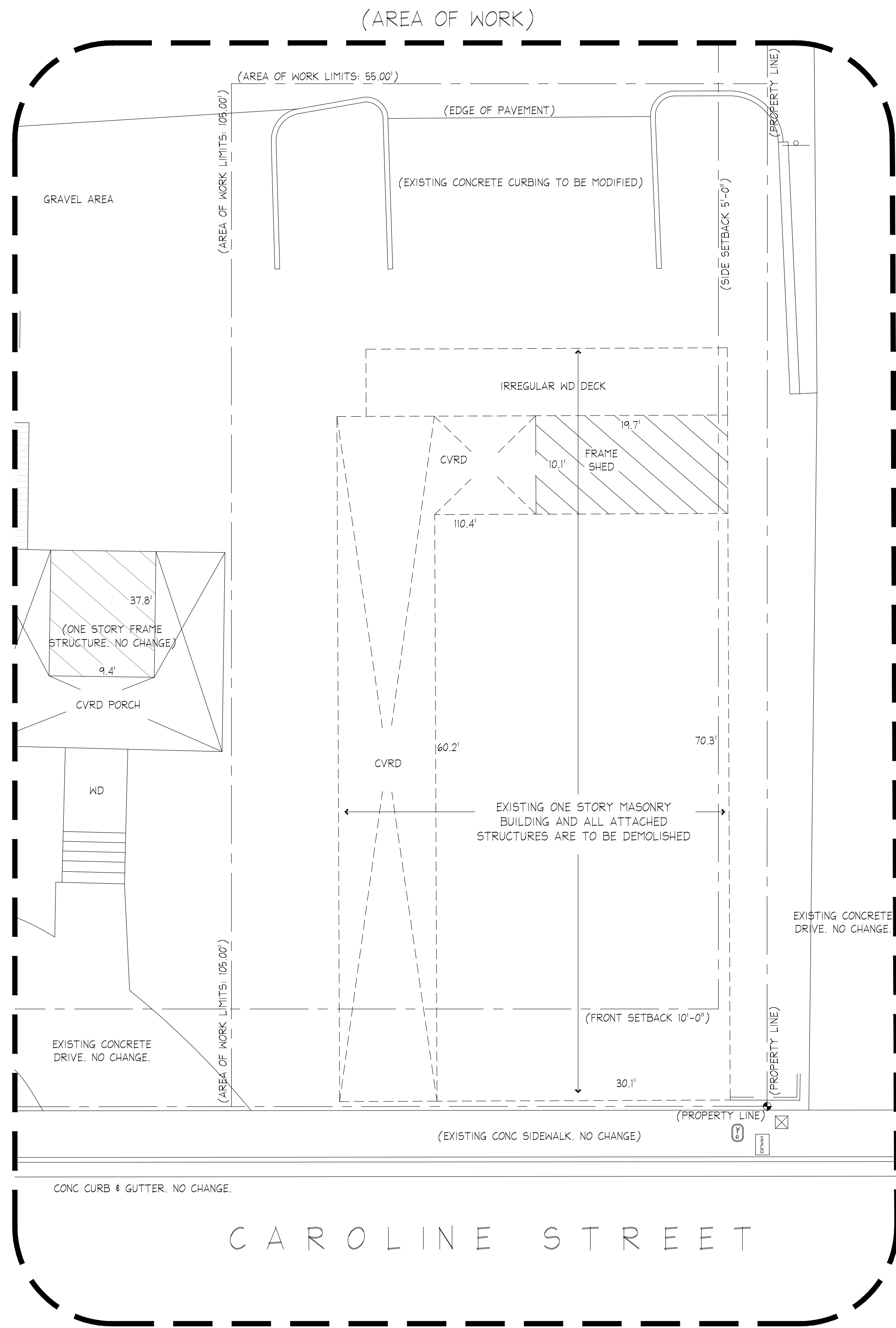
Title:
CONCEPTUAL GRADING AND DRAINAGE PLAN

Sheet Number:
C-200

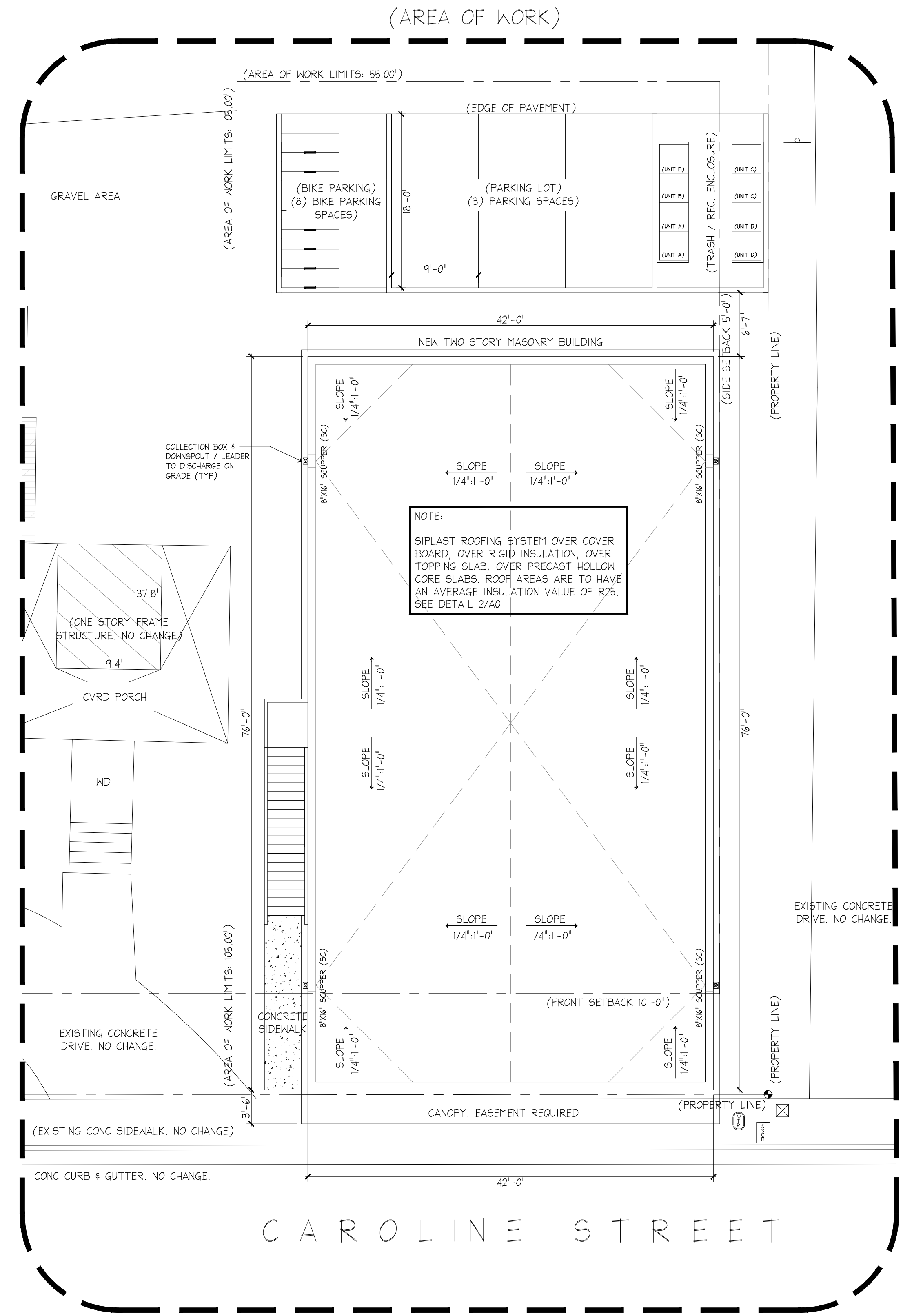
Date: May 29, 2024

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT STATISTICS			
FEMA FLOOD ZONE (PROJECT AREA)	ZONE 'AE-B' NAVD 88		
ZONING DESIGNATION	HRCC2		
LOT SIZE	59,761 S.F.		
OCCUPANCY	COMMERCIAL		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	29,881 S.F. MAX.	21,538 S.F.	21,760 S.F.
IMPERVIOUS SURFACE	35,657 S.F. MAX.	50,867 S.F.	51,388 S.F. (1% INCREASE)
FRONT SETBACK (CAROLINE)	10'-0" MIN.	0'-7"	0'-7" (NO CHANGE)
SIDE SETBACK (WEST)	5'-0" MIN.	N/A	N/A
SIDE SETBACK (EAST)	5'-0" MIN.	4'-1"	5'-0"
REAR SETBACK (NORTH)	18'-0" MIN.	N/A	N/A
MAXIMUM HEIGHT (FROM CROWN OF ROAD)	35'-0" MAX.	12'-0"	23'-2"
OPEN SPACE (20%)	11,952 S.F. MIN.	8,139 S.F.	7,840 S.F. (LESS THAN 0.5 % CHANGE)
F.A.R. (5)	29,881 S.F. MAX.	22,578 S.F.	22,800 S.F.



