

KEY WEST
WILDLIFE
CENTER

P.O. Box 2297
Key West FL 33045



January 29, 2024

Patrick Wright
Director of Planning
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

Re: Resolution No. 2022-027
1801 White Street, Key West, Florida

Dear Mr. Wright:

Please accept this letter as a petition to extend the construction of a new modular structure at the Key West Wildlife Center located at 1801 White Street, Key West, Florida 33041-1409 granted in City of Key West Resolution No. 2022-027.

There has been no change of circumstances to the property or its underlying zoning; however, the modular building manufacturer requires additional time.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink that reads "Jack Wetzler".

Jack Wetzler
Vice President of the KWWC Board of Directors

cc:
Thomas Sweets, Executive Director – KWWC
Jennifer Lopes, President of the KWWC Board of Directors

RESOLUTION NO. 2022-057

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MINOR DEVELOPMENT PLAN AT 1801 WHITE STREET (RE 00059570-000000) TO PERMIT THE CONSTRUCTION OF A NEW MODULAR STRUCTURE IN THE PUBLIC AND SEMI-PUBLIC (PS) ZONING DISTRICT PURSUANT TO SECTION 108-91 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that outside of the Historic District, a Minor Development Plan is required for the construction of a 1,000 to 4,999 square-foot structure composed of nonresidential floor area; and

WHEREAS, Code Section 108-196 (a) provides that the Planning Board’s decision on a Minor Development Plan outside the Historic District shall be final unless appealed; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 17th, 2022; and

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

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

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key

 Chairman

 Planning Director

West, Florida:

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

Section 2. The request for approval of a Minor Development Plan to construct a new, two-story modular structure on property located at 1801 White Street (RE#00059570-00000) in the Public and Semi-Public Services (PS) Zoning district pursuant to Section 108-91, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated 10/19/22, is hereby approved with the following conditions:

Conditions of Approval:

1. The proposed construction shall be in substantial compliance with the site plans signed, sealed, and dated. October 19th, 2022 by Justin Henika, a Registered Engineer in the State of Florida. The development shall also be consistent with the landscaping plans dated September 12th, 2022 by Ladd B. Roberts, a Registered Landscape Architect in the State of Florida. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
2. The hours of construction shall comply with the City Code and must be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday. No work on Sunday shall be permitted.


Chairman


Planning Director

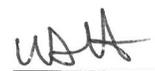
3. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
4. The applicant shall obtain final landscape approval from the Tree Commission.
5. Garbage and recycling containers or bins shall be enclosed and screened within the first floor of the new construction, in a manner to be reviewed and approved by Staff.
6. All approvals issued by the City of Key West are subject to the concession agreement and any approvals that may be required from the Secretary of the Interior.
7. Once a year, all listed invasive plants species (Australian Pine-Casuarina equisetifolia, Brazilian Pepper-Schinus terebinthifolia, Lead Tree-Leucaena leucocephala, and Seaside Mahoe (Thespesia populnea) shall be removed from the site. Stumps should be treated with an appropriate herbicide type treatment to prevent growth.

Conditions prior to the issuance of a building permit:

8. Applicant shall coordinate with Keys Energy Services for a full project review.
9. Permits to transplant the trees/palms will not be issued until applications have been submitted to the building department. At the same time, an application must be submitted with the appropriate fee to the urban forestry manager for processing of the tree permits.

Conditions prior to issuance of a Certificate of Occupancy:

10. All applicable impact fees shall be paid in full.
11. The applicant may open and operate the new rehabilitation center with a temporary certificate of occupancy (TCO) for a maximum of one hundred and twenty (120) days.

 Chairman

 Planning Director

Before the end of the one hundred and twenty (120) day time frame, the applicant must demolish the existing structure and attain a Certificate of Occupancy (CO).

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Minor Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity (“DEO”). Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed at a regularly scheduled meeting held this 17th day of November 2022.

 Chairman

 Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director;



Sam Holland, Planning Board Chair

12/19/22

Date

Attest:

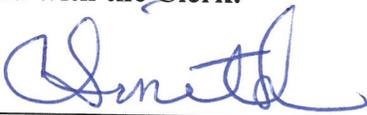


Katie P. Halloran, Planning Director

12/16/2022

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

12-20-2022

Date



Chairman


Planning Director

SITE DATA

ZONING DISTRICT: PS
 FLOOD ZONE: AE 8
 F.I.R.M. - COMMUNITY #120168, PANEL #1516, SUFFIX "K", DATED: 02-18-2005
 LEGAL DESCRIPTION: KW PT TR 28

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 7TH EDITION (2020) ASCE 7-16, ASCE 24-14

OCCUPANCY CLASSIFICATION: B
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
 FUTURE PROPOSED FLOOD ELEVATION: COASTAL AE 9 NAVD = 10.4 NGVD29
 DESIGN FLOOD ELEVATION (D.F.E.) 10.4 + 1.0 = 11.4 NGVD29
 WIND LOAD: 180 MPH (ASCE 7-16) 3 SECOND GUST, EXPOSURE D, RISK CATEGORY II
 FLOOR LIVE LOAD: 50 PSF
 DECK LIVE LOAD = 1.5' x 50 PSF = 75 PSF
 STAIRS LIVE LOAD = 100 PSF

INDEX OF DRAWINGS

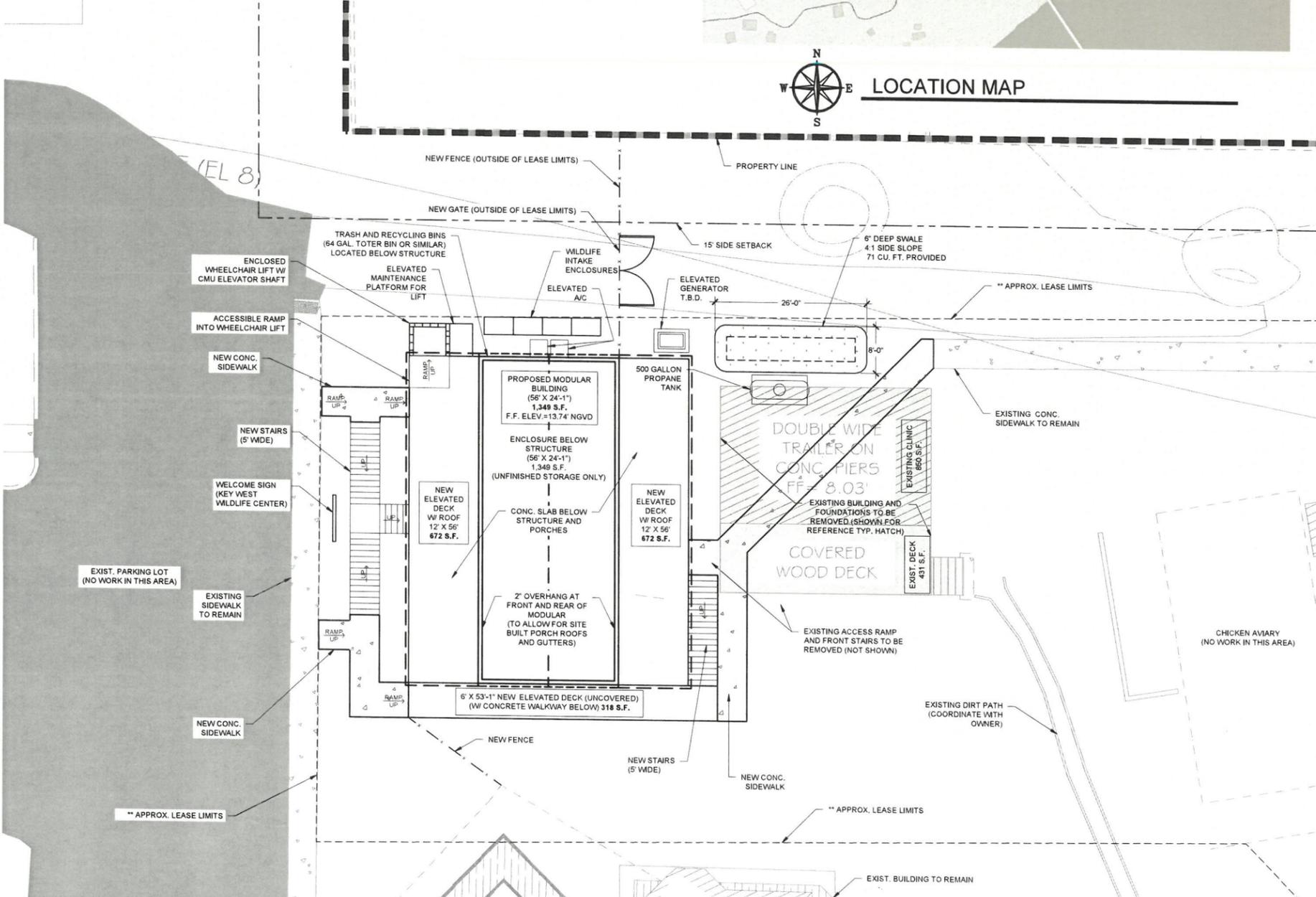
- T-1 - PROPOSED PARTIAL SITE PLAN
- A-1 - PROPOSED ELEVATIONS
- C-1 - EXISTING SITE PLAN
- C-2 - PROPOSED SITE PLAN / SITE DATA TABLE
- C-3 - EXISTING UTILITIES PLAN
- C-4 - STORM WATER AND PROPOSED UTILITY PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE WORK AND MAKE STRUCTURE READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, THE FLORIDA BUILDING CODE, 7TH EDITION (2020), LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE FLORIDA BUILDING CODE, 7TH EDITION (2020) AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

