File #:	2023-243
Owner's Name:	Stock Island Owner, LLC & KW Perry, LLC
Applicant:	Smith Hawks, PL
Agent:	Barton W. Smith, Esq. Jess M. Goodall, Esq.
Type of Application:	Amendment to Major CUP
Key:	Stock Island
RE #:	00123761-000400; 00123761-000800

Additional Information added to File 2023-243

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: November 6, 2025

Subject: Stock Island Marina Village – (File No. 2023-243)
Response to Traffic Study Comments

On November 3, 2025, comments specific to the October 24, 2025, Stock Island Marina Village Traffic Impact Study prepared by KBP Consulting, Inc. on behalf of Smith Hawks, P.L. were provided. The following is a restatement of the pending review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *As per the Monroe County Traffic Report Guidelines Manual, ''all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S.1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D.'' Please verify that this requirement is met.*

   Applicant Response: Due to the extensive grid street network on Stock Island, we have never evaluated "every paved County road within one (1) mile of the parcel" on Stock Island. Instead, we have conducted peak hour intersection analyses at each of the directly impacted intersections within this network which is a far more accurate analysis than that of a roadway segment analysis for every roadway within one mile. Including those roadways that a project is likely to have no impact on.

   AECOM Response: At a minimum, the County roadway segments and intersections that are directly impacted by the proposed development should be evaluated to ensure sufficient capacity is available to operate at level of service D. Please perform necessary analysis and update the TIS report.

   Applicant Response: Please see the attached report addendum addressing the requested analysis of the impacted County roadway segments.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Stock Island Marina Village

Addendum to Traffic Impact Study

November 6, 2025

Introduction

As requested, an analysis of the impacted County roadways on Stock Island has been conducted. The impacted roadways consist of Cross Street, 5th Street, 5th Avenue, and Maloney Avenue.

- **Traffic Data:** Recent traffic counts for these roadways have been obtained from the Florida Department of Transportation (FDOT) via their Florida Traffic Online database. The data for each of these roadways was collected in 2024 and is included in Attachment A to this memorandum.

- **Average Peak Season Conversion Factors:** The traffic counts obtained from the FDOT have been adjusted to reflect average peak season conditions in accordance with the latest (2024) Peak Season Factor Category Report. This report is presented in Attachment B.

- **Background Traffic Growth:** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1 of the traffic impact study, traffic volumes along Overseas Highway / US 1 and in the vicinity of the project have been decreasing slightly over the previous (published) ten (10) year period. Based upon a statistical analysis of this data, it was determined that an annual background growth rate of 0.5% is appropriate for the project study area. This is consistent with the rate applied in the traffic impact study.

- **Project Traffic:** Consistent with the new PM peak hour project traffic assignment presented in Figure 6 of the traffic impact study, the new project trips have been assigned to the impacted study roadway segments (i.e. Cross Street, 5th Street, 5th Avenue, and Maloney Avenue).

- **Roadway Capacities:** The capacities of the study roadway segments were determined based upon data published by the Florida Department of Transportation (FDOT) in their latest *2023 Multimodal Quality / Level of Service Handbook (January 2023)*.

  The first step to determine the capacity of these roadway segments on Stock Island is to establish the FDOT context classification. This was done by reviewing the step-by-step process in the FDOT *Context Classification Guide (February 2022)*. Within the project study area, there is a mix of retail, office, institutional, industrial, lodging, and residential uses with blocks that are approximately 150 to 650 feet in length. Buildings are generally one- and two-story and surface parking is near the street. As a result, this study area appears to have many of the characteristics associated with a "C4 – Urban General" classification.

The resulting hourly two-way capacity of the two-lane roadway segments identified for analysis purposes is 1,106 vehicles per hour (vph). This is based upon a Level of Service (LOS) "D" volume of 1,580 vph with a 0.80 adjustment factor to reflect the absence of exclusive left-turn lanes on these two-lane undivided roadways and a 0.90 adjustment factor to reflect the fact that these are non-state roadways. Relevant excerpts from the referenced *2023 Multimodal Quality / Level of Service Handbook* and the *Context Classification Guide* are presented in Attachment C.

The resulting capacity analysis of the study roadway segments on Stock Island are presented in Table 1 below.

Table 1
Stock Island Marina Village
County Roadway Capacity Analyses - PM Peak Hour
Stock Island, Florida

Description	**Cross Street** **5th Ave to US 1** Through	**5th Street** **5th Ave to US 1** Through	**5th Avenue** **Cross St to Maloney** Through	**Maloney Avenue** **3rd St to 5th Ave** Through
FDOT Traffic Count Date	7/31/2024	1/31/24	1/31/24	1/30/24
Existing Traffic Volume	273	410	249	416
Season Adjustment Factor	1.11	1.02	1.02	1.02
2024 Peak Season Traffic	**303**	**418**	**254**	**424**
Annual Growth Rate	0.5%	0.5%	0.5%	0.5%
2027 Background Traffic	308	425	258	431
Project Traffic	11	13	24	10
2027 Total Traffic	**319**	**438**	**282**	**441**
LOS "D" Capacity	1,106	1,106	1,106	1,106
Roadway Satisfies LOS D?	**Yes**	**Yes**	**Yes**	**Yes**
% of Capacity Remaining	**71%**	**60%**	**75%**	**60%**

As indicated in Table 1 above each of the County roadway segments likely to be impacted by the Stock Island Marina Village project is currently operating at an acceptable Level of Service and will continue to do so with the project traffic in the buildout year of 2027. Furthermore, none of these roadway segments will operate with less than 60% of the available remaining roadway capacity.

Attachment A

FDOT Traffic Counts

COUNTY: 90
STATION: 8137
DESCRIPTION: CROSS STREET, 200' SOUTH OF?5TH AVE (2011 OFF SYST
START DATE: 07/31/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	2	2	2	3	9	9	1	1	3	14	23
0100	4	1	0	0	5	2	1	4	0	7	12
0200	2	1	2	1	6	0	5	0	6	11	17
0300	1	1	2	1	5	1	0	0	2	3	8
0400	1	0	1	1	3	0	0	0	5	5	8
0500	0	2	0	1	3	3	2	3	12	20	23
0600	1	2	7	3	13	10	13	16	22	61	74
0700	6	3	5	12	26	20	56	48	57	181	207
0800	15	9	12	10	46	58	25	36	33	152	198
0900	4	9	14	13	40	17	26	18	20	81	121
1000	9	7	14	10	40	20	13	22	19	74	114
1100	17	9	24	16	66	27	22	14	39	102	168
1200	20	24	16	16	76	34	33	19	23	109	185
1300	25	19	26	20	90	35	30	26	21	112	202
1400	24	26	12	20	82	12	23	17	19	71	153
1500	23	20	24	36	103	33	30	28	23	114	217
1600	31	27	34	48	140	29	35	25	30	119	259
1700	34	43	23	29	129	24	35	25	36	120	249
1800	23	27	24	25	99	17	35	31	31	114	213
1900	18	18	21	28	85	49	21	30	30	130	215
2000	26	19	28	14	87	16	21	18	16	71	158
2100	16	12	14	20	62	12	28	19	12	71	133
2200	11	16	12	7	46	17	16	18	13	64	110
2300	10	9	12	9	40	4	7	7	7	25	65
24-HOUR TOTALS:					1301					1831	3132

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	48	715	219	715	254
P.M.	1630	159	1700	120	1630	273
DAILY	1630	159	715	219	1630	273

GENERATED BY SPS 5.0.0.61

COUNTY: 90
STATION: 7108
DESCRIPTION: 5TH. STREET, 200' SOUTH OF MCDONALD AVE
START DATE: 01/31/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	3	0	2	1	6	4	6	4	4	18	24
0100	0	2	0	1	3	1	0	2	0	3	6
0200	1	1	1	0	3	1	0	0	1	2	5
0300	1	1	0	3	5	3	0	0	1	4	9
0400	2	3	3	6	14	0	1	3	0	4	18
0500	2	14	16	20	52	4	3	2	12	21	73
0600	13	16	18	41	88	7	13	13	25	58	146
0700	39	48	42	32	161	22	19	25	26	92	253
0800	40	26	33	38	137	24	31	28	33	116	253
0900	35	32	33	20	120	37	35	21	34	127	247
1000	19	28	35	30	112	21	30	28	42	121	233
1100	33	38	23	25	119	28	50	39	42	159	278
1200	51	43	30	36	160	48	47	52	57	204	364
1300	26	31	42	34	133	49	41	29	36	155	288
1400	35	40	29	41	145	48	30	48	39	165	310
1500	36	26	32	37	131	50	49	38	58	195	326
1600	32	28	33	37	130	61	54	54	58	227	357
1700	43	39	39	34	155	61	66	67	61	255	410
1800	43	39	32	33	147	51	51	53	40	195	342
1900	45	36	27	21	129	43	38	37	33	151	280
2000	18	31	30	14	93	26	28	29	20	103	196
2100	15	13	8	13	49	23	20	20	15	78	127
2200	20	13	8	5	46	13	20	16	14	63	109
2300	11	11	7	5	34	12	11	7	9	39	73
24-HOUR TOTALS:					2172					2555	4727

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	170	830	133	830	271
P.M.	1200	160	1700	255	1645	410
DAILY	645	170	1700	255	1645	410

TRUCK PERCENTAGE 5.43 5.87 5.67

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	114	1470	470	20	78	7	2	11	0	0	0	0	0	0	0	118	2172
S	221	1635	549	23	107	5	4	11	0	0	0	0	0	0	0	150	2555

GENERATED BY SPS 5.0.49P

COUNTY: 90
STATION: 7070
DESCRIPTION: 5TH AVENUE 200 FT EAST OF 5TH STREET
START DATE: 01/31/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	3	0	1	1	5	0	0	2	2	4	9
0100	0	1	0	0	1	0	3	0	0	3	4
0200	0	0	0	0	0	0	0	0	2	2	2
0300	0	1	0	1	2	2	0	2	0	4	6
0400	0	1	2	1	4	0	1	1	1	3	7
0500	1	1	3	4	9	2	0	2	5	9	18
0600	6	6	11	21	44	2	7	8	7	24	68
0700	16	14	19	28	77	12	15	14	18	59	136
0800	24	12	26	15	77	23	13	23	26	85	162
0900	13	15	5	15	48	17	11	24	19	71	119
1000	21	10	18	22	71	21	20	31	20	92	163
1100	18	14	25	15	72	21	20	34	22	97	169
1200	25	25	28	29	107	33	33	21	24	111	218
1300	25	19	17	15	76	34	24	30	27	115	191
1400	18	24	22	17	81	17	16	26	24	83	164
1500	18	22	13	25	78	29	27	28	15	99	177
1600	25	23	16	25	89	21	32	28	28	109	198
1700	34	33	31	32	130	26	33	33	27	119	249
1800	23	24	21	20	88	24	19	25	16	84	172
1900	25	19	15	20	79	19	20	10	14	63	142
2000	9	10	6	9	34	12	11	14	8	45	79
2100	13	7	8	6	34	13	10	6	6	35	69
2200	6	5	4	1	16	10	1	4	5	20	36
2300	1	1	1	5	8	7	5	3	6	21	29
24-HOUR TOTALS:					1230					1357	2587

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	90	800	85	745	167
P.M.	1700	130	1645	120	1700	249
DAILY	1700	130	1130	122	1700	249

TRUCK PERCENTAGE 4.55 7.37 6.03

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	140	753	281	4	44	7	0	1	0	0	0	0	0	0	0	56	1230
W	202	754	301	3	87	3	3	3	1	0	0	0	0	0	0	100	1357

GENERATED BY SPS 5.0.49P

COUNTY: 90
STATION: 7086
DESCRIPTION: MALONEY AVE 400 FEET NORTH OF BAY RD
START DATE: 01/30/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	10	5	1	2	18	1	7	3	1	12	30
0100	3	1	1	2	7	1	2	1	2	6	13
0200	2	1	3	0	6	4	1	1	1	7	13
0300	4	2	2	3	11	1	3	2	3	9	20
0400	0	5	2	4	11	1	4	5	1	11	22
0500	5	3	7	9	24	6	8	4	10	28	52
0600	12	16	21	19	68	12	23	21	27	83	151
0700	10	17	23	35	85	17	50	45	36	148	233
0800	43	30	47	40	160	43	46	47	34	170	330
0900	27	25	35	36	123	45	43	36	51	175	298
1000	43	35	41	34	153	42	50	42	56	190	343
1100	29	31	37	44	141	42	32	50	56	180	321
1200	46	49	64	47	206	56	55	52	47	210	416
1300	41	45	46	42	174	34	53	49	62	198	372
1400	48	41	37	58	184	52	39	40	70	201	385
1500	33	48	50	53	184	49	48	48	48	193	377
1600	52	48	43	34	177	63	51	50	51	215	392
1700	50	46	42	36	174	58	63	56	43	220	394
1800	40	45	42	41	168	47	46	52	49	194	362
1900	39	27	38	27	131	41	36	31	25	133	264
2000	22	25	25	26	98	30	26	24	25	105	203
2100	25	16	16	10	67	24	18	12	20	74	141
2200	9	11	17	16	53	14	11	13	13	51	104
2300	6	14	8	4	32	12	9	10	10	41	73
24-HOUR TOTALS:					2455					2854	5309

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	160	715	174	800	330
P.M.	1200	206	1645	228	1200	416
DAILY	1200	206	1645	228	1145	422

TRUCK PERCENTAGE 4.60 3.08 3.79

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	191	1622	529	5	90	6	2	10	0	0	0	0	0	0	0	113	2455
S	212	2066	488	5	63	5	6	9	0	0	0	0	0	0	0	88	2854

GENERATED BY SPS 5.0.49P

Attachment B

Average Peak Season Conversion Factors

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.92

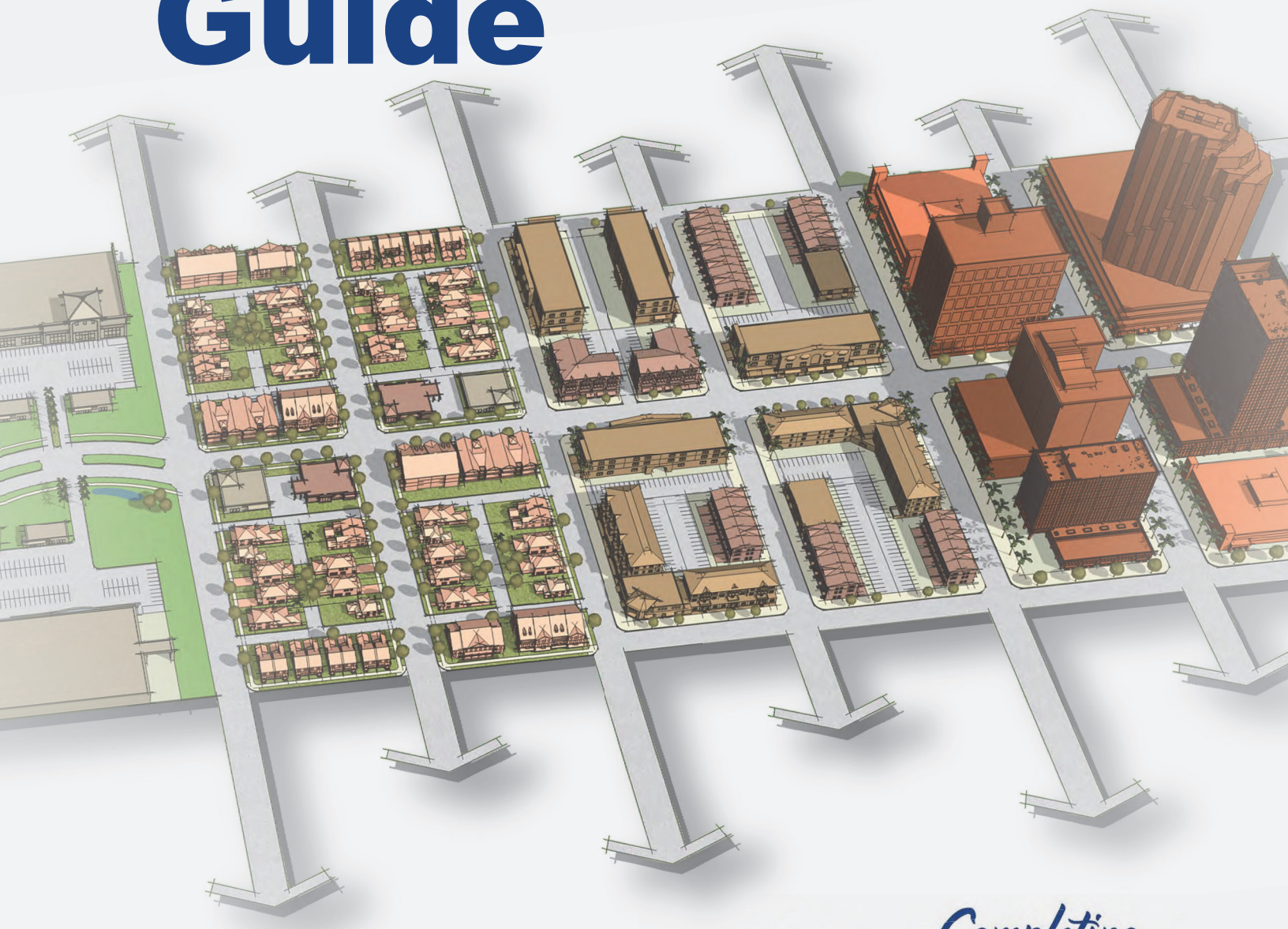
WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.09
2	01/07/2024 - 01/13/2024	0.98	1.07
3	01/14/2024 - 01/20/2024	0.97	1.05
4	01/21/2024 - 01/27/2024	0.95	1.03
* 5	01/28/2024 - 02/03/2024	0.94	1.02
* 6	02/04/2024 - 02/10/2024	0.92	1.00
* 7	02/11/2024 - 02/17/2024	0.91	0.99
* 8	02/18/2024 - 02/24/2024	0.91	0.99
* 9	02/25/2024 - 03/02/2024	0.90	0.98
*10	03/03/2024 - 03/09/2024	0.90	0.98
*11	03/10/2024 - 03/16/2024	0.89	0.97
*12	03/17/2024 - 03/23/2024	0.90	0.98
*13	03/24/2024 - 03/30/2024	0.91	0.99
*14	03/31/2024 - 04/06/2024	0.92	1.00
*15	04/07/2024 - 04/13/2024	0.93	1.01
*16	04/14/2024 - 04/20/2024	0.94	1.02
*17	04/21/2024 - 04/27/2024	0.94	1.02
18	04/28/2024 - 05/04/2024	0.95	1.03
19	05/05/2024 - 05/11/2024	0.96	1.04
20	05/12/2024 - 05/18/2024	0.97	1.05
21	05/19/2024 - 05/25/2024	0.98	1.07
22	05/26/2024 - 06/01/2024	0.99	1.08
23	06/02/2024 - 06/08/2024	1.00	1.09
24	06/09/2024 - 06/15/2024	1.01	1.10
25	06/16/2024 - 06/22/2024	1.00	1.09
26	06/23/2024 - 06/29/2024	1.00	1.09
27	06/30/2024 - 07/06/2024	0.99	1.08
28	07/07/2024 - 07/13/2024	0.98	1.07
29	07/14/2024 - 07/20/2024	0.98	1.07
30	07/21/2024 - 07/27/2024	1.00	1.09
31	07/28/2024 - 08/03/2024	1.02	1.11
32	08/04/2024 - 08/10/2024	1.04	1.13
33	08/11/2024 - 08/17/2024	1.06	1.15
34	08/18/2024 - 08/24/2024	1.08	1.17
35	08/25/2024 - 08/31/2024	1.10	1.20
36	09/01/2024 - 09/07/2024	1.13	1.23
37	09/08/2024 - 09/14/2024	1.15	1.25
38	09/15/2024 - 09/21/2024	1.17	1.27
39	09/22/2024 - 09/28/2024	1.17	1.27
40	09/29/2024 - 10/05/2024	1.18	1.28
41	10/06/2024 - 10/12/2024	1.19	1.29
42	10/13/2024 - 10/19/2024	1.19	1.29
43	10/20/2024 - 10/26/2024	1.16	1.26
44	10/27/2024 - 11/02/2024	1.13	1.23
45	11/03/2024 - 11/09/2024	1.09	1.18
46	11/10/2024 - 11/16/2024	1.06	1.15
47	11/17/2024 - 11/23/2024	1.05	1.14
48	11/24/2024 - 11/30/2024	1.04	1.13
49	12/01/2024 - 12/07/2024	1.02	1.11
50	12/08/2024 - 12/14/2024	1.01	1.10
51	12/15/2024 - 12/21/2024	1.00	1.09
52	12/22/2024 - 12/28/2024	0.98	1.07
53	12/29/2024 - 12/31/2024	0.97	1.05

* PEAK SEASON

Attachment C

Relevant excerpts from the *2023 Multimodal Quality / Level of Service Handbook* and the *Context Classification Guide*

FDOT Context Classification Guide



July 2020

Completing FLORIDA'S STREETS

INTRODUCTION TO CONTEXT CLASSIFICATION

The context classification system broadly identifies the various built environments existing in Florida, as illustrated in Figure 2. State roadways extend through a variety of context classifications. FDOT's context classification system describes the general characteristics of the land use, development patterns, and roadway connectivity along a roadway, providing cues as to the types of uses and user groups that will likely utilize the roadway. Figure 2 should not be taken literally to imply all roadways will have every context classification or that context classifications occur in the sequence shown. Identifying the context classification is a step in the planning and design processes, as different context classifications will have different design criteria and standards.

The use of context classifications to determine criteria for roadway design elements is consistent with national best practices and direction, including the ***2018 American Association of State Highway and Transportation Officials (AASHTO) Greenbook*** and the ***National Cooperative Highway Research Program (NCHRP) Report 855: An Expanded Functional Classification System for Highways and Streets.*** These documents propose a similar context-based approach to design that incorporates context, user needs, and transportation functions into

FIGURE 2 FDOT CONTEXT CLASSIFICATIONS



C1-Natural
Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.

C2-Rural
Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.

C2T-Rural Town
Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.

C3R-Suburban Residential
Mostly residential uses within large blocks and a disconnected or sparse roadway network.

the design process. This research was born out of a need to better define contexts beyond urban and rural classifications, and to incorporate multimodal needs into the existing functional classification system.

This chapter outlines the steps to determine a roadway's context classification. Measures used to determine the context classification are presented, and a process to define the context classification is outlined for:

- All projects on existing roadways and for projects that propose new roadways and are in the Project Development and Environment (PD&E) or design phases; and
- Projects evaluating new roadways in the planning and Efficient Transportation Decision Making (ETDM) screening phases

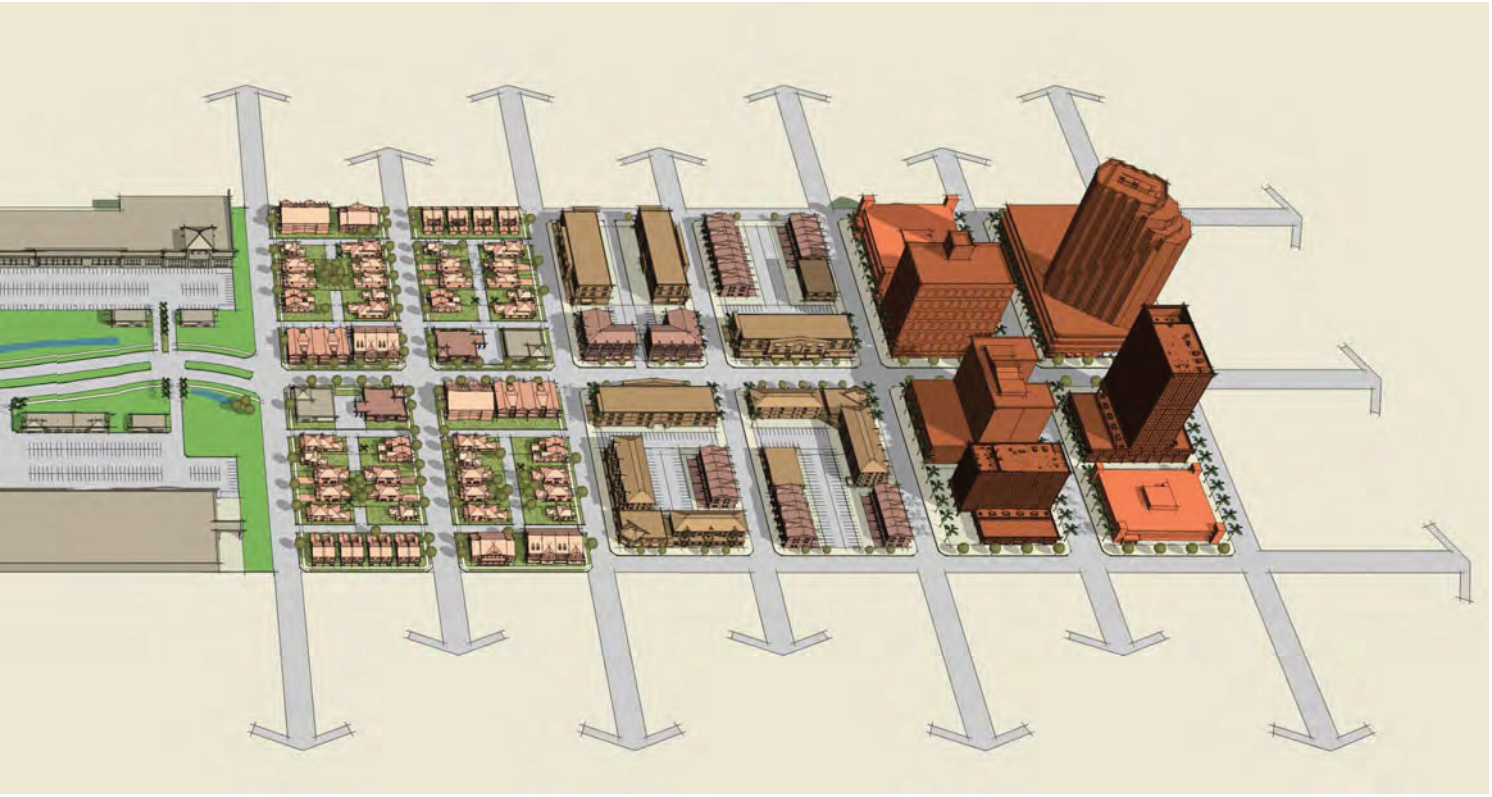
RELATIONSHIP TO THE FDM

The determination of a roadway's context classification is required to identify the appropriate design criteria in the ***FDM***. For non-limited-access roadways, the ***FDM*** provides design criteria and standards based on context classification.

For implementation of context-based planning and design, the ***FDM*** and other FDOT documents provide a range of design controls based on FDOT's context classification and functional classification. The key context-based design controls are:

- Design users
- Design speed
- Design vehicle
- Traffic characteristics

An overview of these design controls is described in Chapter 2 of this Guide.



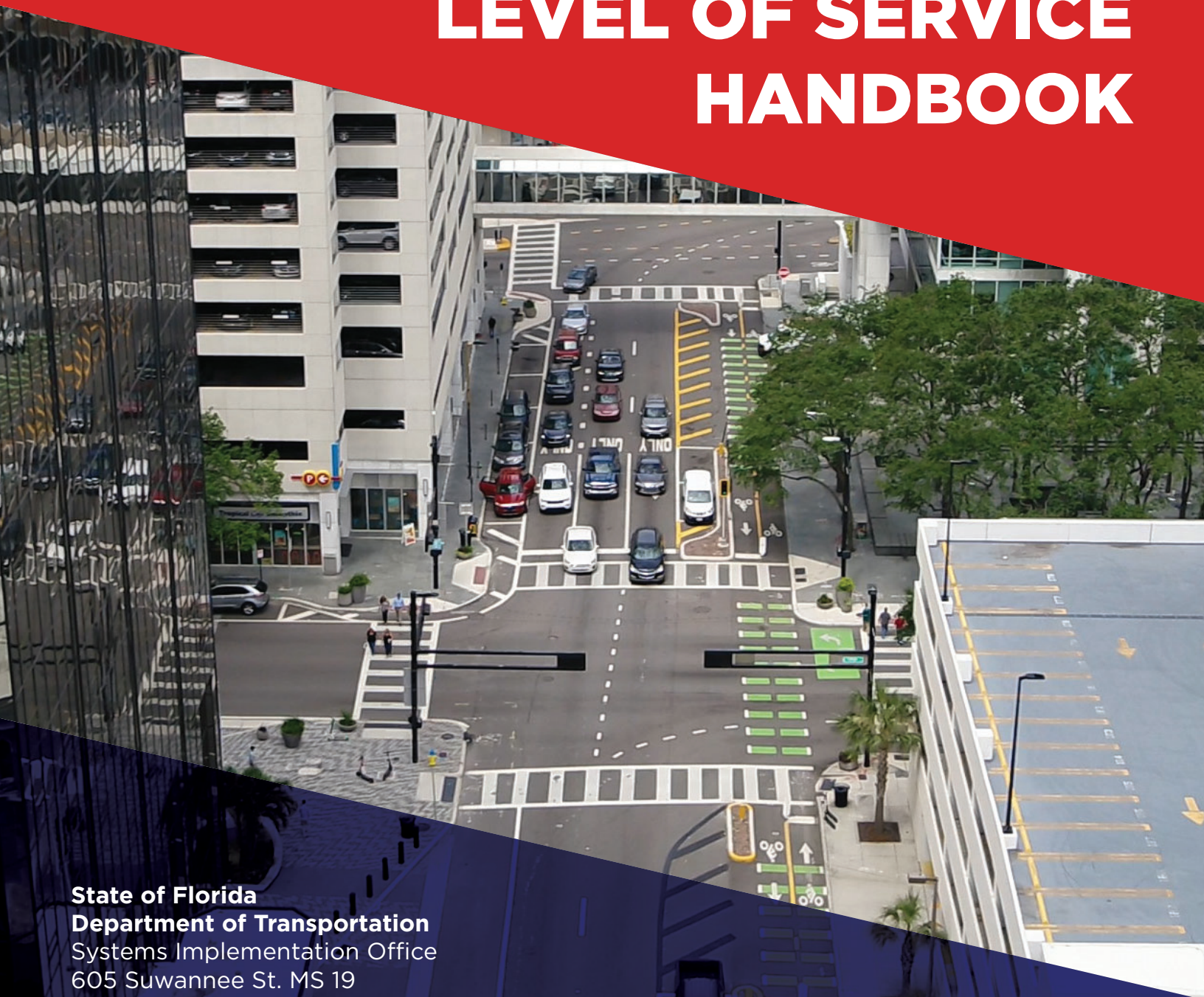
C3C-Suburban Commercial
Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.

C4-Urban General
Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.

C5-Urban Center
Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.

C6-Urban Core
Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population >1,000,000). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.

2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK



State of Florida
Department of Transportation
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

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

Peak Hour Two-Way

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

AADT

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



(C4-Urban General)

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

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

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

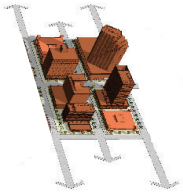


(C5-Urban Center)

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

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

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



(C6-Urban Core)

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

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

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

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

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

AECOM

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November 3, 2025

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Stock Island Marina (File No. 2023-243)

Dear Ms. Sclafani:

We have reviewed the responses to comments on the updated Traffic Impact Study (dated October 24, 2025). Below are follow-up responses (in green font) for your consideration:

1. Consider adding an explanation in the TIS report why the area used for trip generation calculations is different from the area used for parking calculations for office and retail land uses.
   Applicant Response: The area utilized for parking calculations incorporates all commercial retail and office space present on the property pursuant to previous approvals and comments received from Staff during compliance review to show total parking requirements pursuant to the square footages contained in the density/intensity table on the site plan and is separate from trip generation analysis. As has been previously provided, the 1,234 SF of commercial retail and 820 SF of office that are currently located at the existing marina store at the end of the Northern Pier, which is over 1,000 feet long, are entirely accessory to the marina use and do not generate additional daily trips. These uses are not readily accessible to the public and are by design for the benefit of marina patrons and guests already on site for the principal marina use. Accessory uses, by definition, are uses that are ancillary to a principal use, and by definition are utilized by those who are already utilizing the principal use. The above identified accessory uses are specifically for the benefit of marina patrons and guests, meaning that those patrons and guests utilizing the accessory uses are at the property for the marina use, and have already been accounted for in the daily trip generation under the marina use. This point has been acknowledged by the County – in email correspondence provided by Elizabeth Lustberg on April, 25, 2025, Ms. Lustberg provided: "Traffic Impact Study dated October 2023 and Updated March 2024, received by the planning dpt 4/1/24 considers the 1,234 sf of commercial retail and 820 sf of office currently located at the existing marina store at the end of the northern pier to be part of a marina use. Therefore, the trip generation for that floor area is not separately calculated, it is considered accessory to the marina use. "Please clarify whether this commercial retail and office floor area is proposed to remain accessory to the marina use. If so, please update to non-residential floor area table to clearly state that this floor area is accessory to the marina. If the property owner prefers to keep the future use of the office and commercial retail floor area flexible and not limited to a marina use, please account for that floor area as separate from the marina use in the traffic study." The Applicant clarified that the 1,234 sf of commercial retail and the 820 sf of office will remain accessory to the marina use and therefore does not generate additional daily trips, and the site plan was revised to clearly indicate these uses as accessory. This information will be added to the traffic study.

AECOM Response: Comment addressed.

2. The TIS report states that the project is anticipated to be completed in late 2026. Considering that it is already October of 2025, is the projected completion date realistic? If not, please revise necessary analysis and TIS report to reflect the updated project completion date.
   Applicant Response: The traffic study has been updated to reflect a buildout year of 2027.
   AECOM Response: Comment addressed.

3. The trip generation estimates for the light industrial and retail land uses are based on the average rate. However, the fitted curve appears to result in a higher number of daily trips. Please clarify why the fitted curve was not used for trip generation calculations.

   Applicant Response: Concerning the method used to generate the Light Industrial trips, we offer the following:
   a. First, the R-squared values for the equations (daily and peak hours) range from 0.55 to 0.66. This is a clear indication that the equations may not be a good fit and should be utilized with extreme caution.
   b. There are no equations for either Saturday or Sunday.
   c. We have been 100% consistent in the use of the average trip generation rates for this use in every iteration of this report.
   d. The land use in question is a small (4,175 SF) light industrial area. With a y-intercept value of 50.47 for the weekday equation, it is evident that, when dealing with very small light industrial buildings for this land use, the equation does not result in a reliable or reasonable result.
   e. For the AM peak hour, given the small size of this space, the use of the equation results in a minor increase in trips (+4). Similarly, the equation yields one additional trip in the PM peak hour. These are negligible increases.
   Regarding the retail land use, we offer the following:
   f. The range of floor areas that the equation relies upon for the daily trip generation is between 9,000 SF and 35,000 SF. As such, this project with a retail floor area of 2,762 SF is well outside of the range for the equation.
   g. The closest data point to our floor area is 9,000 SF which happens to correlate almost exactly with the plot of the average trip rate.
   h. For the AM peak hour, the R-squared value is 0.57. This is an indication that the equation may not be reliable.
   i. For the PM peak hour, the R-squared value is 0.56. Again, this is an indication that the equation may not be reliable.
   j. And lastly, to reiterate, we have been entirely consistent in the application of these trip rates throughout the process. And for the existing land uses as well.
   AECOM Response: Comment addressed.

4. The trip generation estimates for the hotel land use during AM/PM peaks are based on the fitted curve, while the daily trips are based on the average rate. Please clarify why the same source (average rate or fitted curve) was not used for daily and AM/PM peak trips.
   Applicant Response: When it comes to the hotel land use, we have a great deal of confidence in the weekday, Saturday, and Sunday average trip rates based upon observations and data collection at hotels throughout south Florida. While the R-squared values are solid (0.85 – 0.93) for the fitted curve equations, the results yielded a lower number of daily trips. Given our confidence in the rates, we elected to go with the higher number of daily trips. Given the similarity in the results for the rates and the equations for the peak hours, we elected to utilize the equations due to the high R-squared values. Again, this has been entirely consistent throughout the analyses and iterations of this report over the years.

AECOM Response: Response acknowledged.

5. As per the Monroe County Traffic Report Guidelines Manual, "all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S.1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D." Please verify that this requirement is met.
   Applicant Response: Due to the extensive grid street network on Stock Island, we have never evaluated "every paved County Road within one (1) mile of the parcel" on Stock Island. Instead, we have conducted peak hour intersection analyses at each of the directly impacted intersections within this network which is a far more accurate analysis than that of a roadway segment analysis for every roadway within one mile. Including those roadways that a project is likely to have no impact on.
   AECOM Response: At a minimum, the County roadway segments and intersections that are directly impacted by the proposed development should be evaluated to ensure sufficient capacity is available to operate at level of service D. Please perform necessary analysis and update the TIS report.

6. Segment 3 may exceed capacity if other pending developments are approved. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.
   Applicant Response: Comment acknowledged.
   AECOM Response: Response acknowledged.

If you have any questions, please contact me at (954) 330-9111.

Sincerely,
AECOM Technical Services, Inc.

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: October 24, 2025

Subject: Stock Island Marina Village – (File No. 2023-243)
Response to Traffic Study Comments

On October 21, 2025, comments specific to the October 2025 Stock Island Marina Village Traffic Impact Study prepared by KBP Consulting, Inc. on behalf of Smith Hawks, P.L. were provided. The following is a restatement of each pending review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *Consider adding an explanation in the TIS report why the area used for trip generation calculations is different from the area used for parking calculations for office and retail land uses.*

   Response: The area utilized for parking calculations incorporates all commercial retail and office space present on the property pursuant to previous approvals and comments received from Staff during compliance review to show total parking requirements pursuant to the square footages contained in the density/intensity table on the site plan and is separate from trip generation analysis. As has been previously provided, the 1,234 SF of commercial retail and 820 SF of office that are currently located at the existing marina store at the end of the Northern Pier, which is over 1,000 feet long, are entirely accessory to the marina use and do not generate additional daily trips. These uses are not readily accessible to the public and are by design for the benefit of marina patrons and guests already on site for the principal marina use. Accessory uses, by definition, are uses that are ancillary to a principal use, and by definition are utilized by those who are already utilizing the principal use. The above identified accessory uses are specifically for the benefit of marina patrons and guests, meaning that those patrons and guests utilizing the accessory uses are at the property for the marina use, and have already been accounted for in the daily trip generation under the marina use.

   This point has been acknowledged by the County – in email correspondence provided by Elizabeth Lustberg on April, 25, 2025, Ms. Lustberg provided: "Traffic Impact Study dated October 2023 and Updated March 2024, received by the planning dpt 4/1/24 considers the 1,234 sf of commercial retail and 820 sf of office currently located at the existing marina store at the end of the northern pier to be part of a marina use. Therefore, the trip generation for that floor area is not separately calculated, it is considered accessory to the marina use.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
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"Please clarify whether this commercial retail and office floor area is proposed to remain accessory to the marina use. If so, please update to non-residential floor area table to clearly state that this floor area is accessory to the marina. If the property owner prefers to keep the future use of the office and commercial retail floor area flexible and not limited to a marina use, please account for that floor area as separate from the marina use in the traffic study."

The Applicant clarified that the 1,234 sf of commercial retail and the 820 sf of office will remain accessory to the marina use and therefore does not generate additional daily trips, and the site plan was revised to clearly indicate these uses as accessory. This information will be added to the traffic study.

2. *The TIS report states that the project is anticipated to be completed in late 2026. Considering that it is already October of 2025, is the projected completion date realistic? If not, please revise necessary analysis and TIS report to reflect the updated project completion date.*

   Response: The traffic study has been updated to reflect a buildout year of 2027.

3. *The trip generation estimates for the light industrial and retail land uses are based on the average rate. However, the fitted curve appears to result in a higher number of daily trips. Please clarify why the fitted curve was not used for trip generation calculations.*

   Response: Concerning the method used to generate the Light Industrial trips, we offer the following:

   a. First, the R-squared values for the equations (daily and peak hours) range from 0.55 to 0.66. This is a clear indication that the equations may not be a good fit and should be utilized with extreme caution.

   b. There are no equations for either Saturday or Sunday.

   c. We have been 100% consistent in the use of the average trip generation rates for this use in every iteration of this report.

   d. The land use in question is a small (4,175 SF) light industrial area. With a y-intercept value of 50.47 for the weekday equation, it is evident that, when dealing with very small light industrial buildings for this land use, the equation does not result in a reliable or reasonable result.

   e. For the AM peak hour, given the small size of this space, the use of the equation results in a minor increase in trips (+4). Similarly, the equation yields one additional trip in the PM peak hour. These are negligible increases.

   Regarding the retail land use, we offer the following:

f. The range of floor areas that the equation relies upon for the daily trip generation is between 9,000 SF and 35,000 SF. As such, this project with a retail floor area of 2,762 SF is well outside of the range for the equation.

g. The closest data point to our floor area is 9,000 SF which happens to correlate almost exactly with the plot of the average trip rate.

h. For the AM peak hour, the R-squared value is 0.57. This is an indication that the equation may not be reliable.

i. For the PM peak hour, the R-squared value is 0.56. Again, this is an indication that the equation may not be reliable.

j. And lastly, to reiterate, we have been entirely consistent in the application of these trip rates throughout the process. And for the existing land uses as well.

4. *The trip generation estimates for the hotel land use during AM/PM peaks are based on the fitted curve, while the daily trips are based on the average rate. Please clarify why the same source (average rate or fitted curve) was not used for daily and AM/PM peak trips.*

   Response: When it comes to the hotel land use, we have a great deal of confidence in the weekday, Saturday, and Sunday average trip rates based upon observations and data collection at hotels throughout south Florida. While the R-squared values are solid (0.85 – 0.93) for the fitted curve equations, the results yielded a lower number of daily trips. Given our confidence in the rates, we elected to go with the higher number of daily trips. Given the similarity in the results for the rates and the equations for the peak hours, we elected to utilize the equations due to the high R-squared values. Again, this has been entirely consistent throughout the analyses and iterations of this report over the years.

5. *As per the Monroe County Traffic Report Guidelines Manual, ''all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S.1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D.'' Please verify that this requirement is met.*

   Response: Due to the extensive grid street network on Stock Island, we have never evaluated "every paved County road within one (1) mile of the parcel" on Stock Island. Instead, we have conducted peak hour intersection analyses at each of the directly impacted intersections within this network which is a far more accurate analysis than that of a roadway segment analysis for every roadway within one mile. Including those roadways that a project is likely to have no impact on.

6. *Segment 3 may exceed capacity if other pending developments are approved. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.*

   Response: Comment acknowledged.

AECOM

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October 21, 2025

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Stock Island Marina (File No. 2023-243)

Dear Ms. Sclafani:

We have reviewed the updated Traffic Impact Study and updated Site Plans (dated October 2025). Below are comments for your consideration:

1. Consider adding an explanation in the TIS report why the area used for trip generation calculations is different from the area used for parking calculations for office and retail land uses.
2. The TIS report states that the project is anticipated to be completed in late 2026. Considering that it is already October of 2025, is the projected completion date realistic? If not, please revise necessary analysis and TIS report to reflect the updated project completion date.
3. The trip generation estimates for the light industrial and retail land uses are based on the average rate. However, the fitted curve appears to result in a higher number of daily trips. Please clarify why the fitted curve was not used for trip generation calculations.
4. The trip generation estimates for the hotel land use during AM/PM peaks are based on the fitted curve, while the daily trips are based on the average rate. Please clarify why the same source (average rate or fitted curve) was not used for daily and AM/PM peak trips.
5. As per the Monroe County Traffic Report Guidelines Manual, "all Level 3 traffic studies shall indicate that every paved County road within one (1) mile of the parcel proposed for development and all bridges on U.S.1 within six (6) miles of the parcel proposed for development shall have sufficient available capacity to operate at minimum peak hour at or within five percent (5%) of a level of service D." Please verify that this requirement is met.
6. Segment 3 may exceed capacity if other pending developments are approved. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.

If you have any questions, please contact me at (954) 330-9111.

Sincerely,
AECOM Technical Services, Inc.

AECOM

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October 17, 2025

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Stock Island Marina (File No. 2023-243)

Dear Ms. Sclafani:

We have reviewed the updated Traffic Impact Study and updated Site Plans (dated October 2025). Below are comments for your consideration:

1. Consider adding a few sentences in the TIS report describing why the area used for trip generation calculations is different from parking calculations (shown in the site plan) for office and retail land uses.
2. The TIS report states that the project is anticipated to be completed in late 2026. Considering that it is already October of 2025, is the projected completion date realistic? If not, please revise necessary analysis and TIS report to reflect the updated project completion date.
3. The trip generation estimates for the light industrial and retail land uses are based on the average rate. However, the fitted curve appears to result in a higher number of daily trips. Please clarify why the fitted curve was not used in the calculations.
4. The trip generation estimates for the hotel land use during AM/PM peaks are based on the fitted curve, while the daily trips are based on the average rate. Please clarify why the same source (average rate or fitted curve) was not used for daily and AM/PM peak trips.
5. The footnote below the shared parking calculations table states that 171 parking spaces are being provided. However, this number is not reflected in the general information section and the parking calculation tables. Please clarify.
6. Based on parking calculations, the proposed parking spaces are fewer than the parking spaces required. What is the plan of action to correct this deficiency in parking?
7. The number of parking spaces required for office land use (parking calculations table) seems to be incorrect. Please verify and revise, if needed.
8. Segment 3 may exceed capacity if other pending developments are approved. Please note that there will be a concurrency review during the permitting phase. Mitigation may be required depending on the remaining capacity at that time.

If you have any questions, please contact me at (954) 330-9111.

Sincerely,
AECOM Technical Services, Inc.

SMITH/HAWKS
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
8848 9836 6968

October 3, 2025

RECEIVED
2023-243
OCT 07 2025
MONROE COUNTY
PLANNING DEPT.

Elizabeth Lustberg, AICP, CFM, *Senior Planner*
Monroe County | Planning & Environmental Resources
2798 Overseas Highway
Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.gov

RE: REVISED PLANS FOR MAJOR CONDITIONAL USE PERMIT APPLICATION - 7001 AND 7025 SHRIMP ROAD, STOCK ISLAND, FLORIDA - [FILE NO. 2023-243]

Dear Liz,

On behalf of Stock Island Owner, LLC and KW Perry LLC (the "Applicant"), please find a revised plans for the Request for a Minor Conditional Use Approval ("Application"), for real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated September 12, 2025.

The Applicant Provides the following in response to the comments:

1. There appear to be one remaining typo in the parking table:

   The LDC states "Party and charter/guide boats, more than six passengers capacity" and the parking table provide states "Charter boats 6 or more" this should say More than six.

   - **Please see revised Site Plan attached. Please note that Applicant has identified that Staff incorrectly calculated the parking for this use, previously identifying it as requiring 1.5 spaces. However, pursuant to the LDC, more than 6 have a requirement of 0.3 per passenger capacity. The Applicant has five (5) slips, each of which has a boat with a capacity of ten (10), which results in the following parking requirement:**
   - **10x5 = 50 (x0.3) = 15 Spaces.**
   - **Applicant has revised the Site Plan accordingly.**

2. The discrepancy between the commercial retail floor area specified on sheet C-1.00 and depicted on the floor plans has been corrected. This correction increased the commercial retail floor are in the coral lagoon building to 4,000 sf and increased the office floor area to 596 sf. The numbers on the floor plans and site data tables have been updated. The square footages overlaid on the building itself on the site plan have not been updated.

   - **Please see revised Site plan, correcting the overlay to reflect the correct floor areas and uses.**

3. The discrepancy between the commercial retail floor area specified on sheet C-1.00 and depicted on the floor plans has been corrected. This correction increased the commercial retail floor area in the coral lagoon building to 4,000 sf. When combined with the marina store (1,234 sf) the total commercial retail floor area is 5,234 sf. Per comprehensive plan policy 101-5 .6 "Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area." And per land development code section 130-140 "In no case shall parcels within the Maritime Industries (MI) zoning district contain more than 5,000 square feet of floor area of commercial retail."

   Please submit plans that demonstrate compliance with this limitation on commercial retail floor area.

   - **Please see revised Site Plan. One (1) of the existing commercial retail spaces previously identified has been changed to Office Use. The area is 1,238 square feet. The Density/Intensity Calculations, Parking calculations, and all relevant calculations have been updated accordingly. The revision results in a total of 3,996 square feet of commercial retail on the Property, in compliance with the above provision.**

4. Underneath the shared parking calculator is a reference to P43-14 and Sec. 102.57, nonconforming structures. Planning is reviewing the non-conforming parking per LDC Sec. 114-67(k)(1) "When any change of use or expansion of the use occurs, the site shall come into compliance with the parking and loading requirements of this article to the greatest extent practicable (considering sufficient land is available on the site to accommodate some or all of the parking deficiencies), as determined by the Planning Director on a case-by-case basis."

   Please either update the verbiage to reflect Sec. 114-67(k)(1) or please delete the verbiage. (This previously requested correction has still not been addressed and is required.)

   - **Please see revised Site Plan removing the verbiage per County request.**

5. The memo received as part of the 9/3/25 corrections states 'As discussed with Staff, the Engineer for the project has been made aware of required plans and calculations that are required for building permit submission.' The memorandum regarding stormwater management compliance from Weiler Engineering states that reconfiguration of the

Property's existing stormwater will be required and the calculations in the memorandum are preliminary.

Please submit a stormwater management plan that demonstrates compliance with LDC Sec. 114-3.

- **Applicant had a conference with the County Planner and the County Planning Director, and it was agreed that the preliminary stormwater calculations were sufficient, and that all requirements would need to be met at the building permit stage. The Engineer of record has submitted memoranda explaining the stormwater calculations and has agreed that all requirements will be met as part of the building permit application process. Applicant is therefore requesting that the Conditional Amendment be approved, and Staff add a condition regarding Stormwater Compliance.**

6. Per LDC Section 130-140(k), a 20% minimum open space ratio is required. The survey submitted clarifies that the Property contains 530,125.2 square feet of upland area. Therefore, a minimum of 106,025.04 square feet of upland area must remain as open space. The submitted site plan indicates 104,587.38 square feet, 19.73%, of the Property is proposed to be open space.

   Please submit plans that demonstrate compliance with minimum open space ratio requirements.

   - **Please see revised Site Plan showing the open space in compliance with LDC requirements. The Applicant has removed pervious area for a total of 106,528.21 square feet of open space or 20.1%.**

7. Transportation comments.

   - **The Applicant's traffic engineer is working diligently on the requested updated traffic study and the same will be provided as soon as received.**

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

JG/bg

Enclosure

SMITH/HAWKS
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
8840 5045 0141

September 2, 2025

RECEIVED
2023-243
SEP 03 2025
MONROE COUNTY
PLANNING DEPT.

Elizabeth Lustberg, AICP, CFM, *Senior Planner*
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Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.gov

RE: REVISED PLANS FOR MAJOR CONDITIONAL USE PERMIT APPLICATION - 7001 AND 7025 SHRIMP ROAD, STOCK ISLAND, FLORIDA - [FILE NO. 2023-243]

Dear Liz,

On behalf of Stock Island Owner, LLC and KW Perry LLC (the "Applicant"), please find a revised plans for the Request for a Minor Conditional Use Approval ("Application"), for real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated July 10, 2025.

The Applicant Provides the following in response to the comments:

1. Survey:

a. As discussed with Staff, please find attached Boundary Survey reflecting the upland acreage as 12.17 acres, which is consistent with all development approvals for the property since 2014.

2. Bathhouse/Laundry FAR:

a. As discussed with Staff, please find revised survey reflecting the bathhouses being added to the Density/Intensity calculation under the commercial fishing use at an intensity of 0.45.

3. Parking:

a. See revised Site Plan attached reflecting the Safe Harbor Overlay parking standards per Staff's comments, the light industrial use has been revised per staff's comments, and the Shared Parking has been revised to be consistent.

4. Commercial Retail:

a. See revised Site plan and revised floor plans, identifying correct and consistent floor area for commercial retail space.

5. Boat Storage Guidelines:

a. As discussed with Staff, Ms. Lustberg is preparing the staff report for DRC and Planning Commission with items regarding the guidelines to be added as conditions by Planning Commission.

6. Stormwater:

a. As discussed with Staff, the Engineer for the project has been made aware of required plans and calculations that are required for building permit submission.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

JG/bg

SMITH/HAWKS
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
8820 1996 6899

June 10, 2025

RECEIVED
2023-243
JUN 16 2025
MONROE COUNTY
PLANNING DEPT.

Elizabeth Lustberg, Planner
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.gov

RE: REVISED PLANS FOR MAJOR CONDITIONAL USE PERMIT APPLICATION 92330 OVERSEAS HIGHWAY, LLC - [FILE NO. 2023-243]

Dear Liz,

On behalf of Stock Island Owner, LLC and KW Perry LLC (the "Applicant"), please find the revised plans for the Request for a Minor Conditional Use Approval ("Application"), for the Applicant's real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated April 25, 2025.

The Applicant provides the following hard copy plans in response to the County's request for hard copies received on April 25, 2025:

1. Site Plan
2. Stormwater Plans
3. Construction Management Plan (BMP)
4. Elevation Plans
5. Floor Plans
6. Landscape Plans
7. Survey

The Applicant Provides the following in response to the comments:

A. The site plans submitted as part of this application do not include Shrimp Road. The boundary survey submitted as part of this application does include Shrimp Road. In order to address this discrepancy and not factor the additional upland area into the property's calculations, the applicant proposed separating the Shrimp Road portion of the property into a separate parcel not to be aggregated with the rest of the property. The property appraiser's map currently depicts Shrimp Road as part of the property.

- **Please submit a boundary survey that depicts the property boundaries and property area in alignment with the property boundaries and upland area depicted in the proposed site plan.**

  - Attached, please find a complete set of the Condominium Survey omitting the portion of Shrimp Road Identified. Condominium Surveys are permitted to be utilized as boundary surveys and have been utilized for approvals associated with this Property.

  - Attached please find a previously utilized survey, and associated staff report predating the addition of the portion of Shrimp Road and showing that the upland portion of the Property (without Shrimp Road) is 12.17 acres. This upland acreage has been utilized for every approval associated with this Property, and none of the development approvals have contemplated the upland acreage associated with that certain portion of Shrimp Road.

  - The development contemplated by this Application is an amendment to the existing Major Conditional Use, as approved by Resolution P43-14, attached hereto as Exhibit A, and as amended by those certain Minor Deviations, attached hereto as Exhibit B. The Upland acreage approved as part of the MCUP and the Minor Deviations did not contemplate Shrimp Road. The Applicant is utilizing the upland acreage consistently reviewed and approved by the

B. A "marine light industrial" building is depicted on the site plan. A "commercial/light industrial building' is depicted on the floor plan.

- **Please provide plans that are consistent. If a portion of the building is proposed to be commercial rather than light industrial, please clarify that square footage and update the density/intensity table and parking tables as relevant.**

  - Please see revised floor plan attached.

C. The nonresidential floor area table was updated to include bath house and laundry (820 sf), bath house #2 (438 sf), and bath house #3 (633 sf) as accessory to the marina use. None of them are included in the density/intensity calculations.

- **Please add all of them to the total density/intensity calculations.**

  - Detached accessory structures have never been included as density/intensity for approvals of this project. Accessory structures and uses are permitted in accordance with the LDC to benefit the principal use, which is this instance is

the marina use. The accessory structure/use does not increase or affect parking, traffic, or other development standards, which are already accounted for in the principal use/s on the Property.

- Please refer to previous approvals for this property, in which accessory uses – including bath houses, have been approved as accessory uses, and have not been included in the density/intensity calculations.

- **Please address the most recent comments from the transportation planner, sent in a prior email from Janene Sclafani.**

  - Revised traffic study and response memorandum has been submitted for review.

D. Surface Water Management (114-3). (Not In Compliance)

- **The proposed Surface Water Management System does not meet the stormwater treatment criteria of 114-3(f)(2). As shown, the water quality volume is based on 2.5" over the proposed impervious surface (425,538 square feet); the Code requires the volume to be 2.5" over the disturbed area of the site (535,103 square feet). The plans indicate a proposed treatment volume of 80,844.65 cubic feet. 89,184 cubic feet of treatment is required.**

  - Please see attached signed and sealed memorandum regarding compliance with Stormwater Management drafted and executed by Weiler engineering.

E. The corrections received on 4/21/25 did not address the boat storage design guidelines. Our most recent email regarding them is attached for your convenience.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

JG/bg

Enclosures

WEILER ENGINEERING CORPORATION

EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS - GPS

WEC xcellence in engineering

June 6, 2025

Michael Roberts, Assistant Director
Environmental Resources
Monroe County Planning Department
1100 Simonton Street
Key West, Fl 33040

RECEIVED
2023-243
JUN 16 2025
MONROE COUNTY
PLANNING DEPT.

Re: Perry Hotel Conditional Use

Mr. Michael Roberts,

On behalf of KW Perry LLC, please accept this letter and calculations showing that the improvements to the Perry Hotel and Marina meet the nutrient removal requirements.

This project was recently permitted through South Florida Water Management District (Permit No. 44-110183-P) for improvements to the marina, the addition of the boat barn, 1,330 linear feet of exfiltration trench, and two stormwater injection wells. This system was modeled in BMP Trains as part of the permitting effort to ensure sufficient nutrient removal. The stormwater management system met all nutrient removal requirements for Nitrogen and Phosphorus. The proposed improvements desired under this conditional use application will require the reconfiguration of the existing exfiltration trench to the northern side of the property to allow the hotel improvements to be constructed. Due to the design still being in the planning/concept phase, all calculations are preliminary. The preliminary BMP Trains analysis completed as part of this Conditional Use process meets the nutrient removal requirements for Nitrogen and Phosphorus. The calculations will be finalized once the final design is complete and a modification to SFWMD Permit No. 44-110183-P. We are confident that the final design will meet the nutrient removal requirements.

Please refer to the BMP analysis on the following pages.

If you have any other questions, or require additional information, please do not hesitate to contact me at (941) 505-1700 or electronically at mgiardullo@weilerengineering.org.

Sincerely,

MICHAEL J. GIARDULLO
LICENSE
No 70676
JUN 06 2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael J. Giardullo,
Professional Engineer
State of Florida
License No. 70676

Complete Report (not including cost) Ver 4.3.1
Project: Perry Marina and Hotel
Date: 8/13/2024 8:42:52 AM
Site and Catchment Information
Analysis: Net Improvement

Catchment Name	North (1)	Middle	South	North (2)
Rainfall Zone	Florida Zone 3	Florida Zone 3	Florida Zone 3	Florida Zone 3
Annual Mean Rainfall	40.00	40.00	40.00	40.00

Pre-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	0.50	2.30	4.22	5.26
Rational Coefficient (0-1)	0.68	0.59	0.67	0.62
Non DCIA Curve Number	89.00	82.00	89.00	85.00
DCIA Percent (0-100)	80.00	68.00	78.00	72.00
Nitrogen EMC (mg/l)	2.400	2.400	2.400	2.400
Phosphorus EMC (mg/l)	0.345	0.345	0.345	0.345
Runoff Volume (ac-ft/yr)	1.138	4.510	9.451	10.895
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	3.369	13.346	27.968	32.241
Phosphorus Loading (kg/yr)	0.484	1.918	4.020	4.635

Post-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	0.50	2.30	4.22	5.26
Rational Coefficient (0-1)	0.68	0.59	0.70	0.64
Non DCIA Curve Number	89.00	82.00	91.00	86.00
DCIA Percent (0-100)	80.00	68.00	82.00	74.00
Wet Pond Area (ac)	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	2.400	2.400	2.400	2.400
Phosphorus EMC (mg/l)	0.345	0.345	0.345	0.345
Runoff Volume (ac-ft/yr)	1.138	4.510	9.877	11.182
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	3.369	13.346	29.228	33.090
Phosphorus Loading (kg/yr)	0.484	1.918	4.202	4.757

Catchment Number: 1 Name: North (1)
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	12.0
Pipe Rise (in)	12.0
Pipe Length (ft)	1,328.0
Trench Width (ft)	3.0
Trench Depth (ft)	4.0
Trench Length (ft)	1,328.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.16
Retention Depth (in over CA)	3.857

Watershed Characteristics

Catchment Area (acres)	0.50
Contributing Area (acres)	0.500
Non-DCIA Curve Number	89.00
DCIA Percent	80.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	94
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	94

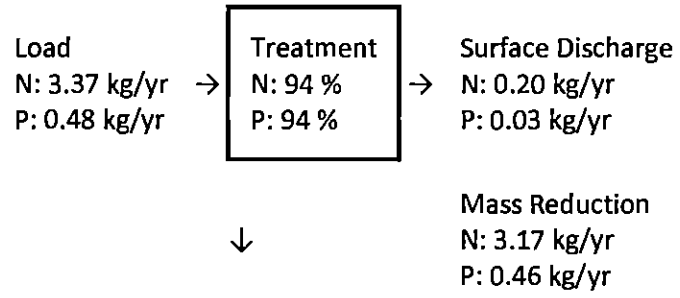
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

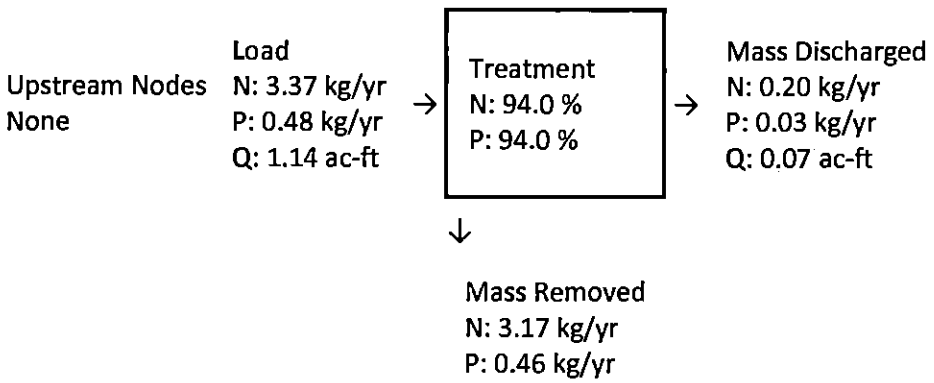
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	3.166
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.455
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 2 Name: Middle
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	12.0
Pipe Rise (in)	12.0
Pipe Length (ft)	627.0
Trench Width (ft)	4.0
Trench Depth (ft)	4.0
Trench Length (ft)	627.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.10
Retention Depth (in over CA)	0.516

Watershed Characteristics

Catchment Area (acres)	2.30
Contributing Area (acres)	2.300
Non-DCIA Curve Number	82.00
DCIA Percent	68.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	52
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	52

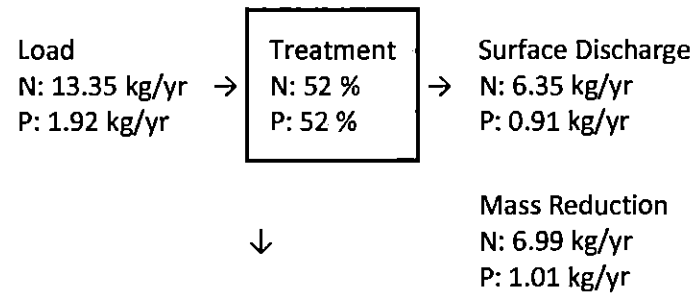
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

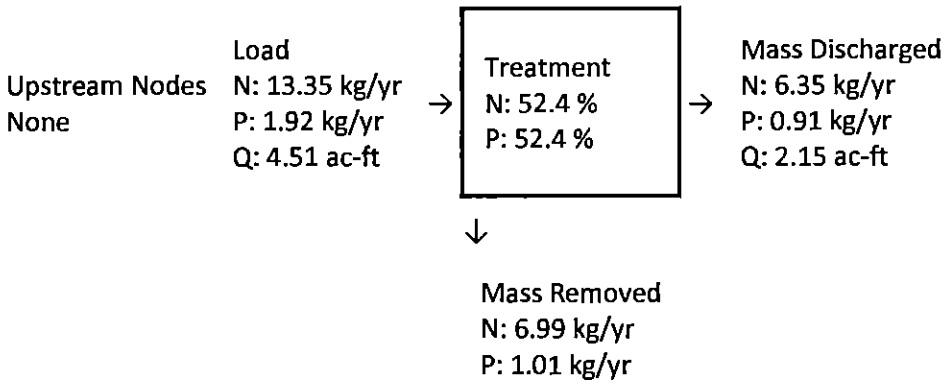
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	6.994
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	1.005
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 3 Name: South
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	1,317.0
Trench Width (ft)	4.0
Trench Depth (ft)	9.0
Trench Length (ft)	1,317.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.47
Retention Depth (in over CA)	1.329

Watershed Characteristics

Catchment Area (acres)	4.22
Contributing Area (acres)	4.220
Non-DCIA Curve Number	91.00
DCIA Percent	82.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	4
Provided TN Treatment Efficiency (%)	75
Required TP Treatment Efficiency (%)	4
Provided TP Treatment Efficiency (%)	75

Media Mix Information

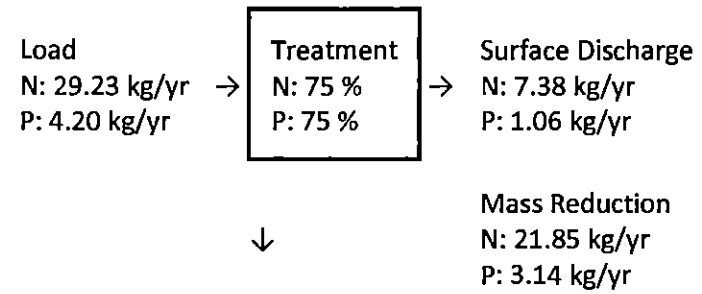
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

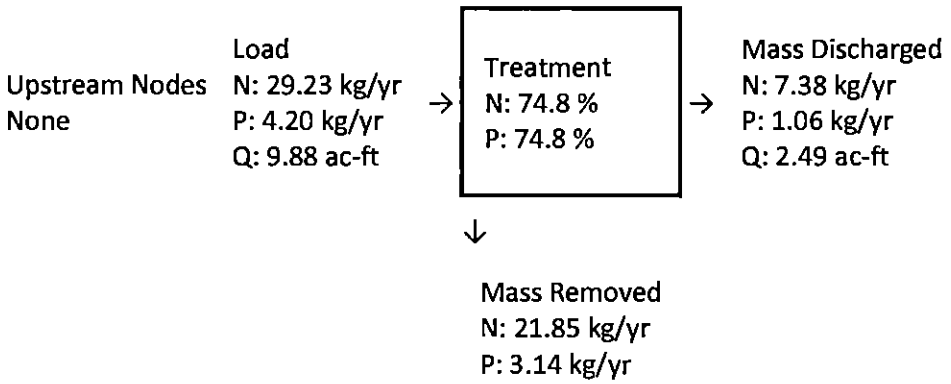
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	21.850
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.141

TP Concentration (mg/L) 0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 4 Name: North (2)
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	743.0
Trench Width (ft)	4.0
Trench Depth (ft)	9.0
Trench Length (ft)	743.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.26
Retention Depth (in over CA)	0.602

Watershed Characteristics

Catchment Area (acres)	5.26
Contributing Area (acres)	5.260
Non-DCIA Curve Number	86.00
DCIA Percent	74.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	3
Provided TN Treatment Efficiency (%)	54
Required TP Treatment Efficiency (%)	3
Provided TP Treatment Efficiency (%)	54

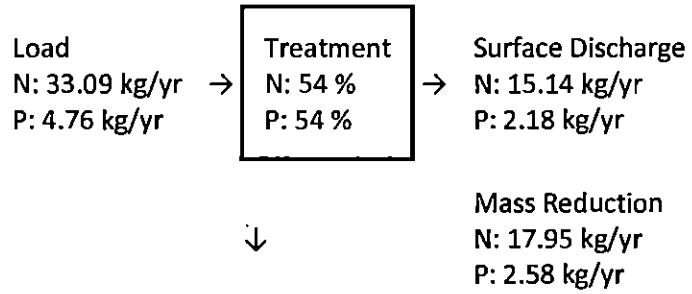
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

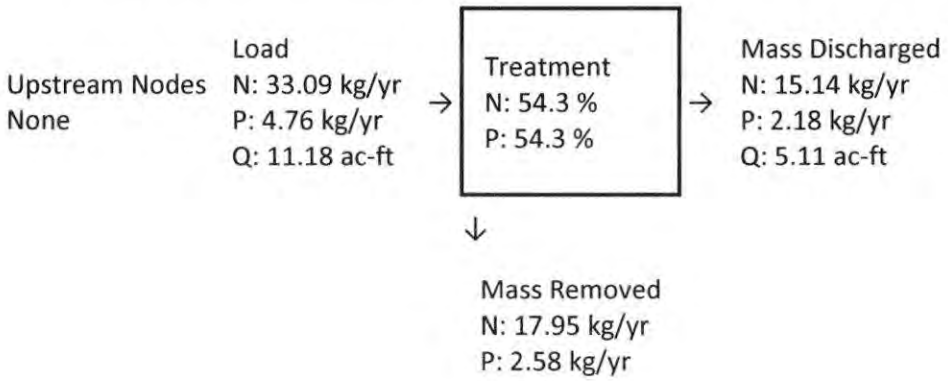
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	17.955
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	2.581
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Summary Treatment Report Version: 4.3.1

Project: Perry Marina and Hotel

Date:8/13/2024

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (North (1)) Exfiltration Trench
Catchment 2 - (Middle) Exfiltration Trench
Catchment 3 - (South) Exfiltration Trench
Catchment 4 - (North (2)) Exfiltration Trench

Routing Summary

Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet
Catchment 3 Routed to Outlet
Catchment 4 Routed to Outlet

Based on % removal values to the nearest percent

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report
Nitrogen

Surface Water Discharge

Total N pre load	76.92 kg/yr	
Total N post load	79.03 kg/yr	
Target N load reduction	3 %	
Target N discharge load	76.92 kg/yr	
Percent N load reduction	63 %	
Provided N discharge load	29.07 kg/yr	64.09 lb/yr
Provided N load removed	49.97 kg/yr	110.17 lb/yr

Phosphorus

Surface Water Discharge		
Total P pre load	11.058 kg/yr	
Total P post load	11.361 kg/yr	
Target P load reduction	3 %	
Target P discharge load	11.058 kg/yr	
Percent P load reduction	63 %	
Provided P discharge load	4.178 kg/yr	9.21 lb/yr
Provided P load removed	7.182 kg/yr	15.837 lb/yr

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: May 30, 2025

Subject: Stock Island Marina Village – (File No. 2023-243)
Response to Traffic Study Comments

On May 27, 2025, comments specific to the May 2025 Stock Island Marina Village Traffic Impact Study prepared by KBP Consulting, Inc. on behalf of Smith Hawks, P.L. were provided. The following is a restatement of each pending review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *The intersection of US 1 & College Rd East is currently unsignalized. FDOT will be installing a traffic signal at this location in early 2026, prior to the completion of the subject development. As such, this intersection may need to be analyzed as a signalized intersection during the permit phase of the subject development.*

   Response: Comment acknowledged.

4. *The total office space shown in the updated site plan is 1390 SF. However, only 570 SF is considered in the trip generation calculations. Similarly, the total retail space shown in the updated site plan is 4716 SF. However, only 3482 SF is considered in the trip generation calculations. Please clarify.*

   Response: As noted, the latest site plan shows 1,390 square feet of office space. Of this space, 570 square feet will be completely independent of the other uses on the site while the remaining 820 square feet is dedicated exclusively to the marina land use. As such, trips associated with this space are accounted for in the trip calculations for the marina.

   In a similar manner, the latest site plan includes 4,716 square feet of retail space. Of this space, 3,482 square feet will be completely independent of the other uses on the site while the remaining 1,234 square feet is specific to the marina land use. As such, trips associated with this space are accounted for in the trip calculations for the marina.

   Both of these conditions are accounted for in the Proposed Land Uses and Access section on page 4 of the latest traffic impact study.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Doc# 2043456 08/28/2015 2:29PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2043456
Bk# 2758 Pg# 203

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P43-14

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LONGSTOCK II, LLC FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING MIXED USE MARINA, TO INCLUDE MARINA, COMMERCIAL RETAIL, OFFICE, COMMERCIAL FISHING, INDUSTRIAL AND HOTEL USES, AT PROPERTY DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on October 29, 2014, the Monroe County Planning Commission conducted a review and consideration of a request filed by Barton W. Smith, on behalf of Longstock II, LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-85 of the Monroe County Code; and

WHEREAS, the subject property is located at 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, and is legally described as parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200.

WHEREAS, the major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include marina, commercial retail, office, commercial fishing, light industrial and hotel uses; and

WHEREAS, on February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property (Planning Department File #2014-026). The agreement was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

EXHIBIT
tabbies
A

1. Major conditional use permit application (File #2013-027), received by the Monroe County Planning & Environmental Resources Department on February 19, 2014; and
2. Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 16, 2014; and
3. Landscape Plan by Elizabeth Newland Landscape Architecture and dated October 7, 2014; and
4. Level III Traffic Study by KBP Consulting, Inc. and dated October 2014; and
5. Development Review Committee Resolution #16-14; and
6. Staff report prepared by Matthew Coyle, Senior Planner, dated October 20, 2014; and
7. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
8. Sworn testimony of the applicant and general public; and
9. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Maritime Industries (MI) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of tier III; and

4. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit; and

5. In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips; and

6. In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices; and

7. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

8. A development agreement concerning the redevelopment of the property was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014; and

9. On August 26, 2014, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and

10. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, marinas may be permitted with a major conditional use permit provided that a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10 feet; and

11. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that access to U.S. 1 is by way of: a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet; and

12. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, commercial retail uses of less than 5,000 square feet of floor area, office uses of less than 5,000 square feet of floor area, light and heavy industrial uses, commercial fishing and accessory uses may be permitted as-of-right; and

13. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

    (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
    (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
    (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
    (d) The proposed use will have an adverse effect on the value of surrounding properties; and
    (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the

public facilities capital improvements adopted in the annual report required by the Monroe County Code; and

(f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and

(g) The development will adversely affect a known archaeological, historical or cultural resource; and

(h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and

(i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

14. Development shall not be inconsistent with the Monroe County Code; and

15. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

16. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

17. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Maritime Industries (MI) district , as set forth in §130-36; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Maritime Industries (MI) district, as set forth in §130-85; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Stock Island and Key Haven; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the October 29, 2014 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, the applicant shall provide a revised traffic study which accounts for all of the existing and proposed uses on the site for review by the County's traffic consultant. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission by reconsider the approval; and

2. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, Ordinance No. 011-2014 shall be effective.

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, the applicant provided a revised traffic study, which accounts for all of the existing and proposed uses on the site. The revised traffic study was approved by the County' traffic consultant, URS, on January 9, 2015; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, Ordinance No. 011-2014 became effective on November 5, 2014.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit for any building containing transient dwelling units, all required TDRs shall be successfully transferred to the property via the process provided in MCC §130-160.

2. Prior to the issuance of a building permit for any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the property via the process provided in MCC §138-22(2).

3. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

4. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

5. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Reasonable rules related to use and conduct may be established and enforced by the property owner.

6. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission. For the purposes of this condition any change of use to the boat barn shall be a substantial modification.

7. During the phased development plan, fencing or another appropriate barrier for safety shall be installed around active construction sites for safety.

8. Prior to the issuance of the Certificate of Occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

9. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

10. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

11. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.

12. At least 8,000 square feet of contiguous land area adjacent to the shoreline shall be preserved for marine related industrial use.

13. At least 3,000 SF of building floor area for marine related industrial use shall be provided/preserved on or adjacent to the area described in condition 12.

14. Boat slips one through seven shall be preserved for commercial "not for hire" vessels.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 29th of October, 2014.

Chair Wiatt	YES
Commissioner Hale	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Werling	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
William Wiatt, Chair

Signed this 26th day of August, 2015.

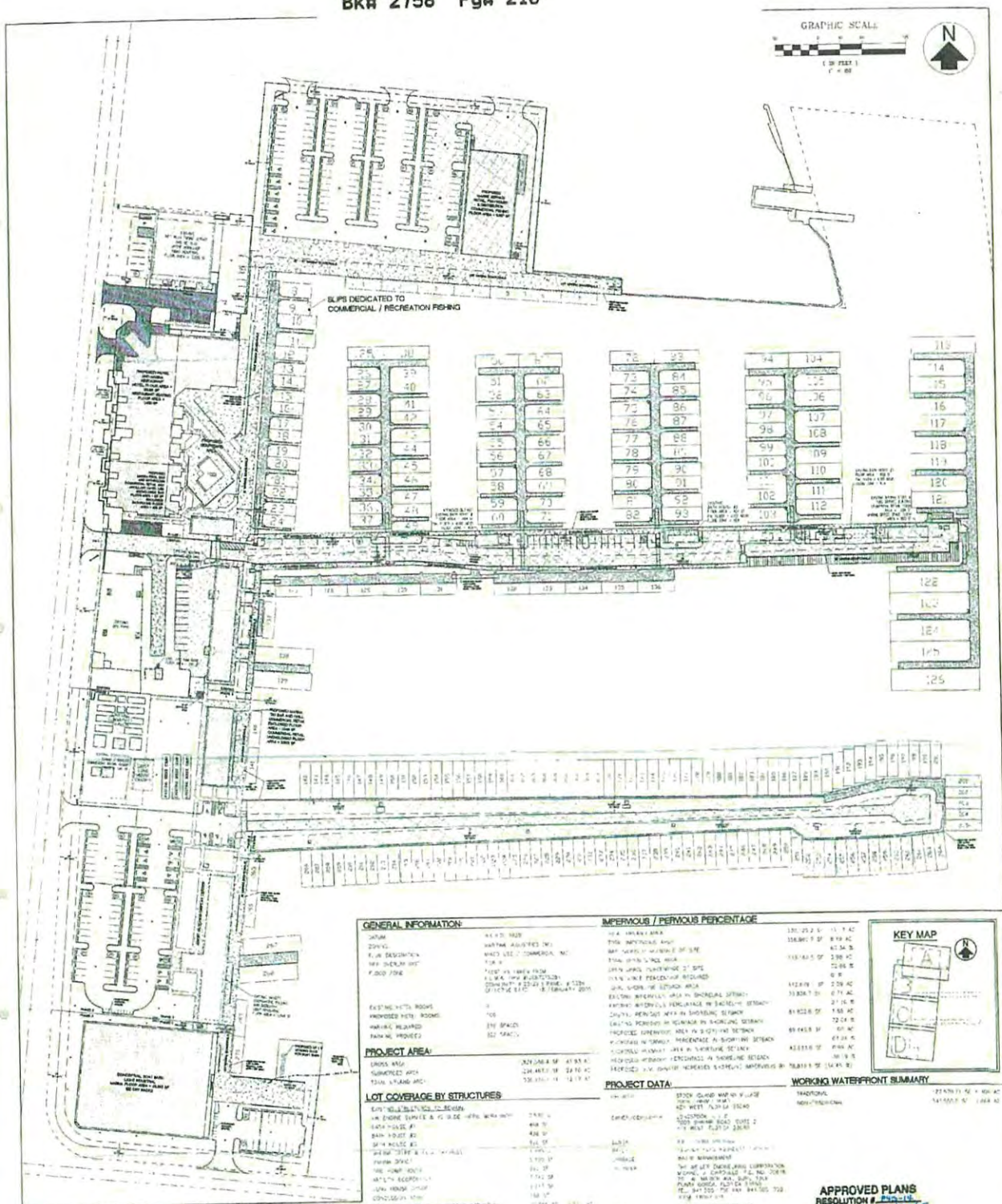
MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: _____

FILED WITH THE

AUG 26 2015

AGENCY CLERK

Doc# 2043456
Bk# 2758 Pg# 210



GENERAL INFORMATION:

DATUM	
ZONING	MARINA INDUSTRIES (MI)
PLAN DESIGNATION	MIXED USE / COMMERCIAL (MC)
FLOOD ZONE	
EXISTING HOTEL ROOMS	0
PROPOSED HOTEL ROOMS	100
PARKING REQUIRED	292 SPACES
PARKING PROVIDED	322 SPACES

PROJECT AREA:

GROSS AREA	329,526.6 SF 47.93 AC
SUBMERGED AREA	234,483.0 SF 34.10 AC
TOTAL UPLAND AREA	139,135.0 SF 13.73 AC

LOT COVERAGE BY STRUCTURES

EXISTING STRUCTURES TO REMAIN	
GAS ENGINE SERVICE & FUEL SLIDE (WITH MARINA MART)	2,900 SF
BAIT HOUSE #1	468 SF
BAIT HOUSE #2	436 SF
BAIT HOUSE #3	441 SF
MARINA OFFICE & RESTAURANT	3,700 SF
MARINA STORE	1,100 SF
GAS PUMP HOUSE	144 SF
ATTACH RESTROOMS	1,743 SF
LAUNDRY BUILDING	1,015 SF
CONCESSION STAND	168 SF
TOTAL KEY LARGO STRUCTURES	12,886 SF 9.27%
DEMOLISH STRUCTURES	
MARINA OFFICE & RESTAURANT	3,700 SF
GAS PUMP HOUSE	144 SF
ATTACH RESTROOMS	1,743 SF
LAUNDRY BUILDING	1,015 SF
CONCESSION STAND	168 SF
TOTAL KEY LARGO STRUCTURES TO BE DEMOLISHED	6,770 SF 5.13%
PROPOSED STRUCTURES	
MARINA OFFICE & RESTAURANT	3,700 SF
HOTEL AND MARINA RESTROOMS	2,400 SF
MARINA RETAIL	1,100 SF
MARINA STORE & LAUNDRY	1,100 SF
BOAT BARN	26,000 SF
TOTAL NEW COVERAGE BY PROPOSED STRUCTURES	34,300 SF 24.65%
TOTAL NET COVERAGE BY STRUCTURES	40,416 SF 29.05%

LOT COVERAGE BY ROADS, WALKWAYS & POOLS

ROADS/PARKING	33,719.0 SF
POOLS/PLAZA	4,744.0 SF
SIDEWALKS	34,256.0 SF
PROPOSED LOT COVERAGE BY ROADS, WALKWAYS, AND POOLS	72,719.0 SF 52.27%
TOTAL LOT COVERAGE BY STRUCTURES, ROADS, WALKWAYS & POOLS	113,135.0 SF 81.32%

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL	21,127 SF	4,031 SF	25,158 SF
LEVEL 2	21,127 SF	3,941 SF	25,068 SF
LEVEL 3	21,127 SF	3,316 SF	24,443 SF
TOTAL	63,381 SF	11,288 SF	74,669 SF

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	139,135.0 SF 3.19 AC
TOTAL IMPERVIOUS AREA	106,880.7 SF 2.45 AC
TOTAL IMPERVIOUS AREA AS % OF SITE	76.8%
TOTAL OPEN SPACE AREA	32,254.3 SF 0.74 AC
OPEN SPACE PERCENTAGE REQUIRED	23.2%
OPEN SPACE PERCENTAGE PROVIDED	23.2%
EXISTING SHORELINE SETBACK AREA	5,124.0 SF 0.12 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	13,824.7 SF 0.32 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK	27.0%
CENTRAL PERVIOUS AREA IN SHORELINE SETBACK	81,822.6 SF 1.88 AC
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	72.0%
PROPOSED SHORELINE AREA IN SHORELINE SETBACK	89,643.8 SF 2.06 AC
PERCENTAGE IN SHORELINE SETBACK	67.0%
CONTROL ELEVATION AREA IN SHORELINE SETBACK	43,811.6 SF 1.01 AC
PERVIOUS AREA - ENCROACH IN SHORELINE SETBACK	30.1%
PROPOSED IMPERVIOUS INCREASES SHORELINE IMPERVIOUS BY	38,819.1 SF (0.89 AC)

PROJECT DATA:

OWNER/DEVELOPER	STOCK ISLAND MARINA VILLAGE KEY WEST, FLORIDA 33040 (941) 809-4000 CONTACT: [illegible]
ENGINEER	[illegible]
SURVEYOR	[illegible]
ARCHITECT	[illegible]
LANDSCAPE ARCHITECT	[illegible]

WORKING WATERFRONT SUMMARY

TRADITIONAL	27,476.71 SF = 0.63 AC
NON-TRADITIONAL	141,550.0 SF = 3.25 AC

KEY MAP

PARKING CALCULATIONS

	WEEKDAY (10 AM - 4 PM)	WEEKDAY (5 PM - 2 AM)	WEEKEND (10 PM - 2 AM)	WEEKEND (2 AM - 4 PM)	WEEKEND (5 PM - 2 AM)
EXISTING MARINA AND USES (88 SPACES)					
PROPOSED MARINA USE					
HOTEL (100 SPACES)					
COMMERCIAL FISHING (30 SPACES)					
DRINKING/ENTERTAINMENT (110 SPACES)					
TOTAL					

APPROVED PLANS

RESOLUTION # [illegible]
DATE [illegible]
PLANNING COMMISSION CHAIR

LEGEND

PROPERTY BOUNDARY	PROPOSED PAVEMENT
EXISTING BUILDING	EXISTING BRICK PAVERS
PROPOSED BUILDING	PROPOSED BRICK PAVERS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

RECEIVED
OCT 9 2014
2014-027
MONROE CO. PLANNING DEPT

OCT 17 2014

Approved By:	M.G
Scale:	1" = 60'
Job No:	14067.001
Date Issued:	10/16/2014
Check:	
Drawn:	JNE
Checked:	

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC alliance in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6106

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-100

MONROE COUNTY
OFFICIAL RECORDS

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

RECORDING COVER PAGE

MONROE COUNTY PLANNING COMMISSION RESOLUTION NO. P43-14
BETWEEN
MONROE COUNTY PLANNING COMMISSION
AND
STOCK ISLAND MARINA VILLAGE

THE FOLLOWING DOCUMENTS ARE TO BE RECORDED AS ONE DOCUMENT:

1. Planning Commission Resolution P43-14
2. Approved Site Plan (C-100) dated October 2014
3. Minor Deviation Letter dated October 02, 2015
4. Minor Deviation Letter dated March 14, 2017
5. Approved Site Plan C-100, dated March 15, 2017
6. Minor Deviation Letter dated November 06, 2017
7. Approved Site Plans C-100, C-101 & C-102, dated December 30, 2017
8. Minor Deviation Letter dated July 09, 2018
9. Approved site plans C-100, A1.1, A1.2 & A2.1, dated March 27, 2018
10. Minor Deviation Letter date October 24, 2019
11. Approved Plans C-1.00 & C-1.01

**** These documents need to be re-recorded as ONE in order to include the Minor Deviation Approval Letter dated OCTOBER 24, 2019 to the previously recorded approvals and additions. ****

Doc # 2246781 Bk# 2997 Pg# 506
Recorded 12/2/2019 12:26 PM Page 1 of 26

Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA



Doc# 2119814 04/21/2017 4:07PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK
Doc# 2119814
Bk# 2850 Pg# 1160

Doc# 2043456 08/28/2015 2:29PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN
Doc# 2043456
Bk# 2758 Pg# 203

Doc# 2146906 12/11/2017 12:14PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2051907 11/04/2015 10:49AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN
Doc# 2051907
Bk# 2768 Pg# 158

Doc# 2146906
Bk# 2382 Pg# 1432

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P43-14

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LONGSTOCK II, LLC FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING MIXED USE MARINA, TO INCLUDE MARINA, COMMERCIAL RETAIL, OFFICE, COMMERCIAL FISHING, INDUSTRIAL AND HOTEL USES, AT PROPERTY DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on October 29, 2014, the Monroe County Planning Commission conducted a review and consideration of a request filed by Barton W. Smith, on behalf of Longstock II, LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-85 of the Monroe County Code; and

WHEREAS, the subject property is located at 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, and is legally described as parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200.

WHEREAS, the major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include marina, commercial retail, office, commercial fishing, light industrial and hotel uses; and

WHEREAS, on February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property (Planning Department File #2014-026). The agreement was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

Doc# 2119814
Bk# 2850 Pg# 1161

Doc# 2043456
Bk# 2758 Pg# 204

Doc# 2051907
Bk# 2768 Pg# 159

1. Major conditional use permit application (File #2013-027), received by the Monroe County Planning & Environmental Resources Department on February 19, 2014; and
2. Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 16, 2014; and
3. Landscape Plan by Elizabeth Newland Landscape Architecture and dated October 7, 2014; and
4. Level III Traffic Study by KBP Consulting, Inc. and dated October 2014; and
5. Development Review Committee Resolution #16-14; and
6. Staff report prepared by Matthew Coyle, Senior Planner, dated October 20, 2014; and
7. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
8. Sworn testimony of the applicant and general public; and
9. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

Doc# 2146906
Bk# 2382 Pg# 1433

1. The subject property is located in a Maritime Industries (MI) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of tier III; and

4. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit; and

5. In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips; and

6. In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices; and

7. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

8. A development agreement concerning the redevelopment of the property was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014; and

9. On August 26, 2014, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and

10. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, marinas may be permitted with a major conditional use permit provided that a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10 feet; and

11. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that access to U.S. 1 is by way of: a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet; and

12. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, commercial retail uses of less than 5,000 square feet of floor area, office uses of less than 5,000 square feet of floor area, light and heavy industrial uses, commercial fishing and accessory uses may be permitted as-of-right; and

13. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

    (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
    (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
    (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
    (d) The proposed use will have an adverse effect on the value of surrounding properties; and
    (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the

Doc# 2119814
Bk# 2850 Pg# 1163

Doc# 2043456
Bk# 2758 Pg# 206

Doc# 2051907
Bk# 2768 Pg# 161

public facilities capital improvements adopted in the annual report required by the Monroe County Code; and

(f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and

(g) The development will adversely affect a known archaeological, historical or cultural resource; and

(h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and

(i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

14. Development shall not be inconsistent with the Monroe County Code; and

15. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

16. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

17. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

Doc# 2146906
Bk# 2382 Pg# 1435

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Maritime Industries (MI) district , as set forth in §130-36; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Maritime Industries (MI) district, as set forth in §130-85; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Stock Island and Key Haven; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the October 29, 2014 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, the applicant shall provide a revised traffic study which accounts for all of the existing and proposed uses on the site for review by the County's traffic consultant. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission by reconsider the approval; and

2. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, Ordinance No. 011-2014 shall be effective.

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, the applicant provided a revised traffic study, which accounts for all of the existing and proposed uses on the site. The revised traffic study was approved by the County' traffic consultant, URS, on January 9, 2015; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, Ordinance No. 011-2014 became effective on November 5, 2014.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit for any building containing transient dwelling units, all required TDRs shall be successfully transferred to the property via the process provided in MCC §130-160.

2. Prior to the issuance of a building permit for any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the property via the process provided in MCC §138-22(2).

3. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

4. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

5. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Reasonable rules related to use and conduct may be established and enforced by the property owner.

6. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission. For the purposes of this condition any change of use to the boat barn shall be a substantial modification.

7. During the phased development plan, fencing or another appropriate barrier for safety shall be installed around active construction sites for safety.

8. Prior to the issuance of the Certificate of Occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

9. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

10. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

11. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.

12. At least 8,000 square feet of contiguous land area adjacent to the shoreline shall be preserved for marine related industrial use.

13. At least 3,000 SF of building floor area for marine related industrial use shall be provided/preserved on or adjacent to the area described in condition 12.

Doc# 2119814
Bk# 2850 Pg# 1166

Doc# 2043456
Bk# 2758 Pg# 209

Doc# 2051907
Bk# 2768 Pg# 164

14. Boat slips one through seven shall be preserved for commercial "not for hire" vessels.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 29th of October, 2014.

Chair Wiatt	YES
Commissioner Hale	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Werling	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
William Wiatt, Chair

Signed this 26th day of August, 2015.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: _____

FILED WITH THE

AUG 26 2015

AGENCY CLERK

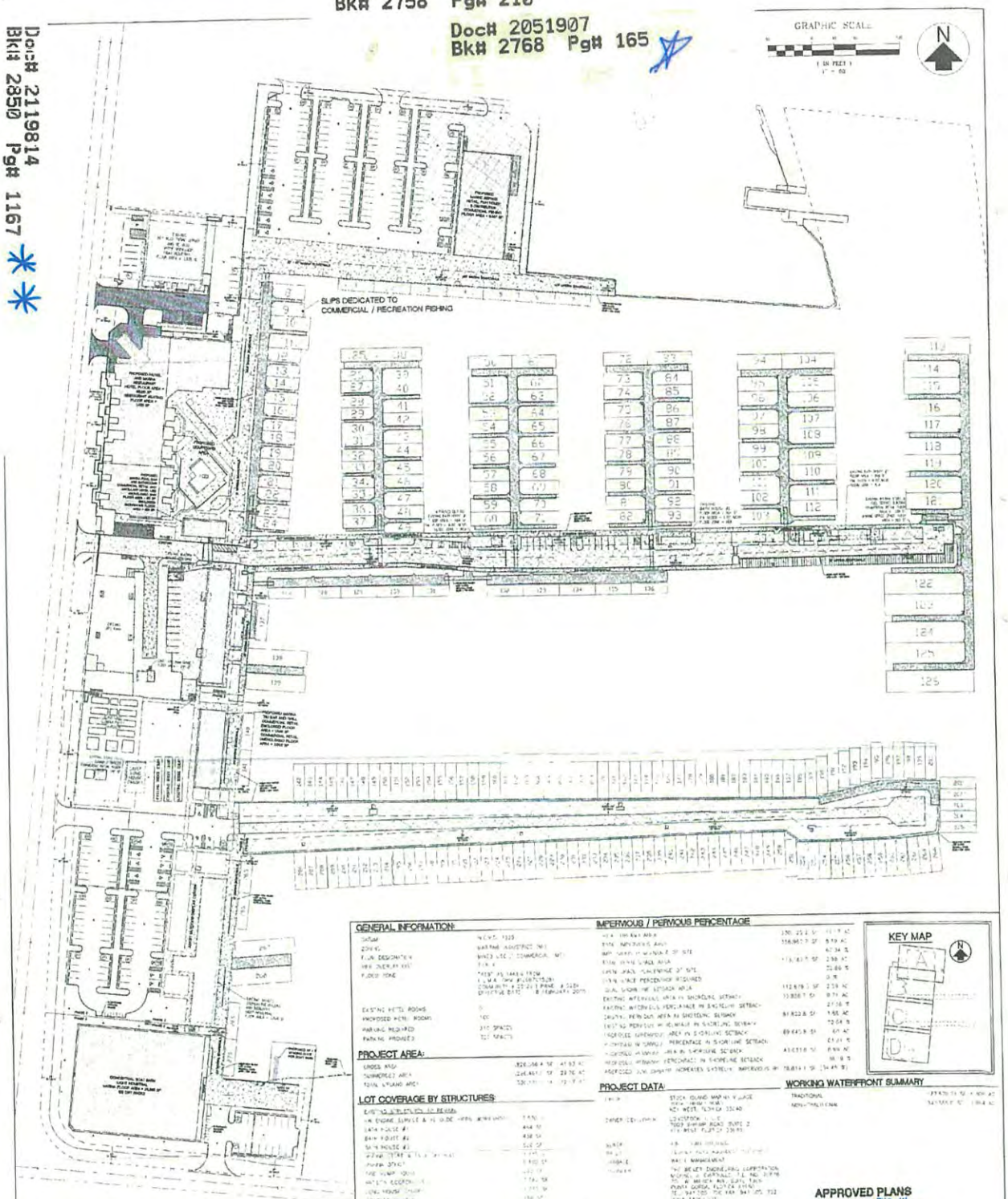
Doc# 2146906
Bk# 2382 Pg# 1438

Doc# 2043456
Bk# 2758 Pg# 210

Doc# 2051907
Bk# 2768 Pg# 165

Doc# 2119814
Bk# 2850 Pg# 1167

Doc# 2146906
Bk# 2882 Pg# 1439



GENERAL INFORMATION:

PROJECT AREA:

LOT COVERAGE BY STRUCTURES:

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT DATA:

WORKING WATERFRONT SUMMARY

KEY MAP

APPROVED PLANS
RESOLUTION # 2014-114
DATE 10/15
PLANNING COMMISSION CHAIR

RECEIVED
OCT 28 2014
2014-027
MONROE CO. PLANNING DEPT

PARKING CALCULATIONS

	NIGHT (10PM-6 AM)	WEEKDAY (6 AM-4 PM)	WEEKDAY (4 PM-12 AM)	WEEKEND (6 AM-4 PM)	WEEKEND (4 PM-12 AM)
EXISTING MARINA AND USES (88 SPACES*)					
PROPOSED MARINA USE 100 DRY RACK BOAT BARN (20 SPACES)					
HOTEL (120 SPACES)					
COMMERCIAL FISHING (30 SPACES)					
DRINKING/ENTERTAINMENT (115 SPACES)					

LOT COVERAGE BY ROADS, WALKWAYS & POOLS

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL			
LEVEL 2			
LEVEL 3			
TOTAL			

LEGEND

Rev dates	Date	Approved By:	M.C.	Design:	
		Scale:	1" = 60'	Drawn:	JNL
		Job No:	14067.001	Checked:	
		Date Issued:	10/16/2014		

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6036

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-100

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2119814
Bk# 2850 Pg# 1168

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor Danny Kolhage, Dist. 1
Mayor Pro Tem Heather Carruthers, Dist. 3
David Rice, Dist. 4
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

October 2, 2015

Doc# 2051907
Bk# 2768 Pg# 166

Barton W. Smith, Esq.
138 Simonton Street
Key West, FL 33040

Doc# 2146906
Bk# 2382 Pg# 1440

Subject: **Minor Deviation to a Major Conditional Use Permit approved by Planning Commission Resolution P43-14**
Stock Island Marina Village, 7009 Shrimp Road, Stock Island, Monroe County, Florida having Real Estate Numbers 00123720.000100, 00123720.000200 and 00123.000000 (File #2015-174)

Mr. Smith,

The Planning & Environmental Resources Department has approved your request for a minor deviation to the major conditional use permit for the above referenced site. The minor deviation was required in order to allow a minor modification of consistent design to the architectural style and design of the building as shown on the exterior elevation plans by Thomas E. Pope, Architect dated and sealed on July 27, 2015. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Code.

The following conditions apply:

1. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the minor conditional use permit approval.
2. A Monroe County building permit(s) shall be required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department has not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

MONROE COUNTY
OFFICIAL RECORDS

County of Monroe

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor George Neugent, District 2
Mayor Pro Tem David Rice, District 4
Heather Carruthers, District 3
Danny L. Kolhage, District 1
Sylvia J. Murphy, District 5

Doc# 2146906
Bk# 2382 Pg# 1441

March 14, 2017

Doc# 2119814
Bk# 2350 Pg# 1169

Barton W. Smith, Esq.
Smith Oropeza Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2017-002)**
7001 Shrimp Road, Stock Island, Florida, Real Estate # 00123761-000400

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation to the Major Conditional Use Permit (the "Major CUP") (File # 2014-027) approved by Planning Commission Resolution No. P43-14. The minor deviation was requested in order to increase non-residential floor area for the new hotel pool bar/bathroom building and allow a minor modification of consistent design to the architectural style and design to the new hotel and pool bar/bathroom buildings. This application is associated with Revision A to Building Permit # 15104772 for the new hotel and pool bar/bathroom buildings. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code.