2
AO EXISTING SITEPLAN / DEMO PLAN (AREA OF WORK)
SCALE: 1/8"=1'-0"
PROJECT NORTH



1
AO PROPOSED SITEPLAN (AREA OF WORK)
SCALE: 1/8"=1'-0"
PROJECT NORTH

11/08/2024
BUILDING HEIGHT FROM
CROWN OF ROAD.

907 CAROLINE STREET
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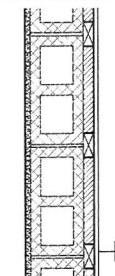
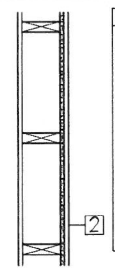
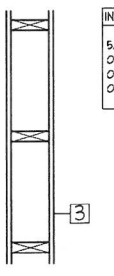
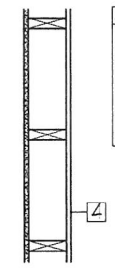
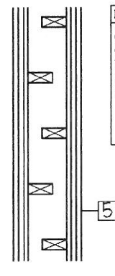
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ARCHITECTS
p.a.

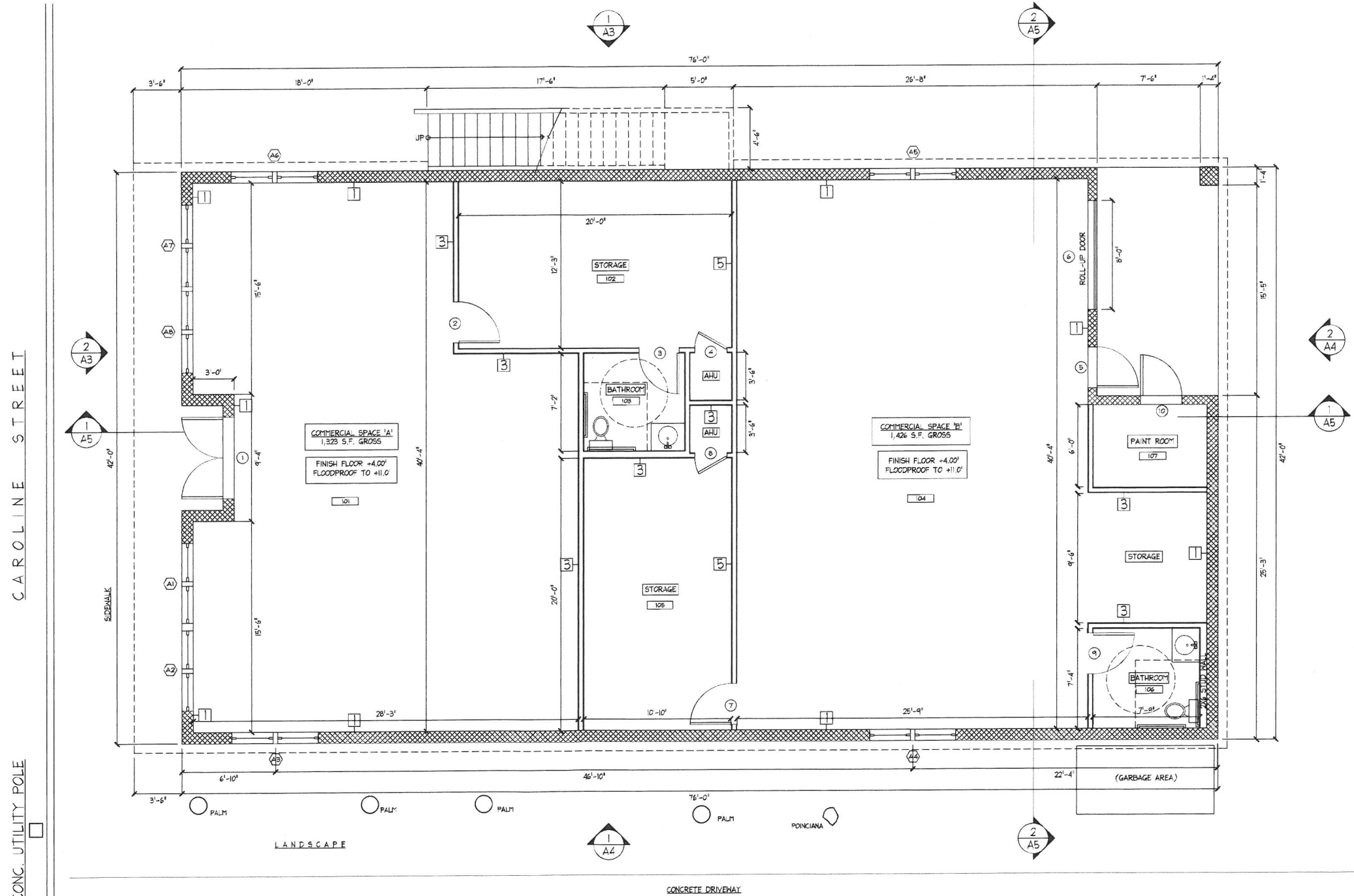
Project No: 2205
Date: 07/24/2024

A0

WALL TYPE SCHEDULE

NOTES: INSTALL ROCKWOOL INSULATION AT ALL INTERIOR FRAMED WALLS. WALLS FURRING ON 'INTERIOR' MASONRY WALLS IS TO BE P.T. 3/4" MATERIAL.

1	NEW EXTERIOR WALL	2	SHOWER WALL W/ TILE	3	INTERIOR FRAMED WALL	4	EXTERIOR FRAMED WALL	5	DWELLING WALL
	<p>EXTERIOR WALL: 8" MASONRY BLOCK WALL WITH (3) COAT EXTERIOR STUCCO AT INTERIOR. INSTALL 1-1/2" P.T. FURRING STRIPS, 1-1/2" RIGID POLYISO INSULATION, AND 5/8" PAINTED DRYWALL.</p> <p>NOTE: ALL EXTERIOR PARAPETS, WALLS AND COLUMNS ARE TO BE FINISHED WITH (3) COAT EXTERIOR STUCCO.</p>		<p>INTERIOR TILED WALL: AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PAINTED DRYWALL</p>		<p>INTERIOR PARTITION WALL: 5/8" PAINTED DRYWALL OVER 2x4 STUDS AT 1'-4" O.C. 2x6 STUDS AT 1'-4" O.C. AT PLUMBING WALLS.</p>		<p>EXTERIOR FRAMED WALL: 2x4 STUDS AT 1'-4" O.C. (3) COAT EXTERIOR STUCCO OVER PLASTIC BUILDING WRAP, OVER 3/4" P.T. PLYWOOD. INTERIOR INSTALL 5/8" PAINTED DRYWALL.</p>		<p>DWELLING WALL: (2) 5/8" PAINTED TYPE X GYPSUM BOARD OVER 1/2" PLYWOOD, OVER 2x4 STUDS AT 1'-4" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.</p>