NEW OFFICE & DECK

1801 WHITE STREET
 KEY WEST, FLORIDA



PARTIAL SITE PLAN - PROPOSED BUILDING

SCALE: 1"=10'-0"

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.

1010 East 15th Street, Suite 202
 Key West, Florida 33440
 P: (305) 293-5440
 F: (305) 293-5440

CERTIFICATE OF AUTHORIZATION No. 8379

JUSTIN D. HENKA
 Florida P.E. No. 88473
 October 19, 2022

ORIGINAL: NOVEMBER 2020

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

NEW OFFICE & DECK
 1801 WHITE STREET
 KEY WEST, FL 33040

KEY WEST WILDLIFE CENTER
 1801 WHITE STREET
 KEY WEST, FL 33040

JOB NO. 191029
 DRAWN SLB
 DESIGNED JDH
 CHECKED JDH
 SHEET T-1

Handwritten: 12/19/21
 12/19/21
 12/19/21
 12/19/21

Handwritten: Page 1 of 7

NOTE: AS PERMIT DOCUMENTS ARE DEVELOPED IT MAY BE NECESSARY TO MAKE MINOR MODIFICATIONS TO THE ROOF SLOPES OF BOTH THE ATTACHED PORCHES AND MODULAR BUILDING. CHANGES TO THE ROOF SLOPES WILL NOT REQUIRE ANY CHANGE TO THE EXTERIOR ENVELOPE OF THE PROPOSED STRUCTURE (FOOT PRINT) AND THERE WILL BE NO CHANGE TO IMPERVIOUS SURFACE, BUILDING COVERAGE, OR SETBACKS. HOWEVER, WE WOULD LIKE TO MAINTAIN THE ABILITY FOR THE CITY OF KEY WEST PLANNING DEPARTMENT TO 'ADMINISTRATIVELY APPROVE' CHANGES TO THE ROOF SLOPES THAT DO NOT EXCEED THE HEIGHT LIMITATION OF THE ZONING DISTRICT (25'-0" ABOVE CROWN OF ROAD).



SOUTH ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

MAX. BUILDING HEIGHT = 28.9' NGVD
(25' ABOVE CROWN OF ROAD)

ROOF PEAK ELEV = ±25.90' NGVD
(±22.0' ABOVE CROWN OF ROAD)

42'-0" BUILDING HEIGHT
ABOVE CROWN OF ROAD

FINISHED FLOOR ELEV = 13.74' NGVD

D.F.E. = 11.4' NGVD
(BOTTOM OF CONC. BEAM)

FUTURE PROPOSED
B.F.E. [AE 9 NAVD] = 10.4' NGVD

B.F.E. [AE 8] = 8.0' NGVD

CONCRETE SLAB ELEV = ±3.9' NGVD
FINAL TBD

CROWN OF ROAD ELEV = 3.9' NGVD
PER FLORIDA KEYS LAND SURVEYING
SURVEY (REVISION) DATED 10/18/2022

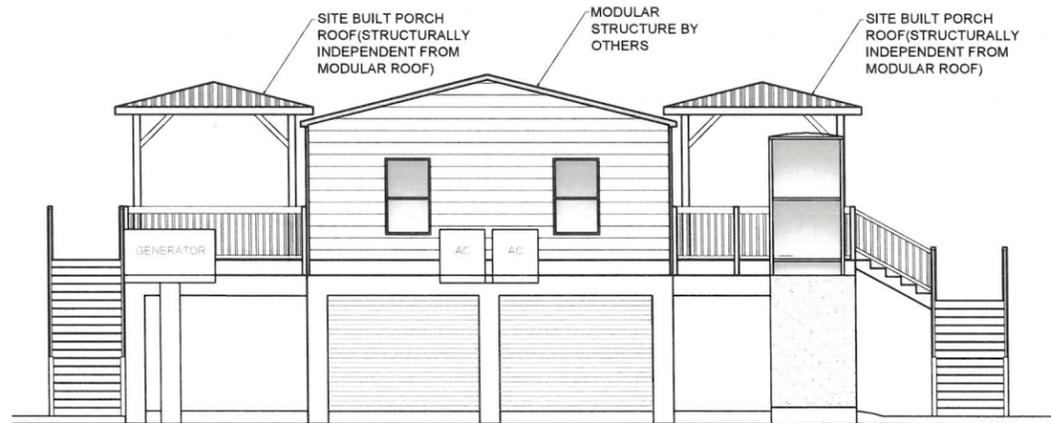
EXIST./PROPOSED GRADE = ±3.0' NGVD
ASSUMED BASED ON CITY LIDAR



EAST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

BREAKAWAY
SCREENING
(TYPICAL BELOW
STRUCTURE)



NORTH ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

SITE BUILT PORCH
ROOF (STRUCTURALLY
INDEPENDENT FROM
MODULAR ROOF)

MODULAR
STRUCTURE BY
OTHERS

SITE BUILT PORCH
ROOF (STRUCTURALLY
INDEPENDENT FROM
MODULAR ROOF)



WEST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

SITE BUILT PORCH
ROOF (STRUCTURALLY
INDEPENDENT FROM
MODULAR ROOF)

6X6 WOOD PORCH POSTS
WITH KNEE BRACES TO ROOF
OR CONCRETE COLUMNS (AS
REQUIRED BY WIND LOADS)

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

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

Key West Office
1010 East Kennedy Drive, Suite 202
Key West, Florida 33040
Tel: (305) 295-5440