The following conditions apply:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village sheet C-1.00 dated 3/13/2017 and labeled "preliminary for review only" by Michael J. Giardullo, P.E. of Weiler Engineering Corp; Pool Bar/Bathroom Floor & Elevation Plans sheet A1.05 signed and sealed 10/7/2016 by Thomas Edward Pope, R.A.; and Hotel Elevation Plan sheets A2.01 and A2.02 signed and sealed 10/7/2016 by Thomas Edward Pope, R.A..
2. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.
3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

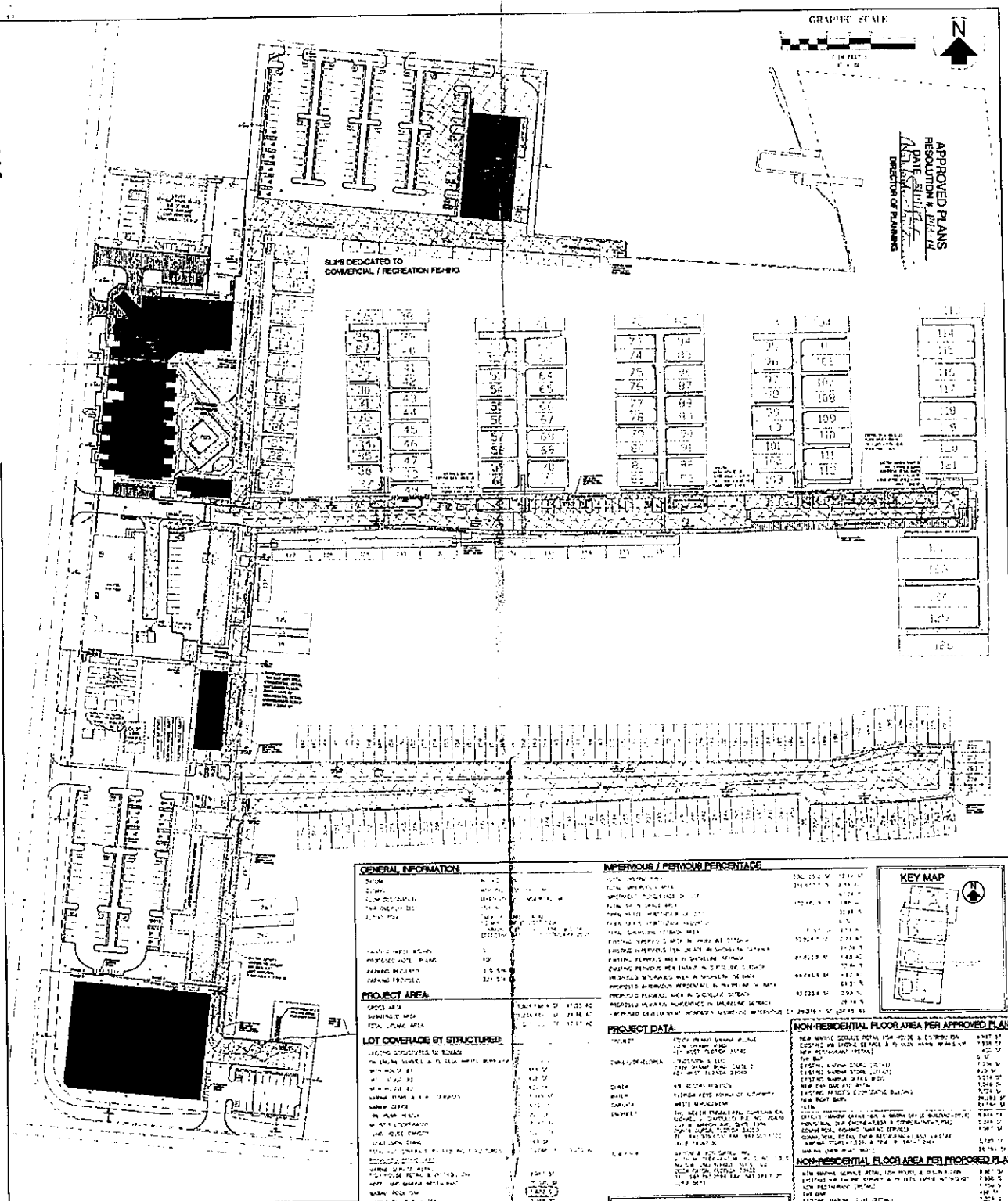
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

Doc# 2119814
Bk# 2850 Pg# 1170

Doc# 2146906
Bk# 2882 Pg# 1442



GENERAL INFORMATION

PROJECT AREA:

LOT COVERAGE BY STRUCTURES

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

WORKING WATERFRONT SUMMARY

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT DATA:

KEY MAP

NON-RESIDENTIAL FLOOR AREA PER APPROVED PLAN

NON-RESIDENTIAL FLOOR AREA PER PROPOSED PLAN

NON-RESIDENTIAL FLOOR AREA COMPARISON

LEGEND

PARKING CALCULATIONS

	NIGHT	WEEKDAY	WEEKDAY	WEEKEND	WEEKEND
EXISTING MARINA AND USES (69 SPACES)					
PROPOSED MARINA USE					
HOTEL (160 SPACES)					
CONVENIENCE / DINING (30 SPACES)					
RESTAURANT/ENTERTAINMENT (113 SPACES)					
TOTAL PARKING REQUIRED	893	781	2513	2513	2586

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL			
LEVEL 2			
LEVEL 3			
TOTAL			

Revisions	Date
Approved By	MEC
Scale	1" = 60'
Job No.	10067.002
Date Issued	10/17/2013
Design	
Drawn	AM
Checked	

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WILSON ENGINEERING CORPORATION
WEC science in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
FB #6626

Sheet # C-100

MONROE COUNTY
OFFICIAL RECORDS

County of Monroe

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor George Neugent, District 2
Mayor Pro Tem David Rice, District 4
Heather Carruthers, District 3
Danny L. Kolhage, District 1
Sylvia J. Murphy, District 5

November 6, 2017

Doc# 2146906
Bk# 2882 Pg# 1443

Barton W. Smith, Esq.
Smith / Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2017-082)**
7001 Shrimp Road, Stock Island, Florida, Real Estate # 00123761-000000, 00123761-000100, 00123761-000200, 00123761-000300, 00123761-000400, 00123761-000500, 00123761-000600, 00123761-000700, 00123761-000800, 00123761-000900 & 00123761-001000

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation to the Major Conditional Use Permit (the "Major CUP") (File # 2014-027) approved by Planning Commission Resolution No. P43-14. The minor deviation was requested for the proposed changes to the phasing for the approved Major CUP. The proposed minor deviation would create "a subphase 1(A) and 1(B) to complete the building in the northeast corner identified as the proposed marina service retail, fish house, & distribution commercial fishing building, five parking spaces, one loading dock, a bike rack, and recycling area associated with the building in a separate phase from the hotel building." This building was originally to be completed as part of Phase 1 of the approved Major CUP, and is located within Unit 1 of the Stock Island Marina Village Condominium with RE # 00123761-000100 owned by Longstock II, LLC. This minor deviation application is associated with Revision B to Building Permit # 15104162 for site work associated with the new hotel building, which is Phase 1 of the approved Major CUP. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code.

The following conditions apply:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village sheets C-1.00, C-1.01 (Phase 1A) and C-1.02 (Phase 1B) signed and sealed 8/28/2017 by Michael J. Giardullo, P.E. of Weiler Engineering Corp.

2. Any additional revisions to the site plan, phasing or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.

3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

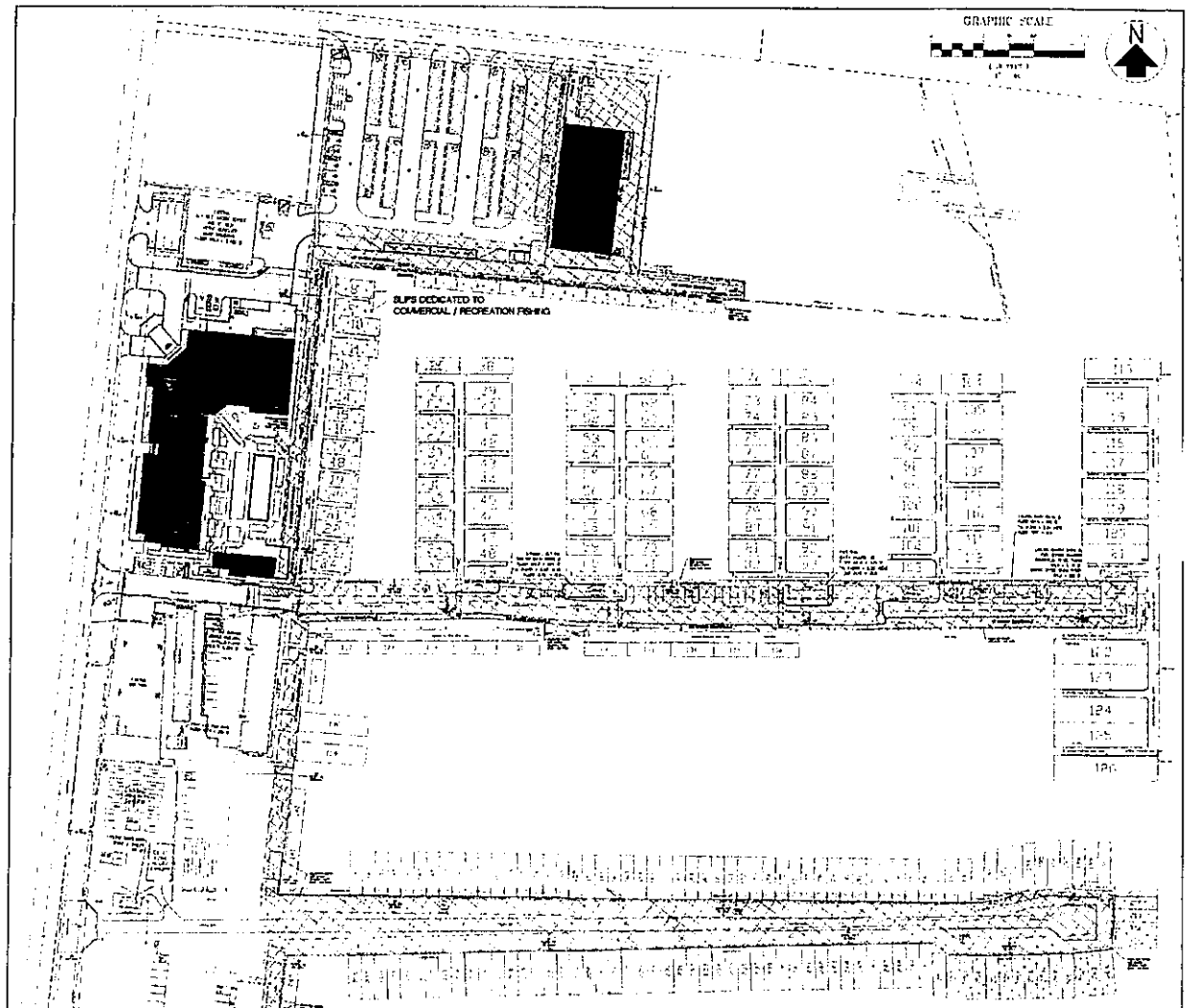
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Doc# 2146906
Bk# 2882 Pg# 1444

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

Doc#2146906
Bk#2382 Pg#1445



GENERAL INFORMATION

PROJECT AREA:

LOT COVERAGE BY STRUCTURES

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

WORKING WATERFRONT SUMMARY

HOTEL BUILDING COVERAGE

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT DATA:

NON-RESIDENTIAL FLOOR AREA:

KEY MAP

PARKING CALCULATIONS

LEGEND

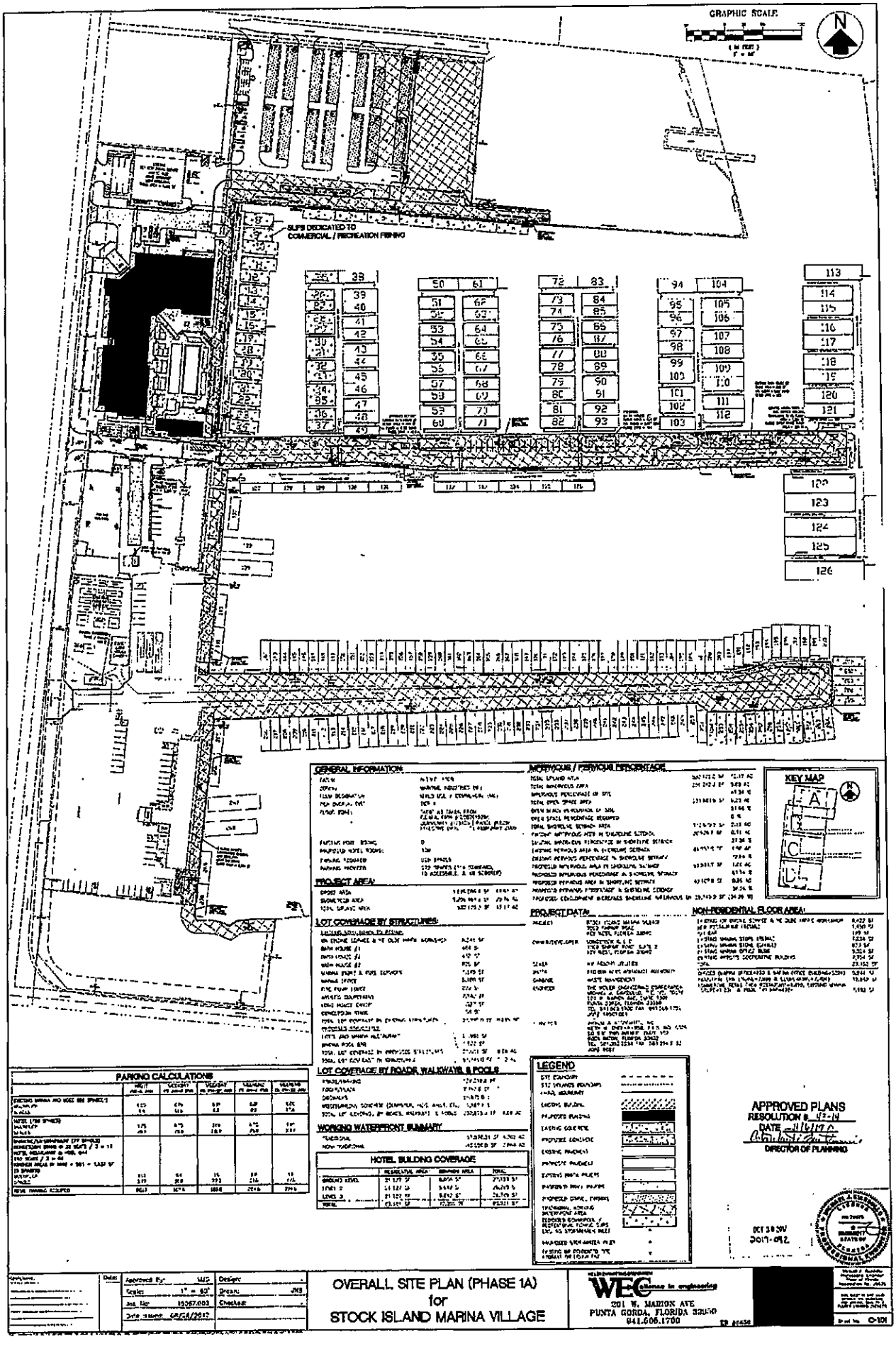
APPROVED PLANS
RESOLUTION # _____
DATE _____
DIRECTOR OF PLANNING

OVERALL SITE PLAN (PHASE 1B)
for
STOCK ISLAND MARINA VILLAGE

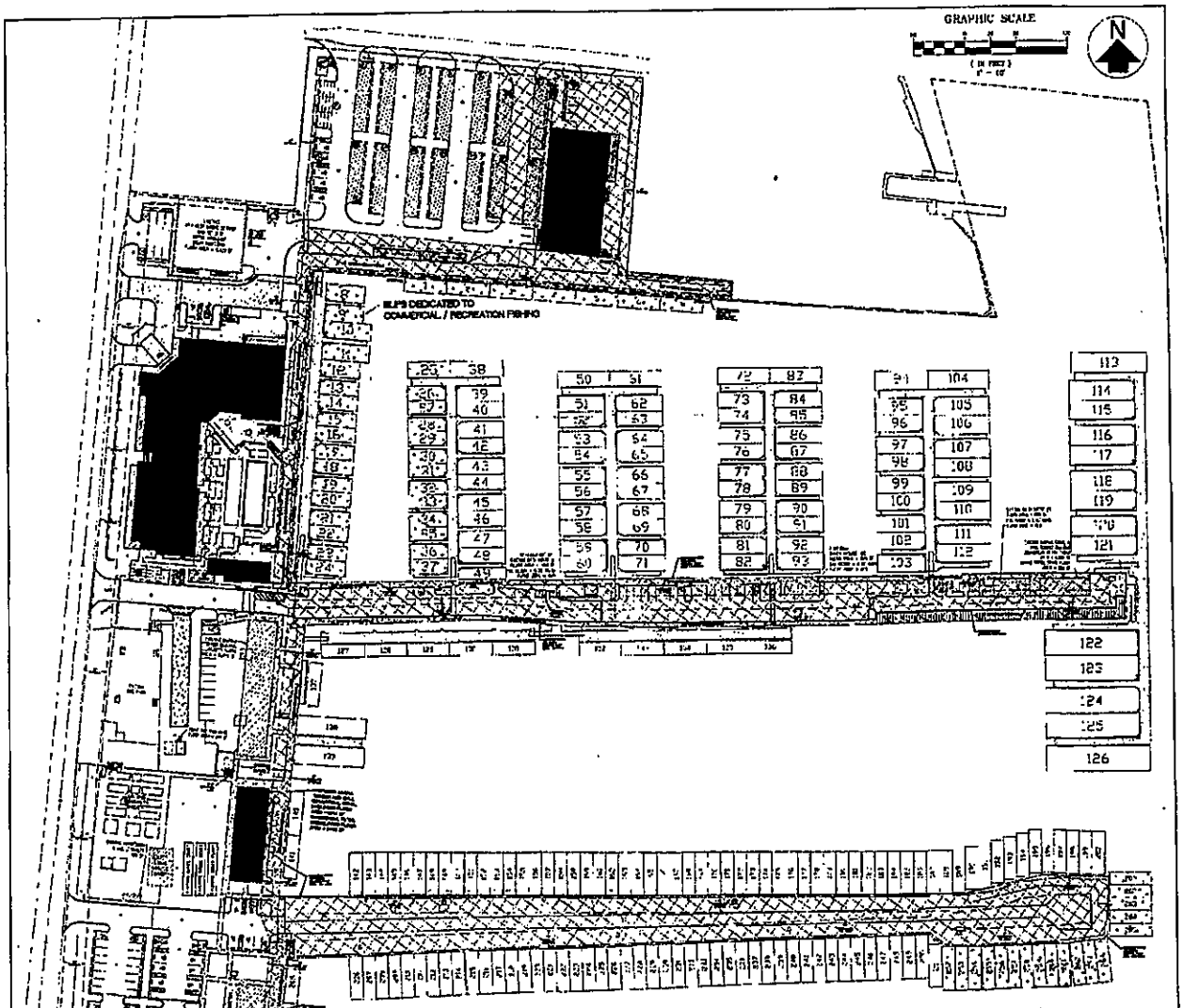
WEC alliance in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700

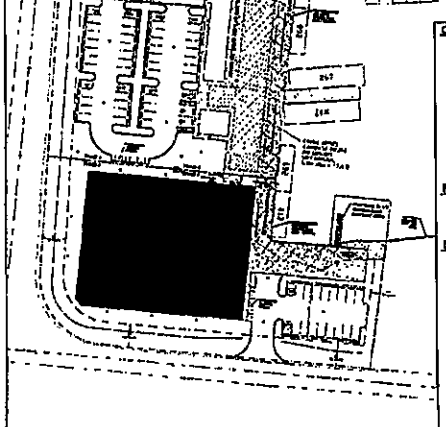
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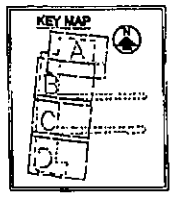
OR2W 4114090
EIKit 2382 Pg# 1446



Doc# 2146906
Bk# 2382 Pg# 1447







GENERAL INFORMATION

PROJECT AREA :

LOT COVERAGE BY STRUCTURES

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

WORKING WATERFRONT SUMMARY

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT DATA:

NON-RESIDENTIAL FLOOR AREA

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL	21,107 S.F.	2,166 S.F.	23,273 S.F.
LEVEL 2	19,129 S.F.	5,842 S.F.	24,971 S.F.
LEVEL 3	21,107 S.F.	5,643 S.F.	26,750 S.F.
TOTAL	61,343 S.F.	13,651 S.F.	74,994 S.F.

PARKING CALCULATIONS

EXISTING MARINA AND USES (AS SHOWN)					
MULTIPLEX UNITS					
SINGLE FAMILY UNITS					
RESTAURANT WITH USE					
1,000 SQUARE FEET OR GREATER					
500 SQUARE FEET OR GREATER					
HOTEL (100 SPACES)					
MULTIPLEX					
TOTAL					
COMMERCIAL FISHING (20 SPACES)					
TOTAL					
MULTIPLEX					
TOTAL					
PARKING/STORAGE (133 SPACES)					
GARAGE/PARKING (1 SPACE / 1,000 SQ.FT. / 3 = 11 SPACES REQUIRED & 1,000 SQ.FT. PROVIDED)					
1 SPACE / 3 = 34					
1 SPACE / 3 = 33					
STORAGE AREA (4,000 + 681 = 4,681 SF OR 39 SPACES)					
MULTIPLEX					
TOTAL					
TOTAL PARKING PROVIDED					

LEGEND

APPROVED PLANS
RESOLUTION # 43-17
DATE: 3/11/17
DIRECTOR OF PLANNING

OCI 10 650
2047-082

Approved By:	MJC	Date out:	
Scale:	1" = 60'	Drawn:	JNB
Job No.	16007.007	Checked:	
Date Issued:	08/28/2017		

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC
licensed in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700

Sheet No. C-100

MONROE COUNTY
OFFICIAL RECORDS

County of Monroe

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor David Rice. District 4
Mayor Pro Tem Sylvia J. Murphy, District 5
Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3

We strive to be caring, professional, and fair.

July 9, 2018

Barton W. Smith, Esq.
Smith / Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2018-066)**
7001 Shrimp Road, Stock Island, Florida, Real Estate # 00123761-000000, 00123761-000100, 00123761-000200, 00123761-000300, 00123761-000400, 00123761-000500, 00123761-000600, 00123761-000700, 00123761-000800, 00123761-000900 & 00123761-001000

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation to the Major Conditional Use Permit (the "Major CUP") (File # 2014-027) approved by Planning Commission Resolution No. P43-14. The proposed minor deviation allows an overall reduction in open space on the site based on the following changes to the site plan: reconfiguration of the parking lot to add five (5) additional parking spaces; reconfiguration of the restaurant and architectural features, reducing nonresidential floor area by two (2) feet and adding an unenclosed gazebo, reducing overall unenclosed area by 420 feet; and the addition of a trash area with a separate access drive onto Shrimp Road. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code, with the following conditions:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village signed and sealed 3/15/2018 by Michael J. Giardullo, P.E. of Weiler Engineering Corp. and on the SIMV Pool Bar and SIMV Gazebo floor plan revisions signed and sealed 3/20/2018 by Thomas E. Pope, P.A. of Pope-Scarbrough-Architects.

2. Any additional revisions to the site plan, phasing or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.

3. A Monroe County building permit(s) is required for the proposed scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

4. Prior to issuance of a building permit, the applicant must revise the site plan so that the proposed trash area does not encroach the required front yard setback along Shrimp Rd.

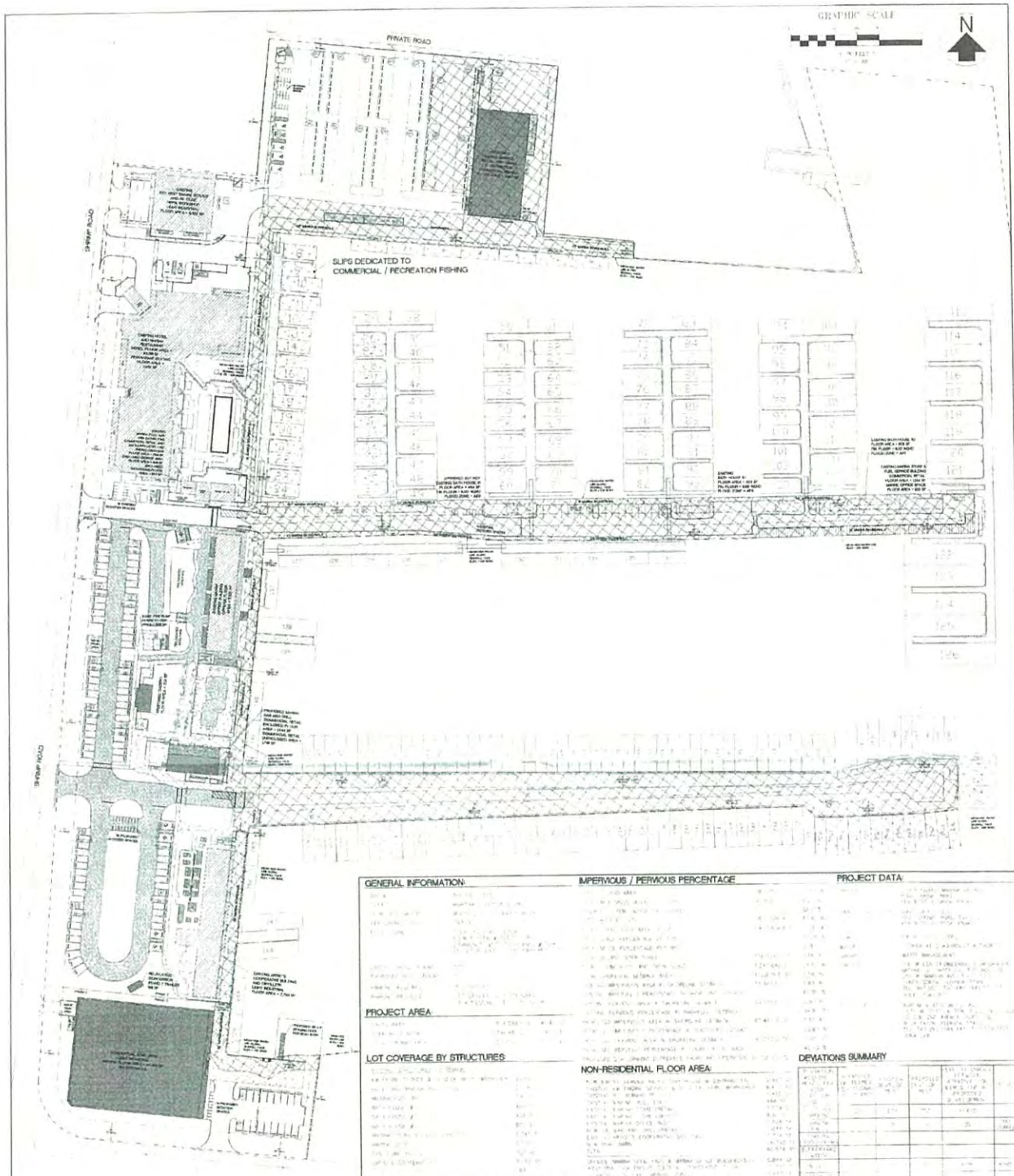
5. Prior to issuance of a building permit, the applicant must submit a letter of coordination from the Monroe County Department of Engineering indicating no objections to the proposed access drive.

6. Any work within the right of way of Shrimp Road shall require a Right of Way permit from the Monroe County Engineering Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,

Emily Schemper, Acting Senior Director of Planning & Environmental Resources



GENERAL INFORMATION:

PROJECT AREA:

LOT COVERAGE BY STRUCTURES:

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

WORKING WATERFRONT SUMMARY

IMPERVIOUS / PERVIOUS PERCENTAGE

NON-RESIDENTIAL FLOOR AREA:

PROJECT DATA:

DEVIATIONS SUMMARY

LEGEND

PARKING CALCULATIONS

	ADOPT	WEEKDAY	WEEKDAY	WEEKEND	WEEKEND
EXISTING MARINA AND USES (88 STACKED)					
PROPOSED MARINA USE 100 SLIP / BOAT RAMP (125 SPACES)					
HOTEL (100 UNITS)					
COMMERCIAL FISHING (30 SPACES) FISH RETAIL 9,287 SF @ 3 / 1,000 = 28					
DRINKING/ENTERTAINMENT (115 SPACES) LOUNGE/SUSHI SEATING @ .33 SEATS / 3 = 11 HOTEL RESTAURANT & POOL BAR 150 SEATS / 3 = 44 MARINA TIKI BAR & BEER PLANT 108 SEATS / 3 = 36 OUTDOOR AREAS @ 1046 + 561 = 1,607 SF @ 15 SPACES					
TOTAL PARKING REQUIRED					

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND (EXT)			
FLR 2			
FLR 3			
TOTAL			

RECEIVED
MAY 17 2018
2018-066
MONROE CO. PLANNING DEPT

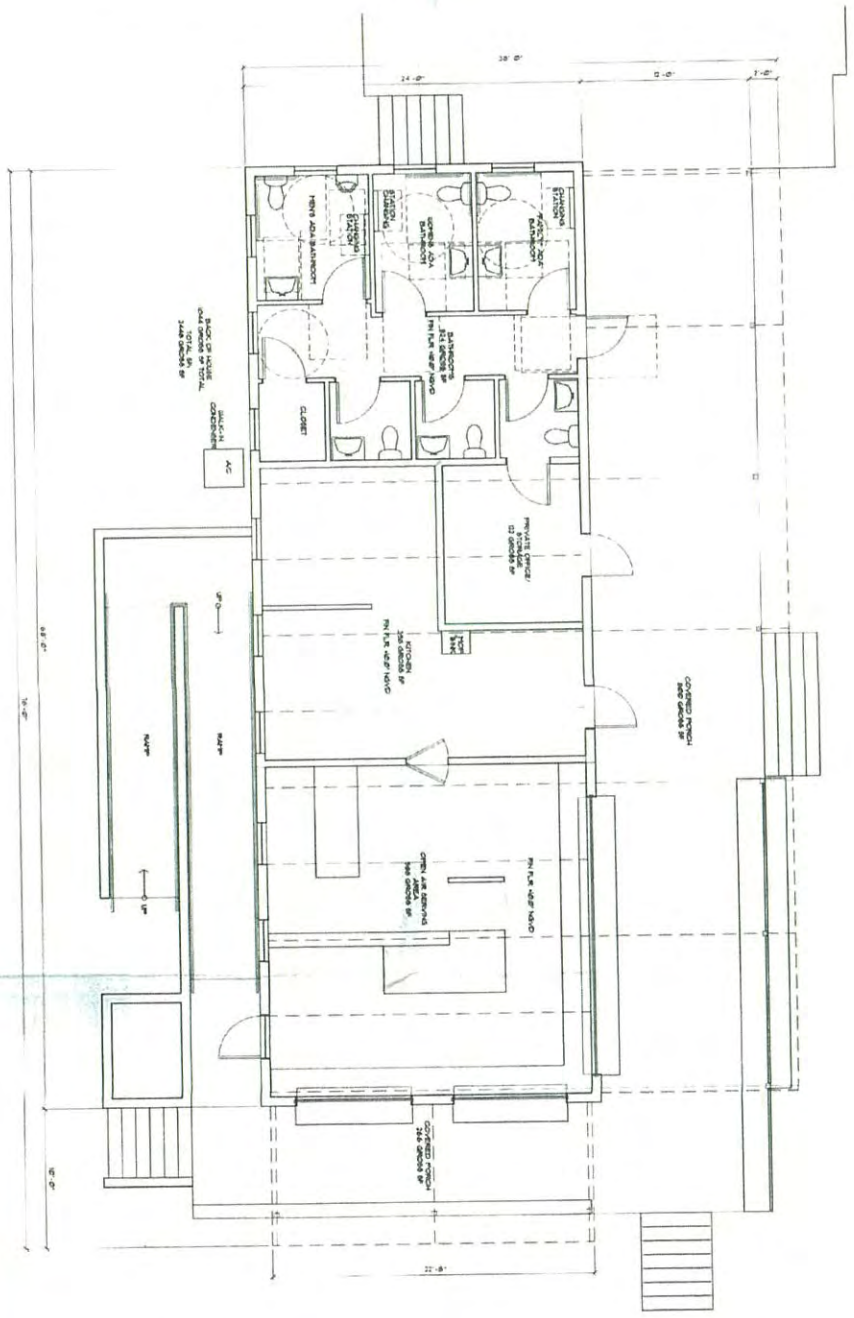
MICHAEL J. GIARDINA
LICENSE NO. 70676
03/15/2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
FE #6656

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-100



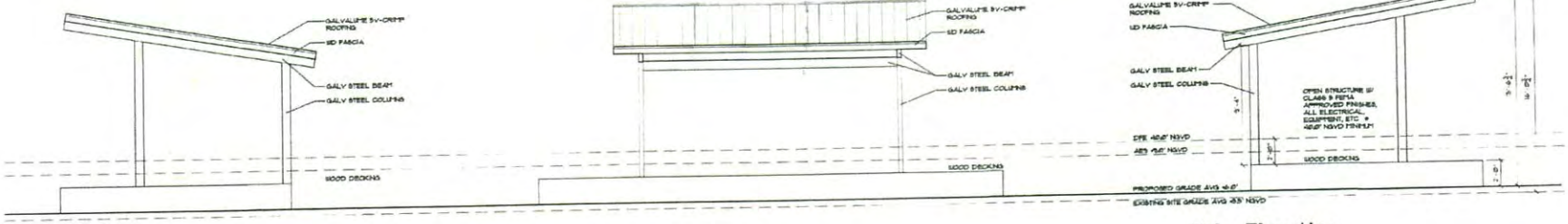
RECEIVED
MAR 27 2018
CITY OF KEY WEST
PLANNING DEPARTMENT

THOMAS E. POPE, P.A.
POPE SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St. Key West FL

SIMV Pool Bar
7011 Shrimp Road Stock Island, FL

sheet: A1.1

date: 3/9/18
revision:



Side Elevation

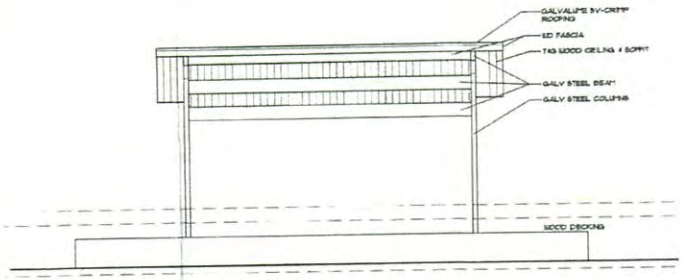
1/4" = 1' - 0"

Rear Elevation

1/4" = 1' - 0"

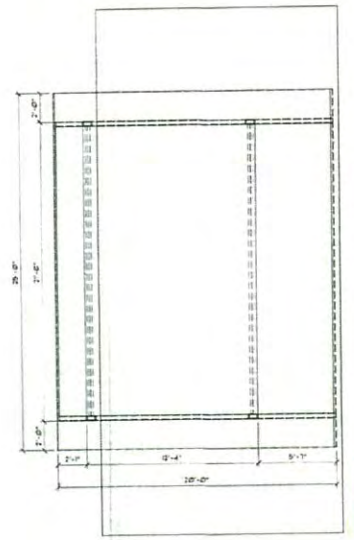
Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

BUILDING AREAS:

UNENCLOSED AREA:	500 SF
TOTAL AREA:	500 SF

RECEIVED
MAR 27 2018
2018-066
MONROE CO. PLANNING DEPT

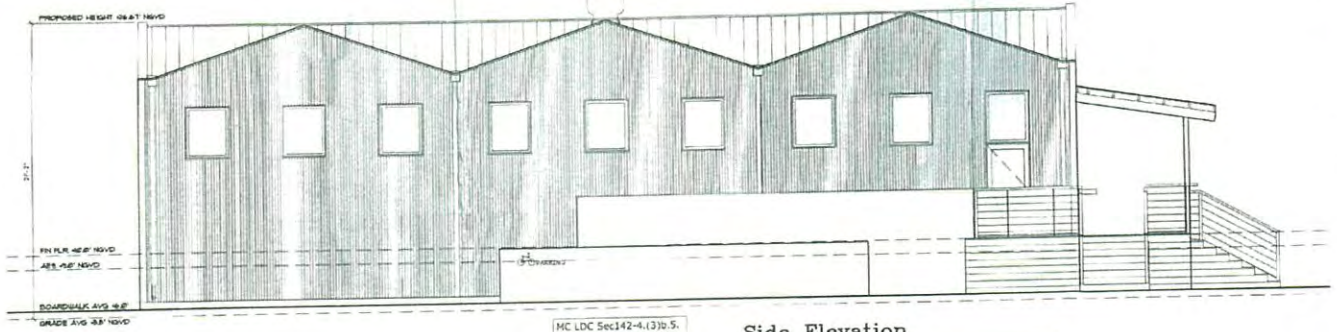
SIMV Gazebo
7011 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St. Key West FL

date:
3/9/18
revision:

sheet:
A1.2

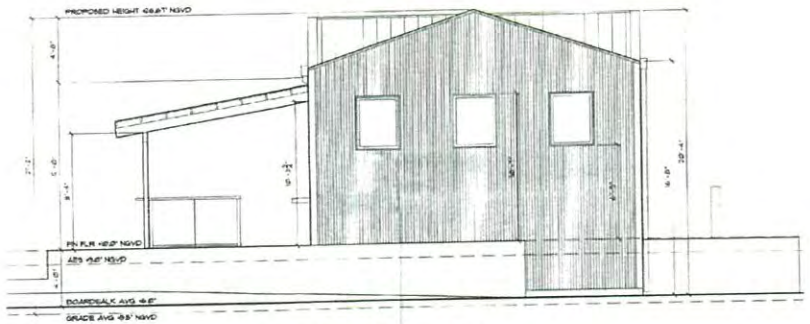
3-26-18



Side Elevation

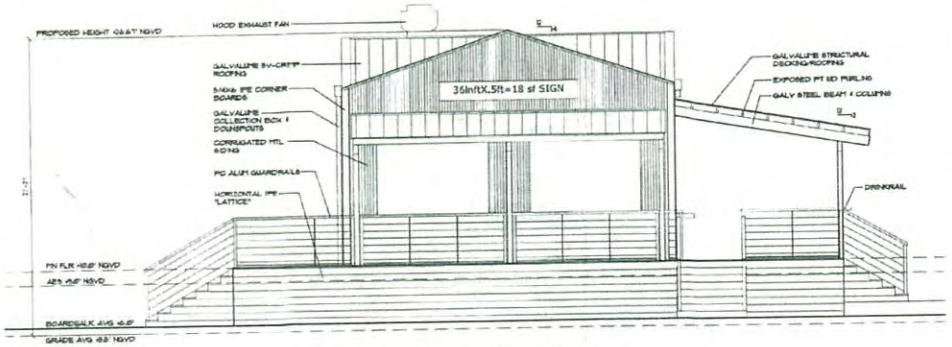
1/4" = 1' - 0"

36inftX.5ft=18 sf SIGN



Front Elevation

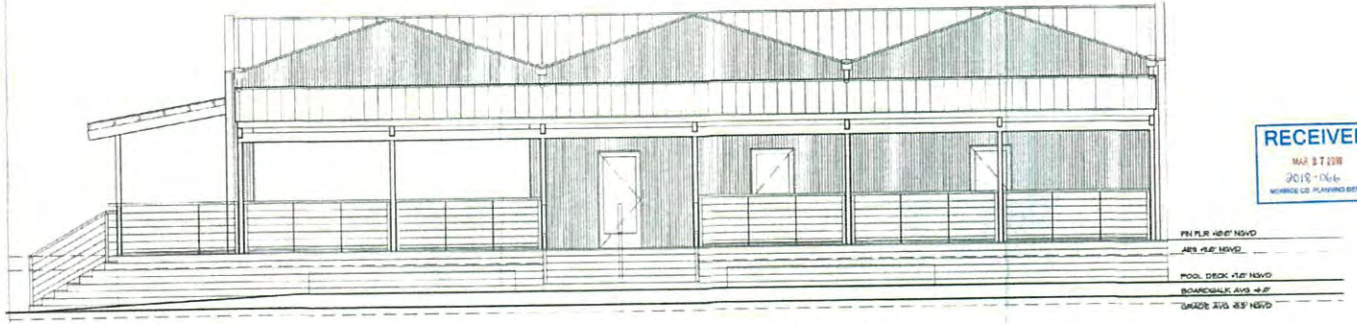
1/4" = 1' - 0"



Waterfront Elevation

1/4" = 1' - 0"

MC LDC Sec142-4.(3)b.5.
76inftX.5ft=38 sf SIGN



Side Elevation

1/4" = 1' - 0"

RECEIVED
MAR 27 2018
2018-006
MONROE CO. PLANNING DEPT

SIMV Pool Bar
7011 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE SCARBROUGH ARCHITECTS
(305) 296 3611 610 White St. Key West FL

date: 3/9/18
revision:

sheet: A2.1

County of Monroe

Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners:
Mayor Sylvia J. Murphy, District 5
Mayor Pro Tem Danny L. Kolhage, District 1
Michelle Coldiron, District 2
Heather Carruthers, District 3
David Rice, District 4

We strive to be caring, professional, and fair.

October 24, 2019

Barton W. Smith, Esq.
Smith / Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2019-151)**
7001 Shrimp Road, Stock Island, Florida, Parcel ID # 00123761-000100, 00123761-000200, 00123761-000300, 00123761-000400, 00123761-000500, 00123761-000600, 00123761-000700, 00123761-000800, 00123761-000900 & 00123761-001000

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation (File #2019-151) to the Major Conditional Use Permit (the "Major CUP" - File # 2014-027) approved by Planning Commission Resolution No. P43-14. The proposed minor deviation allows an overall reduction in open space on the site based on the following changes to the site plan: remove and replace some of the docks and add two sidewalks. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code, with the following conditions:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village signed and sealed 10/11/2019 by Michael J. Giardullo, P.E. of Weiler Engineering Corp.

2. The reconfiguration of boat slips from 361 to 288, shall not result in a reduction in commercial vessel slips.

3. Any additional revisions to the site plan, phasing or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.

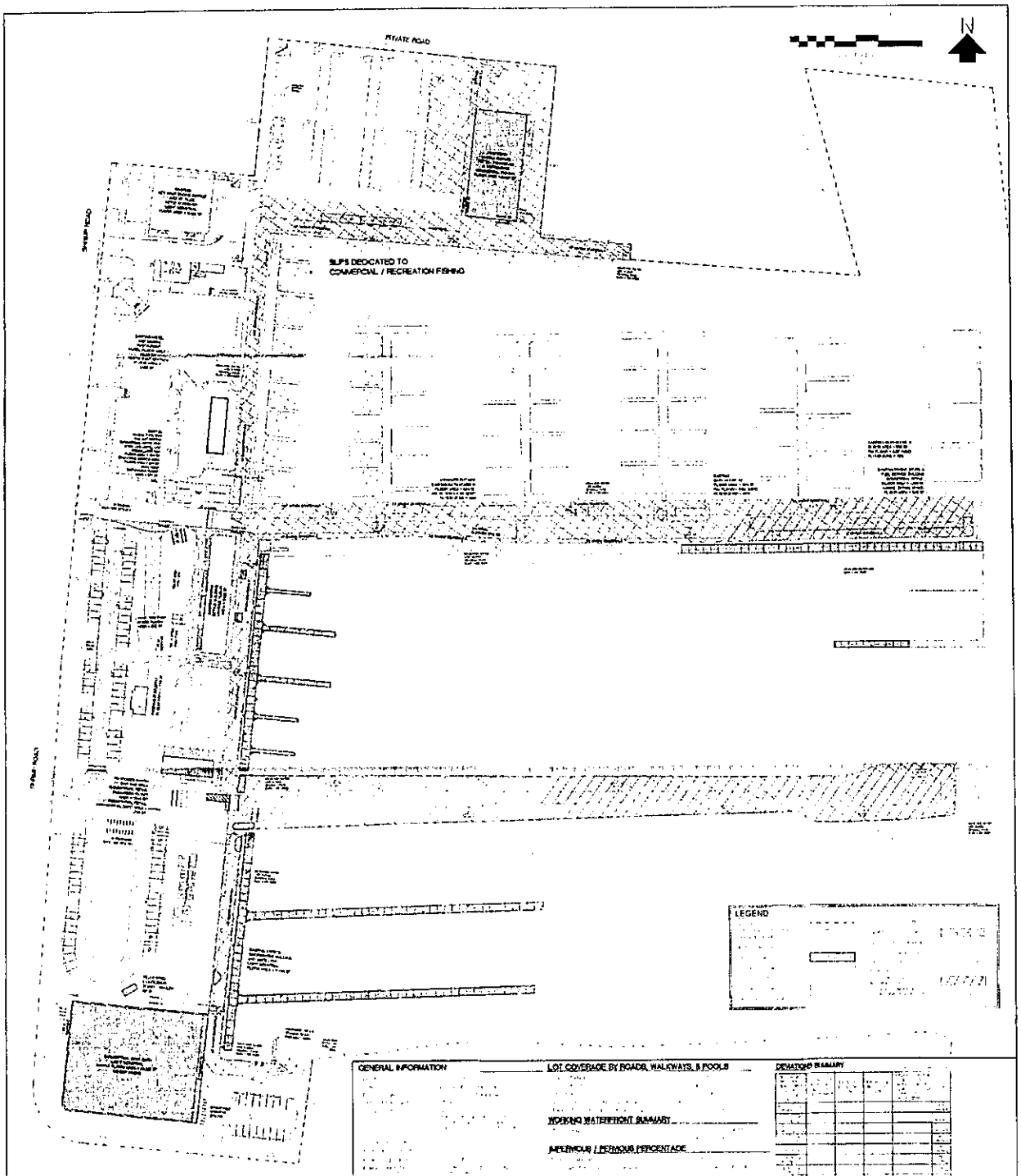
4. A Monroe County building permit(s) is required for the proposed scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,

Emily Schemper, AICP, CFM, Senior Director of Planning & Environmental Resources

ES/ll



LEGEND

GENERAL INFORMATION

LOT COVERAGE BY BOARDS, WALKWAYS, & POOLS

WORKING WATERFRONT SUMMARY

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT AREA

LOT COVERAGE BY STRUCTURES

NON-RESIDENTIAL FLOOR AREA

DEVIATION SUMMARY

PROJECT DATA

PARKING CALCULATIONS

HOTEL BUILDING COVERAGE

RECEIVED
2019-151

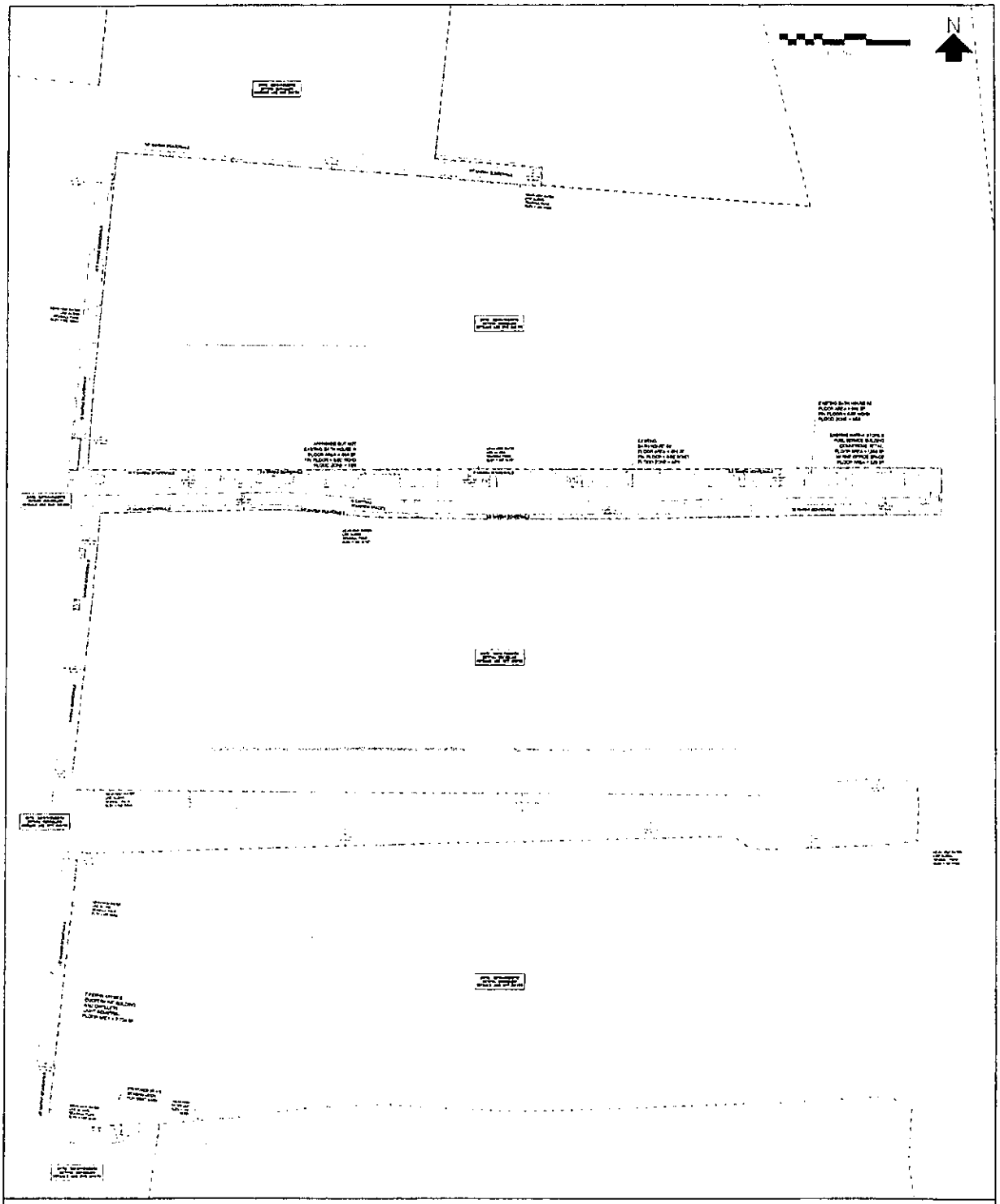
APPROVED PLANS

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC excellence in engineering

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-100



APPROVED PLANS

LEGEND

GENERAL INFORMATION

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT DATA

RECEIVED
11.17.09
2009-151

SHORELINE SETBACK SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC dance in engineering

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-101

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Planning Commission

From: Matthew Coyle, Senior Planner MC
Mike Roberts, Senior Administrator of Environmental Resources

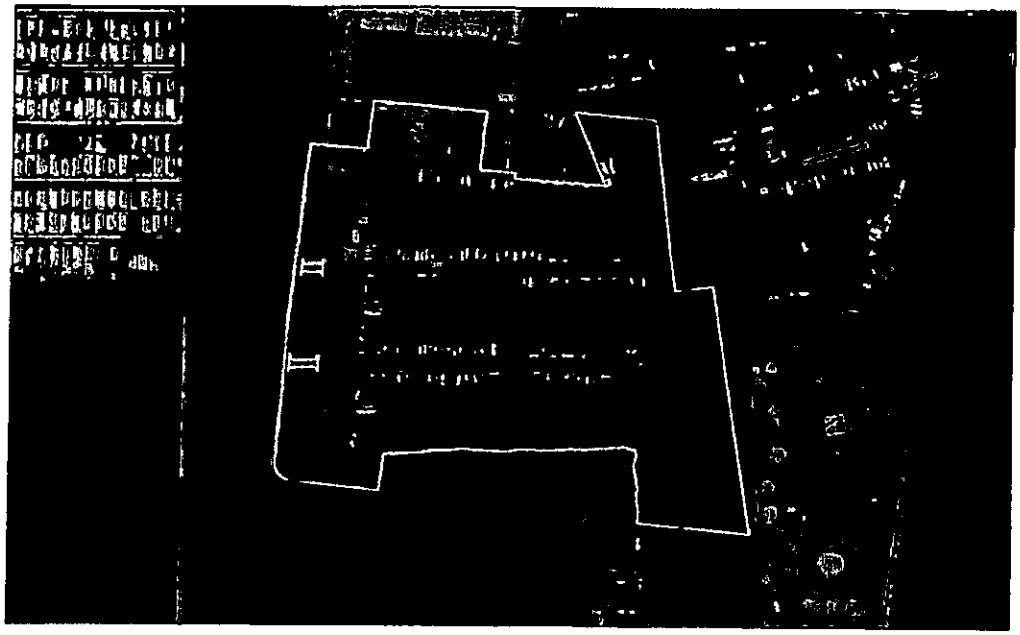
Date: October 20, 2014

Subject: *Request for an Amendment to a Major Conditional Use Permit, Stock Island Marina Village, 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200 (File #2014-027)*

Meeting: October 29, 2014

I REQUEST:

The major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include commercial retail, office, commercial fishing, light industrial and hotel uses.



Subject Property with Land Use District Overlaid (Aerial dated 2012)

Currently, the following eight buildings are situated on the property:

Description	Building # per MCPA	Floor Area per MCPA[1]	Year Built per MCPA	Initial Building Permit #
Light Industrial Building	Building #1	820 SF	1968	891-1786
Light Industrial Building	Building #2	6,400 SF[2]	1950	A-9467
Artist's Cooperative	Building #3	7,816 SF	1953	11875
Marina Office Building	Building #5	5,024 SF	2006	041-2513
Marina Store & Fuel Services	N/A	2,700 SF	N/A	131-1174
Bath House #2	N/A	424 SF	N/A	131-1177
Bath House #3	N/A	808 SF	N/A	131-1175
Fire Pump House	N/A	294 SF	N/A	131-2577

Note 1: Monroe County Property Appraiser (MCPA)
Note 2: The proposed site plan indicates this building has 7,938 SF of floor area

As shown on the site plan, excluding Building #1, all of the buildings and miscellaneous improvements shown in the preceding table will remain. According to the site plan five new buildings would be constructed. The seven remaining existing buildings would continue to be used for light industrial, office, commercial retail and accessory uses. Based on the information on file, the new buildings would consist of the following:

1. Marine service/fish house retail & distribution building
2. Hotel building consisting of 100 hotel rooms, hotel lobby and restaurant
3. Marina Pool Bar building consisting of restaurant/bar
4. Marina Tiki Bar and Grill building consisting of restaurant/bar
5. Building consisting of boat barn

As shown on the site plan, this project will involve three phases of development. The first phase involves the development of the hotel, restaurant, marine retail/fish house and accessory uses/structures. The second phase involves the development of the second restaurant. The final phase involves the development of the boat barn. The proposed project was reviewed as a whole for compliance and each phase was reviewed for compliance on its own.

Location:

Address: 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5 (Atlantic Ocean side of US 1)

Legal Description: Parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida (legal description in metes and bounds is provided in the application/file)

Real Estate (RE) Numbers: 00123720.000100, 00123720.000200 and 00123760.000200

(Note: The aforementioned numbers are the current numbers associated with the subject property. Portions of the property have been assessed under different numbers in the past. Known former numbers associated with the upland of the subject property that have been voided include 00123720.000000, 00123720.000300, 00123730.000000,

00123750.000000, 00123760.000101, 00123760.000102, 00123760.000103 and 00123760.000300. Known former numbers associated with the submerged land of the subject property that have been voided include 00123760.000401 through 00123760.000411, 00123760.000501 through 00123760.000521 and 00123760.000601 through 00123760.000604.)

Applicant: Longstock II, LLC

Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.

Owner: Longstock II, LLC

II RELEVANT PRIOR COUNTY ACTIONS:

The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit.

In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips.

On March 13, 2013, a letter of development rights determination was issued for the property. The Planning & Environmental Resources Department determined that 80 live-aboard vessel slips and 47,957 SF of nonresidential floor area were lawfully established for the subject property.

In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices.

In 2013, an alcoholic beverage special use permit (2-COP) was approved allowing the sale of beer and wine, on premise and package. The approval is memorialized by Planning Commission Resolution #P23-13, approved by the Planning Commission at a public hearing on August 28, 2013 and signed by the Planning Commission Chair on September 10, 2013.

In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013.

On February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property. The agreement was approved by the BOCC at a public hearing on July 16, 2014. The agreement allows the redevelopment of the Stock Island Marina Village in compliance with all applicable regulations. It would also allow the transfer of up to 100 market-rate transient residential TRE's. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan.

III BACKGROUND INFORMATION:

A. Size of Site: 41.92 acres (12.17 acres of upland and 29.75 acres of submerged land per proposed site plan)
B. Land Use District: Maritime Industries (MI)
C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
D. Tier Designation: Tier III
E. Existing Uses: Mixed Use - Marina, Light Industrial, Commercial Retail, Office
F. Existing Vegetation / Habitat: Predominately scarified, with mangroves along the some segments of the southernmost shoreline and areas landscaping throughout the site
G. Community Character of Immediate Vicinity: Mixed Use
H. Flood Zone: AE-EL 9

IV REVIEW OF APPLICATION:

MCC §110-67 provides the standards which are applicable to all conditional uses. When considering applications for a major conditional use permit, the Planning Commission shall consider the extent to which:

A. The conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the Land Development Code:

Policies from the *Monroe County Year 2010 Comprehensive Plan* that directly pertain to the proposed use include:

Policy 101.4.5: The principal purpose of the Mixed Use/ Commercial land use category is to provide for the establishment of commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the maintenance and enhancement of community character and recreational and commercial working waterfronts.

...

In order to preserve and promote recreational and commercial working waterfront uses, as defined by 342.07, F.S., the following criteria shall apply to all lands designated with the Maritime Industries (MI) land use (zoning) district within this land use category:

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.
2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.
6. The preservation of a public access walkway shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area.

Policy 101.5.3: In order to encourage a compact form of non-residential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites.

Policy 101.5.8: Monroe County may develop a program, called Transfer of ROGO Exemption (TRE), that would allow for the transfer off-site of dwelling units, hotel rooms, campground/recreational vehicle spaces and/or mobile homes to another site in the same ROGO sub-area, provided that they are lawfully existing and can be accounted for in the County's hurricane evacuation model. In addition, the receiver site shall be located within a Tier III area outside a designated Special Protection Area and for a receiver site on Big Pine Key and No Name Key, the sending site shall also be located on one of those two islands.

Policy 101.20.2: The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the BOCC:

***

3. The Stock Island/Key Haven Livable CommuniKeys Plan Volume I is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in this Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

4. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled Harbor Preservation/Redevelopment and Corridor Enhancement Plan dated November 2005 and incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in this Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

***

Policy 202.5.1: By January 4, 1997, Monroe County shall adopt revisions to the Land Development Regulations requiring new marinas having 10 or more slips (wet or dry), or at which a live-aboard vessel is proposed to be docked, to provide an on-site pump-out station and appropriate sewage treatment to accommodate the number of slips present according to DER and HRS standards.

Policy 202.5.2: By January 4, 1997, Monroe County shall adopt revisions to the Land Development Regulations requiring existing marinas making application for site improvements to provide a plan for retrofitting existing facilities to include an on-site pump-out station and sewage treatment. This requirement shall apply to all marinas having 10 or more slips (wet or dry), or at which a live-aboard vessel is docked. Implementation of this plan shall be a condition of permit issuance for site improvements at existing marinas. The plan shall be fully implemented within one year of permit issuance.

Policy 212.5.1: Monroe County shall support state policies and regulations concerning the permitting of marinas, docks and piers, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 216.1.11: By January 4, 1997, Monroe County shall adopt Land Development Regulations which require that all new and redeveloped marinas provide a hurricane contingency plan for review and approval before permits can be issued.

Policy 502.1.1: Monroe County shall permit only port and port related land uses within the Safe Harbor/Peninsular port area of Stock Island. Within 12 months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit

those land uses including but not limited to commercial and industrial port dependent uses, industry, commercial fishing, marinas, and employee housing.

Policy 502.1.2: Monroe County shall permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. Within 12 months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those uses, including but not limited to warehousing, industry, affordable housing, marine businesses, and restaurants.

Any development on Stock Island shall be consistent with all goals, strategies and action items of the Master Plan for the Future Development of Stock Island and Key Haven (aka the Livable CommuniKeys Plan). Adopted action items (equivalent to policies) that directly pertain to the subject property and proposed redevelopment include:

Action Item 1.3.3: Require easement agreements for commercial fishing on waterfront property through the development/redevelopment approval process.

Action Item 2.3.1: Continue to recognize land use districts and FLUM categories as the regulatory tool used for evaluating individual proposals for compliance with land development standards such as type of use and intensity of use.

Action Item 5.1.1: Promote the importance of maritime industries by incorporating the theme of Stock Island's historic maritime industry in public art and design guidelines.

Action Item 5.1.2: Emphasize maritime industries in all aspects of community design.

Additionally, the Master Plan for the Future Development of Stock Island and Key Haven (aka the Livable CommuniKeys Plan) includes the following action items which pertain to the proposed redevelopment:

Action Item 1.1.4: Encourage local restaurants to purchase and sale locally caught seafood from Stock Island by permitting an additional ground-mounted sign on commercial property and a wayfinding sign along US 1 that only advertises the "Seafood locally caught on Stock Island" and the corresponding name of the restaurant.

Action Item 9.4.3: Require the provision of bicycle facilities and parking in all new development and redevelopment.

B. *The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development:*

The proposed redevelopment would be consistent with the community character of the immediate vicinity.

The surrounding area consists of a mixture of land uses, including residential and nonresidential uses. The property is located on the east side of Shrimp Road to the south of the intersection of Shrimp Road and 5th Avenue. The property is located on Safe Harbor and is surrounded by water to the east and several other marinas. Across Shrimp Road to the south, there is a large undeveloped natural area as well as another marina. To the west there is a single family residential neighborhood and to the north there are some light industrial uses and an apartment complex.

A marina has existed on the property for decades. A mixed-use marina including a hotel, restaurant, and office space would be compatible with the character of neighboring properties in the area, which is a mixture of marina, commercial retail, office, light industrial and residential uses.

C. *The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties:*

The proposed redevelopment minimizes adverse effects, including visual impacts, on adjacent properties.

Concerning the proposed built environment, the proposed buildings are at scales that are consistent with the sizes of other buildings in the community. The proposed building designs include architectural features that provide visual interest and break up the mass of the structures. Further, the proposed architectural style is similar and consistent in design, materials, and colors with many other existing buildings in the Stock Island and Key West community.

Concerning landscaping, as part of the development, it shall be required that additional native trees and landscaping elements be planted throughout the site.

D. *The proposed use will have an adverse impact on the value of surrounding properties:*

There is no evidence indicating that the proposed redevelopment will have an adverse impact on the value of the surrounding properties.

E. *The adequacy of public facilities and services, including, but not limited to, roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Land Development Code:*

1. Roads:

Localized Impacts & Access Management: If applicable to their respective jurisdiction, new or reconfigured access to/from developments shall be approved by the Public Works Division or the Florida Department of Transportation (FDOT).

Level of Service (LOS): The trip generation presented in the traffic study was approved by the County's traffic consultant (URS). URS reviewed the traffic study and found that US1 segments #1 through #11 have adequate reserve capacity to accommodate the project trips (see URS letter dated October 20, 2014).

2. Stormwater: A surface water management plan shall be approved by the County Engineer/County Biologist and if necessary, the South Florida Water Management District (SFWMD).

3. Sewer: The applicant shall coordinate with KW Resort Utilities, Corp.

4. Water: The applicant shall coordinate with the Florida Keys Aqueduct Authority.

5. Refuse Disposal: The applicant shall coordinate with Monroe County Solid Waste Management.

6. Emergency Management: The applicant shall coordinate with the Office of the Fire Marshal.

F. The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development:

There is no evidence to support or disprove the applicant's financial and technical capacity.

G. The development will adversely affect a known archaeological, historical or cultural resource:

The proposed redevelopment will not adversely affect a known archaeological, historical or cultural resource.

H. Public access to public beaches and other waterfront areas is preserved as part of the proposed development:

The proposed redevelopment will not have an adverse impact on public access to a waterfront area. The property includes shoreline areas to the east. The eastern shorelines are developed with docking facilities, which provide access the Atlantic Ocean. The property, along with the existing dockage, is under private ownership. The public will have limited access to waterfront areas as visitors.

The 2014 approved Development Agreement requires that there is public access to the property from 7:00 am until dusk. To further enhance public access, the proposed site plan includes a marina boardwalk along a majority of the shoreline areas.

I. The proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of the Monroe County Code:

1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Compliance to be determined.*

   The proposal involves 100 new transient residential units, thus 100 transient ROGO exemptions are required for the project. The BOCC approved Development Agreement allows the transfer of up to 100 transient TREs from the Lower Keys and/or BPK/NNK subareas.

   The applicant has stated their intent to transfer 100 transient ROGO exemptions associated with another property to the subject property (which must be executed by a separate minor conditional use permit approval).

2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *Compliance to be determined*

   The NROGO shall apply to the development of all new and expanded nonresidential floor area, except as exempted by MCC §138-50, for which a building permit or other final development approval is required. Pursuant to MCC §138-50(1), the NROGO shall not apply to development with no net increase in nonresidential floor area. Nonresidential floor area means the sum of the total floor area for a nonresidential building or structure, as defined in MCC §101-1. Additionally, covered and unenclosed boat racks with three or fewer sides not associated with retail sales of boats are not considered nonresidential floor area. Further, the term "nonresidential floor area" does not include space occupied by residential uses, including spaces occupied by a transient residential unit and an institutional-residential use as defined in MCC §101-1.

   The proposed development includes 38,876 SF of nonresidential floor area (9,987 SF marine service retail, fish house + 1,450 SF hotel restaurant + 1,046 SF marina tiki bar and grill + 26,393 SF boat barn). The remaining floor area is occupied by residential uses, or accessory uses thereto, and is thereby not defined as nonresidential floor area.

   The Planning & Environmental Resources Department determined that 47,957 SF of nonresidential floor was lawfully-established in a Letter of Development Rights Determination issued on March 13, 2013. The five existing buildings that will remain on site have a combined floor area of 22,832 SF. Therefore, the property has 25,125 SF of nonresidential floor area that is remaining.

   This application shall require an additional allocation of 13,751 SF of nonresidential floor area through the NROGO permit allocation system. Pursuant to MCC §138-53(e) the BOCC may, for projects in excess of 10,000 SF of nonresidential floor area,

reserve by resolution, for up to eighteen (18) months, some or all of the available nonresidential floor area within an applicable account within the NROGO bank for a specified development.

3. Purpose of the MI District (§130-38): *In compliance.*

   The purpose of the MI district is to establish and conserve areas suitable for maritime uses such as ship building, ship repair and other water dependent manufacturing and service uses.

4. Permitted Uses (§130-85): *In compliance.*

   In total, the proposed redevelopment consists of the following uses:

   - Marina
     - 100 dry slips
     - 270 wet slips (80 live-aboard slips / 54 recreational and commercial working waterfront slips)
   - Hotel
     - 100 hotel rooms
   - Commercial Retail, Medium-Intensity
     - Marina Tiki Bar & Restaurant (1,046 SF with 108 seats)
     - Hotel Restaurant & Pool Bar (1,450 SF with 192 seats)
     - Existing Marina Store and Fuel Services Building (1,234 SF)
   - Commercial fishing
     - Marine Service, Fish House (9,987 SF)
   - Office
     - Existing Marina Office Building (5,024 SF)
     - Existing Marina Office Space (820 SF)
   - Light Industrial
     - Existing Key West Engine Service and Ye Olde Hippie Workshop (7,938 SF)
     - Existing Artist's Cooperative Building and Distillery (7,704 SF)
   - Accessory
     - Hotel lobby/offices (SF not provided)
     - Parking areas (322 spaces)
     - Swimming pool

   In the MI district, *marinas* may be permitted with a major conditional use permit provided that: a) the parcel proposed for development has access to water at least 4' below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least 6' in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10'.

In the MI district, *hotels* of providing 50 or more rooms may be permitted with a major conditional use permit provided that a) the hotel has restaurant facilities on or adjacent to the premises; and b) access to U.S. 1 by way of: 1. An existing curb cut; 2. a signalized intersection; or 3. a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.

In the MI district, *commercial retail, low and medium-intensity uses* of less than 5,000 SF may be permitted as-of-right with a building permit.

In the MU district, *commercial fishing* and *accessory uses* may be permitted as-of-right with a building permit.

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Compliance to be determined following Ordinance No. 011-2014 becoming effective.*

Proposed Land Use Intensity with Live-Aboard Density:

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential	15 rooms/ buildable ac [1]	12.17 upland ac (9.73 buildable ac)	145.95 rooms	100 rooms	68.52%
Commercial Retail (medium-intensity)	0.30 FAR	12.17 upland ac / 530,125 SF	159,037 SF	3,730 SF [2]	2.35%
Commercial Fishing	0.45 FAR	12.17 upland ac / 530,125 SF	238,556 SF	9,987 SF	4.19%
Offices	0.50 FAR	12.17 upland ac / 530,125 SF	265,062 SF	5,844 SF [3]	2.20%
Light Industrial	0.35 FAR	12.17 upland ac / 530,125 SF	185,543 SF	15,642 SF [4]	8.43%
Boat Storage (Light Industrial)	0.35 FAR	12.17 upland ac / 530,125 SF	185,543 SF	26,393 SF	14.22%
Residential (Live-aboard slips)[5]	1 dwelling unit/ ac	12.17 upland ac	12.17 live-aboard slips	80 live-aboard slips	657.35%
				Total including live-aboard density	757.26%

1: This is maximum net density (15 rooms per buildable acre), not allocated density (10 rooms per acre), as the applicant intends to utilized TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

2: The medium-intensity commercial retail total includes the existing marina store and fuel services building (1,234 SF) and the hotel (1,450 SF) and marina tiki bar and grill restaurants (1,046 SF).

3: The office uses include the existing marina office building (5,024 SF) and marina office space (820 SF) above the marina store and fuel services buildings

4: The light industrial uses include the existing Key West Engine Services building (7,938 SF) and the Artist Cooperative building (7,704 SF).

5: Pursuant to Ordinance No. 011-2014, currently in its required appeal period, live-aboard vessels shall no longer count as a dwelling unit for the purpose of calculating density.

The Planning & Environmental Resources Department determined that 80 live-aboard vessel slips are lawfully established on the property in a Letter of Development Rights Determination issued on March 13, 2013. Under the current Land Development Code (MCC §114-19) the live-aboard vessels would count as a dwelling unit for the purposes of calculating density limitations. The 80 existing live-aboard vessel slips would account for 657.35% of the land use intensity for the property. The BOCC adopted Ordinance No. 011-2014 which would make live-aboard vessels no longer count as a dwelling unit. The Ordinance is currently in its required appeal periods.

If the live-aboard ordinance is not appealed and becomes effective the land use intensity as proposed is shown in the table below.

Proposed Land Use Intensity:

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential	15 rooms/ buildable ac [1]	12.17 upland ac (9.73 buildable ac)	145.95 rooms	100 rooms	68.52%
Commercial Retail (medium-intensity)	0.30 FAR	12.17 upland ac / 530,125 SF	159,037 SF	3,730 SF [2]	2.35%
Commercial Fishing	0.45 FAR	12.17 upland ac / 530,125 SF	238,556 SF	9,987 SF	4.19%
Offices	0.50 FAR	12.17 upland ac / 530,125 SF	265,062 SF	5,844 SF [3]	2.20%
Light Industrial	0.35 FAR	12.17 upland ac / 530,125 SF	185,543 SF	15,642 SF [4]	8.43%
Boat Storage (Light Industrial)	0.35 FAR	12.17 upland ac / 530,125 SF	185,543 SF	26,393 SF	14.22%
Total					99.91%

1: This is maximum net density (15 rooms per buildable acre), not allocated density (10 rooms per acre), as the applicant intends to utilized TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

2: The medium-intensity commercial retail total includes the existing marina store and fuel services building (1,234 SF) and the hotel (1,450 SF) and marina tiki bar and grill restaurant (1,046 SF).

3: The office uses include the existing marina office building (5,024 SF) and marina office space (820 SF) above the marina store and fuel services buildings

4: The light industrial uses include the existing Key West Engine Services building (7,938 SF) and the Artist Cooperative building (7,704 SF).

The existing development on the property must be taken into account for the total cumulative density. The existing development includes the 7,938 SF Key West Engine Services building (light industrial), the 7,704 SF artist cooperative building (light industrial), the 5,024 marina office building (office) and the 1,234 SF marina store and fuel services building (commercial retail) and 820 SF marina office space (office). The existing floor area associated with these buildings accounts for 11.4% of the land use intensity for the property. The proposed development equals 88.51%

of the properties cumulative density. As proposed the development of the site would have a total cumulative density of 99.91%.

Transferable Development Rights (TDRs):

The applicant intends to utilize TDRs in the development of the property. The 2014 development agreement allows the transfer of TDRs to the property; however, the transfer must be formally executed by a separate minor conditional use permit approval.

6. Required Open Space (§118-9, §130-157, §130-162 & §130-164): *In compliance.*

There is a required open space ratio of 20%. In total, the property consists of 12.17 acres (530,125 SF) of upland area. Therefore, at least 106,025 SF of total land area must remain open space. The site plan indicates that there shall be 3.93 acres of pervious area (171,303 SF) on the site (32.32%).

There is a required shoreline setback open space ratio of 0.40 or 40%. In total, the property contains 2.59 acres (112,679 SF) of shoreline setback area. Therefore, at least 45,071 SF of this area must remain open space. The site plan (Sheet C-1.0) indicates that there shall be 1.88 acres of pervious area (81,852 SF) the shoreline setback – yielding 72.64% open space in the shoreline setback.

7. Minimum Yards (§118-12 & §130-186): *In compliance.*

The required non-shoreline setbacks are as follows: Front yard – 25'; Rear yard – 25'; and Side yard – 10'/15' (where 10' is required for one side and 15' is the minimum combined total of both sides).

Pursuant to MCC §118-12, along the altered segments of the shoreline, principal structures shall be set back 20' as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further landward. Accessory structures, as defined in MCC §101-1, within the shoreline setback shall be constructed at a foundation height not to exceed 18" above existing grade and shall meet the following design criteria: a) in no event shall the total, combined area of all structures occupy more than 60% of the upland area of the shoreline setback and pools, spas, and any screen structures over pools or spas shall be set back a minimum of 10', as measured from the MHW line.

In accordance with MCC §118-12(o), for structures serving commercial uses, the Director of Planning & Environmental resources or the planning commission may approve deviations from the requirements of MCC §118-12 as part of a minor or major conditional use permit. Such approval may include additional structures or uses, provided that such approval is consistent with any permitted uses, densities, and intensities of the land use district (MI), furthers the purposes of MCC §118-12, is consistent with the general standards applicable to all uses, and the proposed

structures are located in a disturbed area of an altered shoreline. Such additional uses are limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities, and water-dependent marina uses. Any such development shall make adequate provision for a water quality monitoring program for a period of five years after the completion of the development.

8. Maximum Height (§130-187): *Full compliance to be determined upon building permit application review.*

   No structure or building shall be development that exceeds a maximum height of 35'.

   Building elevations were submitted with the application and the buildings depicted are less than 35' in height. The 2014 Development Agreement specified that grade shall be determined based on Exhibit 7 a topographic survey.

9. Surface Water Management Criteria (§114-3): *In compliance.*

   The site plan provided indicates a total upland area of 530,125 SF, with an impervious surface of 358,821 SF (67.68% impervious). The drainage plans (dated October 8, 2014) provided details on the required treatment volumes by Phase. The drainage plans are in compliance with §114-3.

10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by KW Resort Utilities, Corp prior to the issuance of a building permit.*

11. Fencing (§114-20): *Full compliance to be determined upon building permit application review.*

    The site plan indicates that a 1.5' retention wall would be installed between the hotel and Shrimp Road property line. Any new wall/fencing shall be reviewed independently for compliance as an accessory structure/use under a building permit application.

12. Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon building permit application review.*

    The site is designated within a flood zone on the Federal Emergency Management Agency's flood insurance rate maps. All new structures, including the hotel, must be built to floodplain management standards that meet or exceed those for flood protection.

13. Energy Conservation Standards (§114-45): *Full compliance to be determined upon building permit application review.*

The development proposal includes the following required energy conservation measures: reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas to reduce local air temperatures and reflected light and heat; the installation of native plants in required landscaping, which will reduce the requirements for water and maintenance; the installation of shade trees, which will provide shade for parking areas; and the provision of structural shading.

Not enough information was provided to determine if the development proposal includes the following required energy conservation measures: use of energy-efficient feature in window design; use of operable windows and ceiling fans; installation of energy-efficient appliances and equipment; prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts; installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas; and orientation of structures, as possible, to reduce solar heat gain by walls and to use the natural cooling effects of the wind.

14. Potable Water Conservation Standards (§114-46): *Full compliance to be determined upon building permit application review.*

15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8): *Not applicable.*

    The development area is predominately scarified, but it does contain some native habitat. The Landscape Plans indicate the removal of 6 native hardwoods requiring mitigation. The required mitigation (12 native trees) is provided within the required bufferyards.

16. Required Parking (§114-67): *In compliance.*

Required Parking:

Specific Use	Multiplier	Proposed	Required
Hotels	1 space per each 1-bedroom unit and 1 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	100 rooms	100 spaces
Eating and drinking establishments, such as restaurants and bars	1 space per 3 seats or 3 spaces per 1,000 SF of area devoted to food/beverage service (whichever is greater)	332 seats (2,496 SF)	110.6 spaces
Eating and drinking establishments, such as restaurants and bars	3 spaces per 1,000 SF of area not devoted to food/beverage service	1,637 SF	4.9 spaces
Marinas and commercial	1 space per berth plus 1	100 dry slips	25 spaces

fishing facilities	space per 4 dry storage racks		
Commercial retail	3 spaces per 1,000 SF [1]	9,987 SF	30 spaces
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	270 wet slips	270 spaces (88 spaces*)
		Total	541 spaces (349 spaces minimum[2])

1: The marine service/fish house retail & distribution building will have a primary commercial fishing use and a commercial retail component. The commercial retail parking standard is most appropriate.
2: The existing marina, marina office, marina store and fuel services building and light industrial buildings are lawfully nonconforming to the current parking space requirements. These existing uses were found to have 88 existing parking spaces.

The site plan states that 322 spaces would be provided (277 at a standard size for vehicles, 20 at an ADA accessible size and 25 at a reduced size for scooters). The table above shows the parking requirements for the whole project including all three phases.

There are a number of existing buildings and uses on the property. In 2011, a minor deviation to the major conditional use permit was approved in order to reconfigure 173 of the existing 361 boat slips. As part of that application staff determined that the property had 88 existing parking spaces and was lawfully nonconforming to the current parking standards. The new uses including the proposed hotel, eating and drinking establishments, dry boat storage racks and commercial retail are required to show full compliance with §114-67 required off-street parking.

The redevelopment is a mixed-use development. For that reason, it is eligible for a shared-parking reduction. Although not enough information was provided to account for all of the normally required spaces, which is necessary to carry out a final shared parking analysis, the following table indicates a minimum number of spaces that would be required (note: the total will only increase as additional information is provided – unless the proposed development is scaled back reducing a particular parking demand):

Shared Parking:

Specific Use	Nighttime	Weekday		Weekend	
	12 am-6 am	9 am-4 pm	6 pm-12 am	9 am-4 pm	6 pm-12 am
Marinas (113 spaces)	5.7	79.1	11.3	113	22.6
Commercial Retail (30 spaces)	1.5	18.0	27.0	30.0	21.0
Drinking and eating (115.5 spaces)	11.6	46.2	115.5	92.4	115.5
Hotel (100 spaces)	75.0	75.0	100.0	75.0	100.0
Minimum Total	93.7	218.3	253.8	**310.4**	259.1

There will be a minimum requirement of 310 spaces. The site plan shows 322 parking spaces (277 at a standard size for vehicles, 20 at an ADA accessible size and 25 at a reduced size for scooters), 12 more than required.

All of the spaces shown on the site plan appear to have the appropriate dimensions and access aisles widths, although it is difficult to confirm as the site plan is drawn at 1:60 scale.

Scooter/motorcycle parking:

Per MCC 114-67(e)(5) and consistent with the *Master Plan for the Future Development of Stock Island & Key Haven*, the planning director may grant a reduction of up to 20 percent in the number of required parking spaces for nonresidential uses, provided an equivalent number of parking spaces are reduced in size and redesigned to accommodate scooters and other similar modes of transportation. If 310 spaces are required and provided, up to 62 appropriately sized scooter parking spaces could be included on the site plan and receive an equivalent reduction in required parking for automobiles.

In order for the scooter parking spaces to be functional the minimum size for each space should be 6' deep by 4' wide. All 25 of the proposed scooter parking spaces meet the minimum size requirement.

17. Required Loading and Unloading Spaces (§114-69): *In compliance.*

    An 11' by 55' loading/unloading space is required. The site plan includes one 11' by 55' loading/unloading space.

18. Required Landscaping (§114-99 – §114-105): *In compliance*

    The revised Landscape Plans (dated 10-2-14) comply with the standards contained in §114-100. While the combined total of canopy trees and shrubs proposed for planting meets the minimum native planting requirements of §114-102(f), it should be noted that coconut palm (*Cocos nucifera*) is not native to the Florida Keys and does not contribute to the 70% native plant requirement.

19. Required Bufferyards (§114-124 – §114-130): *In compliance*

    The Landscape Plans depict Class C Bufferyards on the north, east and west of Phase I-A. Based on the data provided, the proposed bufferyards are in compliance with §114-126. Note that coconut palms (*Cocos nucifera*) should not be planted in the required buffers.

20. Outdoor Lighting (§114-159 – §114-163): *Full compliance to be determined upon building permit application review.*

Outdoor lighting is not being reviewed as part of this application. Any new outdoor lighting shall be reviewed independently for compliance as an accessory use/structure under a building permit application.

21. Signs (§142-1 – §142-7): *Full compliance to be determined upon building permit application review.*

    Signage is not being reviewed as part of this application. Any new signage shall be reviewed independently for compliance as an accessory use/structure under a building permit application.

22. Access Standards (§114-195 – §114-201): *Compliance to be determined.*

    The proposal does not indicate any change to site access.

    Note: Judy Clarke, Monroe County Public Works & Engineering, provided two memorandums regarding the access on March 17, 2014 and August 21, 2014.

23. Chapter 533, Florida Statues: *In compliance.*

    All accessibility standards as required by Florida Statutes and the Americans with Disabilities Act (ADA) must be met.

    There shall be at least one ADA accessible parking space for every 25 vehicle parking spaces. According to the site plan there are 297 standard size parking spaces on the property. Therefore, at least 11 ADA accessible spaces would be required. The site plan indicates that there shall be 20 ADA accessible spaces.

    Building requirements will be reviewed upon submittal of building permit applications for the structures.

24. Other Issues:

    10 Year Time Horizon

    Pursuant to MCC §110-73(1) unless otherwise specified in a major conditional use approval, all required building permits and certificates of occupancy shall be procured within three years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County. The 2014 development agreement approved by the BOCC shall remain in effect for ten (10) years from the effective date. The major conditional use approval may remain in effect as long as the development agreement.

Traffic Study

The applicant submitted a Level III traffic study on September 24, 2014. URS, the County's traffic consultant reviewed the traffic study and found that US1 segments #1 through #11 have adequate reserve capacity to accommodate the project trips. URS also agreed with the findings that the proposed redevelopment will not degrade the LOS of surrounding roadways (see URS letter dated October 20, 2014). Staff reviewed the existing and proposed trip generation analysis and found that all the existing and proposed development was not accounted for. The existing 5,844 SF of office (Marina Office Building and Marina Office Space) and 1,234 SF of commercial retail (Marina store and fuel service building) were not included in the analysis. The two proposed restaurants (hotel restaurant and marina tiki bar and grill) with 300 total seats and the boat barn with 100 additional dry slips were not included in the analysis. The traffic study will need to be revised to account for all existing and proposed development.

Phasing Plan

As shown on the site plan, this project will involve three phases of development. The first phase involves the development of the hotel, restaurant, marine retail/fish house and accessory uses/structures. The second phase involves the development of the second restaurant. The final phase involves the development of the boat barn. The proposed project was reviewed as a whole for compliance and each phase was reviewed for compliance on its own.

Phase 1

The first phase includes the construction of the 100 room hotel, 192 seat hotel restaurant/pool bar and 9,987 SF marine service/ fish house retail building. The tables below show the parking that is required for the phase I development and the shared parking reduction.

Required Parking: Phase I

Specific Use	Multiplier	Proposed	Required
Hotels	1 space per each 1-bedroom unit and 1 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	100 rooms	100 spaces
Eating and drinking establishments, such as restaurants and bars	1 space per 3 seats or 3 spaces per 1,000 SF of area devoted to food/beverage service (whichever is greater)	224 seats (1,450 SF)	74.6 spaces
Eating and drinking establishments, such as	3 spaces per 1,000 SF of area not devoted to	(591 SF)	1.8 spaces

restaurants and bars	food/beverage service		
Commercial retail	3 spaces per 1,000 SF	9,987 SF	30 spaces
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	270 wet slips	270 spaces (88 spaces*)
		Total	476 spaces (294 spaces minimum)

* The existing marina, marina office, marina store and fuel services building and light industrial buildings are lawfully nonconforming to the current parking space requirements. These existing uses were found to have 88 existing parking spaces.

Shared Parking Phase I:

Specific Use	Nighttime	Weekday		Weekend	
	12 am-6 am	9 am-4 pm	6 pm-12 am	9 am-4 pm	6 pm-12 am
Marinas (88 spaces)	4.4	61.6	8.8	88	17.6
Commercial Retail (30 spaces)	1.5	18.0	27.0	30.0	21.0
Drinking and eating (76.4 spaces)	7.6	30.6	76.4	61.1	76.4
Hotel (100 spaces)	75.0	75.0	100.0	75.0	100.0
Minimum Total	88.5	185.2	212.2	**254.1**	215.0

For Phase I there will be a minimum requirement of 254 parking spaces. The site plans shows 151 new parking spaces (145 at a standard size for vehicles and 6 at an ADA accessible size) and 52 existing parking spaces (43 at a standard size for vehicles, 3 at an ADA accessible size and 6 at a reduced size for scooters). There are also 44 existing standard size parking spaces located on the southern portion of the site. To be compliant with the phase I parking requirements the applicant would have to install 7 parking spaces where the boat barn is proposed in phase III, this area is currently vacant land. The landscaping plan for phase I complies with the standards contained in §114-100.

Phase 2

The second phase includes the construction of the 108 seat marina tiki bar and grill. The tables below show the parking that is required for the Phase II development and the shared parking reduction.

Required Parking: Phase II

Specific Use	Multiplier	Proposed	Required
Hotels	1 space per each 1-bedroom unit and 1 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	100 rooms	100 spaces

Eating and drinking establishments, such as restaurants and bars	1 space per 3 seats or 3 spaces per 1,000 SF of area devoted to food/beverage service (whichever is greater)	332 seats (2,496 SF)	110.6 spaces
Eating and drinking establishments, such as restaurants and bars	3 spaces per 1,000 SF of area not devoted to food/beverage service	1,637 SF	4.9 spaces
Commercial retail	3 spaces per 1,000 SF	9,987 SF	30 spaces
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	270 wet slips	270 spaces (88 spaces*)
		Total	TBD 516 spaces (334 spaces minimum*)

Shared Parking:

Specific Use	Nighttime	Weekday		Weekend	
	12 am-6 am	9 am-4 pm	6 pm-12 am	9 am-4 pm	6 pm-12 am
Marinas (88 spaces)	4.4	61.6	8.8	88.0	17.6
Commercial Retail (30 spaces)	1.5	18.0	27.0	30.0	21.0
Drinking and eating (115.5 spaces)	11.6	46.2	115.5	92.4	115.5
Hotel (100 spaces)	75.0	75.0	100.0	75.0	100.0
Minimum Total	92.5	200.8	251.3	**285.4**	254.1

For Phase II there will be a minimum requirement of 285 parking spaces. The site plans shows 295 parking spaces (259 at a standard size for vehicles, 20 at an ADA accessible size and 16 at a reduced size for scooters), 10 more than required. The landscaping plan for phase II complies with the standards contained in §114-100.

Comprehensive Plan Policy 101.4.5 Requirements

Preservation of working waterfront uses

There is a requirement that a minimum of 35% of the upland area of the property is preserved for working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses. In total, the property consists of 12.17 acres (530,125 SF) of upland area. Therefore, at least 185,543 SF of total land area shall be preserved for working and waterfront uses. The site plan indicates that there shall be 4.306 acres of traditional working waterfront area (187,570 SF) on the site (35.38%).

Preservation of wet slips for vessels involved with recreational and commercial working waterfront uses

There is a requirement that a minimum of 20% of the wet slips be reserved for vessels involved with recreational and commercial waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation. According to the site plan there are 270 wet slips on the property. Therefore, at least 54 wet slips shall be preserved for vessels involved with recreational and commercial waterfront uses. The site plan indicates that there shall be 55 dedicated commercial/recreational fishing slips.

There have historically been 361 boat slips on the property. If additional wet slips are established they would be subject to this policy. If the property owner proposes changing or reconfiguring theses slips they would need to notify the director of planning in writing.

Preservation of new wet slips for vessels involved with recreational and commercial working waterfront uses

The property has historically had 361 boat slips. The site plan indicates that there will be 270 boats slips. Therefore, no new wet slips are proposed for the property.

The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval

The site plan documents the preservation of dockage for recreational and commercial working waterfront uses.

For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartment or employee housing

No permanent residential development is proposed by this amendment to the major conditional use permit.

The preservation of a public access walkway shall be required for all parcels with direct access to the water

The property includes shoreline areas to the east. The eastern shorelines are developed with docking facilities, which provide access the Atlantic Ocean. The property, along with the existing dockage, is under private ownership. The public will have limited access to waterfront areas as visitors. The 2014 Development Agreement requires that there is public access to the property from 7:00 am until dusk. To further enhance public access, the proposed site plan includes a marina boardwalk along a majority of the shoreline areas.

Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area

According to the site plan there are 3,730 SF of commercial retail uses proposed. This total includes the existing marina store and fuel services building (1,234 SF), the hotel (1,450 SF) and the marina tiki bar and grill restaurant (1,046 SF).

Required recycling collection areas:

As set forth in MCC §114-21, any nonresidential or multi-family residential development requiring a CO or CC on or after July 1, 2012 shall make adequate provision for a recycling collection area. Pursuant to MCC §114-21(1) and (2), at four collection areas are required. For nonresidential buildings consisting of 0 to 5,000 SF, there shall be at least one collection area (82 SF). As a 1,046 SF nonresidential building (marina tiki bar and grill) and a 1,450 SF nonresidential building (hotel restaurant) is proposed, two such collection areas is required. For nonresidential buildings consisting of 5,001 SF to 15,000 SF of floor area, there shall be at least one collection area (125 SF). As a 9,987 SF nonresidential building (marine service/fish house) is proposed, one such collection area is required. For nonresidential buildings consisting of 15,001 SF to 50,000 SF of floor area, there shall be at least one collection area (175 SF). As a 26,393 SF nonresidential building (boat barn) is proposed, one such collection area is required. The site plan indicates four compliant recycling collection areas would be provided.

Bike Racks:

Action Item 9.4.3 of the Master Plan for the Future Development of Stock Island and Key Haven requires the provision of bicycle facilities and parking in all new development. The site plan indicates four bicycle parking facilities would be provided.

V RECOMMENDATION:

The Planning & Environmental Resources Department recommends approval with the following conditions:

1. Prior to the issuance of a resolution by the Planning Commission approving this major conditional permit, the applicant shall provide a revised traffic study which accounts for all of the existing and proposed uses on the site for review by the County's traffic consultant. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission may reconsider the approval.

2. Prior to the issuance of a resolution by the Planning Commission approving this major conditional permit, Ordinance No. 011-2014 shall be effective.

3. Prior to the issuance of a resolution by the Planning Commission approving this major conditional permit, the applicant shall provide a signed and sealed site plan indicating the marine service/fish house retail & distribution building is 9,987 SF and the boat barn is 26,393 SF. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission may reconsider the approval.

4. Prior to the issuance of a building permit for any building containing transient dwelling units, all required TDRs shall be successfully transferred to the property via the process provided in MCC §130-160.

5. Prior to the issuance of a building permit for any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the property via the process provided in MCC §138-22(2).

6. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

7. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

8. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Reasonable rules related to use and conduct may be established and enforced by the property owner.

9. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission.

10. During the phased development plan, fencing or another appropriate barrier for safety shall be installed around active construction sites for safety.

11. Prior to the issuance of the Certificate of Occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

12. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

13. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

14. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.

VI PLANS REVIEWED:

- Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Site Plan A for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Site Plan B for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Site Plan C for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Site Plan D for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Drainage Plan A for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Drainage Plan B for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Drainage Plan C for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Drainage Plan D for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- Phase 1 BMP Plan for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014
- First Floor Plan, by Thomas E. Pope, P.A. dated October 8, 2014
- Second Floor Plan, by Thomas E. Pope, P.A. dated October 8, 2014
- Third Floor Plan, by Thomas E. Pope, P.A. dated October 8, 2014
- Elevations, by Thomas E. Pope, P.A. dated October 8, 2014
- Marina Pool Bar and Bathrooms, by Thomas E. Pope, P.A. dated October 8, 2014
- Marina Tiki Bar & Grill, by Thomas E. Pope, P.A. dated October 8, 2014
- Fish House, by Thomas E. Pope, P.A. dated October 8, 2014
- Existing Tree Disposition Plan (L-1.0), by Elizabeth Newland, L.A. dated October 7, 2014
- Existing Tree Disposition Plan (L-1.1), by Elizabeth Newland, L.A. dated October 7, 2014
- Existing Tree Disposition Plan (L-1.2), by Elizabeth Newland, L.A. dated October 7, 2014
- Existing Tree Disposition Plan (L-1.3), by Elizabeth Newland, L.A. dated October 7, 2014
- Landscape Plan (L-2.0), by Elizabeth Newland, L.A. dated October 7, 2014
- Landscape Plan (L-2.1), by Elizabeth Newland, L.A. dated October 7, 2014
- Landscape Plan (L-2.2), by Elizabeth Newland, L.A. dated October 7, 2014
- Landscape Plan (L-2.3), by Elizabeth Newland, L.A. dated October 7, 2014

AGENDA

PLANNING COMMISSION
MONROE COUNTY
October 29, 2014
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:
William Wiatt, Chairman
Jeb Hale
Elizabeth Lustberg
Ron Miller
Denise Werling

STAFF:
Townsley Schwab, Sr. Director of Planning and Environmental Resources
Susan Grimsley, Assistant County Attorney
Steve Williams, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mayte Santamaria, Assistant Director of Planning and Environmental Resources
Joe Haberman, Planning & Development Review Manager
Mike Roberts, Sr. Administrator, Environmental Resources
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Tiffany Stankiewicz, Development Administrator
Emily Schemper, Principal Planner
Ed Koconis, Principal Planner
Matt Coyle, Sr. Planner
Barbara Bauman, Planner
Karl Bursa, Planner
Gail Creech, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES

MEETING

Continued Item:

1. Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5; 24930 Overseas Highway, Summerland Key, Mile Marker 25; 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22; and 5176-5180 Suncrest Road, Stock Island, Mile Marker 5: A request for approval of an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC, Singh Investors, LLC, and Oceanside Investors, LLC allowing the transfer of market-rate Residential Rate of Growth (ROGO) exemptions from sender sites at 24930 Overseas Highway, 21585 Old State Road 4A and 5671 MacDonald Avenue to a receiver site at 5950 Peninsula Avenue, in accordance with Monroe County Code Section 130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate ROGO exemptions are derived shall be converted to, or replaced with, affordable housing units. The Development Agreement also involves the redevelopment of 5948, 5950 and 5970 Peninsular Avenue, the receiver site, for the addition of up to 78 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development. 22 existing, market-rate permanent units (under condominium ownership), a boat barn (under condominium ownership), marina slips (under condominium ownership) and ancillary/accessory buildings would be maintained. An existing boat barn/light industrial building would be demolished. The residential density, under maximum net density, would not exceed 100 total permanent residential units and 17 transient units. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be provided from 7:00 am until dusk. The Development Agreement concerns properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100,), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000)
(File 2014-112)

New Items:

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL LOW (RL) TO MIXED USE/COMMERCIAL (MC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98, DESCRIBED AS A PARCEL OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000, AS PROPOSED BY SEE THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY

LARGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.
(File 2014-081)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SURBURBAN RESIDENTIAL (SR) TO SURBURBAN COMMERCIAL (SC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98, DESCRIBED AS A PARCEL OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000, AS PROPOSED BY SEE THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.
(File 2014-082)

4. Standard Marine Supply Corp, 5713 First Avenue, Stock Island, Approximate Mile Marker 5: A public hearing concerning a request for a Variance to the sign regulations. The requested variance is required for the development of two proposed wall-mounted signs with a maximum face area of 31.5 SF and 107.1 SF, respectively. The subject property is legally described as Block 34, Lots 11-15, Maloney Subdivision (Plat Book 1, Page 55) Stock Island, Monroe County, Florida, having real estate number 00124700.000000.
(File 2014-131)

5. Stock Island Marina Village, 700 and 7009 Shrimp Road, Stock Island, mile marker 5: A public hearing concerning a request for an Amendment to a Major Conditional Use Permit. The requested approval is required for the development of a proposed mixed use marina, to include marina, commercial retail, office, light industrial and hotel uses. The subject property is described as a parcel of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, currently having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200.
(File 2014-027)

6. 5700 Fourth Street, 5550 Fifth Avenue and 6500 Front Street, Stock Island, Mile Marker 5: A request for approval of a Development Agreement between Monroe County, Florida; Roger Bernstein, as Trustee of the Benjamin Bernstein Trust B; and Joseph R. Rackman and Jeffrey W. Bolotin, as Trustees of the Island Trust Agreement, involving the redevelopment of the subject properties with marina uses, heavy and light industrial uses (including boat building repair and storage), commercial fishing uses (including the manufacture, assembly, repair, maintenance and storage of traps, nets and other fishing equipment), hotel uses, commercial retail uses (including a restaurant with up to 150 seats and a market), and accessory uses. The residential density, under maximum net density, would not exceed 125 transient residential units (in the form of hotel rooms). Not including accessory structures related to the transient residential uses, the nonresidential floor area would not exceed 40,000 square feet. At least 35 percent of the upland area of the properties shall be reserved for working waterfront and water dependent uses. At least 20 percent of the dockage shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be allowed from 7:00 am until dusk. The Development Agreement concerns properties located at 5700 Fourth Street and 5550 Fifth Avenue (legally described as a portion of Block 55, all of Block 56, and a portion (Lot 13) of Block 57, the vacated portion of Fifth Avenue per Resolution #28-1966, Maloney subdivision (also known as McDonald's Plat), Plat Book 1, Page 55, and adjacent bay

bottom, having real estate #'s 00123770.000000, 00127250.000000, 00127280.000000, 00127290.000000 and 00127380.000000) and 6500 Front Street (legally described as a portion of Block 55, Maloney subdivision (also known as McDonald's Plat), Plat Book 1, Page 55, and adjacent bay bottom, having real estate #'s 00123600.000100).
(File 2014-107)

7. Bay Point Park, Circle Drive East and Circle Drive West, Saddlebunch Keys, Mile Marker 15: A request for a variance of 40 feet to the required 50-foot non-shoreline setback on Circle Drive West, thus resulting in a 10-foot non-shoreline setback, and a variance of 49 feet to the required 50-foot non-shoreline setback on Circle Drive East, thus resulting in a 1-foot setback, in order to construct shade structures in the park. The subject property is legally described as Park, Bay Point Amended Plat (Plat Book 3, Page 75) Saddlebunch Keys, Monroe County, Florida, having real estate number 00159820.000000 and Block 2, Lots 13 – 20, Bay Point Amended Plat (Plat Book 3, Page 75) Saddlebunch Keys, Monroe County, Florida, having real estate numbers 00160060.000000, 00160070.000000, 00160080.000000, 00160090.000000, 00160100.000000, 00160110.000000, 00160120.000000, and 00160130.000000, respectively
(File 2014-140)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

***ADA ASSISTANCE**: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

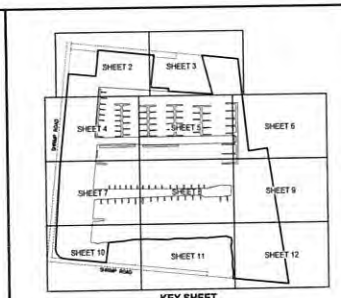
STOCK ISLAND MARINA VILLAGE

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER LINE SURVEY

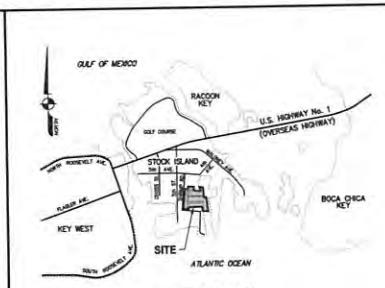
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA

BACKFLOW PREVENTOR VALVE
BENCHMARK
BOLLARD OR POST (UNLESS NOTED)
CATCH BASIN
CATCH BASIN
CONCRETE UTILITY POLE
DOUBLE DETECTOR CHECK VALVE
DRAINAGE MANHOLE
ELECTRICAL RECEPTACLE
ELECTRICAL RECEPTACLE
EXISTING ELEVATION
FIRE HYDRANT
FLAG POLE
GUY ANCHOR
HANDHOLD (UNK. UTILITY)
IRRIGATION CONTROL BOX
IRRIGATION CONTROL VALVE
LAMP POST
LANDSCAPE LIGHT
LIGHT POLE
MONITORING WELL
OVERHEAD WIRES
SANITARY CLEANOUT
SANITARY MANHOLE
SANITARY VALVE
SIAMESE FIRE CONNECTION
SIGN
SPIGOT
TELEPHONE RISER
UNKNOWN UTILITY MANHOLE
WATER METER
WATER VALVE
WOOD UTILITY POLE
YARD DRAIN

SYMBOL LEGEND



KEY SHEET
(NOT TO SCALE)



LOCATION SKETCH
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)



BOCA CHICA KEY QUADRANGLE
FLORIDA – MONROE COUNTY – 7.5 MINUTE SERIES (TOPOGRAPHIC) – SCALE 1:16,000

LAND DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING A PARCEL OF LAND ON STOCK ISLAND, DESCRIBED AS FOLLOWS:

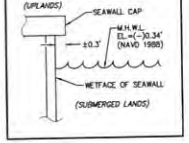
COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84°02'07" E ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57, A DISTANCE OF 499.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30 FOOT WIDE RIGHT-OF-WAY); THENCE S 05°57'53" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 739.82 FEET; THENCE S 84°02'07" E, 191.50 FEET; THENCE N 05°56'58" E, 10.00 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2273, PAGE 1169, OF SAID PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EASEMENT LINE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE S 84°02'07" E, 393.50 FEET; (2) THENCE S 05°57'53" W, 10.00 FEET; THENCE S 06°00'38" W, 217.17 FEET; THENCE S 85°29'39" E, 125.00 FEET; THENCE S 06°01'16" W, 20.01 FEET; THENCE S 85°29'39" E, 310.00 FEET; THENCE N 14°34'07" W, 284.16 FEET; THENCE S 83°54'54" E, 255.03 FEET; THENCE S 05°47'25" E, 658.21 FEET; THENCE N 81°44'33" E, 132.23 FEET; THENCE S 08°15'27" E, 959.38 FEET; THENCE N 84°02'07" W, 393.85 FEET TO A POINT ON A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES: (1) THENCE N 08°33'02" E, 25.26 FEET; (2) THENCE N 01°03'10" W, 36.70 FEET; (3) THENCE N 16°11'45" W, 18.64 FEET; (4) THENCE N 01°20'32" W, 27.71 FEET; (5) THENCE N 05°48'23 E, 27.11 FEET; (6) THENCE N 07°24'12" W, 86.16 FEET; (7) THENCE N 11°54'19" E, 34.64 FEET; (8) THENCE N 09°22'05" W, 27.51 FEET; (9) THENCE N 57°40'41" W, 4.94 FEET; (10) THENCE N 84°56'08" W, 14.50 FEET; (11) THENCE N 81°03'44" W, 14.78 FEET; (12) THENCE S 85°47'17" W, 117.62 FEET; (13) THENCE S 83°15'58" W, 26.59 FEET; (14) THENCE N 85°01'19" W, 21.47 FEET; (15) THENCE S 80°37'17" W, 8.06 FEET; (16) THENCE N 75°44'52" W, 11.67 FEET; (17) THENCE S 86°09'28" W, 82.77 FEET; (18) THENCE S 89°59'29" W, 40.54 FEET; (19) THENCE N 64°26'30" W, 6.15 FEET; (20) THENCE S 88°41'05" W, 60.16 FEET; (21) THENCE S 78°29'50" W, 36.47 FEET; (22) THENCE N 88°07'56" W, 57.82 FEET; (23) THENCE N 86°26'25" W, 91.35 FEET; (24) THENCE S 88°24'02" W, 97.85 FEET; (25) THENCE S 81°39'19" W, 76.27 FEET; (26) THENCE S 86°43'16" W, 75.93 FEET; (27) THENCE S 81°33'16" W, 23.73 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE S 07°52'54" W, 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS DESCRIBED IN QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 2030, PAGE 949, OF SAID PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF WAY OF SAID SHRIMP ROAD FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE N 84°02'07" W, 288.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 88°03'57"; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.28 FEET, (3) THENCE N 04°01'50" E, 555.62 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA DEED No. 20083, AS RECORDED IN OFFICIAL RECORDS BOOK G-65, PAGE 82, OF SAID PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N 05°57'53" E ALONG SAID WEST LINE, 673.02 FEET; THENCE S 84°02'07" E, 191.55 FEET; THENCE N 05°56'58" E, 183.64 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2273, PAGE 1169, OF SAID PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING.