1 A1 PROPOSED FIRST FLOOR PLAN (COMMERCIAL & UTILITY SPACE)
 SCALE: 1/4"=1'-0"

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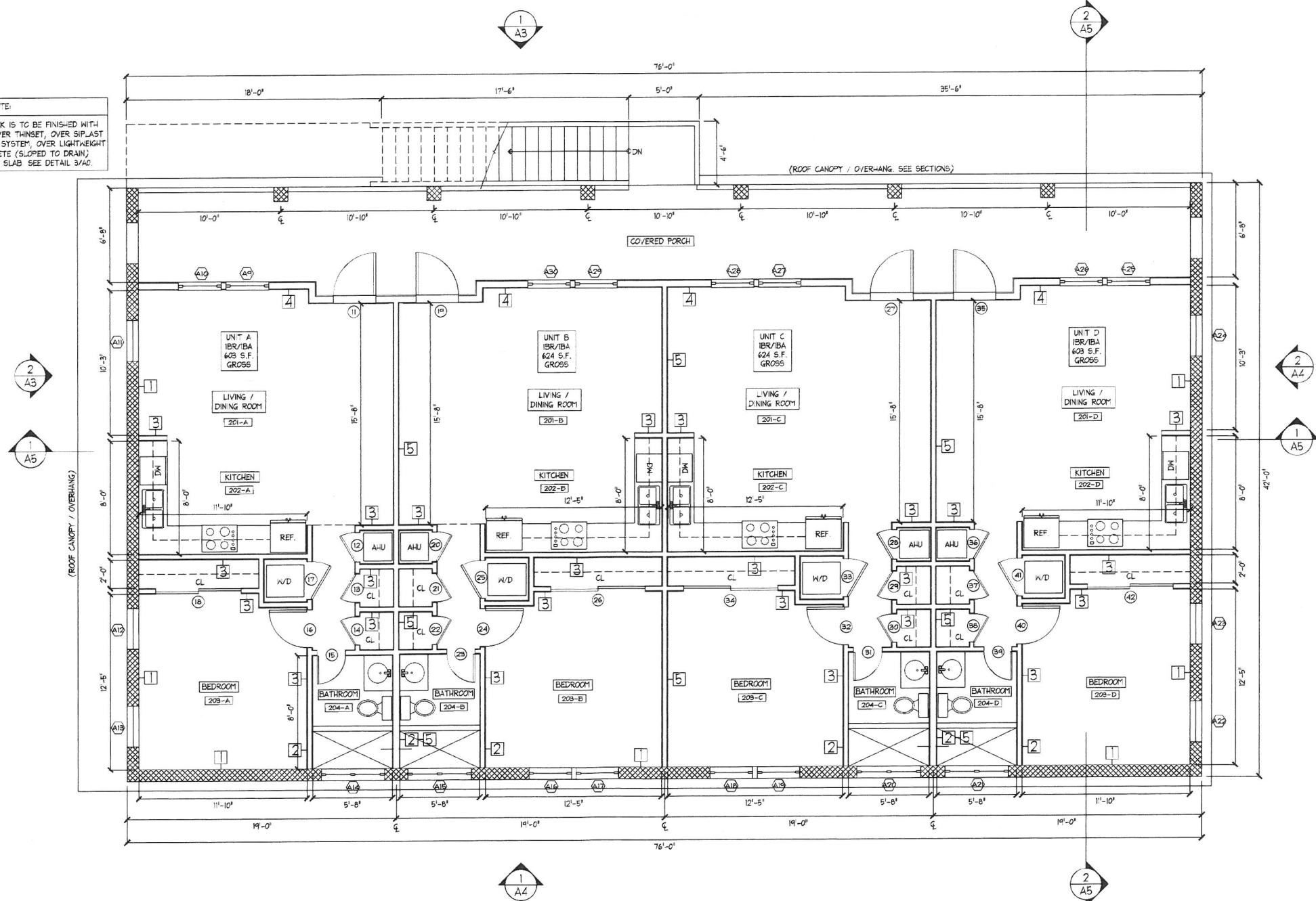
Project No. 2205
 Date: 07/24/2024

A1

1	NEW EXTERIOR WALL	2	SHOWER WALL W/ TILE	3	INTERIOR FRAMED WALL	4	EXTERIOR FRAMED WALL	5	DWELLING WALL
	<p>EXTERIOR WALL: 8" MASONRY BLOCK WALL WITH (3) COAT EXTERIOR STUCCO. AT INTERIOR INSTALL 1-1/2" P.T. FURRING STRIPS, 1-1/2" RIGID POLYISO INSULATION, AND 5/8" PAINTED DRYWALL.</p> <p>NOTE: ALL EXTERIOR PARAPETS, WALLS AND COLUMNS ARE TO BE FINISHED WITH (3) COAT EXTERIOR STUCCO.</p>		<p>INTERIOR TILED WALL AT BATHROOM SIDE OF WALL: TILE OVER 1/2" THICK CEMENTITIOUS BOARD (SEE ALSO FINISH SCHEDULE). OPPOSITE SIDE: 5/8" PAINTED DRYWALL.</p> <p>FRAMING: 2X4 STUDS AT 1'-4" O.C. (2X4 STUDS AT PLUMBING WALLS, MASONRY AT LOAD BEARING WALL).</p>		<p>INTERIOR PARTITION WALL 5/8" PAINTED DRYWALL OVER 2X4 STUDS AT 1'-4" O.C. 2X6 STUDS AT 1'-4" O.C. AT PLUMBING WALLS.</p>		<p>EXTERIOR FRAMED WALL 2X6 STUDS AT 1'-4" O.C. (3) COAT EXTERIOR STUCCO OVER PLASTIC LATH OVER TYVEK BUILDING WRAP OVER 3/4" P.T. PLYWOOD. INTERIOR INSTALL 5/8" PAINTED DRYWALL.</p>		<p>DWELLING WALL (2) 5/8" PAINTED TYPE X GYPSUM BOARD OVER 1/2" PLYWOOD OVER 2X4 STUDS AT 1'-4" O.C. EACH SIDE OF 5-1/2" WIDTH WALL.</p>

NOTES: INSTALL ROCKWOOL INSULATION AT ALL INTERIOR FRAMED WALLS. FURRING ON INTERIOR MASONRY WALLS IS TO BE P.T. 3/4" MATERIAL.

EXTERIOR DECK NOTE:
THE EXTERIOR DECK IS TO BE FINISHED WITH PORCELAIN TILE OVER THINSET, OVER SIPLAST PARAPROOFING SYSTEM, OVER LIGHTWEIGHT INSULATING CONCRETE (SLOPED TO DRAIN) OVER STRUCTURAL SLAB. SEE DETAIL 3/40.



1 PROPOSED FLOOR PLAN (RESIDENTIAL UNITS)
A2 SCALE: 1/4"=1'-0"

907 CAROLINE STREET
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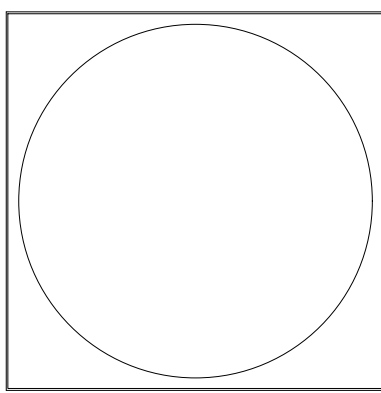
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Project No. 2205
Date: 07/24/2024

A2

11/08/2024
 BUILDING HEIGHT FROM
 CROWN OF ROAD.