JUSTIN D. HENKA
Florida P.E. NO. 85478
October 19, 2022

ORIGINAL: NOVEMBER 2020

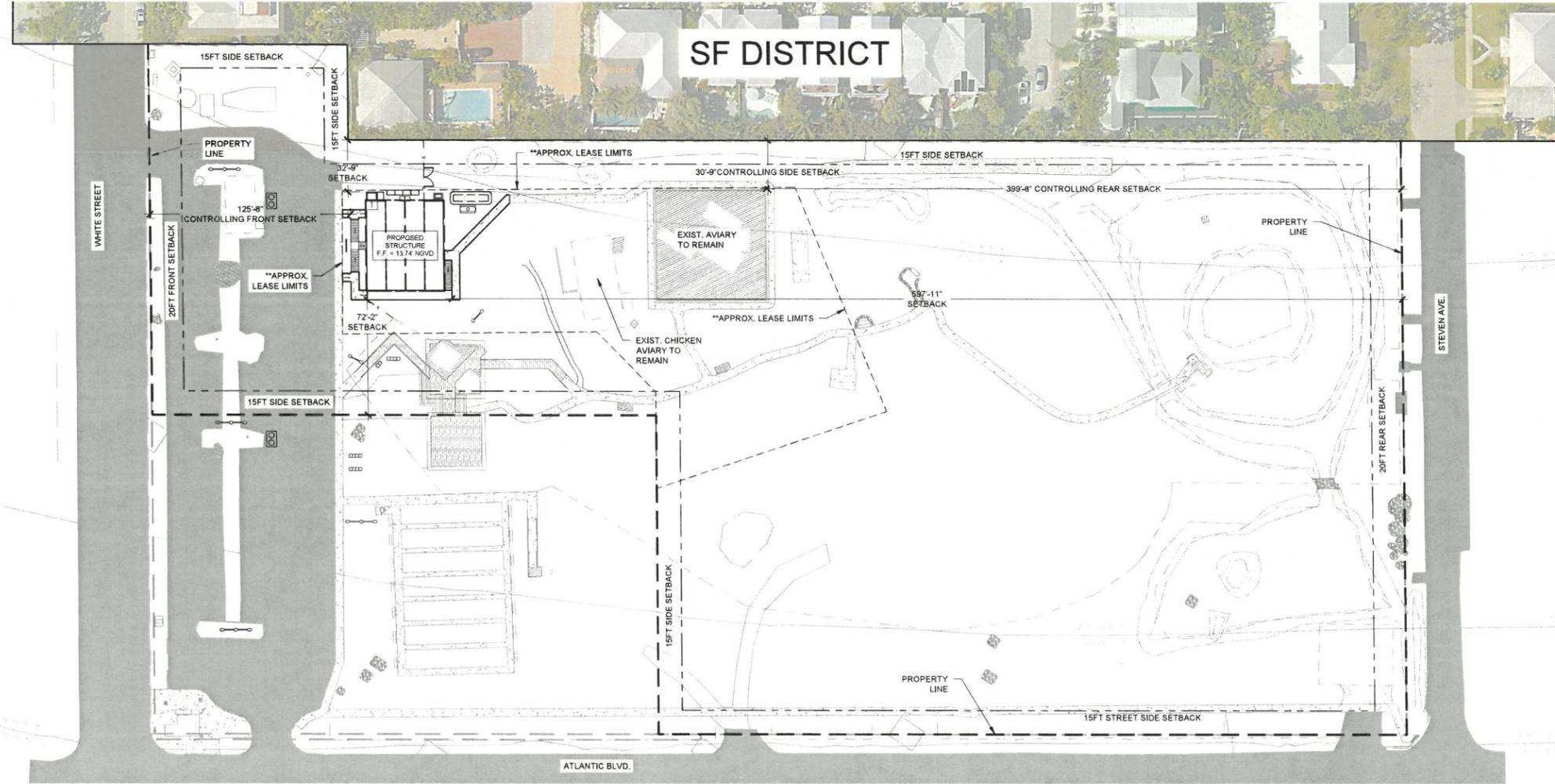
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PRELIMINARY NOT FOR CONSTRUCTION

KEY WEST WILDLIFE CENTER 1801 WHITE STREET KEY WEST, FL 33040	NEW OFFICE & DECK 1801 WHITE STREET KEY WEST, FL 33040
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JOB NO. 191029
DRAWN SLB
DESIGNED JDH
CHECKED JDH
SHEET A-1

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	PS	PS	PS	
LOT SIZE (SF)	237261	N/A	237261	
APPROX. LEASE LIMIT (SF)	38240	N/A	38240	
BUILDING AREA (SF)	7950	15296	9726	W/IN APPROX. LEASE LIMIT
BUILDING COVERAGE	20.8%	40.0%	25.4%	W/IN APPROX. LEASE LIMIT
FLOOR AREA (SF)	851	7648	1349	W/IN APPROX. LEASE LIMIT
FLOOR AREA RATIO	2.2%	20.0%	3.5%	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE (SF)	11820	22944	13399	W/IN APPROX. LEASE LIMIT
IMPERVIOUS COVERAGE	30.9%	60.0%	35.0%	W/IN APPROX. LEASE LIMIT
OPEN SPACE (SF)	26420	15296	24841	W/IN APPROX. LEASE LIMIT
OPEN SPACE	69.1%	40.0%	65.0%	W/IN APPROX. LEASE LIMIT
BUILDING HEIGHT	< 25'-0"	25'-0"	+/- 22'-0"	ABOVE CROWN OF ROAD
FRONT STRUCTURE SETBACK	183'-9"	20'-0"	125'-8"	TO FRONT STAIRS
SIDE STRUCTURE SETBACK	30'-9"	15'-0"	30'-9"	TO EXIST AVIARY
REAR STRUCTURE SETBACK	399'-8"	20'-0"	399'-8"	TO EXIST AVIARY