SQUARE FOOTAGE / ACREAGE

UPLANDS:	530,001 S.F. / 12.167 ACRES	
SUBMERGED:	1,295,913 S.F. / 29.750 ACRES	
TOTAL:	1,825,924 S.F. / 41.917 ACRES	

NGVD 1929 ELEVATIONS

TYPICAL SEAWALL PROFILE
(NOT TO SCALE)



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. 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.
3. The land description shown hereon was provided by the Client.
4. No underground improvements were located.
5. Bearings and coordinates shown hereon are relative to the North American Datum of 1983, Florida State Plane Coordinate System, East Zone with the easterly right-way line of Shrimp Road having a bearing of N 05°57'30" E.
6. Bearings and coordinates were established by a Real-time Kinematic (RTK) GPS 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.
   a.) Method: Wide Area Virtual GPS Reference Station Network.
   b.) Equipment Used: Trimble R8-GNSS Receiver with TSC2 Survey Controller, Serial Numbers: 4625117640 & 4625117777
   c.) Processing Software: Trimble Geomatics Office, Version 1.63.
   d.) Ties were made to National Geodetic Control Point "FLOPS MALLOY AZ MK" (P.I.D. AA1648).
7. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
8. Benchmark Description: National Geodetic Survey (NGS) Benchmark "872 4527 TIDAL F" (P.I.D. AA1629), Elevation= 10.05 feet (NGVD 29). North American Vertical Datum of 1988 (NAVD 88) Elevation= 8.71 feet. To convert elevations from NGVD 29 to NAVD 88, add algebraically (–) 1.34 feet to the elevation.
9. The property described hereon lies entirely within Flood Zone AE (EL 9), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, Community Panel No. 125129 1528 K, dated February 18, 2005 & Community Panel No. 125129 1536 K, dated February 18, 2005.
10. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
11. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
12. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'
13. Address: 7009 Shrimp Road, Key West, Florida 33040.
14. Property owner information shown hereon was abstracted from the Monroe County Property Appraiser's website and reflects the current information within the epoch of of the survey date.
15. (a) The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File _____
    (b) Mean High Water Elevation is (–)0.34 feet, NAVD 1988, as located on July 15, 2014.
    (c) The Mean High Water Elevation as shown hereon was established by the interpolation of tidal data between Tidal Stations 3264 and 6137, which was obtained from the Florida Department of Environmental Protection Web Site, http://www.labins.org.
16. Abbreviation Legend: A = Arc Length; A/C = Air conditioner; B.M. = Benchmark; C = Calculated; Δ = Central Angle; ℄ = Centerline; C.L.F. = Chain link Fence; CONC. = Concrete; CONN. = Connection; D = Per Deed; E = Easting; EL. = Elevation; ELEC. = Electric; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; LAT. = Latitude; L.B. = Licensed Business; LONG. = Longitude; M.H.W.L. = Mean High Water Line; M.C.R. = Monroe County Records; Ms = Measured; N = Northing; NAD = North American Datum; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; NGS = National Geodetic Survey; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.I.D. = Point Identifier; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius; R/W = Right-of-Way; S.F. = Square Footage; TYP. = Typical; Tx = Transformer; UNK. = Unknown; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

I FURTHER CERTIFY that the attached Boundary Survey, Topographic Survey and Mean High Water Line Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and it complies with Chapter 177, Part II, Florida Statutes and is recorded in the Public Repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File No. _____

Date of Plat or Map: _____

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT ALL ACCOMPANYING SHEETS

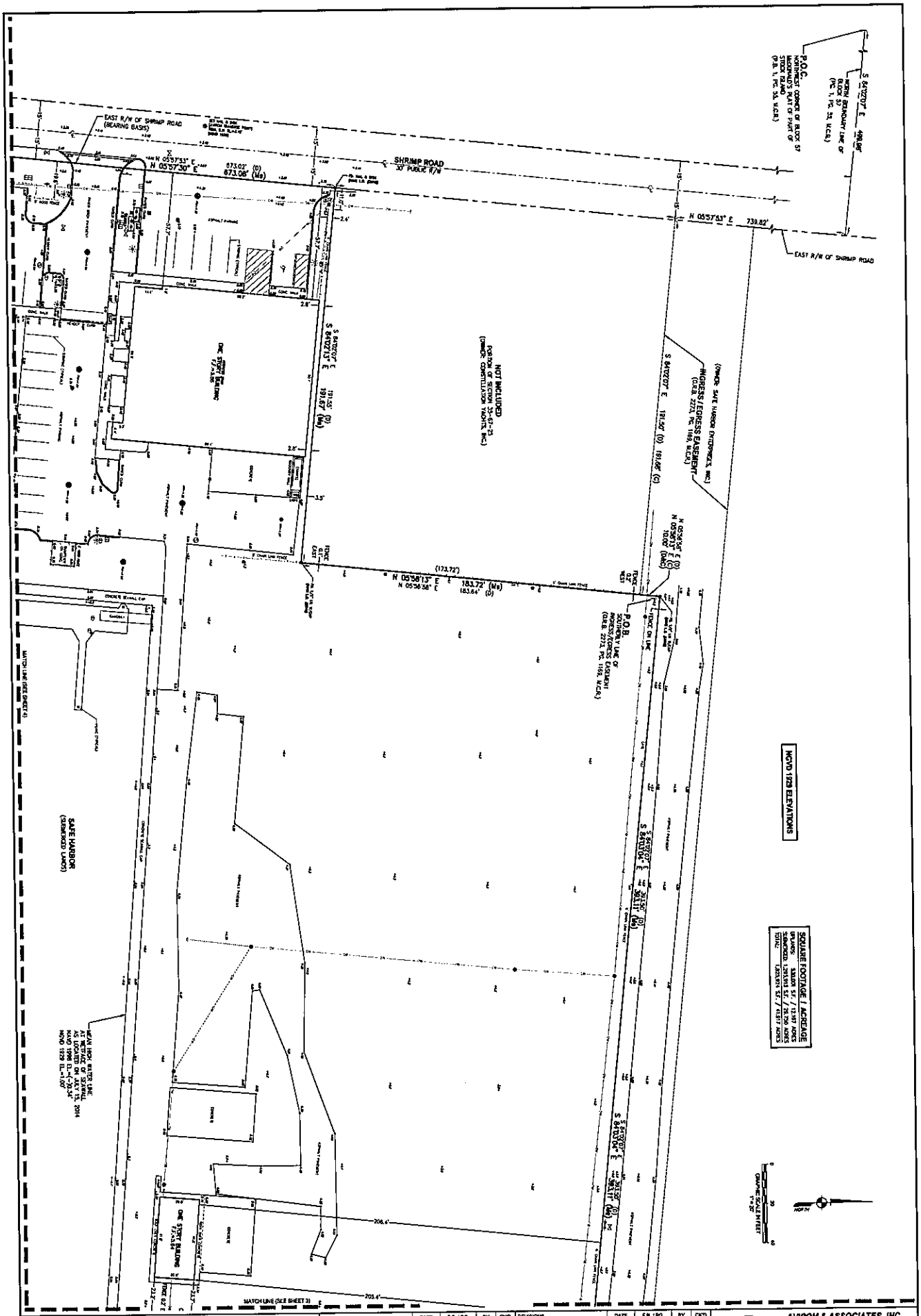
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
55 S.W. 2ND AVENUE, SUITE 102
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DATE	F.B. / PG.	BY	CK'D	REVISIONS

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	999
PG.	52
SHEET	1 OF 12
JOB #:	9681



SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	PG.
SHEET	2 OF 12

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY

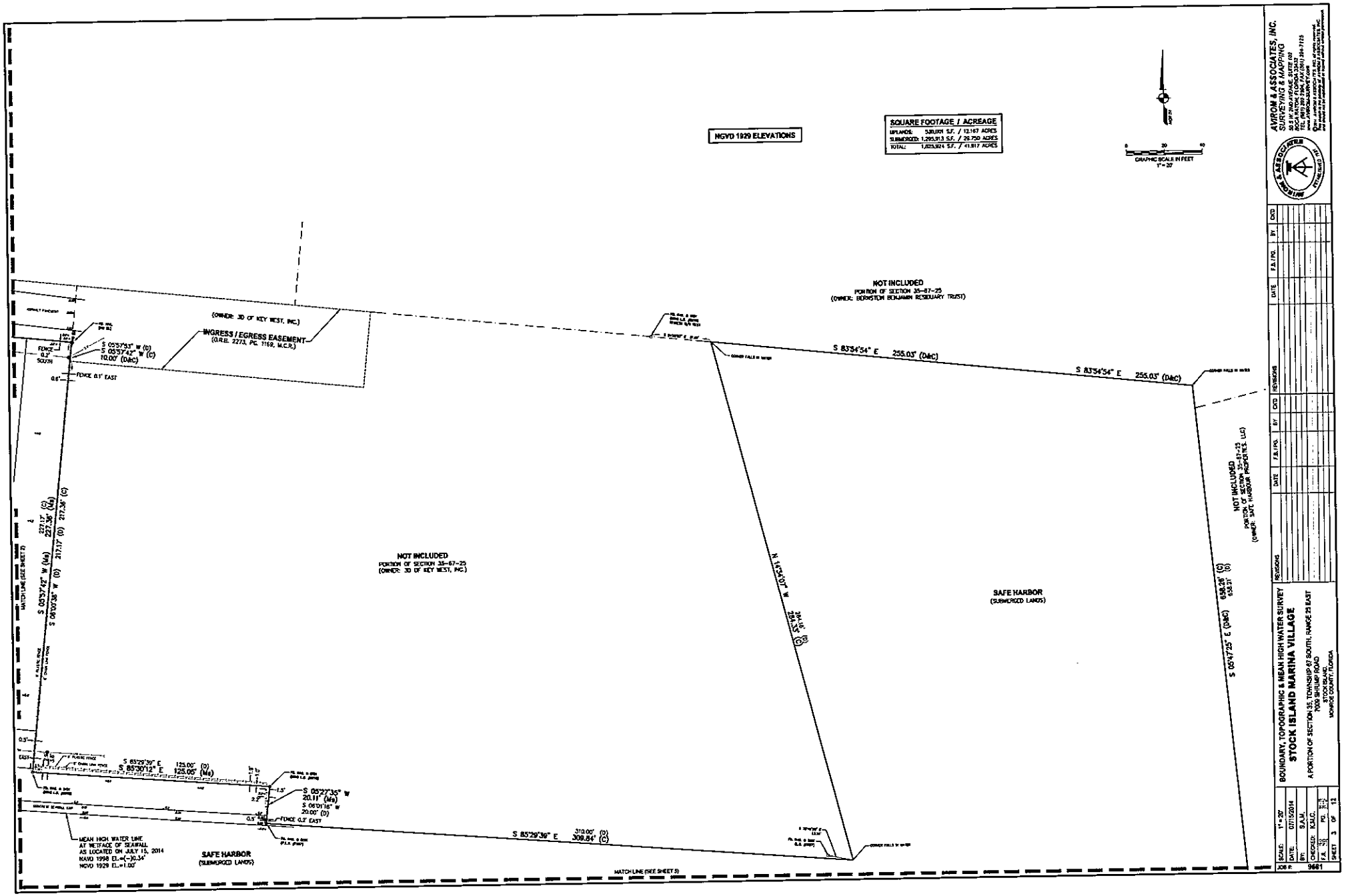
STOCK ISLAND MARINA VILLAGE

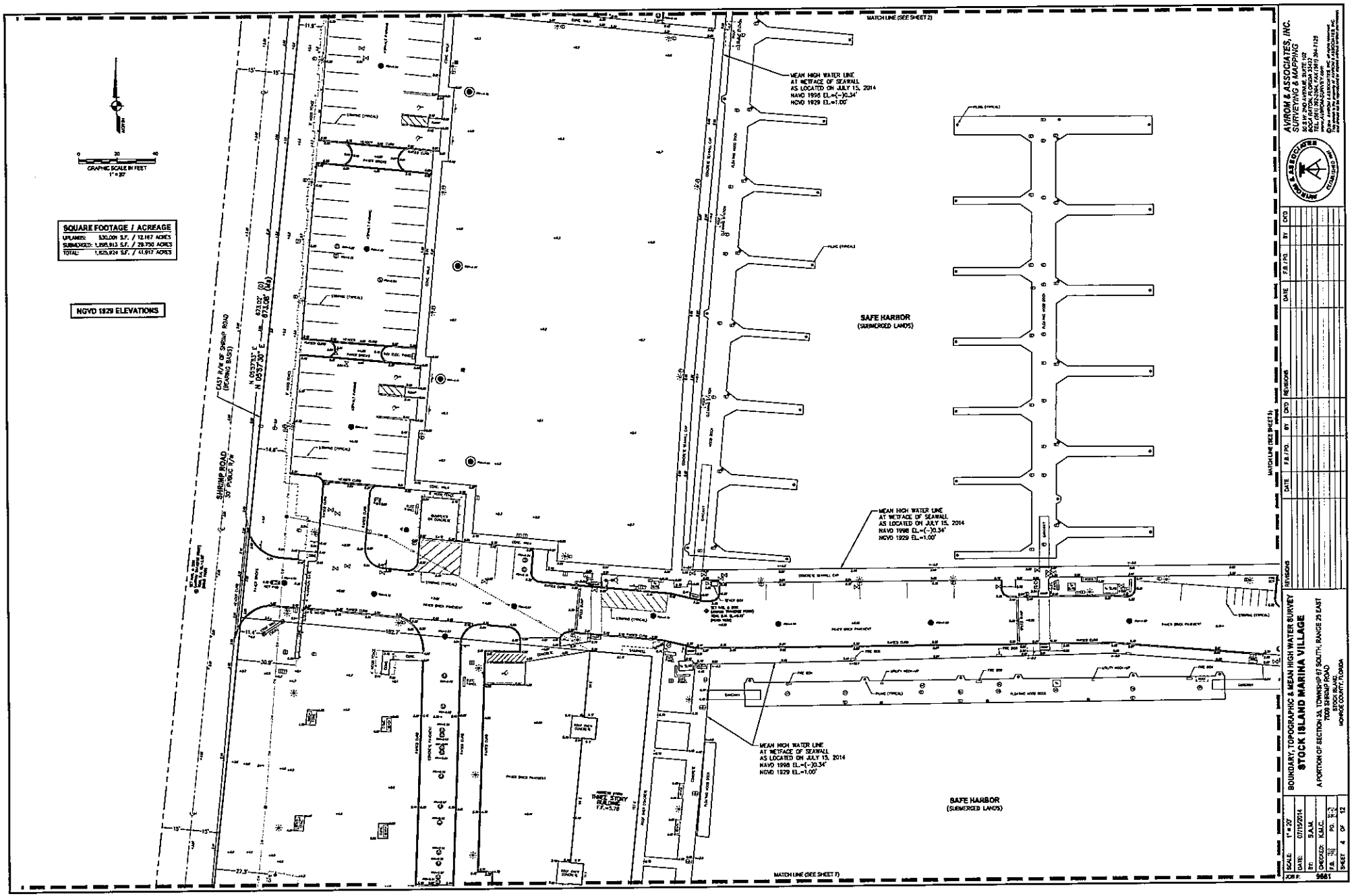
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

AVIROM & ASSOCIATES, INC.
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NGVD 1929 ELEVATIONS
SQUARE FOOTAGE / ACREAGE
UPLANDS: 538,091 S.F. / 12.167 ACRES
SUBMERGED: 1,295,913 S.F. / 29.750 ACRES
TOTAL: 1,823,924 S.F. / 41.917 ACRES
GRAPHIC SCALE IN FEET
1" = 20'
NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: BERNSTEIN BENJAMIN REVOCABLY TRUST)
(OWNER: 3D OF KEY WEST, INC.)
INGRESS / EGRESS EASEMENT
(O.R.B. 2273, PG. 1169, M.C.R.)
S 83°54'54" E 255.03' (D&C)
NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: 3D OF KEY WEST, INC.)
SAFE HARBOR
(SUBMERGED LANDS)
NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: SAFE HARBOR PROPERTIES, LLC)
S 05°47'25" E (D&C) 658.26' (C) 658.37' (D)
S 85°29'39" E 312.00' (C) 309.84'
MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'
MATCH LINE (SEE SHEET 2)
MATCH LINE (SEE SHEET 3)
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7000 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA
SCALE: 1" = 20'
DATE: 07/15/2014
BY: S.A.M.
CHECKED: K.M.O.
F.B. / PG.
SHEET 3 OF 12
JOB # 9661



SQUARE FOOTAGE / ACREAGE

UPLANDS:	530,001 S.F.	/ 12.167 ACRES
SUBMERGED:	1,295,913 S.F.	/ 29.750 ACRES
TOTAL:	1,825,924 S.F.	/ 41.917 ACRES

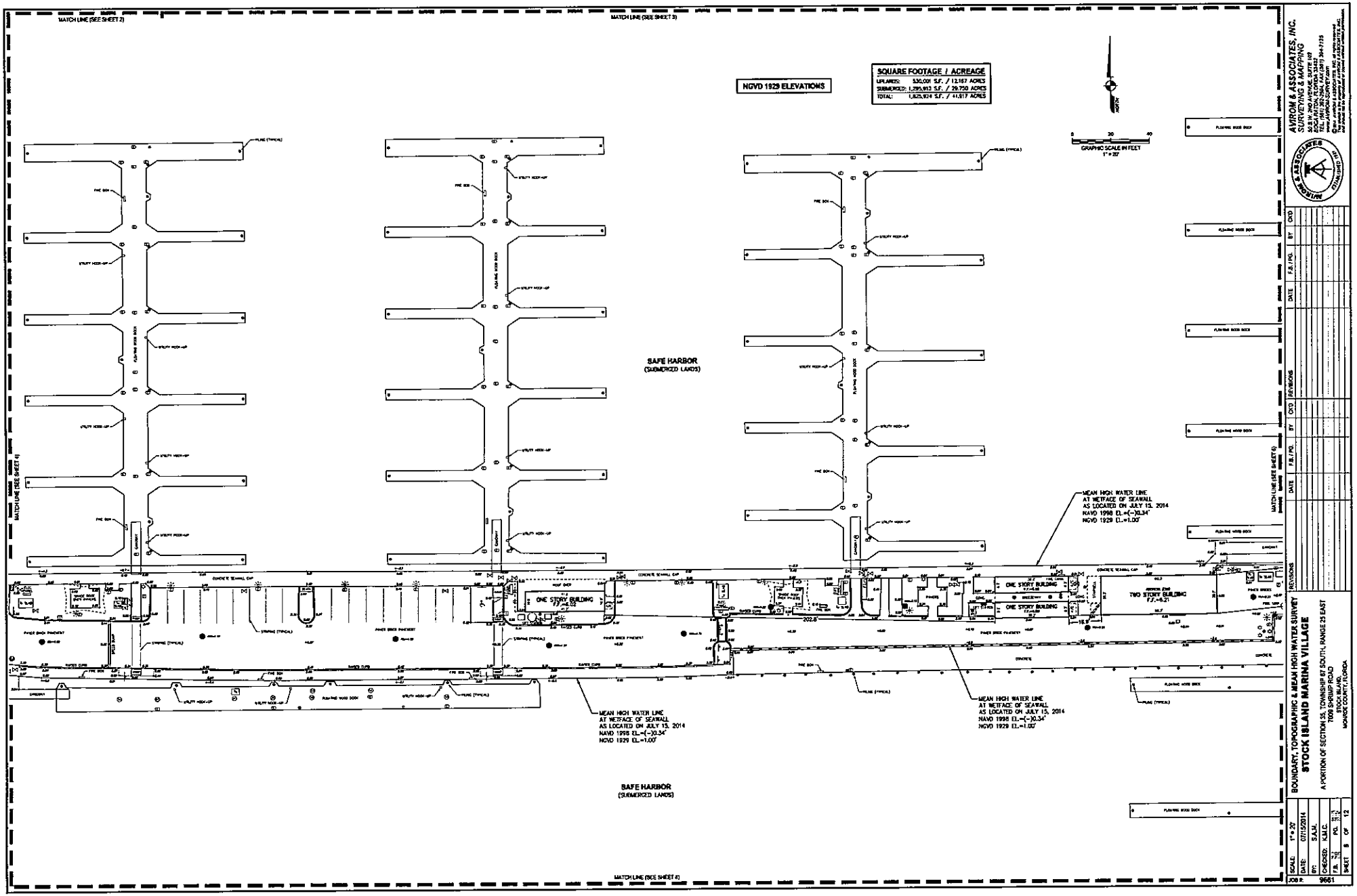
NGVD 1929 ELEVATIONS

NO.	DATE	F.B. / PG.	BY	CKD	REVISIONS

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EMAIL: AVIROM@BELLSOUTH.NET

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 33, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7039 SHRIMP ROAD
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	168
PG.	11-13
SHEET	4 OF 12
JOB #:	5661



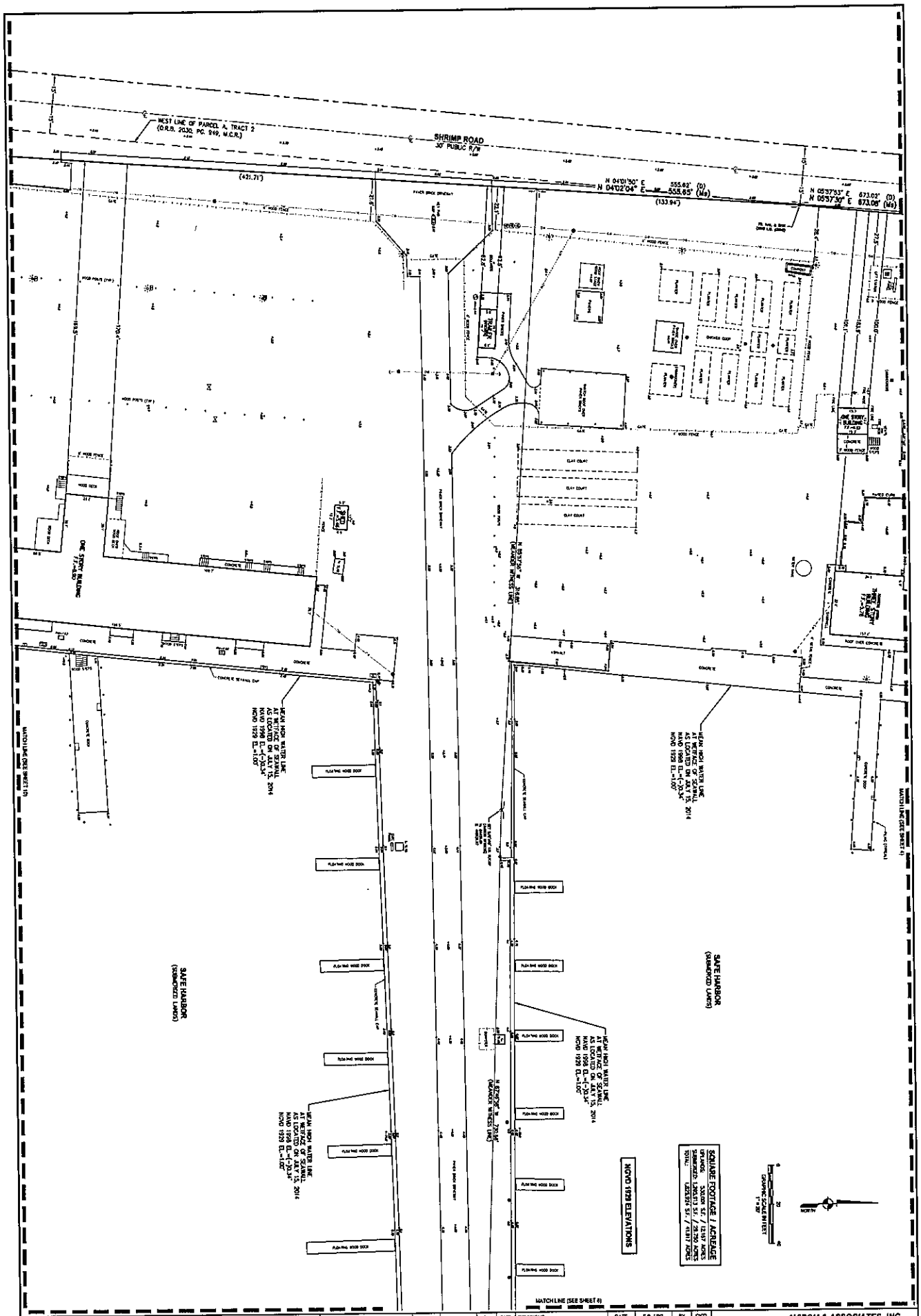
AVIROM & ASSOCIATES, INC.
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E-MAIL: AVIROM@BELLSOUTH.NET

NO.	DESCRIPTION	DATE	F.B./PG.	BY	CKD

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 15, TOWNSHIP 67 SOUTH, RANGE 23 EAST
7009 SHRIMP ROAD
MONROE COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 07/15/2014
BY: S.A.M.
CHECKED: K.M.C.
F.B. N/A PG. N/A
SHEET 5 OF 12
JOB #: 9661

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 33, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND
MONROE COUNTY, FLORIDA
SCALE: 1" = 20'
DATE: 07/15/2014
BY: S.A.M.
CHECKED: K.M.C.
F.B. PG.
SHEET 6 OF 12
1996
REVISIONS
DATE
F.B. / PG.
BY
CKD
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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BOCA RATON, FLORIDA 33432
TEL. (561) 392-2591 FAX (561) 394-1125
WWW.AVIROM-SURVEY.COM
SQUARE FOOTAGE / ACREAGE
UPLANDS: 548,574 S.F. / 12.597 ACRES
SUBMERGED: 329,118 S.F. / 7.555 ACRES
TOTAL: 1,025,574 S.F. / 23.541 ACRES
NGVD 1929 ELEVATIONS
GRAPHIC SCALE IN FEET
1" = 20'
NOT INCLUDED
PORTION OF SECTION 33-67-25
(OWNER: UTILITY BOARD OF KEY WEST)
S 08°15'27" E (D&C)
959.42'
959.36'
N 81°44'33" E (D&C)
132.27'
132.19'
NOT INCLUDED
PORTION OF SECTION 33-67-25
(OWNER: 5940 MARINA, LLC)
NOT INCLUDED
PORTION OF SECTION 33-67-25
(OWNER: AAA ONE, LLC)
S 05°47'25" E (D&C)
658.28'
658.21'
NOT INCLUDED
PORTION OF SECTION 33-67-25
(OWNER: SAFE HARBOR PROPERTIES, LLC)
SAFE HARBOR
(SUBMERGED LANDS)
MATCH LINE (SEE SHEET 5)
MATCH LINE (SEE SHEET 6)
129.5'
131.5'



SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	PG.
SHEET	7 OF 12

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY

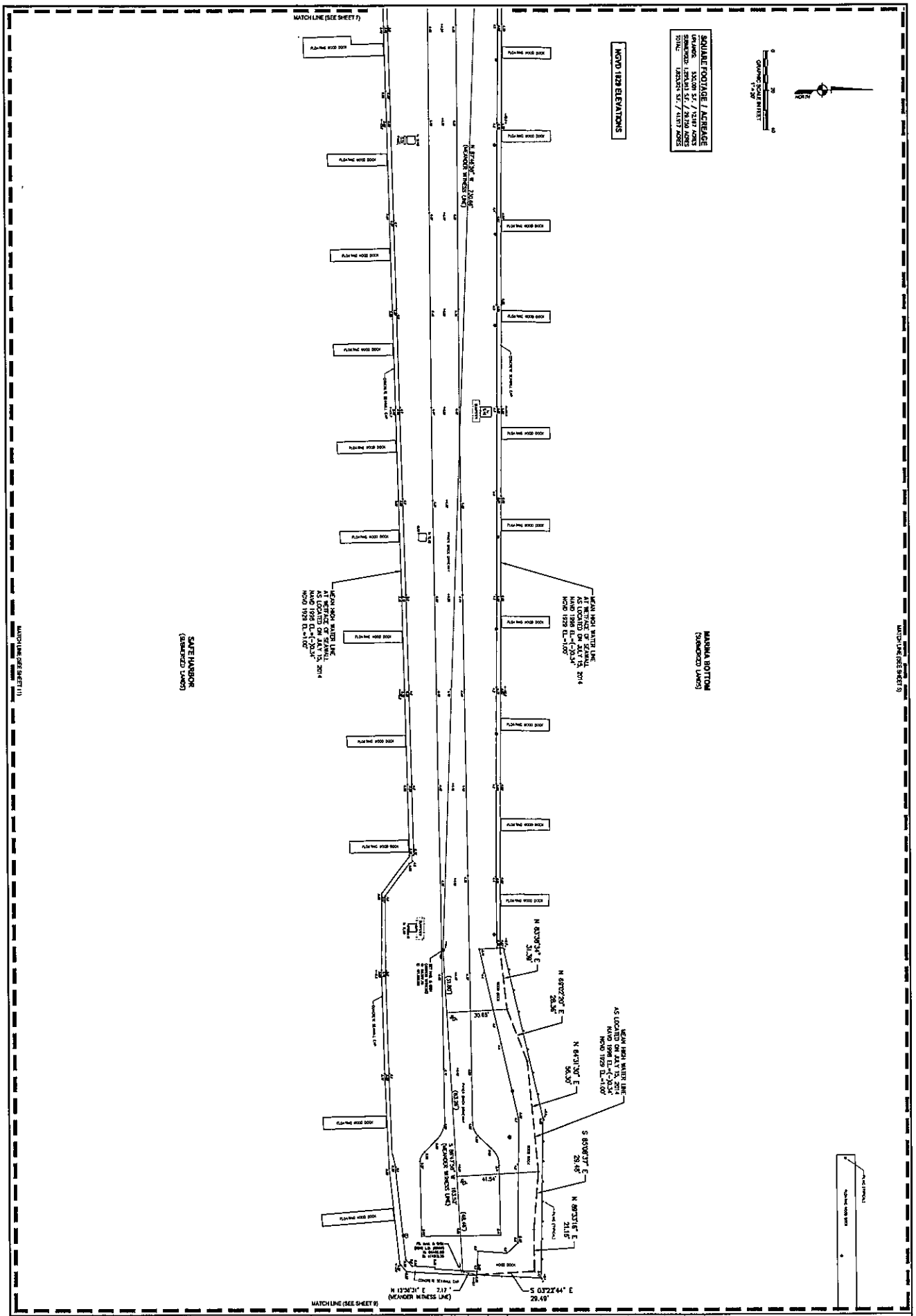
STOCK ISLAND MARINA VILLAGE

A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

AVIROM & ASSOCIATES, INC.
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SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	PG.
SHEET	8 OF 12

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY

STOCK ISLAND MARINA VILLAGE

A PORTION OF SECTION 33, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

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50 S.W. 2ND AVENUE, SUITE 109
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BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY

STOCK ISLAND MARINA VILLAGE

A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST

7009 SHRIMP ROAD

STOCK ISLAND

MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.N.:	PG.
SHEET	9 OF 12

REVISIONS	DATE	F.B. / PG.	BY	CHD

REVISIONS	DATE	F.B. / PG.	BY	CHD

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MATCH LINE (SEE SHEET 8)

MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEET 12)

SAFE HARBOR
(SUBMERGED LANDS)

S 06°13'27" E (D&C) 958.43' (C)
958.43'

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: UTILITY BOARD OF KEY WEST)

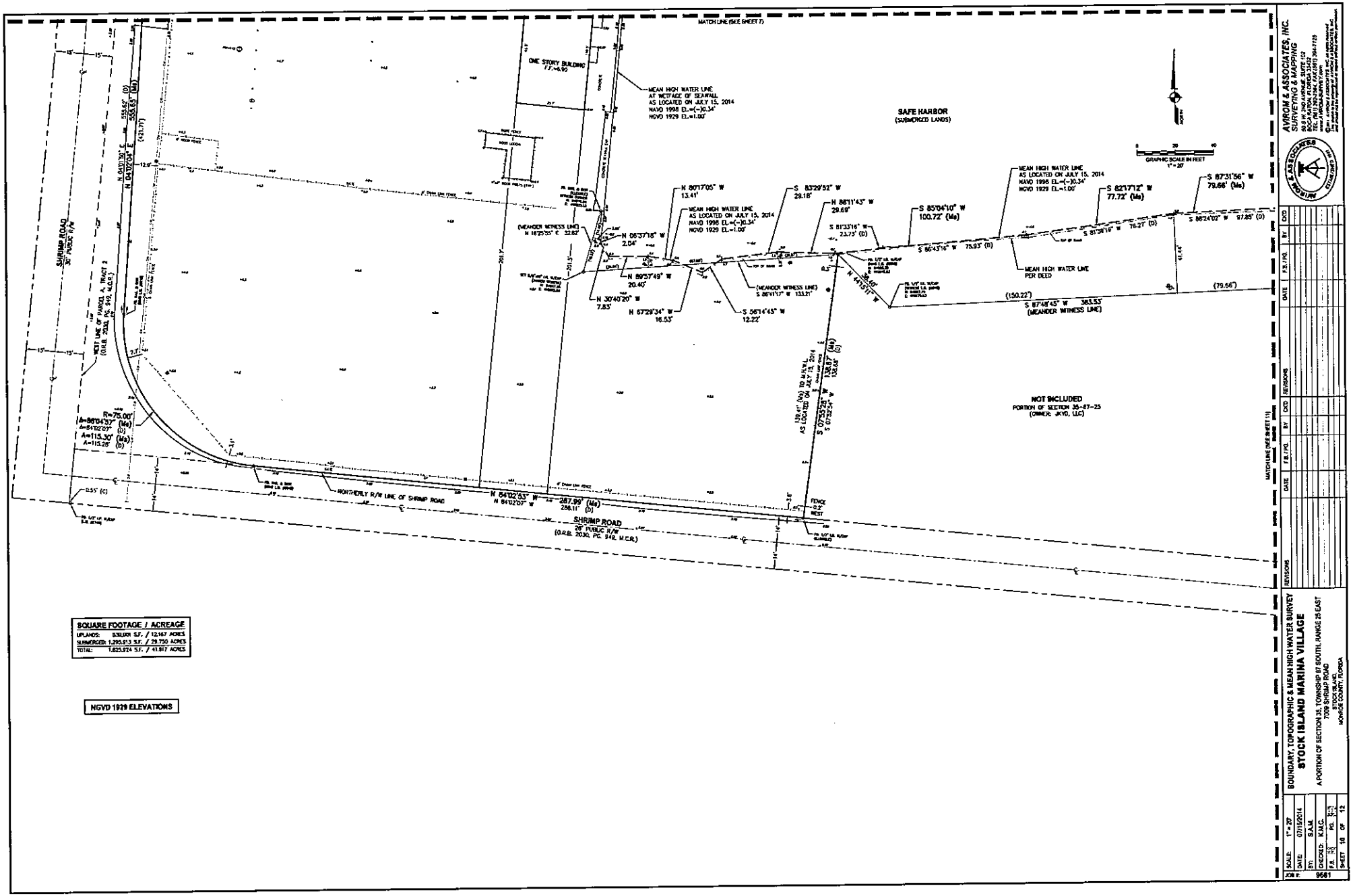
MOYD 1929 ELEVATIONS

SQUARE FOOTAGE / ACREAGE
UPLANDS: 330,024 S.F. / 12.187 ACRES
SUBMERGED: 1,040,911 S.F. / 23.894 ACRES
TOTAL: 1,370,935 S.F. / 36.081 ACRES

GRAPHIC SCALE IN FEET
1" = 20'

NORTH

LOCATION MAP (NTS)



SQUARE FOOTAGE / ACREAGE		
UPLANDS:	533,001 S.F.	/ 12.167 ACRES
SUBMERGED:	1,290,913 S.F.	/ 29.750 ACRES
TOTAL:	1,823,924 S.F.	/ 41.917 ACRES

NGVD 1929 ELEVATIONS

AVIROM & ASSOCIATES, INC.
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TEL. (561) 392-2594 FAX (561) 394-1729
LB#3030

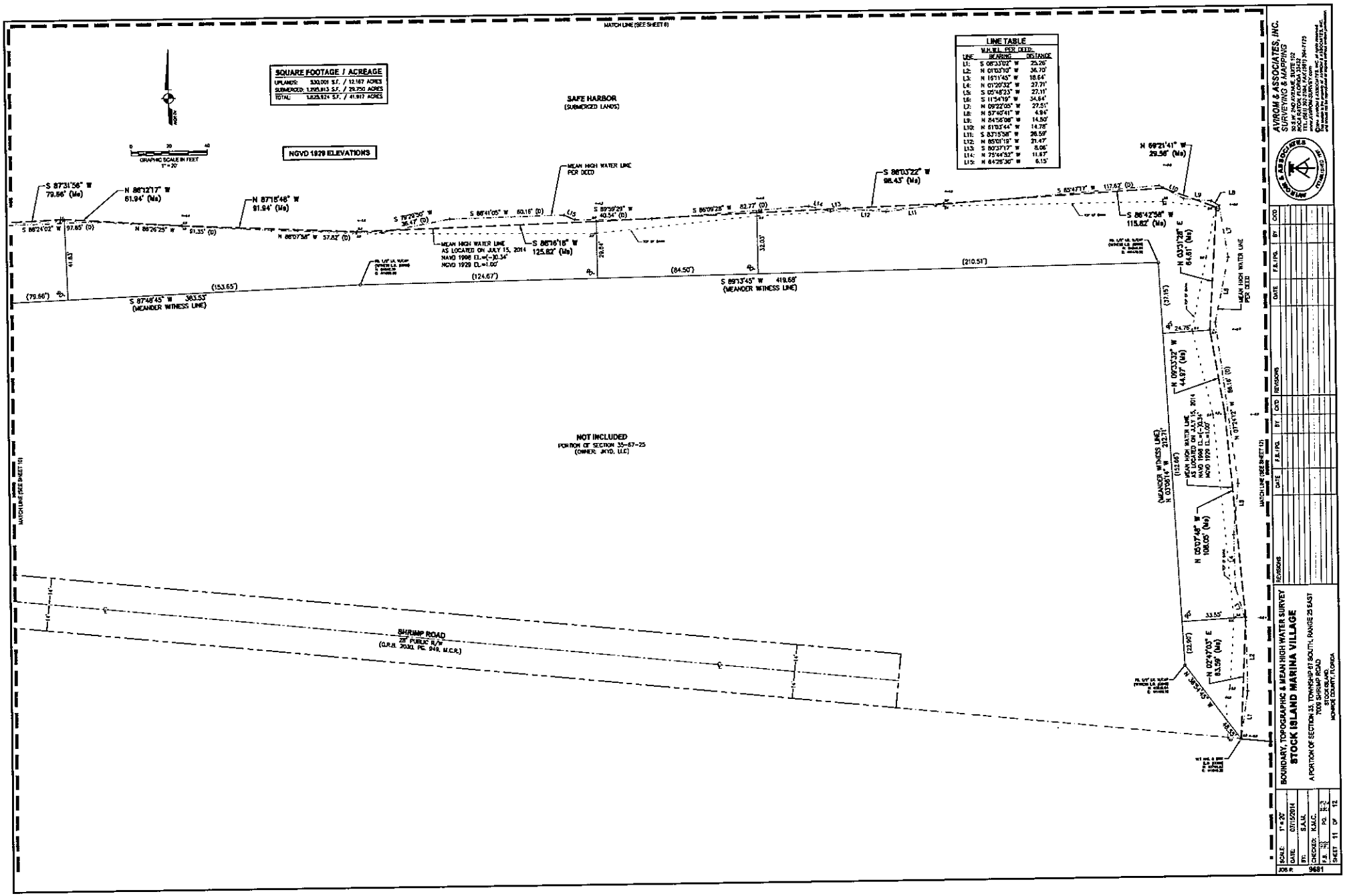
REVISIONS	DATE	F.B./PG.	BY	CKD

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY

STOCK ISLAND MARINA VILLAGE

A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND, FLORIDA
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	07/15/2014
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	1/3
PG.	2/3
SHEET	10 OF 12
JOB #:	9681


MATCH LINE (SEE SHEET 9)
SQUARE FOOTAGE / ACREAGE
UPLANDS: 530,001 S.F. / 12.167 ACRES
SUBMERGED: 1,795,813 S.F. / 29.750 ACRES
TOTAL: 1,825,824 S.F. / 41.917 ACRES
NGVD 1929 ELEVATIONS
GRAPHIC SCALE IN FEET
1" = 20'
SAFE HARBOR
(SUBMERGED LANDS)
LINE TABLE
M.H.W.L. PER DEED
LINE BEARING DISTANCE
L1: S 08°33'02" W 25.26'
L2: N 01°03'10" W 36.70'
L3: N 16°11'45" W 18.64'
L4: N 01°20'32" W 37.71'
L5: S 05°48'23" W 23.11'
L6: S 11°54'19" W 34.64'
L7: N 09°22'05" W 27.51'
L8: N 87°40'41" W 4.94'
L9: N 84°56'08" W 14.50'
L10: N 61°03'44" W 14.78'
L11: S 83°15'38" W 26.59'
L12: N 85°01'19" W 21.47'
L13: S 80°37'17" W 8.06'
L14: N 75°44'32" W 11.87'
L15: N 64°26'30" W 6.15'
S 87°31'56" W
79.66' (Ma)
N 86°12'17" W
61.94' (Ma)
N 87°15'48" W
91.94' (Ma)
S 86°41'05" W 60.16' (D)
MEAN HIGH WATER LINE
PER DEED
S 86°03'22" W
98.45' (Ma)
S 85°47'17" W 137.62' (D)
N 69°21'41" W
29.56' (Ma)
S 86°42'56" W
115.82' (Ma)
N 03°31'28" E
64.61' (Ma)
MEAN HIGH WATER LINE
PER DEED
S 86°16'18" W
125.82' (Ma)
MEAN HIGH WATER LINE
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'
(79.66')
(153.65')
S 87°48'45" W 363.53'
(MEANDER WITNESS LINE)
(124.67')
(84.50')
S 89°13'45" W 419.66'
(MEANDER WITNESS LINE)
(210.51')
N 09°53'32" W
14.87' (Ma)
N 12°07'46" W
108.05' (Ma)
N 02°47'05" E
83.56' (Ma)
(MEANDER WITNESS LINE)
N 03°06'41" W 212.71'
(123.66')
NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: JKYD, LLC)
SHRIMP ROAD
28' PUBLIC R/W
(O.R.B. 2030, PG. 949, M.C.R.)
MATCH LINE (SEE SHEET 10)
MATCH LINE (SEE SHEET 12)
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7008 SHRIMP ROAD
STOCK ISLAND
MONROE COUNTY, FLORIDA
SCALE: 1" = 20'
DATE: 07/15/2014
BY: S.A.R.
CHECKED: K.A.C.
F.B. N/A PG. N/A
SHEET 11 OF 12
JOB #: 9681

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY
STOCK ISLAND MARINA VILLAGE
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA
SCALE: 1" = 20'
DATE: 07/15/2014
BY: S.A.M.
CHECKED: K.M.C.
F.B. / PG. PG.
SHEET 12 OF 12
1994
AVIROM & ASSOCIATES, INC.
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AVIROM & ASSOCIATES
CERTIFIED
DRAWING SCALE IN FEET
0
20
40
SCALE
SQUARE FOOTAGE / ACREAGE
UPLANDS: 1,305,815 S.F. / 29.981 ACRES
SUBMERGED: 1,304,815 S.F. / 29.750 ACRES
TOTAL: 2,610,631 S.F. / 59.931 ACRES
NGVD 1929 ELEVATIONS
NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: UTILITY BOARD OF KEY WEST)
NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: UTILITY BOARD OF KEY WEST)
S 08°15'27" E (D&C)
959.43'
959.36'
S 84°02'07" E 380.85' (D&C)
SAFE HARBOR
(SUBMERGED LANDS)
MATCH LINE (SEE SHEET 11)
MATCH LINE (SEE SHEET 9)

WEILER ENGINEERING CORPORATION

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WEC xcellence in engineering

June 6, 2025

Michael Roberts, Assistant Director
Environmental Resources
Monroe County Planning Department
1100 Simonton Street
Key West, Fl 33040

RECEIVED
2023-243
JUN 16 2025
MONROE COUNTY
PLANNING DEPT.

Re: Perry Hotel Conditional Use

Mr. Michael Roberts,

On behalf of KW Perry LLC, please accept this letter and calculations showing that the improvements to the Perry Hotel and Marina meet the nutrient removal requirements.

This project was recently permitted through South Florida Water Management District (Permit No. 44-110183-P) for improvements to the marina, the addition of the boat barn, 1,330 linear feet of exfiltration trench, and two stormwater injection wells. This system was modeled in BMP Trains as part of the permitting effort to ensure sufficient nutrient removal. The stormwater management system met all nutrient removal requirements for Nitrogen and Phosphorus. The proposed improvements desired under this conditional use application will require the reconfiguration of the existing exfiltration trench to the northern side of the property to allow the hotel improvements to be constructed. Due to the design still being in the planning/concept phase, all calculations are preliminary. The preliminary BMP Trains analysis completed as part of this Conditional Use process meets the nutrient removal requirements for Nitrogen and Phosphorus. The calculations will be finalized once the final design is complete and a modification to SFWMD Permit No. 44-110183-P. We are confident that the final design will meet the nutrient removal requirements.

Please refer to the BMP analysis on the following pages.

If you have any other questions, or require additional information, please do not hesitate to contact me at (941) 505-1700 or electronically at mgiardullo@weilerengineering.org.

Sincerely,

MICHAEL J. GIARDULLO
LICENSE
No 70676
JUN 06 2025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael J. Giardullo,
Professional Engineer
State of Florida
License No. 70676

Complete Report (not including cost) Ver 4.3.1
Project: Perry Marina and Hotel
Date: 8/13/2024 8:42:52 AM
Site and Catchment Information
Analysis: Net Improvement

Catchment Name	North (1)	Middle	South	North (2)
Rainfall Zone	Florida Zone 3	Florida Zone 3	Florida Zone 3	Florida Zone 3
Annual Mean Rainfall	40.00	40.00	40.00	40.00

Pre-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	0.50	2.30	4.22	5.26
Rational Coefficient (0-1)	0.68	0.59	0.67	0.62
Non DCIA Curve Number	89.00	82.00	89.00	85.00
DCIA Percent (0-100)	80.00	68.00	78.00	72.00
Nitrogen EMC (mg/l)	2.400	2.400	2.400	2.400
Phosphorus EMC (mg/l)	0.345	0.345	0.345	0.345
Runoff Volume (ac-ft/yr)	1.138	4.510	9.451	10.895
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	3.369	13.346	27.968	32.241
Phosphorus Loading (kg/yr)	0.484	1.918	4.020	4.635

Post-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	0.50	2.30	4.22	5.26
Rational Coefficient (0-1)	0.68	0.59	0.70	0.64
Non DCIA Curve Number	89.00	82.00	91.00	86.00
DCIA Percent (0-100)	80.00	68.00	82.00	74.00
Wet Pond Area (ac)	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	2.400	2.400	2.400	2.400
Phosphorus EMC (mg/l)	0.345	0.345	0.345	0.345
Runoff Volume (ac-ft/yr)	1.138	4.510	9.877	11.182
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	3.369	13.346	29.228	33.090
Phosphorus Loading (kg/yr)	0.484	1.918	4.202	4.757

Catchment Number: 1 Name: North (1)
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	12.0
Pipe Rise (in)	12.0
Pipe Length (ft)	1,328.0
Trench Width (ft)	3.0
Trench Depth (ft)	4.0
Trench Length (ft)	1,328.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.16
Retention Depth (in over CA)	3.857

Watershed Characteristics

Catchment Area (acres)	0.50
Contributing Area (acres)	0.500
Non-DCIA Curve Number	89.00
DCIA Percent	80.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	94
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	94

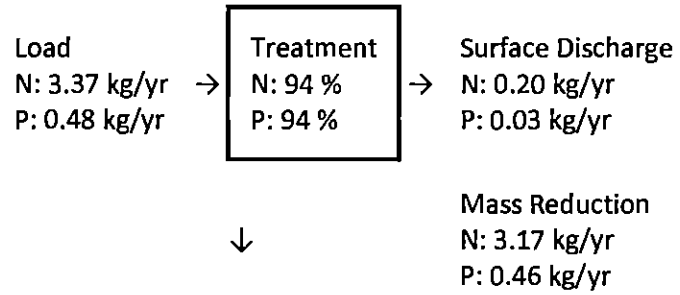
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

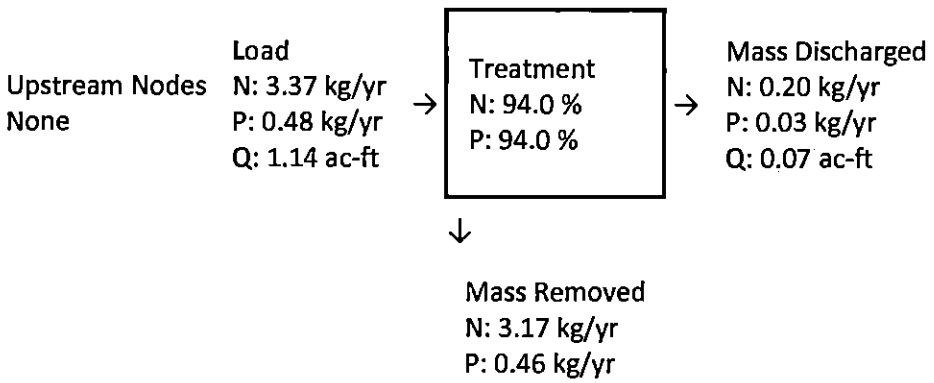
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	3.166
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.455
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 2 Name: Middle
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	12.0
Pipe Rise (in)	12.0
Pipe Length (ft)	627.0
Trench Width (ft)	4.0
Trench Depth (ft)	4.0
Trench Length (ft)	627.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.10
Retention Depth (in over CA)	0.516

Watershed Characteristics

Catchment Area (acres)	2.30
Contributing Area (acres)	2.300
Non-DCIA Curve Number	82.00
DCIA Percent	68.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	52
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	52

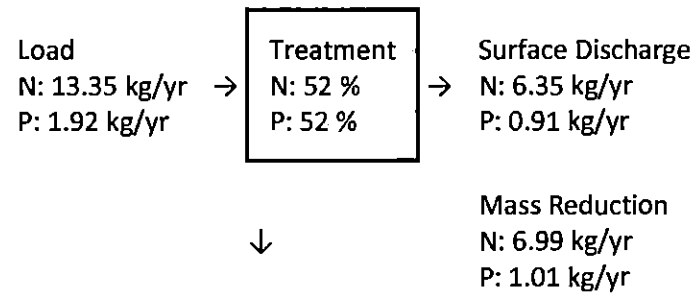
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

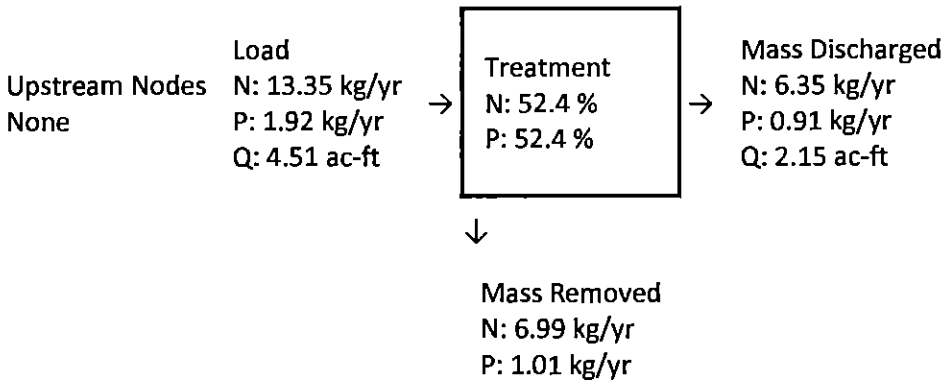
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	6.994
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	1.005
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 3 Name: South
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	1,317.0
Trench Width (ft)	4.0
Trench Depth (ft)	9.0
Trench Length (ft)	1,317.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.47
Retention Depth (in over CA)	1.329

Watershed Characteristics

Catchment Area (acres)	4.22
Contributing Area (acres)	4.220
Non-DCIA Curve Number	91.00
DCIA Percent	82.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	4
Provided TN Treatment Efficiency (%)	75
Required TP Treatment Efficiency (%)	4
Provided TP Treatment Efficiency (%)	75

Media Mix Information

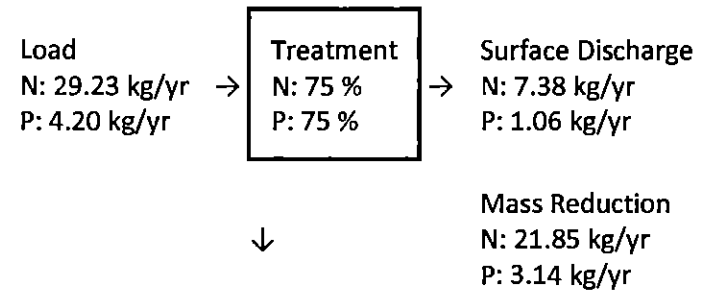
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

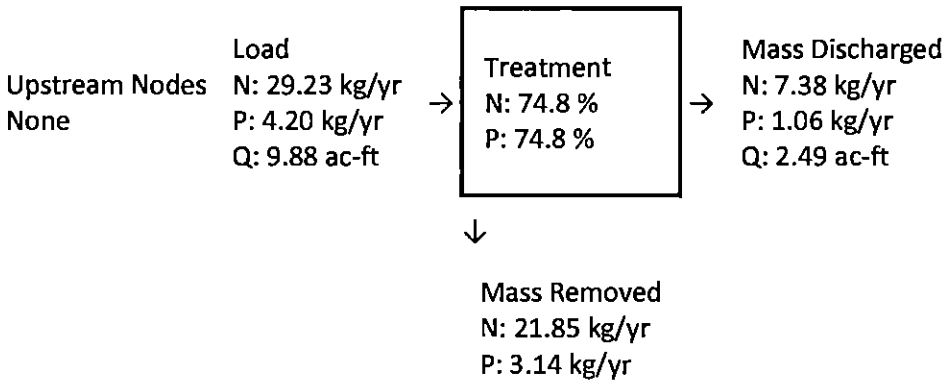
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	21.850
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.141

TP Concentration (mg/L) 0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 4 Name: North (2)
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	743.0
Trench Width (ft)	4.0
Trench Depth (ft)	9.0
Trench Length (ft)	743.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.26
Retention Depth (in over CA)	0.602

Watershed Characteristics

Catchment Area (acres)	5.26
Contributing Area (acres)	5.260
Non-DCIA Curve Number	86.00
DCIA Percent	74.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	3
Provided TN Treatment Efficiency (%)	54
Required TP Treatment Efficiency (%)	3
Provided TP Treatment Efficiency (%)	54

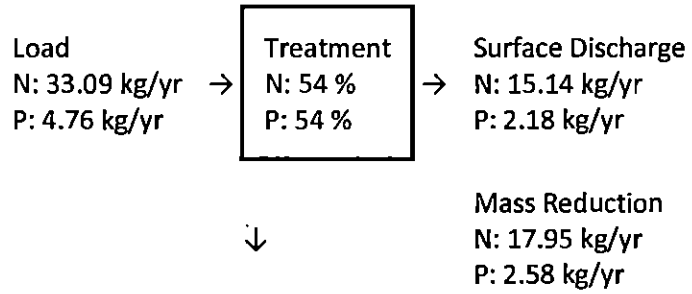
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

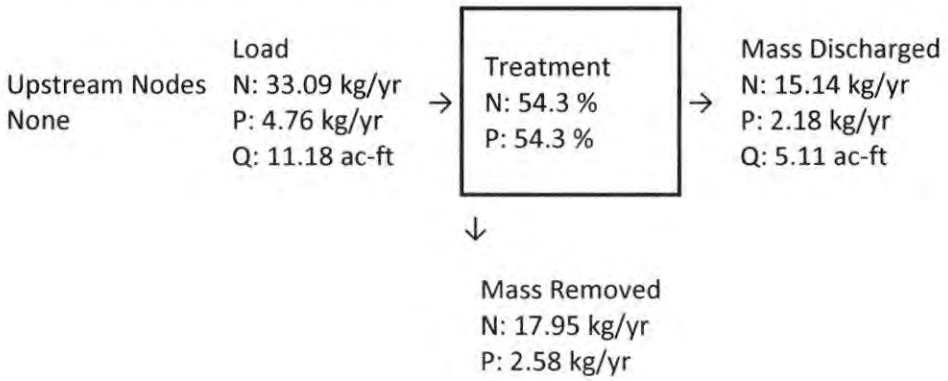
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	17.955
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	2.581
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Summary Treatment Report Version: 4.3.1

Project: Perry Marina and Hotel

Date:8/13/2024

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (North (1)) Exfiltration Trench
Catchment 2 - (Middle) Exfiltration Trench
Catchment 3 - (South) Exfiltration Trench
Catchment 4 - (North (2)) Exfiltration Trench

Routing Summary

Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet
Catchment 3 Routed to Outlet
Catchment 4 Routed to Outlet

Based on % removal values to the nearest percent

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report
Nitrogen

Surface Water Discharge

Total N pre load	76.92 kg/yr	
Total N post load	79.03 kg/yr	
Target N load reduction	3 %	
Target N discharge load	76.92 kg/yr	
Percent N load reduction	63 %	
Provided N discharge load	29.07 kg/yr	64.09 lb/yr
Provided N load removed	49.97 kg/yr	110.17 lb/yr

Phosphorus

Surface Water Discharge		
Total P pre load	11.058 kg/yr	
Total P post load	11.361 kg/yr	
Target P load reduction	3 %	
Target P discharge load	11.058 kg/yr	
Percent P load reduction	63 %	
Provided P discharge load	4.178 kg/yr	9.21 lb/yr
Provided P load removed	7.182 kg/yr	15.837 lb/yr

SMITH/HAWKS
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX

RECEIVED
2023-243
APR 21 2025
MONROE COUNTY
PLANNING DEPT.

April 1, 2025

Elizabeth Lustberg, Planner
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.gov

RE: REVISED PLANS FOR MAJOR CONDITIONAL USE PERMIT APPLICATION 92330 OVERSEAS HIGHWAY, LLC - [FILE NO. 2023-243]

Dear Elizabeth,

On behalf of Stock Island Owner, LLC and KW Perry LLC (the "Applicant"), please find a revised plans for the Request for a Minor Conditional Use Approval ("Application"), for real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated February 6, 2025.

The Applicant provides the following responses to the below comments:

1. The portion of the property containing Shrimp Road has been removed from the property and is not proposed to be aggregated for purposes of development.

   - **Please update the survey submitted with this application to remove Shrimp Road from the survey and update the square footage of the Property accordingly. Please specify the upland area of the Property.**

     - Please note that the portion of Shrimp Road has been separated out as a distinct parcel and IS NOT being included for aggregation purposes. The Property is a condominium and has always utilized the surveys prepared for the condominium, which have been provided. The revised Site plan is utilizing the upland that has been used and approved for all previous approvals.

2. The proposed 'marine light industrial' building is depicted 4,175 square feet on the site plan, the floor area list, the density/intensity table, and the parking table. It is labeled 'commercial/light industrial building' with 4,975 square feet on the floor plan.

   - **Please provide plans that are consistent.**
     - Please see revised floor plan attached.

3. The parking calculations submitted for the marine light industrial building are based on the category 'Industrial uses; excluding mini-warehouses/self-storage centers; repair and or servicing of vehicles; and warehousing' which requires 2.0 spaces per 1,000 sq. ft. of nonresidential floor area within building. However, the floor plan states that the use proposed is 'repair and/or servicing of vehicles' which requires 3.0 spaces per service/repair bay or 3.0 spaces per 1000 sq. ft. of nonresidential floor area within building, whichever is greater

   - **Please update the proposed parking to match the proposed use, per LDC Sec. 114-67.**
     - Please see revised floor plan attached.

4. The nonresidential floor area table was updated to add bath houses #2 and #3 as accessory to the marina use. Bath house #1 was not added to this table. None of them are included in the floor area calculations.

   - **Please add all of the bath houses to the floor area attributed to the marina use AND add them to the total density/intensity calculations. (If there is a reason bath house #1 is excluded, please explain.)**
     - Please see revised Site Plan.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

JG/bg

AECOM
110 E Broward Boulevard
Suite 700
Fort Lauderdale, FL 33301
www.aecom.com

January 9, 2025

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Stock Island Marina Village – Stock Island (File No. 2023-243)

Dear Ms. Sclafani:

We have reviewed the updated Traffic Impact Study (TIS) dated September 2024 and submitted to Monroe County on December 23, 2024. Below are our comments for your consideration.

1. The reserve capacity table included in Appendix J is outdated. Please contact Monroe County for the most recent reserve capacity table and assess whether the reserve capacity can adequately accommodate the project trips. Additionally, ensure that Table 5 in the report is revised to reflect the latest reserve capacity data.

If you have any questions, please contact me at (727) 637-6075.

Sincerely,
AECOM Technical Services, Inc.
Naresh Kotari, Senior Planner

File No.	RE Number	Project Name	Application Type	Status	COed/Permit Issued	Approval/ Permit Number	Estimated Daily Trips By Segment Number																					
							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
							South Stock Island, Key Haven (4.0-5.0)	Boca Chica, Rockland (5.0-9.0)	Big Coppit (9.0-10.5)	Shark, Saddlebunch (10.5-16.5)	Lower Sugarloaf, Upper Sugarloaf (16.5-20.5)	Cudjoe (20.5-23.0)	Summerland (23.0-25.0)	Ramrod (25.0-27.5)	Torch (27.5-29.5)	Big Pine (29.5-33.0)	W Summerland, Bahia Honda, Ohio (33.0-40.0)	7-Mile Bridge (40.0-47.0)	Marathon, Key Colony Beach (47.0-54.0)	Fat Deer Crawl, Grassy (54.0-60.5)	Duck, Conch (60.5-63.0)	Long, Fiesta, Craig (63.0-73.0)	Lower Matecumbe (73.0-77.5)	Tea Table, Fill (77.5-79.5)	Upper Matecumbe (79.5--84.0)	Windley (84.0-86.0)	Plantation (86.5-91.5)	Tavernier, Key Largo (91.5-99.5)	Key Largo (99.5-106.0)	Key Largo, Cross Key (106.0-112.5)
2021 Reserve Capacity							3279	6265	1391	4130	9752	3064	2040	2285	2886	4561	7998	3716	21276	3603	1207	1639	149	2222	-3531	-378	1921	12983	11148	2259
LOS (2021)							A	A	B	B	A	A	B	A	A	A	A	B	A	C	C	C	C	A	E	D	C	A	A	C
5% ALLOCATION BELOW LOS C The # in this cell is the MAX. The difference between 5% below and reserve capcity is ACTUAL # of trips allowed once 0 is reached.							3474	7876	1921	6513	10856	3920	2791	3063	3589	5511	10730	6508	22590	6183	2344	5619	1939	2965	-2187	271	3524	15580	13095	4618
2017-057		KL Baptist Church	Min. CUP	Permitted	CO Issued	18300924-CO 7.19.21																					13	64	6
2017-120	00454500-000000	65 Atlantic Drive (Truck Weigh Station)	Min. Dev	Permitted	Permit Issued	•19300098-Permit 4.3.19 •1.8.25 NO CO																					1	6	1
2018-139	00118050-000000	Sugarloaf School	FLUM	Approved		•Ord 031-2019 •1.8.25 NO PERMIT				11	87	70	35	-															
2019-009/010/011	00124000-000000	Thompson Island (Residential Units)	FLUM/LUD	Under Review			42	35	29	27	21	17	8	4															
2019-028/029	00475270-000000	Abit Holding (Residential or Commercial)	FLUM/LUD	Approved for Next App																							193	24
(2018-200) 2019-068	•RE 00141132-004400 •RE 00141132-004500	Key Haven (Commercial/Office)	Min. CUP	Approved		DO 04-19 •1.8.25NO PERMT	200	215	55	49	43	37	31	25	18	12													
2018-169	00123590-000000	Safe Harbor Community Center (Longstock)	LDC Txt	Hold			1,055	575																				
(2018-050) 2019-057		Coco Palms (Residential Units)	TIS (not Rqrd)	Permitted	CO Issued	•19104207-CO 8.9.21 •19104206-CO 8.9.21 •19104205-CO 8.9.21 •19104204-CO 8.9.21				23	49	76	37	31	29	18	8											
2019-205 (2019-080)		Quarry III	TIS	Permitted	CO Issued	•20100058-CO 11.23.21 •20100057-CO 11.23.21 •20100056-Site Wrk Cert. of comp 11.18.21	250	306	312	160	134	109	92	76	67	59	42												
2019-177	00378390-000000	Hawks Cay Resort	Methodology	Hold																								
2019-058		Beards & Brews Trip Generation	Trip Generation	Approved	CO Issued	TIS not Rqrd, in existing plaza. Trip gen for intensity compliance • 19100764 •1.14.21 Cert. of Comp																							
2021-195 (2020-037/047)	00127480-000000	Stock Island Harbor Yacht Club/SH Marinas 6000	Maj CUP FLUM/LUD Methodology	Approved		P19-22 •8.25.22 clearing permits applied for 22102180 - VOIDED •1.8.25 no permits	97	48	42	34	32	29	26	24	21	18	13	11	11	-									
20101242	00816930-000000	22936 US 1 Cudjoe	Permit	Permitted	CO Issued	20101242-Permit 1.5.22 •CO 11.20.24						29																	
2020-026 (2020-026)	00166976-011300 00166976-011400	Dockside and Landing Apartments	Maj. CUP TIS	Under Review		•P36-20 •6.9..23 still needs BOCC aprvl	231	269	327	385	385	244	231	226	205	185	128	115	115	13	-								
2020-026	00166976-011300 00166976-011400	Dockside and Landing Apartments (alternate with 10%reduction) Alternate only if needed, not counted in either total.	Maj CUP	Approved for Next App			208	242	294	346	346	219	208	203	185	166	115	104	104	12	-								
18104641/1810463		Public Park BPK	Permit	Permitted	CO Issued	•18104641-Permit 7.1.21 •CO 8.17.22 •18104643- Permit 6.8.21 •CO 8.5.22										7												
20101367	00156310-000100	Bella Construction/ 35 Dimaond Dr.	Permit	Permitted	Permit Issued	20101367- Permit 4.11.21 •6.9.23 TCO 2.7.23 •CO 11.14.23			14																			
2020-130	RE 00483370-000000 RE 00483390-000000 RE 00483400-000000	Southcliff Estates (Workforce Housing)	Maj. CUP	Permitted	Permit Issued	•P04-21 •10.7.22 Site Wrk Permit 21301943 issued •10.7.22 Bldg permits 21301890, 21301889, 21301888 - issued •Bldg permits 22300465 - 473 issued •6.9.23 - all permits iisued, no Cos •1.8.25 NO COs													-	16	33	45	53	65	73	122	80	37
2020-056 (2020-056)	00120940-000000	Dickerson	Min CUP	Approved for Next App		DO 05-21 •6.9.23 no permits •5.8.24 no permits NOW FILE 2021-255	76	85	95	43	38	33	28	23	20	15	10	-											
20102607 (2021-001)	00149500-000000	Big Coppitt Ofc Bldg	Permit	Permitted	Permit Issued	•20102607-issued 9.20.22 •1.8.25 STILL OPEN	20	22	25	11	10	9	7	6	5	4	3	-											
20103282.00		5650 Laurel Ave - Mixed use - 2DU/Ofc	Permit	Permitted	CO Issued	20103282- CO 8.8.22	16	8	7	6	5	5	4	4	3	3	2	2	2	-									
20103439 thru 20103447 (2020-078)	RE 00124540-000000 RE 00124560-000000	Wrecker's Cay Apartments	Permit	Permitted	CO Issued	•20103447-Permit 5.25.21 •20103446-Permit 5.25.21 •20103445-Permit 5.25.21 •20103444-Permit 5.25.21 •20103443-Permit 5.25.21 •20103442-Permit 5.25.21 •20103441-Permit 5.25.21 •20103440-Permit 5.25.21 •5.9.24 Cos issued 8.30.23	380	219	137	183	146	122	97	73	49	24	-											

19101451		SI Restaurant - 6840 Front St.	Permit	Permitted	CO Issued	19101451-CO 3.11.22	104	65	58	47	43	40	36	33	29	25	18	14	14	-										
2021-022	SFR: RE 00090820-000000 APT: RE 00090860-000000	PLOR	CUP Renewal	Permitted		**SFR:** **•plng aprvd/ISSUED** **•21301801-CO 3.6.24** **•21301799-CO 3.6.24** **•21300348-CO 3.6.24** **•20301303-** **•20301301-** **•20301300-** **•20301299** **•20301298-** **•20301297-** **•20301295-** **•20301293-** **APT:** **• All permits COed 7.24&25.19**																		-	40	93	133	100	-
20103306		mini storage - 113 OSH, Rockland	Permit	Permitted	CO Issued	20103306-CO 2.16.22	26	43	20	12																			
19102478	00127270-000000	SI redevloped from 19 mobile homes and one 8 unit apartment building to 27 "SFR" units, .	Permit	Permitted	Permit Issued	•19102478-Permit 10.19.21 •12.31.24 SITE WORK STILL OPEN. NO OTHER PERMITS	9	3	3	3	2	2	2	1	1														
21300521 (2020-143)	00087600-000100	116 Ocean Dr, KL - Mini warehouse, RFC investments	Permit	Permitted	CO Issued	DO 05-20 •21300521 Permit 9.28.21 •CO 1.18.23																					4	
2020-211 (2021-082 CUP)	RE 00188980-000000	Shell Gas of Summerland	No App/ Min CUP	Under Review						-	53	99	143	118	87	49	-												
2024-112 (2021-009)	00115840-000401	Joined IsInds (Kickin Back Gas Station and C-Store)	TIS (Methodology)	Under Review		•2024-112 Minor CUP rcvd.	4	6	9	19	25	32	19	9	8	6	3	-											
2021-076	00124440-000000	Pilsner Pub (6150 2nd Street, Inc)		Withdrawn			37	8	6	5	2																		
2021-132		Little Palm - Dolphin Resort •12.17.21 applicant submitted TIS with CUP		Hold																									
2021-158 (21100984)	00186990-000000	22864 Overseas Highway (Mary Jane's Coffee Shop)	Permit/no app-TIS	Permitted	CO Issued	•21100984 issued 4.29.22 •3.7.23 CO NR, final bld issued 11.14.22						15																	
2021-163	00464640-000000	Ubben -KL warehouse	Min CUP	Permitted	CO Issued	•DO 01-22 • 22300925 permit issued 1.9.23 •CO 9.22.23																					2	
2021-223 (2021-021 LOU) (21302050)	00454611-000100	KL Publix Overall trips reduced	No App TIS	Approved for Next App	CO Issued	•21302050 - issued 8.17.22 - FINAL PLAN 4.2.24 •22301075 permit issued 11.10.22 -CO 2.26.24																							
2021-237	00111320-000100	Dion's BPK ~~TIS ONLY approved, application still under rvw with planning~~	Minor CUP	Permitted	Permit Issued	•aprvl ltr dated 12.08.22 •22100851 permit issued 2.15.23 •PERMIT EXPIRED 5.25.24 • Final Bldg Aprvd						-	27	80	134	536	84	-											
2021-255 (2020-056)	00120940-000000	Dickerson Grp	Maj CUP	Under Review			107	120	133	61	54	47	39	32	29	22	14	-											
2021-248 (2021-132)	00113570-000100	Little Palm - Dolphin Resort	Maj CUP	Approved		•P41-23 •12.31.24 no permits			-	24	48	63	82	92	118	118	71	53	53	-									
2022-061 (21103154)	00275450-000000	Landco LLC (Tom Thumb BPK)	Permit	Permitted		•21103154 - applied 10.19.21 •PLANNING APPRVL						-	11	34	57	228	49	-											
2022-021	00519590-000000	KL Gas station	Maj CUP	Denial		•DENIAL P19-23																			-	5	76	33	-
2021-103	00200640-000100	Check Overseas Property, LLC	Min CUP	Permitted	Permit Issued	•11.28.22 - DO 14-22 •5.1.24 PLNG APRVL • C-RMDL-2023-0297 - DU •3.31.24 PLNG APRVL •C-ACCB-2023-0035			-	1	2	2	3	2	2	1	1	-											
2022-150	00160140-000000	J Jade Development	Minor CUP - Amend	Approved for Next App	CO Issued	DO 02-23 approved , but applicant has applied to amend CUP to include 1 AFH file 2023-115	21	24	29	34	18	16	14	13	11	5	3	2	2	-									
2022-221	00114840-000000	Shrinp Farm Housing	minor CUP	Approved		•Internal staff rvw •3.3.23 traffic only apprvd •10.16.23 - DO 07-23 •12.30.24 NO PERMITS	8	9	12	14	15	16	18	7	7	6	4	4	4	-									
2024-041 (2022-012) (2022-053)	•00089490-000000 •00490250-000000	Cemex	Maj. CUP	Under Review																					-	1,638	2,184	-	
2022-261	00521380-000000	Conch Svcs, LLC	MinCUP	Permitted		22301172 •2.8.24 PLANNING APPRVL																			-	2	9	7	1
2023-033	00174960-000000	MHH Coco LLC	Maj CUP A	Under Review		•SITE-2023-0057 •NO PLAN APPRVL •MULTI-AFF-2023-0006 •MULTI-AFF-2023-0007 •MULTI-AFF-2023-0008 •MULTI-AFF-2023-0009 •MULTI-AFF-2023-0010 •MULTI-AFF-2023-0011 •ALL MULTI SUBMITTED ONLY, NO APPRVLS	10	17	25	31	35	41	25	21	18	15	4	-											
C-ACCB-2022-0014	00520530-000000	Reef - KL	permit	Permitted		C-ACCB-2022-0014 •9.3.24 planning apprvl																			-	1	7	5	1
2022-116	00215140-000000	Tremblay	Min CUP	Permitted		R-RMDL-2023-0542 •9.13.24 planning apprvl				-	-	1	1	2	3	2	1	-											

22102213	•00111660-000300 •00111660-000200	Octopus Gardens BPK	permit	Permitted	CO Issued	•22102213 applied 8.31.22 •9.13.24 planning apprvl			-	3	6	10	14	18	23	28	6	-											
2023-115 (2022-150)	00160140-000000	J Jade Development	Minor CUP - Amend	Permitted	CO Issued	•22100778	22	26	31	37	19	17	15	14	12	5	3	2	2	-										
2023-116	00468472-009710	LHS Key Largo Overseas		Withdrawn		C-RMDL-2022-0039 •12.27.24 permit expired																		-	-	130	198	528	200
combldg-2023-0014	00178530-000000	42 Cutthroat Dr		Permitted		COMBLDG-2023-0014	9	15	24	30	34	43	31	26	22	19	5	-											
2023-178	00124940-000000	Refreshment Svcs. - 5510 Maloney Avenue Stock Island	Minor CUP	Permitted		•DO 07-24 • ~~C ACCB 2023 0012 permit expired~~ •22102059 Active - plng aprvl	3	2	2	1	1	1	1	1	-	-	-												
2023-177	00508050-000000	33 Hibiscus, LLC	Minor CUP	Under Review		•12.27.24 in progress																		-	2	8	12	1
2023-243 (2020-048)	•00123761-000400 •00123761-000800	Stock Island Owner, LLC & Key West Perry, LLC (7005 & 7025 Shrimp Rd. Stock Island)	Maj CUP	Under Review		•12.27.24 in process	246	121	107	101	80	67	54	40	34	20	7	-											
COMBLDG-2023-	00122070-000201	Rockland Distribution Center North	Permit	Permitted		COMBLDG-2023-0017	27	29	12	10	9	7	6	4	2	-													
C-RMDL-2023-0276	00124790-000000	Cayo Hueso Brewery 5630 Maloney Avenue	Permit	Permitted		C-RMDL-2023-0276 •planning aprvl 11.5.24	14	7	6	4	3	-																	
2024-102	00122080-000300	Rockland Investments Amazon	TIS	Under Review		COMBLDG-2024-0006 (BLDG) •8.22.24 no planning approval SITE-2024-0034 (SITE) - permit withdrawn	155	243	317	234	205	186	173	160	147	132	101	61	21										
2024-110 (2019-028/029)	00475240-000000 00475280-000000	Abit Holding	CUP	Under Review		12.20.24 in progress																			-	61	88	9
Potential Remaining Capacity = Reserve Capacity - Total Input							51	3767	-400	2530	8143	1575	730	1090	1730	3003	7426	3454	21054	3590	1207	1623	116	2177	-3584	-483	112	10445	10780	2203
Actual Remaining Capacity = Reserve Capacity - Permitted Projects (in column F, status)							2,399	5,520	740	3,599	9,289	2,576	1,656	1,880	2,448	3,602	7,776	3,698	21,258	3,603	1,207	1,623	116	2,177	(3,584)	(483)	1,752	12,698	10,880	2,213

AECOM
110 E Broward Boulevard
Suite 700
Fort Lauderdale, FL 33301
www.aecom.com

January 9, 2025

Janene Sclafani
Transportation Planner
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277

Re: Stock Island Marina Village – Stock Island (File No. 2023-243)

Dear Ms. Sclafani:

We have reviewed the updated Traffic Impact Study (TIS) dated September 2024 and submitted to Monroe County on December 23, 2024. Below are our comments for your consideration.

1. The reserve capacity table included in Appendix J is outdated. Please contact Monroe County for the most recent reserve capacity table and assess whether the reserve capacity can adequately accommodate the project trips. Additionally, ensure that Table 5 in the report is revised to reflect the latest reserve capacity data.

If you have any questions, please contact me at (727) 637-6075.

Sincerely,
AECOM Technical Services, Inc.
Naresh Kotari, Senior Planner

SMITH/HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7708 2190 2908

RECEIVED
DEC 23 2024
MONROE COUNTY
PLANNING DEPT.
2023-243

December 19, 2024

Elizabeth Lustberg, Planner
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.gov

RE: REVISED PLANS FOR MAJOR CONDITIONAL USE PERMIT APPLICATION 7001 AND 7025 SHRIMP ROAD - [FILE NO. 2023-243]

Dear Liz,

On behalf of Stock Island Owner, LLC and KW Perry LLC (the "Applicant"), please find a revised plans for the Request for a Minor Conditional Use Approval ("Application"), for real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated July 29, 2024.

The Applicant provides the following responses to the below comments:

1. The property boundaries have expanded to include a portion of Shrimp Road. The prior request for corrections stated 'Please submit an updated survey and site plan that specifies the updated property boundaries and square footages of upland area. Please re-calculate open space, density/intensity, and working waterfront and water dependent use ratios.' The response received states 'The Applicant has elected to NOT include the portion of shrimp road identified in order to maintain consistency with the previously approved development orders. The open space, density/intensity, and working waterfront and water dependent use ratios are correctly calculated on the plans.' Submitting surveys, plans, and calculations based on the entire property is not optional.

Please submit a survey and site plan that includes the entire Property or separate the new road portion of the Property into a separate parcel not aggregated for development with the Property.

- Please note that the portion of Shrimp Road has been separated out as a distinct parcel and IS NOT being included for aggregation purposes. Attached please find the confirmation from the Monroe County Property Appraiser for the portion of Shrimp Road, which is now assessed with Monroe County Real Estate Number 00123761-001100.

2. The corrections received included floor plans of proposed and existing buildings. Two of the buildings, the proposed boat barn, and the proposed marine light industrial building, require additional clarification.

   On the site plan there is a building referred to as the marine light industrial building. The floor plan, sheet A1.1, provides no floor plan detail and labels the building 'commercial/light industrial building.'

   Please provide details on how the building is proposed to be used.

   - The area is proposed to be used for Repair and Service of Vehicles. See revised Floor Plan attached.

   The parking calculations submitted for this building are based on the category 'Industrial uses; excluding mini-warehouses/self-storage centers; repair and or servicing of vehicles; and warehousing.' If boat repair is proposed within this building the category 'Repair and or servicing of vehicles' may be more appropriate.

   Please make sure that the parking calculations and the use proposed align with each other.

   - Please see revised Site Plan, correctly identifying the use as Repair and Service of vehicles.

3. The boat barn floor plan depicts rolling doors opening onto parking spaces north of the building.

   Please note, in accordance with LDC Section 114-67(j) wheel stops are required and are shown on the site plan. Please acknowledge that wheel stops are required and provide additional explanation of the proposed design.

- Please see revised Site Plan. Wheel stops have been required in all necessary locations, and have been removed from the area identified as rolling doors.

4. In order to address a prior height related corrections request a topographical survey and the 2014 Development Agreement were submitted. The 2014 Development Agreement is no longer in effect. The survey submitted was not signed and sealed.

   Please submit a survey depicting elevations that is signed and sealed.

   - Please see Signed and Sealed Topographical Survey.

5. Per LDC Section 130-140 (f)(3)e requirements for marinas include:

   Sec. 130-140(f)(3)e.3. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height. The plans submitted to not indicate whether the shrubs proposed in this location are at least 6 feet in height.

   Please clarify whether the screening is proposed to be done through the shrubs shown on the landscape plan. If so, please specify that they will be at least 6 feet in height.

   - Please see revised Landscape Plans showing compliance with screening requirements.

   Sec. 130-140(f)(3)e.4. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of no less than ten feet.

   The plans submitted do not depict a class C bufferyard within a side yard setback of no less than ten feet.

   Please submit plans that depict the required side yard buffer yards. Please note that the property lines contiguous to parcels 00123740-000000 and 00123730-000100 are side yards.

   - Please see revised Site Plan and Landscape plans showing required Class C Bufferyards.

6. The corrections received include the statement 'Revised Traffic study Pending and will be submitted as soon as received.' Please note that staff will re-review the application in light of the traffic study once it is received and approved by the transportation planner. Additional corrections may be requested at that time.

- Please see revised Traffic study.

7. The corrections received provided the additional detail needed to review for the required number of parking spaces. Staff's review of the number of parking spaces required for the commercial retail use, office use, hotel use, and dry storage racks matches the number of spaces proposed in the application.

- Please see revised Site Plan for corrected parking regarding the light industrial use.

The application specifies 105 parking spaces required for the restaurant use. Staff calculates that 112 parking spaces are required. (This is based on 321 seats. The 105 parking spaces in major deviation file 2023-134 was based on 300 seats.)

Please correct the proposed parking to reflect all of the existing/proposed restaurant seating. If additional restaurant seating is proposed as part of this application, please clarify.

- Please see revised Site Plan correcting the required number of seats provided for the restaurant use.

Based on the details provided 2 parking spaces would be required for party and charter/guide boats, more than six passengers capacity, 50 spaces would be required for charter/guide boats, six or fewer passengers capacity, 60 spaces would be required for live-aboard slips, and 225 spaces would be required for the remaining 225 wetslips for a total of 337 spaces for these categories. 88 spaces are proposed. This is requested to be reviewed under compliance to the greatest extent practicable. LDC Sec. 114-67(k) nonconforming parking and loading states *When any change of use or expansion of the use occurs, the site shall come into compliance with the parking and loading requirements of this article to the greatest extent practicable (considering sufficient land is available on the site to accommodate some or all of the parking deficiencies), as determined by the Planning Director on a case-by-case basis.* Staff is reviewing the proposed amendment to the major conditional use in part for the expansion of the existing hotel. The use for which there is nonconforming parking is the marina. This code section would not apply to the proposed expansion. LDC Sec. 114-67(k) also *states When any substantial improvement occurs, the property shall come into full compliance with the parking and loading requirements of this article.* Detail has not been provided to determine whether the renovations proposed to the 'existing marina building' would be a substantial improvement.

Please submit plans that demonstrate compliance with required parking.

- Please note that the Property consists of two (2) primary uses: Hotel and Marina use. The Applicant is proposing the following parking for the Hotel use based on the proposed expansion:

Parking Calculations

Transient "Hotel"	Number of Units	Parking Required Per Unit	Total Parking required	Total Parking Provided
Transient units	130	1.0 space per each 1-bedroom transient dwelling unit and 1.0 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	130	130
Total Parking required for Residential			130	

- The Applicant is providing the required 130 Spaces for the Hotel use that is being proposed, which is compliant with the requirements of the LDC.

- Additionally, the Applicant is providing the following parking for the Non-residential uses associated with the Property:

Commercial Retail	1234+3482 = 4,716 sf	3.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building and 1.5 spaces per 1,000 sq. ft. of area devoted to outdoor retail sales	14	14
Light Industry	4175 sf	3.0 spaces per service/repair bay or 3.0 spaces per 1000 sq. ft. of nonresidential floor area within building, whichever is greater, the service/repair bays shall not be counted as parking spaces	13	13
Existing Marina Bar and Grill Restaurant	129 Seats	For areas devoted to food/beverage service, 1.0 space per 3 seats or 3.0 spaces per 1,000 sq. ft. of nonresidential floor area, whichever total amount is higher.	43	43
Hotel Restaurant and pool bar	192 seats	For areas devoted to food/beverage service, 1.0 space per 3 seats or 3.0 spaces per 1,000 sq. ft. of nonresidential floor area, whichever total amount is higher.	64	64
BOH/Kitchen Areas	1637 sf	For other areas, 3.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building separate from the seating area and devoted to activities other than food/beverage service (including, but not limited to, kitchen, office, retail sales not	5	5

- The Applicant is providing ALL required parking for the expansion of the Hotel Use.

- As previously provided, the Marina use is not being changed or expanded as part of this application, however, pursuant to P43-14 and the corresponding Staff Report, the Existing Marina Use, Marina Office, Marina Store, and fuel services building and light industrial buildings are lawfully nonconforming to the current

parking space requirements providing 88 parking spaces. There is no substantial improvement being proposed. Parking is being brought more into compliance with one hundred seventy-one (171) parking spaces provided. See Sec. 102-57(f)

8. The bath houses appear to be accessory to the marina use. They are not included in the floor area calculations.

Please add the bath houses to the floor area attributed to the marina use and add them to the total density/intensity calculations.

- Please see revised Site Plan.

9. The response to the prior request for clarification on how trash and recycling will be addressed in areas not near a trash enclosure states 'All trash enclosures have been shown on the revised Site Plan attached hereto. Please note that the property has, and will continue to, use a trash compactor for solid waste. Trash from the identified enclosures will be transported to the compactor by use of a golf cart on site.'
A narrative explaining how trash gets from the areas not near the trash enclosures (restaurant, bath house/laundry, marina store, boat slips) would be useful prior to discussion at the DRC and PC.

- A narrative was previously provided to Staff. The Property makes use of a trash compactor on site and the proposed expansion continues to contemplate the use of the compactor. The Site plan identifies the trash/recycling enclosures on site, and the Applicant will be utilizing on site golf carts to transport trash from the enclosures to the trash compactor. The Site has operated in this manner since its initial development and will continue to utilize this method to make sure that sufficient trash/recycling is present on site.

10. Existing shoreline open space is 40%, proposed open space is 15.5%, a proposed increase of impervious area in the shoreline setback of 27,700 square feet. The plans do not clearly depict the proposed impervious area within the shoreline setback.

Provide details on what impervious surfaces are proposed within the shoreline setback, including the area (square feet) of each.

- Please see the enclosed revised Site Plan.

11. Plans (Sheet C-2.00) show treatment volume required at 80,844.65 cubic feet. Compliance with Chapter 114-3(2)b [Presumption of Compliance] and the Monroe County Stormwater Manual

(https://www.monroecounty-fl.gov/DocumentCenter/View/24917/7-20-20-DRAFT_Monroe_County_Stormwater_Manual_ADA)

(Table 1, page 4-4) retention volume required is 140,910 cubic feet, alternatively, pursuant to 114-3(f)(2)a. Projects shall demonstrate either of the following:

1. Meet net improvement criteria: or
2. Reduce the post-development annual average stormwater for both total nitrogen load and total phosphorus load by 95%.

In accordance with 114-3(g) and the Major Conditional Use permit application, provide a surface water management plan that clearly demonstrates compliance with the water quantity and water quality requirements of Chapter 114-3 and revise the plans if needed. Note that the stormwater management system must be in compliance prior to approval of the Conditional Use Permit.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

BWS/JG/bg

Enclosures

Cc: Ilze Aguila, *Senior Administrator, Operations*, Aguila-Ilze@MonroeCounty-FL.Gov

1

Brandi Green

Importance: High

From: Jim Gale <JGale@mcpafl.org>
Sent: Monday, December 9, 2024 3:00 PM
To: Brandi Green <brandi@smithhawks.com>
Subject: RE: SIMV - New Parcel Identification No. for parcel 3

Hi Brandi

Sorry about the wait. We have been having trouble with the website but "Unit 3" has been created.

RE 00123761-001100 / AK 9105392

On the website the Record Card will come up but the Map will not. Hopefully tomorrow.

James Gale
GIS Tech
305-295-3969
Monroe County Property Appraiser

WEILER ENGINEERING CORPORATION

EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS-GPS

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October 21, 2024

Michael Roberts, Assistant Director
Environmental Resources
Monroe County Planning Department
1100 Simonton Street
Key West, Fl 33040

RECEIVED
DEC 23 2024
MONROE COUNTY
PLANNING DEPT.

Re: Perry Hotel Conditional Use

Mr. Michael Roberts,

On behalf of KW Perry LLC, please accept this letter and calculations showing that the improvements to the Perry Hotel and Marina meet the nutrient removal requirements.

This project was recently permitted through South Florida Water Management District (Permit No. 44-110183-P) for improvements to the marina, the addition of the boat barn, 1,330 linear feet of exfiltration trench, and two stormwater injection wells. This system was modeled in BMP Trains as part of the permitting effort to ensure sufficient nutrient removal. The stormwater management system met all nutrient removal requirements for Nitrogen and Phosphorus. The proposed improvements desired under this conditional use application will require the reconfiguration of the existing exfiltration trench to the northern side of the property to allow the hotel improvements to be constructed. Due to the design still being in the planning/concept phase, all calculations are preliminary. The preliminary BMP Trains analysis completed as part of this Conditional Use process meets the nutrient removal requirements for Nitrogen and Phosphorus. The calculations will be finalized once the final design is complete and a modification to SFWMD Permit No. 44-110183-P. We are confident that the final design will meet the nutrient removal requirements.

Please refer to the BMP analysis on the following pages.

If you have any other questions, or require additional information, please do not hesitate to contact me at (941) 505-1700 or electronically at mgiardullo@weilerengineering.org.

Sincerely,



Michael J. Giardullo,
Professional Engineer
State of Florida
License No. 70676

Complete Report (not including cost) Ver 4.3.1
Project: Perry Marina and Hotel
Date: 8/13/2024 8:42:52 AM
Site and Catchment Information
Analysis: Net Improvement

Catchment Name	North (1)	Middle	South	North (2)
Rainfall Zone	Florida Zone 3	Florida Zone 3	Florida Zone 3	Florida Zone 3
Annual Mean Rainfall	40.00	40.00	40.00	40.00

Pre-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	0.50	2.30	4.22	5.26
Rational Coefficient (0-1)	0.68	0.59	0.67	0.62
Non DCIA Curve Number	89.00	82.00	89.00	85.00
DCIA Percent (0-100)	80.00	68.00	78.00	72.00
Nitrogen EMC (mg/l)	2.400	2.400	2.400	2.400
Phosphorus EMC (mg/l)	0.345	0.345	0.345	0.345
Runoff Volume (ac-ft/yr)	1.138	4.510	9.451	10.895
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	3.369	13.346	27.968	32.241
Phosphorus Loading (kg/yr)	0.484	1.918	4.020	4.635

Post-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	0.50	2.30	4.22	5.26
Rational Coefficient (0-1)	0.68	0.59	0.70	0.64
Non DCIA Curve Number	89.00	82.00	91.00	86.00
DCIA Percent (0-100)	80.00	68.00	82.00	74.00
Wet Pond Area (ac)	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	2.400	2.400	2.400	2.400
Phosphorus EMC (mg/l)	0.345	0.345	0.345	0.345
Runoff Volume (ac-ft/yr)	1.138	4.510	9.877	11.182
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	3.369	13.346	29.228	33.090
Phosphorus Loading (kg/yr)	0.484	1.918	4.202	4.757

Catchment Number: 1 Name: North (1)
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	12.0
Pipe Rise (in)	12.0
Pipe Length (ft)	1,328.0
Trench Width (ft)	3.0
Trench Depth (ft)	4.0
Trench Length (ft)	1,328.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.16
Retention Depth (in over CA)	3.857

Watershed Characteristics

Catchment Area (acres)	0.50
Contributing Area (acres)	0.500
Non-DCIA Curve Number	89.00
DCIA Percent	80.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	94
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	94

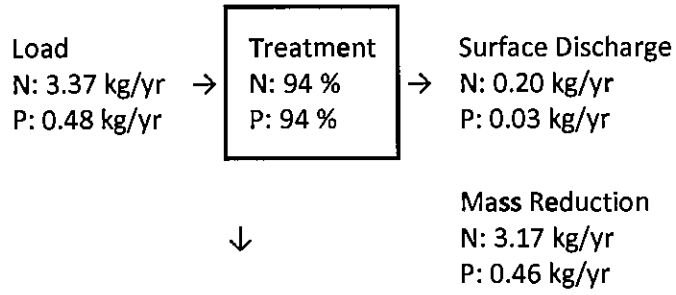
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

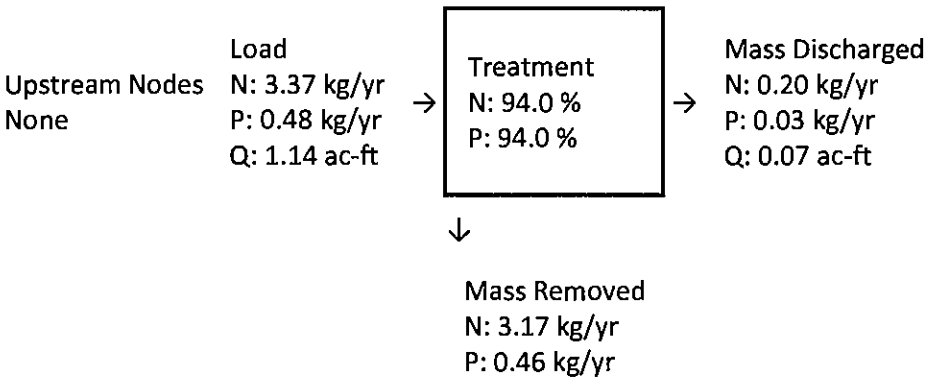
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	3.166
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.455
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 2 Name: Middle
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	12.0
Pipe Rise (in)	12.0
Pipe Length (ft)	627.0
Trench Width (ft)	4.0
Trench Depth (ft)	4.0
Trench Length (ft)	627.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.10
Retention Depth (in over CA)	0.516

Watershed Characteristics

Catchment Area (acres)	2.30
Contributing Area (acres)	2.300
Non-DCIA Curve Number	82.00
DCIA Percent	68.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	52
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	52

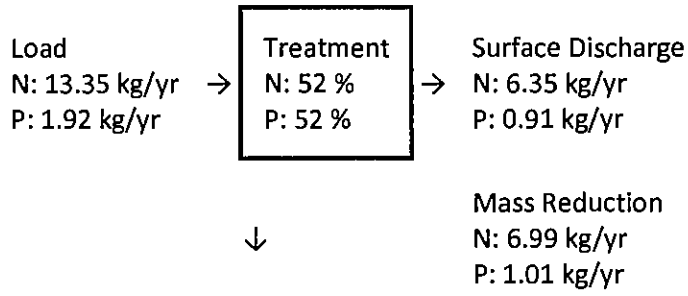
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

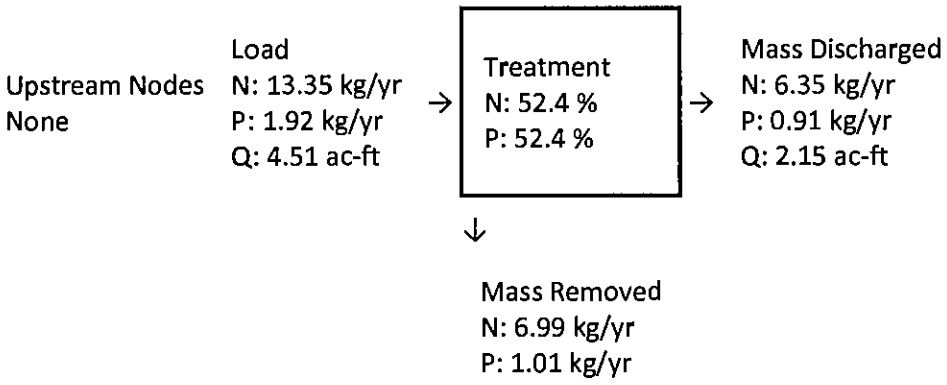
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	6.994
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	1.005
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 3 Name: South
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	1,317.0
Trench Width (ft)	4.0
Trench Depth (ft)	9.0
Trench Length (ft)	1,317.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.47
Retention Depth (in over CA)	1.329

Watershed Characteristics

Catchment Area (acres)	4.22
Contributing Area (acres)	4.220
Non-DCIA Curve Number	91.00
DCIA Percent	82.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	4
Provided TN Treatment Efficiency (%)	75
Required TP Treatment Efficiency (%)	4
Provided TP Treatment Efficiency (%)	75

Media Mix Information

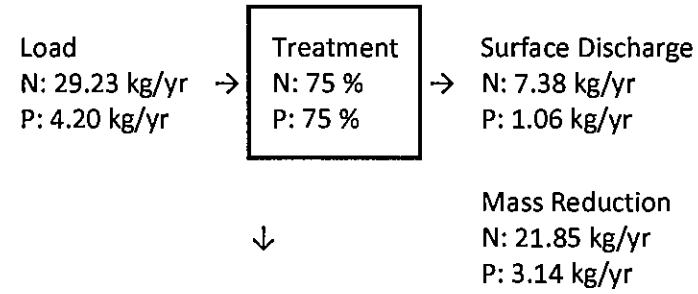
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

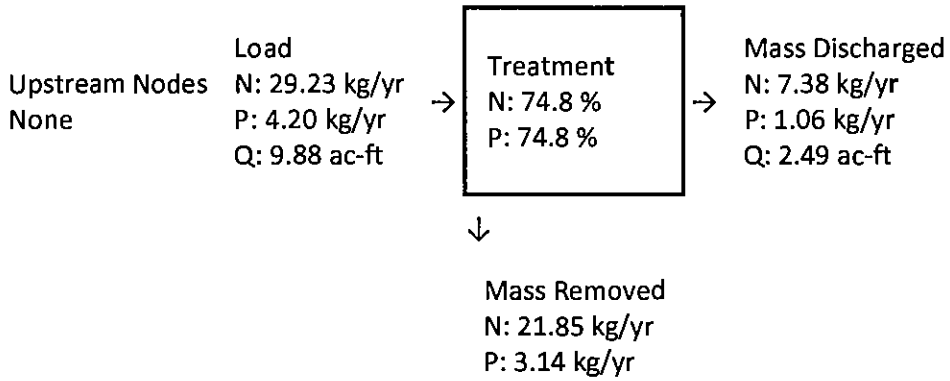
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	21.850
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.141

TP Concentration (mg/L) 0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Catchment Number: 4 **Name: North (2)**
Project: Perry Marina and Hotel
Date: 8/13/2024

Exfiltration Trench Design

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	743.0
Trench Width (ft)	4.0
Trench Depth (ft)	9.0
Trench Length (ft)	743.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	0.26
Retention Depth (in over CA)	0.602

Watershed Characteristics

Catchment Area (acres)	5.26
Contributing Area (acres)	5.260
Non-DCIA Curve Number	86.00
DCIA Percent	74.00
Rainfall Zone	Florida Zone 3
Rainfall (in)	40.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	3
Provided TN Treatment Efficiency (%)	54
Required TP Treatment Efficiency (%)	3
Provided TP Treatment Efficiency (%)	54

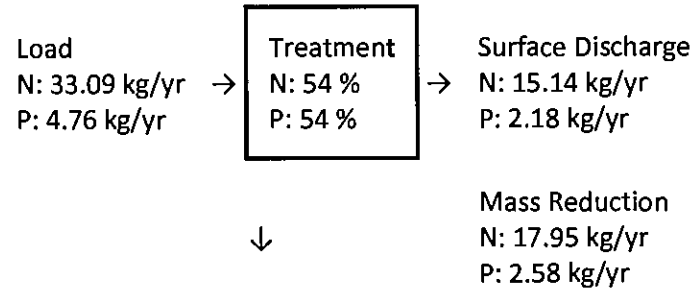
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

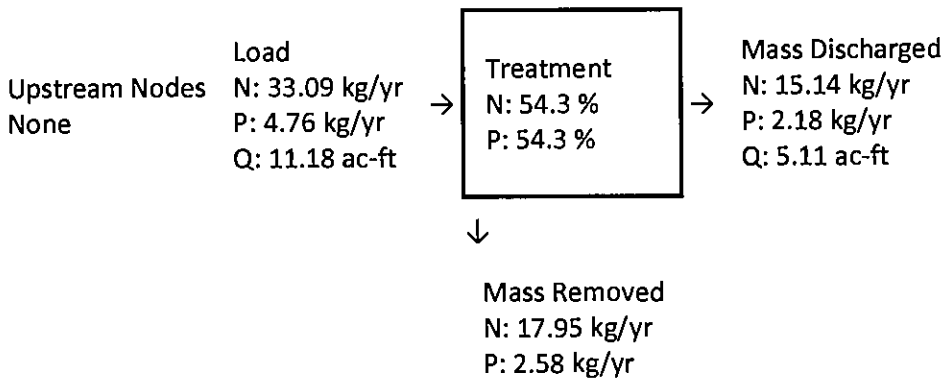
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	17.955
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	2.581
TP Concentration (mg/L)	0.000

Load Diagram for Exfiltration Trench (stand-alone)



Load Diagram for Exfiltration (As Used In Routing)



Summary Treatment Report Version: 4.3.1

Project: Perry Marina and Hotel

Date:8/13/2024

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (North (1)) Exfiltration Trench
Catchment 2 - (Middle) Exfiltration Trench
Catchment 3 - (South) Exfiltration Trench
Catchment 4 - (North (2)) Exfiltration Trench

Routing Summary

Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet
Catchment 3 Routed to Outlet
Catchment 4 Routed to Outlet

Based on % removal values to the nearest percent

Total nitrogen target removal met? Yes
Total phosphorus target removal met? Yes

Summary Report
Nitrogen

Surface Water Discharge

Total N pre load	76.92 kg/yr	
Total N post load	79.03 kg/yr	
Target N load reduction	3 %	
Target N discharge load	76.92 kg/yr	
Percent N load reduction	63 %	
Provided N discharge load	29.07 kg/yr	64.09 lb/yr
Provided N load removed	49.97 kg/yr	110.17 lb/yr

Phosphorus

Surface Water Discharge		
Total P pre load	11.058 kg/yr	
Total P post load	11.361 kg/yr	
Target P load reduction	3 %	
Target P discharge load	11.058 kg/yr	
Percent P load reduction	63 %	
Provided P discharge load	4.178 kg/yr	9.21 lb/yr
Provided P load removed	7.182 kg/yr	15.837 lb/yr

ECOPLAN

ECOLOGICAL/ENVIRONMENTAL LAND PLANNING · LANDSCAPE ARCHITECTURE · LAND USE ANALYSIS

November 15, 2024

RECEIVED
DEC 23 2024
MONROE COUNTY
PLANNING DEPT.
2023-243

Comment Responses and Revision Narrative
Key International
Perry Hotel Expansion, Landscape Revisions and Integra Boat Storage

Comments and Responses (landscape scope):

1. ***County Comment :*** *Per LDC Section 130-140 (f)(3)e requirements for marinas include: Sec. 130-140(f)(3)e.3. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height. The plans submitted do not indicate whether the shrubs proposed in this location are at least 6 feet in height.*
Please clarify whether the screening is proposed to be done through the shrubs shown on the landscape plan. If so, please specify that they will be at least 6 feet in height.