907 CAROLINE STREET
 KEY WEST, FLORIDA

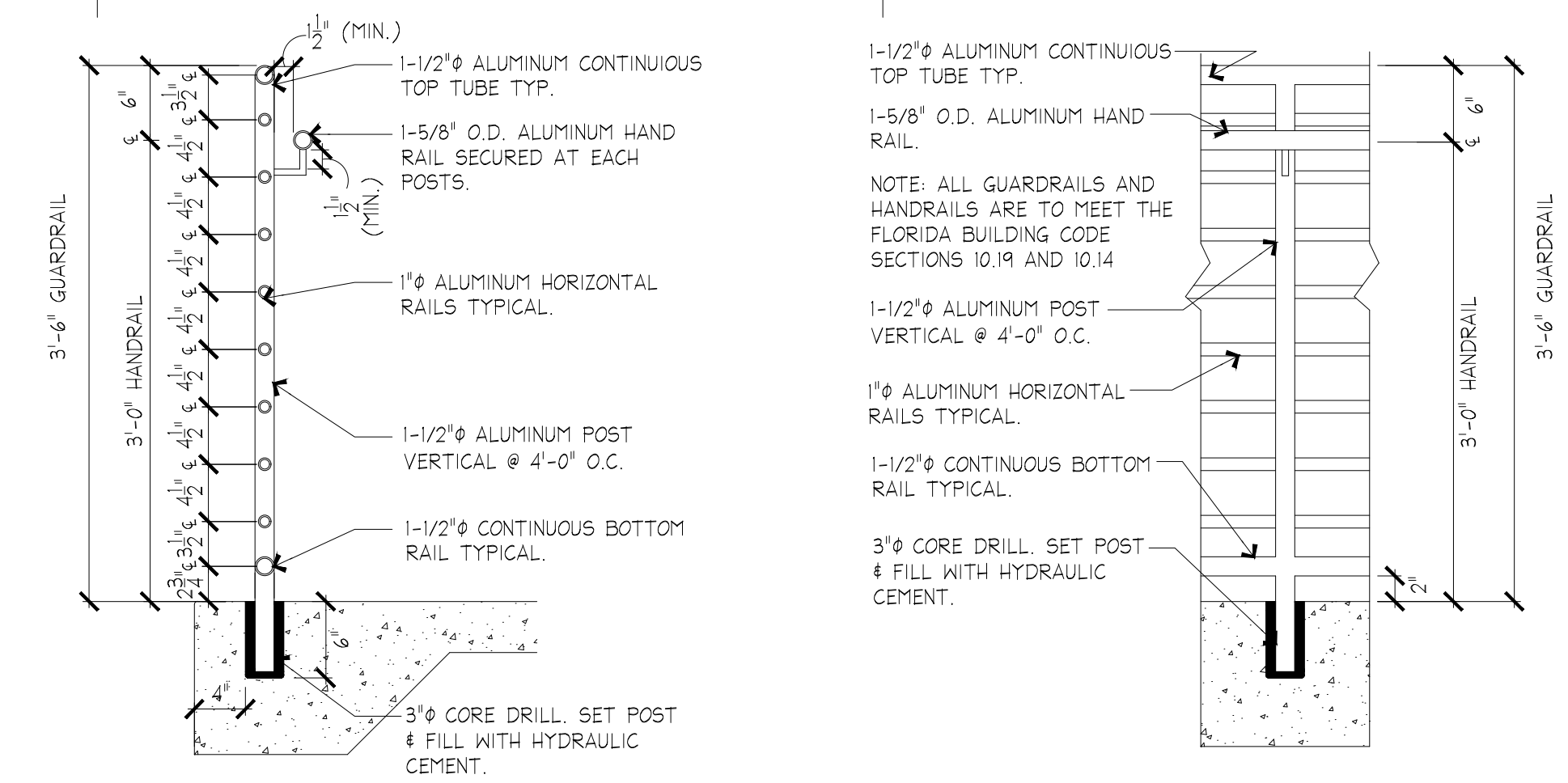


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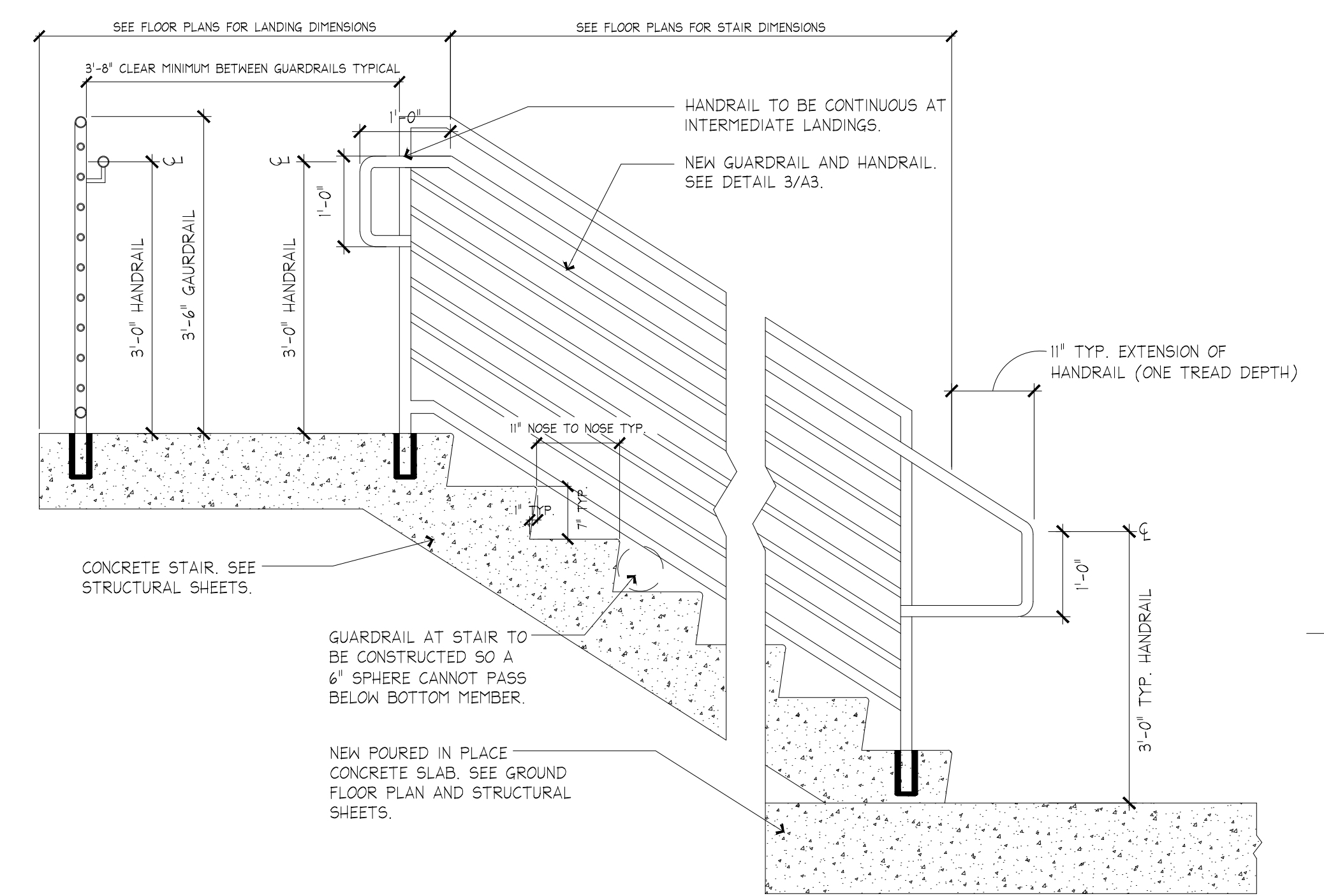
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 Date: 07/24/2024

A3



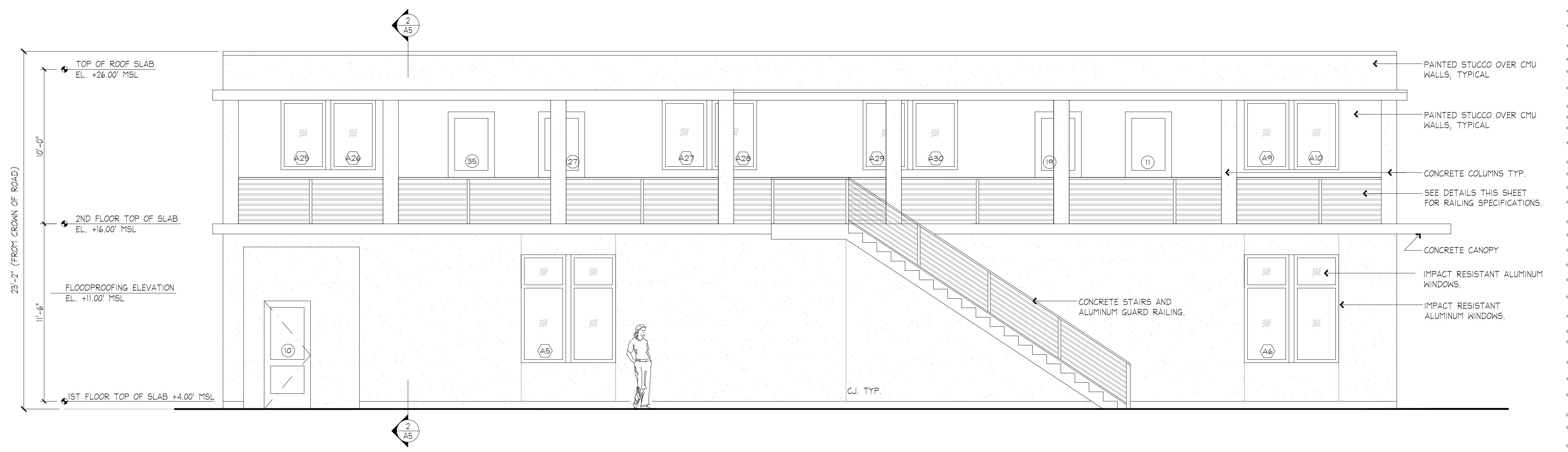
4 RAILING DETAIL
 A3 SCALE: 1/4"=1'-0"