SITE PLAN - PROPOSED

SCALE: 1"=40'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

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ORIGINAL - NOVEMBER 2020

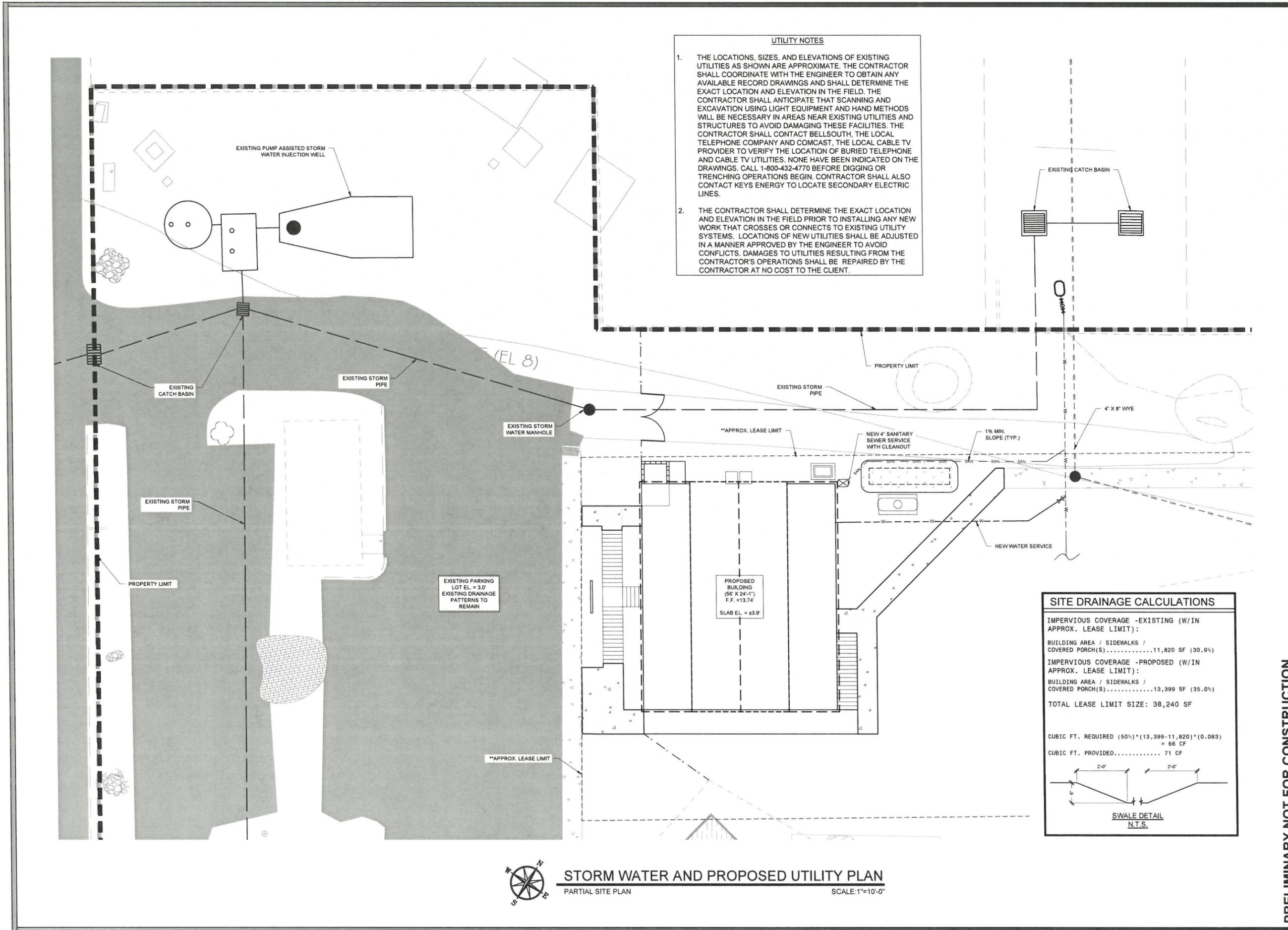
JUSTIN D. HENIKA
Florida P.E. NO. 86478
October 19, 2022

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT



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

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



STORM WATER AND PROPOSED UTILITY PLAN
PARTIAL SITE PLAN SCALE: 1"=10'-0"

PRELIMINARY NOT FOR CONSTRUCTION

NEW OFFICE & DECK
1801 WHITE STREET
KEY WEST, FL 33040

KEY WEST WILDLIFE CENTER
1801 WHITE STREET
KEY WEST, FL 33040

REVISIONS:

1	
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ORIGINAL - NOVEMBER 2020

JUSTIN D. HENIKA
Florida P.E. NO. 86478
October 19, 2022

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING & DEVELOPMENT, INC.
CERTIFICATE OF AUTHORIZATION No. 8379

Ka. West Office
1010 E. West Florida Ave. Suite 202
Key West Florida 33040
Tel. (305) 293-9440

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CHECKED JDH

SHEET C-4

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KEY WEST WILDLIFE CENTER

INDIGINOUS PARK, KEY WEST



SCALE 1" = 30'-0"



LANDSCAPE PLAN

DATE: 9.12.22

REVISIONS:

No.	Date	Notes

PERMIT DOCUMENTS

SHEET NUMBER:
L-2

JOB #: 19006 DRAWN BY: LBR
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1801 SAN MARCO BLVD. STE 101 JACKSONVILLE, FL 32207

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COORDINATION NOTES:

LANDSCAPE CONTRACTOR TO VERIFY LOGISTICS ASSOCIATED WITH REMOVING AND ERECTING THE NEW MODULAR BUILDING. SOME TREES TO BE RELOCATED MAY NEED TO BE STAGED ON SITE UNTIL THE NEW MODULAR BUILDING IS IN PLACE AND THEN THE STAGED TREES CAN BE MOVED TO THEIR FINAL LOCATION.

PROVIDE ALL TREES WITH TREE GATOR SLOW RELEASE WATERING BAGS DURING ESTABLISHMENT PERIOD. ALL PROPOSED TREES AND PALMS TO BE HAND WATERED UNTIL ESTABLISHED BY WILDLIFE CENTER STAFF and/or LANDSCAPE CONTRACTOR.

100% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

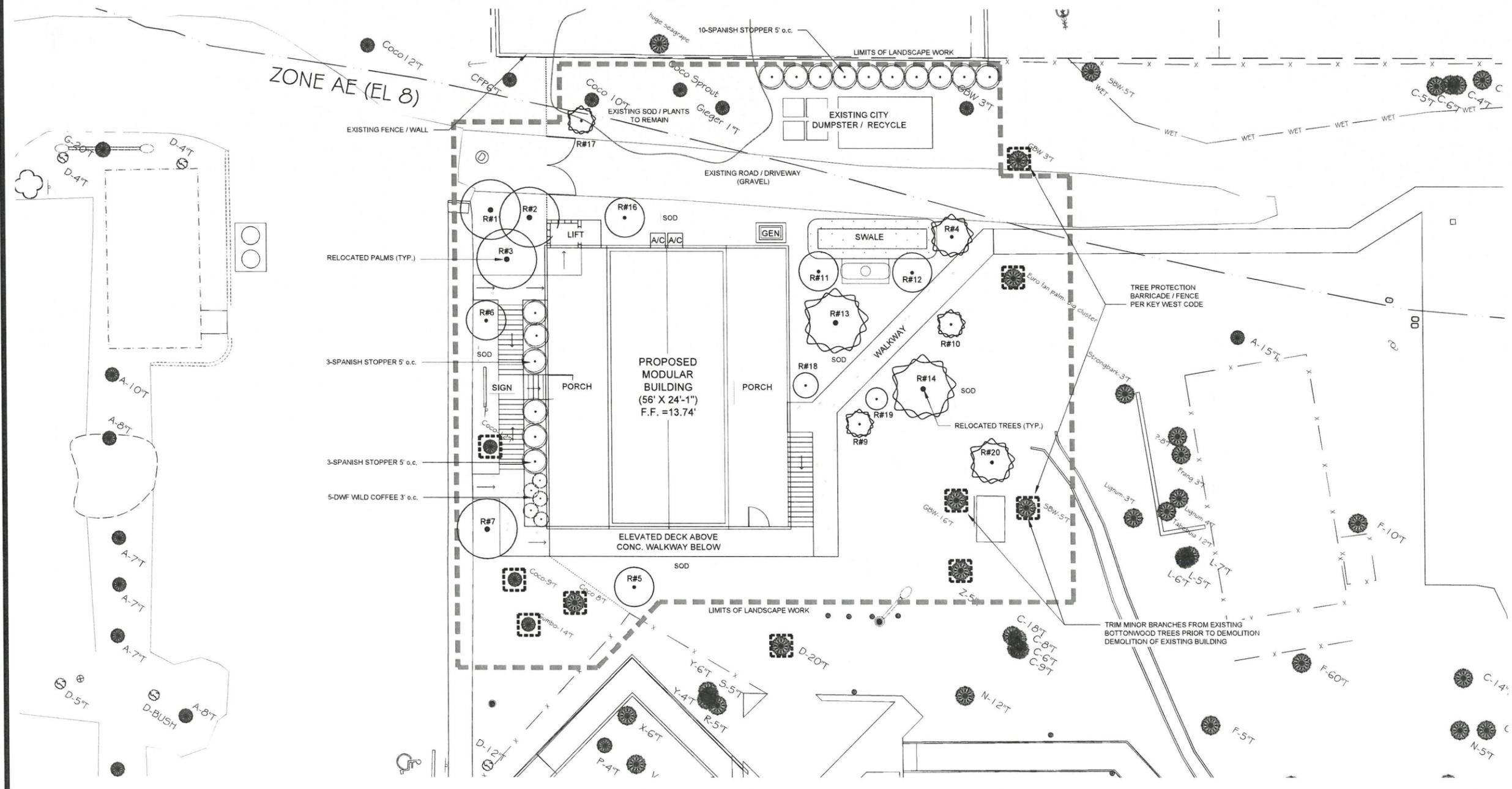
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