   Response: The referenced screening shrubs shown on sheet LA-4 are called out as "CU2 – Coccoloba uvifera / Sea Grape". The Plant List on Sheet LA-6 lists CU2 with a 6' minimum height. No revision required.

2. ***County Comment :*** *Sec. 130-140(f)(3)e.4. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of no less than ten feet.* The plans submitted do not depict a class C bufferyard within a side yard setback of no less than ten feet.

   Response: The site plan has been adjusted to shift the building to the east to achieve a 10' minimum side yard setback with a class C bufferyard. The landscape has been adjusted accordingly to maintain the requirements for a class C bufferyard. This revision is shown on sheet LA-1, including minor modifications to the shrub and groundcover counts to accommodate the architectural shift. Class C bufferyard plant calculations remain the same and are reflected on sheet LA-6. Any minor plant quantity changes are also reflected on LA-6.

Should you have any questions regarding these revisions, please feel free to contact me.

Sincerely,

John Harrigan
Principal

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Brandi@SmithHawks.com

SENT VIA FEDEX
7708 2190 2908

December 19, 2024

Elizabeth Lustberg, Planner
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.gov

RE: REVISED PLANS FOR MAJOR CONDITIONAL USE PERMIT APPLICATION 7001 AND 7025 SHRIMP ROAD - [FILE NO. 2023-243]

Dear Liz,

On behalf of Stock Island Owner, LLC and KW Perry LLC (the "Applicant"), please find a revised plans for the Request for a Minor Conditional Use Approval ("Application"), for real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated July 29, 2024.

The Applicant provides the following responses to the below comments:

1. The property boundaries have expanded to include a portion of Shrimp Road. The prior request for corrections stated 'Please submit an updated survey and site plan that specifies the updated property boundaries and square footages of upland area. Please re-calculate open space, density/intensity, and working waterfront and water dependent use ratios.' The response received states 'The Applicant has elected to NOT include the portion of shrimp road identified in order to maintain consistency with the previously approved development orders. The open space, density/intensity, and working waterfront and water dependent use ratios are correctly calculated on the plans.' Submitting surveys, plans, and calculations based on the entire property is not optional.

Please submit a survey and site plan that includes the entire Property or separate the new road portion of the Property into a separate parcel not aggregated for development with the Property.

- Please note that the portion of Shrimp Road has been separated out as a distinct parcel and IS NOT being included for aggregation purposes. Attached please find the confirmation from the Monroe County Property Appraiser for the portion of Shrimp Road, which is now assessed with Monroe County Real Estate Number 00123761-001100.

2. The corrections received included floor plans of proposed and existing buildings. Two of the buildings, the proposed boat barn, and the proposed marine light industrial building, require additional clarification.

On the site plan there is a building referred to as the marine light industrial building. The floor plan, sheet A1.1, provides no floor plan detail and labels the building 'commercial/light industrial building.'

Please provide details on how the building is proposed to be used.

- The area is proposed to be used for Repair and Service of Vehicles. See revised Floor Plan attached.

The parking calculations submitted for this building are based on the category 'Industrial uses; excluding mini-warehouses/self-storage centers; repair and or servicing of vehicles; and warehousing.' If boat repair is proposed within this building the category 'Repair and or servicing of vehicles' may be more appropriate.

Please make sure that the parking calculations and the use proposed align with each other.

- Please see revised Site Plan, correctly identifying the use as Repair and Service of vehicles.

3. The boat barn floor plan depicts rolling doors opening onto parking spaces north of the building.

Please note, in accordance with LDC Section 114-67(j) wheel stops are required and are shown on the site plan. Please acknowledge that wheel stops are required and provide additional explanation of the proposed design.

- Please see revised Site Plan. Wheel stops have been required in all necessary locations, and have been removed from the area identified as rolling doors.

4. In order to address a prior height related corrections request a topographical survey and the 2014 Development Agreement were submitted. The 2014 Development Agreement is no longer in effect. The survey submitted was not signed and sealed.

   Please submit a survey depicting elevations that is signed and sealed.

   - Please see Signed and Sealed Topographical Survey.

5. Per LDC Section 130-140 (f)(3)e requirements for marinas include:

   Sec. 130-140(f)(3)e.3. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height. The plans submitted to not indicate whether the shrubs proposed in this location are at least 6 feet in height.

   Please clarify whether the screening is proposed to be done through the shrubs shown on the landscape plan. If so, please specify that they will be at least 6 feet in height.

   - Please see revised Landscape Plans showing compliance with screening requirements.

   Sec. 130-140(f)(3)e.4. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of no less than ten feet.

   The plans submitted do not depict a class C bufferyard within a side yard setback of no less than ten feet.

   Please submit plans that depict the required side yard buffer yards. Please note that the property lines contiguous to parcels 00123740-000000 and 00123730-000100 are side yards.

   - Please see revised Site Plan and Landscape plans showing required Class C Bufferyards.

6. The corrections received include the statement 'Revised Traffic study Pending and will be submitted as soon as received.' Please note that staff will re-review the application in light of the traffic study once it is received and approved by the transportation planner. Additional corrections may be requested at that time.

- Please see revised Traffic study.

7. The corrections received provided the additional detail needed to review for the required number of parking spaces. Staff's review of the number of parking spaces required for the commercial retail use, office use, hotel use, and dry storage racks matches the number of spaces proposed in the application.

- Please see revised Site Plan for corrected parking regarding the light industrial use.

The application specifies 105 parking spaces required for the restaurant use. Staff calculates that 112 parking spaces are required. (This is based on 321 seats. The 105 parking spaces in major deviation file 2023-134 was based on 300 seats.)

Please correct the proposed parking to reflect all of the existing/proposed restaurant seating. If additional restaurant seating is proposed as part of this application, please clarify.

- Please see revised Site Plan correcting the required number of seats provided for the restaurant use.

Based on the details provided 2 parking spaces would be required for party and charter/guide boats, more than six passengers capacity, 50 spaces would be required for charter/guide boats, six or fewer passengers capacity, 60 spaces would be required for live-aboard slips, and 225 spaces would be required for the remaining 225 wetslips for a total of 337 spaces for these categories. 88 spaces are proposed. This is requested to be reviewed under compliance to the greatest extent practicable. LDC Sec. 114-67(k) nonconforming parking and loading states *When any change of use or expansion of the use occurs, the site shall come into compliance with the parking and loading requirements of this article to the greatest extent practicable (considering sufficient land is available on the site to accommodate some or all of the parking deficiencies), as determined by the Planning Director on a case-by-case basis.* Staff is reviewing the proposed amendment to the major conditional use in part for the expansion of the existing hotel. The use for which there is nonconforming parking is the marina. This code section would not apply to the proposed expansion. LDC Sec. 114-67(k) also *states When any substantial improvement occurs, the property shall come into full compliance with the parking and loading requirements of this article.* Detail has not been provided to determine whether the renovations proposed to the 'existing marina building' would be a substantial improvement.

Please submit plans that demonstrate compliance with required parking.

- Please note that the Property consists of two (2) primary uses: Hotel and Marina use. The Applicant is proposing the following parking for the Hotel use based on the proposed expansion:

Parking Calculations

Transient "Hotel"	Number of Units	Parking Required Per Unit	Total Parking required	Total Parking Provided
Transient units	130	1.0 space per each 1-bedroom transient dwelling unit and 1.0 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	130	130
Total Parking required for Residential			130	

- The Applicant is providing the required 130 Spaces for the Hotel use that is being proposed, which is compliant with the requirements of the LDC.

- Additionally, the Applicant is providing the following parking for the Non-residential uses associated with the Property:

Commercial Retail	1234+3482 = 4,716 sf	3.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building and 1.5 spaces per 1,000 sq. ft. of area devoted to outdoor retail sales	14	14
Light Industry	4175 sf	3.0 spaces per service/repair bay or 3.0 spaces per 1000 sq. ft. of nonresidential floor area within building, whichever is greater, the service/repair bays shall not be counted as parking spaces	13	13
Existing Marina Bar and Grill Restaurant	129 Seats	For areas devoted to food/beverage service, 1.0 space per 3 seats or 3.0 spaces per 1,000 sq. ft. of nonresidential floor area, whichever total amount is higher.	43	43
Hotel Restaurant and pool bar	192 seats	For areas devoted to food/beverage service, 1.0 space per 3 seats or 3.0 spaces per 1,000 sq. ft. of nonresidential floor area, whichever total amount is higher.	64	64
BOH/Kitchen Areas	1637 sf	For other areas, 3.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building separate from the seating area and devoted to activities other than food/beverage service (including, but not limited to, kitchen, office, retail sales not	5	5

- The Applicant is providing ALL required parking for the expansion of the Hotel Use.

- As previously provided, the Marina use is not being changed or expanded as part of this application, however, pursuant to P43-14 and the corresponding Staff Report, the Existing Marina Use, Marina Office, Marina Store, and fuel services building and light industrial buildings are lawfully nonconforming to the current

parking space requirements providing 88 parking spaces. There is no substantial improvement being proposed. Parking is being brought more into compliance with one hundred seventy-one (171) parking spaces provided. See Sec. 102-57(f)

8. The bath houses appear to be accessory to the marina use. They are not included in the floor area calculations.

Please add the bath houses to the floor area attributed to the marina use and add them to the total density/intensity calculations.

- Please see revised Site Plan.

9. The response to the prior request for clarification on how trash and recycling will be addressed in areas not near a trash enclosure states 'All trash enclosures have been shown on the revised Site Plan attached hereto. Please note that the property has, and will continue to, use a trash compactor for solid waste. Trash from the identified enclosures will be transported to the compactor by use of a golf cart on site.'
A narrative explaining how trash gets from the areas not near the trash enclosures (restaurant, bath house/laundry, marina store, boat slips) would be useful prior to discussion at the DRC and PC.

- A narrative was previously provided to Staff. The Property makes use of a trash compactor on site and the proposed expansion continues to contemplate the use of the compactor. The Site plan identifies the trash/recycling enclosures on site, and the Applicant will be utilizing on site golf carts to transport trash from the enclosures to the trash compactor. The Site has operated in this manner since its initial development and will continue to utilize this method to make sure that sufficient trash/recycling is present on site.

10. Existing shoreline open space is 40%, proposed open space is 15.5%, a proposed increase of impervious area in the shoreline setback of 27,700 square feet. The plans do not clearly depict the proposed impervious area within the shoreline setback.

Provide details on what impervious surfaces are proposed within the shoreline setback, including the area (square feet) of each.

- Please see the enclosed revised Site Plan.

11. Plans (Sheet C-2.00) show treatment volume required at 80,844.65 cubic feet. Compliance with Chapter 114-3(2)b [Presumption of Compliance] and the Monroe County Stormwater Manual

(https://www.monroecounty-fl.gov/DocumentCenter/View/24917/7-20-20-DRAFT_Monroe_County_Stormwater_Manual_ADA)

(Table 1, page 4-4) retention volume required is 140,910 cubic feet, alternatively, pursuant to 114-3(f)(2)a. Projects shall demonstrate either of the following:

1. Meet net improvement criteria: or
2. Reduce the post-development annual average stormwater for both total nitrogen load and total phosphorus load by 95%.

In accordance with 114-3(g) and the Major Conditional Use permit application, provide a surface water management plan that clearly demonstrates compliance with the water quantity and water quality requirements of Chapter 114-3 and revise the plans if needed. Note that the stormwater management system must be in compliance prior to approval of the Conditional Use Permit.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

BWS/JG/bg

Enclosures

Cc: Ilze Aguila, *Senior Administrator, Operations*, Aguila-Ilze@MonroeCounty-FL.Gov

SMITH/HAWKS
ATTORNEYS AT LAW

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Brandi@SmithHawks.com

SENT VIA FEDEX
7766 4904 1571

May 30, 2024

RECEIVED
JUN 03 2024
MONROE CO. PLANNING DEPT.

Liz Lustberg, AICP, CFM
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.Gov

RE: REQUEST FOR MAJOR CONDITIONAL USE PERMIT APPLICATION - STOCK ISLAND OWNER LLC AND KW PERRY LLC - COMPLIANCE REVIEW - [FILE 2023-243]

Dear Liz,

On behalf of Stock Island Owner, LLC, and KW Perry LLC (collectively "Applicant"), please find a revised plans for the Request for a Major Conditional Use Approval ("Application"), for the Applicants' real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated April 25, 2024.

The Applicant provides the following responses to the below comments:

The application for an amendment to the existing major conditional use has been reviewed for compliance with the comprehensive plan and land development code by planning and environmental resources. Below are the items requiring correction or clarification.

- Please clearly identify all proposed changes to the site plan approved in major deviation file 2023-134.
    - Please see revised Site Plan attached hereto.
- The table listing non-residential floor area on sheet C-1.00 includes the proposed banquet hall. If this is accessory to the hotel, it would not be considered floor area. Please remove it from this table.
    - Please see revised Site Plan attached hereto.
- Some of the plans mention phasing but no phasing appears to be proposed. Please clarify whether phasing is proposed.

- The proposed development does not have any phasing aspects
- Please see revised Site Plan attached hereto.

- Sheet A7.1 states that the first floor of the existing hotel contains 24 hotel rooms. I am only seeing 23 rooms. Please clarify that 24 rooms are existing/proposed.
  - Please see revised floor plans, including Sheet A7.1 attached hereto.

- Based on the property appraiser's data, the property boundaries have expanded to include a portion of Shrimp Rd. Please submit an updated survey and site plan that specifies the updated property boundaries and square footage of upland area. Please re-calculate open space, density/intensity, and working waterfront and water dependent use ratios.
  - The Applicant has elected to NOT include the portion of shrimp road identified in order to maintain consistency with the previously approved development orders.
  - The open space, density/intensity, and working waterfront and water dependent use ratios are correctly calculated on the plans.

- "The access drives should be no wider than the County's allowable 24 ft. width and there should be no trees or vegetation planted within the sight triangles of the drives. Any construction within the Monroe County right-of-way will require a right-of-way permit from Engineering Department."
  - Please see revised Site Plan attached hereto.

- The floor plans and elevation plans were added for the existing hotel (noting on the floor plans the rooms to be removed and the space to be converted to storage area). Floor plans were not submitted for the other buildings. This correction is still required. Per LDC Sec. 110-67 When considering applications for a conditional use permit, the Planning Director and the Planning Commission shall consider the extent to which: … (i)The proposed use complies with all additional standards imposed on it by the particular provision of this Land Development Code authorizing such use and by all other applicable requirements. Completing this review requires floor plans of the existing and proposed buildings. Please note that if a building's interior was finalized through a building permit approval, and the current interior matches that permit approval, feel free to submit a copy of that permit's floor plan to address this request. Please note that this major conditional use amendment application is for the entire development, it is not limited to a review of the proposed hotel related buildings.
  - Please see revised and additional Floor Plans attached hereto.

- The site plan received depicts Traditional Working Waterfront Area. Comprehensive Plan Policy 101.5.6 and Land Development Code Section 130-140(e) requires that *When a*

mixture of uses is proposed for parcels designated as MI land use (zoning) district, ***working waterfront and water dependent uses****, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.*

- The legend in the top right of site plan C-1.00 lists the hatched area as "traditional working water front area". This should be corrected to "working waterfront and water dependent uses."
  - Please see revised Site Plan attached hereto.

- The height of all of the buildings is measured from a 5.5' elevation at grade. Since the property was previously developed, height will be measured from the elevation of the curb or crown of road or the pre-construction grade (meaning the elevation of the property prior to any development). Please see the definition of height and grade in LDC Sec. 101-1. The survey submitted did not depict the elevation of Shrimp Rd.
  - Written comments state 'Please see Topographical Survey and Development Agreement showing pre-construction grade on the site, and demonstrating compliance with the height limits.' The survey originally submitted with the application was called 'survey, plot plan & graphic depiction of improvements. The survey shows the elevation of mean high water line. If you meant to submit a topographical survey, please do so.
    - Please see Topographical Survey (Exhibit 5 to Development Agreement) and Development Agreement showing pre-construction grade on the site, and demonstrating compliance with the height limits.

- Per LDC Section 130-140 (f)(3)e requirements for marinas include:

  Sec. 130-140(f)(3)e.3. *All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height.* This detail is not provided on the site plan or the landscape plans.
  - The site plan sheet C-1.00 does not depict this in the area of the proposed unenclosed boat racks.
    - The two (2) sections of property classified as rear yard setbacks are not subject to this Bufferyard requirement. Please see revised Site plan for the revised buffers within the side yard setback.
  - The landscape plans do not cover this portion of the property. Please submit landscape plans that demonstrate compliance with this requirement.

- The two (2) sections of property classified as rear yard setbacks are not subject to this Bufferyard requirement. Please see revised Landscape Plans for the revised buffers within the side yard setback.

Sec. 130-140(f)(3)e.4. *Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of no less than ten feet*

- The landscape plans do not depict this. Please submit landscape plans that demonstrate compliance with this requirement. (The verbiage on sheet LA-4 stating that this code section will be addressed is not sufficient – please show the bufferyard on the plans.)
- Please see revised Landscape Plans attached hereto.

- Landscaping plans were provided for a portion of the property.
  - The landscaping plans still show a portion of the property rather than the entire property. Please submit landscaping plans for the ENTIRE property.
  - Based on a review of the landscaping plans received, Environmental Resources has additional corrections requests:
    i. Remove coconut palms from proposed plant list. Coconut palm is a Category II Nuisance exotic and cannot be approved for landscaping (114-102(h))
    ii. All existing coconut palms to be removed. (118-7(f))
    iii. Clearly indicate changes to previously approved landscaping
    iv. Parking lot landscape islands must contain at least 1 canopy tree. (114-100(a)(7))
  - Please see revised Landscape Plans attached hereto.
- Please provide landscaping and stormwater for the entire property.
  - Stormwater plans have been submitted for the entire property.
  - Based on a review of those plans Environmental Resources has additional corrections requests:
    - Stormwater calculations need to clearly show predevelopment vs. post development conditions (114-3(f)(1))

- Stormwater calculations need to clearly demonstrate either of the following: (114(f)(2))
- Meet net improvement criteria: or
- Reduce the post-development annual average stormwater for both total nitrogen load and total phosphorus load by 95%.

- Clearly depict Phase Boundaries (exfiltration Table refers to Phase I Development)

  - The required treatment calculations provided as part of this submittal demonstrate the proposed improvements meet the necessary requirements for water quality. A more detailed and finalized stormwater design will be provided at the building department level. This will include the requested predevelopment vs. post development conditions and the net improvement criteria.

  - Please see revised Drainage Plans attached hereto.

- Traffic Impact Study dated October 2023 and Updated March 2024, received by the planning dpt 4/1/24 considers the 1,234 sf of commercial retail and 820 sf of office currently located at the existing marina store at the end of the northern pier to be part of a marina use. Therefore, the trip generation for that floor area is not separately calculated, it is considered accessory to the marina use. Please clarify whether this commercial retail and office floor area is proposed to remain accessory to the marina use. If so, please update to non-residential floor area table to clearly state that this floor area is accessory to the marina. If the property owner prefers to keep the future use of the office and commercial retail floor area flexible and not limited to a marina use, please account for that floor area as separate from the marina use in the traffic study.

  - The commercial retail and office floor area identified is proposed to remain accessory to the Marina Use.

  - Please see revised Site Plan attached hereto.

- The updated traffic study uses a 310 Hotel Land Use category that accounts for restaurant trips in combination with hotel trips. It does not provide an estimate of trips solely attributable to the restaurant use. The density/intensity table specifies that the restaurant use is low intensity. Please provide documentation that the restaurant use is of low intensity.

  - Revised Traffic study Pending and will be submitted as soon as received.

- The density/intensity table and the parking table, both on the site plan, state commercial retail/commercial fishing. The floor area proposed appears to be for commercial retail use only.

- Commercial fishing has been removed from the parking calculations table, but is included in the shared parking calculations 'commercial retail / fishing' and is included in the density/intensity table 'commercial retail & comm fishing'. Please remove these references to commercial fishing.

- Please remove the commercial fishing designation from the commercial retail floor area specified in the density intensity table and specified in the parking table. If commercial fishing floor area is proposed, please specify that square footage, and calculate the density/intensity and parking separately for that use.

  - Please see revised Site Plan attached hereto.

- Additional detail is needed in order for staff to determine compliance with parking as required in LDC Section 130-140 (m). Per LDC Sec. 114-67(k) nonconforming parking *(1) When any change of use or expansion of the use occurs, the site shall come into compliance with the parking and loading requirements of this article to the greatest extent practicable (considering sufficient land is available on the site to accommodate some or all of the parking deficiencies), as determined by the Planning Director on a case-by-case basis.(2)When any substantial improvement occurs, the property shall come into full compliance with the parking and loading requirements of this article.*

- Please provide the details requested below:

Restaurants:

- Please specify the number of seats at the restaurants, the square footage of the areas dedicated to food and beverage service, and the square footage of the areas devoted to activities other than food/beverage service.

  - Please see below for a breakdown of the Restaurant seating and square footage requested.

Perry Hotel Restaurants	
Seating	192
Marina Restaurant	
Seating	129
combined Back of House Square footage	1,637 sf

Hotel:

- Please specify the number of bedrooms proposed in each of the hotel units.

- Each bedroom is proposed to have one (1) bedroom, broken down as follows:

Perry Marina Hotel Units		
Perry Hotel	Guestroom (Unit) Qty	Bedrooms w/in Unit
Standard Guestroom	94	1
Suite w/ Separate Bedroom	2	1
Coral Lagoon	Guestroom (Unit) Qty	Bedrooms w/in Unit
Suite w/ Separate Bedroom	8	1
Perry Expansion	Guestroom (Unit) Qty	Bedrooms w/in Unit
Suite w/ Separate Bedroom	26	1
Total Bedrooms/Guestrooms	130	

Wetslips:

- Please specify the number of slips proposed for live-aboards, for charter/guide boats with capacity for 6 or fewer, and for party and charter/guide boats with capacity for more than 6 passengers.

    - Memo received states 'The Marina is not being redeveloped as part of this conditional use amendment. Pursuant to P43-14 and the corresponding staff Report, the Existing Marina Use, Marina Office, Marina Store and fuel services building, and light industrial buildings are lawfully nonconforming to the current parking space requirements. There is no proposed change to these uses.' This does not address the requested correction. Please submit the requested parking calculations.

    - Parking Calculations for the Proposed live-aboard vessels:

        - 40 slips x 1.5 spaces = 60 spaces
        - Charter Boats 6 or fewer = 25 slips x 2 Spaces = 50 Spaces
        - Charter boats 6 or more = 5 slips (10 Passengers each) 10 x 0.3 = 3 x 5 = 15

    - The Marina is not being redeveloped as part of this conditional use amendment. Pursuant to P43-14 and the corresponding Staff Report, the Existing Marina Use, Marina Office, Marina Store and fuel services building, and light industrial buildings are lawfully nonconforming to the current parking space requirements. There is no proposed change to these uses.

- Staff provided that expansion of the use requires that the parking requirements come into compliance to the greatest extent practicable. The Applicant has provided the maximum number of on-site parking spaces in order to come into compliance to the greatest extent practicable.

- The site plan depicts bike parking on the pier, but not near the existing and proposed buildings.

- Please submit plans that demonstrate compliance with bicycle parking requirements in LDC Section 130-140 (m)(4).

  - Bike parking shown near new hotel building, banquet hall, on piers.

  - I do not see bike parking near existing hotel with its existing restaurant/bar, existing marina building, existing marina bar and grill, or anywhere on the marina portion of the property. Please submit plans that show all of the proposed/existing bike parking area.

  - All Bike Racks have been shown on the revised Site Plan attached hereto.

- The plans depict trash/recycling areas that exceed the minimum area necessary. However, it does not look like there is any trash/recycling area near the restaurant, the commercial retail building, or the piers with the wetslips.

- Please clarify how trash/recycling will be addressed for these areas.

  - I see trash/recycling areas:

  - Near new hotel building – 275 sf + 155 sf

  - Near banquet bldg. – 170 sf

  - Near boat barn – 275 sf

  - It does not appear that all trash/recycling areas are depicted. Please depict all trash/recycling areas on the plans.

  - All trash enclosures have been shown on the revised Site Plan attached hereto.

  - Please note that the property has, and will continue to, use a trash compactor for solid waste. Trash from the identified enclosures will be transported to the compactor by use of a golf cart on site.

- Per LDC Sec. 110-70(a)(7)(b) the following information is required as part of the community impact statement, but was not provided in the application.

- Please provide the following information:

b.1. Identify projected daily potable water demands and specify any consumption rates that have been assumed for the projection.

The response references FDEP Table 62-6.008, KWRU Utility Agreement, and existing water consumption records. Please provide these referenced documents.

- Total Projected Water Demand = 32,611.8 GPD; Consumption rates were sourced from FDEP Table 62-6.008, KWRU Utility Agreement, and existing water consumption records.

- The LDC does not require applicants to provide documents, but rather requires estimated projections. The Applicant has attached the requested documents for review but is noting that these documents are not a required submittal.

b.3. Describe measures to ensure that water pressure and flow will be adequate for fire protection for the type of construction proposed.

Memo states 'All commercially standard measures will be taken in accordance with the Fire Code and requirements of the Fire Marshals office.' No measures are actually listed. This does not address the request. Correction still required.

- The Applicant is proposing and identifying fire hydrants throughout the site to comply with fire code water flow requirements. Additionally, measures will be taken during the permitting phase, including required sprinkler systems. Please see revised Site Plan.

- All requirements contained in the fire code will be addressed and satisfied at the building permit level.

b.4. Identify aspects of the project design which are proposed to reduce potable water demand and impacts to the public water supply.

Memo states 'Applicant will develop the project using reasonable commercial standard practices to reduce potable water demands and impacts to the public water supply.' No aspects of project design were proposed. This does not address the request. Correction still required.

- In any future landscape design, the permittee shall utilize native, drought tolerant vegetation and xeriscape plant species.

- Irrigation methods, if necessary, shall be high efficiency systems such as bubble and drip systems.

c.2. Provide projection of the average flows of wastewater generated by the development at the end of each development phase; describe proposed treatment system, method and degree of treatment, quality of effluent, and location of effluent and sludge disposal areas; identify method and responsibilities for operation and maintenance of facilities.

- The response references FDEP Table 62-6.008, KWRU Utility Agreement, and existing water consumption records. Please provide these referenced documents.

- Total Projected Sewer Demand = 22,883.9 GPD; Consumption rates were sourced from FDEP Table 62-6.008, KWRU Utility Agreement, and existing water consumption records.

- The LDC does not require applicants to provide documents, but rather requires estimated projections. The Applicant has attached the requested documents for review but is noting that these documents are not a required submittal.

d.1. Identify projected average daily volumes of solid waste generated by the development at the end of each phase; indicate proposed methods of treatment and disposal;

- *The information provided was for 130 hotel units only. It did not address the other uses on site. Please submit data for the whole property.*

- Total projected average daily volumes of solid waste = 130 one (1) bedroom hotel rooms sleeping 2 people = capacity of 260 people @ 4.5 pounds of solid waste per person = approximately 1,170 lbs. of solid waste.

- *Marina: Solid waste estimates are impossible to provide as there is no way to quantify how often people will use stored boats. Below is a maximum estimate based on daily use.*

  - *225 wet slips, estimated 2 people per boat @ 4.5lbs per person = 1,845 lbs per day*

  - *40 Liveaboard vessels – 2 people per vessel @4.5lbs = 360lbs*

  - *25 Charter boats – 5 people per vessel @4.5lbs = 562.5lbs*

  - *5 Charter Boats – 10 people per vessel @4.5lbs = 225 lbs*

- *Dry Storage estimation is not possible as there is no way to quantify how often people will utilize the stored boats.*

  - *Below is a maximum estimate based on daily use.*

  - *100 boats – 2 people per boat @4.5lbs = 900 lbs*

- *Commercial retail:*
  - *Approximately 0.046 lbs per square foot = 4,716 sf x 0.046 = 216.93lbs*
- *Restaurant use:*
  - *329 seats @ 4.5lbs = 1,444.5lbs*
- A letter of coordination has been provided identifying that sufficient capacity exists for the project.

- The letter of coordination from the Fire Marshal, submitted with this application, included a list of items requiring additional detail in order to determine compliance.
  - Memo states 'see revised Site Plan attached hereto.' The fire marshal has re-reviewed based on the updated plans. The new fire marshal comments are attached.
- Please see revised Site Plan attached hereto.

- The county has design guidelines for boat storage.

- Please submit additional details that demonstrate compliance with the design guidelines. https://www.monroecounty-fl.gov/DocumentCenter/View/112/Design-Guid-Final-052307-app?bidId=
- Please see revised Site Plan attached hereto.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Jess Miles Goodall

Enclosures

JG/bg

Cc (*Electronically*):

Ilze Aguila, *Sr. Administrator, Operations*, (Aguila-Ilze@MonroeCounty-FL.Gov)

62-6.008 System Size Determinations.

(1) Minimum design flows for systems serving any structure, building or group of buildings shall be based on the estimated daily sewage flow as determined from Table I or the following:

(a) The Department shall accept, for other than residences and food operations, metered water use data in lieu of the estimated sewage flows set forth in Table I. For metered flow consideration, the applicant shall provide authenticated monthly water use data documenting water consumption for the most recent 12 month period for at least six similar establishments. Similar establishments are those like size operations engaged in the same type of business or service, which are located in the same type of geographic environment, and which have approximately the same operating hours. Metered flow values will not be considered to be a reliable indicator of typical water use where one or more of the establishments utilized in the sample has exceeded the monthly flow average for all six establishments by more than 25 percent or where the different establishments demonstrate wide variations in monthly flow totals. When metered flow data is accepted in lieu of estimated flows found in Table I, the highest flow which occurred in any month for any of the six similar establishments shall be used for system sizing purposes. Except for food operations which exceed domestic sewage waste quality parameters as defined in subsection 62-6.002(15), F.A.C., where an existing establishment which has been in continuous operation for the previous 24 months seeks to utilize its own metered flows, the applicant shall provide authenticated monthly water use data documenting water consumption for the most recent 24 month period. The highest monthly metered flow value for an existing establishment shall be used for system sizing purposes.

(b) When onsite systems use multiple strategies to reduce the total estimated sewage flow or the drainfield size, only one reduction method shall be credited.

TABLE I
FOR SYSTEM DESIGN
ESTIMATED SEWAGE FLOWS

TYPE OF ESTABLISHMENT	GALLONS PER DAY
COMMERCIAL:	
Airports, Bus Terminals, Train Stations, Port & Dock Facilities, Bathroom Waste Only	
(a) Per passenger	4
(b) Add per employee per 8 hour shift	15
Barber & beauty shops per service chair	75
Bowling alley bathroom waste only per lane	50
Country Club	
(a) Per resident	100
(b) Add per member or patron	25
(c) Add per employee per 8 hour shift	15
Doctor and Dentist Offices	
(a) Per practitioner	250
(b) Add per employee per 8 hour shift	15
Factories, Exclusive of Industrial Wastes Gallons Per Employee Per 8 Hour Shift	
(a) No showers provided	15
(b) Showers provided	25
Flea Market Open 3 or Less Days Per Week	
(a) Per non-food service vendor space	15
(b) Add per food service establishment using single service articles only per 100' Square feet of floor space	50
(c) Per limited food service establishment	25
(d) For flea markets open more than 3 days per week estimated flows shall be doubled	
Food Operations	

(a) Restaurant operating 16 hours or less per day per seat	40
(b) Restaurant operating more than 16 hours per day per seat	60
(c) Restaurant using single service articles only and operating 16 hours or less per day per seat	20
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat	35
(e) Bar and cocktail lounge per seat	20
Add per pool table or video game	15
(f) Drive-in restaurant per car space	50
(g) Carry out only, including caterers	
1. Per 100' square feet of floor space	50
2. Add per employee per 8 hour shift	15
(h) Institutions per meal	5
(i) Food Outlets excluding deli's, bakery, or meat department per 100' square feet of floor space	10
1. Add for deli per 100' square feet of deli floor space	40
2. Add for bakery per 100' square feet of bakery floor space	40
3. Add for meat department per 100' square feet of meat department floor space	75
4. Add per water closet	200
Hotels & Motels	
(a) Regular per room	100
(b) Resort hotels, camps, cottages per room	200
(c) Add for establishments with self service laundry facilities per machine	750
Mobile Home Park	
(a) Per single wide mobile home space, less than 4 single wide spaces connected to a shared onsite system	250
(b) Per single wide mobile home space, 4 or more single wide spaces are connected to a shared onsite system	225
(c) Per double wide mobile home space, less than 4 double wide mobile home spaces connected to a shared onsite system	300
(d) Per double wide mobile home space, 4 or more double wide mobile home spaces connected to a shared onsite system	275
Office Building	
Per employee per 8 hour shift, or	15
Per 100' square feet of floor space, whichever is greater	15
Transient Recreational Vehicle Park	
(a) Recreational vehicle space for overnight stay, without water and sewer hookup per vehicle space	50
(b) Recreational vehicle space for overnight stay, with water and sewer hookup per vehicle space	75
Service Stations Per Water Closet	
(a) Open 16 hours per day or less	250
(b) Open more than 16 hours per day	325
Shopping centers without food or laundry per square foot of floor space	0.1
Stadiums, race tracks, ball parks per seat	4
Stores per bathroom	200
Swimming and bathing facilities, public per person	10
Theatres and Auditoriums, per seat	4
Veterinary Clinic	
(a) Per practitioner	250

(b) Add per employee per 8 hour shift	15
(c) Add per kennel, stall or cage	20
Warehouse	
(a) Add per employee per 8 hour shift	15
(b) Add per loading bay	100
(c) Self-storage, per unit (up to 200 units)	1
Add 1 gallon for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates.	
INSTITUTIONAL:	
Churches per seat which includes kitchen wastewater flows unless meals prepared on a routine basis	3
If meals served on a regular basis add per meal prepared	5
Hospitals per bed which does not include kitchen wastewater flows	200
Add per meal prepared	5
Nursing, rest homes, adult congregate living facilities per bed which does not include kitchen wastewater flows	100
Add per meal prepared	5
Parks, Public Picnic	
(a) With toilets only per person	4
(b) With bathhouse, showers & toilets per person	10
Public institutions other than schools and hospitals per person which does not include kitchen wastewater flows	100
Add per meal prepared	5
Schools Per Student	
(a) Day-type	10
(b) Add for showers	4
(c) Add for cafeteria	4
(d) Add for day school workers	15
(e) Boarding-type	75
Work/construction camps, semi-permanent per worker	50
RESIDENTIAL:	
Residences	
(a) Single or multiple family per dwelling unit	
1 Bedroom with 750' square feet or less of building area	100
2 Bedrooms with 751-1,200' square feet of building area	200
3 Bedrooms with 1,201-2,250' square feet of building area	300
4 Bedrooms with 2,251-3,300' square feet of building area	400
For each additional bedroom or each additional 750' square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.	
(b) Other per occupant	50

Footnotes to Table I:

1. For food operations, kitchen wastewater flows shall normally be calculated as 66 percent of the total establishment wastewater flow.

2. Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average sewage volume. Minimum estimated flows for these facilities shall be 3.0 times the volumes determined from the Table I figures.

3. For residences, the volume of wastewater shall be calculated as 50 percent blackwater and 50 percent graywater.

4. Where the number of bedrooms indicated on the floor plan and the corresponding building area of a dwelling unit in Table I do not coincide, the criteria which will result in the greatest estimated sewage flow shall apply.

5. Convenience store estimated sewage flows shall be determined by adding flows for food outlets and service stations as appropriate to the products and services offered.

6. Estimated flows for residential systems assumes a maximum occupancy of two persons per bedroom. Where residential care facilities will house more than two persons in any bedroom, estimated flows shall be increased by 50 gallons per each additional occupant.

(2) Minimum effective septic tank capacity and total dosing tank capacity shall be determined from Table II. However, where multiple family dwelling units are jointly connected to a septic tank system, minimum effective septic tank capacities specified in the table shall be increased 75 gallons for each dwelling unit connected to the system. With the exception noted in paragraph 62-6.013(2)(a), F.A.C., all septic tanks shall be multiple chambered or shall be placed in series to achieve the required effective capacity. The use of an approved outlet filter device shall be required. Outlet filters shall be installed within or following the last septic tank or septic tank compartment before distribution to the drainfield. The outlet filter device requirement includes blackwater tanks, but does not include graywater tanks or grease interceptors or laundry tanks. Outlet filter devices shall be placed to allow accessibility for routine maintenance. Utilization and sizing of outlet filter devices shall be in accordance with the manufacturers' recommendations. The approved outlet filter device shall be installed in accordance with the manufacturers' recommendations. The Division of Water Resource Management, Onsite Sewage Program shall approve outlet filter devices per the Department's Policy on Approval Standards For Onsite Sewage Treatment And Disposal Systems Outlet Filter Devices, November 2008, (formerly from Department of Health) which is herein incorporated by reference.

TABLE II
SEPTIC TANK AND PUMP TANK CAPACITY

AVERAGE SEWAGE FLOW	SEPTIC TANK MINIMUM EFFECTIVE CAPACITY GALLONS	PUMP TANK MINIMUM TOTAL CAPACITY GALLONS	
GALLONS/DAY		Residential	Commercial
0-200	900	150	225
201-300	900	225	375
301-400	1,050	300	450
401-500	1,200	375	600
501-600	1,350	450	600
601-700	1,500	525	750
701-800	1,650	600	900
801-1,000	1,900	750	1,050
1,001-1,250	2,200	900	1,200
1,251-1,750	2,700	1,350	1,900
1,751-2,500	3,200	1,650	2,700
2,501-3,000	3,700	1,900	3,000
3,001-3,500	4,300	2,200	3,000
3,501-4,000	4,800	2,700	3,000
4,001-4,500	5,300	2,700	3,000
4,501-5,000	5,800	3,000	3,000

(3) Where a separate graywater tank and drainfield system is used, the minimum effective capacity of the graywater tank shall be 250 gallons with such system receiving not more than 75 gallons of flow per day. For graywater systems receiving flows greater than 75 gallons per day, minimum effective tank capacity shall be based on the average daily sewage flow plus 200 gallons for sludge storage. Design requirements for graywater tanks are described in subsection 62-6.013(2), F.A.C. Where separate graywater and blackwater systems are utilized, the size of the blackwater system can be reduced, but in no case shall the blackwater system be

reduced by more than 25 percent. However, the minimum capacity for septic tanks disposing of blackwater shall be 900 gallons.

(4) Where building codes allow separation of discharge pipes of the residence to separate stubouts and where lot sizes and setbacks allow system construction, the applicant may request a separate laundry waste tank and drainfield system. Where an aerobic treatment unit is used, all blackwater, graywater and laundry waste flows shall be consolidated and treated by the aerobic treatment unit. Where a residential laundry waste tank and drainfield system is used:

(a) The minimum laundry waste trench drainfield absorption area for slightly limited soil shall be 75 square feet for a one or two bedroom residence with an additional 25 square feet for each additional bedroom. If an absorption bed drainfield is used the minimum drainfield area shall be 100 square feet with an additional 50 square feet for each additional bedroom over two bedrooms. The Department shall require additional drainfield area based on moderately limited soils and other site specific conditions, which shall not exceed twice the required amount of drainfield for a slightly limited soil.

(b) The laundry waste interceptor shall meet requirements of subsections 62-6.013(2) and (8), F.A.C.

(c) The drainfield absorption area serving the remaining wastewater fixtures in the residence shall be reduced by 25 percent.

(5) The minimum absorption area for standard subsurface drainfield systems, graywater drainfield systems, and filled systems shall be based on estimated sewage flows and Table III so long as estimated sewage flows are 200 gallons per day or higher. When estimated sewage flows are less than 200 gallons per day, system size shall be based on a minimum of 200 gallons per day.

TABLE III
FOR SIZING OF DRAINFIELDS OTHER THAN MOUNDS

U.S. DEPARTMENT OF AGRICULTURE SOIL TEXTURAL	SOIL TEXTURE LIMITATION	MAXIMUM SEWAGE LOADING RATE TO TRENCH & BED ABSORPTION SURFACE INGALLONS PER SQUARE FOOT PER DAY	
CLASSIFICATION	(PERCOLATION RATE)	TRENCH	BED
Sand; Coarse Sand not associated with a seasonal water table of less than 48 inches; and Loamy Coarse Sand	Slightly limited (Less than 2 min/inch)	0.80	0.60
Loamy Sand; Sandy Loam; Coarse Sandy Loam; and Fine Sand;	Slightly limited (2-4 min/inch)	0.80	0.60
Loam; Fine Sandy Loam; Silt Loam; Very Fine Sand; Very Fine Sandy Loam; Loamy Fine Sand; Loamy Very Fine Sand; and Sandy Clay Loam	Moderately limited (5-10 min/inch)	0.65	0.35
Clay Loam; Silty Clay Loam; Sandy Clay; Silty Clay; and Silt	Moderately limited (Greater than 15 min/inch but not exceeding 30 min/inch)	0.35	0.20
Clay; Organic Soils; Hardpan; and Bedrock	Severely limited (Greater than 30 min/inch)	Unsatisfactory for standard subsurface system	
Coarse Sand with an estimated wet season high water table within 48 inches of the bottom of the proposed drainfield; Gravel or Fractured Rock or Oolitic Limestone	Severely limited (Less than 1 min/inch and a water table less than 4 feet below the drainfield)	Unsatisfactory for standard subsurface system	

Footnotes to Table III:

1. U.S. Department of Agriculture major soil textural classification groupings and methods of field identification are explained in Chapter 3 of the Soil Survey Manual, United States Department of Agriculture, Handbook No. 18, Issued March 2017, herein adopted and incorporated by reference in paragraph 62-6.004(3)(c), F.A.C. Laboratory sieve analysis of soil samples may be necessary to confirm field evaluation of specific soil textural classifications. The USDA Soil Conservation Service "Soil Textural Triangle" shall be used to classify soil groupings based on the proportion of sand, silt and clay size particles.

2. The permeability or percolation rate of a soil within a specific textural classification may be affected by such factors as soil

structure, cementation and mineralogy. Where a percolation rate is determined using the falling head percolation test procedure described in the United States Environmental Protection Agency Design Manual for Onsite Wastewater Treatment and Disposal Systems, October, 1980, incorporated by reference into this rule, the calculated percolation test rate shall be used with Table III and evaluated by the Department with other factors such as history of performance of systems in the area in determining the minimum sizing for the drainfield area.

3. When all other site conditions are favorable, horizons or strata of moderately or severely limited soil may be replaced with slightly limited soil or soil of the same texture as the satisfactory slightly limited permeable layer lying below the replaced layer. The slightly limited permeable layer below the replaced layer shall be identified within the soil profile which was submitted as part of the permit application. The resulting soil profile must show complete removal of the moderately or severely limited soil layer being replaced and must be satisfactory to a minimum depth of 54" inches beneath the bottom surface of the proposed drainfield. The width of the replacement area shall be at least 2' feet wider and longer than the drain trench and for absorption beds shall include an area at least 2' feet wider and longer than the proposed bed. Drainfields shall be centered in the replaced area. Where at least 33 percent of the moderately limited soils at depths greater than 54" inches below the bottom of the drainfield have been removed to the depth of slightly limited soil, drainfield sizing shall be based on the following sewage loading rates. Where severely limited soils are being removed at depths greater than 54" inches below the bottom of the drainfield, 100 percent of the severely limited soils at depths greater than 54 inches shall be removed down to the depth of an underlying slightly limited soil. Maximum sewage loading rates for standard subsurface systems installed in replacement areas shall be 0.80 gallons per square foot per day for trench systems and 0.60 gallons per square foot per day for absorption beds in slightly limited soil textures. Where moderately limited soil materials are found beneath the proposed drainfield, and where system sizing is based on that moderately limited soil, soil replacements of less than 33% may be permitted.

4. Where coarse sand, gravel, or oolitic limestone directly underlies the drainfield area, the site shall be approved provided a minimum depth of 42" inches of the rapidly percolating soil beneath the bottom absorption surface of the drainfield and a minimum 12" inches of rapidly percolating soil contiguous to the drainfield sidewall absorption surfaces, is replaced with slightly limited soil material. Where such replacement method is utilized, the drainfield size shall be determined using a maximum sewage application rate of 0.80 gallons per square foot per day of drainfield in trenches and 0.60 gallon per square foot per day for drainfield absorption beds.

5. Where more than one soil texture classification is encountered within a soil profile and it is not removed as part of a replacement, drainfield sizing for standard subsurface drainfield systems and fill drainfield systems shall be based on the most restrictive soil texture encountered within 24 inches of the bottom of the drainfield absorption surface.

(6) All materials incorporated herein may be obtained from the Department of Environmental Protection, Onsite Sewage Program at www.floridadep.gov or 2600 Blair Stone Road, MS #3596, Tallahassee, Florida 32399-2400.

Rulemaking Authority 381.0065(3)(a) FS. Law Implemented 381.0065 FS. History–New 12-22-82, Amended 2-5-85, Formerly 10D-6.48, Amended 3-17-92, 1-3-95, Formerly 10D-6.048, Amended 11-19-97, 3-22-00, 9-5-00, 11-26-06, 6-25-09, 7-16-13, Formerly 64E-6.008.

Location: 008766 Address: 7001 SHRIMP RD STOCK ISLAND FL 33040
Customer: 627809 KW PERRY LLC
Including: Work, Open, History, Voided

Last Statement Date 2/29/2024 Last Statement Balance $7,194.13 Collection Agency Balance $0.00
Last Payment Date 3/8/2024 Current Balance $0.00

Date	Document	Type		Connection	Consumption	Amount	Running Balance
2/23/2024	READ00012537310 History	METER	7	W IRRIGATION	128,786		
2/23/2024	READ00012537311 History	METER	8	W FIRE			
2/23/2024	READ00012537313 History	METER	11	W NONRES	365,511		
1/19/2024	READ00012473471 History	METER	7	W IRRIGATION	174,487		
1/19/2024	READ00012473472 History	METER	8	W FIRE	2		
1/19/2024	READ00012473474 History	METER	11	W NONRES	282,578		
12/20/2023	READ00012406251 History	METER	7	W IRRIGATION	125,713		
12/20/2023	READ00012406252 History	METER	8	W FIRE	4		
12/20/2023	READ00012406254 History	METER	11	W NONRES	253,241		
11/21/2023	READ00012335869 History	METER	7	W IRRIGATION	166,067		
11/21/2023	READ00012335870 History	METER	8	W FIRE	1		
11/21/2023	READ00012335872 History	METER	11	W NONRES	259,157		
10/20/2023	READ00012272073 History	METER	7	W IRRIGATION	149,359		
10/20/2023	READ00012272074 History	METER	8	W FIRE			
10/20/2023	READ00012272076 History	METER	11	W NONRES	223,883		
9/22/2023	READ00012195529 History	METER	7	W IRRIGATION	156,958		
9/22/2023	READ00012195530 History	METER	8	W FIRE	1		
9/22/2023	READ00012195532 History	METER	11	W NONRES	214,500		
8/24/2023	READ00012131604 History	METER	7	W IRRIGATION	142,282		
8/24/2023	READ00012131605 History	METER	8	W FIRE	2		
8/24/2023	READ00012131606 History	METER	11	W NONRES	308,169		
7/21/2023	READ00012061448 History	METER	7	W IRRIGATION	105,938		
7/21/2023	READ00012061449 History	METER	8	W FIRE			
7/21/2023	READ00012061451 History	METER	11	W NONRES	266,713		
6/23/2023	READ00012004374 History	METER	7	W IRRIGATION	143,772		
6/23/2023	READ00012004375 History	METER	8	W FIRE			
6/23/2023	READ00012004376 History	METER	11	W NONRES	292,811		
5/19/2023	READ00011937470 History	METER	7	W IRRIGATION	120,849		
5/19/2023	READ00011937471 History	METER	8	W FIRE			
5/19/2023	READ00011937473 History	METER	11	W NONRES	210,920		
4/21/2023	READ00011841080 History	METER	7	W IRRIGATION	89,626		
4/21/2023	READ00011841081 History	METER	8	W FIRE			
4/21/2023	READ00011841083 History	METER	11	W NONRES	171,547		

33 Documents

Attachment

KW Resort Utilities,Corp.
6630 Front Street
Key West, FL 33040
305 295-3301
FAX 305 295-0143
www.kwru.com

Exhibit 2 - UTILITY AGREEMENT

EDU Calculation Sheet

Project Name Stock Island Marina Village

Property Address 6801, 6991, 7009, 7013 Shrimp Road

RE # (s) 00123760-000200

Calculation used (circle one) - Water Usage History or F.A.C. Chapter 64E-6

EDUs were determined by existing water usage history for the existing buildings at the following addresses;

6801 Shrimp Rd. = 2.39
6991 Shrimp Rd. = 0.80
7009 Shrimp Rd. = 0.68
7013 Shrimp Rd. = 15.25

Existing builinds EDU total = **19.12**

Total EDU's = **19.12**

Date Calculated 11/14/2012

Signature CAJ

KW Resort Utilities Corp.

KWRU
KW RESORT UTILITIES

Exhibit G. - Addendum to November 15, 2012 UTILITY AGREEMENTAddendum to November 15, 2012 UTILITY AGREEMENT

ERC Calculation Sheet

Project Name Stock Island Marina Village

Property Address 7009 Shrimp Road Suite 2

RE # (s) 00123760-000200

This phase of the project encompasses 130 boat slips served by water and sewer. There is also a 2400 square foot Fuel Service Building. Bath House number 1 is not being constructed per Mike Giardullo P.E. and therefore has not been assessed. Bath House Number 2 is a Laundry with 4 washing machines and a bathroom. And Bath House 3 is a Bath House with Men's and Women's facilities. The number of Employees was supplied by Mike Giardullo P.E. on behalf of the owner.

Calculation used (circle one) - Water Usage History or F.A.C. Chapter 64E-6

F.A.C. Chapter 64E-6 was used to calculate the proposed docking facility

130 slips @ 75 gallons per slip = 9750 gpd

9750 gpd = 39 ERC's

Dock Slips only used in this calculation from sheet 4 of 6 on Weiler Engineering Corporation Job # 12067.003, dated January 17, 2013

Employees 5 @ 15 gallons per day = 75 gpd

75 gpd = 0.3 ERC

Total ERC's =	**39.3**
Date Calculated	10/18/2013
Signature	GW

KWRU
KW RESORT UTILITIES

KW Resort Utilities Corp.
6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

Exhibit C - ERC Calculation Sheet

Project Name	Stock Island Marina Village (Hotel and Restaurant Phase)
Property Address	7009 Shrimp Rd.
RE # (s)	00123760-000200

Calculation used:		**Water Usage History**	**or**	X **F.A.C. Chapter 64E-6**

Hotel and Restaruant Phase plus existing Shrimp Rd. Bar and Grill

100 Rooms @ .4 ERCs = 40 ERCs

142 Restaurant Seats @ .16 ERCs each = 22.72 ERCs
50 Pool Bar seats @ .08 ERCs each = 4 ERCs

Shrimp Road Bar and Grill
67 seats @ .08 ERCs each = 5.36 ERCs

Total = 72.08 ERCs

Restaurant ERCs
Calculated from Thomas E. Pope, P.A. Architect dated 5/1/15 revised 12/11/15 sheet A1.21

Hotel ERCs
Calculated from Thomas E. Pope, P.A. Architect dated 5/1/15 sheetsA1.01 thru A1.03

Shrimp Rd. Bar and Grill ERCs
Calculated from email dated June 30, 2015 sent from Mike Giardullo from Weiler Engineering

Total ERC's =	**72.08**
Date Calculated	**7/15/2015**
Signature	**GW**

KWRU
KW RESORT UTILITIES

KW Resort Utilities,Corp.
6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

Exhibit D - ERC Calculation Sheet

Project Name	SIMV Pool Bar and Phase 2 Dock
Property Address	7007, 7009, 7011, 7025 Shrimp Road including Common Element
RE # (s)	00123760-000600, -000500, -000700, -000800, -001000

Calculation used: [ ] **Water Usage History** or [X] **F.A.C. Chapter 64E-6**

Pool and Pool Bar Phase 3 and Dock Phase 2

150 Pool Bar seats @ .08 ERCs each = 12 ERCs
86 Additional Wet Slips @ .3 ERCs each = 25.8 ERCs

Pool Bar ERCs

Calculated from Thomas E. Pope, P.A. Architect dated 8/22/18 sheet A1.6 and emails dated September 4, 2018 sent from Julie Roubik from Marino Construction for restaurant operating less than 16 hours per day using single service articles only.

Additional Wet Slips ERCs

Calucated from Weiler Engineering Corporation date issued 12/20/18 sheet 2 of 3 of Phase 2 Dock Layout for Stock Island Marina Village and from emails from Michael J. Giardullo with Weiler Engineering Corporation.

Total ERC's =	**37.8**
Date Calculated	**4/30/2019**
Signature	**GW**

Prepared by:
Barton W. Smith, Esq.
Smith/Oropeza, PL
138-142 Simonton St.
Key West, FL 33040

DocH 1992406 07/30/2014 3:38PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

DocH 1992406
BkH 2696 PgH 1445

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into on the 16th day of July 2014, by and between **Monroe County, Florida**, a Political Subdivision of the State of Florida ("Monroe County") and **Longstock II, LLC**, a Florida limited liability company, d/b/a Stock Island Marina Village ("SIMV") (collectively, the "Parties"), pursuant to Sections 110-132 and 110-133 of the Monroe County, Florida, Code of Ordinances ("Monroe County Code"), and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2013), and is binding on the "Effective Date" set forth herein:

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This Agreement involves the redevelopment of property located at 700 and 7009 Shrimp Road, Stock Island, Florida.

B. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter 163.

C. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, *et seq.*, Florida Statutes (the "Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of Section 163.3225, Florida Statutes, which requires the local government to conduct two public hearings, one of which may be before the Planning Commission.

F. Monroe County finds that entering into this Agreement furthers the purposes, goals, objectives and policies of the Monroe County Comprehensive Plan which contains goals and objectives, including but not limited to Policy 101.4.5, which seeks to encourage the preservation of traditional working waterfront uses along with promoting recreational and commercial working waterfront uses, as defined by 342.07, F.S. by permitting a mix of uses

on properties whose Future Land Use Map ("FLUM") designation is Mixed Use / Commercial (MC) and zoning district is Maritime Industries (MI).

G. Monroe County finds that entering into this Agreement implements Policy 101.20.2 by encouraging the redevelopment of Safe Harbor as identified in the Stock Island/Key Haven Livable Communikeys Master Plan Volume I and II.

H. Monroe County finds that entering into this Agreement implements Goal 102 providing the Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.

I. Monroe County Code Section 138-22(2) allows for the transference of transient residential ROGO exemptions (TREs) from sender sites in the Lower Keys ROGO subarea or the Big Pine Key/No Name Key ROGO subareas to receiver sites in the Lower Keys ROGO subarea. The receiver site/unit meets all of the following criteria: 1) The receiver site is located in the same ROGO subarea as the sender site, with the exception that ROGO exemptions associated with transient residential dwelling units may be transferred from the Big Pine and No Name Key ROGO subarea to the Lower Keys ROGO subarea; 2) The receiver unit shall only be constructed within a) a tier III designated area or b) a tier III-A (special protection area) designated area where the development does not involve the clearing of any native habitat; and 3) Receiver unit shall not be constructed within a velocity (V) zone.

J. SIMV property is generally described as follows:

1. SIMV owns that certain real property located at 700 and 7009 Shrimp Road, Stock Island, Florida ("SIMV Property"). A copy of the Special Warranty Deed evidencing SIMV's ownership is attached as Exhibit 1. Historically and currently the SIMV Property was and is being used for water dependent uses.

2. The SIMV property complete legal description is provided in Exhibit 2.

3. As of the date of this Agreement, the SIMV Property is assessed by the Monroe County Property Appraiser as real estate numbers 00123760-000200, 00123720-000100 and 00123720-000200.

4. The SIMV Property currently has a Maritime Industries ("MI") Land Use (Zoning) District designation and a corresponding Mixed Use Commercial ("MC") Future Land Use Map designation. A copy of the Land Use District Map and Future Land Use Map for the SIMV Property is attached as Exhibit 3.

5. The SIMV Property currently has a Tier Overlay District designation of Tier III.

6. The SIMV Property consists of 44.124 acres, including 12.24 acres of upland and 31.884 acres of submerged land.

7. Since September 15, 1986, marinas in the MI Land Use (Zoning) District require a major conditional use permit. Since the SIMV Property was lawfully developed with a marina prior to September 15, 1986, the SIMV Property is deemed to have a major conditional use permit in accordance with Monroe County Code Section 101-4(c).

8. In 2012, SIMV applied for and was granted a minor deviation to its conditional use for reconfiguring 173 of its existing 361 wet slips. The approval is memorialized by a letter from the Planning & Environmental Resources Director Townsley Schwab dated July 10, 2012. A copy of the Minor Deviation approval is attached as Exhibit 4.

II. PURPOSE

A. The overall purpose of this Agreement is to allow the Parties to provide certainty in development of the SIMV Property.

B. The Agreement allows the redevelopment of property located at 700 and 7009 Shrimp Road, Stock Island, Florida, in compliance with all applicable provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Monroe County Comprehensive Plan, the Master Plan for the Future Development of Stock Island and Key Haven, and the Monroe County Code.

C. The Agreement allows the Parties to implement the provisions of Monroe County Code Section 138-22(2) as applied to the Properties in order to allow for a reasonable use of the SIMV Property by allowing the transference of market-rate transient residential TRE's lawfully associated with Sender Site(s) to the Receiver Site.

D. SIMV desires to transfer up to and including one-hundred (100) transient TREs from sender site(s) to the receiver site SIMV Property.

III. AGREEMENT REQUIREMENTS

A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the preceding clauses are incorporated herein and form a material part of this Agreement. The Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following.

B. **Legal Description and Ownership.** The legal descriptions for the Properties subject to this Agreement are set forth in Exhibit 2.

C. **Duration of Agreement.** This Agreement shall remain in effect for ten (10) years from the "Effective Date" as defined herein, and may be extended by mutual consent of the Parties and approval at a public hearing, in accordance with Section 163.3229, Florida Statutes. For the duration of this Agreement, the Parties agree that any development shall comply with and be controlled by this Agreement, the Monroe County Code, and the Monroe County

Comprehensive Plan governing the development of land in effect on the date of execution of this Agreement, in accordance with Section 163.3220, Florida Statutes.

D. **Permitted Uses.**

1. SIMV, 700 and 7009 Shrimp Road, Stock Island:

   a. The SIMV Property currently has a MI Land Use (Zoning) District designation and a corresponding MC Future Land Use Map designation.

   b. In accordance with this Agreement and with the MC Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.5, the permitted uses in the MC Future Land Use Map category include, but are not limited to, commercial retail; office; maritime industry; commercial fishing; hotels; marinas, light industrial and accessory uses.

   c. In accordance with this Agreement and with the MC Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.5, the SIMV Property shall maintain a minimum of 35% (or 4.28 acres) of the upland area of the property for working waterfront and water dependent uses (excluding transient uses).

   d. In accordance with this Agreement and with the MC Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.5, the SIMV Property shall maintain a minimum of 20% of the existing wet slips and 10% of any future new wet slips for vessels involved with recreational and commercial working waterfront uses. The dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.

   e. In accordance with this Agreement and with the MC Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.5, the SIMV Property shall be limited to commercial retail uses of less than 5,000 square feet of floor area.

   f. In accordance with this Agreement and with the MI Land Use (Zoning) District, as set forth in Monroe County Code Section 130-85, and in compliance with other provisions of the Code, the permitted uses in the MI Land Use (Zoning) District include, but are not limited to, commercial retail; office; light industrial; commercial fishing; hotels; marinas and accessory uses.

   g. The redevelopment of the SIMV Property includes the addition of up to one hundred (100) hotel rooms, restaurants, a fish house retail and distribution operation, and other improvements related to the existing marina and accessory development. Not including accessory structures related to the hotel use, the nonresidential intensity shall not exceed 80,000 square feet.

h. The height of any new structure associated with the redevelopment of the SIMV Property shall not exceed 35 feet measured from grade, except for solar apparatus, according to the Monroe County Code in effect at the execution of this Agreement. Height is defined as "the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations." Monroe County Code defines "Grade" as the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher. For purposes of the SIMV Property grade shall be determined based on the attached topographic survey attached hereto as Exhibit 5.

E. **Public Facilities.** The impact on public facilities is nominal. The number of existing transient residential dwelling units and non-residential intensity at SIMV were recognized in the planning of the sewage treatment plant serving Stock Island.

1. The Florida Keys Aqueduct Authority provides domestic potable water to the SIMV Property. Excluding existing development that may already be metered, the Florida Keys Aqueduct Authority will master meter the hotel use. In addition, excluding existing development that may already be metered, the Florida Keys Aqueduct Authority will meter other types of development accordingly.

2. Keys Energy Services provides electric service to the SIMV Property. Excluding existing development that may already be metered, Keys Energy Services will master meter the hotel use. In addition, excluding existing development that may already be metered, Keys Energy Services will meter other types of development accordingly.

3. Solid waste service is provided to each property by a solid waste collection system franchised by Monroe County.

4. The SIMV Property is connected to central sewer via KW Resort Utilities Corp.'s system.

F. **Reservation or Dedication of Land.** There is no reservation or dedication of land for public purposes contemplated by this Agreement.

G. **Development Allowed and Required.** The following specific criteria are those which will guide development of the Property, and are standards by which any further approvals shall be measured and shall be as follows:

a. The SIMV Property consists of 44.124 gross acres consisting of 12.24 acres of upland and 31.884 acres of submerged land.

b. SIMV Property is permitted to transfer up to (100) transient TRE's from property(s) located in the Lower Keys and Big Pine Key ROGO subareas.

c. Provided such development can be designed and approved by all applicable codes, including but not limited to the Monroe County Code and Florida Building Code, SIMV is permitted to develop the following buildings, facilities and structures on the SIMV Property pursuant to this Agreement:

i. Up to one hundred (100) hotel rooms to be developed into a hotel.

ii. Additional amenities ancillary and accessory to the marina use, including two restaurants and a pool bar with up to 300 seats and up to 7,000 square feet of floor area.

iii. Additional amenities ancillary and accessory to the hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, and housekeeping consisting of up to 10,000 square feet as depicted on plans submitted with this Agreement.

iv. A marine services, retail, fish house retail and distribution building, boat barn consisting of up to 40,000 square feet as depicted on plans submitted with this Agreement.

v. Parking areas and landscaping

vi. Public access is permitted to the SIMV Property from 7:00 a.m. until dusk.

vii. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.

(a) at least 20% of the existing wet slips shall be preserved for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
(b) at least 10% of the new wet slips shall be preserved for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
(c) the preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
(d) Permanent residential development shall be limited to commercial apartments or employee housing.

(e) The preservation of a public access walkway shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
(f) Parcels shall be limited to commercial retail uses of less than 5,000 square feet of floor area.

H. **Site Plan Approval**: Monroe County does hereby accept the conceptual site plan of the SIMV Property. The conceptual site plan is attached as Exhibit 6. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as an amendment to the Property's major conditional use permit. The Planning Commission has final authority over the site plan and the site plan may be amended by the Planning Commission.

I. **Military Installation Area of Impact.** SIMV acknowledges and understands the SIMV Property is within the Military Installation Area of Impact Overlay as defined by the Monroe County Comprehensive Plan. The SIMV Property is located in the 55 – 59 and 60 – 64 DNL (Day-Night Average Sound Level) noise contours pursuant to the 2013 Navy Final Environmental Impact Statement. While not within a 65 DNL Noise Zone or greater, SIMV agrees to sound attenuate all habitable buildings and shall strive to achieve an outdoor to indoor Noise Level Reduction Level (NLR) of at least 25 decibels. Normal permanent construction can be expected to provide a NLR of 20 dB.

J. **Finding of Consistency.** By entering into this Agreement, Monroe County finds that the development permitted or proposed herein is consistent with the Monroe County Comprehensive Plan and Monroe County Code.

K. **Breach, Amendment, Enforcement, and Termination.**

a. **Material Breach**: A material breach by the Parties is the failure of any Party to comply with the terms of this Agreement after Notice as provided herein.

b. **Notice**: Upon any Party's material breach of the terms and conditions of this Agreement, the non-breaching Party shall serve written Notice of the breach upon the breaching Party pursuant to the procedure established in this Agreement and shall provide the opportunity, within ninety (90) days of the date such Notice is served, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. The breaching Party shall be provided an additional ninety (90) days to cure the material breach or to negotiate an amendment to this Agreement within a reasonable time, as mutually agreed to by the Parties. This Agreement is not subject to arbitration and must be amended in accordance with the statutory requirements.

c. **Amendment or Termination**: The Parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein.

i. Amendments to this Agreement shall subject Parties to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met.

ii. No modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by the Parties.

iii. Amendment, extension or termination shall require at least two (2) public hearings. The hearings shall be held pursuant to an application filed with Monroe County by the Party seeking to amend or terminate this Agreement, along with the requisite filing fee. Notice of public hearing shall be in accordance with Monroe County Ordinances and Florida Statutes.

d. **Enforcement**:

i. After notice and an opportunity to respond and/or cure the material breach as provided for below. Monroe County may utilize appropriate code compliance remedies to cure any breach after notice and an opportunity to cure as provided herein.

ii. Monroe County, the other Parties, their successors or assigns, or any aggrieved or any adversely affected person as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.

iii. Nothing contained herein shall limit any other powers, rights, or remedies that either party has, or may have in the future, to enforce the terms of this Agreement.

L. **Binding Effect of Agreement**. The covenants, agreements, and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind and inure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors and assigns.

M. **State and Federal Law.** If State or Federal laws enacted after the effective date of this Agreement preclude either Party's compliance with the terms of this Agreement, this agreement shall be modified as is necessary to comply with the relevant State or Federal Laws.

O. **Compliance with Other Laws**. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties of the necessity of complying with the laws governing said permitting requirements, conditions, terms or restrictions.

P. **Reservation of Rights**. This Agreement shall not affect any rights, which may have accrued to any party to this Agreement under applicable law. The Parties reserve any and all such rights. All approvals referenced in this Agreement are subordinate to compliance with all applicable laws, codes, and land development regulations and permits, except to the extent otherwise provided for in this Agreement.

Q. **No Permit.** This Agreement is not and shall not be construed as a Development Permit, Development Approval or authorization to commence development, nor shall it relieve the Parties other than Monroe County of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code.

R. **Good Faith; Further Assurances; No Cost**. The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in no way be deemed to inhibit, restrict or require the exercise of Monroe County's police power or actions of Monroe County when acting in a quasi-judicial capacity. Wherever in this Agreement a provision requires cooperation, good faith or similar effort to be undertaken at no cost to a party, the party co-operating, reviewing or undertaking the effort shall, nonetheless, bear its cost of attendance at meetings, hearings, or proceedings and comment and/or execution of documents, inclusive of the expense of its counsel.

S. **Successors and Assigns**. This Agreement shall constitute a covenant running with the land, which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.

T. **Joint Preparation**. This Agreement has been drafted with the participation of the Parties and their counsel, and shall not be construed against any party on account of draftsmanship. The captions of each article, section and subsection contained in this Agreement are fore ease of reference only and shall not affect the interpretational meaning of this Agreement. Whenever the term "included" is used in this Agreement, it shall mean that the included items, or terms are included without limitation as to any other items or terms, which may fall within the listed category.

U. **Notices**. All notices, demands, requests or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service with proof of receipt to the

addresses stated below. Notice shall be deemed effective upon receipt. For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

County Administrator
1100 Simonton Street
Room 2-205
Key West, Florida 33040

with a copy to

Robert Shillinger , Esq.
County Attorney
PO Box 1026
Key West, Florida 33041
and
1111 12th Street, Suite 408
Key West, Florida 33040

The address of SIMV shall be:

C/O Matthew Strunk
7009 Shrimp Road
Key West, Florida 33040

And a copy to

Barton W. Smith, Esq.
Smith Oropeza, P.L.
138 - 142 Simonton Street
Key West, Florida 33040

It is the responsibility of the Parties to promptly notify all other Parties of any change in name or address for receipt of notice, demand, request, or replies.

V. **Force Majeure.** Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot, civil commotion, fire or other casualty and other causes beyond the reasonable control of the party obligated to perform, excluding the financial inability of such party to perform and excluding delays resulting from appeals or rehearing, shall excuse the performance by such party for a period equal to any such period of prevention, delay or stoppage. In order to avail itself of this force majeure provision, the party invoking the same shall provide the other party with a written notice that shall consist of a recitation of all events that constitute force majeure events under this Section, together with the beginning and ending dates of such events.

W. **Construction**. This Agreement shall be construed in accordance with the laws of the State of Florida. The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto. In construing this Agreement, the use of any gender shall include every other and all genders, and captions and section and paragraph headings shall be disregarded. All of the exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

X. **Omission**. The Parties hereto recognize and agree that the failure of this Agreement to address a particular permit, condition, terms or restriction shall not relieve either Party of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction notwithstanding any such omission.

Y. **Jurisdiction and Governing Law**. The Parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Florida and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida. This Agreement is not subject to arbitration.

Z. **Attorney's Fees and Costs.** The Parties agree that in the event any cause of action or administrative proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court costs, as an award against the non-prevailing party, and shall include attorney's fees, courts costs, in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the circuit court of Monroe County.

AA. **Time of Essence**. Time shall be of the essence for each and every provision of this Agreement.

BB. **Entire Agreement**. This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the Parties with respect to the subject matter hereof, and there are no other agreements, representations or warranties other than as set forth herein. This Agreement may not be changed, altered or modified except by an instrument in writing signed by the Party against whom enforcement of such change would be sought and subject to the requirements for the amendment of development agreements in the Act.

CC. **Counterparts**. This Agreement may be executed in one or more counterparts, and by different Parties hereto in separate counterparts, each of which when executed shall be deemed to an original but all which taken together constitute one and the same agreement.

DD. **Recording**. Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. SIMV agrees that it shall be responsible for all recording fees and other related fees and costs related to the

recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Agreement.

EE. **Conflicting Resolutions**. All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

FF. **Severability**. If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Agreement shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

IV. Effective Date. The "Effective Date" of this Agreement is forty-five (45) days after the duly signed and recorded Agreement is received by the Florida Department of Economic Opportunity pursuant to Chapter 380, Florida Statutes, and if appealed, until the appealed is resolved and if challenged until the challenge is resolved.

[Rest of page intentionally left blank, signature page to follow]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Longstock II, LLC

By: _____
Donald Foss

Title: Manager

Date: 7/16/14

Doc# 1992406
Bk# 2696 Pg# 1457

The foregoing instrument was acknowledged before me on this 16 day of July, 2014, by Donald Foss, the manager of Longstock II, LLC. He is personally known to me and did not take an oath.

_____
Notary Public
My commission expires 08/08/2016

County of Monroe
State of Florida

JANA CARTER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE223411
Expires 8/8/2016

SEAL

ATTEST: AMY HEAVILIN, CLERK

_____
DEPUTY CLERK

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

_____
MAYOR

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: July 16, 2014

Doc# 1992406
Bk# 2696 Pg# 1458

Doc# 1819016 01/04/2011 11:13AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return To:
Joe Miklas, Esq.
Joe Miklas, P.A.
P.O. Box 366
Islamorada, FL 33036

Parcel ID Number: 9091103 et seq.

01/04/2011 11:13AM
DEED DOC STAMP CL: RHONDA $112,000.00

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Special Warranty Deed

This Indenture, made this 29th day of December, 2010, between NEW STOCK ISLAND PROPERTIES, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantor and

LONGSTOCK II, LLC, a Florida limited liability company, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantee.

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

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

NOTE: This is an absolute conveyance of the title in consideration of the cancellation of the debt secured by the mortgage and is not intended to be an additional security.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

Exhibit 1

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

NEW STOCK ISLAND PROPERTIES, LLC, a Delaware limited liability company

By: New Stock Island Properties II, LLC, a Delaware limited liability company its Member

By: New Stock Island Properties III, LLC, a Delaware limited liability company its Member

By: EVA Realty, LLC, a Delaware limited liability company its Manager

Patricia Dougherty
Printed name: Patricia Dougherty
Witness

Marie Cerullo
Printed name: Marie Cerullo
Witness

By: Matthew Strunk
Matthew Strunk
Title: Authorized Representative

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 29th day of December, 2010, by Matthew Strunk, as Authorized Rep of EVA Realty, LLC, the Manager of New Stock Island III, LLC, a Delaware limited liability company, the Member of New Stock Island Properties II, LLC, a Delaware limited liability company, the Member of New Stock Island Properties, LLC, a Delaware limited liability company, on behalf of said companies, who is personally known to me or who produced NYS Driver's Lic as identification.

Janet Gerena
Notary Public
Print Name: Janet Gerena
Commission No. 01GE6223275
Commission Expires: 6/7/14

(Seal)

JANET GERENA
Notary Public, State of New York
No. 01GE6223275
Qualified in Suffolk County
Commission Expires 06/07/2014

Exhibit 1

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

Exhibit 1

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

Exhibit 1

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

Exhibit 1

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

Exhibit 1

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

Exhibit 1

LEGAL DESCRIPTION

EXHIBIT A DocH 1819016 BkH 2499 PgH 357 DocH 1992406 BkH 2696 PgH 1468

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

Exhibit 2

LEGAL DESCRIPTION

Doc# 1819016
Bk# 2499 Pg# 358

Doc# 1992406
Bk# 2696 Pg# 1469

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

Exhibit 2

LEGAL DESCRIPTION

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

Exhibit 2

LEGAL DESCRIPTION

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

LEGAL DESCRIPTION

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

LEGAL DESCRIPTION

DocH 1819016
BkH 2499 PgH 362

DocH 1992406
BkH 2696 PgH 1473

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

Exhibit 2

LEGAL DESCRIPTION

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

Exhibit 2

LEGAL DESCRIPTION

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

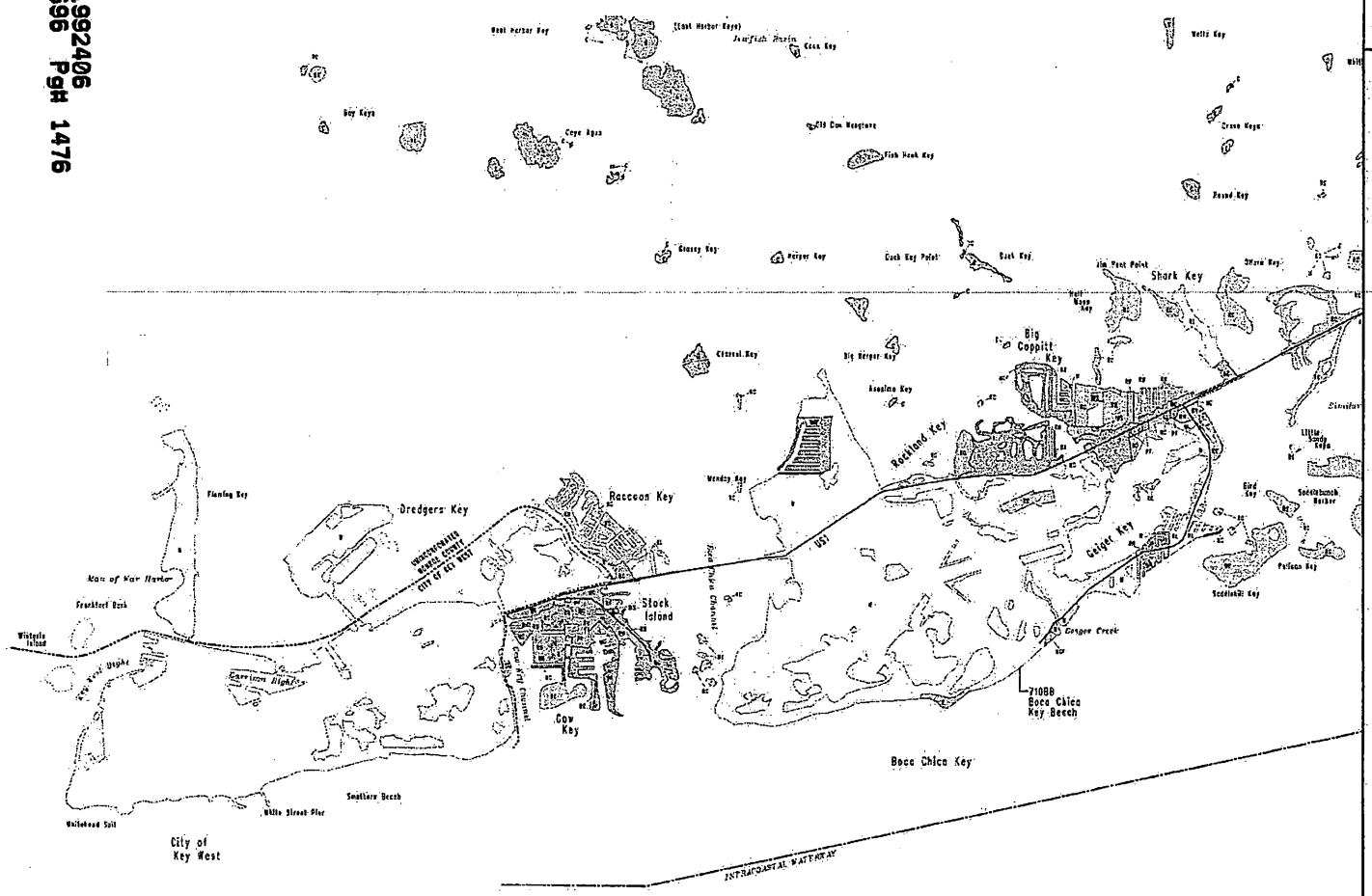
MONROE COUNTY
OFFICIAL PUBLIC RECORD

Exhibit 2

Exhibit 3

Doc# 1992406
BK# 2696 Pg# 1476

MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN



FUTURE LAND USE

RESIDENTIAL
- Residential Conservation
- Residential Low
- Residential Medium
- Residential High

COMMERCIAL
- Mixed Use/Commercial
- Mixed Use/Commercial Fishing

OTHER
- Industrial
- Agriculture
- Institutional
- Education
- Public Buildings/Grounds
- Public Facilities
- Airport District
- Military
- Recreational
- Conservation
- Incorporated Cities
- Historic Districts

DISCLAIMER:
(1) All land use, including conformed classification, are recognized as to be affected by the existing conditions of the land.
(2) That all maps are to be utilized as site plan as provided in Section 9.5-222.

SOURCES:
Mathes Roberts & Todd, 1992
U.S. Fish and Wildlife Service, 1992
Florida Department of Natural Resources, 1992
Monroe County Growth Management Division, 1992

PREPARED BY:
Monroe County Growth Management Division

Map Scale is 1:24000

0 Feet 2000 4000 6000 8000 10,000

NOTES:

PERMIT ALLOCATION SYSTEM
Development and redevelopment or enlargement in Monroe County is subject to the Permit Allocation System found in Sections 9.5-121 and 9.5-122 and related portions. The densities and intensities of land dispersed by the future land use map may not be achievable due to cumulative limitations of the Permit Allocation System.

DENSITIES AND SITES
The future land use map is not a zoning map. Future land use categories have been designed to minimize the encroachment of new densities and intensities into existing areas of use. The "infilling" of uses and the redevelopment and intensification of the future land use categories may not occur at or to permit densities or intensities of use within the ranges established for each future land use category. The size and range of permitted densities and intensities of use in the various land use categories, and the location of such uses and the implementing land development regulations, including but not limited to those relating to compact growth, protection of wetlands, environmental design in order to minimize the potential negative impacts of development, provision of adequate public facilities, including water and wastewater and provisions of open and green space for individual projects in the Land Development Regulations.

NATURAL RESOURCES
There are no mapped or planned/potential waterways not shown/there exists no additional waterways not shown on the future land use map. Preservation, conservation and restoration of natural resources, including but not limited to wetlands, estuarine marshes, beaches and shorelines, floodplains, estuarine systems, groundwater, surface waters, and living marine resources, shall be consistent with the goals, objectives and policies of the Conservation and Coastal Management Element. Wetlands and native vegetation associated with the future land use districts are illustrated on the Land Use Maps.

ADJACENT OCEAN USES STANDARD
The following list of ocean dependent or ocean-related recreational uses are to be located in the Ocean, Gulf and Bay land use districts where they are permitted: Boat Ramp, Dock, Marina, Pier, Shoreline Park, Beach Access, Boardwalk, Fishing Pier, Navigation Aid, Recreational Equipment Storage, and Boat Launching Ramp. See Section 9.5-4 for a description of the Ocean, Gulf and Bay land use districts.

ADOPTED JAN. 1997

MAP 8

Exhibit 3

Doc# 1992406
Bk# 2696 Pg# 1477

ORDINANCE NO. 045-2013

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM INDUSTRIAL (I) TO MIXED USE COMMERCIAL (MC) FOR EIGHTEEN PARCELS OF LAND ON STOCK ISLAND, HAVING REAL ESTATE NUMBERS 00123660-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123720-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100, 00123600-000102, 00123600-000101, 00123590-000000, 00123570-000000, and 00123540-000000, LOCATED ON SOUTH STOCK ISLAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR THE FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE INCLUSION IN THE MONROE COUNTY 2010 COMPREHENSIVE PLAN.

WHEREAS, Longstock II, LLC, submitted an application amending Monroe County 2010 Comprehensive Plan Policies 101.4.5 and 101.4.21 to amend the Mixed Use/Commercial (MC) Future Land Use Map Category description and assign the Maritime Industries (MI) Zoning District to the MC category; amend the maximum net density range and the maximum intensity range for the Mixed Use/Commercial (MC) Future Land Use Map Category and to clarify the footnotes within the table; and

WHEREAS, on February 13, 2012, the BOCC voted to transmit the amendment, with the staff's added recommended provisions to preserve and enhance working waterfront while allowing moderate redevelopment of other uses, to the State Land Planning Agency; and

WHEREAS, the State Land Planning Agency reviewed the amendment and issued an Objections, Recommendations and Comments (ORC) Report on May 4, 2012, which did not identify any issues with the proposed amendment; and

WHEREAS, at a public hearing on September 21, 2012, the BOCC adopted the text amendment, amending the MC Future Land Use Map Category description and assigning the MI Zoning District to the MC category (Ordinance 032-2012); and

Exhibit 3

WHEREAS, the MC Future Land Use Map category now includes provisions to preserve and promote recreational and commercial working waterfront uses on all lands designated with the Maritime Industries (MI) land use district within the MC category; and

WHEREAS, 18 properties on South Stock Island formed the Safe Harbor Marina Property Owners Association, Inc.,and submitted an application for a Future Land Use Map amendment from from Industrial (I) to Mixed Use/Commercial (MC); and

WHEREAS, the Monroe County Development Review Committee considered the proposed amendment at a regularly scheduled meeting held on the 25th day of September, 2012; and

WHEREAS, the Monroe County Planning Commission held a public hearing on the 14th day of November, 2012, for review and recommendation on the proposed Future Land Use Map amendment; and

WHEREAS, the Monroe County Planning Commission made the following findings of fact and conclusions of law:

1. On September 21, 2012, the BOCC adopted an amendment to Policies 101.4.5 and 101.4.21 to amend the Mixed Use/Commercial (MC) Future Land Use Map Category description and assign the Maritime Industries (MI) Zoning District to the MC category.

2. The BOCC also adopted provisions to further preserve and enhance working waterfront uses within the MC Future Land Use Map Category.

3. The 18 subject parcels are designated as Tier III, classified as developed land, and are not designated as habitat for any protected species.

4. The definition of the term recreational and commercial working waterfront, pursuant to Section 342.07, F.S., means *"a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in s. 509.242(1), or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include public lodging establishments, docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water. As used in this [statute] section, the term "vessel" has the same meaning as in s. 327.02(39). Seaports are excluded from the definition."*

5. The proposed amendment is internally consistent with the Monroe County Comprehensive Plan.

Exhibit 3

6. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern, Section 380.0552(7), Florida Statutes.

WHEREAS, the Monroe County Planning Commission passed Resolution No. P54-12 recommending transmittal of the proposed amendment; and

WHEREAS, at a special meeting held on the 18th day of April, 2013, the Monroe County Board of County Commissioners held a public hearing and approved Resolution No. 133-2013 to transmit the proposed amendment to the State Land Planning Agency; and

WHEREAS, the proposed Comprehensive Plan amendment to amend the Future Land Use Map was reviewed by the State Land Planning Agency which issued an Objections, Recommendations, and Comments (ORC) Report on July 2, 2013. The ORC report stated that "*the NAS-KW states that the Navy is utilizing the 2007 AICUZ and that the more recent Environmental Impact Statement (EIS) noise contours are in draft form and therefore not acceptable at this time. The recent EIS study depicts the parcel as being within a lower noise contour, one in which the transient development would be acceptable with noise attenuation and landscaped berm on the outside of the property. For the reasons cited above, the Department objects to the proposal because the change will exacerbate the incompatibility issues that already exist. The proposed change is also inconsistent with the Principles for Guiding Development that require that proposed amendments must be consistent with protection of the value of public investments in the Florida Keys, including Naval Air Station- Key West;*" and

WHEREAS, the ORC report also included a recommendation for addressing the objection: "*The applicant may consider delaying adoption of the proposed amendment until the 2012 EIS DNL Map is adopted by the military, and provide noise attenuation and outside landscaped berms, as requested by the Department of the Navy;*" and

WHEREAS, in response to the ORC Report, the County did wait until the Navy's Record of Decision for the Final Environmental Impact Statement for Naval Air Station Key West Airfield Operations, which was issued on October 31, 2013, and includes new noise contours which no longer include the subject properties of this FLUM amendment within the 65 DNL (Day-Night Average noise).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. The Future Land Use Map (FLUM) for the Year 2010 Comprehensive Plan is hereby amended by changing the FLUM designation from Industrial (I) to Mixed Use Commercial (MC) for eighteen parcels of land on Stock Island, having Real Estate Numbers 00123660-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123720-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100, 00123600-000102, 00123600-000101, 00123590-000000, 00123570-000000, and 00123540-000000; located on South

Exhibit 3

Stock Island, as shown on Exhibit 1, which is attached hereto and incorporated herein.

Section 2. **Severability.** If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 3. **Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. **Transmittal.** This ordinance shall be transmitted by the Director of Planning to the State Land Planning Agency pursuant to Chapter 163 and 380, Florida Statutes.

Section 5. **Filing and Effective Date.** This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the State Land Planning Agency or Administration Commission finding the amendment in compliance with Chapter 163, Florida Statutes, and after any applicable challenges have been resolved.

Section 6. **Inclusion in the Comprehensive Plan.** The Future Land Use Map amendment shall be incorporated in the Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the 11th day of Dec., 2013.

Mayor Sylvia Murphy	Yes
Mayor *Pro Tem* Danny Kolhage	Yes
Commissioner Heather Carruthers	Yes
Commissioner David Rice	Yes
Commissioner George Neugent	Yes

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY Sylvia J. Murphy
Mayor Sylvia Murphy

FILED FOR RECORD
2014 JAN -6 AM 9:13
CLERK CIRCUIT CT.
MONROE COUNTY, FLA.

(SEAL)

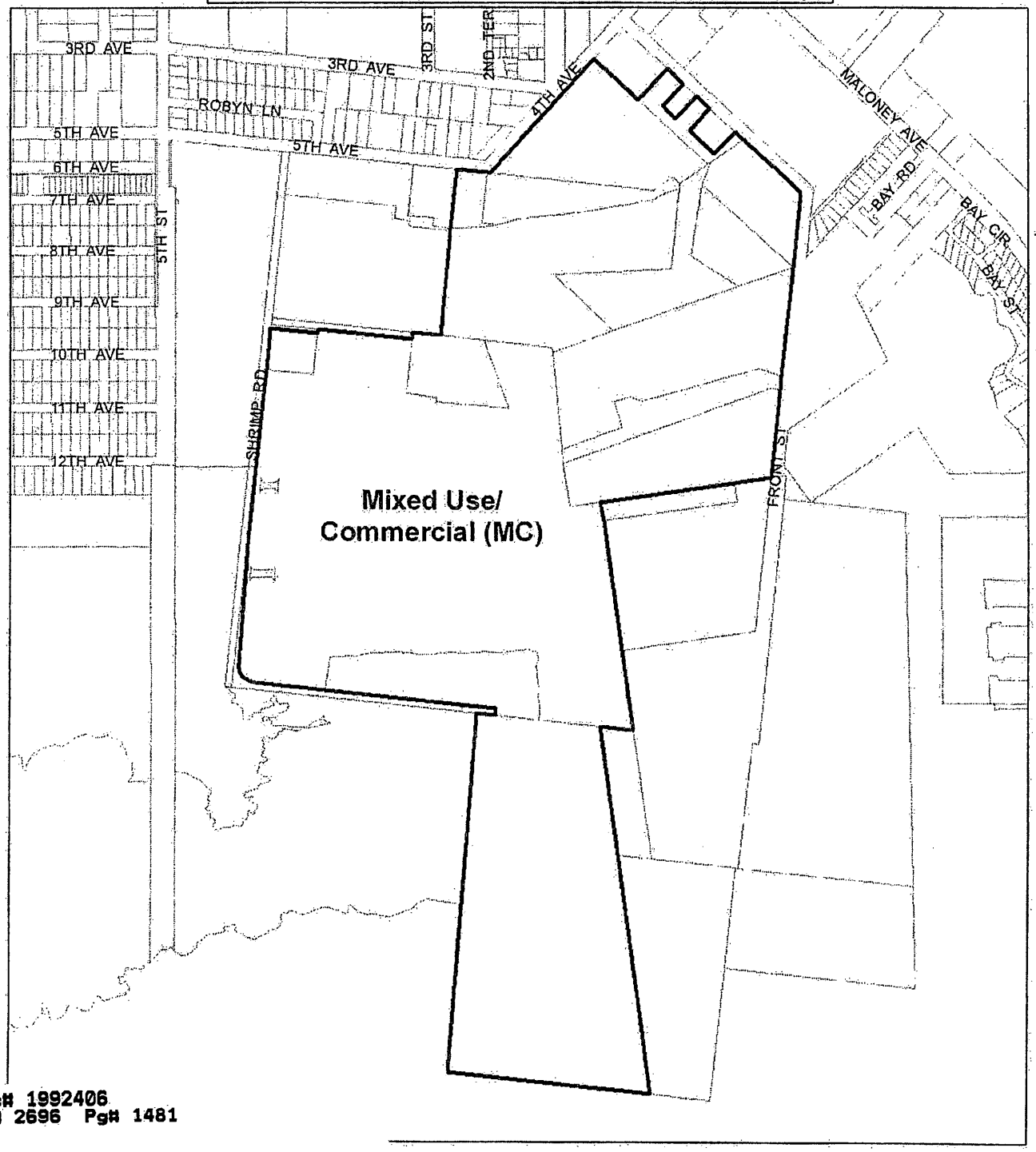
ATTEST: AMY HEAVILIN, CLERK

DEPUTY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
SUSAN M. GRIMSLEY
ASSISTANT COUNTY ATTORNEY
Nov. 20, 2013

Exhibit 3

Exhibit 1 to Ordinance# 045 -2013



DocH 1992406
BkH 2696 PgH 1481

The Monroe County Future Land Use Map is amended as indicated above.

Proposal: Future Land Use change of eighteen parcels of land on Stock Island, having real estate numbers 00123660-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123720-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100, 00123600-000102, 00123600-000101, 00123590-000000, 00123570-000000, and 00123540-000000, located on south Stock Island; from Industrial (I) to Mixed Use/Commercial (MC).