3 RAILING DETAIL
 A3 SCALE: 1/4"=1'-0"

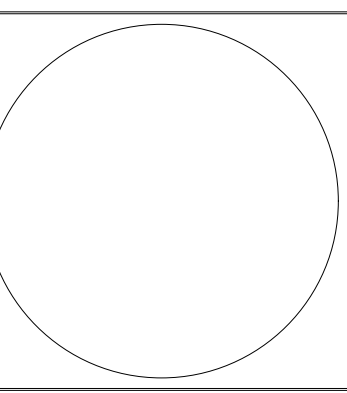


2 PROPOSED SOUTH ELEVATION
 A3 SCALE: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
 A3 SCALE: 1/4"=1'-0"

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KEY WEST, FLORIDA

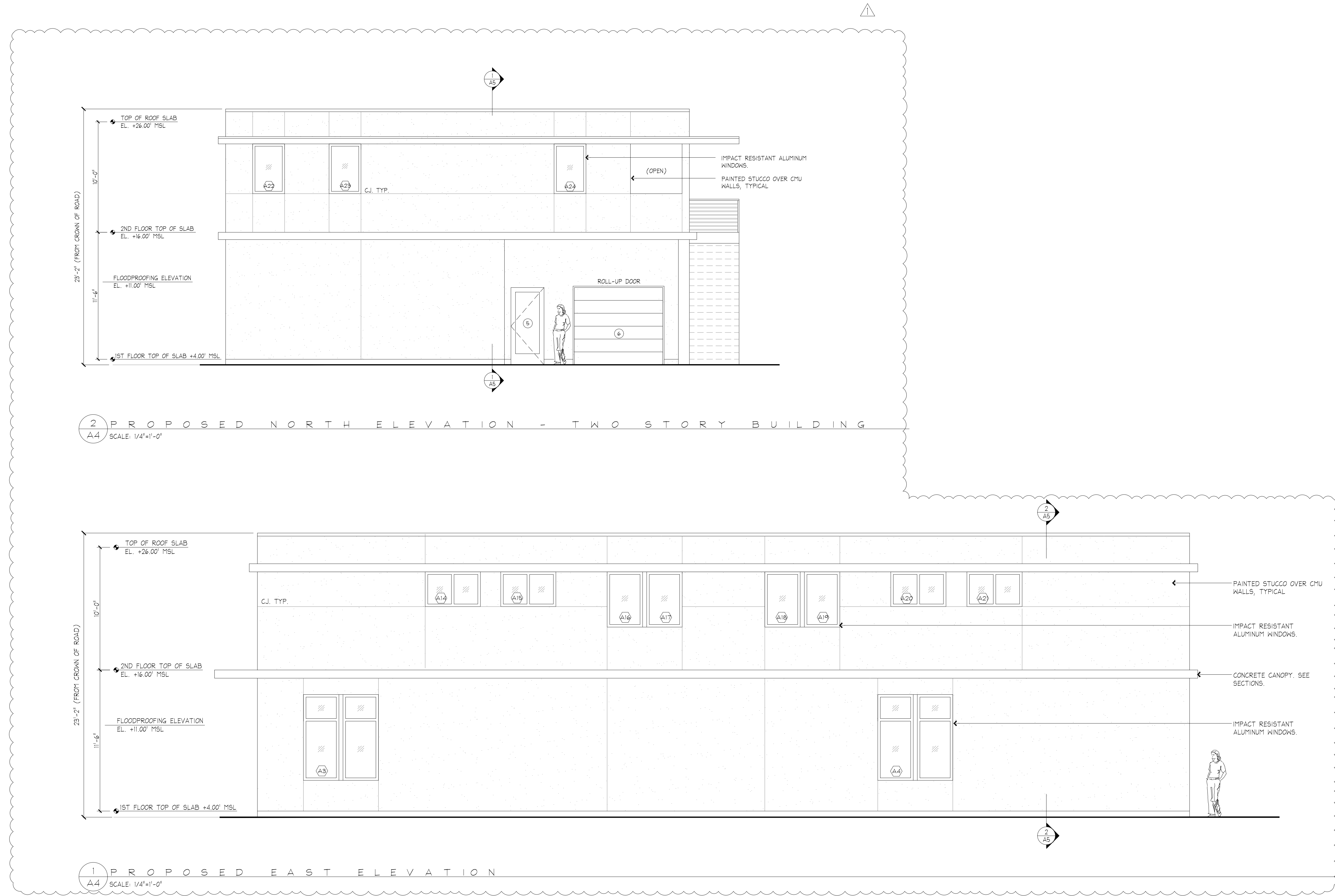


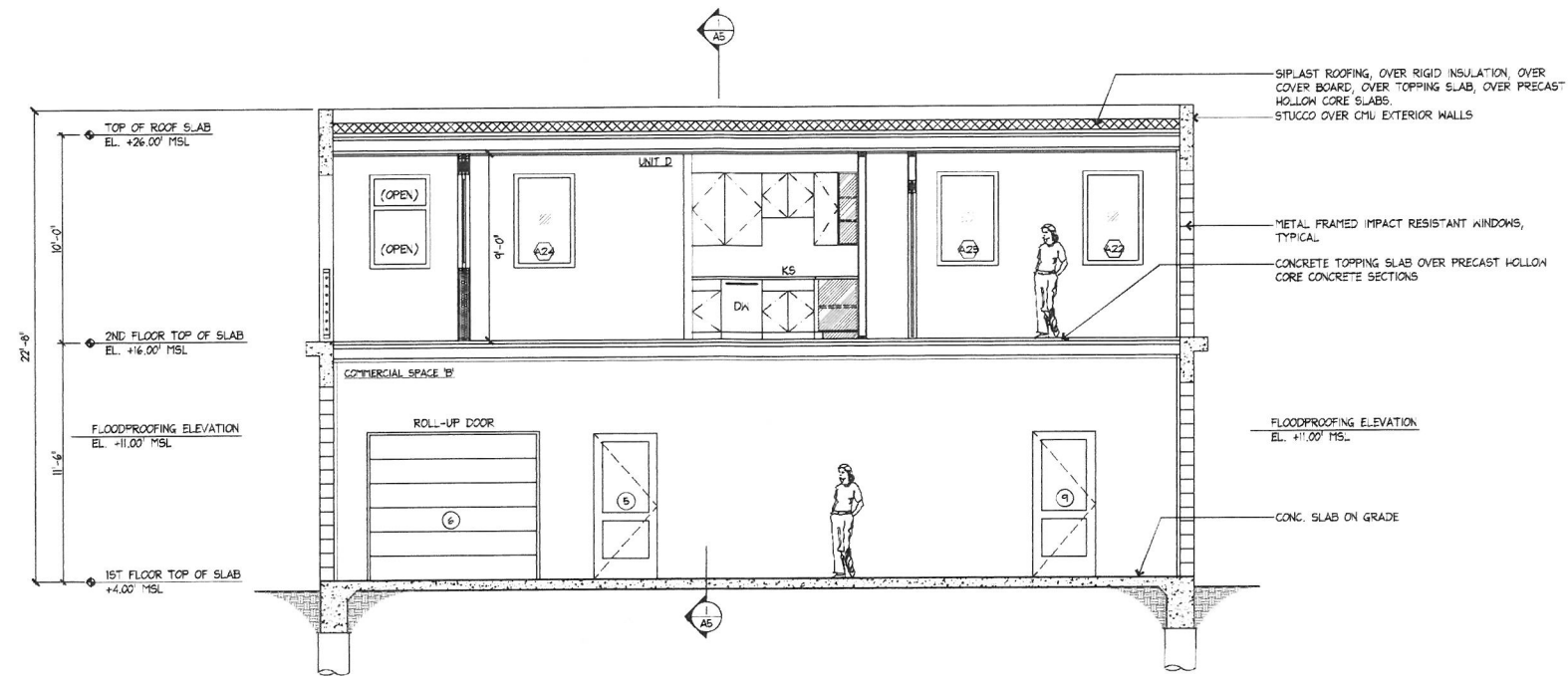
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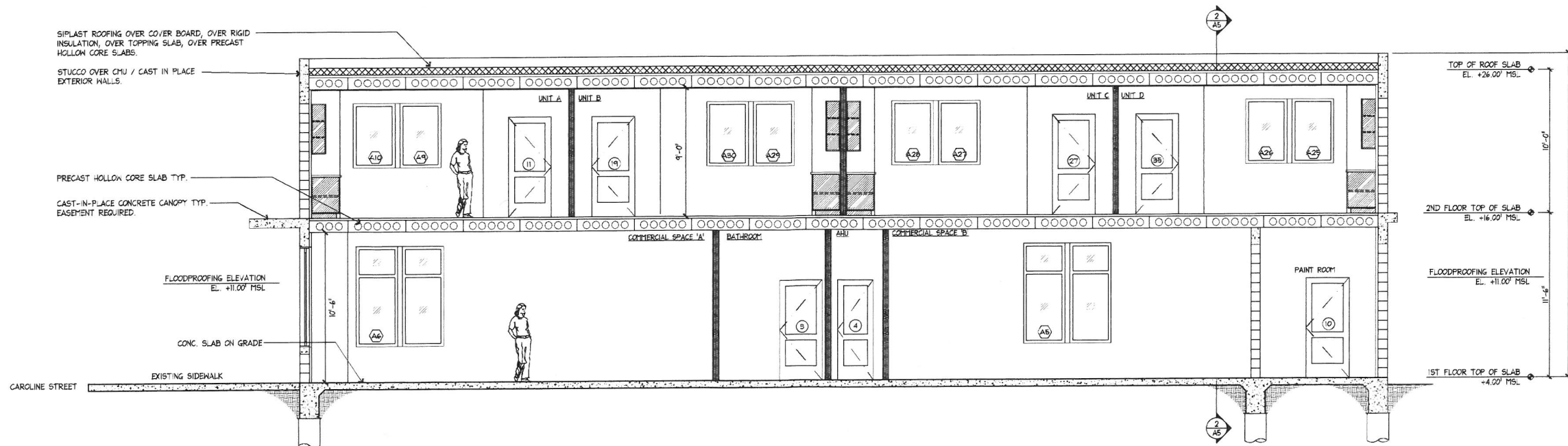
Project No: 2205
Date: 07/24/2024