-  R#4 RELOCATED TREE
-  R#12 RELOCATED PALM

TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	0"
MITIGATION REQUIRED	0"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	0"

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
N/A					
PALMS					
N/A					
SHRUBS and GROUNDCOVERS					
16	SPANISH STOPPER	<i>Eugenia foetida</i>	15g., 4'-5' planted height	FL #1	Native
5	DWARF WILD COFFE	<i>Psychotria ligustrifolia</i>	7 gal., full	FL #1	Native
SOD					
3,500 SF +/-	BAHIA	CONTRACTOR TO VERIFY QUANTITY	SOD DISTURBED AREAS DUE TO PROJECT IMPROVEMENTS		



KEY WEST WILDLIFE CENTER

INDIGENOUS PARK, KEY WEST



SCALE 1" = 30'-0"



LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 9.12.22

REVISIONS		
No.	Date	Notes

PERMIT DOCUMENTS

SHEET NUMBER:

L-3

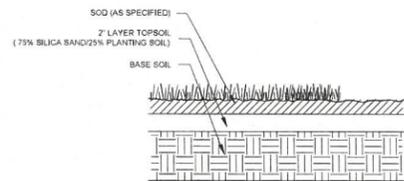
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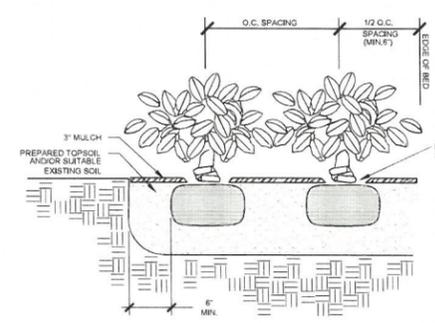
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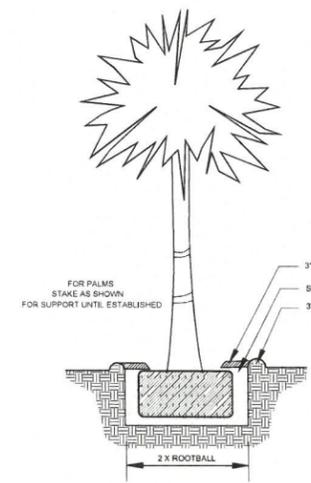


SODDING DETAIL
 ALL AREAS TO BE SODDED TO RECEIVE 7" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.



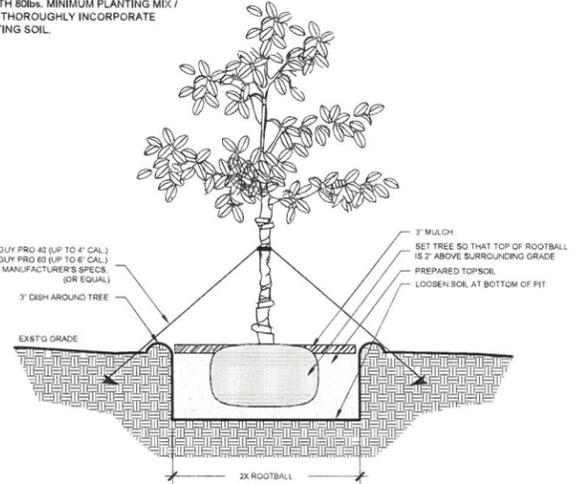
SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



PALM PLANTING DETAIL

AMEND TREE PIT SOIL WITH 800lbs. MINIMUM PLANTING MIX / PREPARED TOPSOIL AND THOROUGHLY INCORPORATE PLANTING MIX INTO EXISTING SOIL.



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
 THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.

SECTION 02100 TREES, PLANTS AND GROUND COVERS

- 1.01 GENERAL**
 1.01 SECTION INCLUDES
 A. Entire landscape development work as shown on drawings and in schedule.
 B. Sodding of areas disturbed during construction exclusive of paved areas.
 C. Transplanting of existing trees, palms and plant material. (none are currently proposed for the project)
 D. Prior to construction activities, all trees, palms and plant material to be relocated will be tagged by Architect. (none are currently proposed for the project)
 E. Watering of planted materials

- 1.02 RELATED SECTIONS**
 A. Section 02100 - Site Grading
 B. Section 411 - Cressing (L&E Water as Wellwater Standards)

1.03 SUBMITTALS

- Comply with provisions of General Conditions
- Certificates of inspection as required by governmental authorities and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- Vendor's certified statement for grass seed medium required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- Soil test reports.
- Maintenance Instructions: Typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit prior to expiration of required maintenance period.
- Provide reproducible scale drawing after final acceptance by owner.

1.04 QUALITY ASSURANCE

- Landscape work shall be performed by a single firm specializing in landscape work.
- Obtain agronomic soil tests for all planting areas. Tests shall be performed by an approved agronomic soil testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer, and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of test results to Architect.
- Obtain soil test from existing stockpiled topsoil, if any, to determine type and amount of amendments needed for areas that are to receive stockpiled topsoil.
- Shop landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- Substitutions: Do not make substitutions. If specified landscape material is not obtainable, submit proof of availability and proposal of equivalent material to Architect. When authorized, adjustment of contract amount will be made.

1.05 ANALYSIS AND STANDARDS

- Topsoil: Fine sand or heavy fine sand regardless of the area suitable for plant growth that is free of weeds, roots, stumps, rocks larger than 1/2 inch diameter, organic mulch, hard pan, toxic substances detrimental to plant growth, and construction debris such as linoleum, concrete, and asphalt pieces. Deliver in normally moist condition, neither too dry nor wet.
- Trees and Shrubs: Plant names indicated are to comply with "Standard Plant Names" as adopted by latest edition of American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock free to botanical name and apply tagged. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in locality of project, free of disease, insects, mites, galls, lesions and defects such as knots, sunscald, injuries, abrasions or discoloration. ALL PLANTS TO BE FLORIDA #1 OR BETTER.

1.06 PROJECT REQUIREMENTS

- Placed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
- Utilities: Determine location of underground and above ground utilities and perform work in manner which will avoid possible damage. Hand excavate, as required, to minimize possibility of damage to underground utilities. Marking grade stakes set by others until removed in mutually agreed upon by all parties concerned.
- Planting Schedule: Prepare a proposed planting schedule. Schedule dates for each type of landscape work during normal seasons for such work in area of site. Comply with specified maintenance periods to provide maintenance until final completion of work under contract.
- Coordination with Lanes: Plant trees and shrubs after final grades are established and prior to planting of lawn, unless otherwise acceptable to Landscape Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawn resulting from planting operations.