N

Exhibit 3

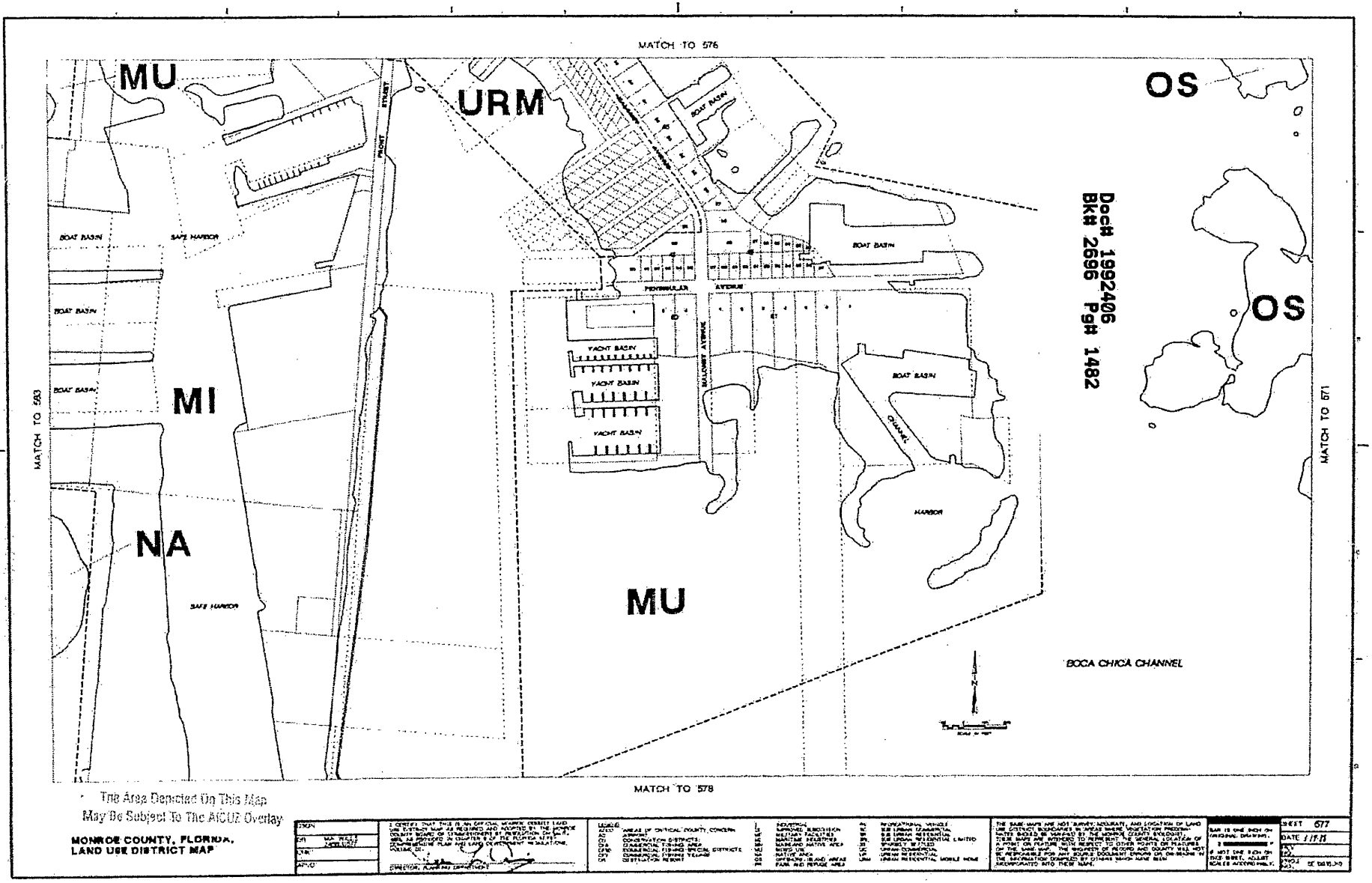

MATCH TO 576
MU
URM
OS
OS
MI
NA
MU
MATCH TO 583
MATCH TO 671
MATCH TO 578
BOCA CHICA CHANNEL
Doc# 1992406
Bk# 2696 Pg# 1482
* The Area Depicted On This Map
May Be Subject To The AIOZ Overlay
MONROE COUNTY, FLORIDA.
LAND USE DISTRICT MAP

Exhibit 3

Doc# 1992406
Bk# 2696 Pg# 1483

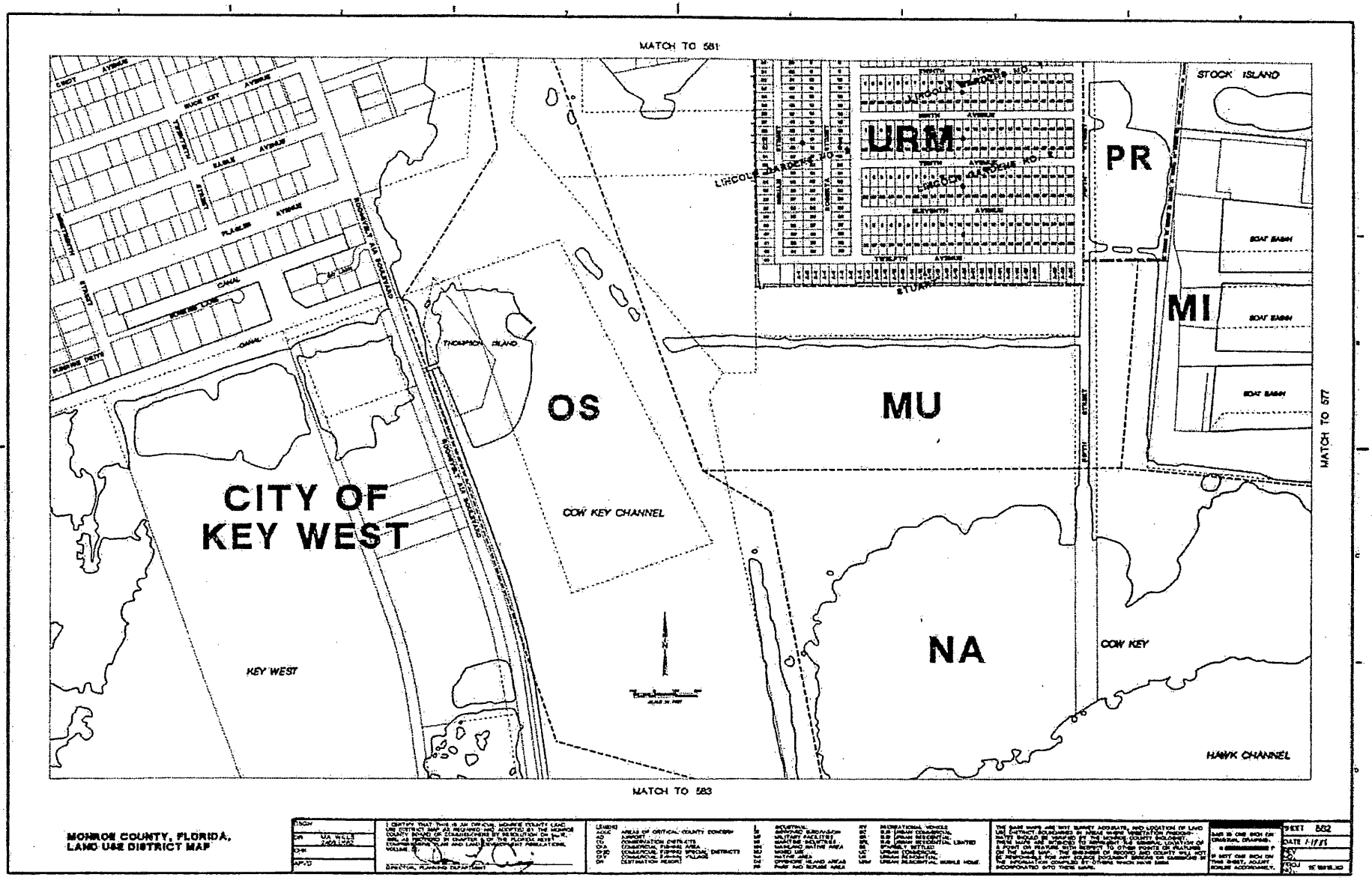


Exhibit 3

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor David Rice, Dist. 4
Mayor Pro Tem Kim Wigington, Dist. 1
Heather Carruthers, Dist. 3
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

July 10, 2012

Doc# 1992406
Bk# 2696 Pg# 1484

Barton Smith, P.L.
624 Whitehead Street
Key West, FL 33040

Subject: **Minor Deviation to a Major Conditional Use Permit (Deemed)**
Stock Island Marina Village, 7009 Shrimp Road, Stock Island, Real Estate #00123720.000100, #00123720.000200 and #00123760.000200 (File #2011-090)

Mr. Smith,

The Planning & Environmental Resources Department has approved your request for a minor deviation to the major conditional use permit for the above referenced site. The minor deviation was required in order to allow the reconfiguration of 173 of the site's 361 boat slips as shown on a site plan by Weiler Engineering Corporation (WEC) dated April 19, 2012. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Code. The following conditions apply:

1. Any additional revisions to the site plan or future improvements to the property are subject to further review as a minor deviation or as an amendment to the major conditional use permit approval.
2. While staff recognizes the lawful existence of the 361 boat slips to be reconfigured, this approval does not recognize all of the other existing land uses on the site as lawful. The Planning & Environmental Resources Department is concurrently reviewing this matter. This approval does not condone or approve the unlawful land use and the property owner is subject to possible code compliance prosecution if the unlawful uses are not permitted or terminated.
3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

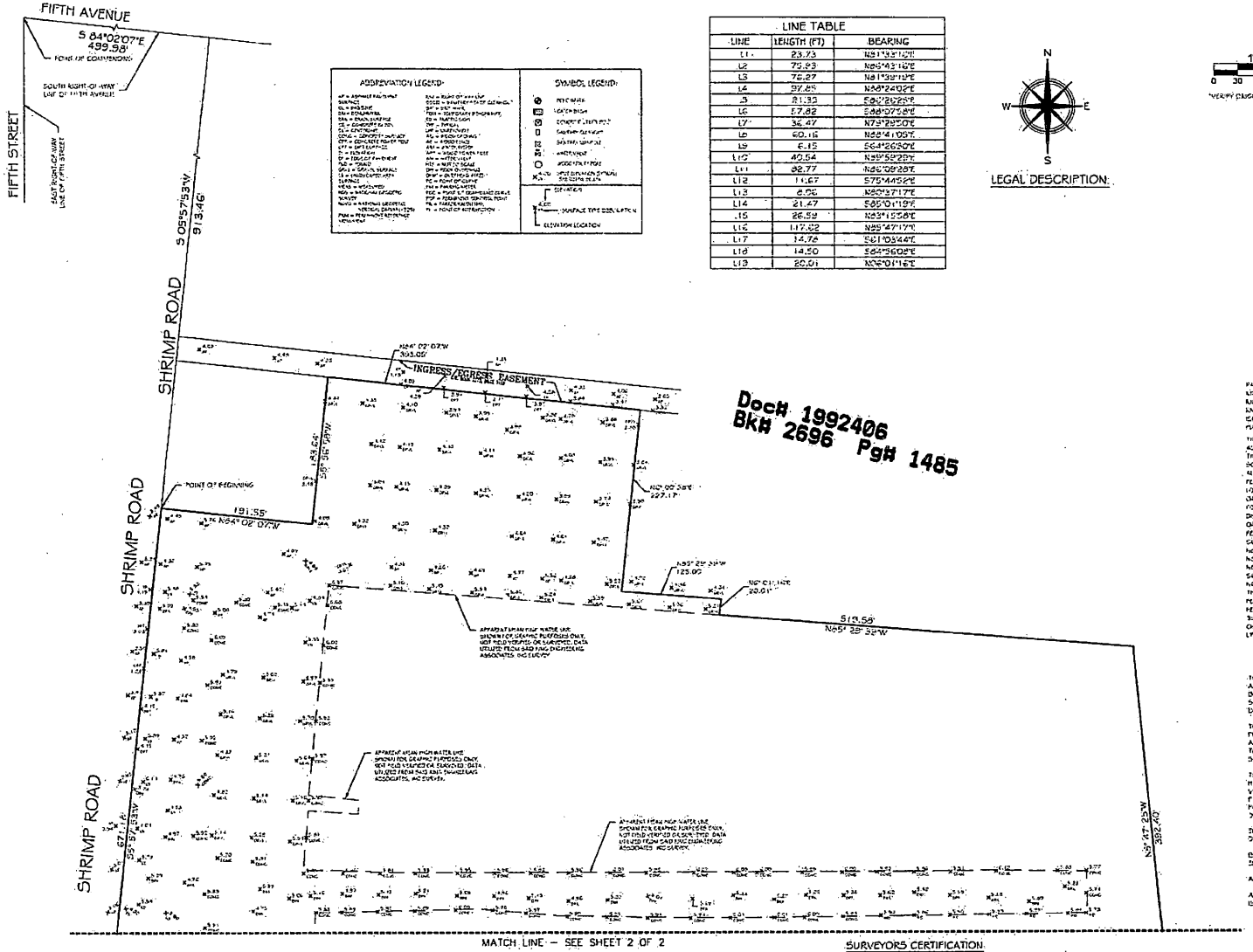
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Respectfully,

Townsley Schwab, Senior Director of Planning & Environmental Resources

EXHIBIT 4

EXHIBIT 5



Doc# 1992406
Bk# 2696 Pg# 1485

LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	23.73	N81°33'10"E
L2	70.93	N86°43'16"E
L3	76.27	N81°39'13"E
L4	97.85	N84°24'02"E
L5	81.33	S86°26'25"E
L6	57.82	S88°07'58"E
L7	36.47	N75°28'10"E
L8	60.16	N82°41'09"E
L9	6.15	S64°26'50"E
L10	40.54	N35°58'28"E
L11	32.77	N46°09'28"E
L12	11.67	S75°44'52"E
L13	8.02	N80°37'17"E
L14	21.47	S85°01'19"E
L15	26.59	N39°15'58"E
L16	117.02	N85°47'17"E
L17	14.76	S61°08'44"E
L18	14.50	S64°36'02"E
L19	20.01	N01°01'16"E

ABBREVIATION LEGEND:

SYMBOL LEGEND:

N
W E
S

1"=60'
0 30 60 120
"HEREBY ORIGINAL SCALE OF 2"

LOCATION MAP - N.T.S.
SECTION 35-T67S-R25E

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

"LEGAL DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE"

PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE, ALSO KNOWN AS THE NORTHEAST CORNER OF BLOCK 57 OF MACDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

THENCE S84°02'07"W ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE A DISTANCE OF 499.98 FEET; THENCE S05°57'53"W A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING FOR THE PROJECT AREA PARCEL; THENCE S05°57'53"W A DISTANCE OF 671.46 FEET; THENCE N5°17'25"W A DISTANCE OF 382.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75 FEET, AN ARC LENGTH OF 117.78 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S39°59'07"E FOR 106.07 FEET; THENCE S84°59'07"E A DISTANCE OF 288.11 FEET; THENCE N09°36'34"E A DISTANCE OF 139.09 FEET TO THE MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIFTEEN (15) COURSES: 1. N81°33'10"E A DISTANCE OF 23.73 FEET; 2. N86°43'16"E A DISTANCE OF 70.93 FEET; 3. N81°39'13"E A DISTANCE OF 76.27 FEET; 4. N84°24'02"E A DISTANCE OF 97.85 FEET; 5. S86°26'25"E A DISTANCE OF 81.33 FEET; 6. S88°07'58"E A DISTANCE OF 57.82 FEET; 7. N75°28'10"E A DISTANCE OF 36.47 FEET; 8. N82°41'09"E A DISTANCE OF 60.16 FEET; 9. S64°26'50"E A DISTANCE OF 6.15 FEET; 10. N35°58'28"E A DISTANCE OF 40.54 FEET; 11. N46°09'28"E A DISTANCE OF 32.77 FEET; 12. S75°44'52"E A DISTANCE OF 11.67 FEET; 13. N80°37'17"E A DISTANCE OF 8.02 FEET; 14. S85°01'19"E A DISTANCE OF 21.47 FEET; 15. N39°15'58"E A DISTANCE OF 26.59 FEET; 16. N85°47'17"E A DISTANCE OF 117.02 FEET; 17. S61°08'44"E A DISTANCE OF 14.76 FEET; 18. S64°36'02"E A DISTANCE OF 14.50 FEET; THENCE N01°01'16"E A DISTANCE OF 192.93 FEET; THENCE N40°07'47"W A DISTANCE OF 319.99 FEET; THENCE N04°12'39"W A DISTANCE OF 332.40 FEET; THENCE N85°25'32"W A DISTANCE OF 513.58 FEET; THENCE N05°01'16"E A DISTANCE OF 20.01 FEET; THENCE N85°25'32"W A DISTANCE OF 125 FEET; THENCE N04°00'28"E A DISTANCE OF 227.17 FEET; THENCE N84°02'07"W A DISTANCE OF 305.05 FEET; THENCE S05°57'53"W A DISTANCE OF 149.64 FEET; THENCE S84°02'07"E A DISTANCE OF 191.55 FEET; THENCE N05°57'53"E A DISTANCE OF 207.74 FEET; THENCE S84°02'07"E A DISTANCE OF 194.55 FEET; THENCE N05°57'53"E A DISTANCE OF 191.55 FEET, TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 33.404 ACRES OF UPLANDS AND SUBMERGED LANDS, MORE OR LESS.

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY 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 SATISFACTORILY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OF HATCH. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE BOUNDARY LINES AND ARE A GRAPHICAL REPRESENTATION ONLY.

THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE SHOWN HEREON IS FOR GRAPHIC PURPOSES ONLY, IT WAS NOT BEEN FIELD VERIFIED OR SURVEYED, AND IS BASED ON AND REFERENCED TO THE BOUNDARY SURVEY PERFORMED BY KING ENGINEERING ASSOCIATES, INC. TITLED "BOUNDARY SURVEY OF A PORTION OF OF THE OVERALL STOCK ISLAND PROPERTY." PREPARED FOR "LONGSTOCK II, LLC" DATED MAY 3, 2007 WITH LAST REVISION OF MAY 1, 2012.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK P.I.D. AA1628. ELEVATION 10.05'(NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 04/14/2014 - 04/15/2014.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

MATCH LINE – SEE SHEET 2 OF 2

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CONFORMS WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

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

ERIC A. EMAUS, PSM #6760, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7147

TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

- EXISTING SITE ELEVATIONS OF STOCK ISLAND MARINA VILLAGE -

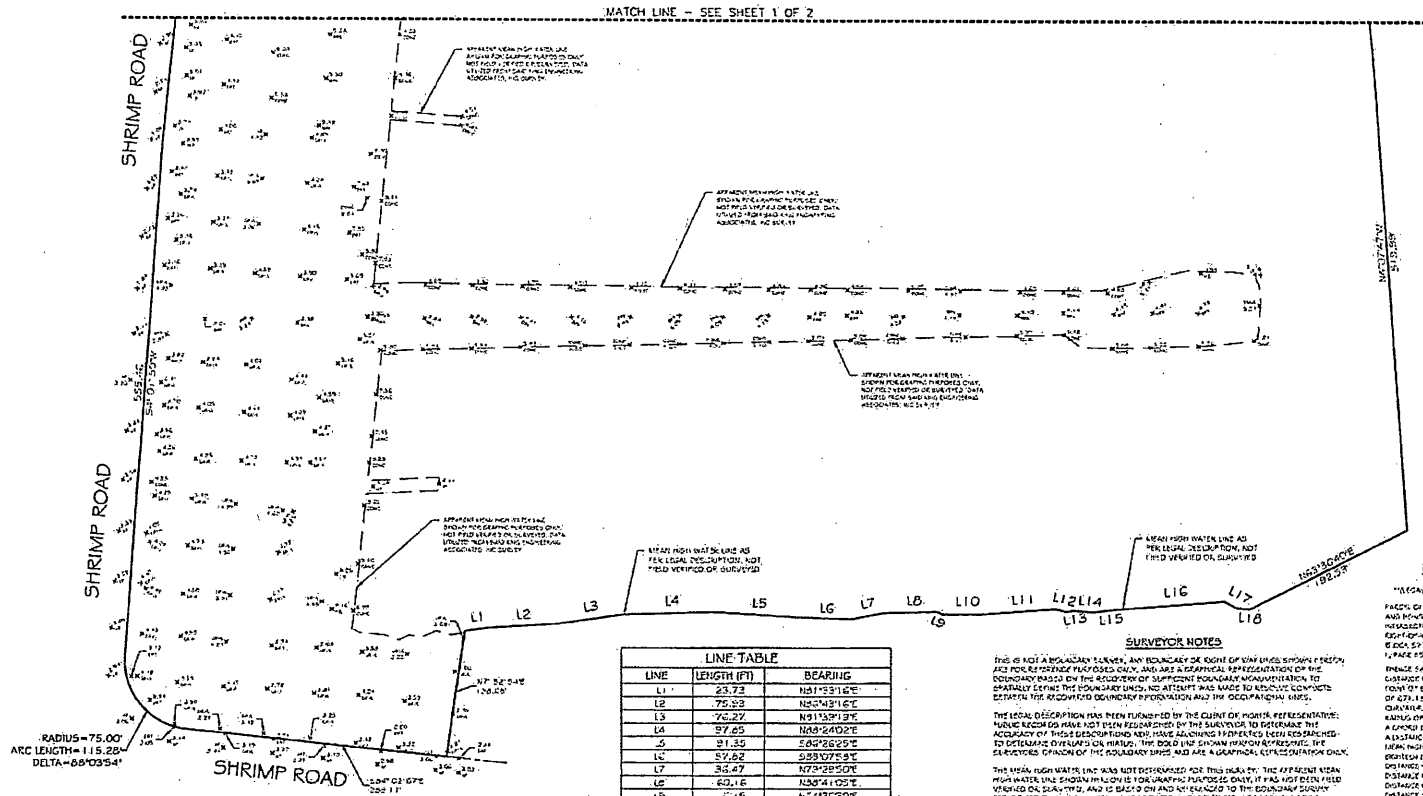
7009 SHRIMP ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

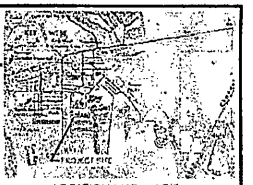
CERTIFIED TO: LONGSTOCK II, LLC; A FLORIDA LIMITED LIABILITY COMPANY

DATE: 04/23/2014	SURVEY BY: EAE	PROJECT: S.I. MARINA TOPO
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=60'
BOOK:	CHECKED BY:	SHEET 1 OF 2

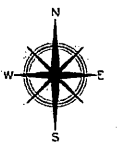
FLORIDA KEYS LAND SURVEYING
19050 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

EXHIBIT S





1"=60'
0 30 60 120
"VERIFY ORIGINAL SCALE OF 2"



LEGAL DESCRIPTION

LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	23.73	N81°53'16"E
L2	75.23	N80°48'16"E
L3	76.27	N81°53'19"E
L4	97.65	N88°24'02"E
L5	81.35	S88°26'25"E
L6	57.82	S85°07'53"E
L7	36.47	N79°29'50"E
L8	60.16	N88°41'05"E
L9	6.15	S64°26'30"E
L10	40.54	N89°59'22"E
L11	62.77	N86°00'29"E
L12	11.67	S75°44'52"E
L13	8.06	N80°37'17"E
L14	21.47	S65°01'13"E
L15	26.58	N83°15'58"E
L16	117.62	N85°47'17"E
L17	14.76	S81°03'44"E
L18	14.50	S84°56'08"E
L19	26.01	N06°01'16"E

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY 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 GRAPHICALLY DEPICT THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATION LINES.

THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS, NOR, HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE BOUNDARY LINES AND ARE A GRAPHICAL REPRESENTATION ONLY.

THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE SHOWN HEREON IS FOR GRAPHIC PURPOSES ONLY, IT HAS NOT BEEN FIELD VERIFIED OR SURVEYED, AND IS BASED ON AND AS EXTENDED TO THE BOUNDARY SURVEY PERFORMED BY KING ENGINEERING ASSOCIATES, INC. DATED "BOUNDARY SURVEY OF A PORTION OF THE OLD STOCK ISLAND PROPERTY PREPARED FOR "KEYSTOCK II, LLC" DATED MAY 3, 2007 WITH LAST REVISION OF MAY 1, 2012.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE GIVEN AS TO +/- 0.10.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK P.I.D. AA1629. ELEVATION 10.05' (NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 04/14/2014 - 04/16/2014.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

LEGAL DESCRIPTION OF TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

"LEGAL DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE"

PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE, ALSO KNOWN AS THE NORTHWEST CORNER OF BLOCK 57 OF THE UNSIGNATED PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 85 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

THENCE S88°03'19"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE A DISTANCE OF 495.39 FEET; THENCE S01°56'41"W A DISTANCE OF 91.34 FEET TO THE POINT OF BEGINNING FOR THE PROJECT AREA PARCEL; THENCE N70°27'39"W A DISTANCE OF 427.15 FEET; THENCE S04°01'56"W A DISTANCE OF 855.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88°03'54" AND A CHORD BEARING AND DISTANCE OF S47°59'55"E FOR 104.26 FEET; THENCE S89°01'52"E A DISTANCE OF 280.41 FEET; THENCE N01°58'54"E A DISTANCE OF 132.08 FEET TO THE MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: 1. N81°53'16"E A DISTANCE OF 23.73 FEET, 2. N80°48'16"E A DISTANCE OF 75.23 FEET, 3. N81°53'19"E A DISTANCE OF 76.27 FEET, 4. N88°24'02"E A DISTANCE OF 97.65 FEET, 5. S88°26'25"E A DISTANCE OF 81.35 FEET, 6. S85°07'53"E A DISTANCE OF 57.82 FEET, 7. N79°29'50"E A DISTANCE OF 36.47 FEET, 8. N88°41'05"E A DISTANCE OF 60.16 FEET, 9. S64°26'30"E A DISTANCE OF 6.15 FEET, 10. N89°59'22"E A DISTANCE OF 40.54 FEET, 11. N86°00'29"E A DISTANCE OF 62.77 FEET, 12. S75°44'52"E A DISTANCE OF 11.67 FEET, 13. N80°37'17"E A DISTANCE OF 8.06 FEET, 14. S65°01'13"E A DISTANCE OF 21.47 FEET, 15. N83°15'58"E A DISTANCE OF 26.58 FEET, 16. N85°47'17"E A DISTANCE OF 117.62 FEET, 17. S81°03'44"E A DISTANCE OF 14.76 FEET, 18. S84°56'08"E A DISTANCE OF 14.50 FEET, THENCE N06°01'16"E A DISTANCE OF 192.53 FEET, THENCE N63°36'45"W A DISTANCE OF 192.08 FEET; THENCE N04°42'55"W A DISTANCE OF 390.00 FEET; THENCE N85°01'52"W A DISTANCE OF 319.56 FEET; THENCE N04°01'56"E A DISTANCE OF 20.00 FEET; THENCE N85°01'52"W A DISTANCE OF 122.75 FEET; THENCE N00°58'08"E A DISTANCE OF 237.17 FEET; THENCE N04°01'56"E A DISTANCE OF 335.08 FEET; THENCE S85°58'04"E A DISTANCE OF 183.64 FEET; THENCE N04°02'07"E A DISTANCE OF 191.55 FEET; TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 25.464 ACRES OF UPLANDS AND SUBMERGED LANDS MORE OR LESS.

DocH 1992406
Bk# 2696 Pg# 1486

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART I, FLORIDA STATUTES.

DATE SIGNED

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

RICHARD E. KING, JR. (PSM #5702) PROFESSIONAL SURVEYOR AND MAPPER, LB# 7267

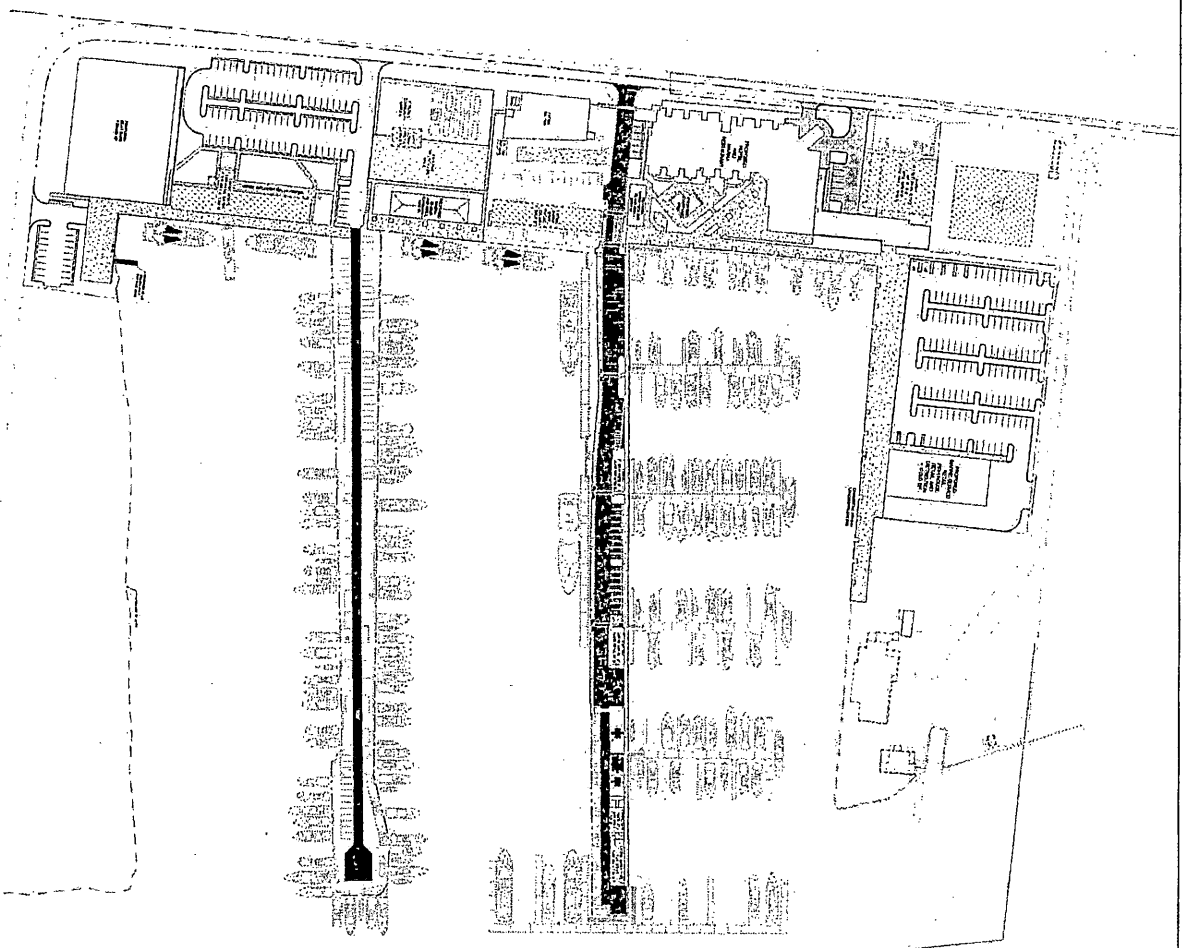
TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY		
- EXISTING SITE ELEVATIONS OF STOCK ISLAND MARINA VILLAGE -		
709 SHRIMP ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA		
CERTIFIED TO: KEYSTOCK II, LLC, A FLORIDA LIMITED LIABILITY COMPANY		
DATE: 04/22/2014	SURVEY BY: EAI	PROJECT: S.S. MARINA TOPO
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=60'
BOOK:	CHECKED BY:	SHEET 2 OF 2

FLORIDA KEYS LAND SURVEYING
19920 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@gmail.com

ABBREVIATION LEGEND:

SYMBOL LEGEND:

DocH 1992406
BkH 2696 PgH 1487



GRAPHIC SCALE

N

Description	Revisions

EXHIBIT ONLY NOT FOR CONSTRUCTION

MASTER SITE CONEPT PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC alliance in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

Approved By:	Design: PJB
Scale: 1" = 80'	Drawn: PJB
Job No: 13067.001	
Date Issued: 06/23/2014	

EXHIBIT 6

DocH 1992406
BkH 2696 PgH 1488

MONROE COUNTY, FLORIDA
RESOLUTION NO. 177 -2014

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND LONGSTOCK II, LLC, CONCEPTUALLY APPROVING THE REDEVELOPMENT OF STOCK ISLAND MARINA VILLAGE, LOCATED AT 700 AND 7009 SHRIMP ROAD, STOCK ISLAND, APPROXIMATE MILE MARKER 5, DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND HAVING REAL ESTATE (RE) NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on July 16, 2014 the Monroe County Board of County Commissioners conducted a public hearing to review and consider a request filed by Attorney Barton W. Smith, on behalf of Longstock II, LLC, for a development agreement in accordance with §110-132 and §110-133 of the Monroe County Code and Florida Statutes Sec. 163.3220 *et. seq.*, the "Florida Local Government Development Agreement Act"; and

WHEREAS, the development agreement relates to the redevelopment of an existing mixed use marina, to include commercial retail, office, commercial fishing, light industrial and hotel uses. The residential density would not exceed 100 transient residential units. Not including accessory structures related to residential uses, the nonresidential floor area would not exceed 80,000 square feet. New residential or nonresidential buildings shall not exceed 35' in height; and

WHEREAS, the Agreement approves a conceptual site plan for development on the site, subject to further site plan approval by the Planning Commission; and

WHEREAS, the development agreement involves the redevelopment of the site, currently known as Stock Island Marina Village, located at 700 and 7009 Shrimp Road, Stock Island, Florida, approximate mile marker 5 of the Overseas Highway (US 1); and

WHEREAS, the site is described as parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, having Real Estate (RE) Numbers 00123720.000100, 00123720.000200 and 00123760.000200; and

WHEREAS, based upon the information and documentation submitted, the Board of County Commissioners makes the following Findings of Fact:

1. The subject property is located within a Maritime Industries (MI) Land Use (Zoning) District. Further, it is designated within a Mixed Use / Commercial (MC) category on the Future Land Use Map (FLUM) and within a Tier III district on the Tier Overlay District Map; and

2. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

3. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit pursuant to §101-4(c) of the Monroe County Code; and

4. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development; and

5. The development agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes; and

6. Development shall not be inconsistent with the Monroe County Code; and

7. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

8. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

9. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

10. The Monroe County Planning Commission held a public hearing at its meeting on May 28, 2014;, which was the first of two required public hearings, and recommended approval to the Board of County Commissioners in Resolution #P19-14;

WHEREAS, based upon the information and documentation submitted, the Board of County Commissioners makes the following Conclusions of Law:

1. The request is consistent with the provisions and intent of the Monroe County Code;

2. The request is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan;

3. The request is consistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan;

4. The request is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern;

5. The Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the Development Agreement between Monroe County, Florida and Longstock II, LLC attached hereto.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 16th of July, 2014.

Mayor Sylvia Murphy	Yes
Mayor *pro tem* Danny L. Kohlage	Yes
Commissioner Heather Carruthers	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Yes

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: Sylvia J. Murphy
Mayor Sylvia Murphy

(SEAL)
ATTEST: AMY HEAVILIN, CLERK
Lindsay Ballard
Deputy Clerk

FILED FOR RECORD
2014 JUL 29 PM 1:31
CLK. CIR. CT.
MONROE COUNTY, FLA

STATE OF FLORIDA
COUNTY OF MONROE
This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal.
This 29th day of July
A.D., 2014
AMY HEAVILIN
Clerk Circuit Court
By Lindsay Ballard D.C.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 6-30-14

MONROE COUNTY
OFFICIAL RECORDS

DocH 1994947 08/20/2014 2:48PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

DocH 1994947
Bk# 2699 Pg# 1761

MONROE COUNTY, FLORIDA
RESOLUTION NO. 177 -2014

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY, FLORIDA AND LONGSTOCK II, LLC, CONCEPTUALLY APPROVING THE REDEVELOPMENT OF STOCK ISLAND MARINA VILLAGE, LOCATED AT 700 AND 7009 SHRIMP ROAD, STOCK ISLAND, APPROXIMATE MILE MARKER 5, DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND HAVING REAL ESTATE (RE) NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on July 16, 2014 the Monroe County Board of County Commissioners conducted a public hearing to review and consider a request filed by Attorney Barton W. Smith, on behalf of Longstock II, LLC, for a development agreement in accordance with §110-132 and §110-133 of the Monroe County Code and Florida Statutes Sec. 163.3220 *et. seq.*, the "Florida Local Government Development Agreement Act"; and

WHEREAS, the development agreement relates to the redevelopment of an existing mixed use marina, to include commercial retail, office, commercial fishing, light industrial and hotel uses. The residential density would not exceed 100 transient residential units. Not including accessory structures related to residential uses, the nonresidential floor area would not exceed 80,000 square feet. New residential or nonresidential buildings shall not exceed 35' in height; and

WHEREAS, the Agreement approves a conceptual site plan for development on the site, subject to further site plan approval by the Planning Commission; and

WHEREAS, the development agreement involves the redevelopment of the site, currently known as Stock Island Marina Village, located at 700 and 7009 Shrimp Road, Stock Island, Florida, approximate mile marker 5 of the Overseas Highway (US 1); and

WHEREAS, the site is described as parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, having Real Estate (RE) Numbers 00123720.000100, 00123720.000200 and 00123760.000200; and

WHEREAS, based upon the information and documentation submitted, the Board of County Commissioners makes the following Findings of Fact:

1. The subject property is located within a Maritime Industries (MI) Land Use (Zoning) District. Further, it is designated within a Mixed Use / Commercial (MC) category on the Future Land Use Map (FLUM) and within a Tier III district on the Tier Overlay District Map; and

2. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

3. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit pursuant to §101-4(c) of the Monroe County Code; and

4. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development; and

5. The development agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes; and

6. Development shall not be inconsistent with the Monroe County Code; and

7. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

8. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

9. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

10. The Monroe County Planning Commission held a public hearing at its meeting on May 28, 2014;, which was the first of two required public hearings, and recommended approval to the Board of County Commissioners in Resolution #P19-14;

WHEREAS, based upon the information and documentation submitted, the Board of County Commissioners makes the following Conclusions of Law:

1. The request is consistent with the provisions and intent of the Monroe County Code;

2. The request is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan;

3. The request is consistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan;

4. The request is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern;

5. The Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the Development Agreement between Monroe County, Florida and Longstock II, LLC attached hereto.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 16th of July, 2014.

Mayor Sylvia Murphy	Yes
Mayor *pro tem* Danny L. Kohlage	~~not present~~
Commissioner Heather Carruthers	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Yes

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: Sylvia J. Murphy
Mayor Sylvia Murphy

(SEAL)
ATTEST: AMY HEAVILIN, CLERK
Lindsay Ballard
Deputy Clerk

STATE OF FLORIDA
COUNTY OF MONROE
This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal
This 8th August
A.D., 2014
AMY HEAVILIN
Clerk Circuit Court
By Lindsay Ballard D.C.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 6-30-14

CORRECTED VOTE COUNT
BK#2696 Pg#1488-90

MONROE COUNTY
OFFICIAL RECORDS

RECEIVED
APR 01 2024
MONROE CO PLANNING DEPT

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: March 19, 2024

Subject: Stock Island Marina Village – (File No. 2023-243)
Response to Traffic Study Comments

On November 7, 2023, comments specific to the October 2023 Stock Island Marina Village Traffic Impact Study prepared by KBP Consulting, Inc. on behalf of Smith Hawks, P.L. were provided. The following is a restatement of each review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *The Inventory Chapter states that "Approved / vested elements for this site that have not been constructed are not considered to be existing for the purpose of this traffic impact study". Are these approved/ vested elements different from the proposed land uses stated in this study?*

   Response: Yes. The approved elements are land uses that were previously approved for the site but have not been developed and are not being developed. For example, the +/- 9,000 square foot fish house was approved as part of the 2014 MCUP but is not being developed. The traffic impact study identifies this element as a previously approved use on the site, but one that is not being developed.

2. *The Inventory Chapter also states that "Various hotel and marina-related amenities / ancillary elements are also provided on site including restaurant / bar uses a ship's store for purchase of fuel and marina related items, a fitness center, and laundry / bathhouse facilities". It appears that these land uses were not considered as existing for trip generation purposes. Please clarify.*

   Response: The referenced elements were specifically identified as existing and ancillary to the primary uses (e.g. hotel and marina). As such, the trip generation characteristics of these elements are reflected in their associated primary land use. Furthermore, the traffic being generated by these primary and ancillary uses are reflected in the existing traffic volumes on the surrounding roadway network.

3. *Please provide a complete list of land uses along with the following details (a) existing and operational (b) existing but not operational (c) approved / vested land uses that were not built (d) proposed future land uses.*

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Response: Please see Exhibit A attached to this memorandum.

4. *The existing land uses shown in Table 2 is not consistent with the information shown in Appendix A – Monroe County Property Reports. Please clarify.*

   Response: The Monroe County Property Appraiser and Property Record Cards are tools to be utilized for tax purposes only, and do not maintain up to date records of land uses associated with a specific property. The existing land uses shown in Table 2 are consistent with the land uses approved by the Monroe County Planning and Environmental Department as part of the development review process required under the Monroe County Land Development Code.

5. *EB U-turns (when present) appear to be not added to the left-turns in both summary sheets and synchro analysis. It is recommended to revise the summary and analysis with EB U-turns added to the left turns.*

   Response: The referenced U-turn movements have been added to the left-turns. The figures and Synchro analyses have been updated accordingly.

6. *Please provide original synchro files for cross-check.*

   Response: The latest Synchro files will be transmitted to the Monroe County Planning and Environmental Resources office via e-mail.

7. *Appendix J – Tracking table provided in appendix J is pixelated. Please provide the tracking table that is legible.*

   Response: The tracking table presented in Appendix J is provided directly from the Monroe County Planning and Environmental Department. This appendix, along with the remainder of the report is clear and legible in the version of the report provided to the County and viewed within Adobe Acrobat. If this appendix is not legible in the latest version of the report, it will be necessary to acquire this file directly from the County. *(Note: The latest version of the tracking table is dated January 31, 2024, and is included in the updated traffic impact study.)*

Exhibit A

Stock Island Marina Village

Existing and Proposed Land Uses

Exhibit A

	BUILDING	LAND USE	Square Feet/Rooms
Existing and operational uses	Hotel restaurant (part of existing hotel) (To Remain)	Restaurant	1,450
	Marina pool bar (To Remain)	Restaurant	489
	Marina retail store (To Remain)	Commercial Retail	1,234
	Marina Store Office Space (To Remain but subject to below redistribution of uses)	Office	820
	Marina Office building (To Remain)	Office	5,024
	Artists Cooperative (currently exists but being removed as part of Major Deviation)	Light Industrial	7,742
	Marina Bar and Grill (To Remain)	Restaurant	1,044
	Hotel (To remain but subject to additional rooms described below)	Transient Hotel	100 Rooms
	Marina Wet Slips (295) (to remain)		295 Wetslips
Existing but not operational	YE Olde Hippie Workshop (being removed as part of the Major Conditional Use Amendment)	Light Industrial	6,422
Approved/Vested but not built	Marine service retail, fish house retail and distribution building (Approved, not built, and being removed as part of the Major Deviation)	Commercial Fishing/Commercial Retail	9,987
Proposed Future Land uses	Marina Office building (Redistribution of existing 5,024 sf "Marina Office Building)	Office	570
	Marina Commercial Retail Building (Redistribution of existing 5,024 sf "Marina Office Building)	Commercial Retail	3,482
	Boat Barn (Not Included in FAR Calc)	Marina	55,986
	Banquet Hall	Accessory use	8,224
	Marine Light Industrial (being approved as part of Major Deviation)	Light Industrial	4,925
	Hotel (additional 30 hotel rooms being approved as part of Major Conditional Use Amendment) Dry Rack Boat Storage (100 Racks) (Being approved as part of the Major Conditional Use Approval)	Transient Hotel	130 Rooms 100 racks

SMITH/HAWKS
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7757 4887 0926

RECEIVED
APR - 1 2024
2023-243
MONROE CO. PLANNING DEPT.

March 29, 2024

Liz Lustberg, AICP, CFM
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Lustberg-Elizabeth@MonroeCounty-FL.Gov

RE: REQUEST FOR MAJOR CONDITIONAL USE PERMIT APPLICATION - STOCK ISLAND OWNER LLC AND KW PERRY LLC - COMPLIANCE REVIEW - [FILE 2023-243]

Dear Devin,

On behalf of Stock Island Owner, LLC and KW Perry LLC (collectively "Applicant"), please find a revised plans for the Request for a Major Conditional Use Approval ("Application"), for the Applicants' real property located at 7001 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Parcel Identification Number 00123761-000400 and 00123761-000800 ("Property"), pursuant to the County staff's compliance review dated January 18, 2024.

The Applicant provides the following responses to the below comments:

The application for an amendment to the existing major conditional use has been reviewed for compliance with the comprehensive plan and land development code by planning and environmental resources. Below are the items requiring correction or clarification.

- The application for the amendment to the major conditional use included floor plans for the existing building to which hotel rooms are proposed, the proposed new hotel building, and the banquet hall.

- Please submit floor plans for the rest of the existing and proposed buildings.

    - Please see revised Floor Plans for all proposed structures and for any existing structures to be redeveloped, as required per the application.

- The site plan received depicts Traditional Working Waterfront Area. Comprehensive Plan Policy 101.5.6 and Land Development Code Section 130-140(e) requires that *When a mixture of uses is proposed for parcels designated as MI land use (zoning) district,* ***working waterfront and water dependent uses****, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.*

- Please submit plans that depict "working waterfront and water dependent uses" rather than "traditional working waterfront", that comply with the 35% upland requirement. Please note that when reviewing the application for major deviation on this property the planning director determined that the restaurant and the pool did not qualify as "working waterfront and water dependent uses".

  - Please see revised Site Plan attached hereto.

- The density/intensity table on the site plan indicates that max net density for hotel rooms is proposed. Comprehensive Plan Policy 101.5.6 and Land Development Code Section 130-140(e) *To incentivize additional preservation of recreational and commercial working waterfront uses, the following shall be available: ... For the preservation of 50% or more of the upland area of property for working waterfront and water dependent uses, the residential density on the property may be developed pursuant to the maximum net density standard without the use of TDRs.*

- Please submit plans that depict "working waterfront and water dependent uses" at 50% or more of the upland area.

  - Please see revised Site Plan attached hereto.

- The plans include an 8,224 sf banquet hall. The letter accompanying the application specifies that it is accessory to the hotel. The site plan states, 'proposed banquet hall building'.

- Please clarify on the site plan that it is accessory to the hotel.

  - Please see revised Site Plan attached hereto.

- The height of all of the buildings is measured from a 5.5' elevation at grade. Since the property was previously developed, height will be measured from the elevation of the curb or crown of road or the pre-construction grade (meaning the elevation of the property prior to any development). Please see the definition of height and grade in LDC Sec. 101-1. The survey submitted did not depict the elevation of Shrimp Rd.

- Please submit a survey that depicts the elevation of the crown or curb of road. If the elevation of the crown of road does not match with the elevation plans submitted, please submit new elevation plans that demonstrate compliance with height requirements. Alternately, please submit documentation of the pre-construction grade on site that demonstrates that the proposed height complies with height limits.
    - Please see Topographical Survey and Development Agreement showing pre-construction grade on the site, and demonstrating compliance with the height limits.
- The elevation plans for the new hotel building depicts it at a 38' height. LDC Sec. 131-2 specifies that the extra building height allowed for elevating beyond flood requirements is limited to single family and multi family dwelling units, which would not include a hotel.
- Please submit plans that demonstrate compliance with height requirements in LDC Sec. 131-2.
    - Please see revised Elevation Plans attached hereto.
- Per LDC Section 130-140 (f)(3)e requirements for marinas include:

  Sec. 130-140(f)(3)e.3. *All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height.* This detail is not provided on the site plan or the landscape plans.

  Sec. 130-140(f)(3)e.4. *Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of no less than ten feet*
- Please submit plans that demonstrate compliance with Sec. 130-140(f)(3)e.
    - Please see revised Site Plan attached hereto.
- The parking lot landscaping (sheet LA-4) incorrectly shows 26 Canopy trees required and proposed for the Arrival & Banquet facilities – please revise.
    - Please see revised Landscape Plans attached hereto.
- Landscaping plans were provided for a portion of the property.
    - Please see revised Landscape Plans attached hereto.
- Please provide landscaping and stormwater for the entire property.
    - Please see revised Drainage Plans attached hereto.

- The traffic study submitted with this application is for proposed development that does not match the development depicted on the proposed site plan.

- Please submit a traffic study that is for the proposed development.

  - Please see attached Response memorandum and updated traffic study.

- The density/intensity table on the site plan specifies that the commercial retail and restaurant are low intensity. The traffic study does not provide any documentation of this.

- Please submit a traffic study that provides the details needed to determine that the commercial retail and restaurant uses proposed are low intensity.

  - Please see attached Response memorandum and updated traffic study.

- The density/intensity table on the site plan states that the total proposed development is 91.94%. However, adding all of the proposed development listed in the table indicates 93.99% of development potential is proposed.

- Please submit a density/intensity table where all of the numbers match.

  - Please see revised Site Plan attached hereto.

- The density/intensity table and the parking table, both on the site plan, state commercial retail/commercial fishing. The floor area proposed appears to be for commercial retail use only.

- Please remove the commercial fishing designation from the commercial retail floor area specified in the density intensity table and specified in the parking table. If commercial fishing floor area is proposed, please specify that square footage, and calculate the density/intensity and parking separately for that use.

  - Please see revised Site Plan attached hereto.

- Additional detail is needed in order for staff to determine compliance with parking as required in LDC Section 130-140 (m). Per LDC Sec. 114-67(k) nonconforming parking *(1) When any change of use or expansion of the use occurs, the site shall come into compliance with the parking and loading requirements of this article to the greatest extent practicable (considering sufficient land is available on the site to accommodate some or all of the parking deficiencies), as determined by the Planning Director on a case-by-case basis.(2)When any substantial improvement occurs, the property shall come into full compliance with the parking and loading requirements of this article.*

- Please provide the details requested below:

Restaurants:

- Please specify the number of seats at the restaurants, the square footage of the areas dedicated to food and beverage service, and the square footage of the areas devoted to activities other than food/beverage service.
    - Please see below for a breakdown of the Restaurant seating and square footage requested.

Perry Hotel Restaurants		
Seating	192	
Marina Restaurant		
Seating	129	
combined Back of House Square footage	1,637 sf	

Hotel:

- Please specify the number of bedrooms proposed in each of the hotel units.
- Each bedroom is proposed to have one (1) bedroom, broken down as follows:

Perry Marina Hotel Units		
Perry Hotel	Guestroom (Unit) Qty	Bedrooms w/in Unit
Standard Guestroom	94	1
Suite w/ Separate Bedroom	2	1
Coral Lagoon	Guestroom (Unit) Qty	Bedrooms w/in Unit
Suite w/ Separate Bedroom	8	1
Perry Expansion	Guestroom (Unit) Qty	Bedrooms w/in Unit
Suite w/ Separate Bedroom	26	1
Total Bedrooms/Guestrooms	130	

Wetslips:

- Please specify the number of slips proposed for live-aboards, for charter/guide boats with capacity for 6 or fewer, and for party and charter/guide boats with capacity for more than 6 passengers.
    - The Marina is not being redeveloped as part of this conditional use amendment. Pursuant to P43-14 and the corresponding Staff Report, the Existing Marina Use, Marina Office, Marina Store and fuel services building, and light industrial buildings are lawfully nonconforming to the current parking space requirements. There is no proposed change to these uses.

- The site plan depicts bike parking on the pier, but not near the existing and proposed buildings.

- Please submit plans that demonstrate compliance with bicycle parking requirements in LDC Section 130-140 (m)(4).

  - Please see revised Site Plan attached hereto.

- The plans depict trash/recycling areas that exceed the minimum area necessary. However, it does not look like there is any trash/recycling area near the restaurant, the commercial retail building, or the piers with the wetslips.

- Please clarify how trash/recycling will be addressed for these areas.

  - Please see revised Site Plan attached hereto.

1. Per LDC Section 130-140 (o), the required front yard setback is 10 feet. The setback stated along the 'private road' with parcel ID # 00123731-000000 is 5 feet.

- Please relabel this setback as a 10' front setback.

  - Please see revised Site Plan attached hereto.

- The site plan received did not depict sight triangles. Per LDC Sec. 110-70(a)(5)i. the site plan must depict sight triangles.

- Please submit sight triangles that demonstrate compliance with design requirements in LDC Sec. 114-201.

  - Please see revised Site Plan attached hereto.

- The site plan received did not depict the location of fire hydrants or fire wells. Per LDC Sec. 110-70(a)(5)n. the site plan must depict this.

- Please submit plans that depict the location of fire hydrants or fire wells.

  - Please see revised Site Plan attached hereto.

- Per LDC Sec. 110-70(a)(7)(b) the following information is required as part of the community impact statement, but was not provided in the application.

- Please provide the following information:

b.1. Identify projected daily potable water demands and specify any consumption rates that have been assumed for the projection.

- Total Projected Water Demand = 32,611.8 GPD; Consumption rates were sourced from FDEP Table 62-6.008, KWRU Utility Agreement, and existing water consumption records.

b.3. Describe measures to ensure that water pressure and flow will be adequate for fire protection for the type of construction proposed.

- All commercially standard measures will be taken in accordance with the Fire Code and requirements of the Fire Marshals office.

b.4. Identify aspects of the project design which are proposed to reduce potable water demand and impacts to the public water supply.

- Applicant will develop the project using reasonable commercial standard practices to reduce potable water demands and impacts to the public water supply.

c.2. Provide projection of the average flows of wastewater generated by the development at the end of each development phase; describe proposed treatment system, method and degree of treatment, quality of effluent, and location of effluent and sludge disposal areas; identify method and responsibilities for operation and maintenance of facilities.

- Total Projected Sewer Demand = 22,883.9 GPD; Consumption rates were sourced from FDEP Table 62-6.008, KWRU Utility Agreement, and existing water consumption records.

d.1. Identify projected average daily volumes of solid waste generated by the development at the end of each phase; indicate proposed methods of treatment and disposal;

- Total projected average daily volumes of solid waste = 130 one (1) bedroom hotel rooms sleeping 2 people = capacity of 260 people @ 4.5 pounds of solid waste per person = approximately 1,170 lbs. of solid waste.

- The proposed development has sufficient trash and recycling areas, and solid waste is removed by a solid waste utility.

- The letter of coordination from the Fire Marshal, submitted with this application, included a list of items requiring additional detail in order to determine compliance.

- Please submit plans that address the Fire Marshal's comments, where those comments are relevant to site design.

  - Please see revised Site Plan attached hereto.

- The county has design guidelines for boat storage.

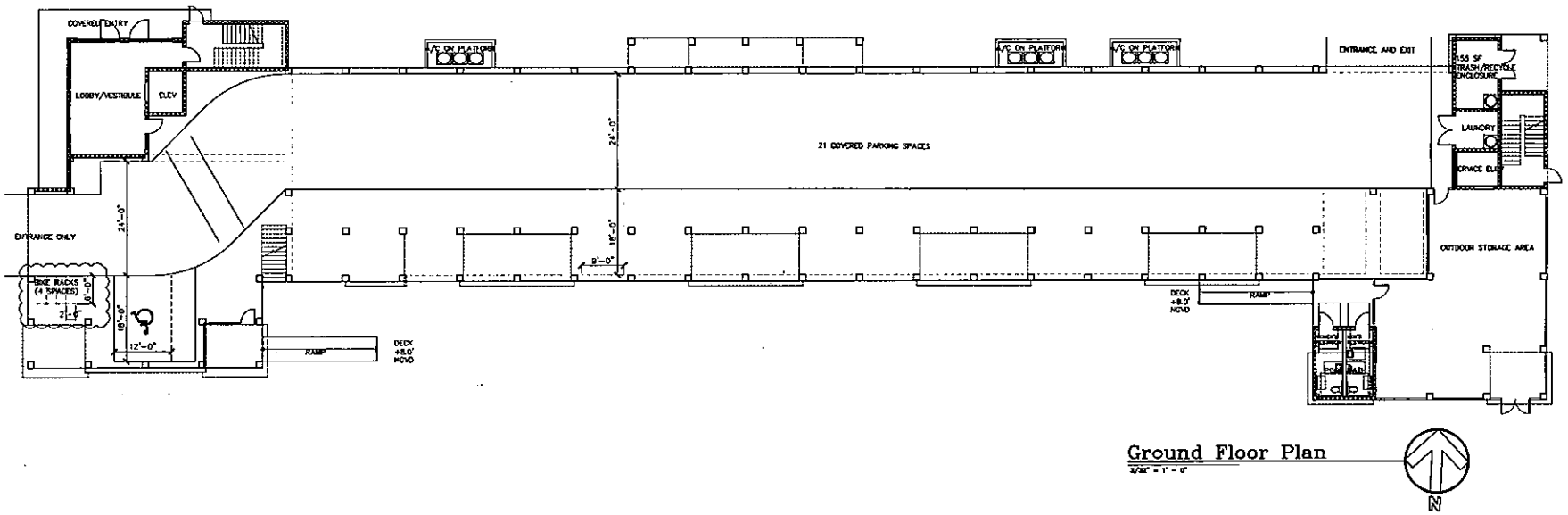
- Please submit additional details that demonstrate compliance with the design guidelines. https://www.monroecounty-fl.gov/DocumentCenter/View/112/Design-Guid-Final-052307-app?bidId=
    - Please see revised Site Plan attached hereto.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

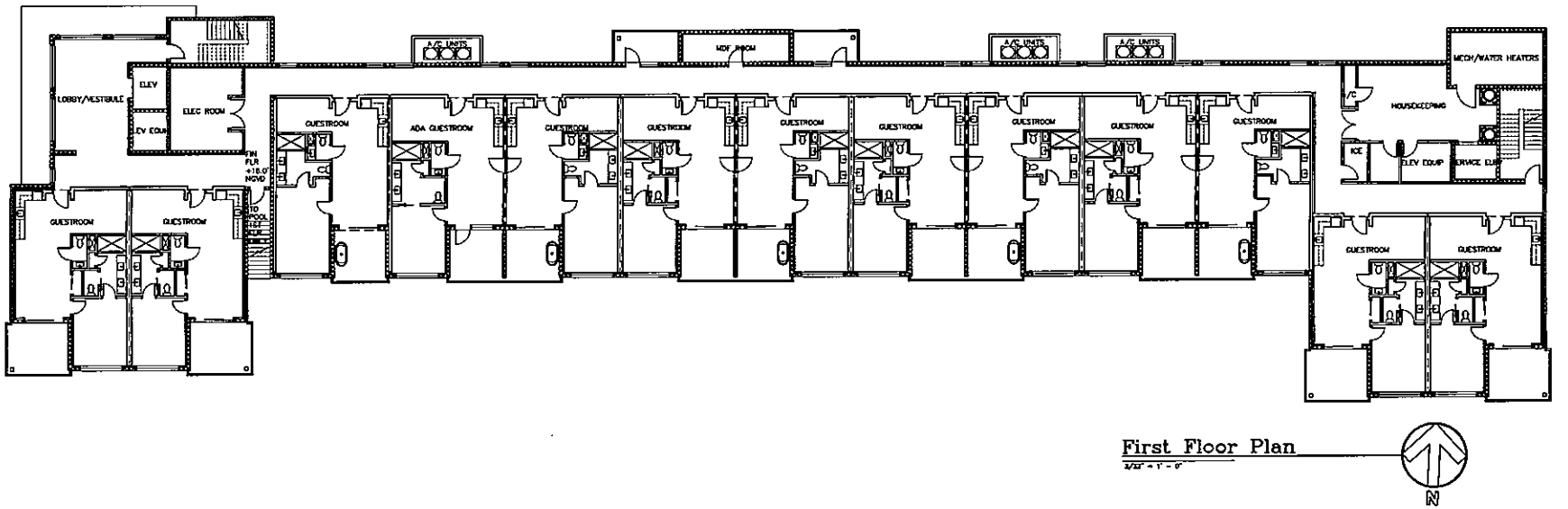
Jess Miles Goodall

JG/bg



Ground Floor Plan

3/32" = 1' - 0"



First Floor Plan

3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion

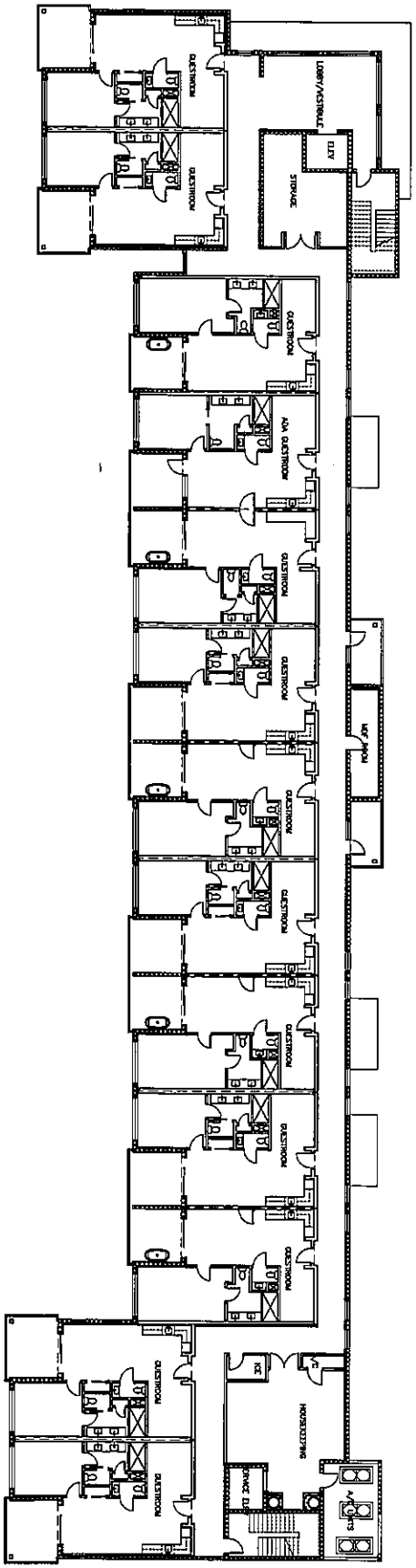
0805 Shrimp Road Key West FL

THOMAS E. POPE, P.A.
POPE ARCHITECTS
1319 Duval St. Key West FL

date:
07/27/23
revision:
2/20/24

STATE OF FLORIDA
REGISTERED ARCHITECT
AR-97833

sheet:
A1.1



Second Floor Plan

3/32" = 1'-0"

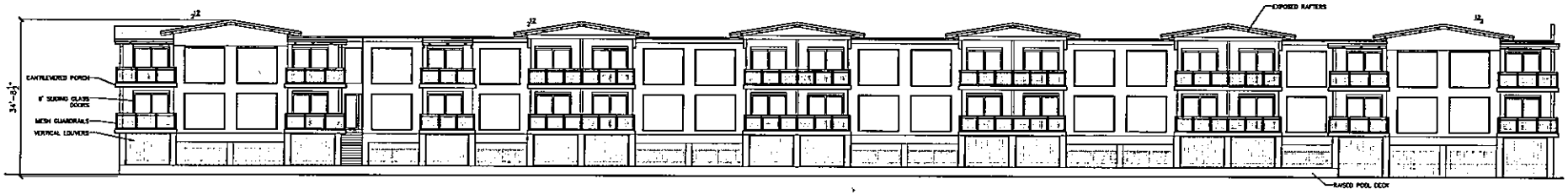
N

THOMAS E. POPE, P.A.
POPE SCARBROUGH ARCHITECTS
(305) 296-8611 610 White St, Key West FL

The Perry Hotel and Marina
Hotel Expansion
6805 Shrimp Road Key West, FL

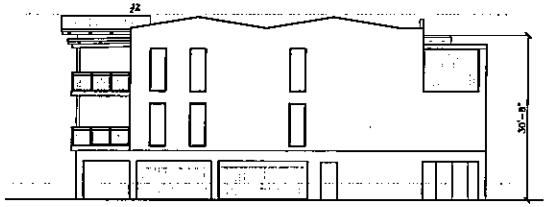
sheet A1.2

date 07/27/23
revisions



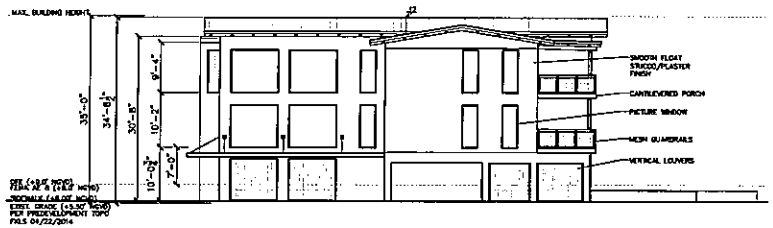
Rear (Marina) Elevation

3/32" = 1' - 0"



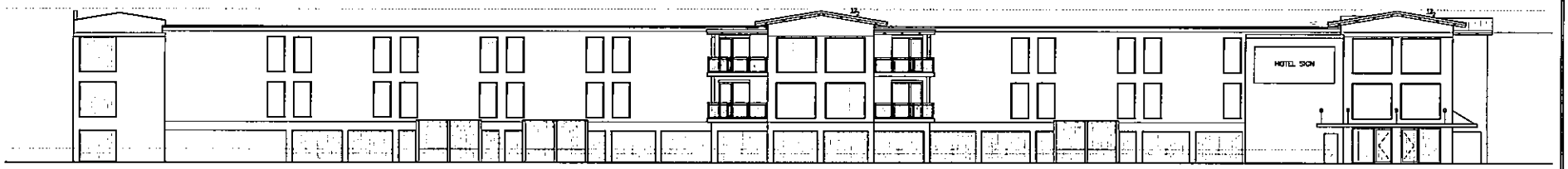
Side (North) Elevation

3/32" = 1' - 0"



Side (South) Elevation

3/32" = 1' - 0"



Front (Parking) Elevation

3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion

THOMAS E. POPE, P.A.

date:
02/02/24
revision:

sheet:
A2.1

POPE-SCARBROUGH-ARCHITECTS
FLORIDA & PORTE, P.A.
(305) 296-2011 600 Duke St. Key West FL.

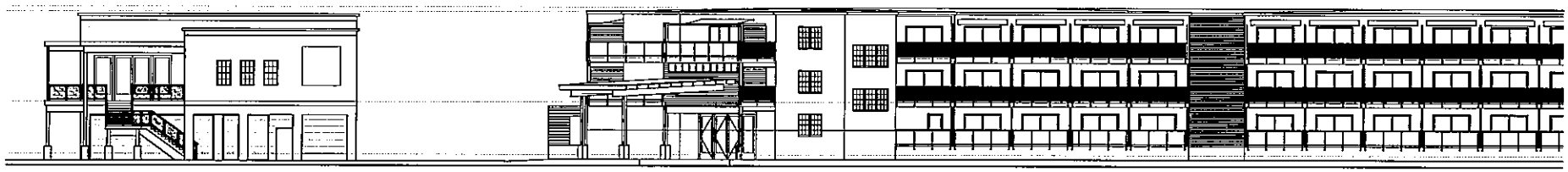
date: 7/27/23
revision: 2/20/24

sheet: A3.1

The Perry Hotel and Marina
Banquet Hall
6991 Shrimp Road Key West, FL

Floor Plan
1/8" = 1'-0"

Ground Floor Plan
1/8" = 1'-0"



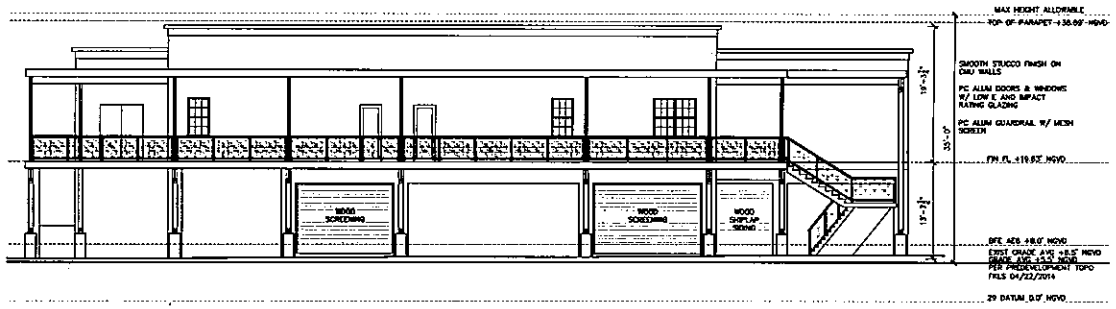
Shrimp Rd Streetscape

3/32" = 1'-0"



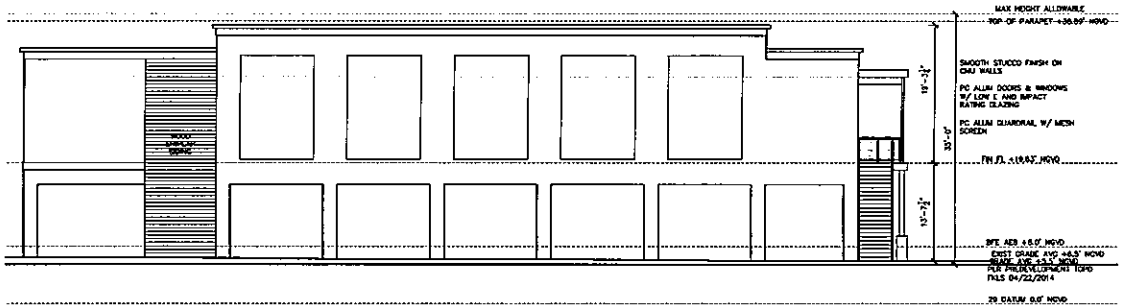
Front Elevation

3/32" = 1'-0"



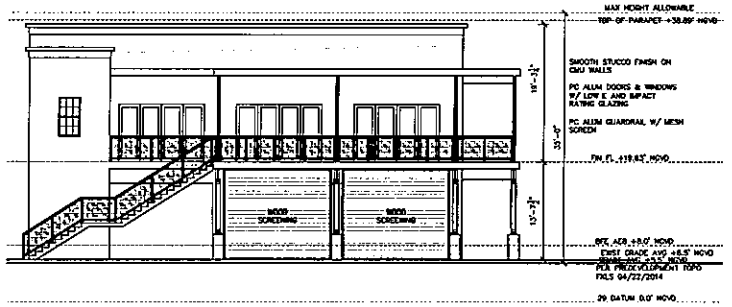
Side Elevation

1/8" = 1'-0"



Side Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"

The Perry Hotel and Marina
Banquet Hall

POPE-SCARBROUGH-ARCHITECTS

date:
7/27/23
revision:

STATE OF FLORIDA
AR-97933
REGISTERED ARCHITECT

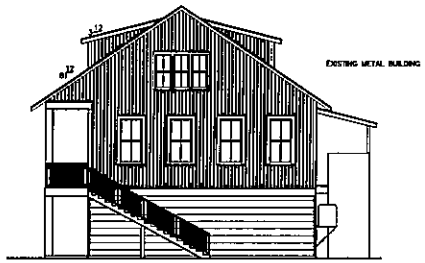
sheet:
A4.1

THOMAS E. POPE, P.A.
POPE SCARDUZZI ARCHITECTS
619 Duke St. Key West, FL
(305) 296 3311

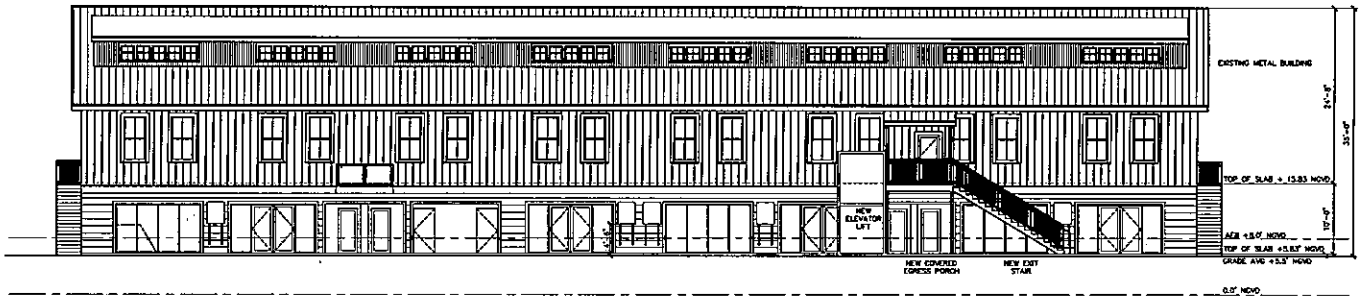
date:
7/22/23
revision:

sheet:
A5.1

The Perry Hotel and Marina
Coral Lagoon Renovation
2099 Stirrup Road Stock Island, FL

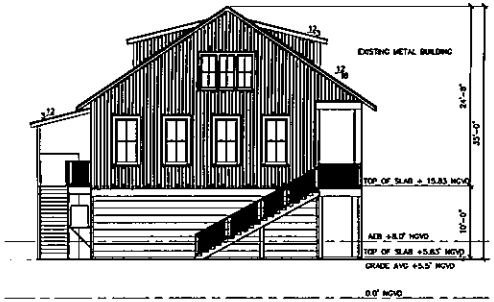


Side Elevation
1/8" = 1' - 0"

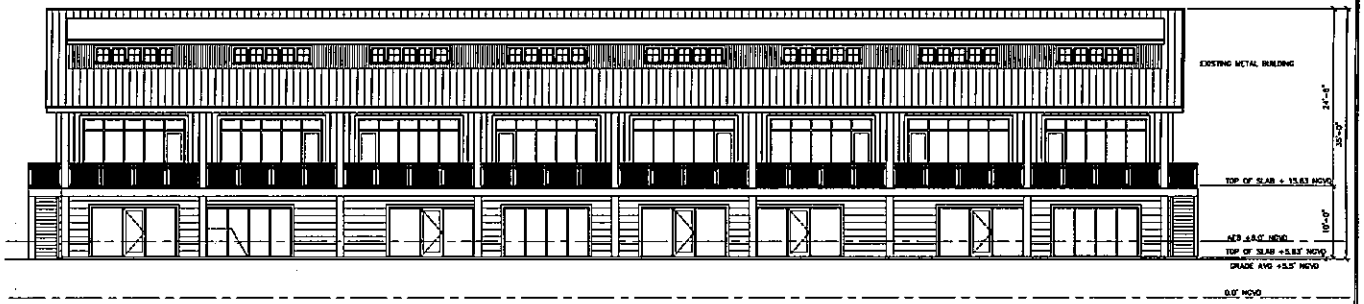


Front Elevation
1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD



Side Elevation
1/8" = 1' - 0"



Rear Elevation
1/8" = 1' - 0"

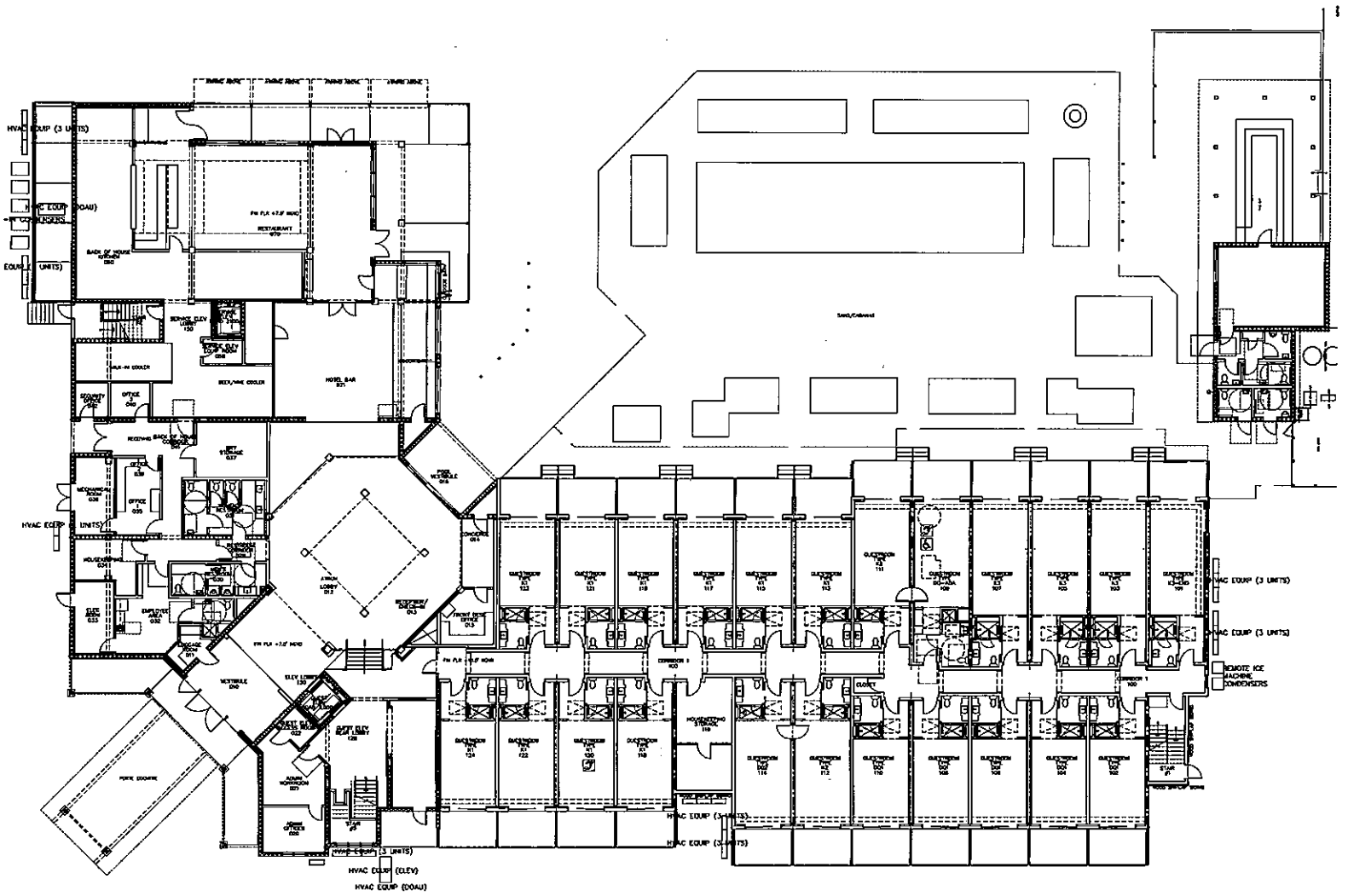
The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Sherman Road
Stock Island, FL

THOMAS E. POPE, P.A.
PROJECT ARCHITECT ARCHITECTURE
[illegible] 6th Street [illegible]

date:
7/27/23
revision:

STATE OF FLORIDA
REGISTERED ARCHITECT
AR-97938

sheet:
A6.1



ACCESSIBILITY ANALYSIS

98 HOTEL UNITS

ACCESSIBLE ROOMS	3
ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	2
TOTAL ACCESSIBLE ROOMS	5
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	10

ROOMS PER FLOOR BREAKDOWN

98 HOTEL UNITS

FIRST FLOOR UNITS	24
SECOND FLOOR UNITS	33
THIRD FLOOR UNITS	39

First Floor Plan

3/32" = 1' - 0"

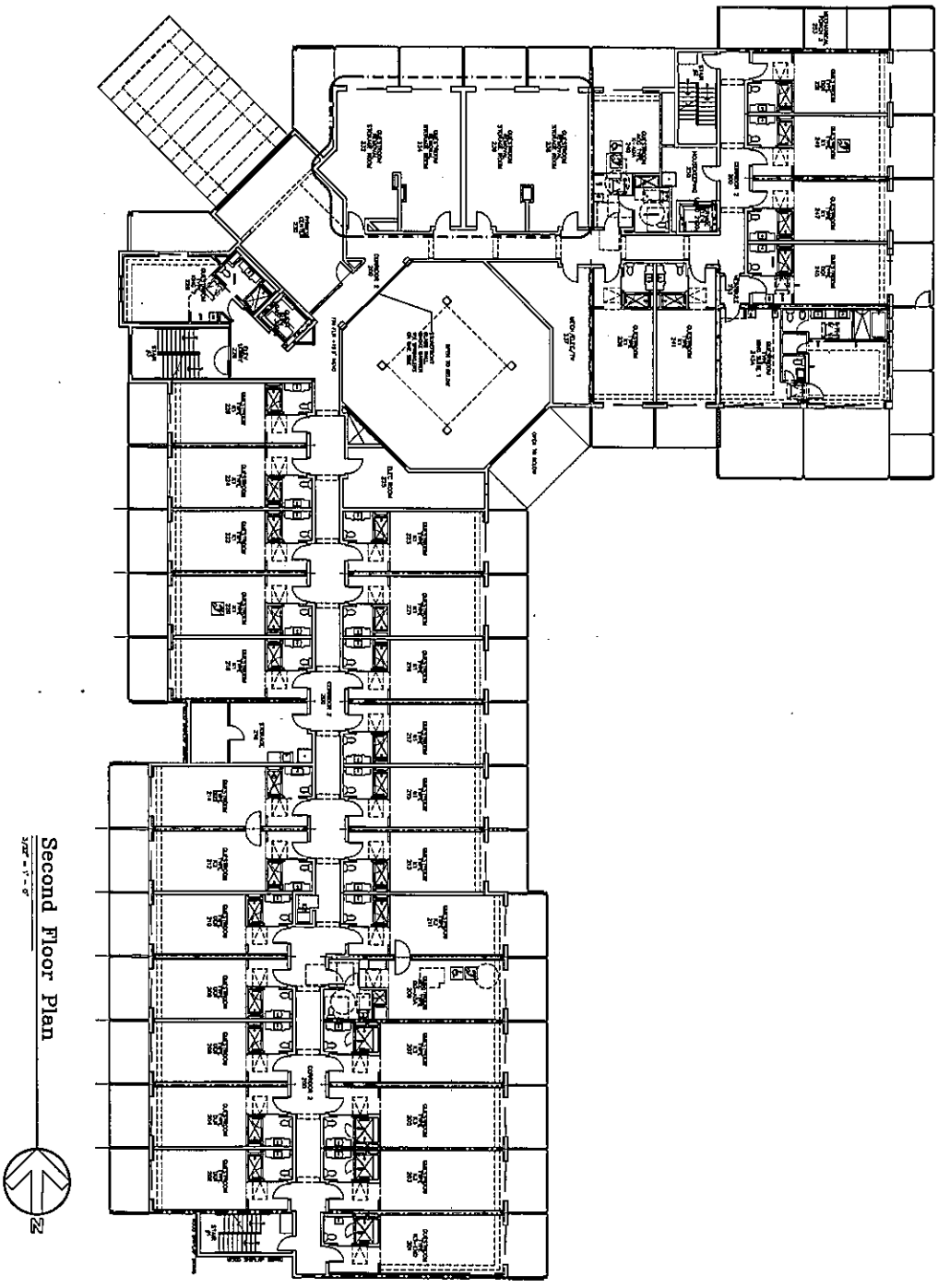
N

The Perry Hotel and Marina
Existing Hotel Building
Key West, FL
7000 Jimmy Ward

THOMAS E. POPE, P.A.
ARCHITECTS
1901 E. 10th Ave. Suite 201 Tampa, FL 33605
(813) 248-4611 619 White St. Key West, FL 33040

date:
3/18/24
revision:

sheet:
A7.1



Second Floor Plan

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

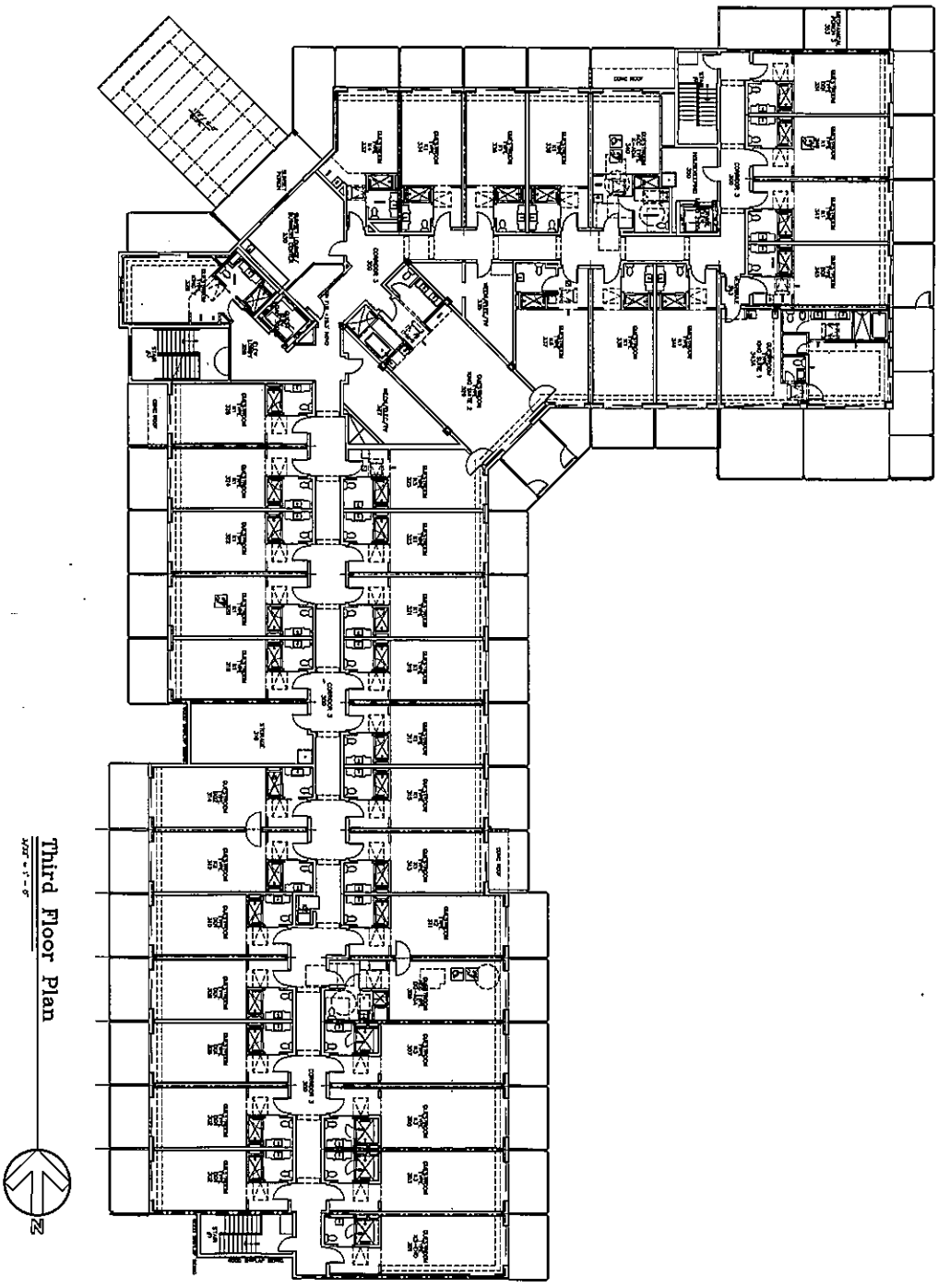
N

THOMAS E. POPE, P.A.
POPE-SCARBROUGH ARCHITECTS
(305) 296-3955 610 White St, Key West FL

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

Sheet: A7.2

date: 5/16/24
revisions:



Third Floor Plan

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

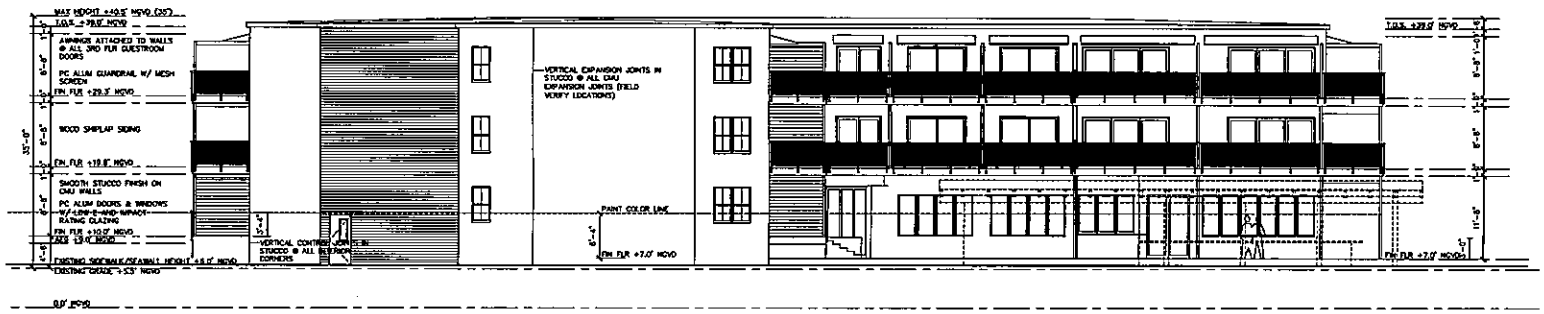
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sheet: A7.3

date: 7/10/24
revisions:

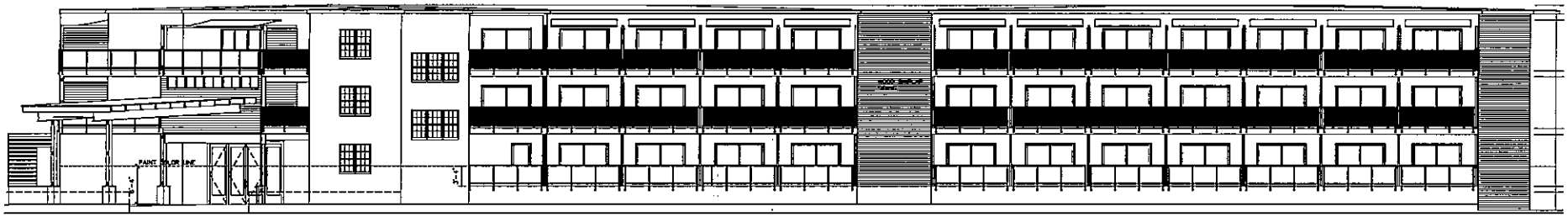
THOMAS E. POPE, P.A.
POPE · SCAGGS GIL · ARCHITECTS
(305) 296-2611 610 White St. Key West, FL

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL



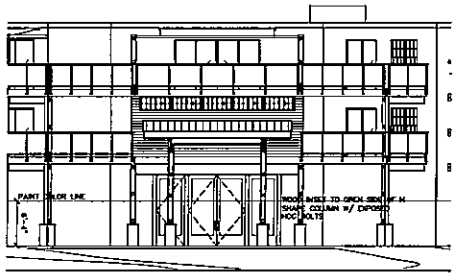
Right Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Front Elevation

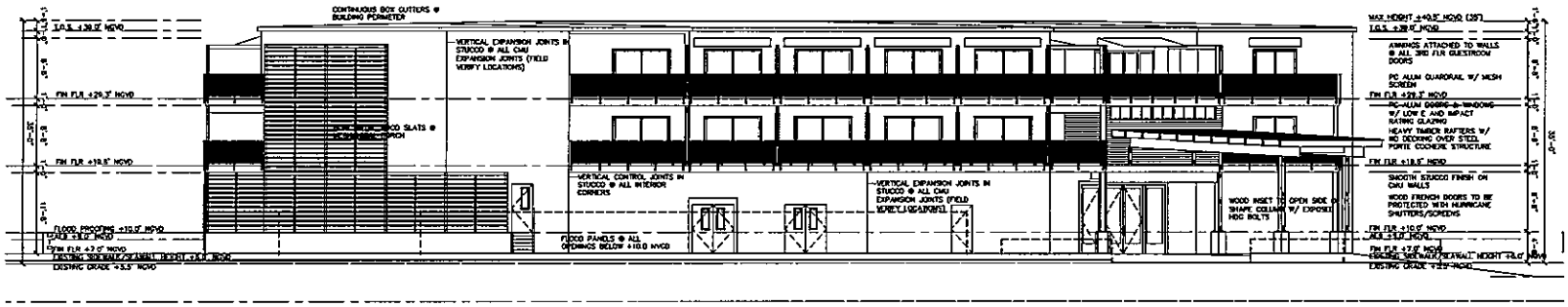
1/8" = 1' - 0"

The Perry Hotel and Marina
Existing Hotel Building

THOMAS E. POPE, P.A.

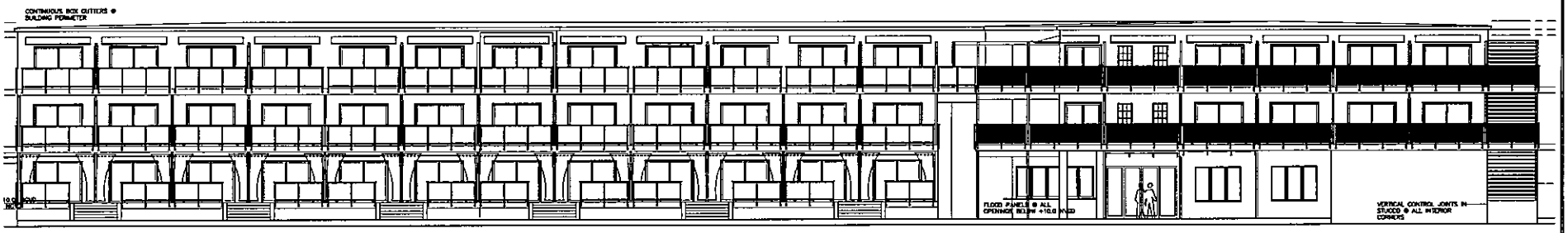
date:
3/18/24
revision:

sheet:
A8.1



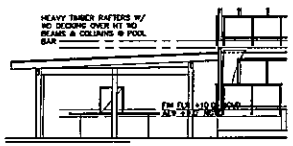
Left Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



The Perry Hotel and Marina
Existing Hotel Building
6000 Sunset Road Key West, FL

THOMAS E. POPE, P.A.
POPE & ASSOCIATES ARCHITECTS
640 Wall St. Key West FL
(305) 296-4441

date:
3/18/24
revision:

STATE OF FLORIDA
REGISTERED ARCHITECT
AR-97833

sheet:
A8.2

FLORIDA DEPARTMENT of STATE | DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
KW PERRY, LLC

Filing Information

Document Number	M23000002535
FEI/EIN Number	92-1569039
Date Filed	02/27/2023
State	DE
Status	ACTIVE

Principal Address

848 BRICKELL AVE.,SUITE 1100
MIAMI, FL 33131

Mailing Address

848 BRICKELL AVE.,SUITE 1100
MIAMI, FL 33131

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Authorized Person(s) Detail

Name & Address

Title MGR

KEY INT'L INVESTORS II LLC
848 BRICKELL AVE.,SUITE 1100

MIAMI, FL 33131

Annual Reports

No Annual Reports Filed

Document Images

02/27/2023 -- Foreign Limited View image in PDF format

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kw perry

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No Events **No Name History**



Detail by Entity Name

Florida Limited Liability Company
KEY INT'L INVESTORS II LLC

Filing Information

Document Number	L17000076466
FEI/EIN Number	82-1108433
Date Filed	04/06/2017
State	FL
Status	ACTIVE

Principal Address

848 BRICKELL AVE., STE. 1100
MIAMI, FL 33131

Mailing Address

848 BRICKELL AVE., STE. 1100
MIAMI, FL 33131

Registered Agent Name & Address

ARDID, INIGO N
848 BRICKELL AVENUE
SUITE 1100
MIAMI, FL 33131

Name Changed: 04/29/2019

Address Changed: 04/29/2019

Authorized Person(s) Detail

Name & Address

Title MGR

ARDID, DIEGO
848 BRICKELL AVE., STE. 1100
MIAMI, FL 33131

Title MGR

ARDID, INIGO
848 BRICKELL AVE., STE. 1100
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2021	04/22/2021
2022	04/25/2022
2023	03/03/2023

Document Images

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04/22/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- Florida Limited Liability	View image in PDF format

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KEY INT'L INVESTORS II LLC
Search

No Events **No Name History**

Detail by Entity Name

Florida Limited Liability Company

STOCK ISLAND OWNER LLC

Filing Information

Document Number	L22000524445
FEI/EIN Number	APPLIED FOR
Date Filed	12/14/2022
Effective Date	12/14/2022
State	FL
Status	ACTIVE

Principal Address

150 SE 2ND AVE.
SUITE 800
MIAMI, FL 33131

Mailing Address

150 SE 2ND AVE.
SUITE 800
MIAMI, FL 33131

Registered Agent Name & Address

INTEGRA MARINAS, LLC
150 SE 2ND AVE.
SUITE 800
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title AMBR

STOCK ISLAND VENTURES LLC
150 SE 2ND AVE., SUITE 800
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2023	05/01/2023

Document Images

05/01/2023 -- ANNUAL REPORT	View image in PDF format
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stock island owner
Search

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Detail by Entity Name

Florida Limited Liability Company

STOCK ISLAND VENTURES LLC

Filing Information

Document Number	L22000524338
FEI/EIN Number	92-1693960
Date Filed	12/14/2022
Effective Date	12/14/2022
State	FL
Status	ACTIVE

Principal Address

150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

Mailing Address

150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

Registered Agent Name & Address

INTEGRA MARINAS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

STOCK ISLAND MANAGER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2023	04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
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STOCK ISLAND VENTURES LLC
Search

No Events **No Name History**



Detail by Entity Name

Florida Limited Liability Company

STOCK ISLAND MANAGER LLC

Filing Information

Document Number	L22000524329
FEI/EIN Number	APPLIED FOR
Date Filed	12/14/2022
Effective Date	12/14/2022
State	FL
Status	ACTIVE

Principal Address

150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

Mailing Address

150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

Registered Agent Name & Address

INTEGRA MARINAS, LLC
150 SE 2ND AVENUE
SUITE 800
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

INTEGRA MARINAS, LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2023	05/01/2023

Document Images

05/01/2023 -- ANNUAL REPORT — View image in PDF format

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STOCK ISLAND MANAGER LLC
Search

No Events **No Name History**

Detail by Entity Name

Florida Limited Liability Company

INTEGRA MARINAS, LLC

Filing Information

Document Number	L20000340118
FEI/EIN Number	86-1495710
Date Filed	10/26/2020
Effective Date	10/26/2020
State	FL
Status	ACTIVE

Principal Address

150 SE 2ND AVE
STE 800
MIAMI, FL 33131-1574

Mailing Address

150 SE 2ND AVE
STE 800
MIAMI, FL 33131-1574

Registered Agent Name & Address

INTEGRA SOLUTIONS, LLC
150 SE 2ND AVE
STE 800
MIAMI, FL 33131-1574

Authorized Person(s) Detail

Name & Address

Title MGR

STABILE, NELSON
150 SE 2ND AVE, STE 800
MIAMI, FL 33131-1574

Title MGR

MELO, PAULO
150 SE 2ND AVE, STE 800
MIAMI, FL 33131-1574

Title MGR

BALLESTAS, VICTOR
150 SE 2ND AVE, STE 800
MIAMI, FL 33131-1574

Annual Reports

Report Year	Filed Date
2021	02/23/2021
2022	02/16/2022
2023	04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
02/16/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
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INTEGRA MARINAS
Search

No Events **No Name History**

Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com

J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Gregory W. Veliz
Executive Director

October 10, 2023

Jess Miles Goodall
Smith/Hawks Attorneys at Law
138 Simonton Street
Key West, Florida 33040

RE: Perry Hotel and Marina
7001 Shrimp Road
Stock Island, FL 33040
RE#: 00123761-000100
Location: 203979 – 1-1/2” irrigation meter
205678 – 2” water meter; 5/8” fire detector meter

Dear Jess,

This letter will serve as No Objection with the Florida Keys Aqueduct Authority for an amendment to an existing Major Conditional Use permit for the addition of thirty (30) new transient hotel rooms to the existing hotel, removal of existing commercial and industrial buildings and addition of accessory uses on the above referenced property.

There is (1) 1-1/2” irrigation meter, (1) 2” water meter and (1) 5/8” fire detector meter located near the project site at this property.

Since there will be a change to the water using fixtures on site, a complete set of Civil and Architectural/Plumbing plans will be required for review to determine water main requirements, water meter sizing and system development charges.

Please let me know if you have any questions or need additional information.

Sincerely,
Florida Keys Aqueduct Authority

Kimberly Judge
Utility Design Supervisor

CC: Anna Fernandez, Customer Service Manager, Tavernier
Yusi Bonachea, Customer Service Manager, Marathon
Danielle Mendez, Customer Service Manager, Key West

End of Additional File 2023-243

APPLICATION

MONROE COUNTY

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED

OCT 11 2023

MONROE CO. PLANNING DEPT.

Request for an Amendment to a Major Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Major Conditional Use Permit Application Fee: $11,400.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Application: 10 / 5 / 2023
Month / Day / Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

SMITH HAWKS, PL — Barton W. Smith, Esq./Jess Miles Goodall, Esq.
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296 7227 — Bart@SmithHawks.com, Jess@SmithHawks.com, Brandi@SmithHawks.com
Work Phone — Home Phone — Cell Phone — Email Address

Property Owner: **(Business/Corp must include documents showing who has legal authorized to sign.)**

Stock Island Owner LLC and KW Perry LLC — c/o Agent
(Name/Entity) — Contact Person

c/o Agent
Mailing Address (Street, City, State and Zip Code)

c/o Agent — c/o Agent
Work Phone — Home Phone — Cell Phone — Email Address

Approval (Development Order / Resolution) #: P43-14

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet.)

See attached Survey	See attached Survey	McDonald's Plat	Stock Island
Block	Lot	Subdivision	Key

00123761-000400; and 00123761-000800	9103818 and 9103822
Real Estate (RE) / Parcel ID Number	Alternate Key Number

7001 and 7025 Shrimp Road, Stock Island, Florida 33040	5
Street Address (Street, City, State & Zip Code)	Approximate Mile Marker

Land Use District Designation of Property: Maritime Industries (MI)

Present Land Use of Property: Hotel/Marina/Restaurant/ Accessory Uses

Proposed Land Use of Property: Hotel/Marina/Restaurant/ Accessory Uses

Total Area of Property: 40.51 acres

Total Upland Area within Property: 12.28 acres

If non-residential or commercial floor area is proposed, please provide:

7 Total number of non-residential buildings

22,247 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

3 Total number of residential buildings

_____ Total number of market-rate units

_____ Total number of affordable units

130 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? ☐ Yes ■ No

Applicants requesting a Major Conditional Use Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- ☑ Completed application form
- ☑ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☑ Proof of ownership (i.e., Warranty Deed) Tab A
- ☑ Current property record card(s) from the Monroe County Property Appraiser Tab B
- ☑ Photograph(s) of site from adjacent roadway Tab C
- ☑ Copy of the recorded conditional use permit and any previous modification approvals Tab D
- ☑ Copy of the most recently approved site plan Tab E
- ☑ Written description of project See attached Background Letter
- ☑ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat) Tab F
- ☐ Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a). N/A
- ☑ Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b). See attached letter
- ☑ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following: Tab G

  - ☐ Date, north point and graphic scale
  - ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - ☐ All attributes from the boundary survey
  - ☐ Future Land Use Map (FLUM) designation(s) of the site
  - ☐ Land Use (Zoning) District designation(s) of site
  - ☐ Tier designation(s) of the site
  - ☐ Flood zones pursuant to the Flood Insurance Rate Map
  - ☐ Setback lines as required by the Land Development Code
  - ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
  - ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
  - ☐ Extent and area of wetlands, open space preservation areas and conservation easements
  - ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (*certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service*) (unless a separate landscape plan showing such is submitted)
  - ☐ Location of fire hydrants or fire wells

- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☑ Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following: Tab H

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☑ Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas) Tab G

☑ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale) Tab I

☑ Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) Tab I

☐ Traffic Study, prepared by a licensed traffic engineer - TO BE SUPPLEMENTED

☑ Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

☑ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) Tab F

☑ List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included Tab J

☑ Radius report from Monroe County Property Appraiser supporting the required labels Tab J

☑ Proof of Coordination are required from the following: Tab K

- ☑ Florida Keys Aqueduct Authority (FKAA)
- ☑ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- ☑ Monroe County Office of the Fire Marshal
- ☑ Monroe County Solid Waste Management
- ☑ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- ☑ Notarized Agent Authorization Tab L
- ☐ Vegetation Survey or Wetland delineation
- ☐ Construction Phasing Plan
- ☐ Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
  - ☐ Key West Resort Utilities
  - ☐ Key Largo Wastewater Treatment District (KLWTD)
  - ☐ South Florida Water Management District (SFWMD)
  - ☐ Florida Department of Transportation (FDOT)
  - ☐ Florida Department of Environmental Protection (FDEP)
  - ☐ Florida Department of State, Division of Historic Resources
  - ☐ Florida Fish & Wildlife Conservation Commission (FWC)
  - ☐ U.S. Army Corps of Engineers (ACOE)
  - ☐ U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development?

☐ Yes ☐ No Code Case file #_____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

_____.

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

APPLICATION

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____ **Date:** 10/05/2023

STATE OF Florida

COUNTY OF Monroe

Sword to and subscribed before me, by means of either ☑ physical presence OR ☐ online notarization,

on 5th day of October, 2023 by JESS MILES GOODALL
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ☑ personally known to me, OR ☐ produced _____ as
(TYPE OF ID PRODUCED)

identification.