A4





2 PROPOSED CROSS SECTION - TWO STORY BUILDING
SCALE: 1/4"=1'-0"



1 PROPOSED LONGITUDINAL SECTION - TWO STORY BUILDING
SCALE: 1/4"=1'-0"

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Project No. 2205

Date: 07/24/2024

A5

907 CAROLINE ST LIFE SAFETY CODE CALCULATIONS:
FLORIDA BUILDING CODE 2023, BUILDING

Section 304 Occupancy Classification:
 BUSINESS: Group B' (1st floor)
 RESIDENTIAL: Group 'R-2' Residential (2nd floor)
Building Area:
 1st Floor: 2,826 s.f.
 2nd Floor: 2,497 s.f.
 Total: 5,323 s.f.

Table 601 Construction Types: Type V-B construction, sprinklered.
 Primary structural frame: 0 hours.
 Exterior / Interior Bearing walls: 0 hours.
 Exterior Non-bearing walls: 0 hours.
 Interior Non-bearing walls: 0 hours.
 Floor construction / Secondary members: 0 hours.
 Roof construction / secondary members: 0 hours.

Table 503 Allowable Building Heights & Areas (Type V-B sprinklered):

Group	# Stories Allowed	Area Allowed	Bldg. Height
Allowed:			
B	3	27,000 sf/floor	60'
R-2	3	21,000 sf/floor	60'

Table 1004.1.2 Occupancy Loads:

1st Floor: B		
2,826 s.f. / 150 gross	=	19 persons
2nd Floor: R-2		
2,497 s.f. / 200 gross	=	12 persons
TOTAL		31 persons

Section 707 & 708 Fire Resistant Separations:

Group	Separation:
B	Separation between B & R-2
R-2	occupancy to be 1-hour. 1/2-hour fire resistance rating between units.

Table 1006.2.1 Number of Exits (sprinklered):

1st floor: BUSINESS OCCUPANCY = 1 Exit required per space
 Maximum travel distance (100' sprinklered)
 1 Exit provided (each space) 78' travel distance (worst case)

2nd floor: RESIDENTIAL OCCUPANCY = 1 Exit required per space
 Maximum travel distance (125' sprinklered)
 1 Exit provided (each space) 96' travel distance (worst case)

Table 1006.3.3(2) Number of Exits Required:

1st floor: BUSINESS OCCUPANCY = 1 Exit required per story
 Maximum travel distance (100' sprinklered)
 2 Exits provided, 78' travel distance (worst case)

Table 1006.3.3(1) Number of Exits Required:

2nd floor: RESIDENTIAL OCCUPANCY = 1 Exit required per story
 Maximum travel distance (125' sprinklered)
 1 Exit provided, 96' travel distance (worst case)

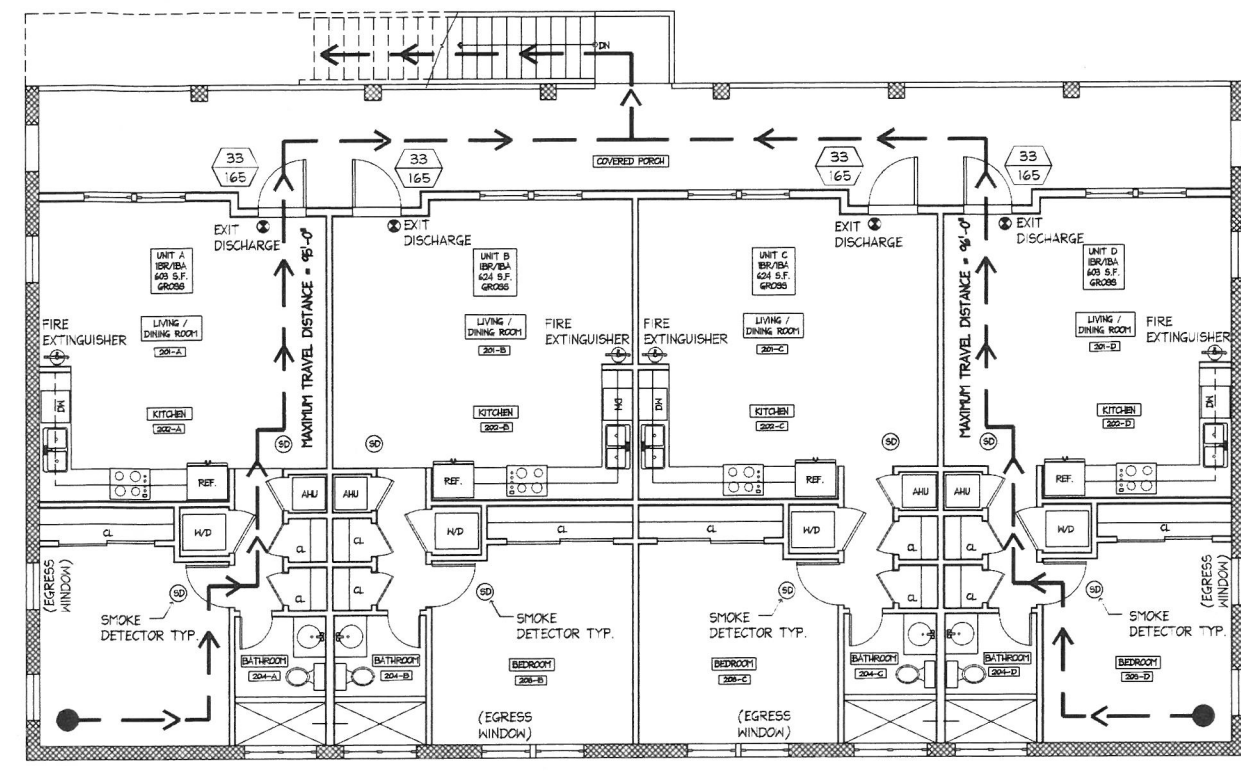
Section 1005.1 Egress Width:

1st Floor: 19 persons x .2' = 4' (33' provided)
 2nd Floor: 12 persons x .2' = 2' (33' provided)