1.07 WARRANTY

- Warranty trees and shrubs, for a period of one year after date of acceptance, against defects including death and unsatisfactory growth except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Contractor's control.
- Warranty shall not include damage or loss of trees, plants or ground covers caused by fire, flood, severe freeze not typical to the region, wind over 73 mph or acts of vandalism.
- Remove and replace trees, shrubs, or other plants found to be dead or unsatisfactory condition during warranty period. Plant missing trees, shrubs and ground covers. Make replacements during growth season following end of warranty period. Furnish and plant replacements which comply with requirements shown and specified. Also, replace trees and shrubs which are in doubtful condition at end of warranty period. Only one replacement shall be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

1.08 PRODUCTS

- 2.05 TOPSOIL**
 A. Topsoil for landscape work is not available at site and shall be furnished as specified.
 B. Provide new topsoil which is fertile, stable, natural, fine, surface soil, reasonably free of subsoil clay lumps, brum, weeds and other litter and free of roots, stumps, stones larger than 1/2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
 1. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site.
 2. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than four inches, on or not containing bog or marshes.

2.09 SOIL AMENDMENTS

- Lime: Natural limestone containing not less than 85 percent of total carbonates, ground to and less than 90 percent passes a 10 mesh sieve and not less than 10 percent passes a 100 mesh sieve.
- Plant Nutrient: FS Q-1-161 and with texture and pH range suitable for intended use or Florida mix.
- Bone Meal: Commercial, fine, dry, ground, 4 percent nitrogen and 20 percent phosphoric acid.
- Superphosphate: Soluble mixture of treated minerals, 20 percent available phosphoric acid.
- Commercial Fertilizer: Complete fertilizer of neutral character with some elements derived from organic sources and containing following percentages of available plant nutrients:
 1. Trees and Shrubs: Minimum 10 percent available phosphoric acid, from 3 percent to 5 percent total nitrogen, and from 3 percent to 5 percent available potash.
 2. Lawns: Minimum 4 percent phosphoric acid, minimum 2 percent potassium, and percentage of nitrogen required to provide not less than one pound of actual nitrogen per 1,000 sq. ft. of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.
 3. Palm Fertilizer: Slow release "Palm Special" granular fertilizer which includes trace elements of iron, magnesium and manganese.
- Sand: Clean, washed builders sand free of salt, weeds, sticks and other debris.
- Organic Soil Amendment: Pinkbark chunks smaller in size but not greater than 3/4 inches in diameter.

2.10 PLANT MATERIALS - GENERAL

- Name and Variety: Provide plant materials to name and variety established by American Joint Committee on Horticultural Nomenclature "Standardized Plant Names".
- Quality: Provide trees, shrubs and other plants complying with recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- Provide plants typical of their species or variety with normal, densely developed branches and vigorous, firm root systems. Provide only sound, healthy, vigorous plants free from defects, damaging knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers and all other forms of infestation. Plants shall have a fully developed firm without voids and open spaces.
- Dig balled and burlapped plants with firm, natural balls of earth sufficient in diameter and depth to incorporate the fibrous and feeding root system necessary for full recovery of plant. Provide ball sizes complying with latest edition of American Standard for Nursery Stock. Cracked or loose balls are not acceptable.
- Provide free species tree to normal species, character and habit. Single trunk trees will not be acceptable with "Y" shape trunk in the main leader. Cuts will not be acceptable.
- Plants planted in rows shall be matched in form.
- Plants larger than those specified in the plant list may be used and are acceptable in most instances, but should be verified by Owner.
- The height of trees, measured from the crown of the ball to the top of the top branch, shall not be less than the minimum size designated in the plant list prior to topping and pruning.
- Continuous trees shall be branched to the ground.

2.11 CONTAINER GROWN STOCK

- Stock shall be grown in containers for sufficient length of time for root system to have developed to hold its soil together, firm and whole.
 - No plants shall be loose in the container.
 - Container stock shall not be pot bound.
- 2.12 SHRUBS AND SMALL PLANTS**
 A. Requirements for species and heights are indicated in plant list.
 B. Measurements for height shall be taken from ground level to the average height of top of plant and not the longest branch.
 C. Single stemmed or thin plants will not be acceptable.
 D. Side branches shall be generous, well-knipped and, the plant as a whole, well-banded to ground.
 E. Plants shall be in moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2.13 FERTILIZER

- Palm Fertilizer: Type A, commercial type, containing at least 12 percent nitrogen, 12 percent phosphoric acid, and 12 percent potash and whose composition is at least 50 percent organic so as to provide a continuous time released character.
- Preferred Type: Fertilizer or branched form, such as Agriform tablets for use in planting shrubs and trees on an individual basis.
- Granular Type A: to be incorporated into topsoil of planting beds, annual beds and ground cover beds.

2.14 MULCH

- For Use in Backfill Material: Well-rotted pine bark or native hardwood not larger than 1/2 inch in width.



TREEGATOR® ORIGINAL SLOW RELEASE WATERING BAG FOR SHADE TREES

- BENEFITS:**
- Ideal for newly planted shade or street trees.
 - Reduces transplant and drought shock.
 - 100% water absorption with no run-off.
 - Install and fill in minutes with no tools required.
 - Deep water saturation with every fill.
 - Fill just 1 to 2 times per week, or as needed.
 - Promotes deep root growth.
 - Non-invasive design will not harm existing landscape.
 - Can be used with nutrient / chemical additives.
 - Zip multiple bags together to accommodate large trees.
 - Made in the U.S.A. with a 5-year limited warranty.

SUGGESTED WATER BAG OR APPROVED EQUAL

B. End and Tree Dressing Mulch

- Premium pine straw, furnish in bales free of sticks and rubbish.

2.15 ACCESSORIES

- Topsoil: Fertilizer, stable, natural, fine, surface soil, reasonably free of subsoil clay lumps, brum, weeds and other litter and free of roots, stumps, stones larger than 1/2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site.
- Plant Nutrient: Brown to black in color, weed seed free, granulated raw peat or balled peat, containing not more than 3 percent moisture on a dry basis.
- Water: Free of substances harmful to plant growth.
- Stakes for Tree Staking: Common and acceptable in region of project.
- Cuying Wire: 10 or 12 gauge galvanized wire.
- Tumbuckles: Galvanized steel or aluminum of size and gage required to provide tensile strength equal to that of paying wire. Tumbuckles opening shall be at least 3 inches to allow for periodic adjustments.
- Staking and Guying Hose: Twisted reinforced garden hose not less than 1/2 inch inside diameter.
- Erosion Control Fabric: Suipego or equal.
- Twine: Twisted jute material.
- Sol Separator: Heat resistant fiber fabric, water permeable and unaffected by freezing and thawing.
- Drainage Fib: AASHTO M436; 3/8 inch to 3/4 inch clean, uniformly graded stone.
- Erosion Control Fabric: Dext Wet-Bedder or equal.

2.16 ANTI-DESICCANT

- Emulsion type, non-flaming agent designed to permit transpiration but retard excessive loss of moisture from plants.
- Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- Acceptable Manufacturers:
 1. Dow Chemical Company, Dowex.
 2. Nursery Specialty Products, Inc., Wet-Proof.

2.17 PLANTING SOIL MIXTURE

- Mix: 10 parts organic soil amendment to 10 parts "Florida Muck" or equivalent to 10 parts clean, washed builders sand.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.5. Minerals used for pH correction shall be commercially produced for this purpose.
- For pit planting soil backfill, mix planting soil prior to backfilling and stockpile at site.
- For ground cover and other planting beds, mix planting soil mixture either prior to planting or apply on surface of topsoil and thoroughly before planting.
 1. Mix with dry soil prior to mixing of fertilizer.
 2. Prevent loss from conducting roots or arachnids plants.
 3. Apply phosphoric acid fertilizer, other than that containing a portion of complete fertilizer, directly to substrate before applying planting soil and filling.
- For palms, plant in existing subsoil or a mixture of 75% sand and 25% peatite.