Brandi Green
SIGNATURE OF NOTARY PUBLIC

Brandi Green
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

BRANDI GREEN
Notary Public - State of Florida
Commission # HH 016147
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

SMITH/HAWKS
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SENT VIA FEDEX
7913 9716 8302

October 5, 2023

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

RE: STOCK ISLAND OWNER LLC AND KW PERRY LLC - REQUEST TO AMEND FILE #2020-048 - AMENDMENT TO MAJOR CONDITIONAL USE APPROVAL

Dear Emily,

Enclosed, please find our clients, Stock Island Owner LLC and KW Perry LLC (collectively, the "Applicant") application ("Application") to amend a previously submitted amendment to an existing Major Conditional Use Approval [File #2020-048], The Application is to amend an existing major conditional use approval ("Amendment") in accordance with §110-67, §110-70, §110-73(C)(5), and §130-85 of the Monroe County Land Development Code ("LDC"), to authorize development of the real property located at 7005 and 7025 Shrimp Road, Stock Island, Florida, having Monroe County Real Estate Numbers 00123761-000400 and 00123761-000800 (the "Property")

The Applicant is requesting to amend the previously submitted request for an amendment to a major conditional use approval [File #2020-048] and is therefore requesting that the application fees submitted with File #2020-048 be applied to this Application. Please find check10063, in the amount of $5,820.00 for the required advertising and SPONS. Additionally, please find a copy of this letter and the application to be date stamped and returned using the self-addressed envelope provided.

A. Table 1: Existing and Approved Development on the Property:

The Property currently has the following approved and existing non-residential floor area:

Building/Structure	Square Footage (SF)	Use
Ye Olde Hippie Workshop	6,422 SF	Industrial
Hotel restaurant (part of existing hotel)	1,450 SF	Restaurant
Marina pool bar	498 SF	Restaurant
Marina retail store	1,234 SF	Retail
Marina Store Office Space	820 SF	Office
Marina Office building	5,024 SF	Office
Marine Light Industrial	4,925 SF	Industrial
Marina Bar and Grill	1,044 SF	Restaurant
Boat Barn (Not Included in FAR Calc)	55,986.30 SF	Marina
Total	**21,417 SF**	**Non-Residential Floor Area**

B. Table 2: Existing Development to Remain and Proposed Development on the Property:

Building/Structure	Square Footage (SF)	Use
Hotel restaurant (part of existing hotel)	1,450 SF	Restaurant
Marina pool bar	498 SF	Restaurant
Marina retail store	1,234 SF	Retail
Marina Store Office Space	820 SF	Office
Marina Office building	570 SF	Office
Marina Building Commercial Retail	3,482 SF	
Marine Light Industrial	4,925 SF	Industrial
Marina Bar and Grill	1,044 SF	Restaurant
Banquet Hall	8,224 SF	
Boat Barn (Not Included in FAR Calc)	55,986.30 SF	Marina
Total	**22,247 SF**	**Non-Residential Floor Area**

The existing total transient density consists of a one hundred (100) room hotel.

Proposed Development:

1. Amendment of 5,024 SF Marina office building to house eight (8) transient hotel rooms as part of the hotel (4 new rooms and 4 rooms transferred from the existing hotel), with 570 SF of office space to remain and 3,482 SF of commercial retail to remain.

2. Removal of 6,422 SF light industrial building known as "YE Olde Hippie Workshop".

3. The addition of thirty (30) transient hotel rooms for a total of one hundred thirty (130) hotel rooms, as well as existing amenities ancillary and accessory to the hotel use, including a lobby, gatehouse, offices, fitness center, bath house and laundry, maintenance, housekeeping, and Tiki Huts.

4. The Addition of an elevated 8,224 sf banquet hall as an accessory use to the hotel, with parking and loading zones underneath.

Total Residential and Non-Residential Floor Area on Property:

The following is the proposed Non-residential floor area and density *See* attached "Overall Site Plan for Stock Island Marina Village" ("Site Plan"):

Floor Area/Density	Square Footage (SF)	Use
Approved non-residential Floor Area	21,417 SF	Non-Residential
Non-residential Floor area being removed	7,394 SF	
Proposed Non-Residential Floor Area	8,224 SF	Non-Residential
Total Non-Residential Floor Area	**22,247 SF**	
Existing Transient Residential Density	100 rooms	Hotel
Proposed Transient Residential Density	30 rooms	Hotel
Total Residential Density	**130 rooms**	Hotel

Accessory Structures on Property to Remain	Square Footage (SF)	Use
Bath House #1	794.24 SF	Accessory Use
Bath House # 2	869.05 SF	Accessory Use
Fire Pump House	202 SF	Accessory Use
Gazebo	686 SF	Accessory Use

Proposed Additional Accessory Structures	Square Footage (SF)	Use
Bath House and Laundry	820 SF	Accessory Use
Tiki Hut #1	360 SF	Accessory Use
Tiki Hut #2	240 SF	Accessory Use

RELEVANT PRIOR COUNTY ACTIONS:

On July 10, 2012, a Minor Deviation (File # 2011-090) to the deemed Major Conditional Use Permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips.

On March 5, 2013, a Minor Deviation (File # 2013-010) to the deemed Major Conditional Use Permit was approved allowing new development atop the northernmost pier. The development included bathhouse buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store, and management offices.

On March 13, 2013, a letter of development rights determination (File # 2011-085) was issued for the property. The Planning & Environmental Resources Department determined that 80 live-aboard vessel slips, and 47,957 SF of nonresidential floor area were lawfully established for the subject property.

On August 28, 2013, an alcoholic beverage special use permit (File # 2013-088) was approved for a 2COP license allowing the sale of beer and wine on the premises and package. The approval is memorialized by Planning Commission Resolution No. P23-13, and was signed by the Planning Commission Chair on September 10, 2013.

On July 16, 2014, the BOCC adopted Resolution No. 177-2014 approving a development agreement (File # 2014-026) between the County and Longstock II, LLC conceptually approving the redevelopment of Stock Island Marina Village and allowing the transfer of up to 100 market-rate transient residential TREs. The duration of the agreement is 10 years.

On October 28, 2014, the Planning Director approved an administrative variance (File # 2014-122 / AV 14-16) of seven feet from the required 25-foot front yard setback along Shrimp Road, resulting in a front yard setback along the Shrimp Road right-of-way of 18 feet, to allow the placement of the hotel, boat barn and garden planter boxes.

On October 29, 2014, the Planning Commission passed and adopted Resolution No. P43-14 approving the request by Longstock II, LLC for an amendment to the Major Conditional Use Permit (File # 2014-027) to redevelop the existing mixed-use marina, to include a marina, commercial retail, office, commercial fishing, industrial and hotel uses. The Resolution was initially signed by the Planning Commission Chair on January 21, 2015 and recorded in the official records of Monroe County on April 8, 2015. The Resolution was resigned on August 26, 2015, and rerecorded on August 28, 2015 due to a scrivener's error.

Resolution No. P43-14 grants approval for an "amendment" to a Major Conditional Use Permit. As noted in Finding of Fact #4, the existing marina pre-dates the adoption of the 1986 regulations and is deemed to have a Major Conditional Use Permit pursuant to s. 101-4(c) of the County Code. Thus, the Major Conditional Use Permit approval does not bifurcate the existing marina from the remainder of the Overall Project, but instead amends the Major Conditional Use Permit approval for the marina to now encompass the Overall Project, including the existing marina. This approach is consistent with Section 130-166 of the County Code, which states:

Any development that has or is a part of a common plan or theme of development or use, including, but not limited to, an overall plan of development, common or share amenities, utilities or facilities, shall be aggregated for the purpose of determining permitting or authorized development and compliance with each and every standard of this chapter and for the purpose of determining the appropriate form of review.

The Major Conditional Use Permit application permit was submitted as a single application for the Overall Project and includes an overall plan of development and common/shared amenities, such as the harbor walk and parking. As such, the Overall Project must be reviewed as a single project in determining compliance with the code, and the County evaluated the Major Conditional Use Permit application in that manner in all respects.

On April 29, 2015, the Planning Commission passed and adopted Resolution No. P18-15, approving a request by Longstock II, LLC for a 5S (Hotel, Package Sales) alcoholic beverage special use permit.

On July 7, 2015, the Planning Director issued Development Order No. 03-15 approving a request by Longstock II, LLC for a minor conditional use permit (File # 2015-039) allowing the transfer of 100 ROGO exemptions from a sender site on Big Pine Key to a receiver site (the subject property) on Stock Island.

On October 2, 2015, the Planning Director approved a Minor Deviation (File # 2015-174) to the Major Conditional Use Permit approved by Planning Commission Resolution No. P43-14. The Minor Deviation was required to allow a minor modification of consistent design to the architectural style and design of the hotel building. The approval was recorded on November 4, 2015.

On March 14, 2017, the Planning Director approved a Minor Deviation (File # 2017-002) to the Major Conditional Use Permit approved by Planning Commission Resolution No. P43-14. The Minor Deviation was required to increase the non-residential floor area for the new hotel pool bar/bathroom building and allow a minor modification of consistent design to the architectural style and design to the new hotel and pool bar/bathroom buildings. This deviation was associated with Revision A to Building Permit # 15104772 for the new hotel and pool bar/bathroom buildings. The approval was recorded on April 21, 2017.

On November 6, 2017, The Planning Director approved a Minor Deviation (File # 2017-082) to change the phasing for the approved Major CUP.

On January 31, 2018, the Monroe County Planning Commission approved Resolution No. P01-18, for a sign variance, allowing one additional ground-mounted sign.

On July 9, 2018, the Monroe County Planning Department approved a Minor Deviation to the Major Conditional Use Permit, (File # 2018-066), to allow an overall reduction in open space on the site based on the following changes to the site plan: the reconfiguration of the parking lot to add five (5) additional parking spaces; reconfiguration of the restaurant and architectural features, reducing

nonresidential floor area by two (2) feet and adding an unenclosed gazebo, reducing overall unenclosed area by 420 (square) feet; and the addition of a trash area with a separate access drive onto Shrimp Road.

On September 25, 2019, the Planning Commission passed and adopted Resolution No. P37-19 which grants approval for a variance to the requirement in section 131-l(a), for a variance of 22 feet, 9 inches to the required 25-foot front non-shoreline setback, the variance allows for forty-two-inch bollard tall lights to be placed within the front yard setback.

On February 25, 2020, the Planning Director issued Development Order No. 02-20 approving a Minor Conditional Use Permit for the transfer of thirty (30) transient transferable ROGO exemptions (TRES) from sender sites located at 201 County Road, Big Pine Key, and 2N. Conch Avenue, Conch Key, to a receiver site (the subject property) on Stock Island.

On August 17, 2022, the Monroe County Board of County Commissioners approved a Land Development Regulations amendment providing language for the Safe Harbor Community Center Overlay District pursuant to Monroe County Board of County Commissioners Ordinance No. 016-2022.

On January 26, 2022, the Monroe County Planning Commission passed and adopted Resolution No. P06-22, recommending approval of an amendment to the Land Use District (zoning) Map to apply the Safe Harbor Community Center Overlay (SHCC) District (File # 2019-062).

BACKGROUND, WRITTEN DESCRIPTION, AND COMMUNITY IMPACT STATEMENT.

1. Conditional Use Approval

Pursuant to §130-85(c)(2), properties with a MI designation are permitted to develop marinas with a major conditional use approval. The marina on the Applicant's Property was developed prior to the adoption of the LDC in 1986. The Property is deemed to have a major conditional use approval. On October 29, 2014, the Planning Commission passed resolution P43-14 amending the deemed major conditional use approval in accordance with §110-70, §110-74 and §130-85 ("Major Conditional Use Approval"). On March 3, 2020, a request for an amendment to the Major Conditional Use Approval was submitted to the County [File #2020-048] and has been pending. This Application requests to amend File #2020-048 application and move it forward as a revised amendment to the Major Conditional Use Approval to allow the Property to maintain and develop the above referenced structures.

Additionally, on June 6, 2023, a request for a minor deviation to the Major Conditional Use Approval was submitted to the County ("Minor Deviation"). On September 12, 2023, the Minor Deviation was amended and revised into a major deviation to the Major Conditional Use Approval (Major Deviation"). This Application and the Site Plan contemplate the approvals contained in the Major Deviation.

2. Amendment to Major Conditional Use Approval

The Property's approved Major Conditional Use Approval has four (4) phases: (1) development of the existing one hundred (100) room hotel, with accessory uses including a restaurant ancillary to the hotel use, (2) development of the existing second restaurant, (3) development of a proposed Fish House, (4) development of a boat barn containing one hundred (100) dry slips, which were all in addition to the existing three hundred and sixty one (361) wet slip marina with a marina office building, Ye Olde Hippie Workshop, and Key Tex industrial building, and all existing structures and developments discussed above.

Currently, phase one (1) and two (2) have been completed. The Application seeks to amend the Major Conditional Use Approval to (i) amend the uses contained in the 5,024 SF Marina office building to house eight (8) transient hotel rooms as part of the hotel, with 570 SF of office space to remain and 3,482 SF of commercial retail to remain; (ii) remove the 6,422 SF light industrial building known as "YE Olde Hippie Workshop"; maintain all existing structures described in **Table 2** above; and would permit the Applicant to: (iii) develop thirty (30) additional transient hotel rooms, twenty-six (26) in a new elevated building located on the northern portion of the Property, and eight (8) (4 new rooms and 4 rooms transferred from the existing hotel) in the existing building known as the "Marina Office Building"; and (iv) the addition of an elevated 8,224 sf banquet hall as an accessory use to the hotel, with parking and loading zones underneath.

3. Background

The Property consists of two (2) parcels located on Stock Island at Approximate Mile Marker 5. *See* Monroe County RE numbers and legal descriptions attached as **Exhibit A.** The Property consists of 40.51 gross acres, 12.28 acres of upland and 28.23 acres of submerged land. The Property's upland is zoned Maritime Industries ("MI"). Consistent with its Land Use District (zoning) maps, the upland's Future Land Use Map (FLUM) is Mixed Use/Commercial ("MC"). The Property is designated as Tier III on the Tier Overlay Map. The Property is currently used as a hotel, marina, and for commercial fishing. The Property is owned by Applicant.

4. Description of Project

Currently, the Property is utilized as a marina with accessory structures including an office, restaurant and workshops as well as a one hundred (100) room hotel with accessory structures and uses including a hotel restaurant and bar,

The Application seeks to amend the Major Conditional Use Approval to permit development of an additional thirty (30) transient hotel rooms, twenty-six (26) in a new elevated building located on the northern portion of the Property, and eight (8) (4 new rooms and 4 rooms transferred from the existing hotel) in the existing building known as the "Marina Office Building" with 570 SF of office space to remain and 3,482 SF of commercial retail to remain; remove the 6,422 SF light industrial building known as "YE Olde Hippie Workshop" and develop an elevated 8,224 sf banquet hall as an accessory use to the hotel, with parking and loading zones underneath; and maintain all existing structures described in **Table 2** above.

5. Community Impact Statement.

Section 110-67 of the LDC provides the standards which are applicable to all conditional uses.

a. The conditional use is consistent with the purposes, goals, objectives and policies of the Monroe County Year 2030 Comprehensive Plan ("Comp. Plan") and the LDC. The Policies of the Comp. Plan that directly pertain to the proposed amendment include:

Policy 101.5.6

The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed-use commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This future land use category is also intended to allow for the establishment of mixed-use development patterns, where appropriate. Various types of residential and nonresidential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the preservation and enhancement of community character and recreational and commercial working waterfronts.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply to nonresidential development; and
3. maximum net residential density shall be zero.

In order to preserve and promote recreational and commercial working waterfront uses, as defined by [Section] 342.07, F.S., the following criteria shall apply to all lands designated with the Maritime Industries (MI) land use (zoning) district within this land use category:

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.

To incentivize additional preservation of recreational and commercial working waterfront uses, the following shall be available:

i. For the preservation of 36 - 50% of the upland area of property for working waterfront and water dependent uses, up to 20,000 square feet of nonresidential floor area from the NROGO bank shall be provided to the property; and

ii. For the preservation of 50% or more of the upland area of property for working waterfront and water dependent uses, the residential density on the property may be developed pursuant to the maximum net density standard without the use of TDRs.

2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.

3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.

4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.

5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.

6. The preservation of a public access walkway, and a public access boat launch if one already exists, shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.

7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area. (Ord. No. 032-2012)

The Property and Development satisfy Policy 101.5.6 for the following reasons:

1. The Site Plan provided shows that the Property consists of 12.28 acres of upland area. 6.41 acres or 52.67% is preserved as traditional working waterfront. The Property therefore is eligible for the residential density on the property to be developed pursuant to the maximum net density standard without the use of TDRs.

2. The Site Plan shows that the Property has a total of two hundred and ninety-five (295) wet slips. Additionally, the Site Plan shows that there are fifty-nine (59) wet slips or 20% of the existing wet slips are preserved for commercial/recreational working waterfront uses.

3. Should any additional wet slips be proposed on the Property, a minimum of 10% of the new wet slips will be preserved for commercial/recreational working waterfront uses.

4. The Site Plan clearly depicts the wet slips preserved for commercial/recreational working waterfront uses.

5. All public walkways and water access points are clearly depicted on the Site Plan.

6. Commercial retail use on the Property is limited to 4,716 square feet, below the 5,000 square feet of floor area allowed by this policy.

Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1—101.5.20. [F.S. § 163.3177(6)(a)1.]:

Future Land Use Densities and Intensities				**Minimum Open Space Ratio** [c]
Future Land Use Category and Corresponding Zoning	**Residential** [l]		**Nonresidential**	
	Allocated Density [a] **(per upland acre)**	**Maximum Net Density** [a][b] **(per buildable acre)**	**Maximum Intensity (floor area ratio)**	
Mixed Use/Commercial (MC) [f][g] (SC, UC, DR, RV, MU and MI zoning)	1 du (DR; MU, MI) 3 du (SC) 6 du (UC) Commercial Apartments (RV) [h] 5 - 15 rooms/spaces	2 du (MI) 6-18 du (SC) [k] 12 du (UC) 12—18 du (MU) [k] 18 du (DR) 10 - 25 rooms/spaces	0.10—0.45 (SC, UC, DR, MU) <2,500 SF (RV) 0.30 - 0.60 (MI)	0.20

a. The Amendment is consistent with the community character of the immediate vicinity of the parcels proposed for development:

The re-development of the marina and hotel with an additional hotel with thirty (30) transient hotel rooms, with accessory structures, including the 8,224 SF banquet hall is consistent with the surrounding community character. Several surrounding properties have developed and operate

similar facilities. Stock Island currently has numerous variations of fish houses, marina service buildings, marinas, hotel resorts and restaurants. As an example, Safe Harbor Seafood, LLC operates similar commercial fishing facilities on a parcel with Monroe County RE Number 00123600-000100, and Hogfish Grill is a popular restaurant located in the Property's vicinity. The Property is currently operating as a hotel, restaurant, retail, office space, and industrial uses, all of which are consistent with the current community character in the area. MI zoning districts permit the development of hotels providing 50 or more rooms by means of a major conditional use approval, provided that: (i) The hotel has restaurant facilities on the premises; and (ii) provides one (1) or more of either a swimming pool, docking facilities, or a tennis court. The Property satisfies these requirements and is applying for an amendment to the Major Conditional Use Approval. Additionally, accessory uses are permitted as of right in the MI zoning district pursuant to section 130-85 of the LDC.

b. The design of the proposed development minimizes adverse effects, including visual impacts of the proposed use on adjacent properties:

The development of the additional hotel and accessory structures does not create adverse effects or a visual impact to adjacent property owners, nor will it have an adverse effect on the property value of surrounding properties. In fact, developments such as these generally have a positive impact on the surrounding property values.

c. The Adequacy of public facilities and services:

Transportation/Roadways

Localized Impacts & Access Management: Access to and from the Property is along Shrimp Road, 5th Avenue, 5th Street, 4th Street, 2nd Street, Maloney Avenue, 3rd Street, and US 1 and shall be approved by FDOT.

Pursuant to LDC Sec. 114-200, a Level 3 traffic study is required for all areas that have Gross Daily Trip Generations over 500. A level 3 traffic study is being prepared and will be provided.

Water and Wastewater

Proof of coordination has been provided by Florida Keys Aqueduct Authority (FKAA) affirming there is adequate capacity of potable water and wastewater based on the proposed density provided for by the project. The FKAA proof of coordination is included with this application and incorporated herein by reference.

Energy

Proof of coordination has been provided by Keys Energy Service (KES) affirming there is adequate energy capacity based on the proposed density provided for by the project. The KES proof of coordination is included with this application and incorporated herein by reference.

Solid Waste

Proof of coordination has been provided by Waste Management (WM) affirming there are no issues with the solid waste removal and disposal capacity based on the proposed project. The WM proof of coordination is included with this application and incorporated herein by reference.

Sewage

Proof of coordination confirming available capacity based on the proposed project has been provided by Key West Resort Utilities (KWRU). The KWRU proof of coordination is included with this application and incorporated herein by reference.

Drainage/Stormwater

Drainage and Stormwater are included in the attached Site Plan and are complaint.

Schools

The School Capacity is adequate for the Lower Keys.

Recreation and Open Space

Recreation and Open Space is adequate for the Lower Keys.

a. **Does the Development affect a known archeological, historical, or cultural resource?**

The Development does not affect a known archeological, historical, or cultural resource.

b. **Does the Development preserve access to public beaches and other waterfront areas?**

The Development will not affect public access to public beaches or other waterfront areas.

c. **Does the Development comply with all additional standards imposed on it by the particular provisions of the LDC authorizing the Development?**

LDC Section 138, Article II provides the Residential Rate of Growth Ordinances (ROGO) requirements. On February 25, 2020, the Senior Director of Planning and Environmental Resources approved a minor conditional use permit and issued Development Order ("D.O.") no. 02-20 pursuant to LDC section 138-22(b). The D.O. approved the Property as the receiver site for thirty (30) Transfer ROGO Exemptions (TREs) from various sender sites. The Property therefore is compliant with the required ROGO standards contained in Section 138 of the LDC.

LDC Section 139, Article III provides the Non-Residential Rate of Ordinance (NROGO) requirements. The Property's major conditional use approval identifies 47,957 square feet of vested non-residential floor area. According to the Site Plan, the Property's non-residential floor area totals 22,247 square feet, which is 46.39% of the vested non-residential square footage. The Development clearly does not exceed the vested NROGO non-residential floor area and is in compliance with section 139 of the LDC.

Land Use Intensities: Density and Intensity Analysis

The Amendment to the Major Conditional Use Approval will result in the following Density and Intensity of the Property, which is consistent with the LDC and Comp. Plan:

LAND USE	FAR/DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
Commercial Retail / Commercial Fishing (low Intensity)	0.45	535,103.18	240796.431	4,716	1.96%
Restaurant (low intensity)	0.45	535,103	240796.431	2,992	1.24%
Office	0.5	535,103	267551.59	1,390	0.52%
Light Industry	0.45	535,103	240796.431	4,925	2.05%
Hotel/Transient Units	10/Gross Acre	12.28	122.8		
	15/BA	9.824	147.36	130	88.22%
Total				14,023	91.94%

The table above illustrates that the Property's developments do not exceed the development potential, and as such, the Density and Intensity is in compliance with the LDC and Comp. Plan.

6. Required Open Space (LDC Sections 118-4;118-12; 103-157;130-162; and 130-164)

In the MI zoning district, the minimum required open space ratio is 20%. The Site Plan shows that the Property consists of 40.51 gross acres of area, and 12.28 acres of upland. Therefore, 8.102 gross acres are required to remain open space, and 2.456 acres of upland are required to remain open space. The Site Plan shows that 28.28 gross acres or 69.8% of gross open space is provided, and 2.53 upland acres or 20.6% upland open space is provided.

7. Required Setbacks (Sections 131-1 and 131-3)

The Property is located within the Safe Harbor Community Center Overlay District, which was approved by the BOCC **Ordinance No. 016-2022.** Pursuant to the standards contained in the Safe Harbor Community Center Overlay District, the required non-shoreline setbacks within the SHCC Overlay district are as follows:

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Maritime Industries (MI)	10	10	5	5	5

The Property is subject to the following non-shoreline setbacks contained in the Safe Harbor Community Overlay District:

Front Yard Setback: Notwithstanding Section 131-l(a), the front yard setback for any structure on a parcel within the Safe Harbor Community Center Overlay District shall be a minimum of 10 feet.

i. Accessory driveways and walkways. Accessory structures, limited to driveways and walkways, may be permitted within a required front yard setback provided they do not exceed six (6) inches in height as measured from grade. In no event shall the total combined area of all accessory structures occupy more than 60 percent of the out required front yard setback area.
ii. Outdoor Lighting. All outdoor lighting shall comply with Chapter 114, Article VI Outdoor Lighting. Notwithstanding, streetlights and landscape lighting may be located in the front setback. In no case shall uplighting be permitted.
iii. Signs and landscaping. Signs as permitted in Chapter 142 and landscaping may be permitted in a required front yard setback.
iv. Fences. Fences of up to six (6) feet may be permitted, provided they are not located within clear sight triangles as defined in section 114-201 and/or according to FDOT and national AASHTO standards, whichever is more restrictive.

Rear and side yard setbacks. Notwithstanding Section 131-l(a), the minimum required setback for any rear and side yard setback within the within the Safe Harbor Community Center Overlay District shall be reduced to a minimum of 5 feet.

8. Shoreline Setbacks (Section 118-12)

The Property is subject to the following shoreline setbacks contained in the Safe Harbor Community Overlay District:

Shoreline Setbacks: Notwithstanding Section l 18-12(c), Water-dependent accessory uses, limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities, and water dependent marina uses, within the Safe Harbor Community Center Overlay District lawfully established as of the effective date of this section may be redeveloped in their existing footprint in tlie event of involuntary substantial damage or destruction.

Water-dependent accessory structures within the Safe Harbor Community Center Overlay District **shall be setback the greater of ten (10) feet or the applicable setback prescribed by Florida Department of Environmental Protection or Army Corps of Engineers regulations, whichever regulation is more restrictive**, provided such uses do not involve discharge into Safe Harbor or adjacent surface waters.

Water dependent accessory structures within the SHCC overlay district shall be setback the greater of ten (10) feet or the applicable setback prescribed by the Florida Department of Environmental Protection or Army Corps of Engineers regulations, whichever is more restrictive, provided such uses do not involve discharge into Safe Harbor or adjacent waters.

The Applicant has applied for a special approval for a reduction in the open space contained in the shoreline setback as part of the Major Deviation. The Site Plan identifies the shoreline setbacks and that the non-shoreline setbacks are compliant with the requirements of section 118-12 of the LDC upon approval of the special approval and Major Deviation.

9. Maximum height (Section 130-187)

No structure or building on the Property does, nor will, exceed a maximum height of 35 feet as shown in the elevation plans provided. The Property is in compliance with section 130-187 of the LDC.

10. Stormwater Management Plans (Section 114-3)

Overall Drainage Plans provided; *See* attached Overall Drainage Plan for Stock Island Marina Village.

11. Wastewater Treatment Criteria (Section 114-4)

All development on the Property is required to connect to a central sewer system.

12. Fences (Section 114-13)

Fences have not been proposed, but any and all fences will comply with the requirements of section 114-13 of the LDC.

13. Required Off Street Parking (Section 114-67)

The Development is subject to the following off-street Parking requirements:

	NIGHT (12am-6 am)	WEEKDAY (9am - 4pm)	WEEKDAY (6pm - 12am)	WEEKEND (9am - 4pm)	WEEKEND (6pm - 12am)
Existing Marina Wetslips (88 spaces*)					
Multiplier	0.05	0.7	0.1	1	0.2
Spaces	4.4	61.6	8.8	88	17.6
Marina Dry Racks (25 Spaces)					
Multiplier	0.05	0.7	0.1	1	0.2
Spaces	1.25	17.5	2.5	25	5
Hotel (130 spaces)					
Multiplier	0.75	0.75	1	0.75	1
Spaces	97.5	97.5	130	97.5	130
Comm. Retail/Fishing (14 spaces)					
Multiplier	0.05	0.6	0.9	1	0.7
Spaces	0.7	8.4	12.6	14	9.8
Drinking / Entertainment (105 spaces)					
Multiplier	0.01	0.4	1	0.8	1
Spaces	1.05	42.0	105	84	105
Light Industrial Uses (10 spaces)					
Multiplier	0.05	1	0.1	0.1	0.05
Spaces	0.5	10	1	1	0.5
Office (4 spaces) Marina Office					
Multiplier	0.05	1	0.1	0.1	0.05
Spaces	0.2	4	0.4	0.4	0.2
Total Needed	105.6	241	260.3	309.9	268.1

*Pursuant to P43-14 and the corresponding Staff Report, the Existing Marina Use, Marina Office, Marina Store and fuel services building and light industrial buildings are lawfully nonconforming to the current parking space requirements.

The Property has a total of 399 parking spaces (336 standard, 16 accessible, and 47 scooter), *See* "Overall Site Plan for Stock Island Marina Village". The Property's Parking is in compliance with the parking requirements of section 114-67 of the LDC.

14. Loading and Unloading Spaces (114-69)

The Property has sufficient loading and unloading spaces and is complaint with section 114-69 of the LDC. *See* "Overall Site Plan for Stock Island Marina Village."

15. Bicycle Parking (114-71)

The Property has sufficient bicycle racks/spaces and is complaint with section 114-71 of the LDC. *See* "Overall Site Plan for Stock Island Marina Village."

16. Required Landscaping (114-99 and 114-105)

The Property is complaint with all landscaping requirements of sections 114-99 and 114-105 of the LDC; *See* attached Landscape plans and Tree Disposition Plans for Stock Island Marina Village.

17. Outdoor Lighting (Section 114-159)

The Property's outdoor lighting is complaint with section 114-159 of the LDC. *See* "Overall Site Plan for Stock Island Marina Village". Any additional outdoor lighting will comply with the same.

18. Signs (Section 142)

No Signs are planned for the Property. Any signs added to the Property will comply with section 142 of the LDC.

19. Recycling and Solid Waste (Section 114-14)

The Site Plan provides for recycling and solid waste removal as required by the LDC. Additionally, proof of coordination has been provided by Waste Management (WM) affirming there are no issues with the solid waste removal and disposal capacity based on the proposed project. The WM proof of coordination is included with this application and incorporated herein by reference.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

FOV Barton W. Smith

BWS/JMG/bg

Enclosures

Electronic Cc: Ilze Aquila, Aquila-Ilza@MonroeCounty-FL.Gov

Doc # 2412261 Bk# 3218 Pg# 610 Electronically Recorded 3/31/2023 at 2:51 PM Pages 4
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $35.50 Deed Doc Stamp $164,010.00

A

This instrument prepared by or
under the supervision of:

Charles D. Brecker, Esq.
Dickinson Wright PLLC
350 E Las Olas Blvd, Suite 1750
Fort Lauderdale, FL 33301

Monroe County Property
Appraiser's
Folio Nos. 00123761-000400

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and effective as of the 30th day of March, 2023 by **SIMV HOTEL 1, LLC,** a Delaware limited liability company (the **"Grantor"**), whose mailing address is 7009 Shrimp Road, Ste. 4, Key West, FL 33040 to **KW PERRY, LLC,** a Delaware limited liability company (the **"Grantee"**), whose mailing address is 848 Brickell Avenue, Suite 1100, Miami, FL 33131. Wherever used herein, the terms "Grantor" and "Grantee" shallinclude all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and assigns forever, the described land set forth on **Annex "A"** hereto situate and being in Monroe County, Florida (the **"Property"**).

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2023 and all subsequent years; (b) existing zoning and governmental regulations, if any, and (c) covenants, restrictions and public utility and other easements of record, if any, but this reference shall not operate to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TOGETHER WITH all of the Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent to the Property.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property ~~in fee simple, that it has good right and lawful authority to sell and convey the Property, that~~ it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

(Signature of 1st Witness)

GEORGES DUROT

(Printed Name of 1st Witness)

SIMV HOTEL 1, LLC,
a Delaware limited liability company

By:

Name: Matthew Stenk

Title: Manager

(Signature of 2nd Witness)

Holly Tremaine

(Printed Name of 2nd Witness)

STATE OF FLORIDA)
) ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of March, 2023 by MATTHEW STENK, _____ of SIMV HOTEL 1, LLC, a Delaware limited liability company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

(Sign Name)

ELLIOT VRANA

(Type or Print Name)

Notary Public, State of FLORIDA

HH049115

Serial No. (none, if blank):

[AFFIX NOTARIAL SEAL]

Notary Public State of Florida
Elliot Thomas Vrana
My Commission HH 049115
Expires 08/30/2024

Annex A
TO
SPECIAL WARRANTY DEED

A portion of the Hotel Unit (also known as Unit 1) of STOCK ISLAND MARINA VILLAGE, a Condominium, according to the Amendment and Restatement of the Declaration of Condominium thereof, recorded March 30, 2023, in Official Records Book 3217, Page 2201, of the Public Records of Monroe County, more particularly described as follows:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 913.55 feet; thence S 05°57'30" W continuing along said east right-of-way line of Shrimp Road, 125.72 feet to the south line of Common Element, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM and the POINT OF BEGINNING, said point also being a point of cusp on a non-tangent curve, concave to the southeast, having a radius of 15.00 feet and a central angle of 41°05'03" (a radial line bears S 35°09'59" E from said point); thence northeasterly along the south line of said Common Element and the arc of said curve, a distance of 10.76 feet to a point of tangency; thence S 84°04'56" E continuing along the south line of said Common Element, 196.37 feet; thence S 05°32'11" W along the west line of said Common Element, 261.71 feet; thence continue along said west line S 07°30'52" W, 63.57 feet; thence N 84°30'00" W along the north line of said Common Element, 188.39 feet to a point of curvature of a curve concave to the northeast, having a radius of 20.00 feet and a central angle of 63°53'07"; thence northwesterly along the arc of said curve also being the north line of said Common Element, 22.30 feet to the east right-of-way line of said Shrimp Road; thence N 05°57'30" E along said east right-of-way line, 311.87 feet to the POINT OF BEGINNING.

TOGETHER WITH:

An undivided share in the common elements of STOCK ISLAND MARINA VILLAGE, a Condominium, according to the Amendment and Restatement of the Declaration of Condominium thereof, recorded March 30, 2023, in Official Records Book 3217, Page 2201, of the Public Records of Monroe County, Florida.

#11523642 v2

Doc # 2412260 Bk# 3218 Pg# 606 Electronically Recorded 3/31/2023 at 2:51 PM Pages 4
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $35.50 Deed Doc Stamp $78,904.70

This instrument prepared by or
under the supervision of:

Charles D. Brecker, Esq.
Dickinson Wright PLLC
350 E Las Olas Blvd, Suite 1750
Fort Lauderdale, FL 33301

Monroe County Property Appraiser's
Folio Nos. 00123761-000100; 00123761-000200;
00123761-000300; 00123761-000500;
00123761-000600; and a portion of
00123761-000700

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and effective as of the 30th day of March, 2023 by **LONGSTOCK II, LLC,** a Florida limited liability company (the **"Grantor"**), whose mailing address is 7009 Shrimp Road, Ste. 4, Key West, FL 33040 to **KW PERRY, LLC,** a Delaware limited liability company (the **"Grantee"**), whose mailing address is 848 Brickell Avenue, Suite 1100, Miami, FL 33131. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and assigns forever, the described land set forth on **Annex "A"** hereto situate and being in Monroe County, Florida (the **"Property"**).

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2023 and all subsequent years; (b) existing zoning and governmental regulations, if any, and (c) covenants, restrictions and public utility and other easements of record, if any, but this reference shall not operate to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TOGETHER WITH all of the Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent to the Property.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

(Signature of 1st Witness)

GEORGES DUROT

(Printed Name of 1st Witness)

LONGSTOCK II, LLC,
a Florida limited liability company

By:

Name: Matthew Strunk

Title: Secretary and Treasurer

(Signature of 2nd Witness)

Holly Tremaine

(Printed Name of 2nd Witness)

STATE OF Florida)
) ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of March, 2023 by MATTHEW STRUNK, TREASURER of Longstock II, LLC, a Florida limited liability company. He [X] is personally known to me or [ ] has produced a driver's license as identification.

(Sign Name)

ELLIOT VRANA

(Type or Print Name)

Notary Public, State of Florida

HH 049115

Serial No. (none, if blank):

[AFFIX NOTARIAL SEAL]

Notary Public State of Florida
Elliot Thomas Vrana
My Commission HH 049115
Expires 09/30/2024

Annex A
TO
SPECIAL WARRANTY DEED

The Hotel Unit (also known as Unit 1) of STOCK ISLAND MARINA VILLAGE, a Condominium, according to the Amendment and Restatement of the Declaration of Condominium thereof, recorded March 30, 2023, in Official Records Book 3217, Page 2201, of the Public Records of Monroe County, Florida together with an undivided share in the common elements.

LESS AND EXCEPT THE FOLLOWING:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 913.55 feet; thence S 05°57'30" W continuing along said east right-of-way line of Shrimp Road, 125.72 feet to the south line of Common Element, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM and the POINT OF BEGINNING, said point also being a point of cusp on a non-tangent curve, concave to the southeast, having a radius of 15.00 feet and a central angle of 41°05'03" (a radial line bears S 35°09'59" E from said point); thence northeasterly along the south line of said Common Element and the arc of said curve, a distance of 10.76 feet to a point of tangency; thence S 84°04'56" E continuing along the south line of said Common Element, 196.37 feet; thence S 05°32'11" W along the west line of said Common Element, 261.71 feet; thence continue along said west line S 07°30'52" W, 63.57 feet; thence N 84°30'00" W along the north line of said Common Element, 188.39 feet to a point of curvature of a curve concave to the northeast, having a radius of 20.00 feet and a central angle of 63°53'07"; thence northwesterly along the arc of said curve also being the north line of said Common Element, 22.30 feet to the east right-of-way line of said Shrimp Road; thence N 05°57'30" E along said east right-of-way line, 311.87 feet to the POINT OF BEGINNING.

#11523641 v3

Doc # 2412263 Bk# 3218 Pg# 618 Electronically Recorded 3/31/2023 at 2:51 PM Pages 4
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $35.50 Deed Doc Stamp $207,816.00

This instrument prepared by or
under the supervision of:

Charles D. Brecker, Esq.
Dickinson Wright PLLC
350 E Las Olas Blvd, Suite 1750
Fort Lauderdale, FL 33301

Monroe County Property
Appraiser's
Folio Nos.
00123761-0008000; 00123761-0009000
00123761-001000; and a portion of 00123761-0007000

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and effective as of the 30th day of March, 2023 by **LONGSTOCK II, LLC,** a Florida limited liability company (the **"Grantor"**), whose mailing address is 7009 Shrimp Road, Ste. 4, Key West, FL 33040 to **STOCK ISLAND OWNER LLC,** a Florida limited liability company (the **"Grantee"**), whose mailing address is 150 SE 2nd Avenue, Suite 800, Miami, FL 33131. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and assigns forever, the described land set forth on **Annex "A"** hereto situate and being in Monroe County, Florida (the **"Property"**).

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2023 and all subsequent years; (b) existing zoning and governmental regulations, if any, and (c) covenants, restrictions and public utility and other easements of record, if any, but this reference shall not operate to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TOGETHER WITH all of the Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent to the Property.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

(Signature of 1st Witness)

GEORGES DUROT

(Printed Name of 1st Witness)

LONGSTOCK II, LLC,
a Florida limited liability company

By:

Name: Matthew V Strunk

Title: Secretary & Treasurer

(Signature of 2nd Witness)

Holly Tremaine

(Printed Name of 2nd Witness)

STATE OF FLORIDA)
) ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of March, 2023 by MATTHEW STRUNK, TREASURER of Longstock II, LLC, a Florida limited liability company. He [X] is personally known to me or [ ] has produced a driver's license as identification.

(Sign Name)

ELLIOT VRANA

(Type or Print Name)

Notary Public, State of FLORIDA

HH 049115

Serial No. (none, if blank):

[AFFIX NOTARIAL SEAL]

Notary Public State of Florida
Elliot Thomas Vrana
My Commission HH 049115
Expires 09/30/2024

Annex A
TO
SPECIAL WARRANTY DEED

The Marina Unit (also known as Unit 2) of STOCK ISLAND MARINA VILLAGE, a Condominium, according to the Amendment and Restatement of the Declaration of Condominium thereof, recorded March 30, 2023, in Official Records Book 3217, Page 2201, of the Public Records of Monroe County, Florida together with an undivided interest in the common elements.

B

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	00123761-000400
Account#	9103818
Property ID	9103818
Millage Group	110A
Location Address	7001 SHRIMP Rd, STOCK ISLAND
Legal Description	UNIT 1 STOCK ISLAND MARINA VILLAGE A CONDOMINIUM OR2781-1313/1470DEC OR2784-511/14 OR3217-2201AMD DEC OR3218-606 OR3218-610 (Note: Not to be used on legal documents.)
Neighborhood	8196
Property Class	HOTEL - LUXURY (3900)
Subdivision	
Sec/Twp/Rng	35/67/25
Affordable Housing	No



Owner

KW PERRY LLC
848 Brickell Ave
Ste 1100
Miami FL 33131

Valuation

		2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$16,779,402	$14,921,464	$12,898,002	$12,898,002
+	Market Misc Value	$2,733,401	$2,131,638	$1,289,800	$1,289,800
+	Market Land Value	$27,255,939	$25,579,652	$11,608,202	$11,608,202
=	Just Market Value	**$46,768,742**	**$42,632,754**	**$25,796,004**	**$25,796,004**
=	Total Assessed Value	**$33,668,106**	**$28,375,604**	**$25,796,004**	**$25,796,004**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$46,768,742**	**$42,632,754**	**$25,796,004**	**$25,796,004**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$25,579,652	$14,921,464	$2,131,638	$42,632,754	$28,375,604	$0	$42,632,754	$0
2021	$11,608,202	$12,898,002	$1,289,800	$25,796,004	$25,796,004	$0	$25,796,004	$0
2020	$11,608,202	$12,898,002	$1,289,800	$25,796,004	$25,796,004	$0	$25,796,004	$0
2019	$11,608,202	$12,898,002	$1,289,800	$25,796,004	$25,796,004	$0	$25,796,004	$0
2018	$8,500,000	$0	$0	$8,500,000	$8,500,000	$0	$8,500,000	$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
(3900)	67,482.00	Square Foot	0	0
(2500)	15,649.00	Square Foot	0	0
COMMERCIAL WATERFRON (100W)	25,229.00	Square Foot	0	0
(2500)	31,537.00	Square Foot	0	0
(1800)	18,195.00	Square Foot	0	0
COMMERCIAL WATERFRON (100W)	59,791.00	Square Foot	0	0

Buildings

Building ID	62687	**Exterior Walls**	CUSTOM

Style		Year Built	2017
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2017
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	70653	Roof Type	
Finished Sq Ft	64770	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	450
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	64,770	64,770	2,469
OUF	OP PRCH FIN UL	5,883	0	2,535
TOTAL		70,653	64,770	5,004

Building ID	65993	Exterior Walls	C.B.S. with 10% AVE WOOD SIDING
Style		Year Built	1950
Building Type	SERVICE SHOPS-B- / 25B	EffectiveYearBuilt	1986
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	7492	Roof Type	FLAT OR SHED
Finished Sq Ft	6400	Roof Coverage	TAR & GRAVEL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,400	6,400	320
SPF	SC PRCH FIN LL	1,092	0	184
TOTAL		7,492	6,400	504

Building ID	65994	Exterior Walls	METAL/ALUM
Style		Year Built	2006
Building Type	OFF BLDG MULT STY-B / 18B	EffectiveYearBuilt	2006
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	10973	Roof Type	IRR/CUSTOM
Finished Sq Ft	5024	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	TERRAZZO
Condition	EXCELLENT	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,024	5,024	378
GBF	GAR FIN BLOCK	5,024	0	378
OUU	OP PR UNFIN UL	20	0	18
OPF	OP PRCH FIN LL	100	0	60
OUF	OP PRCH FIN UL	805	0	342
TOTAL		10,973	5,024	1,176

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
Elevator Landing	2017	2018	0 x 0	0	2 UT	
CUSTOM POOL	2018	2019	75 x 20	1	1500 SF	1
ASPHALT PAVING	2017	2023	0 x 0	1	61200 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/30/2023	$23,430,000	Warranty Deed	2412261	3218	610	05 - Qualified	Improved		
3/30/2023	$11,272,100	Warranty Deed	242260	3218	606	05 - Qualified	Improved		
2/5/2016	$10,000,000	Warranty Deed		2784	511	30 - Unqualified	Improved		

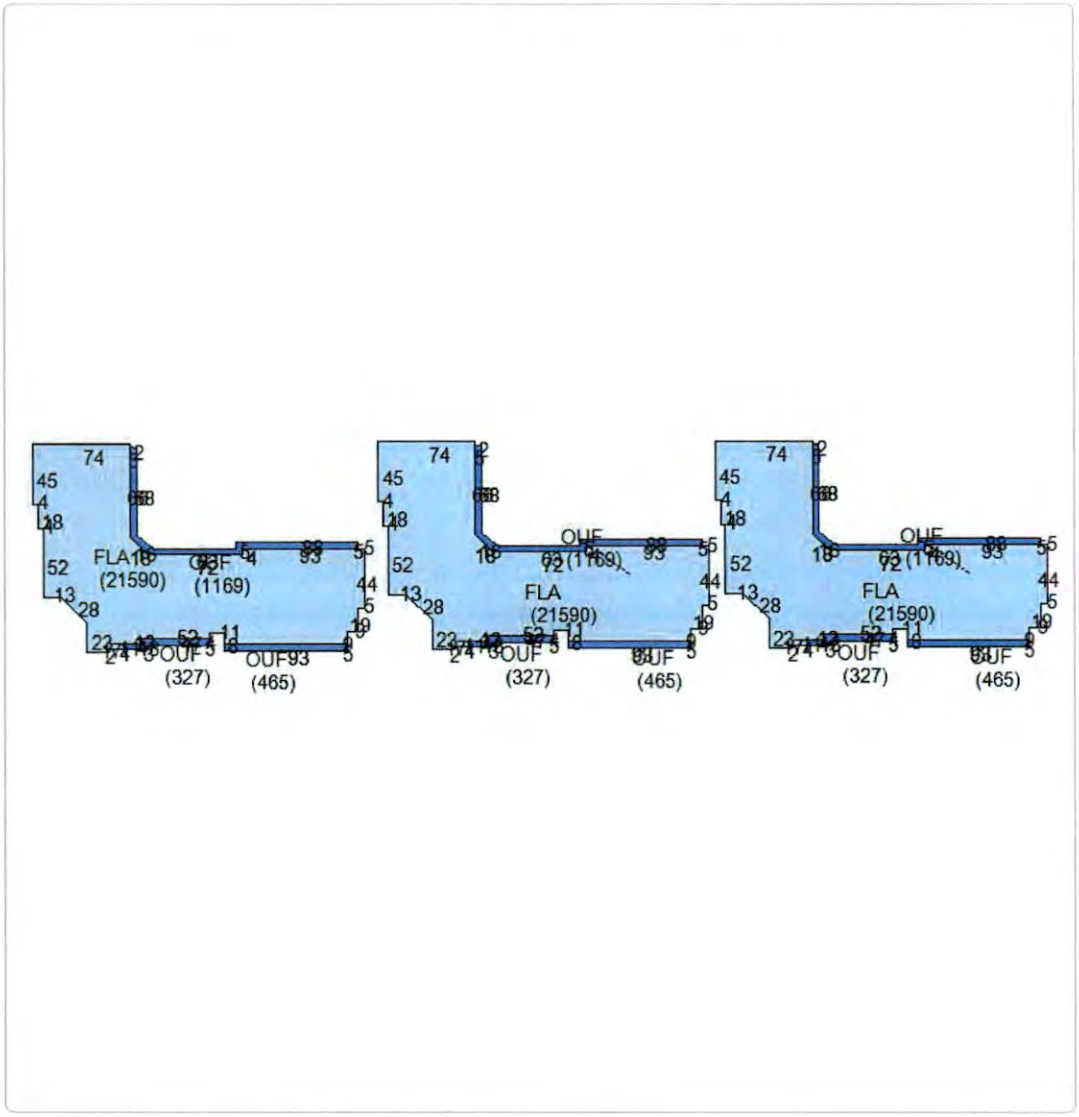
Permits

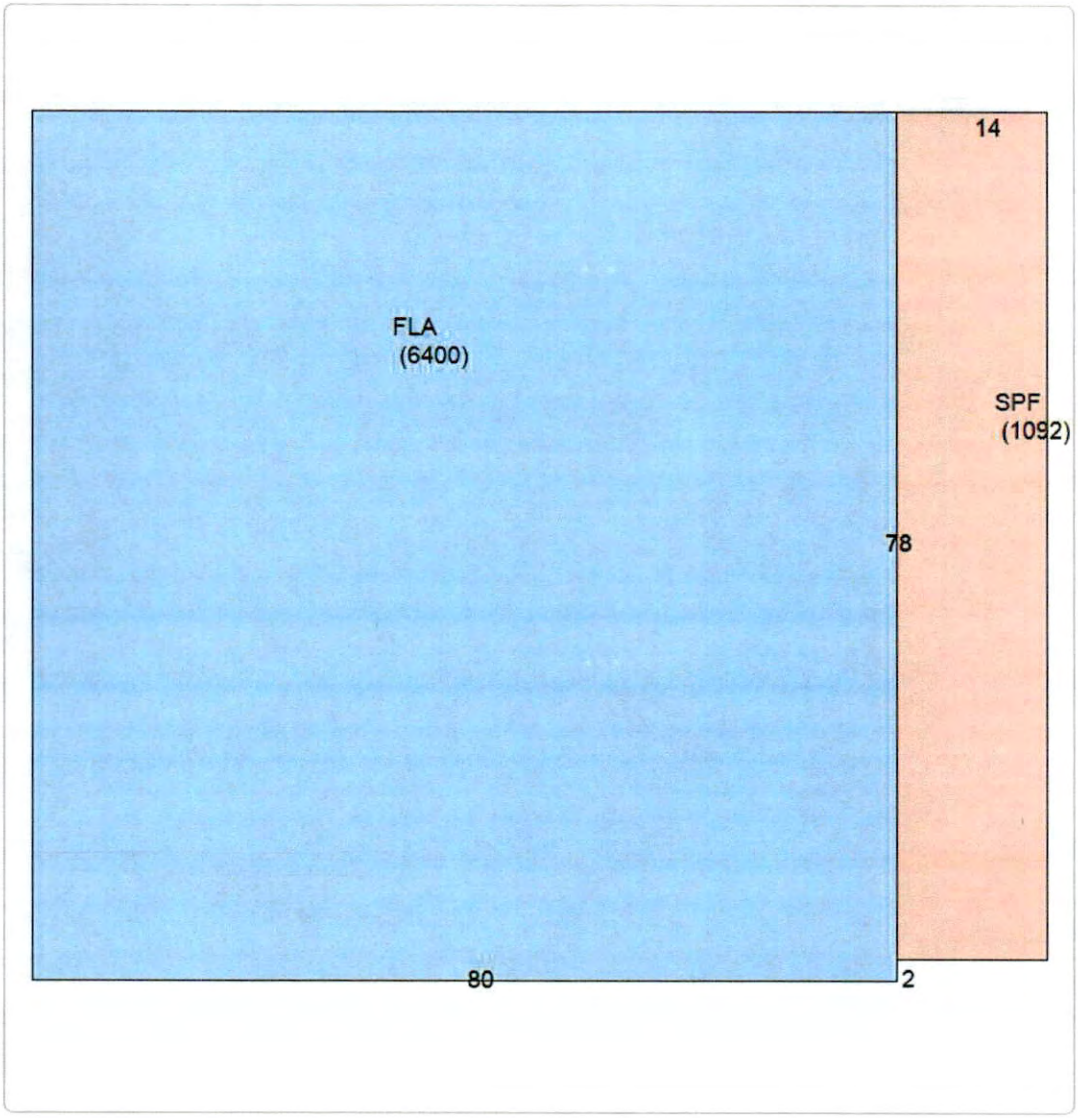
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
C-ROOF-2023-0022	7/6/2023		$20,625	Commercial	Repair sealant at gooseneck vents, HVAC stand legs, PVC plumbing stacks Replace walk pads at refrigerat lines and antenna metal pipe Repair punctures in roof field and at laps. Apply coating at deteriorated areas Replace up to 60' of rusted gutter
2023-0001	2/24/2023		$18,500	Commercial	Foam Filling existing underground fuel tank.
22100213	2/8/2022	2/28/2022	$4,800	Commercial	ROUGH AND SET OF ONE TRIPLE COMPARTMENT SINK, ONE HAND SINK, ON 40 LB GREASE TRAP AND NEW PLUMBING WILL TIE INTO NEAREST EXISTING PLUMBING
21103626	1/26/2022	2/22/2022	$3,500	Commercial	INSTALL NEW 30A DEDICATED CIRCUIT, TWO 208V/20V OUTLETS FOR CONVECTION OVENS, THREE 20V DEDICATED CIRCUITS FOR 3 NEW QUAD BOXES ON BACK WALL
21103632	1/6/2022	2/14/2022	$4,300	Commercial	ROVIDE AND INSTALL PLUMBING FOR ONE KITCHEN SINK AND FAUCET
21103569	12/14/2021	7/8/2022	$14,968	Commercial	SAW CONCRETE FROM OLD INGROUND TANK TO INTERCEPT POWER CONDUIT FOR OLD PUMP, EXCAVATE AND TRENCH TO NEW TANK LOCATION AND ADD NEW SEAL OFF AT NEW TANK, BUILD NEW RACK WITH 3" RIGID CONDUIT AND SS UNISTRUT, INSTALL NEW 36X48X12 ENCLOSURE TO INSTALLED EXISTING PANEL AND CONTROLLERS IN AND UPGRADE GROUNDING?
21102735	12/6/2021	3/11/2022	$64,925	Commercial	NEW WALLS TO MAKE LAUNDRY ROOM, VENT DRYER, COUNTERTOP AND CABINETS IN BREAKROOM AND SHAMPOO AREA, PAINT, BATHROOM AND KITCHEN FIXTURES, KITCHENETTE CABINETRY, CABINETRY FOR COLOR BAR, MOVE LOW VOLTAGE MEDIA BOX, MOVE EXISTING ELECTRONIC CT READER, QUAD OUTLET, DATAX BOX AND DATA DROP AT THE CASHIER STATION, WASHER AND DRYER OUTLETS, LIGHING AND SWITCH, MICROWAVE OUTLET, GFCI OUTLET IN BATHROOM, MISC OUTLETS AND CIRCUITS AND LIGHT FIXTURES
21102910	10/22/2021	7/18/2022	$58,000	Commercial	SET A NEW 10,000 GAL. ABOVE GROUND FUEL TANK ON A PRE POURED CONCRETE SLAB--EXTEND PIPING FROM NEW TANK INTO THE EXISTING UNDERGROUND PRODUCT LINE,
21101658	7/22/2021		$50,750	Commercial	CONSTRUCT FUEL TANK FOUNDATION AND INSTALL BOLLARDS
21101656	7/21/2021	4/18/2022	$38,879	Commercial	NON-LOAD BEARING INT PARTITION, CASEWORK, AND MINIMAL ELECTRICAL MODIFICATION TO ACCOMMODATE HOTEL TOILETRY RETAIL SPACE
21100886	6/25/2021		$77,602	Commercial	600 SF INTERIOR ALTERATIONS TO GROUND FLOOR OF BUILDING COFFEE SHOP
21101192	6/2/2021	6/29/2021	$25,500	Commercial	DEMOLITION - PERFORM TIGHTNESS TEST ON UNDERGROUND GASOLINE PRIMARY TANK-HAVE TANK DEGREASED AND GAMMA JETTED FOR CLEANING--HAVE TANK FILLED WITH STATE APPROVED R501 POLYMER FOAM AND ABANDON TANK IN GROUND
19103920	2/24/2020		$175,000	Commercial	INTERIOR BUILDOUT OF EXISTINGSPACE -- NEW PARTITIONS, 2 BATHROOMS, WINDOWS AND DOORS, HVAC AND ASSOCIATED ELECTRIC.
20100133	2/10/2020	2/18/2020	$9,000	Commercial	INSTALL (19) BOLLARD LIGHT FIXTURES
19102863	12/17/2019		$4,759,555	Commercial	DOCK RENOVATIONS WITH PEDESTALS ON DOCKS "G" "H" "Z" --BASIN "A" PORTION "B" AND "G" DOCK
18105444	2/7/2019	12/3/2019	$3,285,000	Commercial	
18106126	1/18/2019	10/22/2019	$275,000	Commercial	
18103212	6/28/2018	7/10/2018	$39,900	Commercial	INSTALL 8 MOTORIZED ROLLDOWN SHUTTERS
17102758	6/4/2018	4/2/2019	$12,000	Commercial	56SF FREE STANDING SIGN
16108189	2/17/2017	12/22/2017	$4,500	Commercial	INSTALL 2-1000 GALLON UNDERGROUND LP TANKS.
16107306	9/30/2016		$2,495	Commercial	
16106497	9/28/2016	4/24/2017	$250,000	Commercial	COMMERCIAL SWIMMING POOL
15104162	2/10/2016	12/8/2017	$2,500,000	Commercial	WATER, SEWER AND DRAINAGE RELOCATION AS WELL AS LANDSCAPING.
15104772	2/10/2016	12/19/2017	$15,000,000	Commercial	FOR NEW HOTEL PER APPROVED PLANS IN FILE. INCLUDES RESTAURANT
13104970	12/12/2013	8/11/2014	$175,275	Commercial	REMODEL EXISTING BATHROOM AND LEASED SPACE TO ADA RESTROOMS AND SHOWERS. NEW PLUMBING AND ELECTRIC. 1 NEW DOOR.
13103757	10/17/2013	12/20/2013	$24,750	Commercial	INSTALL 2 SOLAR HOT WATER SYSTEMS ON THE ROOF OF EXISTING BATH AND LAUNDRY HOUSES (ONE ON EACH ROOF).
13103833	10/15/2013		$3,578	Commercial	INSTALL A FIRE ALARM SYSTEM IN PUMP ROOM. PUMP ROOM PERMIT #131-2577
13102577	8/23/2013	10/23/2013	$190,000	Commercial	NEW BUILDING GENERATOR AND FIRE PUMP BUILDING TO BE AT CORRECT ELEVATION OF 9' NGVD MINIMUM ELEVATION CERTIFICATES REQUIRED. NOTICE OF COMMENCEMENT REQUIRED PERMIT APPROVAL TO CONSTRUCT A FIRE PUMP AND GENERATOR BUILDING.
13102139	6/28/2013	12/23/2013	$440,000	Commercial	INSTALLATION OF NEW SIDE-TIE MEGA YACHT DOCKS AND INSTALL ALL UTILITIES, ON THE SOUTH SIDE OF THE NORTH PIER.
13101177	6/5/2013	10/23/2013	$244,809	Commercial	CONSTRUCT BATH HOUSE #2 CONSISTING OF 424 S.F. 1ST FLOOR AREA, 266 S.F. SLAB, 996 S.F. ROOF.
13101174	5/21/2013	10/23/2013	$572,381	Commercial	NEW MARINA STORE AND FUEL SERVICE BUILDING CONSISTING OF 1234 S.F. 1ST FLOOR AREA, 858 S.F. 2ND FLOOR, 100 S.F. 1ST FLOOR DECK UNDER ROOF, 481 S.F. 2ND FLOOR DECK UNDER ROOF, 1712 S.F. ROOF. 9/19/13 - ADDING SUB
13101175	5/21/2013	10/23/2013	$311,332	Commercial	CONSTRUCT BATH HOUSE #3 CONSISTING OF 608 S.F. 1ST FLOOR AREA, 200 S.F. SLAB, 1119 S.F. ROOF. 9/19/13 - ADDING SUB
13101086	4/22/2013	10/18/2013	$314,613	Commercial	INSTALLATION OF MARINE SEWER VACUUM SYSTEM INCLUDING 4 PUMPS, BELOW GROUND VACUUM LINES AND FORCE MAIN.
13100846	4/17/2013		$1,500	Commercial	INSTALL PVC FENCE. LONG 6' HIGH PVC FENCE ALONG THE SIDE OF PROPERTY.
12103136	10/23/2012	12/23/2013	$8,000,000	Commercial	NEW AND REPAIR OF SEAWALL AND CAP AND MISC. NORTH PIER. PHASE 1 TO CREATE 361 NON-COMMERCIAL RECRETIONAL WET SLIPS VIA THE INSTALLATION OF 115,520 SQ FT. FLOATING DOCKS SECURED WITH CONCRETE PILES TO MAINTENANCE DREDGE 5,687 CUBIC YARD (72,107 SQ FT).

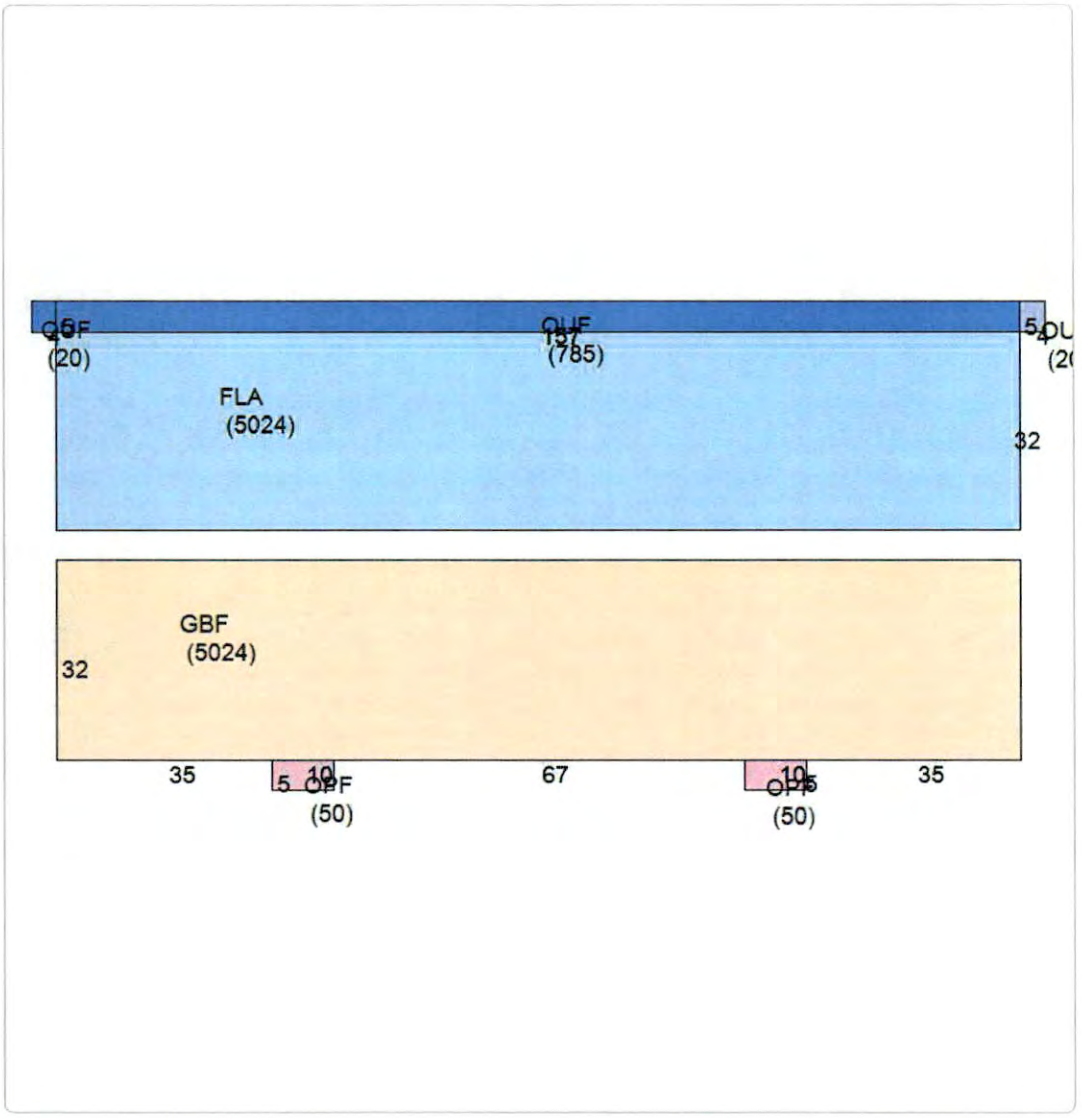
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Sketches (click to enlarge)


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Photos







Map



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

Summary

Parcel ID	00123761-000800
Account#	9103822
Property ID	9103822
Millage Group	110A
Location Address	7025 SHRIMP Rd, STOCK ISLAND
Legal Description	UNIT 2 STOCK ISLAND MARINA VILLAGE A CONDOMINIUM OR2781-1313/1470(DEC) OR3217-2201(AMD DEC) OR3218-618 (Note: Not to be used on legal documents.)
Neighborhood	8196
Property Class	RETAIL-CONDO (1104)
Subdivision	
Sec/Twp/Rng	35/67/25
Affordable Housing	No



Owner

STOCK ISLAND OWNER LLC
150 SE 2nd Ave
Ste 800
Miami FL 33131

Valuation

		2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$365,497	$365,497	$365,497	$365,497
+	Market Misc Value	$3,069,113	$214,775	$214,775	$214,775
+	Market Land Value	$2,778,109	$992,766	$992,766	$992,766
=	Just Market Value	**$6,212,719**	**$1,573,038**	**$1,573,038**	**$1,573,038**
=	Total Assessed Value	**$4,918,657**	**$796,539**	**$724,126**	**$658,296**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$6,212,719**	**$1,573,038**	**$1,573,038**	**$1,573,038**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$992,766	$365,497	$214,775	$1,573,038	$796,539	$0	$1,573,038	$0
2021	$992,766	$365,497	$214,775	$1,573,038	$724,126	$0	$1,573,038	$0
2020	$992,766	$365,497	$214,775	$1,573,038	$658,296	$0	$1,573,038	$0
2019	$992,766	$365,497	$214,775	$1,573,038	$598,451	$0	$1,573,038	$0
2018	$992,766	$365,497	$214,775	$1,573,038	$544,046	$0	$1,573,038	$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 WATERFRON (100W)	37,401.00	Square Foot	0	0
COMMERCIAL WATERFRON (100W)	59,104.00	Square Foot	0	0
(9500)	1,234,120.00	Square Foot	0	0
MARINA WATERFRONT (10MW)	53,663.00	Square Foot	0	0

Buildings

Building ID	61639	**Exterior Walls**	CONC BLOCK
Style		**Year Built**	1953
Building Type	MARINA/AUTO/BUS TERM / 27C	**EffectiveYearBuilt**	1980

Building Name		**Foundation**	CONCRETE SLAB
Gross Sq Ft	7818	**Roof Type**	GABLE/HIP
Finished Sq Ft	7818	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	0	**Bedrooms**	1
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	55	**Grade**	300
Interior Walls	DRYWALL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,818	7,818	574
TOTAL		**7,818**	**7,818**	**574**

Building ID	65995	**Exterior Walls**	AB AVE WOOD SIDING
Style		**Year Built**	2019
Building Type	RESTAURANT & CAFETR / 21C	**EffectiveYearBuilt**	2019
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	2999	**Roof Type**	GABLE
Finished Sq Ft	1632	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	GOOD	**Heating Type**	
Perimeter	0	**Bedrooms**	
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	2
Depreciation %	6	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,632	1,632	184
OPU	OP PR UNFIN LL	311	0	146
OPF	OP PRCH FIN LL	1,056	0	228
TOTAL		**2,999**	**1,632**	**558**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
COMM POOL	2019	2023	0 x 0	1	1500 SF	4
CONC PATIO	2019	2023	0 x 0	1	3500 SF	3
FENCES	2019	2023	4 x 315	1	1260 SF	4
WOOD DECK	2019	2023	0 x 0	1	700 SF	4
CONC PATIO	2019	2023	0 x 0	1	6500 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/30/2023	$29,688,000	Warranty Deed	2412263	3218	618	05 - Qualified	Improved		

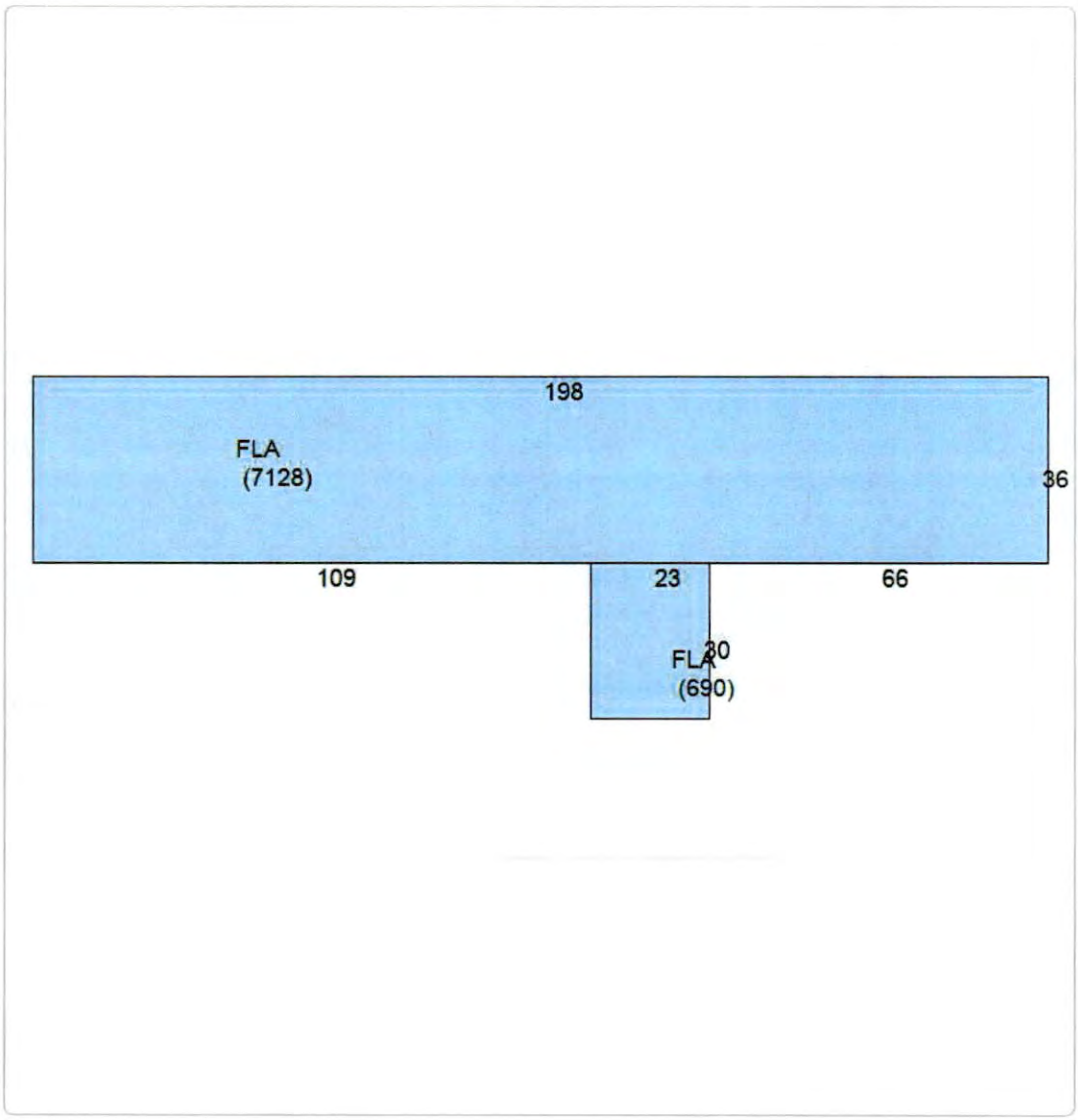
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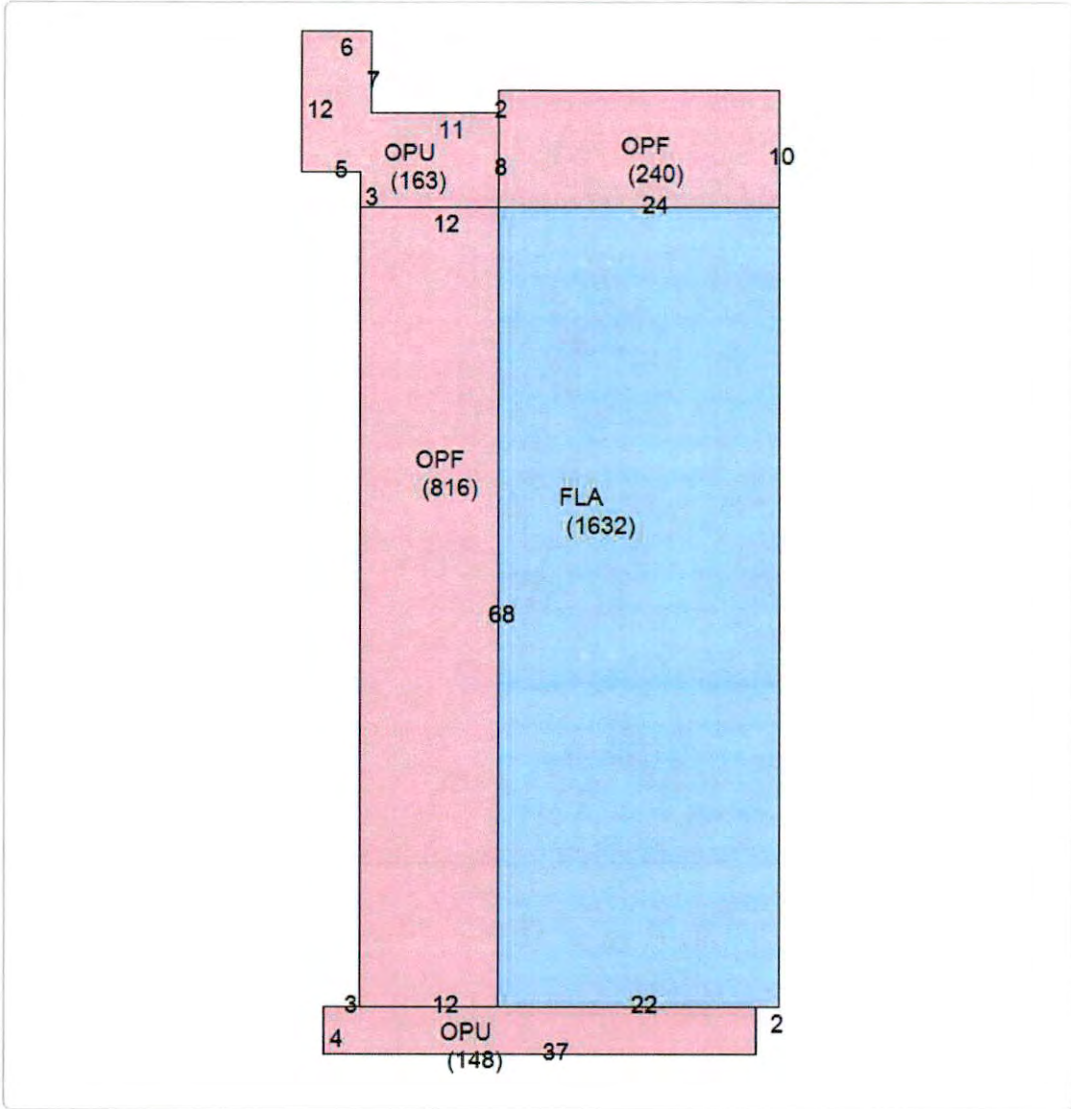
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19102629	2/20/2020		$57,000	Commercial	WORK TO INCLUDE: WATER LINES, FIRE LINES, SIDEWALK, AND SEWER FORCE MAIN,.
19103979	12/23/2019		$18,000	Commercial	INSTALL BOLLARD LIGHTING
19103253	10/10/2019	3/21/2020	$10,000	Commercial	HOOK UP UL 300 FIRE SYSTEM
19103254	10/10/2019		$10,000	Commercial	INSTALL NEW HOOD SYSTEM
18105447	2/27/2019		$265,000	Commercial	CONSTRUCT 5000 SF COMMERICIAL POOL, DECK, (2) HEATERS, AUTO FILL AND HANDICAP LIFT.
18106126	2/25/2019		$275,000	Commercial	TO DEMOLISH SITE WORK ONLY SEE PERMIT #18105444 FOR SITE WORK DETAILS, AS PER APPROVED PLANS.
18105444	2/7/2019	12/19/2020	$3,285,000	Commercial	SITE ONLY PER APPROVED PLANS. ELECTRICAL AND PLUMBING.
18105446	2/7/2019	11/12/2019	$650,000	Commercial	CONSTRUCTION OF 3,500 SQ FT POOL BAR, KITCHEN AND GAZEBO.
17105861	3/21/2018	8/16/2018	$32,485	Commercial	DEMO OF EXT/INT. STAIRS. REMOVE WINDOWS/IN FILL NEW STAIRS & RAMP AND RAILING. ELECTRICAL & PLUMBING FOR EQUIPMENT HOOK-UP.
17107281	2/21/2018	4/5/2018	$10,275	Commercial	CONSTRUCT INSTALL GARAGE DOOR

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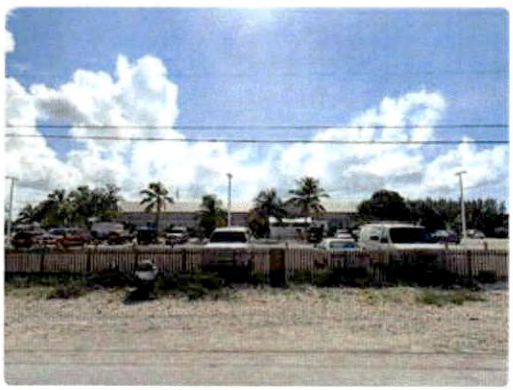
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Sketches (click to enlarge)


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FLA
(690)


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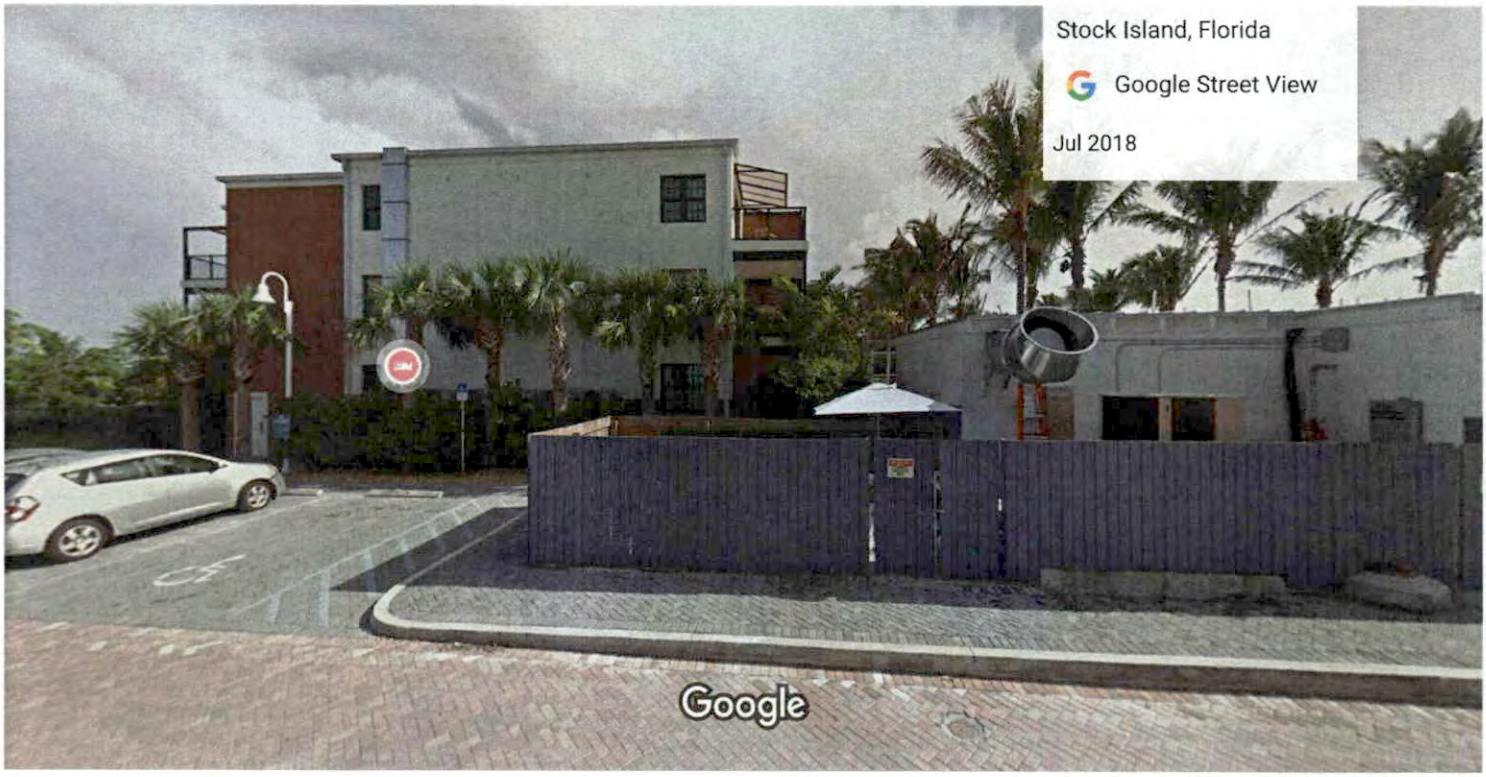


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Google Maps 7001 Shrimp Rd



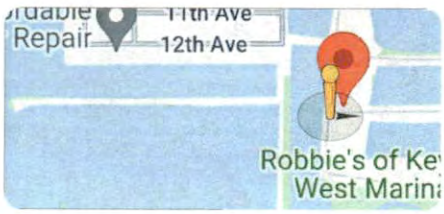
Image capture: Mar 2019 © 2023 Google



Google Maps 7025 Shrimp Rd



Image capture: Mar 2019 © 2023 Google



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MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

RECORDING COVER PAGE

MONROE COUNTY PLANNING COMMISSION RESOLUTION NO. P43-14
BETWEEN
MONROE COUNTY PLANNING COMMISSION
AND
STOCK ISLAND MARINA VILLAGE

THE FOLLOWING DOCUMENTS ARE TO BE RECORDED AS ONE DOCUMENT:

1. Planning Commission Resolution P43-14
2. Approved Site Plan (C-100) dated October 2014
3. Minor Deviation Letter dated October 02, 2015
4. Minor Deviation Letter dated March 14, 2017
5. Approved Site Plan C-100, dated March 15, 2017
6. Minor Deviation Letter dated November 06, 2017
7. Approved Site Plans C-100, C-101 & C-102, dated December 30, 2017
8. Minor Deviation Letter dated July 09, 2018
9. Approved site plans C-100, A1.1, A1.2 & A2.1, dated March 27, 2018
10. Minor Deviation Letter date October 24, 2019
11. Approved Plans C-1.00 & C-1.01

**** These documents need to be re-recorded as ONE in order to include the Minor Deviation Approval Letter dated OCTOBER 24, 2019 to the previously recorded approvals and additions. ****

Doc # 2246781 Bk# 2997 Pg# 506
Recorded 12/2/2019 12:26 PM Page 1 of 26

Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Doc# 2119814 04/21/2017 4:07PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2119814
Bk# 2850 Pg# 1160

Doc# 2146906 12/11/2017 12:14PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2043456 08/28/2015 2:29PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2043456
Bk# 2758 Pg# 203

Doc# 2051907 11/04/2015 10:49AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2051907
Bk# 2768 Pg# 158

Doc# 2146906
Bk# 2882 Pg# 1432

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P43-14

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LONGSTOCK II, LLC FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING MIXED USE MARINA, TO INCLUDE MARINA, COMMERCIAL RETAIL, OFFICE, COMMERCIAL FISHING, INDUSTRIAL AND HOTEL USES, AT PROPERTY DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on October 29, 2014, the Monroe County Planning Commission conducted a review and consideration of a request filed by Barton W. Smith, on behalf of Longstock II, LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-85 of the Monroe County Code; and

WHEREAS, the subject property is located at 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, and is legally described as parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200.

WHEREAS, the major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include marina, commercial retail, office, commercial fishing, light industrial and hotel uses; and

WHEREAS, on February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property (Planning Department File #2014-026). The agreement was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

Doc# 2119814
Bk# 2850 Pg# 1161

Doc# 2043456
Bk# 2758 Pg# 204

Doc# 2051907
Bk# 2768 Pg# 159

1. Major conditional use permit application (File #2013-027), received by the Monroe County Planning & Environmental Resources Department on February 19, 2014; and
2. Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 16, 2014; and
3. Landscape Plan by Elizabeth Newland Landscape Architecture and dated October 7, 2014; and
4. Level III Traffic Study by KBP Consulting, Inc. and dated October 2014; and
5. Development Review Committee Resolution #16-14; and
6. Staff report prepared by Matthew Coyle, Senior Planner, dated October 20, 2014; and
7. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
8. Sworn testimony of the applicant and general public; and
9. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

Doc# 2146906
Bk# 2882 Pg# 1433

1. The subject property is located in a Maritime Industries (MI) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of tier III; and

4. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit; and

5. In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips; and

6. In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices; and

7. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

Doc# 2051907
Bk# 2768 Pg# 160

8. A development agreement concerning the redevelopment of the property was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014; and

9. On August 26, 2014, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and

10. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, marinas may be permitted with a major conditional use permit provided that a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10 feet; and

Doc# 2146906
Bk# 2882 Pg# 1434

11. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that access to U.S. 1 is by way of: a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet; and

12. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, commercial retail uses of less than 5,000 square feet of floor area, office uses of less than 5,000 square feet of floor area, light and heavy industrial uses, commercial fishing and accessory uses may be permitted as-of-right; and

13. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

    (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
    (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
    (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
    (d) The proposed use will have an adverse effect on the value of surrounding properties; and
    (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the

Doc# 2051907
Bk# 2768 Pg# 161

public facilities capital improvements adopted in the annual report required by the Monroe County Code; and

(f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and

(g) The development will adversely affect a known archaeological, historical or cultural resource; and

(h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and

(i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

14. Development shall not be inconsistent with the Monroe County Code; and

15. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

16. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

17. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

Doc# 2146906
Bk# 2882 Pg# 1435

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Maritime Industries (MI) district , as set forth in §130-36; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Maritime Industries (MI) district, as set forth in §130-85; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

Doc# 2051907
Bk# 2768 Pg# 162

3. The application is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Stock Island and Key Haven; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the October 29, 2014 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, the applicant shall provide a revised traffic study which accounts for all of the existing and proposed uses on the site for review by the County's traffic consultant. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission by reconsider the approval; and

2. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, Ordinance No. 011-2014 shall be effective.

Bk# 2382 Pg# 1436

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, the applicant provided a revised traffic study, which accounts for all of the existing and proposed uses on the site. The revised traffic study was approved by the County' traffic consultant, URS, on January 9, 2015; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, Ordinance No. 011-2014 became effective on November 5, 2014.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit for any building containing transient dwelling units, all required TDRs shall be successfully transferred to the property via the process provided in MCC §130-160.

2. Prior to the issuance of a building permit for any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the property via the process provided in MCC §138-22(2).

3. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

4. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

5. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Reasonable rules related to use and conduct may be established and enforced by the property owner.

6. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission. For the purposes of this condition any change of use to the boat barn shall be a substantial modification.

7. During the phased development plan, fencing or another appropriate barrier for safety shall be installed around active construction sites for safety.

8. Prior to the issuance of the Certificate of Occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

9. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

10. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

11. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.

12. At least 8,000 square feet of contiguous land area adjacent to the shoreline shall be preserved for marine related industrial use.

13. At least 3,000 SF of building floor area for marine related industrial use shall be provided/preserved on or adjacent to the area described in condition 12.

Doc# 2119814
Bk# 2850 Pg# 1166

Doc# 2043456
Bk# 2758 Pg# 209

Doc# 2051907
Bk# 2768 Pg# 164

Doc# 2146906
Bk# 2882 Pg# 1438

14. Boat slips one through seven shall be preserved for commercial "not for hire" vessels.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 29th of October, 2014.

Chair Wiatt	YES
Commissioner Hale	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Werling	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
William Wiatt, Chair

Signed this 26th day of August, 2015.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: _____

FILED WITH THE

AUG 26 2015

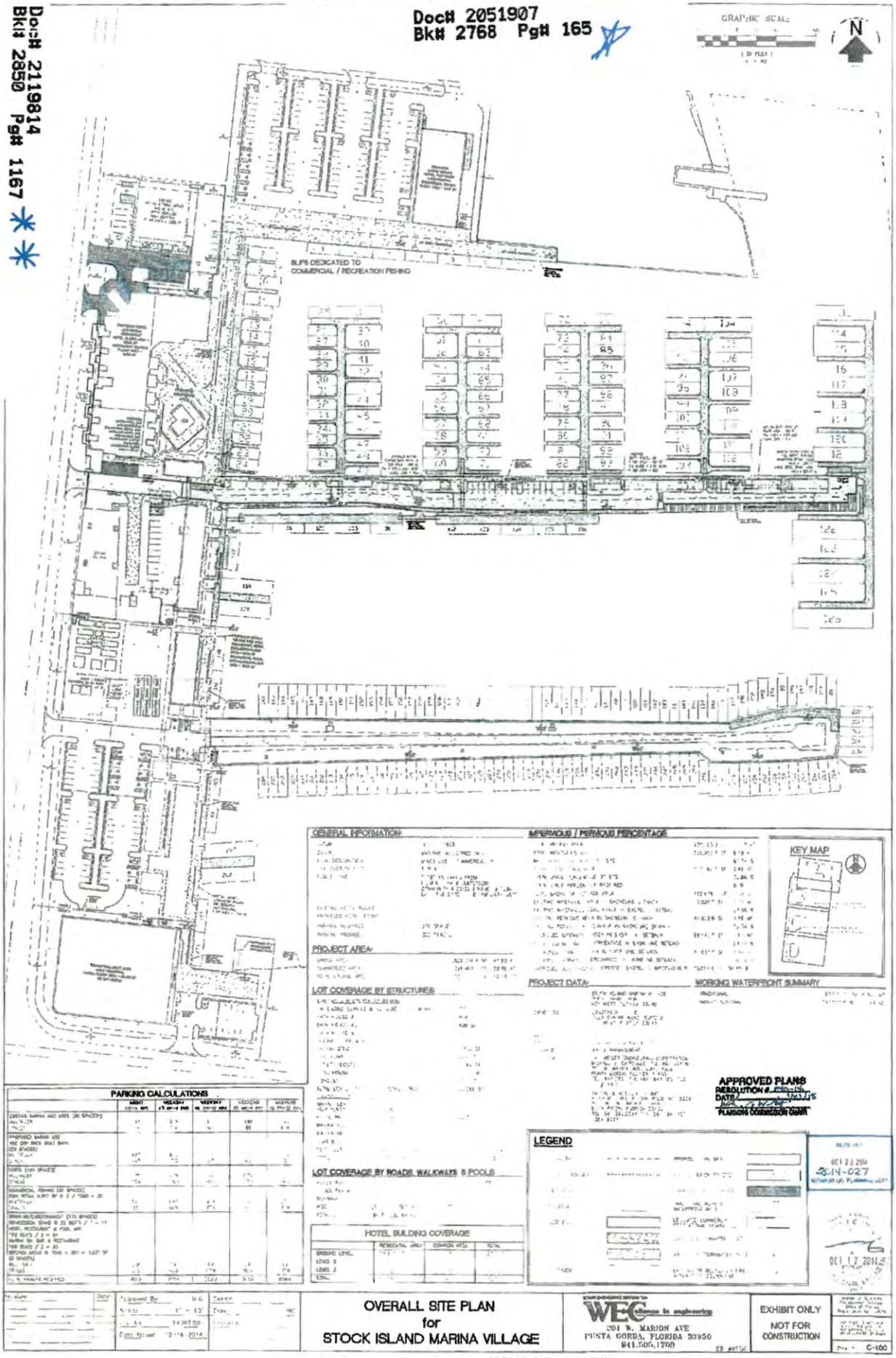
AGENCY CLERK

Doc# 2043456
Bk# 2758 Pg# 210

Doc# 2051907
Bk# 2768 Pg# 165

Doc# 2119814
Bk# 2850 Pg# 1167

Doc# 2146906
Bk# 2882 Pg# 1439



MONROE COUNTY
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Doc# 2119814
Bk# 2850 Pg# 1168

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor Danny Kolhage, Dist. 1
Mayor Pro Tem Heather Carruthers, Dist. 3
David Rice, Dist. 4
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

October 2, 2015

Doc# 2051907
Bk# 2768 Pg# 166

Barton W. Smith, Esq.
138 Simonton Street
Key West, FL 33040

Doc# 2140900
Bk# 2382 Pg# 1440

Subject: **Minor Deviation to a Major Conditional Use Permit approved by Planning Commission Resolution P43-14**
Stock Island Marina Village, 7009 Shrimp Road, Stock Island, Monroe County, Florida having Real Estate Numbers 00123720.000100, 00123720.000200 and 00123.000000 (File #2015-174)

Mr. Smith,

The Planning & Environmental Resources Department has approved your request for a minor deviation to the major conditional use permit for the above referenced site. The minor deviation was required in order to allow a minor modification of consistent design to the architectural style and design of the building as shown on the exterior elevation plans by Thomas E. Pope, Architect dated and sealed on July 27, 2015. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Code.

The following conditions apply:

1. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the minor conditional use permit approval.
2. A Monroe County building permit(s) shall be required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department has not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

MONROE COUNTY
OFFICIAL RECORDS

County of Monroe

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050
Voice: (305) 289-2500
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Board of County Commissioners
Mayor George Neugent, District 2
Mayor Pro Tem David Rice, District 4
Heather Carruthers, District 3
Danny L. Kolhage, District 1
Sylvia J. Murphy, District 5

Doc# 2146906
Bk# 2882 Pg# 1441

March 14, 2017

Doc# 2119814
Bk# 2850 Pg# 1169

Barton W. Smith, Esq.
Smith Oropeza Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2017-002)**
7001 Shrimp Road, Stock Island, Florida, Real Estate # 00123761-000400

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation to the Major Conditional Use Permit (the "Major CUP") (File # 2014-027) approved by Planning Commission Resolution No. P43-14. The minor deviation was requested in order to increase non-residential floor area for the new hotel pool bar/bathroom building and allow a minor modification of consistent design to the architectural style and design to the new hotel and pool bar/bathroom buildings. This application is associated with Revision A to Building Permit # 15104772 for the new hotel and pool bar/bathroom buildings. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code.

The following conditions apply:

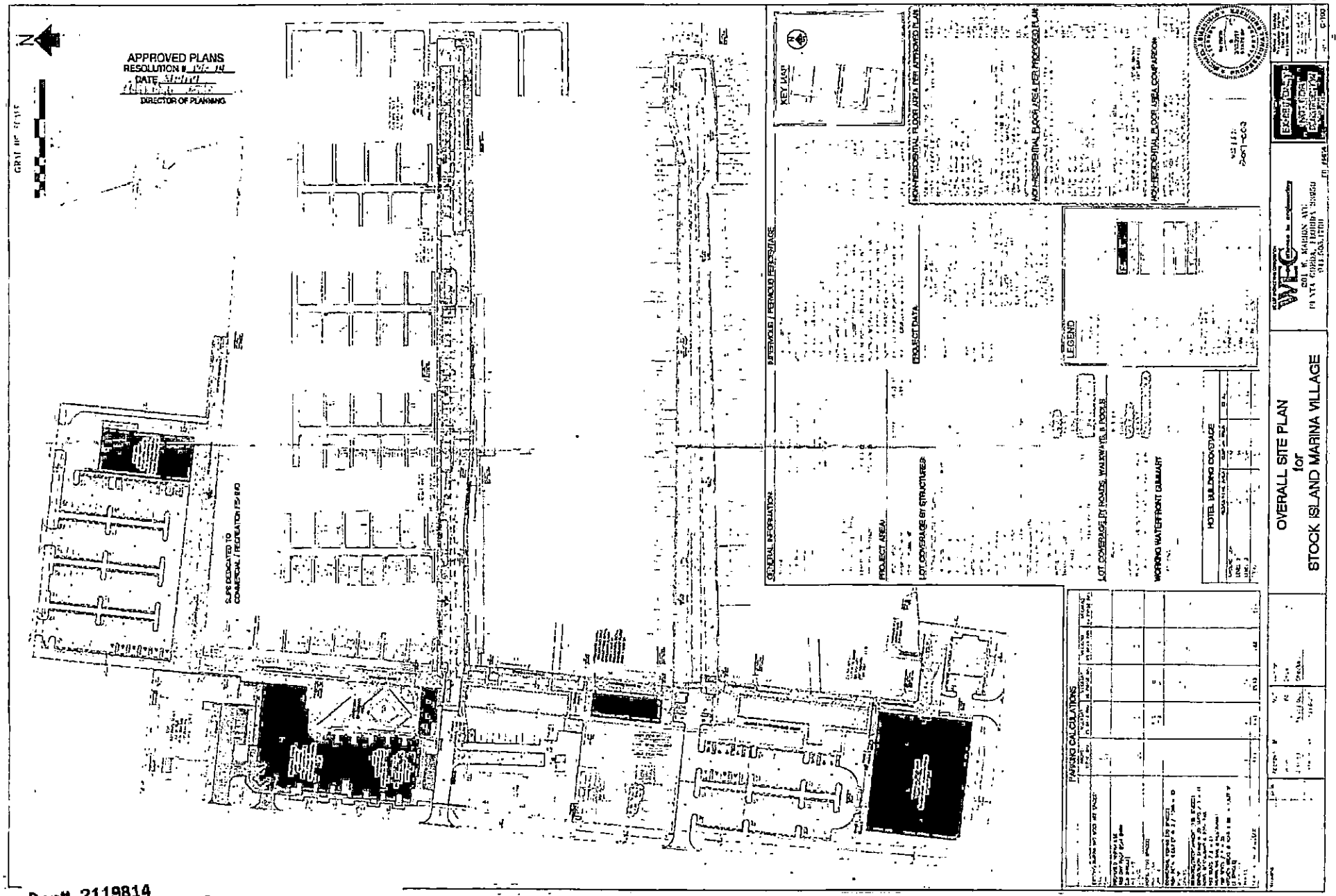
1. Approval is granted based on Overall Site Plan for Stock Island Marina Village sheet C-1.00 dated 3/13/2017 and labeled "preliminary for review only" by Michael J. Giardullo, P.E. of Weiler Engineering Corp; Pool Bar/Bathroom Floor & Elevation Plans sheet A1.05 signed and sealed 10/7/2016 by Thomas Edward Pope, R.A.; and Hotel Elevation Plan sheets A2.01 and A2.02 signed and sealed 10/7/2016 by Thomas Edward Pope, R.A..
2. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.
3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,

Mayte Santamaria, Senior Director of Planning & Environmental Resources

MONROE COUNTY
OFFICIAL RECORDS



County of Monroe

Planning & Environmental Resources Department
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Board of County Commissioners
Mayor George Neugent, District 2
Mayor Pro Tem David Rice, District 4
Heather Carruthers, District 3
Danny L. Kolhage, District 1
Sylvia J. Murphy, District 5

November 6, 2017

Doc# 2146906
Bk# 2882 Pg# 1443

Barton W. Smith, Esq.
Smith / Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2017-082)**
7001 Shrimp Road, Stock Island, Florida, Real Estate # 00123761-000000, 00123761-000100, 00123761-000200, 00123761-000300, 00123761-000400, 00123761-000500, 00123761-000600, 00123761-000700, 00123761-000800, 00123761-000900 & 00123761-001000

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation to the Major Conditional Use Permit (the "Major CUP") (File # 2014-027) approved by Planning Commission Resolution No. P43-14. The minor deviation was requested for the proposed changes to the phasing for the approved Major CUP. The proposed minor deviation would create "a subphase 1(A) and 1(B) to complete the building in the northeast corner identified as the proposed marina service retail, fish house, & distribution commercial fishing building, five parking spaces, one loading dock, a bike rack, and recycling area associated with the building in a separate phase from the hotel building." This building was originally to be completed as part of Phase 1 of the approved Major CUP, and is located within Unit 1 of the Stock Island Marina Village Condominium with RE # 00123761-000100 owned by Longstock II, LLC. This minor deviation application is associated with Revision B to Building Permit # 15104162 for site work associated with the new hotel building, which is Phase 1 of the approved Major CUP. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code.

The following conditions apply:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village sheets C-1.00, C-1.01 (Phase 1A) and C-1.02 (Phase 1B) signed and sealed 8/28/2017 by Michael J. Giardullo, P.E. of Weiler Engineering Corp.