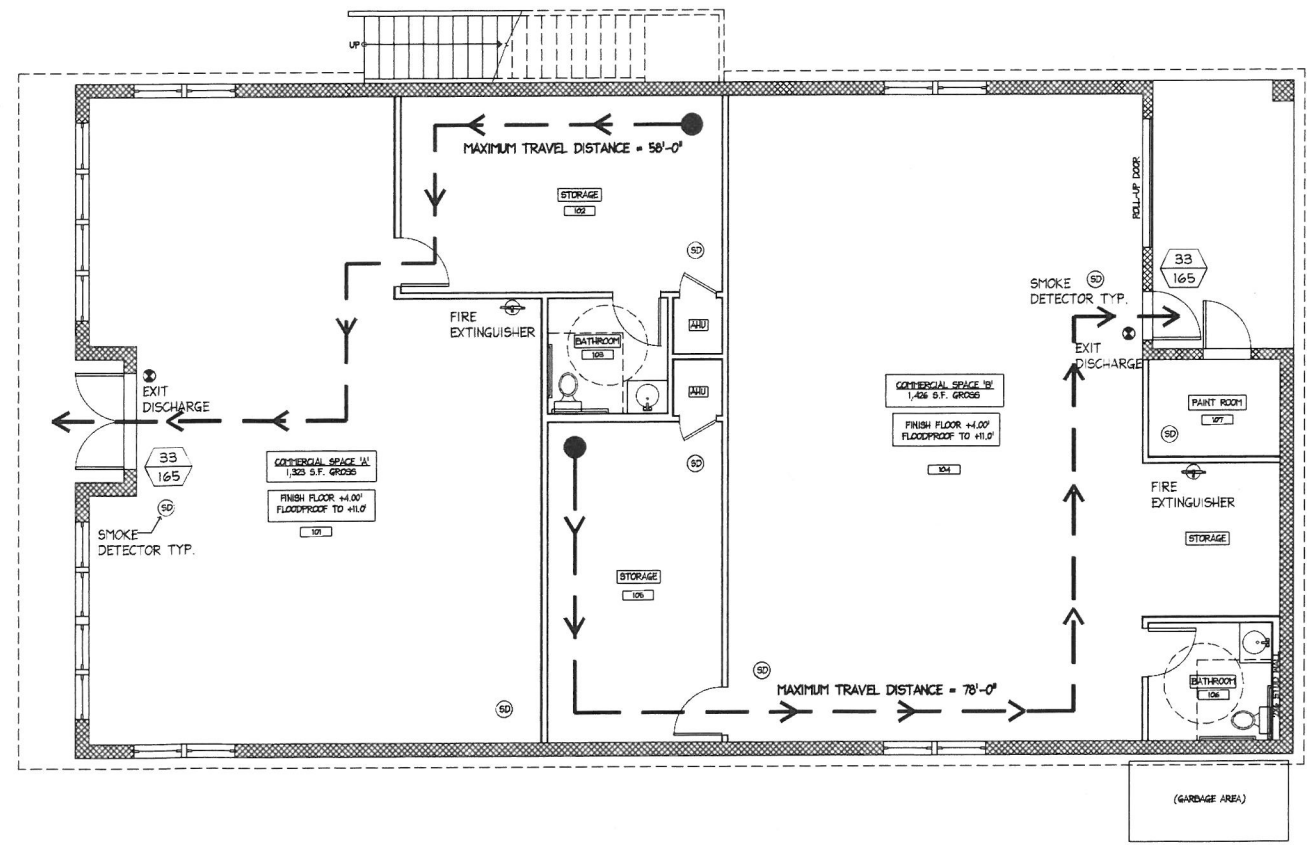
Section 1011 Minimum Stair Width: 36" required. (Exception 1) 44 provided.

LIFE SAFETY SYMBOL LEGEND

SYMBOL	DESCRIPTION
⊕	EMERGENCY EXIT SIGN
33 ←	C.L.R. EGRESS WIDTH (INCHES)
165 ←	EGRESS CAPACITY (# OF PERSONS)
⊕	FIRE EXTINGUISHER (LARSSEN MP5-A OR EQUAL)
→ →	PATH OF EXIT ACCESS



2 PROPOSED LIFE SAFETY SECOND FLOOR PLAN (RESIDENTIAL UNITS)
 SCALE: 3/16"=1'-0"



1 PROPOSED LIFE SAFETY FIRST FLOOR PLAN (COMMERCIAL & UTILITY SPACE)
 SCALE: 3/16"=1'-0"

907 CAROLINE STREET
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 Florida License AL0002022

Bender & Associates
ARCHITECTS
 p.a.

Project No: 2205
 Date: 07/24/2024

LS

REGISTRATION

ISSUED FOR:	
ISSUANCE	06-MAY-11

PROJECT NUMBER B-24007.2 00
DATE 05/21/2024
SCALE SEE BELOW or LIST
DRAWN BY: PPH
CHECKED BY: IM

DRAWING SCALE AND NORTH ARROW

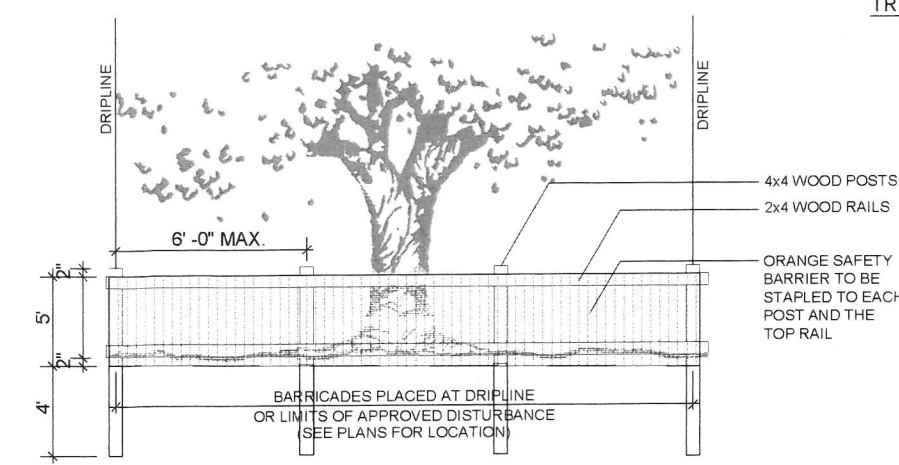
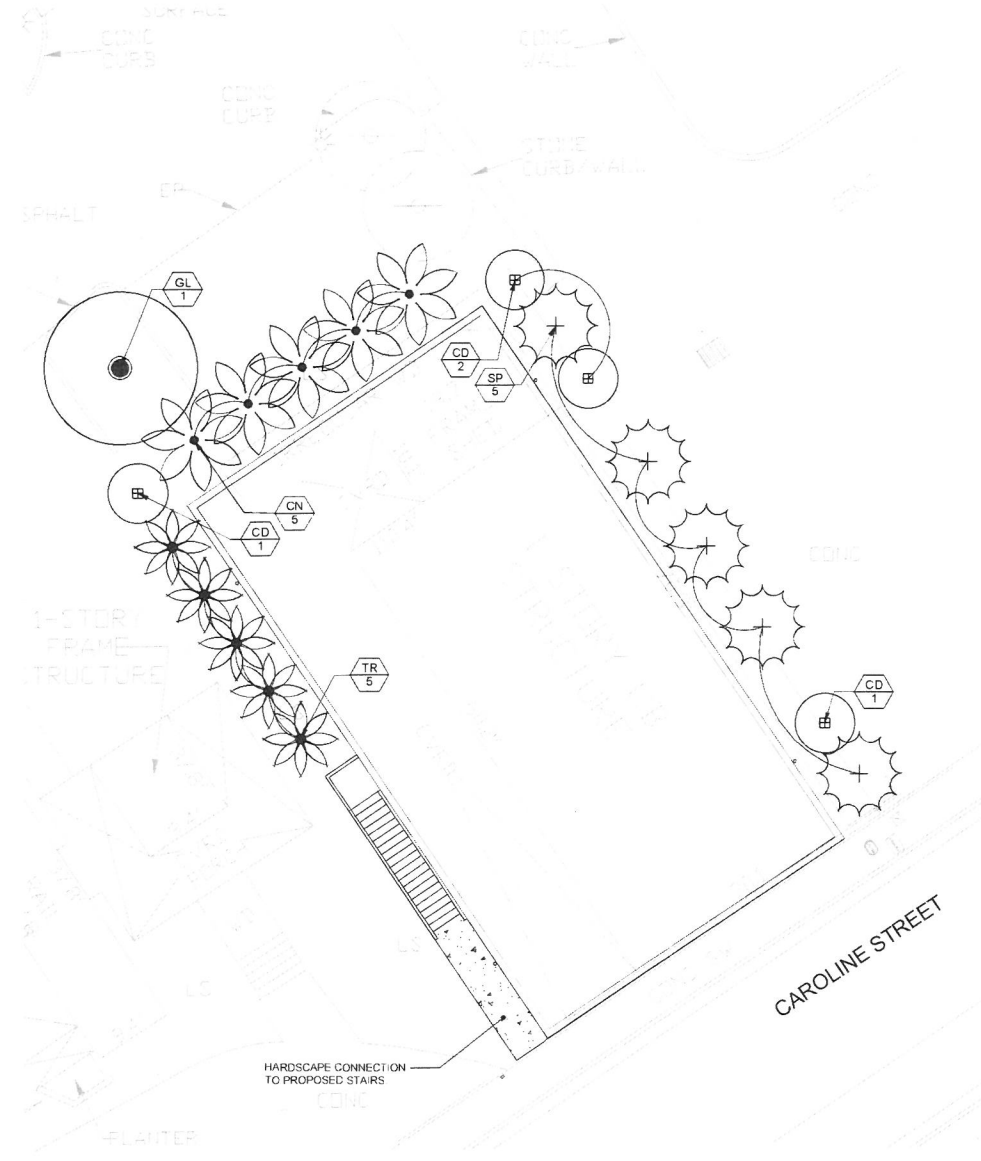