3.01 EXCAVATION

- Excavation: Excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- Ground Cover Beds: Provide a minimum 10 inches depth, 2 inches of which will be higher than surrounding grade.
- Annual Beds: Provide minimum of 10 inches depth, 2 to 5 inches of which shall be higher than surrounding grade.
- Disposal of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill.
- Fill excavations for trees and shrubs with water and allow to permeate soil before planting.

3.02 PLANTING TREES AND SHRUBS

- Set balled and burlapped (BAB) stock on layer of compacted planting soil mixture, plant and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. When set, place additional planting soil mixture around sides and base and eliminate voids and air pockets. Lay back burlap to expose top of ball to soil mixture. When excavation is approximately 20 L.A. water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove burlap from sides of ball, trunk or bottom.
- Set bare root stock on cushion of planting soil mixture. Spread roots, carefully work backfill around roots by hand and puddle with water until backfill layers are completely saturated. Plants before backfilling and maintain plants while working backfill. Spread roots and planting layers above roots. Set collar one inch to two inches below adjacent finished landscape grade. Spread soil roots without tangling or turning up to surface. Cut injured roots clean, do not break.

3.03 WATERING

- Control: Water plants sufficiently to keep roots moist, but not saturated and as needed for the healthy growth and to prevent wilting. (The Agriculture Extension Service recommends watering daily for at least one month after installation during the growing season when there is no rain). Following rainfall, delay watering until all free moisture has drained from the soil.
- After initial watering, where plants are not covered by an automatic irrigation system, provide temporary watering using water bags and/or a temporary irrigation system (how bags that will provide to each plant during each watering, the volume of water shown in the Table 1 and 2).
- If water bags are used to water trees and palms, place water bag around the trunk and fill with water in accordance with manufacturer's instructions to provide a slow water drip at or at least 4 hours. Fill water bag with each subsequent watering. Water bags shall be Tree Color Original or equal.
- If a temporary irrigation system is used, connect the system to a water truck or other water source and pump water until the specified volume of water in Tables 1 and 2 is delivered to each plant. Apply at a rate that will allow the water to soak into the root ball without runoff.
- Maintain each water bag or temporary irrigation system in working condition throughout the installation and maintenance period and until final acceptance. Immediately repair or replace each water bag or temporary irrigation system that is damaged, stolen or malfunctioning.
- Apply the volume of water shown in Table 1, each time trees and palms are watered (3 gallon collar inch minimum). The Contractor shall be responsible for monitoring and adjusting hydration and hydration duration as necessary to ensure optimum growing conditions.

3.04 MAINTENANCE

- Begin maintenance immediately after planting. Maintain trees, shrubs and other plants until final acceptance but in no case less than 30 days after planting.
- Maintain trees, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting stakes, tighten and repair stakes and guy supports and level trees and shrubs to proper grades or vertical position as required. Restore or replace damaged weepings. Spray as required to keep trees and shrubs free of insects and disease.
- Verify watering of trees, plants and ground cover beds within the first 24 hours of initial planting and not less than twice per week until final acceptance.
- For Date Palms, direct the root zone 3-4 inches for the first 4 months after planting with a longicide labeled for landscape use on soil borne root fungal pathogens. Apply a light surface application of a slow-release "palm special" granular fertilizer at the margins of the root ball 3 months after planting. Apply a foliar spray of soluble micronutrients. When new leaves are evident from the crown, begin a maintenance program for fertilization 3 times a year.

3.05 CLEANING AND PROTECTION

- During landscape work, store materials and equipment where directed.
- Keep pavements clean and work area in an orderly condition.
- Protect landscape work and materials from damage due to landscape operations, operations by other contractors, trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work.

3.06 INSPECTION AND ACCEPTANCE

- Watering: Landscape work is complete, including maintenance, upon request Architect will make an inspection to determine acceptability.
- Landscape work may be accepted for acceptance in parts agreeable to Architect, provided work offered for inspection is complete including maintenance and area comprises one complete unit or area of substantial lot.
- Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until inspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

Table 1 Water Volume for New Trees and Palms

Single Trunk	Multi-Trunk	Min. Water Volume per Application
2" Cal.	8"-10"	6 Gal.
3" Cal.	10"-12"	9 Gal.
4" Cal.	12"-14"	12 Gal.
5" Cal.	14"-16"	15 Gal.
6" Cal.	-	18 Gal.
Each Palm	-	12 Gal.

Table 2 Water Volume for New Shrubs & Groundcovers

Plant Size	Min. Water Volume per Application
1 Gallon	1 quart
3 Gallon	2 quarts
7 Gallon	1 Gallon
15 Gallon	2 Gallons

NOTE: ALL PROPOSED LANDSCAPING SHALL BE WATERED BY HOSE BIBS, WATER TRUCK AND / OR WATERING BAGS AT VOLUMES SPECIFIED ABOVE.
 MINIMUM 3 MONTH ESTABLISHMENT PERIOD SHALL REQUIRE WATERING EVERYDAY FOR THE FIRST MONTH, EVERY OTHER DAY FOR THE SECOND MONTH AND TWICE A WEEK FOR THE THIRD MONTH UNTIL ALL MATERIAL IS ESTABLISHED. SEE 3.26 WATERING.

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00059570-000000
 Account# 1060038
 Property ID 1060038
 Millage Group 10KW
 Location Address 1801 WHITE ST, KEY WEST
 Legal Description KW PT TR 28 OR536-975/980
 (Note: Not to be used on legal documents.)
 Neighborhood 32250
 Property Class MUNICIPAL (8900)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



Owner

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

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$337,271	\$337,271	\$337,271	\$337,271
+ Market Misc Value	\$123,546	\$123,546	\$123,546	\$123,546
+ Market Land Value	\$15,903,118	\$15,903,118	\$15,903,118	\$15,903,118
= Just Market Value	\$16,363,935	\$16,363,935	\$16,363,935	\$16,363,935
= Total Assessed Value	\$16,363,935	\$16,363,935	\$16,363,935	\$16,363,935
- School Exempt Value	(\$16,363,935)	(\$16,363,935)	(\$16,363,935)	(\$16,363,935)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$15,903,118	\$337,271	\$123,546	\$16,363,935	\$16,363,935	\$16,363,935	\$0	\$0
2021	\$15,903,118	\$337,271	\$123,546	\$16,363,935	\$16,363,935	\$16,363,935	\$0	\$0
2020	\$15,903,118	\$337,271	\$123,546	\$16,363,935	\$16,363,935	\$16,363,935	\$0	\$0
2019	\$15,903,118	\$337,271	\$123,546	\$16,363,935	\$16,363,935	\$16,363,935	\$0	\$0
2018	\$15,903,118	\$337,271	\$123,546	\$16,363,935	\$16,363,935	\$16,363,935	\$0	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	238,035.00	Square Foot	0	0

Buildings

Building ID	40276	Exterior Walls	INSULATED METAL	
Style		Year Built	2000	
Building Type	CITY BLDGS A / 89A	EffectiveYearBuilt	2001	
Building Name		Foundation		
Gross Sq Ft	2912	Roof Type		
Finished Sq Ft	864	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	EXCELLENT	Heating Type		
Perimeter	120	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	1,296	0	0
OPX	EXC OPEN PORCH	432	0	0
FLA	FLOOR LIV AREA	864	864	0
OPU	OP PR UNFIN LL	320	0	0
TOTAL		2,912	864	0

Building ID	40277	Exterior Walls	INSULATED METAL	
Style		Year Built	2001	
Building Type	OFF BLDG 1STY-A / 17A	EffectiveYearBuilt	2001	
Building Name		Foundation		
Gross Sq Ft	672	Roof Type		
Finished Sq Ft	672	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	136	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	200	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	672	672	0
TOTAL		672	672	0