2. Any additional revisions to the site plan, phasing or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.

3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

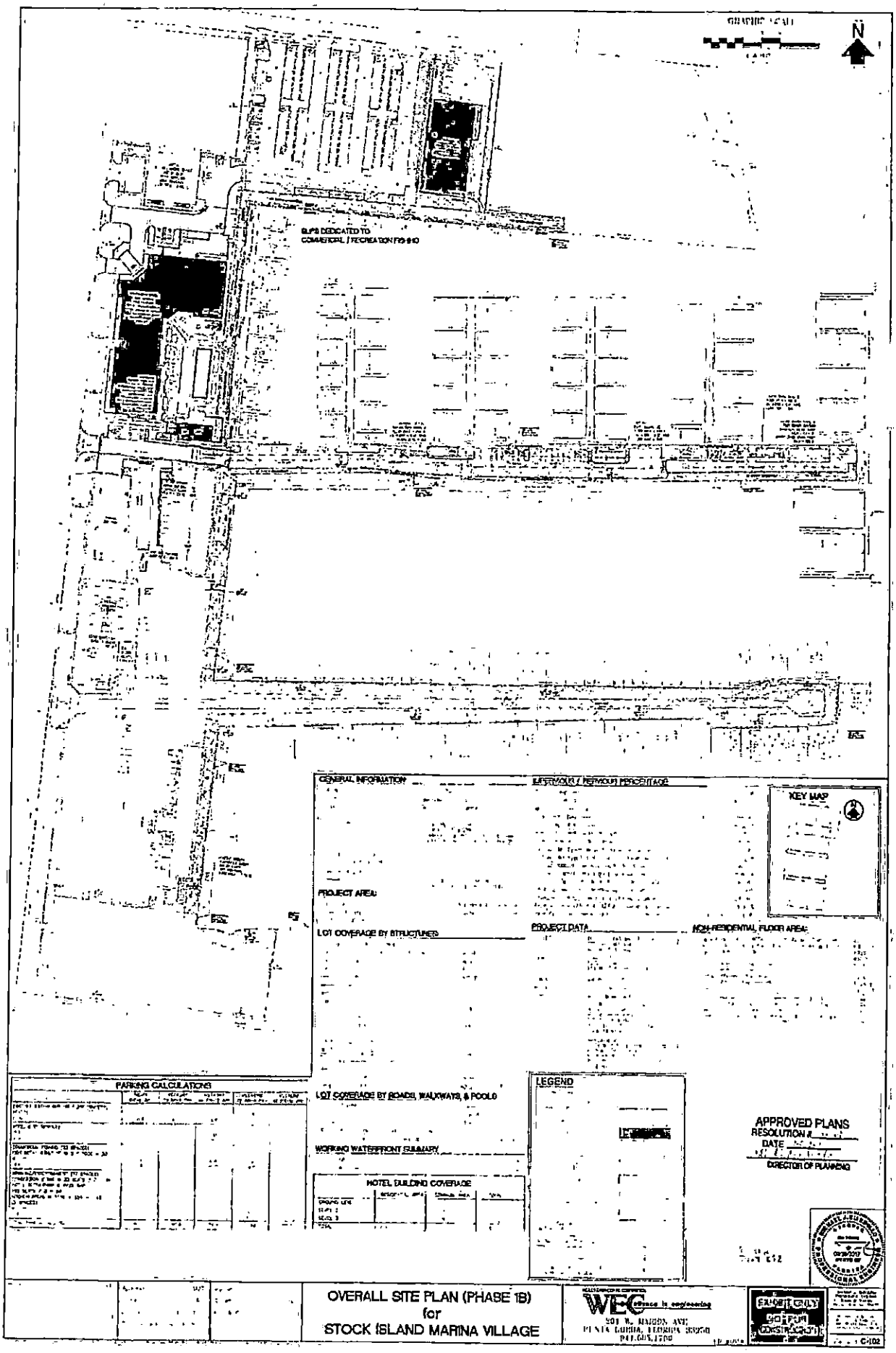
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

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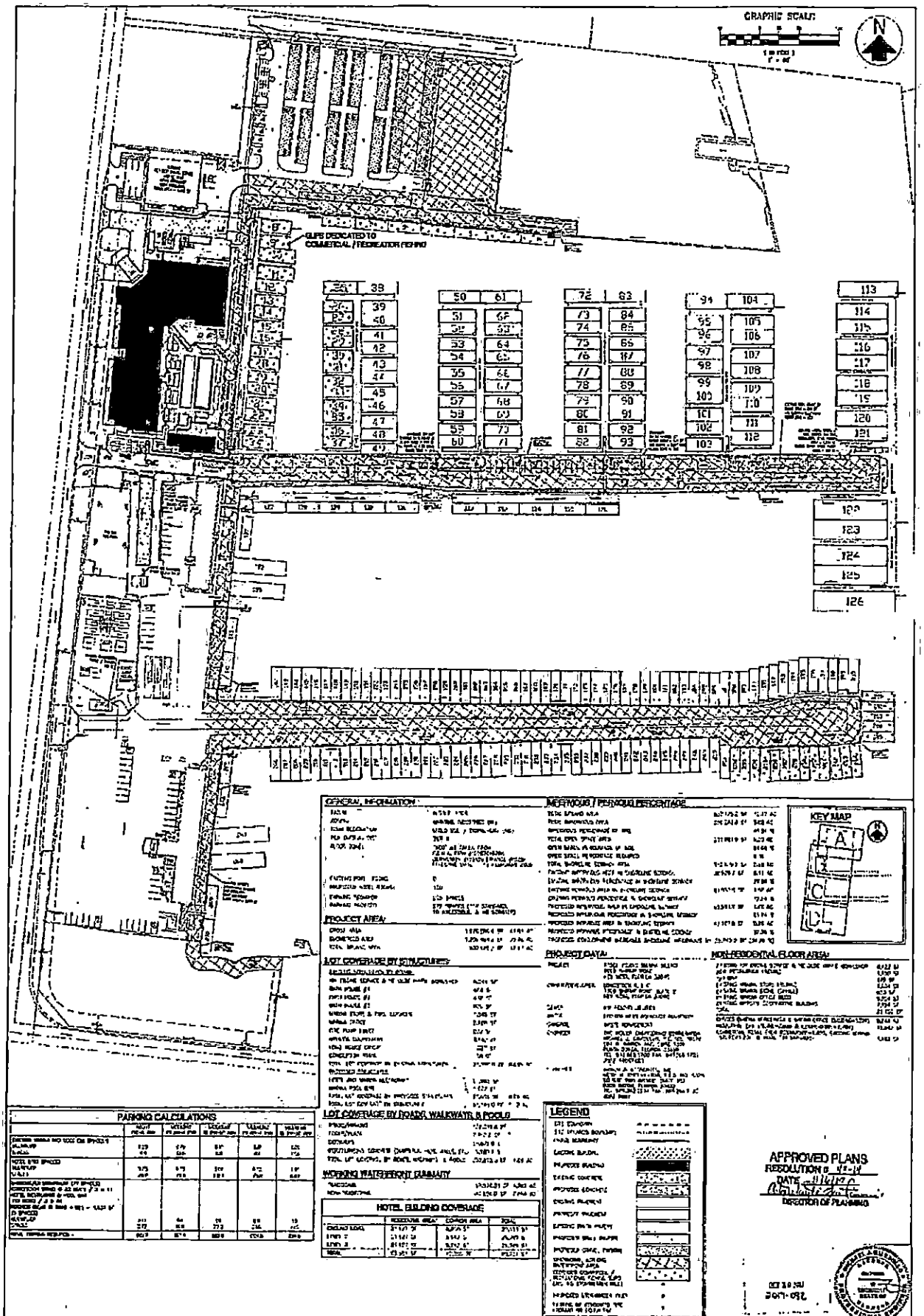
Respectfully,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

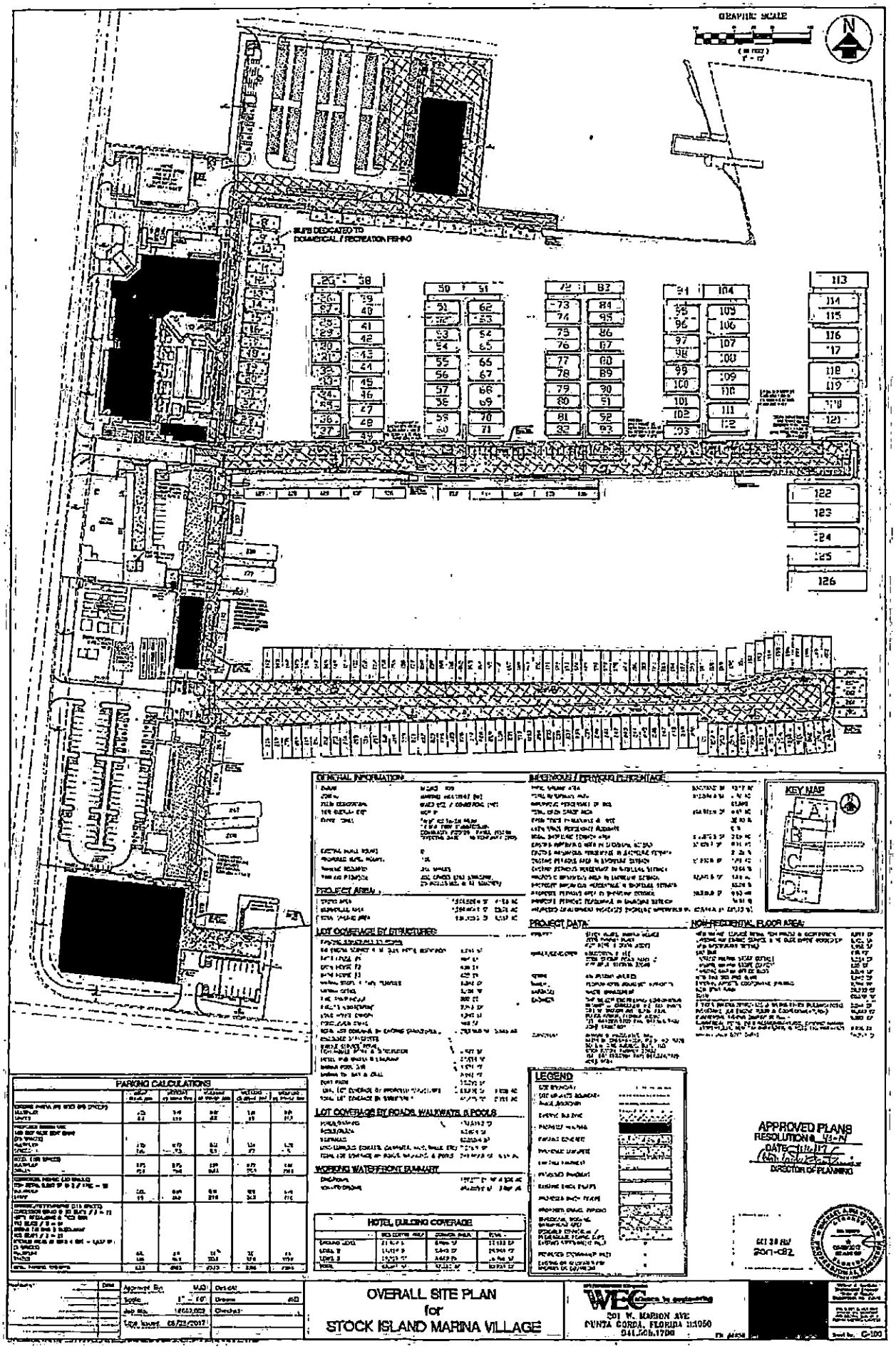
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Bkt 2382 Pg# 1446



Doc# 2146926
Bk# 2382 Pg# 1447
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County of Monroe

Planning & Environmental Resources Department
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Board of County Commissioners
Mayor David Rice. District 4
Mayor Pro Tem Sylvia J. Murphy, District 5
Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3

We strive to be caring, professional, and fair.

July 9, 2018

Barton W. Smith, Esq.
Smith / Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2018-066)**
7001 Shrimp Road, Stock Island, Florida, Real Estate # 00123761-000000, 00123761-000100, 00123761-000200, 00123761-000300, 00123761-000400, 00123761-000500, 00123761-000600, 00123761-000700, 00123761-000800, 00123761-000900 & 00123761-001000

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation to the Major Conditional Use Permit (the "Major CUP") (File # 2014-027) approved by Planning Commission Resolution No. P43-14. The proposed minor deviation allows an overall reduction in open space on the site based on the following changes to the site plan: reconfiguration of the parking lot to add five (5) additional parking spaces; reconfiguration of the restaurant and architectural features, reducing nonresidential floor area by two (2) feet and adding an unenclosed gazebo, reducing overall unenclosed area by 420 feet; and the addition of a trash area with a separate access drive onto Shrimp Road. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code, with the following conditions:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village signed and sealed 3/15/2018 by Michael J. Giardullo, P.E. of Weiler Engineering Corp. and on the SIMV Pool Bar and SIMV Gazebo floor plan revisions signed and sealed 3/20/2018 by Thomas E. Pope, P.A. of Pope-Scarbrough-Architects.

2. Any additional revisions to the site plan, phasing or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.

3. A Monroe County building permit(s) is required for the proposed scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

4. Prior to issuance of a building permit, the applicant must revise the site plan so that the proposed trash area does not encroach the required front yard setback along Shrimp Rd.

5. Prior to issuance of a building permit, the applicant must submit a letter of coordination from the Monroe County Department of Engineering indicating no objections to the proposed access drive.

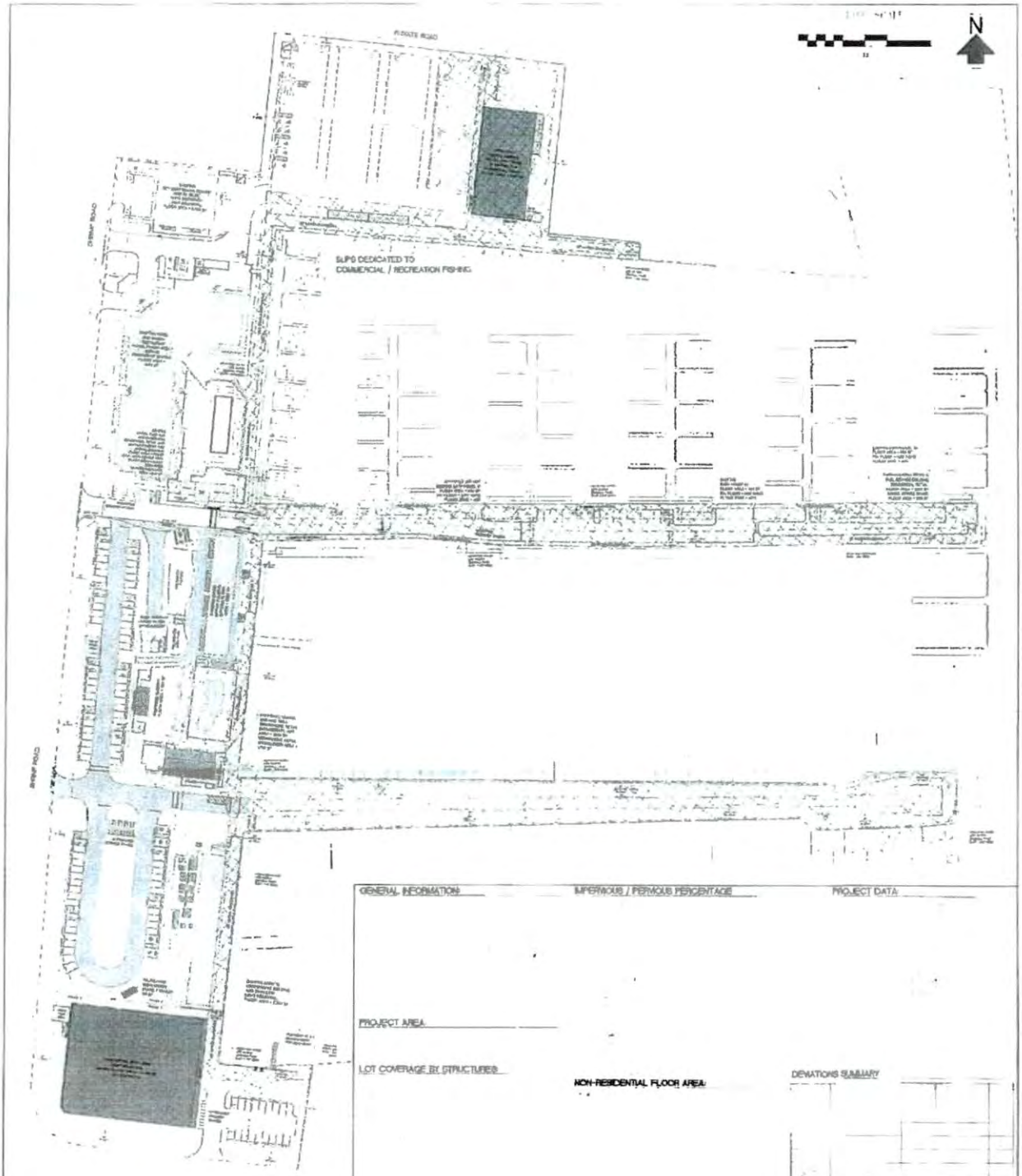
6. Any work within the right of way of Shrimp Road shall require a Right of Way permit from the Monroe County Engineering Department.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,



Emily Schemper, Acting Senior Director of Planning & Environmental Resources



GENERAL INFORMATION

IMPERVIOUS / PERVIOUS PERCENTAGE

PROJECT DATA

PROJECT AREA

LOT COVERAGE BY STRUCTURES

NON-RESIDENTIAL FLOOR AREA

DEVIATIONS SUMMARY

PARKING CALCULATIONS

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

LEGEND

WORKING WATERFRONT SUMMARY

HOTEL BUILDING COVERAGE

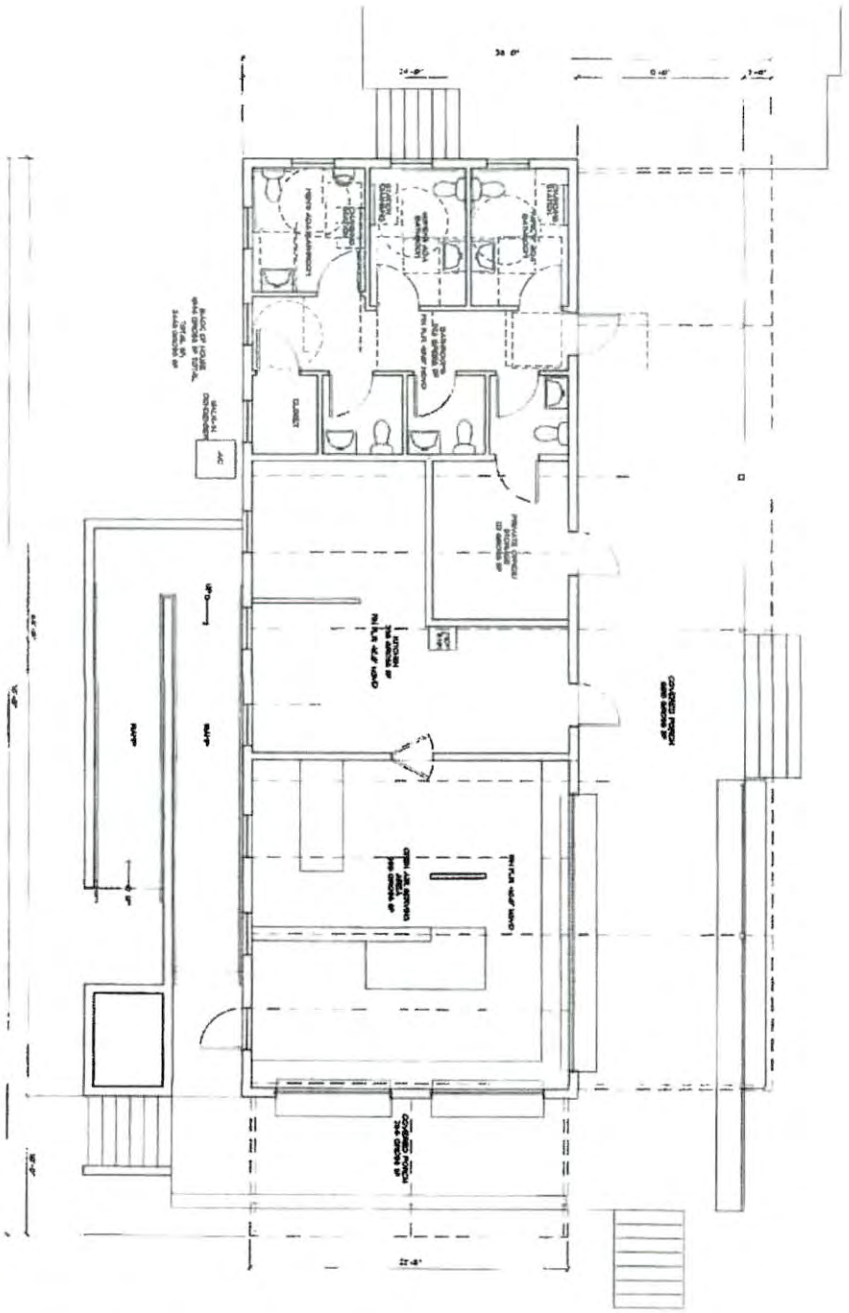
RECEIVED
2015-066

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC excellence in engineering
201 W. MARION AVE.
PUNTA GORDA, FLORIDA 33950
941.205.1500

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-100



First Floor Plan

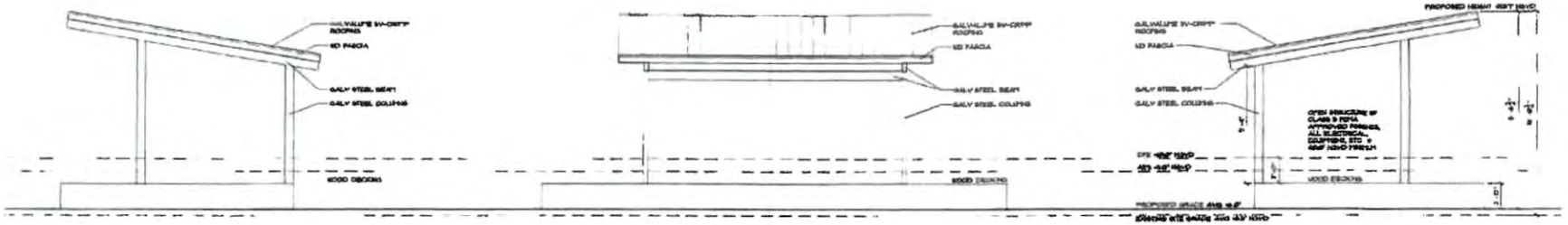
N

RECEIVED

A1.1

THOMAS E. POPE, P.A.
POPE SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St. Key West FL

SIMV Pool Bar
7011 Shrimp Road Stock Island, FL



Side Elevation

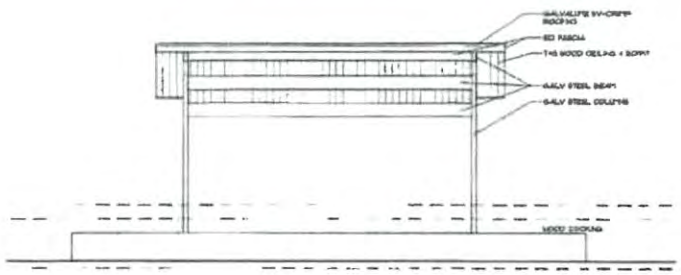
1/4" = 1' - 0"

Rear Elevation

1/4" = 1' - 0"

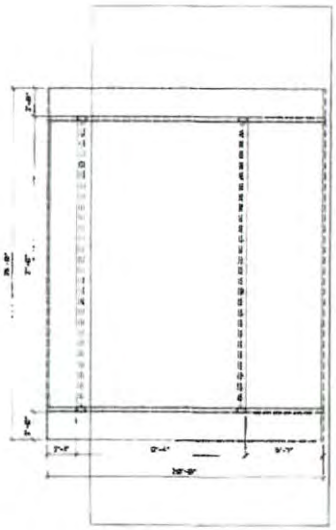
Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

BUILDING AREAS

UNENCLOSED AREA	500 SF
TOTAL AREA	500 SF

RECEIVED

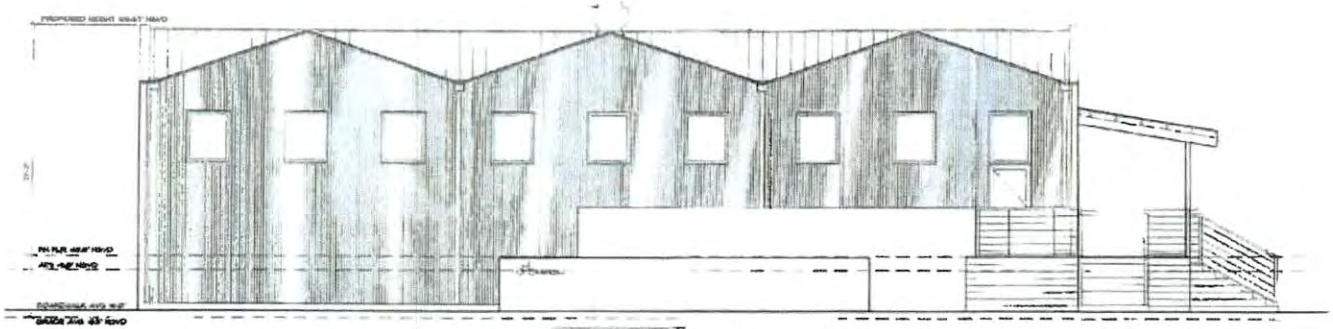
SIMV Gazebo

7011 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 810 White St Key West FL

date:
3/5/18
revision:

sheet:
A1.2



NC LDC Sec142-4.(3)b.5.
76inX.5ft=38 sf SIGN

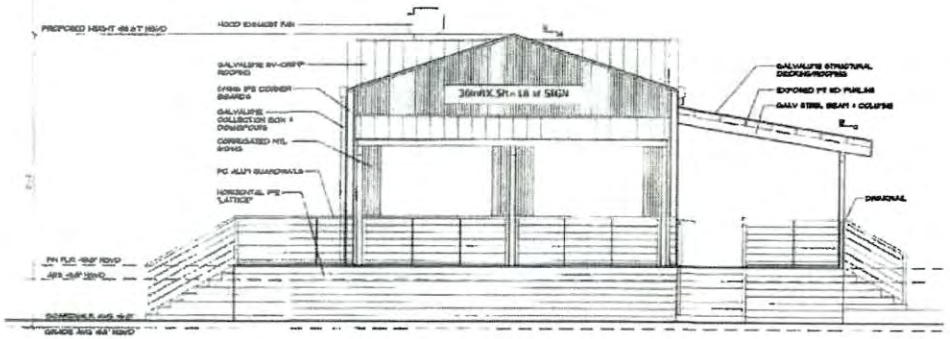
Side Elevation

1/4" = 1' - 0"



Front Elevation

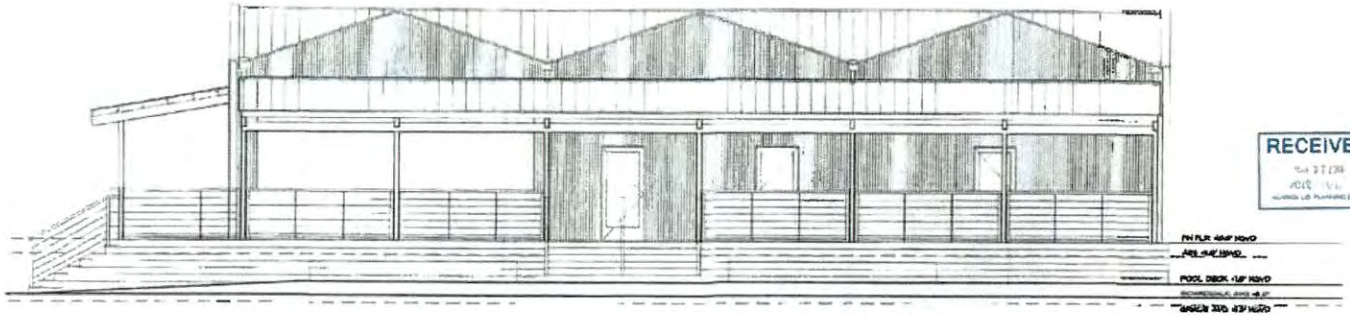
1/4" = 1' - 0"



Waterfront Elevation

1/4" = 1' - 0"

NC LDC Sec142-4.(3)b.5.
76inX.5ft=38 sf SIGN



Side Elevation

1/4" = 1' - 0"

RECEIVED

SIMV Pool Bar
7011 Shrimp Row Stock Island, FL

THOMAS E. POPE, P.A.
POPE SCARBROUGH ARCHITECTS
(305) 296 3611 610 White St. Key West Fl

date:
3/3/16
revision:

sheet:
A2.1

County of Monroe

Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners:
Mayor Sylvia J. Murphy, District 5
Mayor Pro Tem Danny L. Kolhage, District 1
Michelle Coldiron, District 2
Heather Carruthers, District 3
David Rice, District 4

We strive to be caring, professional, and fair.

October 24, 2019

Barton W. Smith, Esq.
Smith / Hawks, P.L.
138 Simonton Street
Key West, Florida 33040

Subject: **Minor Deviation to Major Conditional Use Permit (File # 2019-151)**
7001 Shrimp Road, Stock Island, Florida, Parcel ID # 00123761-000100, 00123761-000200, 00123761-000300, 00123761-000400, 00123761-000500, 00123761-000600, 00123761-000700, 00123761-000800, 00123761-000900 & 00123761-001000

Dear Mr. Smith:

The Planning & Environmental Resources Department has approved your request for a Minor Deviation (File #2019-151) to the Major Conditional Use Permit (the "Major CUP" - File # 2014-027) approved by Planning Commission Resolution No. P43-14. The proposed minor deviation allows an overall reduction in open space on the site based on the following changes to the site plan: remove and replace some of the docks and add two sidewalks. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Land Development Code, with the following conditions:

1. Approval is granted based on Overall Site Plan for Stock Island Marina Village signed and sealed 10/11/2019 by Michael J. Giardullo, P.E. of Weiler Engineering Corp.

2. The reconfiguration of boat slips from 361 to 288, shall not result in a reduction in commercial vessel slips.

3. Any additional revisions to the site plan, phasing or future improvements to the property are subject to further review as a deviation or as an amendment to the Major Conditional Use Permit originally approved by Planning Commission Resolution No. P43-14.

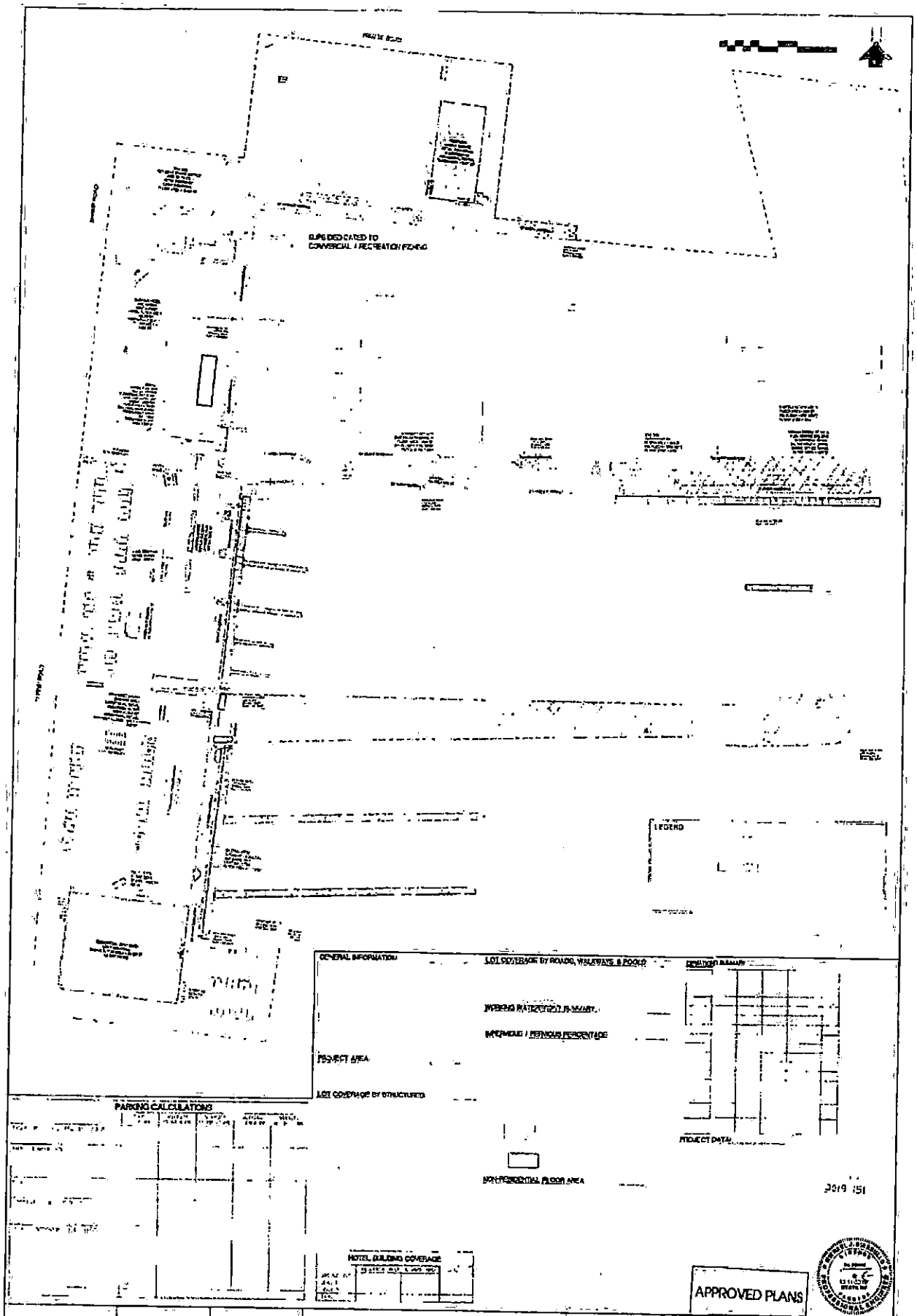
4. A Monroe County building permit(s) is required for the proposed scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

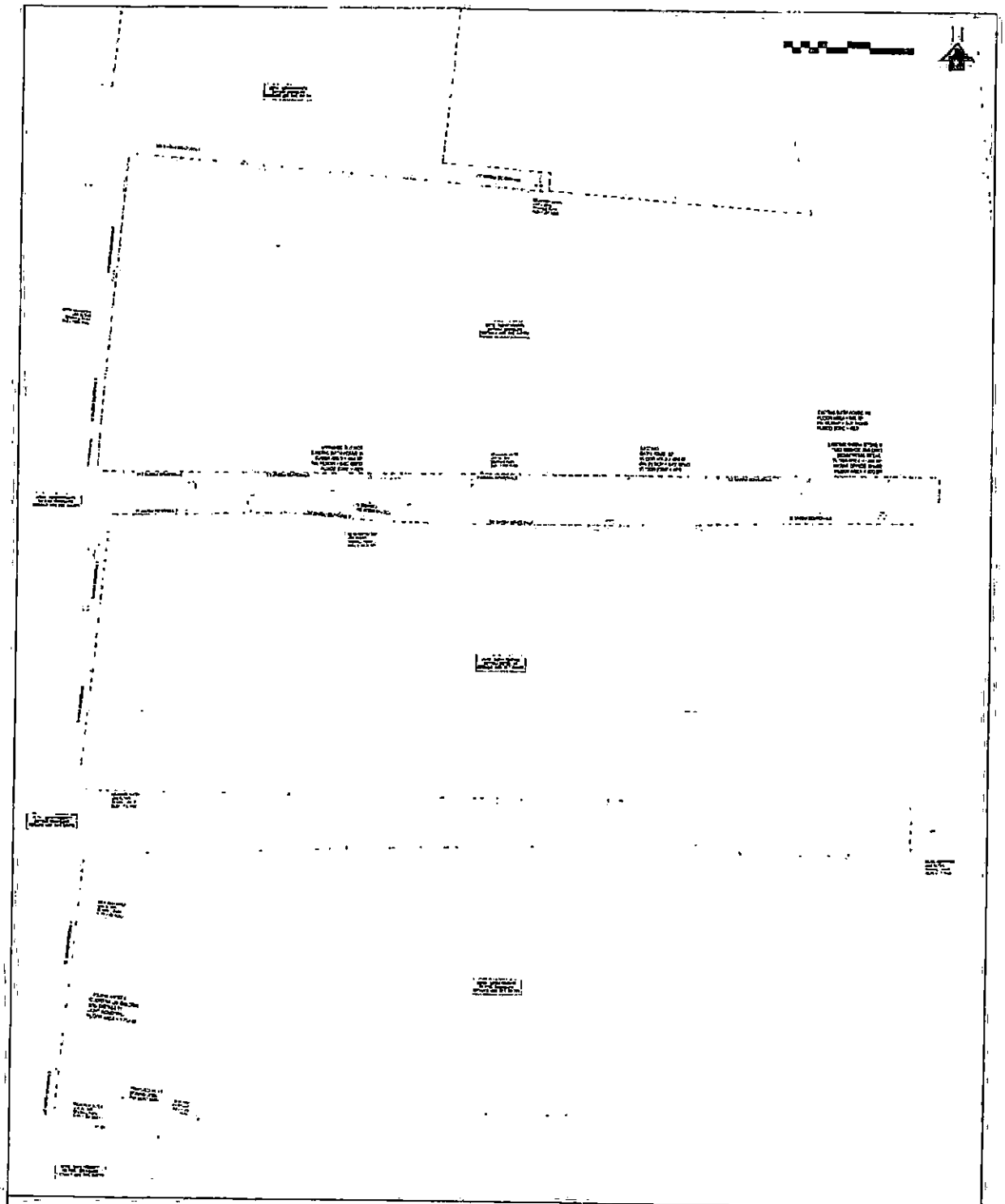
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact the Department's Marathon office at 305-289-2500.

Respectfully,

Emily Schemper, AICP, CFM, Senior Director of Planning & Environmental Resources

ES/ll


LEGEND
GENERAL INFORMATION
LOT COVERAGE BY ROADS, WALKWAYS, & POOLS
PROJECT AREA
LOT COVERAGE BY STRUCTURES
PARKING CALCULATIONS
PROJECT DATA
NON-RESIDENTIAL FLOOR AREA
HOTEL BUILDING COVERAGE
APPROVED PLANS
OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE
EXHIBIT ONLY
NOT FOR CONSTRUCTION



APPROVED PLANS

LEGEND

GENERAL INFORMATION

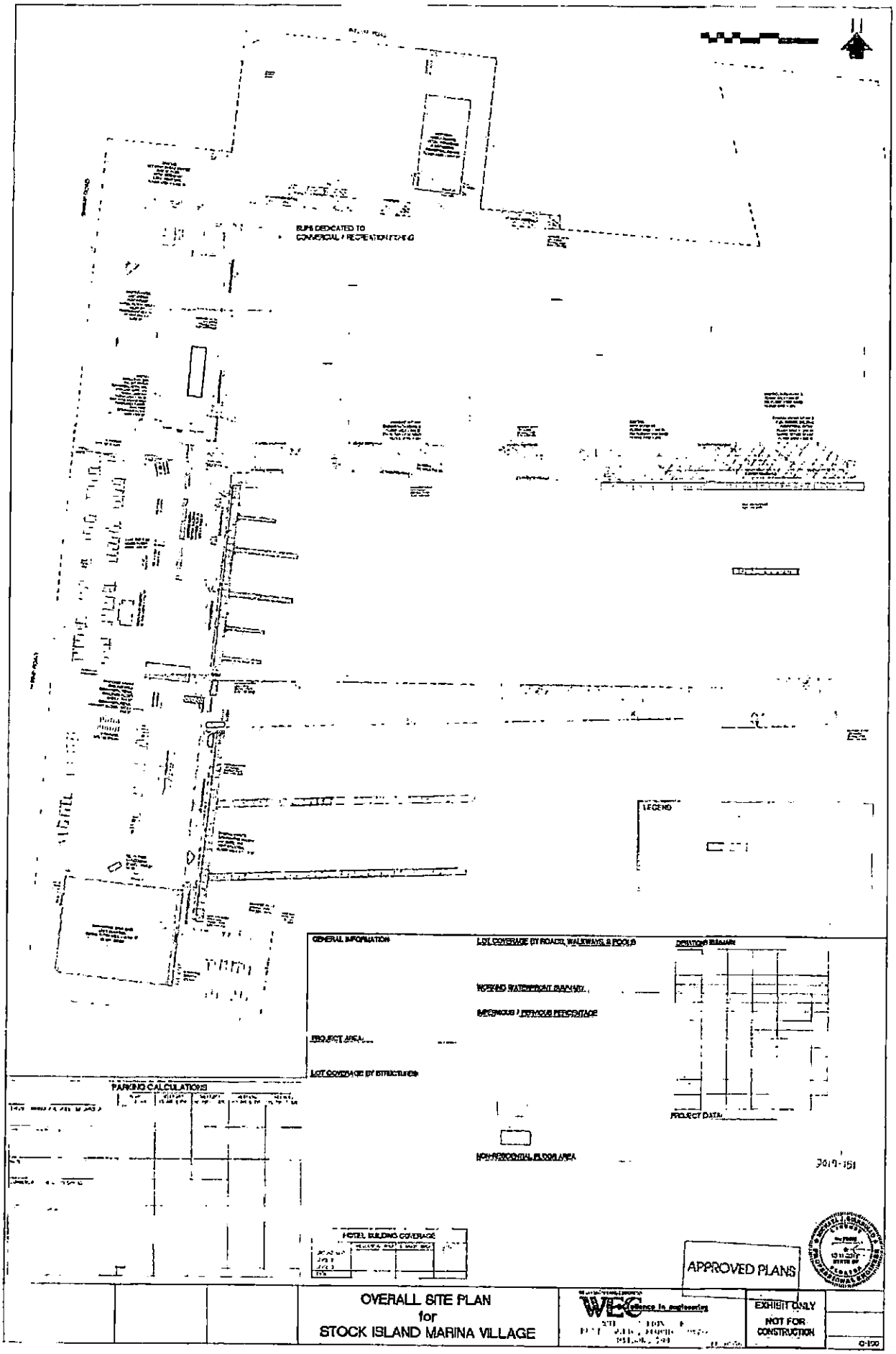
IMPERVIOUS / PERVIOUS PERFORMANCE

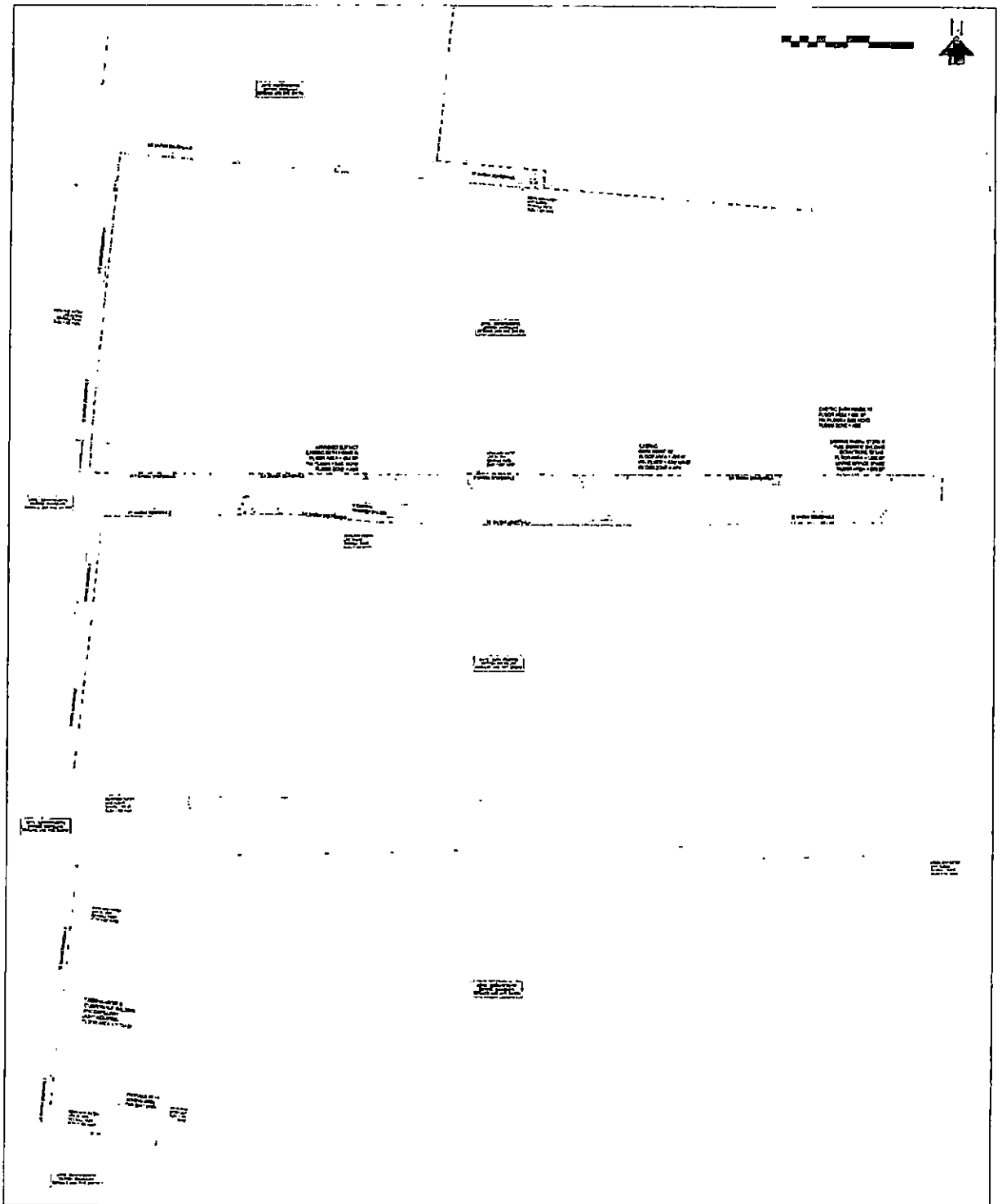
PROJECT DATA

2019-151

			SHORELINE SETBACK SITE PLAN for STOCK ISLAND MARINA VILLAGE	WEC	EXHIBIT ONLY NOT FOR CONSTRUCTION	C-101

E


LEGEND
GENERAL INFORMATION
LOT COVERAGE BY ROADS, WALKWAYS, & POOLS
WORKING WATERFRONT (MARINA)
RESIDENTIAL / SERVICES PERCENTAGE
PROJECT AREA
LOT COVERAGE BY STRUCTURES
NON-RESIDENTIAL FLOOR AREA
PARKING CALCULATIONS
HOTEL BUILDING COVERAGE
PROJECT DATA
APPROVED PLANS
OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE
EXHIBIT ONLY
NOT FOR CONSTRUCTION



APPROVED PLANS

LEGEND

GENERAL INFORMATION

LINEAR / FEMOUS PERCENTAGE

PROJECT DATA

SHORELINE SETBACK SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

EXHIBIT ONLY
NOT FOR CONSTRUCTION

C-101


Search
Sales Search
Results
Sales Results
Report
Home
Tax Estimator
Homestead Fraud
Stuart
Stone's
POWERED BY esri

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
00123762-000000	3 D OF KEY WEST INC	6801 Shrimp Rd			Key West, FL 33040	
00129130-000000	ALFARO CARIDAD	46 D 11th Ave			Key West, FL 33040	
00129410-000000	ARENCIBIA FRANCISCO	24 E 11th Ave			Key West, FL 33040	
00123570-000000	BAMA ONE LLC	6810 Front St			Key West, FL 33040	
00123770-000000	BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W	PO Box 2455			Key West, FL 33045	
00127290-000000	BERNSTEIN BENJAMIN TRUST B	PO Box 2455			Key West, FL 33045	
00132331-003000	BERNSTEIN JORDAN M	PO Box 2455			Key West, FL 33045	
00123880-000000	BERNSTEIN ROGER	PO Box 2455			Key West, FL 33045	
00132320-000000	BLANCO GERARDO	49 B 9th Ave			Key West, FL 33040	
00129650-000000	BOAN TINA L	48 E 12th Ave			Key West, FL 33040	
00127300-000000	BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY	1100 Simonton St	Ste 205		Key West, FL 33040	
00123630-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee, FL 32399	
00128640-000000	BOZA MARY J	46 C 10th Ave			Key West, FL 33040	
00129170-000000	CABRERA BERTA	50 D 11th Ave			Key West, FL 33040	
00129160-000000	CABRERA LEONARDO	49 D 11th Ave			Key West, FL 33040	
00123730-000100	CONSTELLATION YACHTS INC	6811 Shrimp Rd			Key West, FL 33040	
00123880-000100	COWLES CHRIS	136 Washington Ave			New Rochelle, NY 10801	
00129390-000000	E22 11TH AVENUE LLC	5585 2nd Ave	Ste 2		Key West, FL 33040	
00128900-000000	EDWARDS JEREMY NATHAN	23 D 10th Ave			Key West, FL 33040	
00123610-000000	FLA KEYS AQUEDUCT COMM	1100 Kennedy Dr			Key West, FL 33040	
00129640-000000	GALVAN JORGE E	2603 Harris Ave			Key West, FL 33040	
00129670-000000	GILKISON DARLENE VIRGINIA	50 E 12th Ave			Key West, FL 33040	
00129140-000000	GOURGUE JEAN L	47 D 11th Ave			Key West, FL 33040	
00128910-000000	GROSBY 2 SAM INC	1331 Duncan St			Key West, FL 33040	
00123800-000102	HARBOR BAY INVESTMENTS LLC	1424 S Roosevelt Blvd			Key West, FL 33040	
00129150-000000	HAYNIE THOMAS GLENN	48 D 11th Ave			Key West, FL 33040	
00128670-000000	HERNANDEZ ROGELIO	50 C 10th Ave			Key West, FL 33040	
00128890-000000	HERRADA FRANK	175 Overseas Hwy			Key West, FL 33040	
00123720-000400	JKYD LLC	PO Box 144235			Coral Gables, FL 33114	
00123850-000100	K W RESORT UTILITIES CORP	PO Box 2125			Key West, FL 33045	
00123900-000000	KEY COW LLC	1075 C21 Duval St	# 176		Key West, FL 33040	
00123540-000000	KEYS FRESH SEAFOOD LLC	41 Bay Dr			Key West, FL 33040	
00123580-000000	KFS2 LLC	6840 Front St			Key West, FL 33040	
00128400-000000	KIDWELL DAVID L	PO Box 2548			Key West, FL 33045	
00129380-000000	LAPIERRE JEFFREY	21 E 11th Ave			Stock Island, FL 33040	
00128920-000000	LOPEZ ERNESTINE LEONA	25 D 10th Ave			Key West, FL 33040	
00128420-000000	MARTINEZ REYNALDO A	1107 Key	PMB 82		Key West, FL 33040	
00132331-002800	MATHEW5 DEVELOPMENT COMPANY INC	3320 W County Highway 30A			Santa Rosa Beach, FL 32459	
00132330-000000	MCQUAIG HELEN	1010 Dixie Dr			Freeport, TX 77541	
00123800-000103	MERIDIAN WEST OWNER LLC	210 University Blvd	Ste 460		Denver, CO 80206	
00123780-000000	MONROE COUNTY	1100 Simonton St	Ste 205		Key West, FL 33040	
00128650-000000	MORALES JOSE O	48 C 10th Ave			Key West, FL 33040	
00129630-000000	OLDHAM REJANE	46 E 12th Ave			Key West, FL 33040	
00123910-000000	PARCELS B AND C LLC	1075 Duval St	# 176 C21		Key West, FL 33040	
00123660-000000	ROBBIE5 SAFE HARBOR MARINE ENT INC	7281 Shrimp Rd			Key West, FL 33040	
00129400-000000	ROBERTSON DOLORES L	23 E 11th Ave			Key West, FL 33040	
00123731-000000	SAFE HARBOR ENTERPRISES INC	PO Box 2455			Key West, FL 33045	
00123600-000100	SAFE HARBOR SEAFOOD LLC	1025 18th Ter			Key West, FL 33040	
00123590-000000	SAFE HARBOUR PROPERTIES LLC	6810 Front St			Key West, FL 33040	
00129660-000000	SHEEHAN DANIEL	103 Shepard Ct			Mukwonago, WI 53149	
00128410-000000	SHINE SR DEREK LANG	24 C 9th Ave			Key West, FL 33040	
00127390-000000	STATE OF FL DEPT OF TRANSPORTATION	605 Suwannee 5t			Tallahassee, FL 32399	
00123761-000800	STOCK ISLAND OWNER LLC	150 SE 2nd Ave	Ste 800		Miami, FL 33131	

00129420-000000	UA CAMERON KUIKAHI	25 E 11th Ave	Key West, FL 33040
00123550-000000	UTILITY BOARD OF THE CITY OF KEY WEST	1001 James St	Key West, FL 33040

K

KW Resort Utilities Corp.

6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

June 23, 2023

Perry Resort
Hotel Expansion
7009 Shrimp Road
Key West, FL 33040

RE: Letter of Coordination for: **Perry Resort Hotel Expansion**

To Whom It May Concern:

KW Resort Utilities does serve and treat the sewage on **Parcel ID #00123761-000100**, located at 7009 Shrimp Road, Key West, FL 33040. The Perry Hotel Resort is proposing the following per Megan Jarabek, Permitting Specialist with Weiler Engineering in an email dated 6/22/23; "Removing the Ye Olde Hippie Work Shop (AKA Key West Engine Building), Adding 7,358 SF Banquet Hall, Adding New Hotel Building with 26 Hotel Rooms and a Pool, Removing 4 Hotel Rooms from the Existing Perry Hotel, Converting a Portion of the Coral Lagoon Building (AKA Green Building) into 4 Hotel Rooms." Attached to the email was a "Concept Site Plan for Perry Resort and Marina" marked "Preliminary Not For Construction 06-16-23."

KW Resort Utilities has the capacity and agrees to treat the wastewater from the expansion as submitted, provided agreements are entered into, construction drawings are provided, and any and all fees relating to the redevelopment are paid. Fees will include a Capacity Reservation Fee as well as additional fees, which include, but are not limited to, administrative fees, deposits, AFPI and inspection fees per the Utility Agreement. Should the project diverge substantially from the description as referenced above, KW Resort Utilities, Corp, reserves the right to rescind this letter and provide notification of said action to any and all agencies involved directly or indirectly as it relates to the property/project.

Any and all new piping shall be inspected and all required tests shall be witnessed by a KW Resort Utilities Inspector (all testing is to be carried out as stipulated in Chapters 62 and 64E-6 of the Florida Administrative Code). It is the responsibility of the property owner to apply for any necessary permits and to comply with Monroe County Building Codes/Regulations. Plumbing shall be done by a contractor licensed and qualified by Monroe County to carry out the lateral plumbing work. Further, contractor shall provide KW Resort Utilities 48 hours' notice prior to the commencement of work.

KW Resort Utilities, Corp., hereby guarantees that the capacity will be available for the period of 1 year from the date of this letter.

Thank you,

Gregory Wright
Vice President

(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 11, 2023

Mr. Jess Goodall
Smith/Hawks Attorneys at Law
138 Simonton St
Key West, FL 33040

RE: Stock Island Owner, LLC & KW Perry, LLC 7001 Shrimp Rd, Florida

Dear Mr. Goodall:

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 in order 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,

Zahny Gonzalez
Customer Service Staff Assistant

ZG/zg
c:
M. Alfonso, Supervisor of Engineering

County of Monroe
The Florida Keys

BOARD OF COUNTY COMMISSIONERS
Mayor David Rice, District 4
Mayor Pro Tem Craig Cates, District 1
Michelle Coldiron, District 2
James K. Scholl, District 3
Holly Merrill Raschein, District 5

September 20, 2023

Attn: Jess Goodall
Smith/Hawks
138 Simonton St.
Key West FL. 33040

Referenced Property: Perry Hotel and Marina
7001 Shrimp Rd.
Stock Island, FL. 33040

Owner: KW Perry LLC
848 Brickell Ave.
Suite 1100
Miami, FL 33131

PID #00123761-000400, Alk. #9103818

Dear Mr. Goodall,

After review of the proposed site plan for Perry Hotel and Marina, I find there is sufficient placement and designation for municipal solid waste receptacles for the above referenced property. The plan shows adequate provision for solid waste management.

While recycling is not mandatory, it is strongly encouraged throughout the business community. If information is needed on, how to set-up recycling for this business property, please inform your client to discuss available options with Waste Management, phone number 305-296-8297.

Sincerely,

Cheryl Sullivan

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida

August 10, 2023

Jess Miles Goodall
S M I T H / H A W K S
ATTORNEYS AT LAW
138 SIMONTON STREET, KEY WEST, FLORIDA 33040

RE: 7001 Shrimp Rd.
Stock Island, FL 33040
00123761-000400

Dear Mr. Goodall,

FL DOH-Monroe has no record of a septic system for this property. We have an existing swimming pool permit on the property, which will require ongoing permitting. The proposed new pool and hot tub will require permitting as well. Central sewer is connected, and the location has an approved water source. The Health Department requires immediate connection of sewer before occupation of the property. Other offices, such as the Monroe County Building Department may need to be consulted prior to this use.

Should you have any questions, please call 305.797.9252.

Sincerely,

James Rachal
Environmental Manager
FL DOH-Monroe

JMR/jr

County of Monroe
The Florida Keys

OFFICE OF THE
FIRE MARSHAL
490 63rd Street Ocean
Marathon, FL 33050
Phone: (305) 289-6020

September 15, 2023

Mr. Jess Goodall
Smith Hawks Attorneys at Law
138 Simonton Street
Key West, FL 33040

Sent Via Email

RE: Letter of Coordination, Major Conditional Use, 7001 Shrimp Road

Dear Mr. Goodall,

This letter of coordination is being provided to confirm receipt and review a conceptual site plan and proposed project for parcel no. 00123761-000400, 7001 Shrimp Road, Stock Island. Please note that "Existing 94 Slip Rack Boat Barn" is not existing. That area is currently an open vehicle lot with perimeter fence. The following outlines the preliminary requirements of the Fire Marshal's Office.

- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements.
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf
- Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows, including access to these structures. Site plan will not be approved without sufficient water supply for fire suppression.
- Plans shall identify the marked fire lanes. Please distinguish fire lane(s) from loading zones areas.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc. For the restaurant area, please identify seating inside and outside.
- Plans shall identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 7th edition effective December 31, 2020, consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.
- Please note that any plans submitted after December 31, 2023, will be required to comply with the Building and Fire Prevention Code updates and plans shall provide the appropriate code references.

This review and comments are preliminary in nature and additional conditions may be required as plans for this project are updated. Other plan requirements may be identified on the "Fire Department Construction Related Requirements," attached for review. The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions and any coordination meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6020.

Sincerely,

Craig Marston
Acting Fire Marshal

Attachments

County of Monroe
The Florida Keys

Office of the Fire Marshal
490 63rd Street Ocean
Marathon, FL 33050
Phone (305) 289-6020

Construction Related Fire Department Requirements

The following are the requirements that the Fire Marshal's Office (FMO) will review during plans examination and inspections. All documents, such as permits, reports and revisions referenced herein must be submitted **through** the Building Department. *Please note that private inspection providers are not authorized to perform inspections for fire department requirements.* This document is intended to facilitate the permitting process however is not meant to include every requirement necessary. Additional conditions may be required.

General / Site Plan.

1. Site Plan shall clearly identify the location of the project within the parcel and adjacent roadways.
2. Site Plan shall identify ingress/egress locations, measurements, and protective measures during construction.
3. All construction plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
4. Site plan must contain and clearly show the locations for all hydrant(s), arterial mains, feeder mains and stub out main sizes, including point of service from FKAA source.
5. Provide reference to current edition of NFPA 241 and Chapter 16 NFPA 1, Standard for Safeguarding Construction, Alteration and Demolition Operations, which shall be maintained for duration of work.
6. No vertical construction or storage of combustible material on site shall be permitted until fire hydrants (fire wells) are installed, inspected, flow tested, and approved for service by the Fire Marshal's office. Note: Slabs can be poured, non-combustible walls can be erected, no combustible framing or roof assemblies may be on site.
7. Fire hydrants shall have proper clearances provided and maintained in accordance with Chapter 18, NFPA 1, and guidelines provided by the Fire Marshal's office. No poles, signs or other obstructions shall be in this clear space.
8. An in-service hydrant is defined as cleared through letter by the Florida Keys Aqueduct Authority (FKAA) and the Florida Department of Environmental Protection (FDEP). After obtaining the DEP clearance all hydrants shall be flow tested. This will be done by a licensed sprinkler or underground contractor, with certified test results being provided to the Monroe County Fire Marshal's office. Hydrants shall be flowed and plotted on a graph certifying the flow meets ISO (Insurance Services Office) flow calculations @ 20psi. Hydrants shall be painted in accordance with NFPA 291, providing proper bonnet and cap colors for the hydrant flow @ 20psi. A blue reflector shall also be provided in the center of the traffic lane closest to the hydrant. A Deputy Fire Marshal will provide a site inspection to verify the flows and accept the system before combustible material is brought on site. This inspection must be scheduled through the Building Department.
9. Plans shall instruct Contractor to call-in required inspections for the water line, including the Fire Marshal's Office for inspections related to the fire suppression system and fire hydrants.
10. Any structure greater than 3 floors, will have an easily accessible and identifiable fire department connection "FDC" leading to a dry standpipe in a stairwell at 1 floor level below the highest working floor.
11. Prior to final approval of construction, it is the responsibility of the property owner or their designee to ensure 99% radio/cellular communication capabilities for all fire and police personnel in accordance with NFPA 72 paragraph 24.5.2* Two-Way Radio Communications Enhancement Systems. If a failure occurs, a radio/cellular enhancement system will need to be installed.
12. Access shall be provided to fire crews for site and building construction familiarization (new buildings).

13. Separate Permits are required for Fire Sprinkler, Fire Alarm, and Fire Extinguishing Systems. Engineered plans (if required), shall be included in the "SEPARATE" permit application documents.
14. Upon completion of all underground site work, the site should have 360-degree accessibility for emergency apparatus.

Building Design Criteria for New Construction.

1. Identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 7th edition effective December 31, 2020, consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.
2. For New Construction provide a Life Safety Plan to include the following:
    a. Identify the Type of Construction.
    b. Occupancy classification and Occupant load calculations for each Occupancy Type
    c. Total square footage information.
    d. Common paths of travel and distances in LF to exits.
    e. Corridor widths.
    f. Identify door widths.
    g. Locations and type of Fire extinguisher(s) with attachment details, in compliance with NFPA 10, including but not necessarily limited to each residential cooking area.
    h. Locations for Emergency lighting and illuminated exit signage. * (*May be on the lighting/reflective ceiling plan or the LSP, but if on both, plans must be identical.)
3. Provide address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Additionally, address numbers shall contrast with their background, in accordance with NFPA 1, 10.11.
4. Provide Wall Types (including its joint assemblies) any shafts and chases shown referenced to detailed drawings on plans, UL or equivalent design details.
5. Identify and include the minimum fire resistance of walls, partitions, and opening protectives. Clearly identify fire resistance separations of Structure members and/or Compartmentation of living spaces.
6. Provide fire stopping details and identify required fire resistance rating for each penetration type (To be inspected on "Rough Fire Inspection – 800"). *Note: If Rough inspection is not called in by Contractor, and this inspection is not performed by the Fire Marshal's Office, Contractor shall be responsible for removing any work covering fire stopping, etc. for the inspection to be completed.*
7. Provide fire stopping details and identify required fire resistance rating between occupancies.
8. Provide a complete Interior finish schedule including wall coverings, floor finishes, furnishings and draperies. Identify and include the minimum interior finish classification(s).
9. Provide Exit access, exit, and exit discharge information that complies with Chapter 7 of NFPA 101.
10. Provide Exit illumination that complies with Chapter 7 of NFPA 101.
11. Provide Emergency lighting and exit signs that comply with Chapter 7 of NFPA 101.
12. Each required exit has to be equipped with exit sign/emergency light combo fixture.
13. Provide Exit corridors that comply with Chapters 7 and 8 of NFPA 101.
14. Provide Stairs with sufficient details including all dimensions such as width, headroom, rise, run, etc. to ensure compliance with Chapter 7 of NFPA 101.
15. Provide Handrail and guard detail including all dimensions-extension, rejections, height, etc.
16. Provide Ramp Detail including all dimensions, show slope in ratio, etc.
17. Provide Doors, locks, latches, and alarm devices with sufficient details such as rating, hardware, width, assembly, etc. on schedule to ensure compliance with Chapter 7 of NFPA 101.
18. Provide a complete Window Schedule including all dimensions, identify egress windows, clear widths, sill height above finished floors, etc.
19. Occupant load and classification shall comply with Chapter 7 of NFPA 101.
20. Accessible means of egress shall comply with Chapter 7 of NFPA 101.

21. If Mechanical Plans, the proper location of Duct Detectors in the supply & return for systems greater than 2000 CFM or 60,000 BTUs and their respective test switches.
22. If Mechanical Plans in a non-sprinklered/non-fire alarm building, the proper location of their respective test switches AND the location of each "Smoke" indicator.
23. If Electrical Plans, the panel schedule needs to indicate which breaker is for the Emergency Lighting and which breaker is for the Fire Alarm Control Panel "FACP" in an alarmed structure. The Fire Alarm breaker must be locked. Note: Only Fire Alarm Contractor shall install the Fire Alarm Detection System.
24. If Lighting Plans, the location of all illuminated exit signs and emergency lighting must be identical to the LSP.
25. Plans shall identify any hazardous materials to be stored, including type, storage and handling and quantities.
26. Plans for storage facilities shall identify materials to be stored with related quantities and provide the hazard classification types.
27. Identify whether or not the building will contain a fire sprinkler or fire alarm system.
28. Any Fire System related work shall require a "SEPARATE" permit from the specific trade performing the work.

Fire Department Access.

1. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
2. Note on plans that "Emergency Access for Fire Apparatus, Emergency Medical Vehicles and Water Supplies shall be maintained unobstructed at all times."
3. Ingress/Egress shall provide inside turning radius of 25 ft. clear and an outside turning radius of 50 ft. clear.
4. The plan for Ingress/Egress for Fire Department Access roads shall have an unobstructed width of not less than 20 ft., an unobstructed vertical clearance of not less than 13 ft., 6 in., and be designed and maintained to support imposed loads of fire apparatus (44 tons which includes Fire Apparatus and EMS Rescue Vehicles), all clearly shown on the plan, and shall be provided with an all-weather driving surface. (NFPA 1 Chapter 18 & NFPA 241 Chapter 7).
5. There shall be no parking on both sides of the street.
6. An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150 feet. The turnaround shall have a minimum centerline radius of 50 ft. The grade, surface and location of the fire lane shall be approved by the Fire Marshal's Office.
7. A Tee or Y turnaround may be accepted, upon review by the Fire Marshal's Office. See Exhibit A for example.
8. Secondary paved access or an emergency vehicle access to this site may be required or necessary, Per NFPA 1 Chapter 18, upon review by the Fire Marshal's Office.
9. Provide Automatic access at points of ingress and egress to be activated by "Electronic Siren Welp and Wail Modes" (for gated businesses/developments/communities).
10. Provide for "Red Model 1403 Knox Box," with notation to coordinate installation with Monroe County Fire Marshal's Office. The Knox Box for new buildings shall be mounted and have the following placed inside of the box:
    a. Keys to the following:
        1) Main entrance.
        2) All mechanical and electrical rooms.
        3) Emergency elevator operations (2 keys).
        4) Fire alarm panel.
        5) Pull stations.
    b. Business card of 24/7 emergency point of contact.

11. Plans for gated developments, subdivisions, etc., require compliance with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: "Remote activation by operation of electronic siren - wail or yelp."
12. Fire Lanes: Required fire lanes shall be provided. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 41 tons.
13. Fire lanes shall be marked with freestanding signs with the wording, "**NO PARKING FIRE LANE**" or similar wording. Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet part.
14. Access to building: A fire department access road shall extend to **within 50 feet** (15 meters) of a single exterior door providing access to the interior of the building.
15. Additional requirements: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility.
16. Multiple Access Roads: More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

Docks, Marinas and Boat Slips.

1. Plan submittals shall confirm with all applicable standards for construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats as identified in NFPA 303, most recent edition.
2. Plans shall also identify any hazardous materials to be stored, including type, storage and handling and associated quantities.

Water Supply for Fire Suppression. The following water supply design requirements, references and notations shall be provided on the Plans:

1. Provide the "Determination of Needed Fire Flow" Calculations/Report which will identify the water supply required for fire suppression for each building, including the fire sprinkler system, with the building Plans Permit submittal. These Calculations/Report may be provided directly on the plans or submitted separately with a reference on Plans to this Report. Separate reports, etc. must be submitted through the Building Department. Guidance to prepare these "Calculations/Report" may be found in NFPA 1, Chapter 18 and/or at the following website: https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf
2. Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flow calculations.
3. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
4. Plans shall provide for the installation of Fire hydrant(s) and/or Fire well(s) such that the coverage for each building can be provided by fire suppression apparatus.
5. Provide locations for the point of service from the FKAA water main, and locations of the Backflow preventer, Post indicator valve and fire hydrant(s) and/or fire well(s) on the Site Plan.
6. Provide hydraulic nodal information on plans.
7. Where no reliable water service is within ¼ mile of the site then Chapter 29, NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting, will apply.
   a. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment.

8. **Underground Fireline:** See General and Specialty Inspection Requirements.
9. Provide copy of FKAA permit(s) prior to 800 Rough Inspections to the Fire Marshal through the Building Department.
10. Fire Well Installations may only be performed by licensed Water Well Construction contractors in accordance with Chapter 62-531, F.A.C.
11. In accordance with Chapter 62-532 Fire Well installations shall obtain a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C. prior to construction and provide this permit with the Monroe County Building permit application for the Fire Well for review by the Fire Marshal's Office.
12. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.

Fire Sprinkler System. The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Sprinkler System Plans" submittal by state licensed fire sprinkler contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Provide details for sprinkler heads, hangars, control valve, main drain, auxiliary drain, fire department connection, water flow alarm and system air vent.
5. Clearly identify the location, pipe dimensions and diameter for the fire main point of service from the FKAA water supply.
6. Required inspections include aboveground visual of piping and connections, hangers, heads, and other components under an 800 Rough Fire Inspection, called in through the Building Department. Hydrostatic pressure test, as per NFPA 13, and flow and tamper switch operation required under 891 Final Fire with Acceptance Inspection, called in through the Building Department.
7. Copies of the Contractor's Material and Test Certificates for both the underground and aboveground piping shall be provided to Deputy Fire Marshal/Fire Marshal's Office upon completion of the hydrostatic tests by submission through the Building Department, which is required for the 892 Final Fire Inspection, called in through the Building Department.
8. Fire Sprinkler contractor shall also provide the following upon the 892 Final Inspection by submission through the Building Department:
    a. Fire Pump testing certificate (new buildings).
    b. Hydraulic plates.
    c. Spare Heads and associated wrenches.
    d. Escutcheons/cover plates.
    e. Copy of plans – 4" PVC by FACP.
    f. Copy of Maintenance Contract.
    g. All signage per Code requirements.

Fire Alarm System. The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Alarm System Plan" submittal by licensed fire alarm contractor.
2. If submitted in full plan set, provide "Fire Alarm System Plans" on separate designated sheets, in compliance with the current adopted NFPA 72: *National Fire Alarm and Signaling Code.*
3. If this plan is not submitted with the original permit set, provide notation that a separate follow up permit application will be submitted.

4. Systems must meet the applicable criteria per NFPA 72, and the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office.
5. Provide all manufacturer's product (cut) sheets.
6. Requires remote annunciator(s) for each building.
7. Clearly identify and locate FACP on plans with smoke detector above it.
8. The Fire Marshal's Office requires an inspection for a "Fire Alarm System" which includes testing of any and all components of the system, per NFPA 72.
9. Commercial Cooking Fixed Suppression System Plans must be submitted by a Florida licensed contractor for review, permitting, and all associated inspections per NFPA 1, NFPA 17, 17A, and 96.
10. Hood duct inspections require a "liquid" or "light test" of all seams and welds on sections of ductwork being installed. Once ductwork has been installed, a liquid or light test inspection will be required on welds and seams necessary to install ductwork.
11. Final inspections for alarm systems shall include a function test to verify the proper operation of all system components, including fuel shut off, etc.
12. Fire Alarm contractor shall also provide the following upon final inspection:
    a. Location of electrical panel and breaker associated with the panel.
    b. Contact number inside of the panel door.
    c. Account number inside of the panel door.
    d. All strobes within visual of another shall be in synchronization.
    e. Record of Completion.
    f. Monitoring Contract.
    g. Maintenance Contract.
    h. Copy of plans – 4" PVC by FACP.

Commercial Cooking Fire Suppression System.

1. Provide separate "Fire Suppression System Plans" submittal by state licensed fire suppression system contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 10, 13, 17A and 96, as well as, meeting any applicable requirements identified by the Fire Marshal's Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Fire Alarm contractor shall also provide the following upon final inspection:
   UL-300:
    a. Notification Device.
    b. Gas company representative.
    c. Electrical Inspector.
    d. Representative of the business (owner/manager).
    e. Chain.
    f. Shunt Trip test.
    g. Chocks.
    h. Pre-Engineered Restaurant Fire Suppression Systems Report.
    i. Signage.
5. FM-200:
    j. Notification Device.
    k. Fan test – Enclosure Integrity Report.
    l. Signage.

Above Ground and Underground Fuel Tanks.

1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.

2. All tanks and installation(s) shall meet the requirements per NFPA 30, NFPA 30A, or NFPA 30B, as deemed applicable by the Fire Marshal's Office.
3. All underground tanks require inspections of slab, anchors, piping, and any associated components.
4. All aboveground tanks require inspections of supports, mounting, strapping, other protective requirements, and any associated components.

Propane Tanks.

1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
2. All tanks and installation(s) shall meet the requirements per NFPA 10, 54, 55, and 58, and any other standard or Code as deemed applicable by the Fire Marshal's Office.

Two Way Radio Communications System / Bi-Directional Amplifier (BDA)

1. Approved Plans to include written sequence of operation, as-built drawings, and operation and maintenance manuals on site. (NFPA 72-14.6.1.1)
2. Disciplines required for site testing include, but may not be limited to, the following:
    a. BDA/DAS Installer,
    b. Fire Alarm Company,
    c. Monroe County Sheriff's Office Radio Communications Officer,
    d. Electrical Subcontractor,
    e. Building Department inspector(s)/Electrical Inspector(s), f) Fire Marshal's Office inspector.
3. Plans/Permit shall identify the organization responsible for the electrical system (NFPA 70-110.21).
4. Plans shall identify the masts and metal structures supporting the antennae are grounded and lighting protection is provided, as required by the National Electric Code (NFPA 70-810.21). This shall be demonstrated during an 891 inspection.
5. Plans shall identify that the lightning system shall be grounded in accordance with NFPA 70, Chapter 8.
6. Lightning protection shall comply with NFPA 780 and NFPA 96A. Where required by NFPA 780, system components shall be listed and labeled. Contractor shall provide documentation from one of the following:
    a. UL Master Label inspection,
    b. Lightning Protection Institute
7. Openings and penetrations shall be properly sealed (NFPA 70-820.26). This requirement will be reviewed during an 800 inspection.
8. Plans shall identify a pathway of survivability in accordance with pathway survivability levels identified in NFPA 72-12.4 / 24.3.6.8. Where fire survivability is required, a listed electrical circuit protective system or a fire-rated cable that is listed to maintain circuit integrity shall be used.
9. The system components shall be approved and compatible with the public safety radio system, included are the repeaters, transmitters, receivers, signal boosters, cabling and the finer distributed antenna system (NFPA 72-24.5.2.5.1).
10. All repeaters, transmitters, receivers, signal booster components and battery system components are contained and installed in a UL approved NEMA 4 or 4 X Type enclosures (NFPA 72-24.5.2.5.2).
11. The Fire Alarm System supervisory and trouble signals were activated and annunciated by the Fire Alarm panel for the following (NFPA 72-24.5.2.6.1 (2) and (3)):
    a. Antenna Malfunction (FA system supervisory and Signal booster trouble indicated),
    b. Signal Booster Failure (FA system supervisory and Signal booster trouble indicated),

c. Low-Battery capacity, alarming at 70% of capacity (Factory tested for this percentage -label on inside of battery back enclosure),
d. Active system component failure,
e. Loss of normal AC Power (FA system supervisory and Signal booster trouble indicated),
f. Failure of Battery Charger (FA system supervisory and Signal booster trouble indicated),
g. Monitoring for integrity of the system shall comply with NFPA 72-10.6.9 / 12.6),
h. Above items shall be reviewed during inspection.

12. The integrity of the circuit monitoring signal boosters and power supplies shall comply with section 10.6.9 and 12.6 and shall be reviewed during inspection.
    a. All monitoring of system components must provider notification of system integrity automatically within 200 seconds (3 min, 20 seconds) (NFPA 72-24.5.2.6.1(1), NFPA 72-12.6.1).
    b. Above items shall be reviewed during inspection.
13. Plans shall identify a dedicated monitoring panel providing visual and labeled notification(s) that is located in the Emergency Command Center and provided indications of the following occurrences for each signal booster (NFPA 72-24.5.2.6.2):
    a. BDA disconnect notification shall be immediate to 3 minutes and 20 seconds. These criteria will be reviewed during inspection:
    b. Loss of AC Power,
    c. BDA-Failure of Battery Charger,
    d. BDA-Signal Booster Trouble,
    e. BDA-Low Battery Capacity,
    f. BDA-AC Power Fail
    g. Remove BDA-Antenna Fail
14. Inspection shall confirm that Radio Coverage was provided throughout the building as a percentage of floor area as follows:
    a. Verify signal heat map for internal antennae locations,
    b. Contact public safety dispatch for a testing radio channel and test areas throughout the building, including one (1) inspection in the BDA equipment room, one (1) inspection outside and one (1) inspection walking the building with the map performing radio tests to other inspectors.
    c. Inspectors will verify signal strength from the signal strength chart from the installer).
    d. Critical areas 99% floor area radio coverage (NFPA 72-24.5.2.2.1 / NFPA 1221). Critical areas include emergency command centers, fire pump rooms, exit stairs and passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations and other areas deemed critical by the Fire Marshal's Office.
    e. General building use areas 90% floor area radio coverage (NFPA 72-24.5.2.2.2).
    f. Areas that do not pass the coverage percentage testing will be identified on the inspection report.
    g. Inspection report shall document radio coverage and be submitted to the building department as part of the 892 inspection for approval by the Fire Marshal's Office.

15. Plans shall identify two (2) independent and reliable power supplies shall be provided and function, one (1) primary and one (1) secondary (NFPA 72-10.6.3.2 / 24.5.2.5.5) as listed. These requirements will be reviewed during the 891 inspection.
    a. Primary, use one of the following:
        i. Commercial light and power,
        ii. Engine driven or equivalent and where person trained to operate is on duty at all times,
        iii. Engine driven generator or equivalent arranged for cogeneration with commercial light and power.

b. Secondary, use one of the following:
    i. A storage of batteries dedicated to the system with at least 12 hours of 100% system operation capacity and arranged per NFPA 72-10.6.10.
    ii. Automatic starting engine driven generator serving the dedicated branch circuit or the system with at least 12 hours of 100% system operation capacity and storage batteries dedicated to the system with at least two (2) hours of 100% system operation capacity and arranged in accordance with section 10.6.11.3 (NFPA 72-24.5.2.5.5.2).

16. Plans shall identify the minimum signal strength inbound -95dBm provided throughout the coverage area (NFPA 72-24.5.2.3.1). These requirements will be reviewed during the 891 inspection.
17. Plans shall identify the minimum signal strength outbound -95dBm provided at the donor site from the coverage area (NFPA 72-24.5.2.3.2). These requirements will be reviewed during the 891 inspection.
18. Plans shall identify the Donor Antenna, including isolation to be maintained between donor antennae and all inside antennas and shall be a minimum of 15dB above the signal booster gain under all operating conditions (NFPA 72-24.5.2.3.3). These requirements will be reviewed during the 891 inspection.
19. Plans shall identify that the signal boosters shall be FCC certified and verified by approved documentation provided during the 891 inspection (NFPA 72-24.5.2.5.4) These requirements will be reviewed during the 891 and 892 inspections.
20. Plans shall identify that the signal boosters are compatible with both analog and digital communications simultaneously at the time of installation (NFPA 72-24.5.2.5.4). These requirements will be reviewed during the 891 inspections.
21. Plans shall provide signage where the signal booster equipment is located and is accessible to Monroe County Fire Rescue (Section 10.18.3.2) with the following:
    a. Fire Rescue / Building department signal booster permit number and Service Provider Name and Contact phone number.

22. Plans shall identify that in BDA/DAS Equipment Room, a labeled binder is provided for all BDA/DAS Equipment (NFPA 72-14.6.1.1). Note the BDA/DAS records shall be separate from fire alarm records. This binder shall include the following:
    a. Manufacturer's specifications,
    b. As-built drawings,
    c. Post signal heat map,
    d. Maintenance Repair log,
    e. Post repair signal strength measurements,
    f. Maintenance Contract

    These requirements will be reviewed during the 891 and 892 inspections.

23. Provide NFPA 72 Completion documentation for the installation from fire alarm contractor and/or master electrical contractor, in accordance with Section 489, Florida Statutes. This requirement will be reviewed during the 892 inspection.

24. Provide documentation that a maintenance and service agreement has been entered into between the property owner and service provider for the fire alarm transmitter. All components and signal strength level testing shall be required annually (NFPA 72-14.4.10.1 and 14.4.10.6, NFPA 72-14.6.1.1). These requirements will be reviewed during the 891 and 892 inspections.

25. The BDA/DAS systems are required to be inspected and tested annually or whenever structural changes occur including additions or remodels that could materially change the original field of performance tests. Contact the Office of the Fire Marshal (305) 289-6020 to schedule.

26. The Fire Marshal's Office should be notified in advance and shall direct the annual test procedures and requirements. *Note*: Typically annual tests require several systems to be verified. RF emitting devices and system components should be tested to ensure that the gain is the same as it was at initial installation and acceptance. Backup batteries and power supplies should be tested under load for one (1) hour to verify that these will operate appropriately during a power outage.

27. The occurrence of any fault in an emergency responder radio coverage system where the system function is decreased shall result in the transmission of a supervisory signal to a supervisory service. Systems that are out-of-service for more than four (4) hours shall be required to provide notification to the Fire Marshal's Office (305) 389-6020.

28. All relevant documentation for the BDA/DAS system, including the acceptance and annual maintenance test reports, must be kept on the building premises and be made available to the Fire Marshal's Office during the annual Fire and Life Safety inspection for the building or upon request.

General Inspection Requirements.

1. Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Site Plan" work associated with water lines for fire suppression.
2. Additionally, Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Docks, Marinas and Slips" where work is related to requirements of NFPA 303.
3. All fire related inspections are required to be scheduled at least 1 day prior to the inspection and must be called in through the Building Department's Inspection Line (IVR System).
4. All inspection time requests are for either morning or afternoon, no specific times will be given.
5. Inspections are conducted Monday through Friday 8:00 AM to 4:00 PM.
6. "Courtesy or miscellaneous inspections" cannot be performed by the Fire Marshal's Office.
7. If a Deputy Fire Marshal is on site and observes work that has <u>not</u> been called in for an inspection, an inspection result <u>will not</u> be filed. Inspections shall be requested through the Building Department inspection line in order for results to be posted to the building permit.
8. All ROUGH Inspections are to be called in by the sub-contractor, as applicable.
9. All FINAL Inspections are to be scheduled by permit number.
10. All FINAL Inspections are to be called in by the General Contractor.
11. A representative of each trade shall be on site at the time of their respective inspection.
12. The Permit card and a copy of all approved/stamped plans shall be on site for each of the inspections being conducted.
13. Additional inspection requirement details will be provided on the Fire Marshal's Office inspection checklist.

Specialty Inspections Requirements.

1. Fire Main Inspection:
    a. Installation requires Contractor V license, Ch. 633.102, F.S.
    b. Includes 800 Rough Fire inspections for review of bedding, pipe joints, thrust blocks and a flush and flow test shall be included as part of this inspection.
    c. An 891 Final Fire w/Acceptance test will include a hydrostatic test.

d. Prior to scheduling an 892 Final Fire w/o Acceptance test, Contractor shall submit through the Building Department permit all documentation related to the fire suppression system including but not limited to material and testing certifications, in accordance with NFPA 24, 25 and 72.

2. Fire Hydrant Inspection:
   a. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
   b. An 891 Final Fire w/Acceptance Inspection, hydrostatic test and submit a water flow summary to the Fire Marshal through the Building Department (permit) and keep copy on job site.
   c. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.

3. Fire Well Inspection:
   a. Contractor must obtain and maintain on site a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C.
   b. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
   c. An 891 Final Fire w/Acceptance Inspection, flow test with gauge to verify appropriate GPM in accordance with design and submit certification to the Fire Marshal through the Building Department permit (file) and keep copy on job site.
   d. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
   e. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.

4. Fire Sprinkler Scheduling Requirements:
   a. Coordinate with Fire Alarm/Fire Suppression System inspections.
   b. All rough inspections are to be scheduled by the sub-contractor performing the work.
   c. Rough inspections to include:
      1. All underground.
      2. All flushing prior to connection to the fire sprinkler riser.
      3. Fire pump acceptance testing.
      4. Existing construction - 1 hard-lid inspection per job.
      5. New construction, commercial – 1 hard-lid inspection per floor.
      6. New construction to including hotels, apartments, residential board and care – 1 hard-lid inspection per wing, each floor.
      7. New construction, residential – 1 hard-lid inspection.
   d. Final Inspection called in by the General Contractor.

2. Fire Alarm Scheduling Requirements:
   a. Coordinate with Fire Sprinkler/Fire Suppression System inspections.
   b. The sub-contractor performing the work is not to call for inspection.
   c. Final Inspection called in by the General Contractor to ensure coordination of systems.

3. Fire Suppression Scheduling Requirements:
    a. Coordinate with Fire Alarm/Fire Sprinkler system inspections.
        1) UL-300, Kitchen Suppression Systems:
            a) The sub-contractor performing the work is not to call for inspection.
        2) FM-200, Clean Agent Systems:
            a) The requirements listed in section 1 above.
            b) Fan-Pressure Test to be called in by the sub-contractor performing the work.
    b. Final Inspection must be called in by the General Contractor.

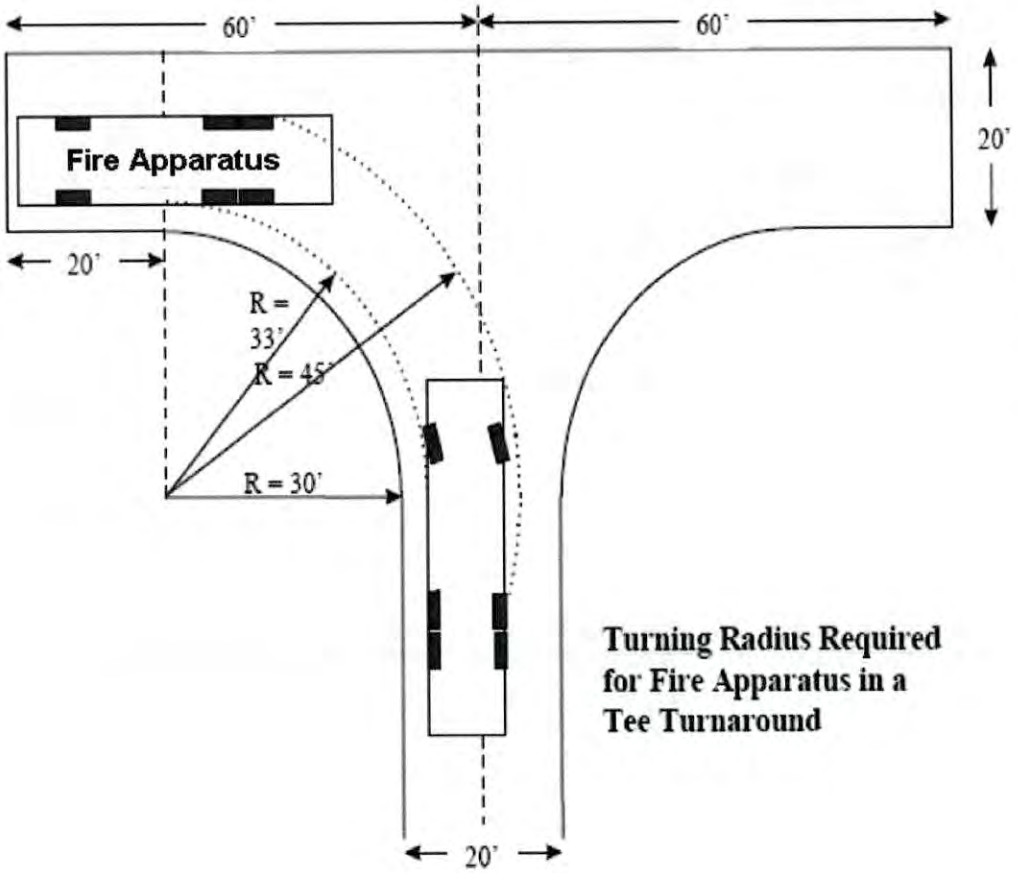
4. Petroleum Fuel Tank Scheduling Requirements:
    a. The sub-contractor shall call in Underground visualization of mounting.
    b. The sub-contractor shall call in the pressure test of gas lines.
    c. Final Inspection called in by the General Contractor.

Note that new development(s) may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator, in accordance with Chapter 15, NFPA 1 at the discretion of the Fire Marshal.

Please use this document as a resource. The Fire Marshal's Office can be contacted at (305) 289-6020.

R.L. Colina, Deputy Fire Chief /
Monroe County Fire Marshal

Exhibit A
Tee Turn Around Example



Monroe County Fire Apparatus Specification for Turn Around:

Gross Vehicle Weight (GVW): 68,000 lbs.

Inside Turning Radius: 25 ft.

Outside Turning Radius: 50 ft.

Ground Clearance: 18 in., Height: 13 ft. 4 in.

Applicable code references from Florida Fire Prevention Code and NFPA 1 Chapter 18

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire
apparatus and shall be provided with an all-weather driving surface.
18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ
18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.
18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

Exhibit B
Fire Lane Markings - Example



1. Signs shall be high intensity retroreflective, twelve (12) inches wide by eighteen (18) inches in height, white with three inch high red letters not less than one half inch wide to read "NO PARKING FIRE LANE".

2. Signs shall be double faced, face the direction of traffic flow and spaced not greater than sixty (60) feet apart. No part of the Fire Lane shall be further than 30 feet from a sign.

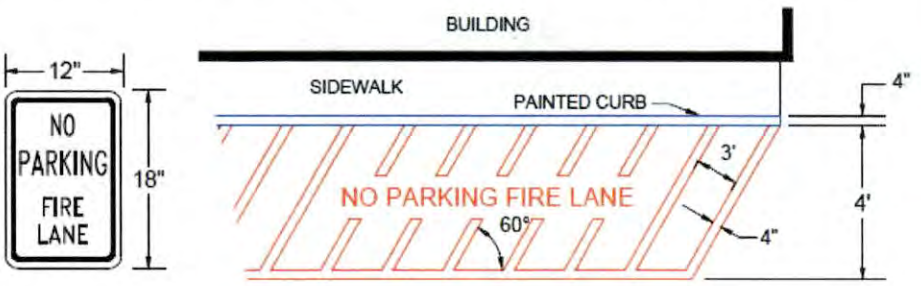
3. Signs shall be mounted on metal posts, not less than two (2) inches in size.

4. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way shall be 5 feet and the maximum to the bottom of the sign shall be 7 feet.

5. Where a curb is provided, four inches (4") of curb top and face shall be painted Traffic Yellow (FDOT Traffic Rated Pavement Paint). Stripes shall be four inches (4") wide extending outward to a width of four (4') feet from curb with three (3') feet between each stripe. Striping shall be two (2) coats of Yellow, FDOT Traffic Rated Pavement Paint.

6. Letters shall be not less than four (4") inches in height and not less than two (2") inches in width within the striping (between the posted signs) to read "NO PARKING FIRE LANE." Lettering shall be Traffic Yellow, FDOT Traffic Rated Pavement Paint.

7. Signs and Painted Markings shall be maintained by the Property Owner.



L

AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 22 / 2023
Month Day Year

I hereby authorize SMITH HAWKS, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing KW PERRY, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

See Attached.			Stock Island
Lot	Block	Subdivision	Key (Island)

00123761-000100; 00123761-000200; 00123761-000300; 00123761-000400; 00123761-000500; 00123761-000600; 00123761-000700; 00123761-000800; 00123761-000900; 00123761-001000

Real Estate (RE) Number	Alternate Key Number
See Attached.	5
Street Address (Street, City, State & Zip Code)	Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — Bart@SmithHawks.com, Brandi@SmithHawks.com, Jess@SmithHawks.com
Work Phone | Home Phone | Cell Phone | Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Inigo Ardid

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 22 day of May, 20 23,

by Inigo Ardid, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

Johanna E. Stumbaugh
Signature of Notary Public

Johanna E. Stumbaugh
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 9.4.23

Johanna E. Stumbaugh
Comm. # GG332799
Expires: September 4, 2023
Bonded Thru Aaron Notary

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

KW PERRY, LLC

Name and Address 848 Brickell Avenue, Suite 1100, Miami, Florida 33131	*% of Ownership*
Key Perry Hotel, LLC - 848 Brickell Avenue, Suite 1100, Miami, FL 33131	60%
Perry Hotel WREI, LLC - 848 Brickell Avenue, Suite 1100, Miami, FL 33131	40%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

STATE OF Florida

COUNTY OF Miami-Dade

Sword to and subscribed before me, by means of either ■ physical presence OR ☐ online notarization,

on 22 day of May, 2023, by Inigo Ardid
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ■ personally known to me OR ☐ produced _____ as
(TYPE OF ID PRODUCED)

identification.

Johanna E. Stumbaugh
SIGNATURE OF NOTARY PUBLIC

Johanna E. Stumbaugh
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 9.4.23

Johanna E. Stumbaugh
Comm. # GG332799
Expires: September 4, 2023
Bonded Thru Aaron Notary

AGENT AUTHORIZATION FORM

Date of Authorization: 04 / 27 / 2023
Month / Day / Year

I hereby authorize SMITH HAWKS, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing STOCK ISLAND OWNER LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

See Attached.			Stock Island
Lot	Block	Subdivision	Key (Island)

00123761-000100; 00123761-000200; 00123761-000300; 00123761-000400; 00123761-000500; 00123761-000600; 00123761-000700; 00123761-000800; 00123761-000900; 00123761-001000

Real Estate (RE) Number	Alternate Key Number
See Attached.	5
Street Address (Street, City, State & Zip Code)	Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — Work Phone

Home Phone

Cell Phone

Bart@SmithHawks.com
Brandi@SmithHawks.com
Jess@SmithHawks.com
Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [signature]

Printed Name of Property Owner: VICTOR BALLESTAS

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 27 day of April, 2023,

by Victor Ballestas, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

Sabrina Valdivia
Signature of Notary Public

SABRINA VALDIVIA
Notary Public - State of Florida
Commission # HH 202292
My Comm. Expires Nov 28, 2025

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 11/28/25

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

FORM

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

STOCK ISLAND OWNER LLC,

Name and Address 150 SE 2nd Avenue, Suite 800, Miami, Florida 33131	*% of Ownership*
STOCK ISLAND VENTURES, LLC	100%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

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Name and Address	*% of Ownership*

* Please provide date of contract_____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Victor Ballestas

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Sword to and subscribed before me, by means of either ■ physical presence OR □ online notarization,

on 27 day of APRIL, 2023, by Victor Ballestas
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ■ personally known to me OR □ produced _____ as
(TYPE OF ID PRODUCED)

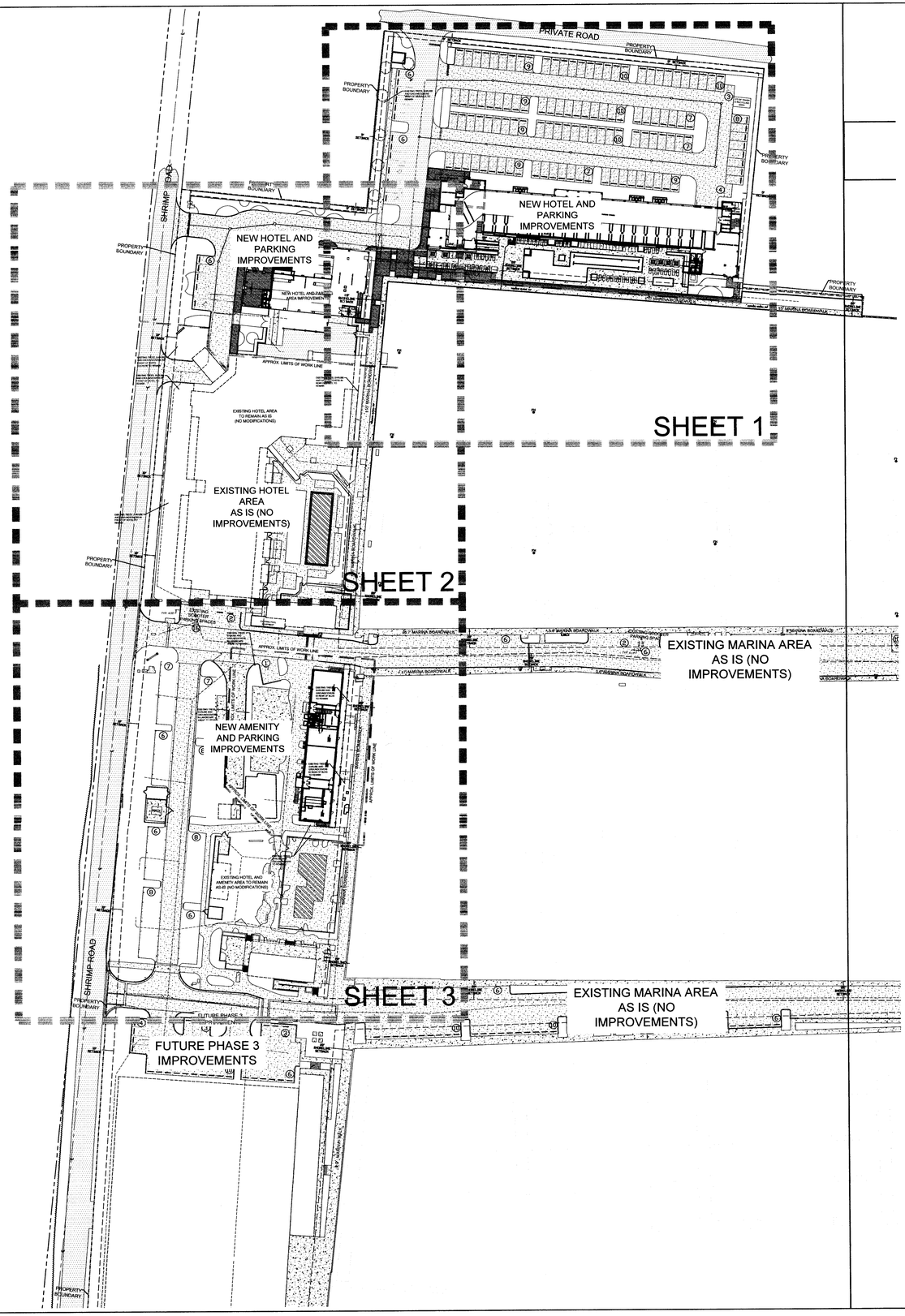
identification.

SABRINA VALDIVIA
Notary Public - State of Florida
Commission # HH 202292
My Comm. Expires Nov 28, 2025

Sabrina Valdivia
SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

FORM



THE PERRY HOTEL KEY WEST EXPANSION

LANDSCAPE ARCHITECTURAL DESIGN DOCUMENTS DRAWING LIST

T-0 DISPOSITION OF EXISTING TREES TABLE
T-1 EXISTING TREE DISPOSITION PLAN 1
T-2 EXISTING TREE DISPOSITION PLAN 2
T-3 EXISTING TREE DISPOSITION PLAN 3
LA-1 LANDSCAPE PLAN 1
LA-2 LANDSCAPE PLAN 2
LA-3 LANDSCAPE PLAN 3
LA-4 PLANT LIST, NOTES AND CALCULATIONS
LA-5 LANDSCAPE DETAILS

RECEIVED
OCT 11 2023
2023-243
MONROE CO. PLANNING DEPT.