SHEET TITLE
LR.01

SHEET NUMBER
LANDSCAPE REMOVAL

SHEET OF

REPLACEMENT LANDSCAPE:

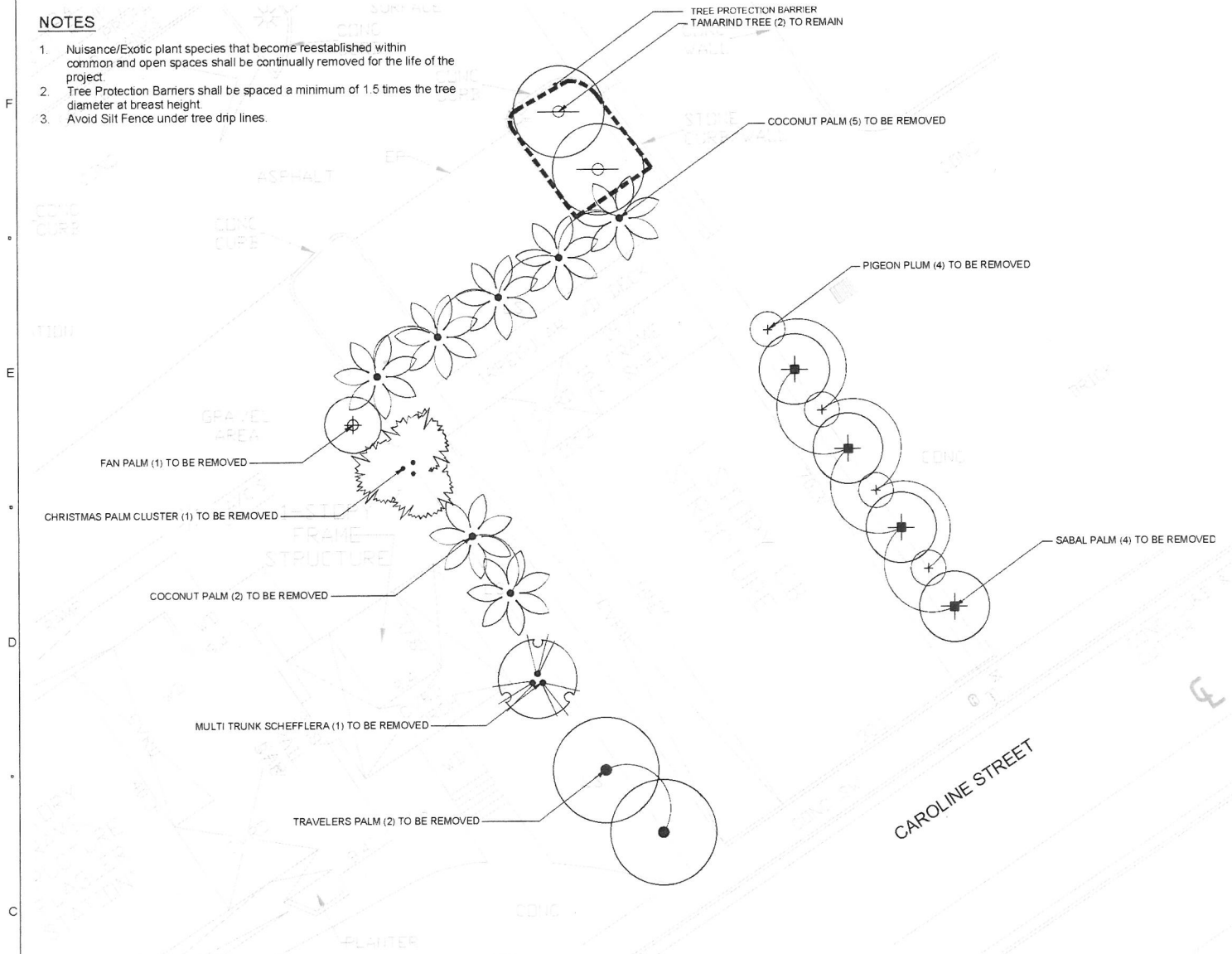


1 TREE PROTECTION DETAIL
N.T.S.

TREE PROTECTION AND PRESERVATION NOTES

1. Protect designated existing trees scheduled to remain against:
-Unnecessary cutting, breaking, or skinning of roots
-Skinning and bruising of bark
-Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. Protection barriers shall maintain the "Critical Root Zone" for the protected tree equal to or greater than 1.5 times the tree diameter at breast height.
6. To facilitate "effective" preservation of trees silt fences shall not be trenched within drip lines of trees where avoidable. If unavoidable then install silt fence at grade (no trenching).

EXISTING LANDSCAPE TO REMAIN OR REMOVE:



NOTES

1. Nuisance/Exotic plant species that become reestablished within common and open spaces shall be continually removed for the life of the project.
2. Tree Protection Barriers shall be spaced a minimum of 1.5 times the tree diameter at breast height.
3. Avoid Silt Fence under tree drip lines.

REPLACEMENT PLANTING

PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
●	GL	1	Bursera simaruba / Gumbo Limbo	18' HT. X 10' SPRD. MINIMUM CAL 3.5"	STANDARD. FLORIDA FANCY.
⊕	CD	4	Coccoloba diversifolia / Pigeon Plum	14' HT. X 5' SPRD. MINIMUM CAL 3"	STANDARD. GRADE#1.
✿	CN	5	Cocos nucifera / Coconut Palm	30' HT. X 10' SPRD. 8' GW.	SINGLE. FLORIDA FANCY.
+	SP	5	Sabal palmetto / Cabbage Palm	18' CT	REGENERATED. SLICK. STRAIGHT TRUNKS. GRADE #1.
✿	TR	5	Thrinax radiata / Florida Thatch Palm	12' HT MIN. 8' GW	SINGLE. GRADE #1.

Note: All landscape areas to have groundcover planting or mulch.

MITIGATION

TO REMAIN	
Tree Type	Amount
Tamarind Tree	2
Total Trees to Remain	2
TO BE REMOVED	
Tree Type	Amount
Christmas Palm Cluster	1
Coconut Palm	7
Fan Palm	1
Sabal Palm	4
Travelers Palm	2
Total Palms to be Removed	15
Multi Trunk Schefflera	1
Pigeon Plum	4
Total Trees to be Removed	5

Sec. 110-227 - Approval criteria
(5) The tree will be replaced with an equivalent tree planted in a location suitable for healthy growth on the same lot or parcel. Sufficient space shall be provided on site to allow replacement trees to establish a mature canopy spread, based on typical growth characteristics. The tree commission shall have the ability, at the request of the applicant, to allow the replacement of decid trees with native palm trees and the replacement of palm trees with broad trees in areas due to unique placement challenges or existing landscape without losing overall canopy where possible.

15 Palms Removed
15 Palm Replacements Required
15 Palm Replacements Provided

5 Trees Removed
5 Tree Replacements Required
5 Tree Replacements Provided

Plan No. 21/001/10/02/010 - 807 CAROLINE STREET (SOUTH) PROJECT AREA (LANDSCAPE) - 807 CAROLINE STREET (LANDSCAPE) REMOVAL
 Date: 05/21/24
 Scale: N.T.S.
 Drawing No. LR.01