Building ID 1029
Style
Building Type CITY BLDGS A / 89A
Building Name
Gross Sq Ft 1918
Finished Sq Ft 613
Stories 2 Floor
Condition GOOD
Perimeter 145
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls

Exterior Walls AVE WOOD SIDING
Year Built 2003
EffectiveYearBuilt 2003
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 2
Grade 400
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	613	613	0
OPF	OP PRCH FIN LL	1,305	0	0
TOTAL		1,918	613	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1978	1979	0 x 0	1	1020 SF	3
LC UTIL BLDG	1978	1979	10 x 12	1	120 SF	1
ASPHALT PAVING	1978	1979	0 x 0	1	34500 SF	2
LC UTIL BLDG	1978	1979	8 x 10	1	80 SF	1
TIKI	1978	1979	31 x 32	1	992 SF	5
CH LINK FENCE	2002	2003	8 x 1800	1	14400 SF	1
CONC PATIO	2005	2006	70 x 70	1	4900 SF	2
CH LINK FENCE	2006	2014	8 x 1000	1	8000 SF	1

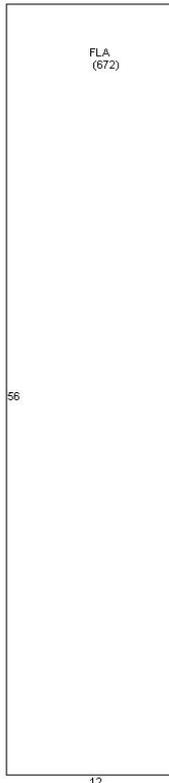
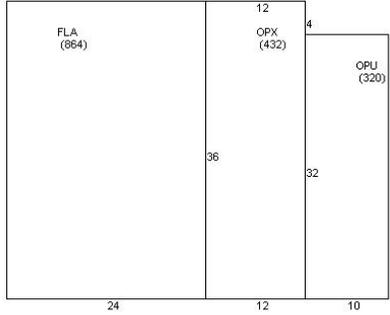
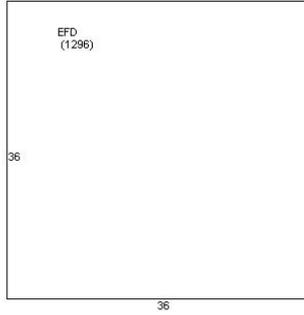
Permits

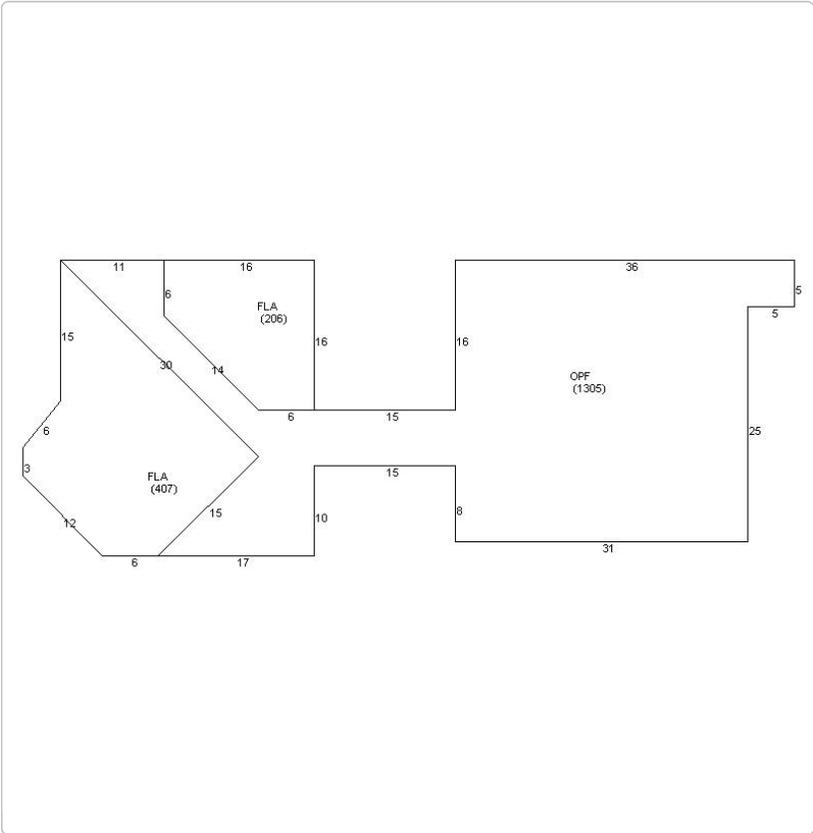
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-0926	4/3/2023		\$5,000	Commercial	Replace deck boards. repair/replace railings, deteriorated joist and railing post. Approx. 72 sq. ft. of decking and 32 lineal ft. of railings
11-0068	1/7/2011		\$25,000	Commercial	POUR CONCRETE BETWEEN COURTS AT BOCCCE FACILITY AND RECONSTRUCT COURTS.
10-0503	4/29/2010		\$1,645,000	Commercial	10 ADDITIONAL LINEAR FEET OF 8" REINFORCED CONCRETE WALL TO SUPPORT GENERATOR SLAB.
10-0718	3/17/2010		\$80,000	Commercial	INSTALL POWER FOR STORM WATER PUMP STATION ONE 300 AMP SERVICE. HOOK UP TWO MOTORS AND ONE GENERATOR.
09-0949	4/3/2009		\$13,500	Commercial	INSTALL 275FT 10 FT HIGH CHAIN LINK
07-0437	1/26/2007		\$1,000	Commercial	INSTALL ONE 200 AMP SERVICE
06-5044	8/30/2006		\$33,000	Commercial	INSTALL 1000 LF OF 8' HIGH CHAIN LINK FENCE W/ GATES.
06-4518	7/27/2006		\$19,800	Commercial	REPLACE ROOF W/ V-CRIMP 28 SQRS.
06-0196	1/27/2006		\$2,200	Commercial	INSTALL A CATCH BASIN SEWER FOR BIRDS
05-4190	9/26/2005	12/20/2005	\$185,000	Commercial	BUILD A 70' x 70' BIRD AVIARY
03-3154	9/25/2003	10/28/2003	\$15,276	Commercial	RAMP
03-2830	9/11/2003	10/28/2003	\$19,180	Commercial	BATHROOMS AND PAVILION
03-3155	9/9/2003	10/28/2003	\$16,903	Commercial	HANDICAPP SIDEWALK
02-2216	8/19/2002	10/10/2002	\$35,307	Commercial	CHAIN LINK FENCE
01-2813	8/23/2001	12/31/2001	\$4,000	Commercial	WORK AREA
01-1977	5/24/2001	12/31/2001	\$2,000	Commercial	CONCRETE SLAB
00-1192	5/5/2000	8/15/2000	\$1,200	Commercial	REPLCE BREAKER PANEL
99-1825	6/28/1999	8/15/2000	\$25,000	Commercial	MODULAR OFFICE BLDG
96-3045	7/1/1996	12/1/1996	\$1,000	Commercial	ELECTRIC

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Sketches (click to enlarge)

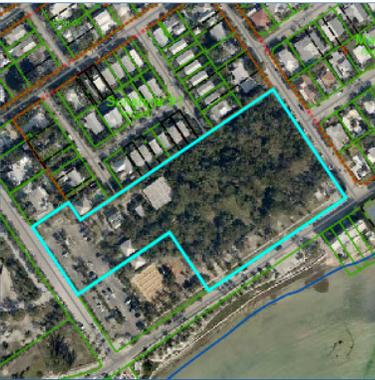




Photos



Map



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

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