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ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
2152 DELAVAL STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.5722 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

COVER AND OVERALL SHEET MAP

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

SEAL:

8/23/23

SHEET NUMBER:
COVER

Observation 7/19/23 Perry Key West Expansion Project

TREE #	COMMON NAME	BOTANICAL NAME	WIDTH (ft)	HEIGHT (ft)	CLEAR TRUNK (ft)	HEALTH CONDITION	OBSERVATIONS	DISPOSITION
1	Montgomery Palm	*Veitchia montgomeryana*			10'/11' GW	FAIR	Double trunk, crowding adjacent Sea Grape	REMOVE
2	Sea Grape Tree	*Coccoloba uvifera*	15	20		GOOD	Under powerline	REMAIN
3	Sea Grape Tree	*Coccoloba uvifera*	16	20		FAIR	Low crotch, some storm damage	REMAIN
4	Sea Grape Tree	*Coccoloba uvifera*	12	15		POOR	Low crotch, limited foliage, NO symmetry	REMAIN
5	Green Buttonwood	*Conocarpus erectus*	18	18		FAIR	Exposed roots, storm damage (leaning), poor structure	REMAIN
6	Green Buttonwood	*Conocarpus erectus*	16	20		FAIR	Multistem, split at ground, poor form	REMAIN
7	Sea Grape Tree	*Coccoloba uvifera*	7	11		FAIR	Leaning, poor form	REMAIN
8	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Nutrient deficiency, thin DBH, crowded by adjacent trees	REMOVE
9	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Chlorosis, nutrient deficiency, thin DBH	REMOVE
10	Montgomery Palm	*Veitchia montgomeryana*			7'GW	POOR	Chlorosis, nutrient deficiency, penciling	REMOVE
11	Sea Grape Tree	*Coccoloba uvifera*	12	12		FAIR	Leaning, poor form	REMAIN
12	Green Buttonwood	*Conocarpus erectus*	15	20		FAIR	Poor form, low fork at 3'	REMAIN
13	Coconut Palm	*Cocos nucifera*			2' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
14	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Thin trunk, overcrowded by adjacent vegetation	REMAIN
15	Sea Grape Tree	*Coccoloba uvifera*	9	12		FAIR	Aggressive lean : curved trunk, overcrowded by adjacent vegetation	REMAIN
16	Mahogany Tree	*Swietenia mahogani*	9	14		FAIR	Leaning	REMAIN
17	Green Buttonwood	*Conocarpus erectus*	12	25		FAIR	Poor form, low fork at 4', no symmetry	REMAIN
18	Coconut Palm	*Cocos nucifera*			7' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
19	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
20	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
21	Coconut Palm	*Cocos nucifera*			3' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
22	Coconut Palm	*Cocos nucifera*			6' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
23	Green Buttonwood	Conocarpus erectus	21	25		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
24	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
25	Rubber Tree	*Ficus elastica*	15	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
26	Mahogany Tree	Swietenia mahogani	10	25		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
27	Sea Grape Tree	Coccoloba uvifera	6	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
28	Green Buttonwood	*Conocarpus erectus*	22	25		FAIR	Leaning, poor form	REMAIN
29	Mahogany Tree	*Swietenia mahogani*	8	20		FAIR	Straight trunk, overcrowded by adjacent vegetation	REMAIN
30	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
31	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	Low fork, poor form	REMAIN
32	Mahogany Tree	*Swietenia mahogani*	12	15		FAIR	Leaning, poor form, storm damage	REMAIN
33	Mahogany Tree	*Swietenia mahogani*	13	15	7' GW	FAIR	Poor form	REMOVE
34	Coconut Palm	*Cocos nucifera*			15' GW	GOOD	Some nutrient deficiency	RELOCATE
35	Montgomery Palm	*Veitchia montgomeryana*			12'/12' GW	POOR	Double trunk, crowding adjacent Sea Grape	REMOVE
36	Mahogany Tree	*Swietenia mahogani*	15	18		GOOD	Close to overhead power lines	RELOCATE
37	Pigeon Plum	*Coccoloba diversifolia*	4	7		GOOD	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
38	Pigeon Plum	*Coccoloba diversifolia*	3	10		POOR	SIGNIFICANT DIEBACK, LEANING	REMOVE
39	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Some nutrient deficiency, some penciling	REMOVE
40	Coconut Palm	*Cocos nucifera*			21' GW	GOOD	Some nutrient deficiency	RELOCATE
41	Mahogany Tree	*Swietenia mahogani*	16	15		FAIR	Leaning, poor form, some canopy dieback	REMOVE
42	Coconut Palm	*Cocos nucifera*			20' GW	GOOD	Some nutrient deficiency	RELOCATE
43	Coconut Palm	*Cocos nucifera*			18' GW	POOR	Nutrient deficiency, chlorosis, some penciling	REMOVE
44	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
45	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
46	Mahogany Tree	Swietenia mahogani	9	12		FAIR	Poor form	RELOCATE
47	Coconut Palm	*Cocos nucifera*			24' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
48	Mahogany Tree	*Swietenia mahogani*	12	3		FAIR	Poor form, non-symetrical canopy, apparent storm damage	REMOVE
49	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
50	Mahogany Tree	Swietenia mahogani	8	12		FAIR	Poor form, apparent storm damage, some canopy dieback	REMOVE
51	Coconut Palm	*Cocos nucifera*			16' GW	FAIR	Overpruned	RELOCATE
52	Montgomery Palm	*Veitchia montgomeryana*			15,10,9' GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
53	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
54	Pigeon Plum	Coccoloba diversifolia	4	7		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
55	Coconut Palm	*Cocos nucifera*			14'GW	FAIR	Some nutrient deficiency	RELOCATE
56	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency	RELOCATE
57	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency, overpruned crown	REMOVE
58	Pigeon Plum	Coccoloba diversifolia	4	9		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
59	Pigeon Plum	Coccoloba diversifolia	3	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
60	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Leaning	REMOVE
61	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown	RELOCATE
62	Mahogany Tree	*Swietenia mahogani*	13	14		FAIR	Minimal space for rootball (adjacent hydrant)	REMOVE
63	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown	RELOCATE
64	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Good form, canopy somewhat sparse	RELOCATE
65	Montgomery Palm	*Veitchia montgomeryana*			15'GW, 10'GW	FAIR	Triple trunk, one dead stem, nutrient deficiency	REMOVE
66	Coconut Palm	*Cocos nucifera*			18 GW	FAIR	Overpruned crown, some nutrient deficiency	RELOCATE
67	Coconut Palm	*Cocos nucifera*			20 GW	FAIR	Overpruned crown, some nutrient deficiency	RELOCATE
68	Mahogany Tree	*Swietenia mahogani*	15	15		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
69	Pigeon Plum	*Coccoloba diversifolia*	3	7		FAIR	leaning, canopy dieback	REMOVE
70	Pigeon Plum	Coccoloba diversifolia	3	6		FAIR	leaning, canopy dieback, asymmetry	REMOVE
71	Coconut Palm	*Cocos nucifera*			20 GW	FAIR	overpruned, sparse crown	REMOVE
72	Coconut Palm	*Cocos nucifera*			24 GW	FAIR	Overpruned, pencilng	REMOVE
72a	Mahogany Tree	Swietenia mahogani	10	12		FAIR	Slight lean, poor form	REMOVE
73	Coconut Palm	*Cocos nucifera*			21 GW		Leaning, storm damage	RELOCATE
74	Coconut Palm	*Cocos nucifera*			16 GW		Overpruned, pencilng	REMOVE
75	Pigeon Plum	*Coccoloba diversifolia*	7	9		POOR	Leaning, poor form, canopy dieback	REMOVE
76	Pigeon Plum	Coccoloba diversifolia	5	12		GOOD	Full canopy	RELOCATE
77	Coconut Palm	*Cocos nucifera*			25 GW	FAIR	Overpruned crown, some nutrient deficiency, pencilng	REMOVE
78	Mahogany Tree	*Swietenia mahogani*	7	12		POOR	Some canopy dieback, poor form, non symmetrical canopy	REMOVE
79	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown, some nutrient deficiency	RELOCATE
80	Mahogany Tree	*Swietenia mahogani*	8	12		POOR	Some canopy dieback, poor form	REMOVE
81	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Some canopy dieback, poor form	REMOVE
82	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
83	Mahogany Tree	*Swietenia mahogani*	6	12		POOR	Poor form, leaning,canopy dieback, apparent storm damage	REMOVE
84	Montgomery Palm	*Veitchia montgomeryana*			10 , 10 , 7'GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
85	Mahogany Tree	*Swietenia mahogani*	13	16		GOOD		RELOCATE
86	Coconut Palm	*Cocos nucifera*			25 GW	FAIR		RELOCATE
87	Mahogany Tree	*Swietenia mahogani*	8	12		POOR	Poor form, canopy dieback, non-symetrical canopy, apparent storm damage	REMOVE
88	Coconut Palm	*Cocos nucifera*			8'GW	FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
89	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-syemtrical canopy, apparent storm damage	REMOVE
90	Gumbo Limbo	*Bursera simaruba*	10	12		FAIR	Poor form, some canopy dieback	REMOVE
90A	Gumbo Limbo	*Bursera simaruba*	18	15		GOOD		RELOCATE
91	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
92	Gumbo Limbo	*Bursera simaruba*	12	10		FAIR	Some storm damage and canopy dieback	REMOVE
93	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
94	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-syemtrical canopy, apparent storm damage	REMOVE
95	Cabbage Palm	*Sabal palmetto*						REMAIN
96	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
97	Cabbage Palm	*Sabal palmetto*			12'GW	GOOD		REMAIN
98	Cabbage Palm	*Sabal palmetto*			12'GW	FAIR		REMAIN
99	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN

TREES 100-184 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

185	Coconut Palm	*Cocos nucifera*			21'GW	FAIR	Some overpruning	REMAIN
186	Orange Geiger Tree	*Cordia sebestana*	5	12		FAIR		REMAIN
187	Orange Geiger Tree	*Cordia sebestana*	6	15		FAIR		REMAIN
188	Coconut Palm	*Cocos nucifera*			22 GW	FAIR	Some overpruning	REMAIN
189	Coconut Palm	*Cocos nucifera*			32'GW	FAIR	Some overpruning	REMAIN
189A	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
190	Coconut Palm	*Cocos nucifera*			25 GW	FAIR	Some overpruning	REMAIN
191	Pigeon Plum	Coccoloba diversifolia	4	8		GOOD		REMAIN
192	Pigeon Plum	*Coccoloba diversifolia*	10	10		FAIR	Poor form, asymetrical canopy, storm damage, canopy dieback	REMOVE
193	Gumbo Limbo	*Bursera simaruba*	12	12		FAIR	Poor form, some canopy dieback.	RELOCATE
193A	Pigeon Plum	*Coccoloba diversifolia*	6	6		GOOD	Leaning	RELOCATE
193B	Pigeon Plum	Coccoloba diversifolia	6	11		GOOD	Leaning	REMAIN
193C	Green Buttonwood	*Conocarpus erectus*	4	8		FAIR		REMOVE
193D	Green Buttonwood	*Conocarpus erectus*	5	11		FAIR		REMOVE
193E	Green Buttonwood	Conocarpus erectus	4	8		FAIR		REMOVE

TREES 194-309 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

310	Wild Dilly	*Manilkara bahamensis*	6	11		FAIR	Sparse canopy	REMAIN
311	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Straight trunk, slight lean	REMAIN
312	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Straight trunk, slight lean	REMAIN
313	Mahogany Tree	*Swietenia mahogani*	12	18		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMAIN
314	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Straight trunk, slight lean	REMAIN
315	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR		RELOCATE
316	Green Buttonwood	*Conocarpus erectus*						REMAIN
317	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		RELOCATE
318	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	RELOCATE
319	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	RELOCATE
320	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
321	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
322	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
323	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
323A	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
323B	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
324	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
324A	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
325	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		RELOCATE
326	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	RELOCATE
327	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
328	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		RELOCATE
329	Simpson stopper	*Myrcianthes fragrans*	4	8		FAIR	Overpruned	REMAIN
330	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD		REMAIN
331	Thatch Palm	*Thrinax radiata*			8' GW	FAIR		REMAIN
331A	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
332	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
333	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
334	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
335	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN

TREE 336 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

337	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
338	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
339	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
340	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
341	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
342	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
343	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
344	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
345	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
346	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
347	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
348	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
349	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
350	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
351	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN
352	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
353	Cabbage Palm	*Sabal palmetto*			16' GW	FAIR	Curved character trunk	REMAIN
354	Cabbage Palm	*Sabal palmetto*			14' GW	FAIR		REMAIN

TREES 355-443 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

DISPOSITION OF EXISTING TREES

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

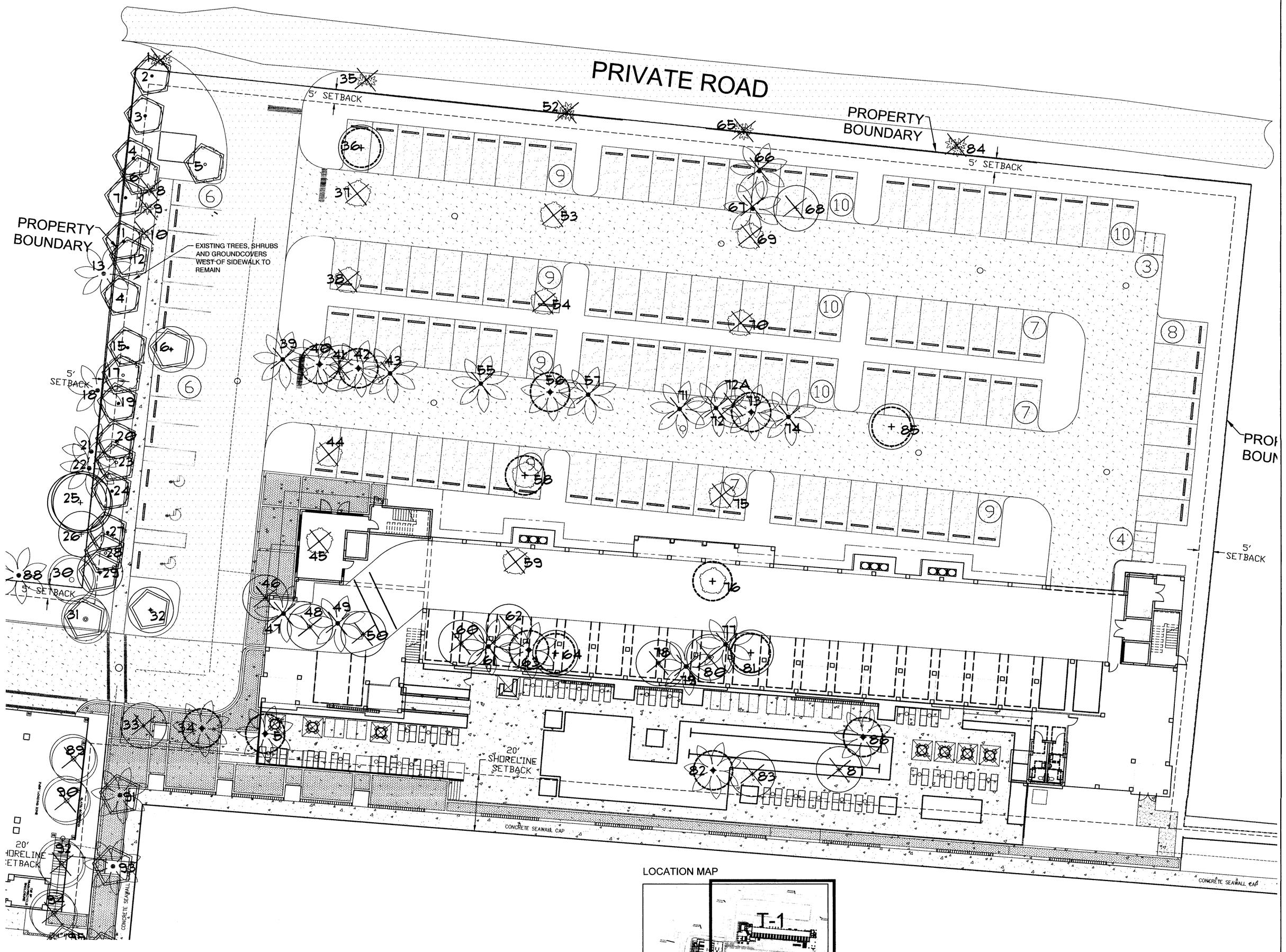
SEAL:

SHEET NUMBER:
T-0

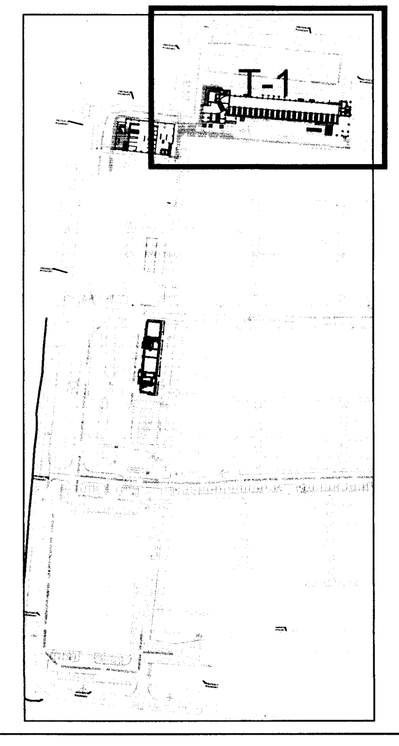
Observation 7/19/23 Perry Key West Expansion P

TREE #	COMMON NAME	BOTANICAL NAME
1	Montgomery Palm	*Vietchia montgomeryana*
2	Sea Grape Tree	*Coccoloba uvifera*
3	Sea Grape Tree	*Coccoloba uvifera*
4	Sea Grape Tree	*Coccoloba uvifera*
5	Green Buttonwood	*Conocarpus erectus*
6	Green Buttonwood	*Conocarpus erectus*
7	Sea Grape Tree	*Coccoloba uvifera*
8	Montgomery Palm	*Vietchia montgomeryana*
9	Montgomery Palm	*Vietchia montgomeryana*
10	Montgomery Palm	*Vietchia montgomeryana*
11	Sea Grape Tree	*Coccoloba uvifera*
12	Green Buttonwood	*Conocarpus erectus*
13	Coconut Palm	*Cocos nucifera*
14	Sea Grape Tree	*Coccoloba uvifera*
15	Sea Grape Tree	*Coccoloba uvifera*
16	Mahogany Tree	*Swietenia mahoganii*
17	Green Buttonwood	*Conocarpus erectus*
18	Coconut Palm	*Cocos nucifera*
19	Sea Grape Tree	*Coccoloba uvifera*
20	Sea Grape Tree	*Coccoloba uvifera*
21	Coconut Palm	*Cocos nucifera*
22	Coconut Palm	*Cocos nucifera*
23	Green Buttonwood	*Conocarpus erectus*
24	Sea Grape Tree	*Coccoloba uvifera*
25	Rubber Tree	*Ficus elastica*
26	Mahogany Tree	*Swietenia mahoganii*
27	Sea Grape Tree	*Coccoloba uvifera*
28	Green Buttonwood	*Conocarpus erectus*
29	Mahogany Tree	*Swietenia mahoganii*
30	Gumbo Limbo	*Bursera simaruba*
31	Gumbo Limbo	*Bursera simaruba*
32	Mahogany Tree	*Swietenia mahoganii*
33	Mahogany Tree	*Swietenia mahoganii*
34	Coconut Palm	*Cocos nucifera*
35	Montgomery Palm	*Vietchia montgomeryana*
36	Mahogany Tree	*Swietenia mahoganii*
37	Pigeon Plum	*Coccoloba diversifolia*
38	Pigeon Plum	*Coccoloba diversifolia*
39	Coconut Palm	*Cocos nucifera*
40	Coconut Palm	*Cocos nucifera*
41	Mahogany Tree	*Swietenia mahoganii*
42	Coconut Palm	*Cocos nucifera*
43	Coconut Palm	*Cocos nucifera*
44	Pigeon Plum	*Coccoloba diversifolia*
45	Pigeon Plum	*Coccoloba diversifolia*
46	Mahogany Tree	*Swietenia mahoganii*
47	Coconut Palm	*Cocos nucifera*
48	Mahogany Tree	*Swietenia mahoganii*

TREE #	COMMON NAME	BOTANICAL NAME
49	Coconut Palm	*Cocos nucifera*
50	Mahogany Tree	*Swietenia mahoganii*
51	Coconut Palm	*Cocos nucifera*
52	Montgomery Palm	*Vietchia montgomeryana*
53	Pigeon Plum	*Coccoloba diversifolia*
54	Pigeon Plum	*Coccoloba diversifolia*
55	Coconut Palm	*Cocos nucifera*
56	Coconut Palm	*Cocos nucifera*
57	Coconut Palm	*Cocos nucifera*
58	Pigeon Plum	*Coccoloba diversifolia*
59	Pigeon Plum	*Coccoloba diversifolia*
60	Mahogany Tree	*Swietenia mahoganii*
61	Coconut Palm	*Cocos nucifera*
62	Mahogany Tree	*Swietenia mahoganii*
63	Coconut Palm	*Cocos nucifera*
64	Mahogany Tree	*Swietenia mahoganii*
65	Montgomery Palm	*Vietchia montgomeryana*
66	Coconut Palm	*Cocos nucifera*
67	Coconut Palm	*Cocos nucifera*
68	Mahogany Tree	*Swietenia mahoganii*
69	Pigeon Plum	*Coccoloba diversifolia*
70	Pigeon Plum	*Coccoloba diversifolia*
71	Coconut Palm	*Cocos nucifera*
72	Coconut Palm	*Cocos nucifera*
72a	Mahogany Tree	*Swietenia mahoganii*
73	Coconut Palm	*Cocos nucifera*
74	Coconut Palm	*Cocos nucifera*
75	Pigeon Plum	*Coccoloba diversifolia*
76	Pigeon Plum	*Coccoloba diversifolia*
77	Coconut Palm	*Cocos nucifera*
78	Mahogany Tree	*Swietenia mahoganii*
79	Coconut Palm	*Cocos nucifera*
80	Mahogany Tree	*Swietenia mahoganii*
81	Mahogany Tree	*Swietenia mahoganii*
82	Coconut Palm	*Cocos nucifera*
83	Mahogany Tree	*Swietenia mahoganii*
84	Montgomery Palm	*Vietchia montgomeryana*
85	Mahogany Tree	*Swietenia mahoganii*
86	Coconut Palm	*Cocos nucifera*
87	Mahogany Tree	*Swietenia mahoganii*
88	Coconut Palm	*Cocos nucifera*
89	Gumbo Limbo	*Bursera simaruba*
90	Gumbo Limbo	*Bursera simaruba*
90A	Gumbo Limbo	*Bursera simaruba*
91	Coconut Palm	*Cocos nucifera*
92	Gumbo Limbo	*Bursera simaruba*
93	Coconut Palm	*Cocos nucifera*
94	Gumbo Limbo	*Bursera simaruba*



LOCATION MAP



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FT. LAUDERDALE, FLORIDA 33316
954.524.5722 www.ecoplan1.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

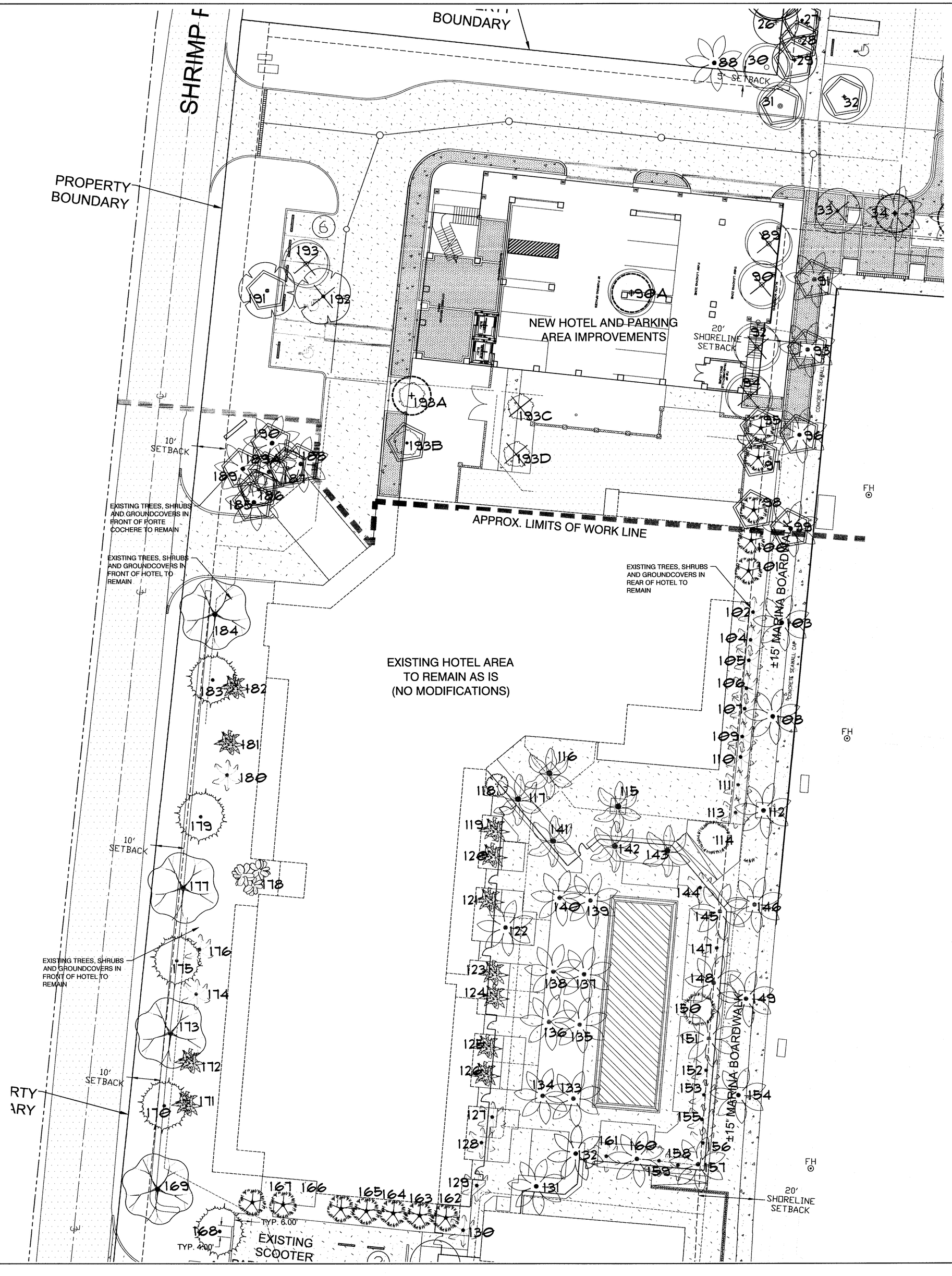
REVISIONS:

SEAL:

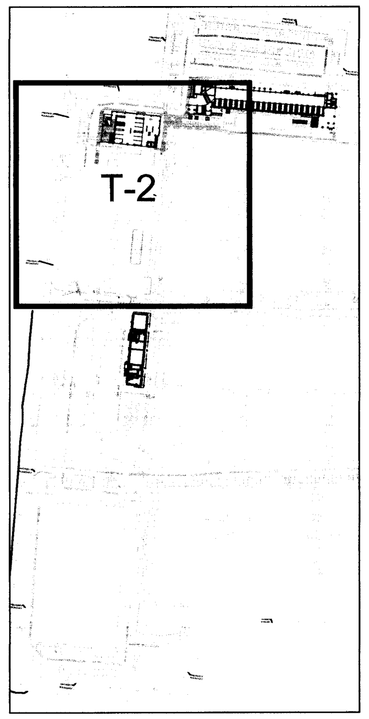
8/23/23

SHEET NUMBER:
T-1

TREE #	COMMON NAME	BOTANICAL NAME
26	Mahogany Tree	*Swietenia mahoganii*
27	Sea Grape Tree	*Coccoloba uvifera*
28	Green Buttonwood	*Conocarpus erectus*
29	Mahogany Tree	*Swietenia mahoganii*
30	Gumbo Limbo	*Bursera simaruba*
31	Gumbo Limbo	*Bursera simaruba*
32	Mahogany Tree	*Swietenia mahoganii*
33	Mahogany Tree	*Swietenia mahoganii*
34	Coconut Palm	*Cocos nucifera*
88	Coconut Palm	*Cocos nucifera*
89	Gumbo Limbo	*Bursera simaruba*
90	Gumbo Limbo	*Bursera simaruba*
90A	Gumbo Limbo	*Bursera simaruba*
91	Coconut Palm	*Cocos nucifera*
92	Gumbo Limbo	*Bursera simaruba*
93	Coconut Palm	*Cocos nucifera*
94	Gumbo Limbo	*Bursera simaruba*
95	Cabbage Palm	*Sabal palmetto*
96	Coconut Palm	*Cocos nucifera*
97	Cabbage Palm	*Sabal palmetto*
98	Cabbage Palm	*Sabal palmetto*
99	Coconut Palm	*Cocos nucifera*
185	Coconut Palm	*Cocos nucifera*
186	Orange Geiger Tree	*Cordia sebestana*
187	Orange Geiger Tree	*Cordia sebestana*
188	Coconut Palm	*Cocos nucifera*
189	Coconut Palm	*Cocos nucifera*
189A	Coconut Palm	*Cocos nucifera*
190	Coconut Palm	*Cocos nucifera*
191	Pigeon Plum	*Coccoloba diversifolia*
192	Pigeon Plum	*Coccoloba diversifolia*
193	Gumbo Limbo	*Bursera simaruba*
193A	Pigeon Plum	*Coccoloba diversifolia*
193B	Pigeon Plum	*Coccoloba diversifolia*
193C	Green Buttonwood	*Conocarpus erectus*
193D	Green Buttonwood	*Conocarpus erectus*
193E	Green Buttonwood	*Conocarpus erectus*



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904.504.4723 www.ecoplan1.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

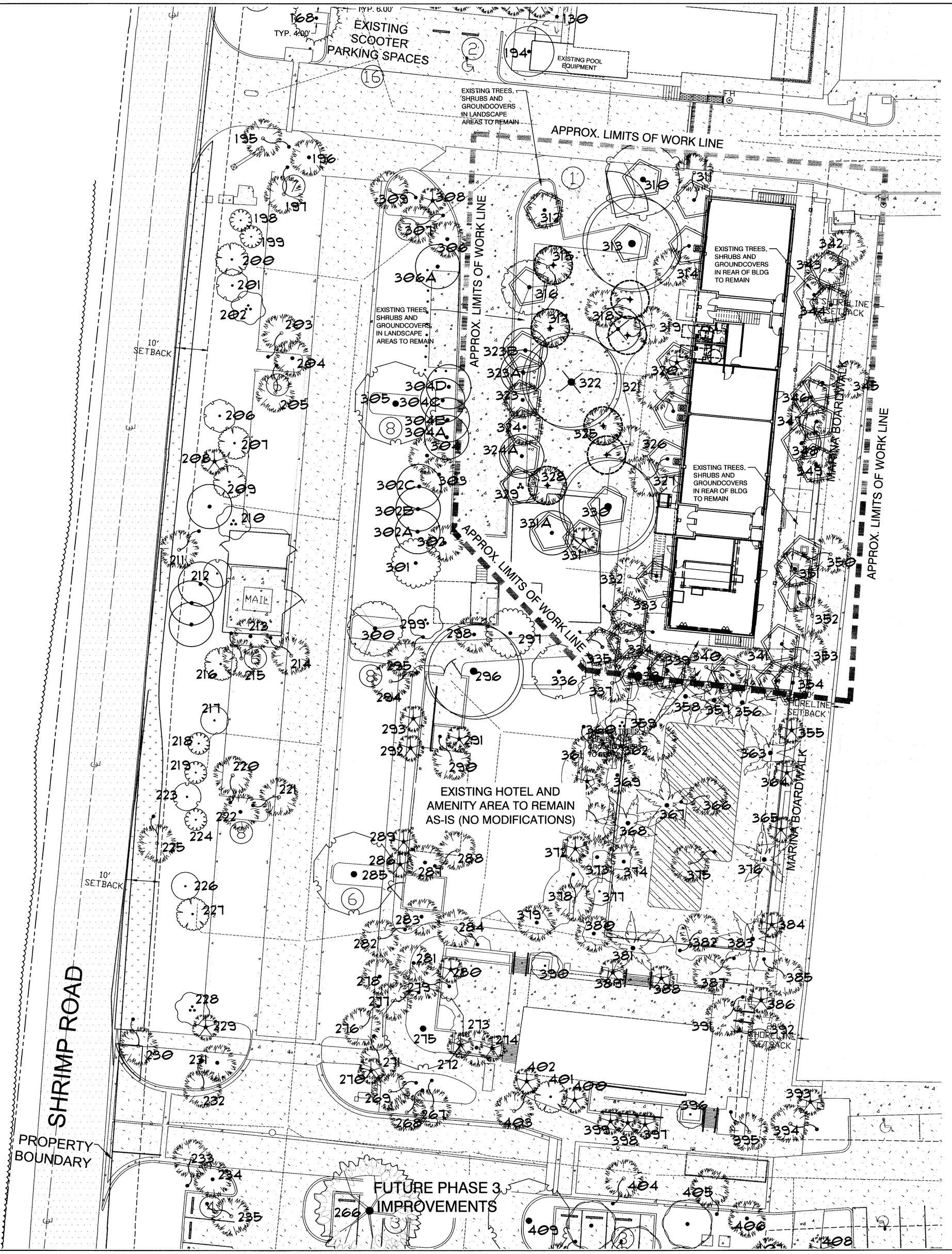
REVISIONS:

SEAL:

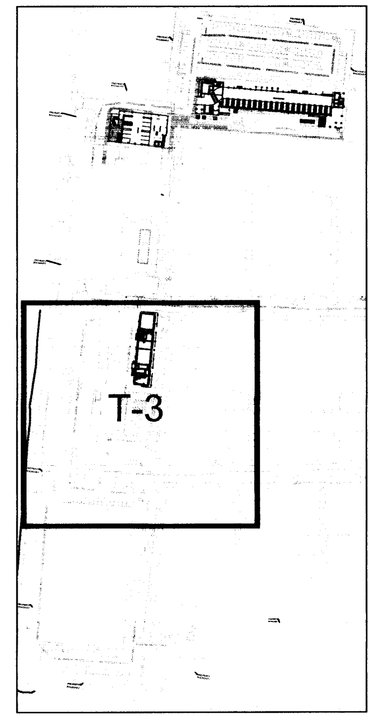
8/23/23

SHEET NUMBER:
T-2

TREE #	COMMON NAME	BOTANICAL NAME
310	Wild Dilly	*Manilkara bahamensis*
311	Cabbage Palm	*Sabal palmetto*
312	Cabbage Palm	*Sabal palmetto*
313	Mahogany Tree	*Swietenia mahoganii*
314	Cabbage Palm	*Sabal palmetto*
315	Cabbage Palm	*Sabal palmetto*
316	Green Buttonwood	*Conocarpus erectus*
317	Cabbage Palm	*Sabal palmetto*
318	Cabbage Palm	*Sabal palmetto*
319	Cabbage Palm	*Sabal palmetto*
320	Cabbage Palm	*Sabal palmetto*
321	Cabbage Palm	*Sabal palmetto*
322	Mahogany Tree	*Swietenia mahoganii*
323	Cabbage Palm	*Sabal palmetto*
323A	Cabbage Palm	*Sabal palmetto*
323B	Cabbage Palm	*Sabal palmetto*
324	Cabbage Palm	*Sabal palmetto*
324A	Cabbage Palm	*Sabal palmetto*
325	Cabbage Palm	*Sabal palmetto*
326	Cabbage Palm	*Sabal palmetto*
327	Cabbage Palm	*Sabal palmetto*
328	Cabbage Palm	*Sabal palmetto*
329	Simpson stopper	*Myrcianthes fragrans*
330	Mahogany Tree	*Swietenia mahoganii*
331	Thatch Palm	*Thrinax radiata*
331A	Cabbage Palm	*Sabal palmetto*
332	Cabbage Palm	*Sabal palmetto*
333	Cabbage Palm	*Sabal palmetto*
334	Cabbage Palm	*Sabal palmetto*
335	Cabbage Palm	*Sabal palmetto*
337	Cabbage Palm	*Sabal palmetto*
338	Cabbage Palm	*Sabal palmetto*
339	Cabbage Palm	*Sabal palmetto*
340	Cabbage Palm	*Sabal palmetto*
341	Cabbage Palm	*Sabal palmetto*
342	Cabbage Palm	*Sabal palmetto*
343	Cabbage Palm	*Sabal palmetto*
344	Cabbage Palm	*Sabal palmetto*
345	Cabbage Palm	*Sabal palmetto*
346	Cabbage Palm	*Sabal palmetto*
347	Cabbage Palm	*Sabal palmetto*
348	Cabbage Palm	*Sabal palmetto*
349	Cabbage Palm	*Sabal palmetto*
350	Cabbage Palm	*Sabal palmetto*
351	Cabbage Palm	*Sabal palmetto*
352	Cabbage Palm	*Sabal palmetto*
353	Cabbage Palm	*Sabal palmetto*
354	Cabbage Palm	*Sabal palmetto*



LOCATION MAP



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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL/LAND PLANNING
LAND DEVELOPMENT ANALYSIS LANDSCAPE ARCHITECTURE
721 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.2272 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

SEAL:

8/23/23

SHEET NUMBER:
T-3

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1" = 60'

N

LEGEND

SITE BOUNDARY	PROPOSED STRUCTURES
SITE UPLANDS BOUNDARY	EXISTING GRAVEL PARKING
PHASE BOUNDARY	EXISTING FENCE
EXISTING BUILDING	PROPOSED FENCE
PROPOSED BUILDING	EXISTING DOCKS & GANGWAYS
EXISTING CONCRETE	PROPOSED DOCKS & GANGWAYS
PROPOSED CONCRETE	TRADITIONAL WORKING WATERFRONT AREA
EXISTING PAVEMENT	TRADITIONAL WORKING WATERFRONT PRESERVED FOR MARINE RELATED INDUSTRIAL USES
PROPOSED PAVEMENT	DEDICATED COMMERCIAL / RECREATIONAL FISHING SLIPS

PRIVATE ROAD

PROPERTY BOUNDARY

SHRIMP ROAD

PROPOSED HOTEL BUILDING
26 HOTEL ROOMS
LOT COVERAGE = 17,874.3 SF

PROPOSED 2,471 SF POOL

PROPOSED 166 SF HOT TUB

PROPOSED BANQUET HALL BUILDING
LOT COVERAGE = 8,378 SF

11 X 36' CABANA ZONE

11 X 25' CABANA ZONE

EXISTING HOTEL AND MARINA RESTAURANT
HOTEL FLOOR AREA = 10,361 SF
RESTAURANT SEATING FLOOR AREA = 1,450 SF

EXISTING 96 HOTEL ROOMS

EXISTING POOL

EXISTING MARINA POOL BAR AND BATHROOMS
RESTAURANT AND ANCILLARY HOTEL USE
UNENCLOSED BAR FLOOR AREA = 764 SF
ENCLOSED SERVICE AREA FLOOR AREA = 498 SF
ENCLOSED BATHROOMS FLOOR AREA = 360 SF

EXISTING SCOOTER PARKING SPACES

PROPOSED SPLASH PAD

EXISTING DOG PARK

EXISTING 85 SF MAIL BOX

EXISTING 202 SF FIRE PUMP HOUSE ACCESSORY STRUCTURE

EXISTING GAZEBO UNENCLOSED AREA = 685 SF

EXISTING MARINA BUILDING
EXISTING MARINA STORE = 870 SF
OFFICE FLOOR AREA = 870 SF
COMMERCIAL RETAIL AREA = 1,482 SF
PROPOSED 8 HOTEL ROOMS

EXISTING MARINA BAR AND GRILL RESTAURANT ENCLOSED FLOOR AREA = 1,044 SF
UNENCLOSED AREA = 1,748 SF

EXISTING 94 SLIP DRY RACK BOAT BARN
55,986 SF

PROPOSED 40 SLIP DRY RACK BOAT BARN
23,988 SF

EXISTING 6 UNENCLOSED DRY BOAT RACKS
4,950 SF

EXISTING 5 SLIP FIXED DOCK
380 SF THRU

EXISTING BATH HOUSE #2
ACCESSORY STRUCTURE
FIN. FLOOR = 6.02' NGVD
FLOOD ZONE = AE9

EXISTING BATH HOUSE #3
ACCESSORY STRUCTURE
FIN. FLOOR = 6.05' NGVD
FLOOD ZONE = AE9

EXISTING MARINA STORE & FUEL SERVICE BUILDING
COMMERCIAL RETAIL
FLOOR AREA = 1,234 SF
MARINE OFFICE SPACE
FLOOR AREA = 820 SF

SHADE STRUCTURE

BIKE RACKS

EXISTING SCOOTER PARKING SPACES

SLIPS DEDICATED TO COMMERCIAL / RECREATION FISHING

SLIPS #222 - #228 ARE RESERVED FOR COMMERCIAL 'NOT FOR HIRE' VESSELS ONLY

MEAN HIGH WATER LINE ALONG SEAWALL FACE ELEV. = 1.00' NGVD

MEAN HIGH WATER LINE ELEV. = 1.00' NGVD

1ST MARINA BOARDWALK

2ND MARINA BOARDWALK

3RD MARINA BOARDWALK

4TH MARINA BOARDWALK

5TH MARINA BOARDWALK

6TH MARINA BOARDWALK

7TH MARINA BOARDWALK

8TH MARINA BOARDWALK

PROJECT DATA:

PROJECT:	PERRY HOTEL AND MARINA 7009 SHRIMP ROAD KEY WEST, FLORIDA 33040
OWNER/DEVELOPER:	STOCK ISLAND OWNER LLC 150 SE 2ND AVENUE, SUITE 800 MIAMI, FLORIDA 33131 & KW PERRY LLC 848 BRICKELL AVENUE, SUITE 1100 MIAMI, FLORIDA 33131
ENGINEER:	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 TEL: 941.505.1700 FAX: 941.505.1702 PROJECT# 22047.001
SURVEYOR:	AVIROM & ASSOCIATES, INC. KEITH M. CHEE-A-TOW, P.L.S. NO. 5328 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005
SEWER UTILITY:	KW RESORT UTILITIES
WATER UTILITY:	FLORIDA KEYS AQUADUCT AUTHORITY (FKAA)
WASTE COLLECTION:	WASTE MANAGEMENT
PARKING REQUIRED:	310 SPACES (SEE PARKING CALCULATION)
PARKING PROVIDED:	399 SPACES (336 STANDARD, 16 ACCESSIBLE, & 47 SCOOTER)

NON-RESIDENTIAL FLOOR AREA:

EXISTING HOTEL AND MARINA RESTAURANT (RESTAURANT)	1,450 SF
EXISTING MARINA POOL BAR (RESTAURANT)	498 SF
EXISTING MARINA STORE (RETAIL)	1,234 SF
EXISTING MARINA STORE (OFFICE)	820 SF
EXISTING MARINA BUILDING (OFFICE)	570 SF
EXISTING MARINA BUILDING (COMMERCIAL RETAIL)	3,482 SF
EXISTING MARINA BAR AND GRILL (RESTAURANT)	1,044 SF
EXISTING MARINE LIGHT INDUSTRIAL	4,925 SF
PROPOSED BANQUET HALL	8,224 SF
TOTAL	22,247 SF

WORKING WATERFRONT SUMMARY

TRADITIONAL	276,428.34 SF	6.35 AC
NON-TRADITIONAL	258,674.84 SF	5.94 AC

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC
SUBMERGED AREA	1,229,489.16 SF	28.23 AC
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
HOTEL AND MARINA RESTAURANT	27,986.00 SF	
MARINA POOL BAR	1,622.22 SF	
BATH HOUSE #2	794.24 SF	
BATH HOUSE #3	869.05 SF	
MARINA STORE & FUEL SERVICES	1,345.66 SF	
MARINA OFFICE	6,349.30 SF	
FIRE PUMP HOUSE	201.63 SF	
GAZEBO	685.78 SF	
MARINA BAR & GRILL	2,574.50 SF	
94 SLIP DRY RACK BOAT BARN	55,986.30 SF	
MARINE LIGHT INDUSTRIAL	5,363.00 SF	
UNENCLOSED DRY BOAT RACKS	4,950.00 SF	
TIKI	360.10 SF	
TIKI	240.07 SF	
BATH HOUSE AND LAUNDRY	820.54 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	110,148.39 SF	2.53 AC
PROPOSED STRUCTURES:		
BANQUET HALL	8,377.86 SF	
26 ROOM HOTEL	17,874.30 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	26,252.16 SF	0.60 AC
TOTAL LOT COVERAGE BY ALL STRUCTURES	135,926.08 SF	3.13 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	186,741.45 SF	
POOLS/PLAZA	23,918.26 SF	
SIDEWALKS	67,431.43 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, PADS, WALLS, CURBS, ETC)	10,463.13 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	288,554.27 SF	6.624 AC

LOT COVERAGE SUMMARY

TOTAL UPLAND AREA	535,103.18 SF	12.28 AC
TOTAL IMPERVIOUS AREA OF UPLAND	424,954.82 SF	9.76 AC
IMPERVIOUS PERCENTAGE OF UPLAND		79.42 %
TOTAL OPEN SPACE AREA OF SITE	1,231,603.18 SF	28.27 AC
OPEN SPACE PERCENTAGE OF SITE		69.80 %
OPEN SPACE PERCENTAGE REQUIRED		0 %
TOTAL UPLAND OPEN SPACE AREA	110,148.36 SF	2.53 AC
TOTAL SUBMERGED LAND OPEN SPACE AREA	1,121,454.82 SF	25.75 AC

SHORELINE SETBACK SUMMARY:

TOTAL SHORELINE SETBACK AREA	112,679.5 SF	2.59 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	67,463.3 SF	1.55 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		59.87 %
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	45,216.2 SF	1.04 AC
EXISTING PERVIOUS PERCENTAGE IN SHORELINE SETBACK		40.13 %
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	95,161.50 SF	2.18 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		84.45 %
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	17,518.0 SF	0.40 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK		15.55 %
PROPOSED DEVELOPMENT DECREASES SHORELINE PERVIOUS AREA BY 27,698.2 SF		

SHARED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA WET SLIPS (88 SPACES*)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	4.4	61.6	8.8	88.0	17.6
MARINA DRY RACKS (25 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	1.25	17.5	2.5	25.0	5.0
HOTEL (130 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	97.5	97.5	130.0	97.5	130.0
DRINKING / ENTERTAINMENT (105 SPACES)					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	1.05	42.0	105.0	84.0	105.0
COMMERCIAL RETAIL / FISHING (14 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.7	8.4	12.6	14.0	9.8
OFFICE (4 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.2	4.0	0.4	0.4	0.2
INDUSTRIAL (10 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.5	10.0	1.0	1.0	0.5
TOTAL PARKING REQUIRED	105.6	241	260.3	309.9	268.1

* PURSUANT TO P43-14 AND THE CORRESPONDING STAFF REPORT, THE EXISTING MARINA USE, MARINA OFFICE, MARINA STORE AND FUEL SERVICES BUILDING, AND LIGHT INDUSTRIAL BUILDINGS ARE LAWFULLY NONCONFORMING TO THE CURRENT PARKING SPACE REQUIREMENTS.

DENSITY / INTENSITY TABLE

LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL & COMM. FISHING (LOW INTENSITY)	0.45	535,103.18 SF	240,796.43 SF	4,716 SF	1.96 %
RESTAURANT (LOW INTENSITY)	0.45	535,103.18 SF	240,796.43 SF	2,992 SF	1.24 %
OFFICE	0.50	535,103.18 SF	267,551.59 SF	1,390 SF	0.52 %
LIGHT INDUSTRY	0.45	535,103.18 SF	240,796.43 SF	4,925 SF	2.05 %
HOTEL / TRANSIENT UNITS	10 PER GROSS ACRE	12.28 AC	122.8 UNITS		
	15 PER BUILDABLE ACRE	9.824 AC	147.36 UNITS	130 UNITS	88.22 %
TOTAL				14,023 SF	91.94 %

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Revisions:	Date:

OVERALL SITE PLAN
for
PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
30 YEARS of Service
WEC Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

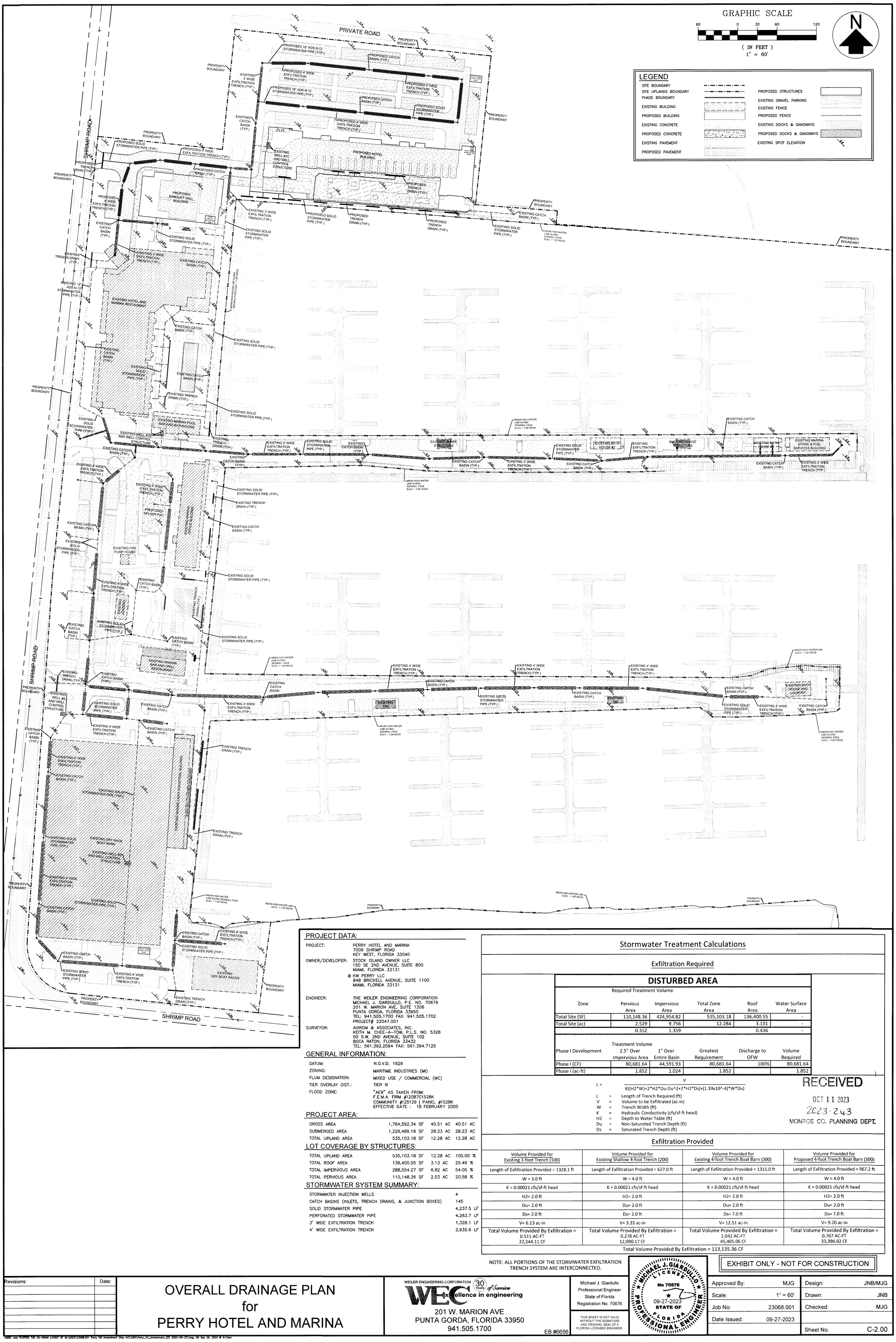
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

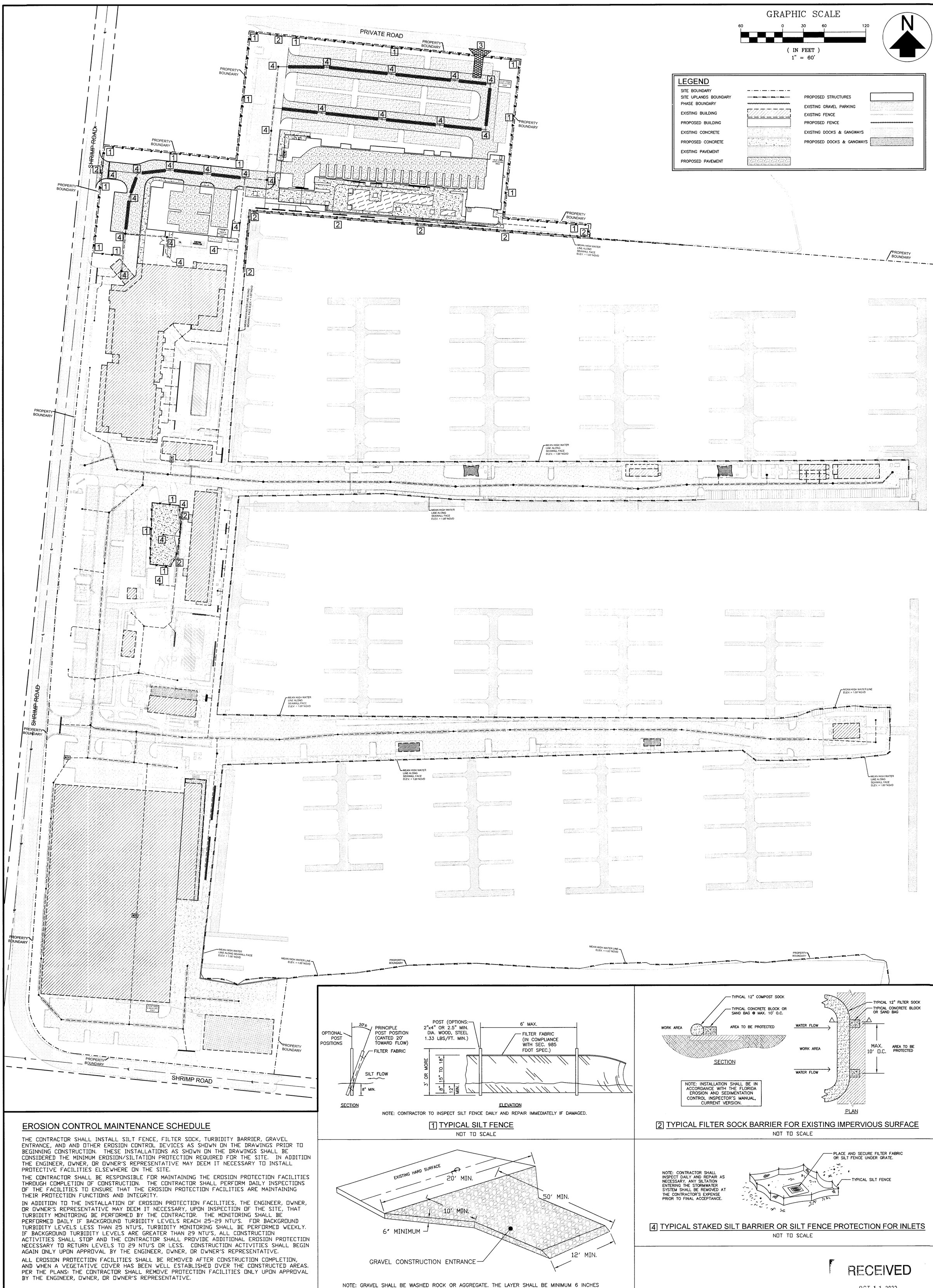
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MICHAEL J. GIARDULLO LICENSE No 70676 09-27-2023 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	09-27-2023		
		Sheet No.	C-1.00

USER: nick PLOTTED THE OU-SITE LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_OU_Amendment_(SS 2023-09-27).dwg, ON Sep 28, 2023 @ 9:09am


GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'
N
LEGEND
SITE BOUNDARY
SITE UPLANDS BOUNDARY
PHASE BOUNDARY
EXISTING BUILDING
PROPOSED BUILDING
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING PAVEMENT
PROPOSED PAVEMENT
PROPOSED STRUCTURES
EXISTING GRAVEL PARKING
EXISTING FENCE
PROPOSED FENCE
EXISTING DOCKS & GANGWAYS
PROPOSED DOCKS & GANGWAYS
EXISTING SPOT ELEVATION
PRIVATE ROAD
SHRIMP ROAD
PROPERTY BOUNDARY
PROPOSED HOTEL BUILDING
PROPOSED BANQUET HALL BUILDING
EXISTING HOTEL AND MARINA RESTAURANT
EXISTING MARINA POOL BAR AND BATHROOMS
EXISTING MARINA BAR AND GRILL RESTAURANT
EXISTING MARINA OFFICE BUILDING
EXISTING MARINE LIGHT INDUSTRIAL BUILDING
EXISTING MARINA STORE & FUEL SERVICES BUILDING
EXISTING BATH HOUSE #2
EXISTING BATH HOUSE #1
EXISTING BATH HOUSE AND LAUNDRY
EXISTING SHADE STRUCTURE
EXISTING TIKI
EXISTING WELL #1C AND WELL CONTROL STRUCTURE
EXISTING WELL #2 AND WELL CONTROL STRUCTURE
EXISTING WELL #3 AND WELL CONTROL STRUCTURE
EXISTING DRY RACK BOAT BARN
EXISTING DRY BOAT RACKS
PROPOSED SPLASH PAD
EXISTING FIRE PUMP HOUSE
EXISTING JACUZZI
MEAN HIGH WATER LINE ALONG SEAWALL FACE ELEV. = 1.00' NGVD
MEAN HIGH WATER LINE ELEV. = 1.00' NGVD
PROPOSED 18" ADS N-12 STORMWATER PIPE (TYP.)
PROPOSED CATCH BASIN (TYP.)
PROPOSED 4' WIDE EXFILTRATION TRENCH (TYP.)
PROPOSED SOLID STORMWATER PIPE (TYP.)
PROPOSED TRENCH DRAIN (TYP.)
EXISTING 3' WIDE EXFILTRATION TRENCH (TYP.)
EXISTING CATCH BASIN (TYP.)
EXISTING SOLID STORMWATER PIPE (TYP.)
EXISTING TRENCH DRAIN (TYP.)
EXISTING 4' WIDE EXFILTRATION TRENCH (TYP.)
EXISTING 12" ADS N-12 STORMWATER PIPE (TYP.)
EXISTING SOLID STORMWATER PIPE (TYP.)
EXISTING TRENCH DRAIN (TYP.)
EXISTING CATCH BASIN (TYP.)
EXISTING 3' WIDE EXFILTRATION TRENCH (TYP.)
EXISTING SOLID STORMWATER PIPE (TYP.)
EXISTING CATCH BASIN (TYP.)
EXISTING 3' WIDE EXFILTRATION TRENCH (TYP.)
EXISTING SOLID STORMWATER PIPE (TYP.)
EXISTING CATCH BASIN (TYP.)
EXISTING 4



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS: THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS

TYPICAL FILTER SOCK LOCATIONS

BEST MANAGEMENT PRACTICE DETAIL NUMBER #

NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

1 TYPICAL SILT FENCE

NOT TO SCALE

2 TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE

NOT TO SCALE

NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

3 TYPICAL GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

4 TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS

NOT TO SCALE

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WEC 30 YEARS of Service — xcellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
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EB #6656

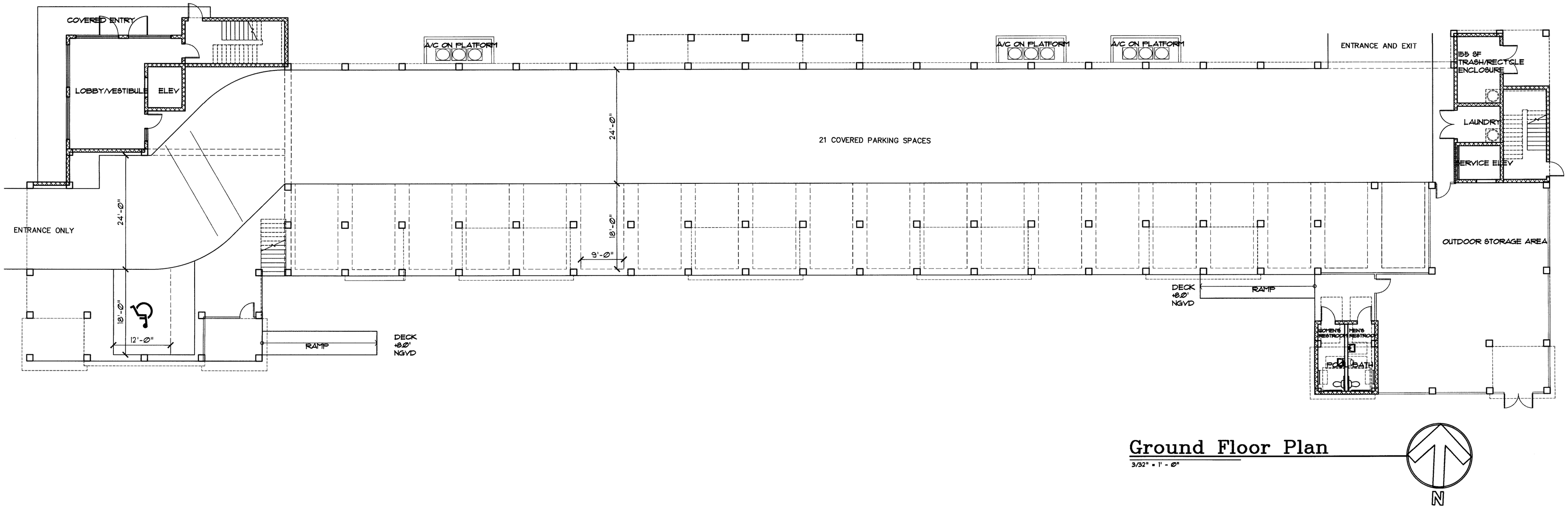
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

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MICHAEL J. GIARDULLO LICENSE No 70676 09-27-2023 STATE OF FLORIDA PROFESSIONAL ENGINEER

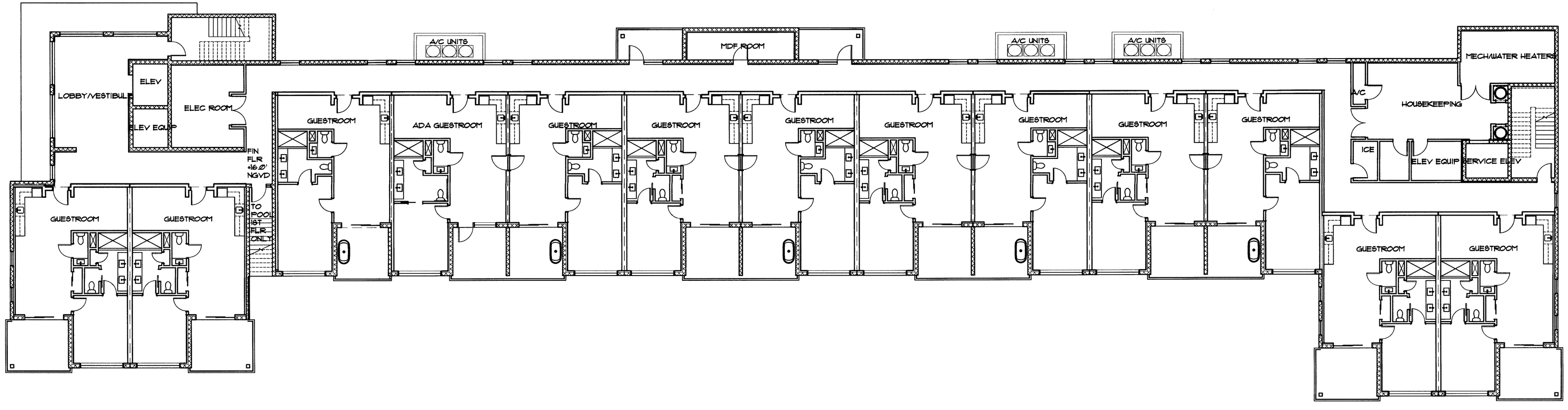
Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	09-27-2023		
		Sheet No.	C-3.00

USER: nick PLOTTED THE CU-BMP LAYOUT OF W:\2023\23068.001 Perry Kiff Amendment (Key Int)\DWG\Perry_CU_Amendment_(ES 2023-09-27).dwg, ON Sep 26, 2023 @ 9:41am



Ground Floor Plan

3/32" = 1' - Ø"



First Floor Plan

3/32" = 1' - Ø"

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STATE OF FLORIDA
GRANT WADE SCARBROUGH
AR-97933
1/21/25
REGISTERED ARCHITECT

The Perry Hotel and Marina
Hotel Expansion

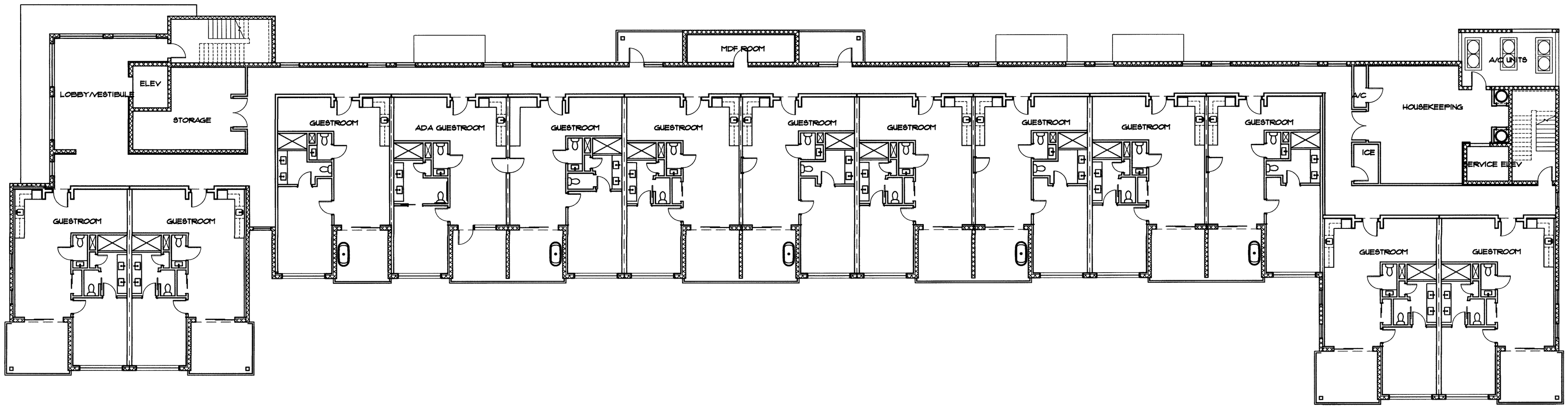
Key West, FL

6805 Shrimp Road

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
Ø7/27/23
revision:

sheet:
A1.1



Second Floor Plan

3/32" = 1' - 0"

N

The Perry Hotel and Marina
Hotel Expansion
6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

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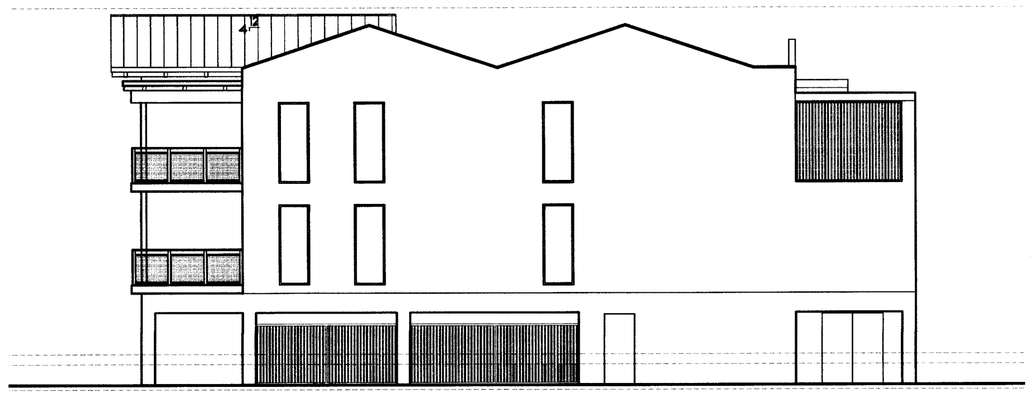
STATE OF FLORIDA
GWIN WADE SCARBROUGH
AR - 97933
9/21/23
REGISTERED ARCHITECT

sheet:
A1.2



Rear (Marina) Elevation

3/32" = 1' - 0"



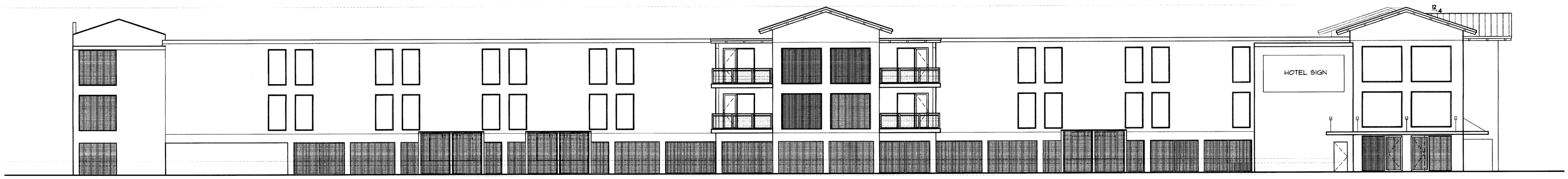
Side (North) Elevation

3/32" = 1' - 0"



Side (South) Elevation

3/32" = 1' - 0"



Front (Parking) Elevation

3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road
Key West, FL

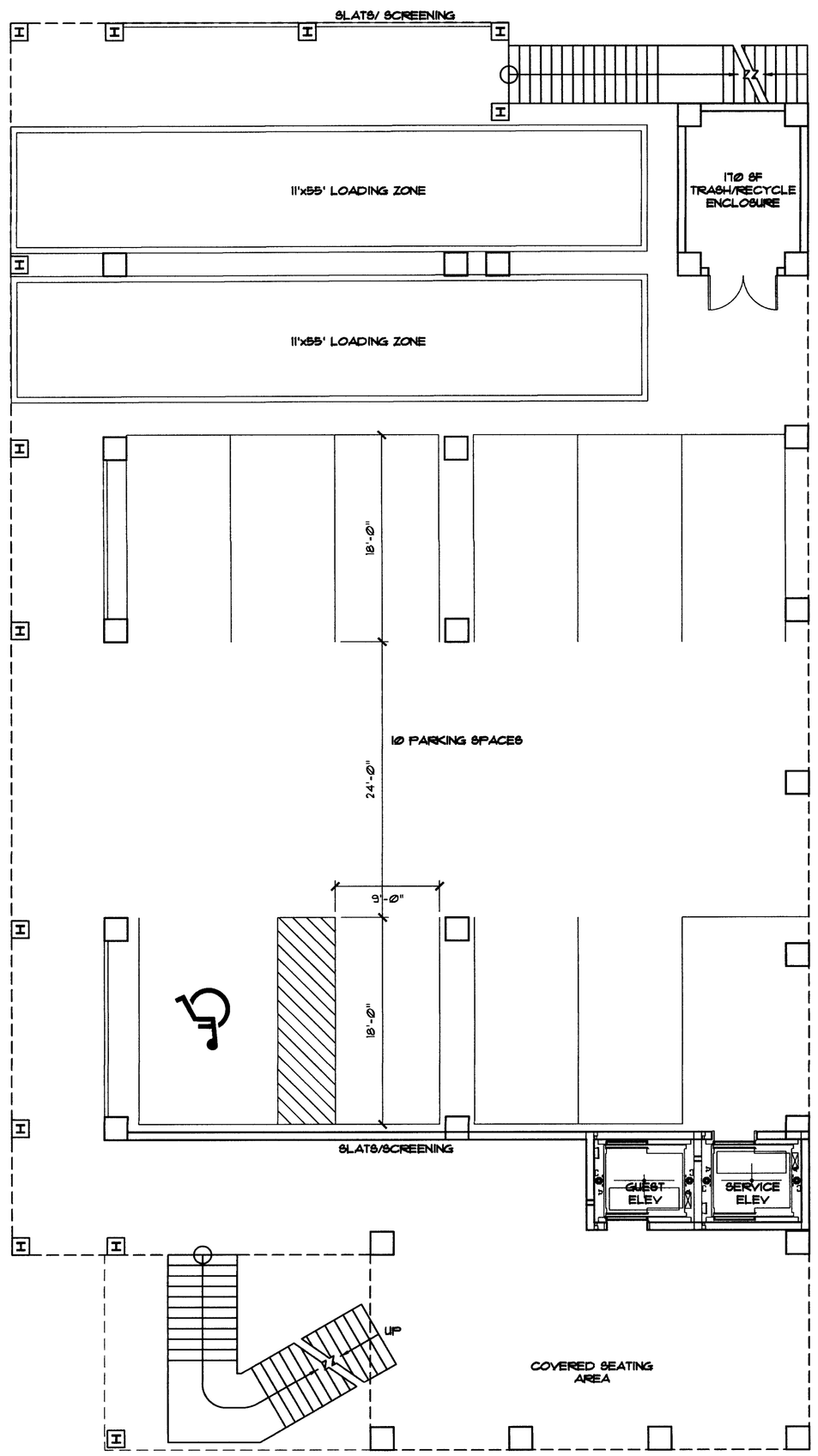
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611
610 White St, Key West FL

date:
07/27/23
revision:

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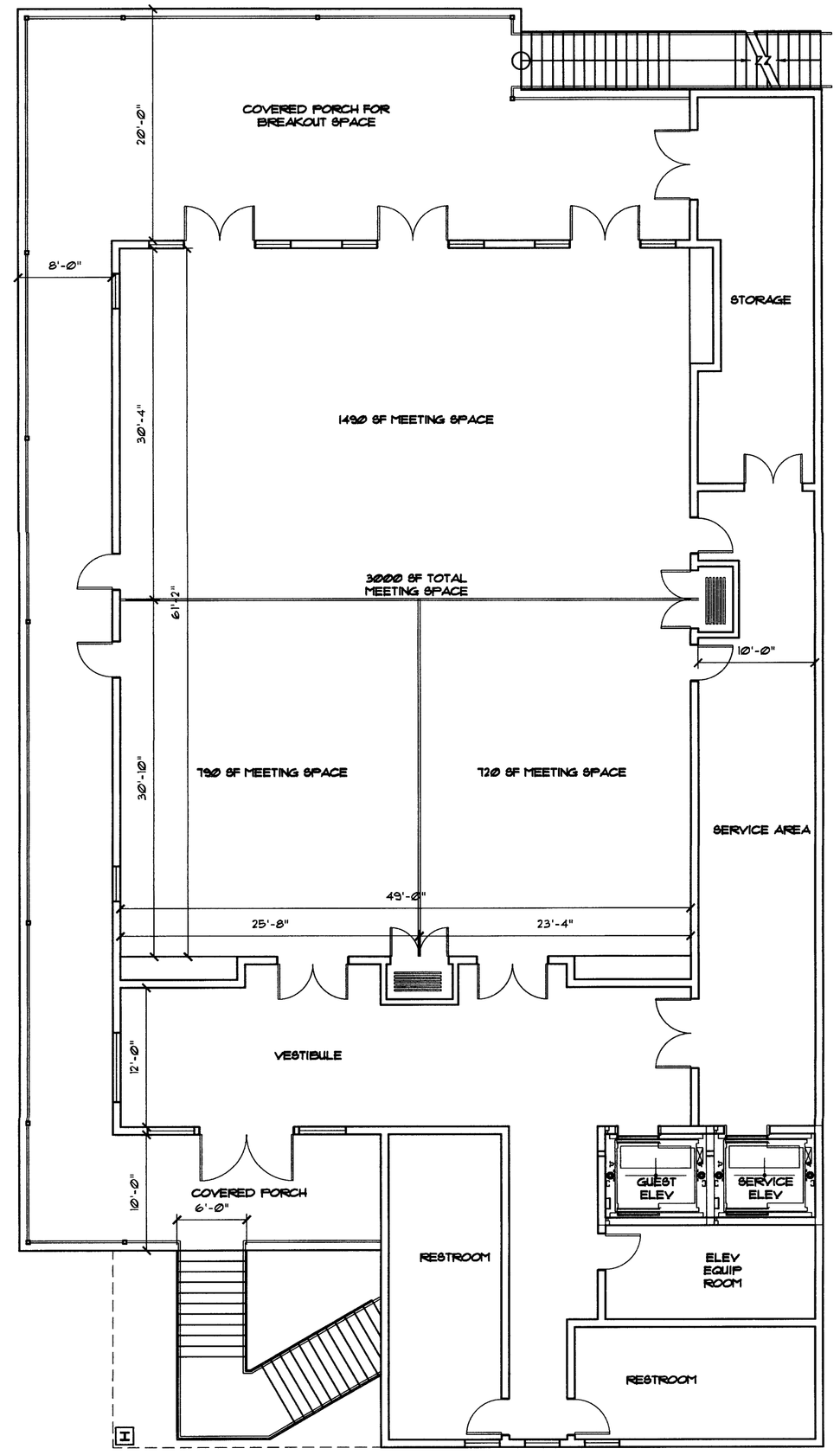
STATE OF FLORIDA
THOMAS EDWARD SCARBROUGH
AR - 97933
REGISTERED ARCHITECT
9/01/23

sheet:
A2.1



Ground Floor Plan

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"

N

The Perry Hotel and Marina
Banquet Hall

6991 Shrimp Road Key West, FL

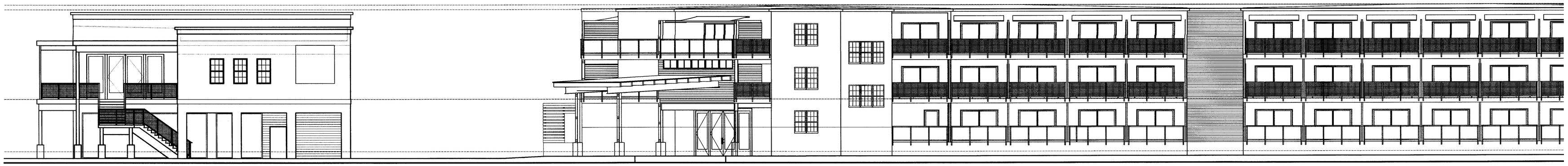
POPE-SCARBROUGH-ARCHITECTS
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610 White St, Key West FL
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THOMAS MADE SCARBROUGH POPE
AR - 97933
4/21/23
REGISTERED ARCHITECT

sheet:
A3.1



Shrimp Rd Streetscape

3/32" = 1' - 0"



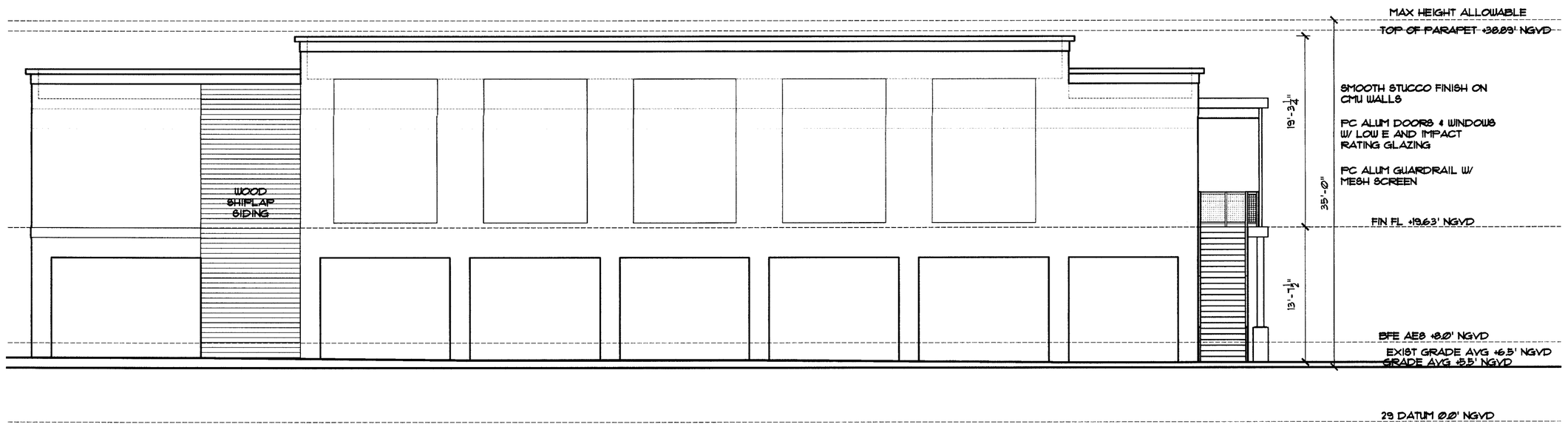
Front Elevation

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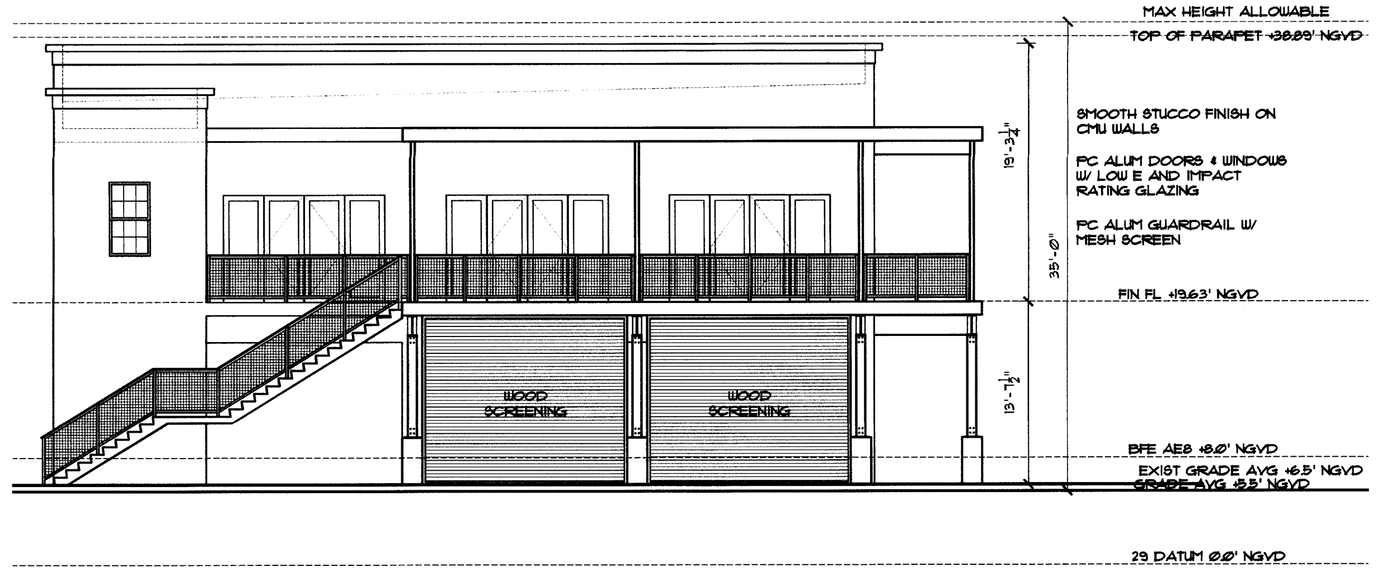
Side Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

The Perry Hotel and Marina Banquet Hall

Key West, FL

6991 Shrimp Road

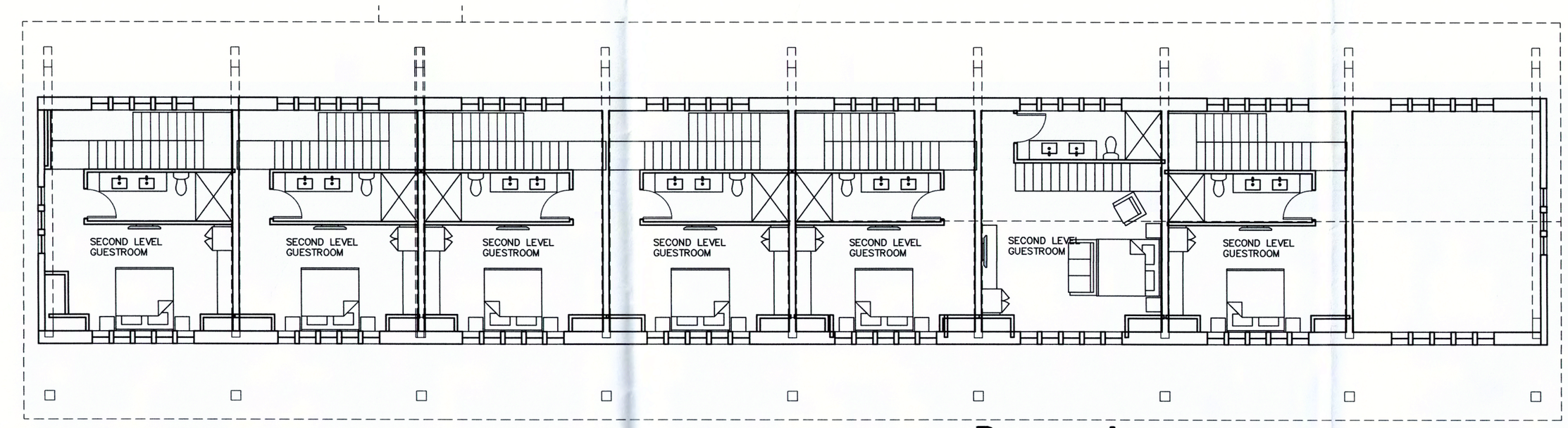
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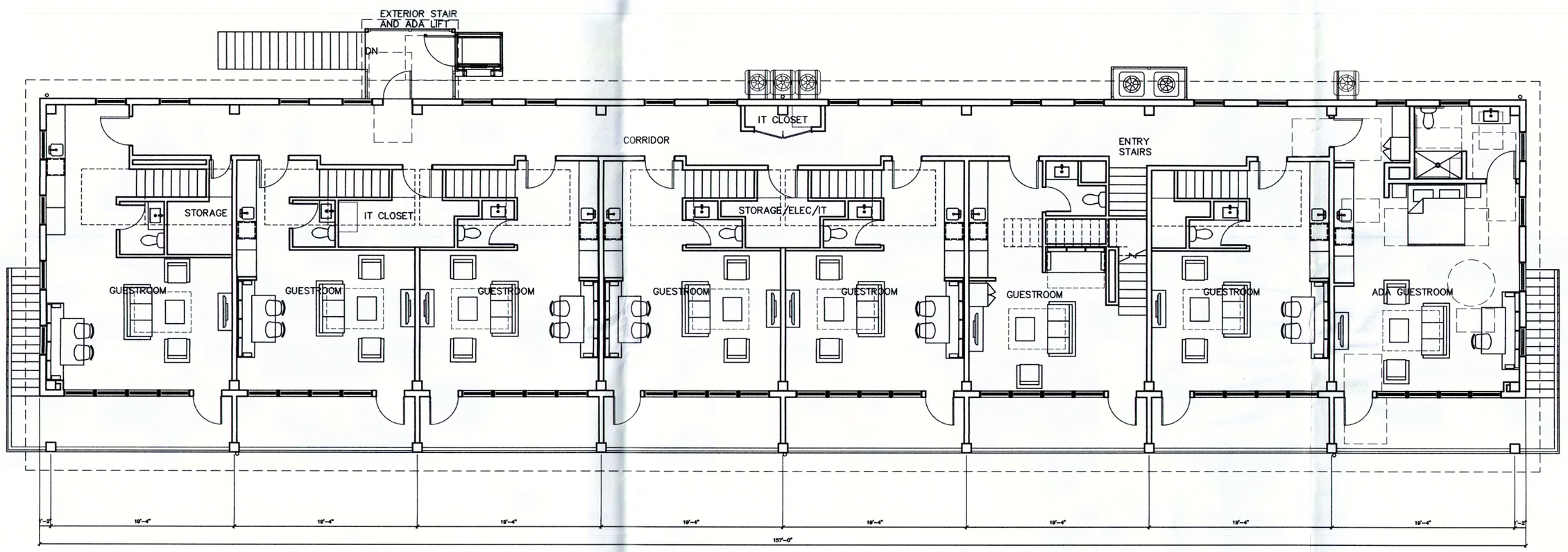
STATE OF FLORIDA
THOMAS WADE SCARBROUGH
AR - 97933
8/21/23
REGISTERED ARCHITECT

sheet:
A4.1



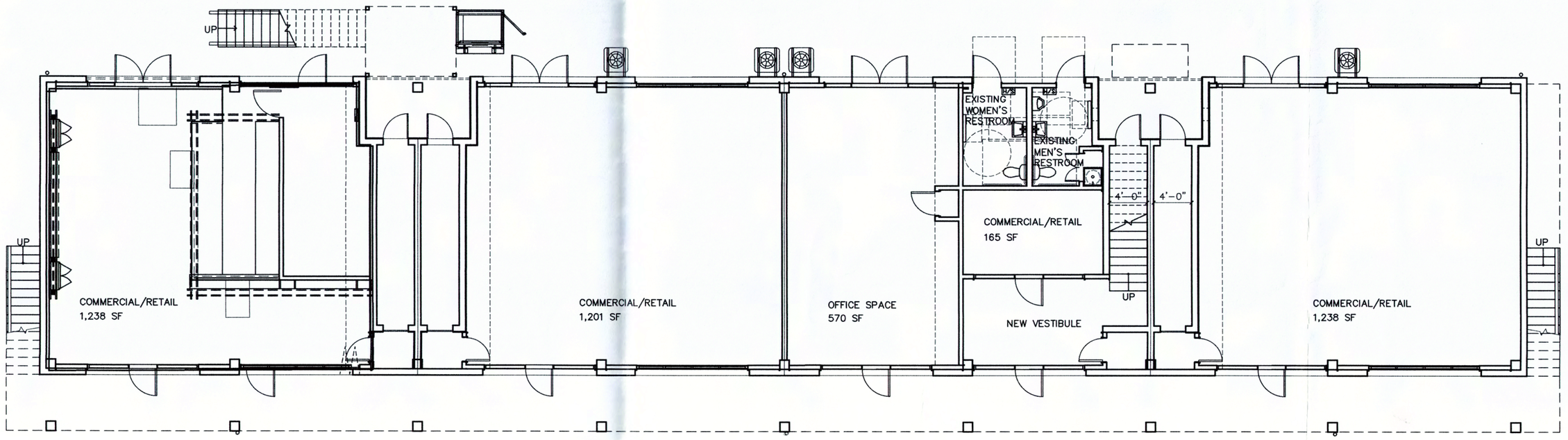
Proposed
Third Level Plan

1/8" = 1' - 0"



Proposed
Second Floor Plan

1/8" = 1' - 0"



Proposed
Ground Floor Plan

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD

The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Shrimp Road Stock Island, FL

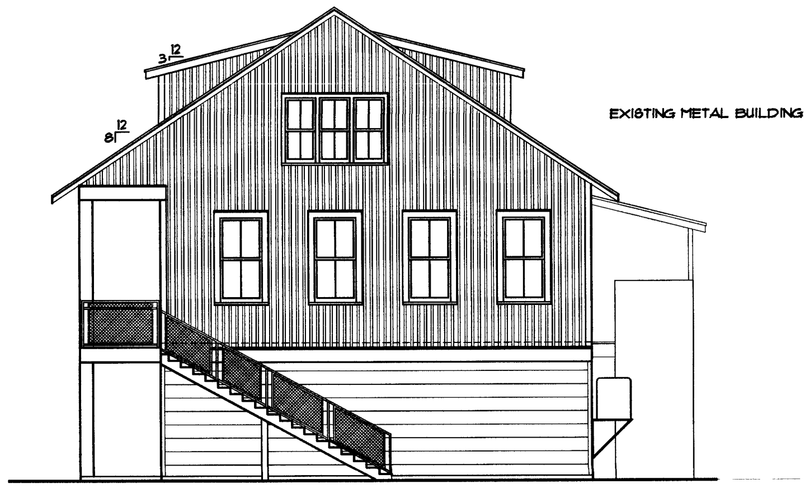
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(305) 296 3611 610 White St. Key West FL

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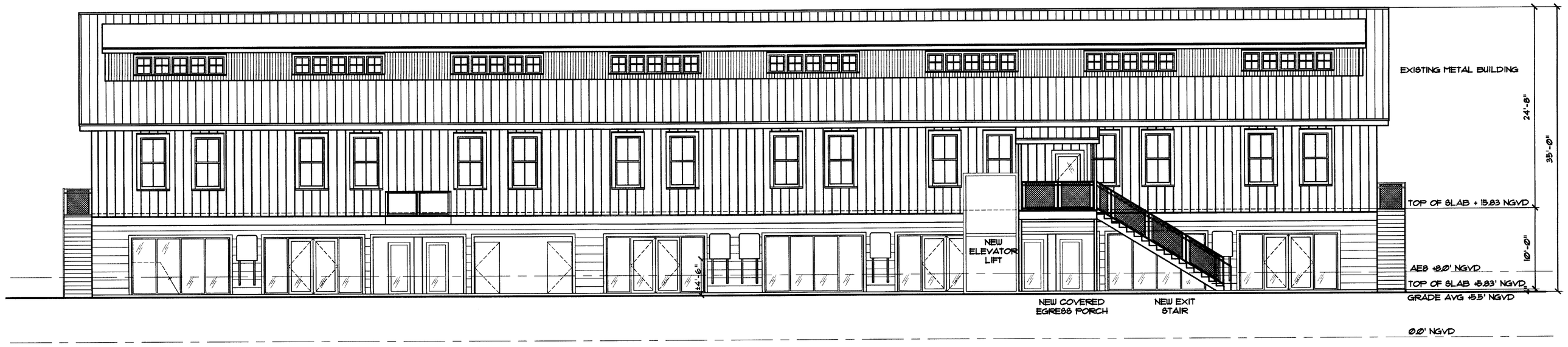
STATE OF FLORIDA
GAVIN WADE SCARBROUGH
AR - 97933
10/10/23
REGISTERED ARCHITECT

sheet:
A5.1



Side Elevation

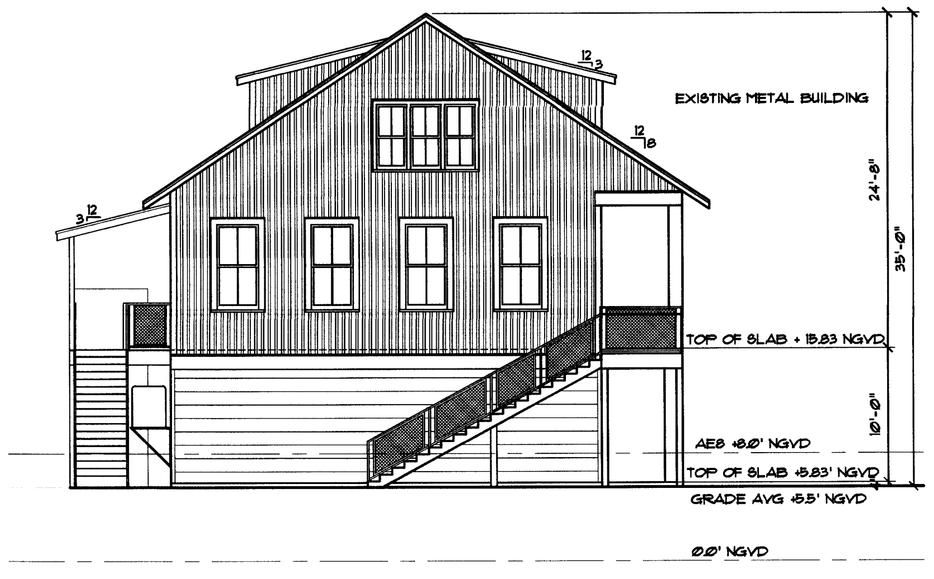
1/8" = 1' - 0"



Front Elevation

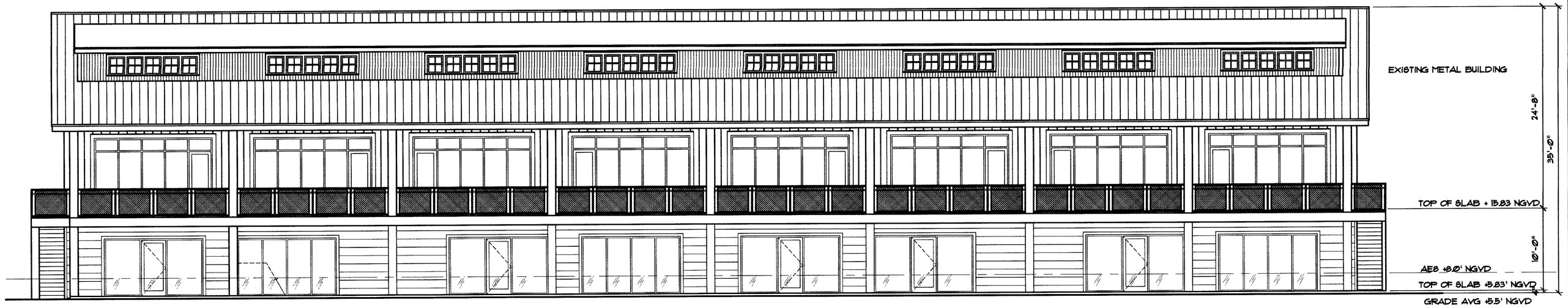
1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

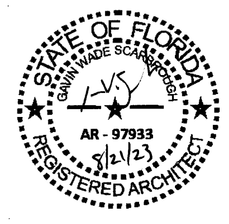
The Perry Hotel and Marina
Coral Lagoon Renovation

7009 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

date: 7/27/23
revision:

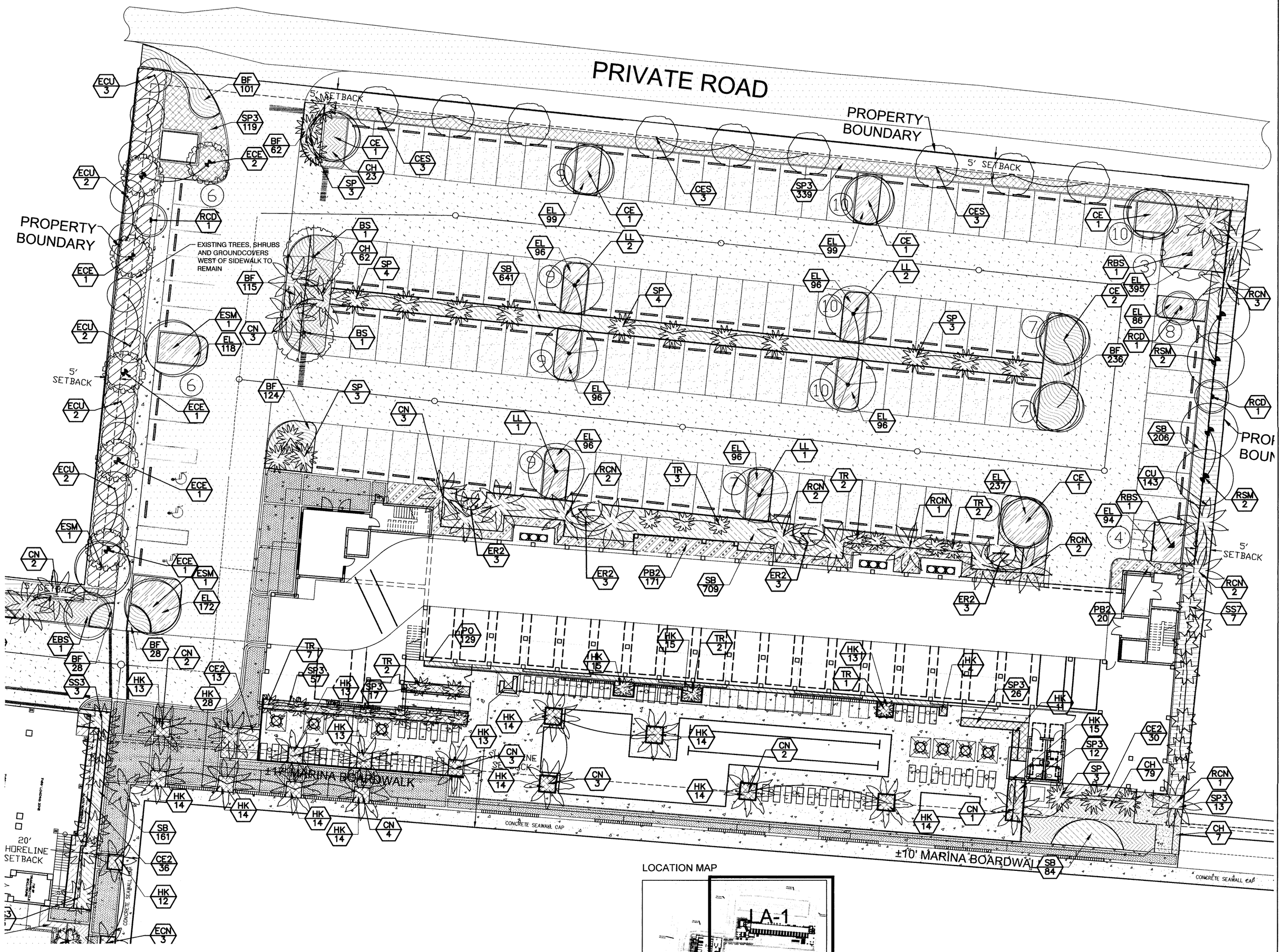
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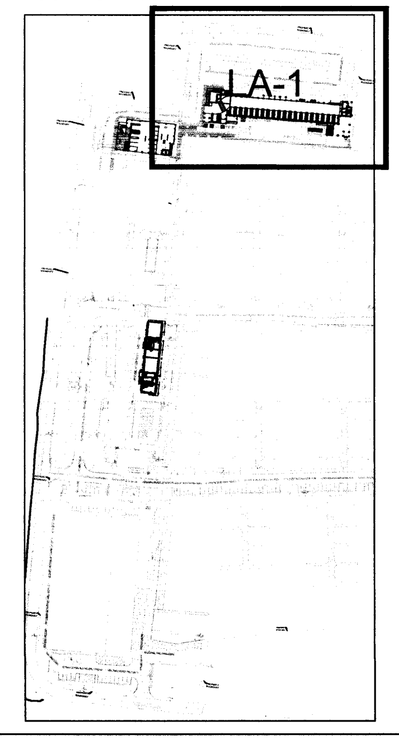
sheet: A6.1

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	BS	Bursera simaruba	Gumbo Limbo
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	LL	Lysiloma latisiliqua	Wild Tamarind
EXISTING TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECN	Cocos nucifera	Coconut Palm
	ECE	Conocarpus erectus	Buttonwood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
RELOCATED TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	RBS	Bursera simaruba	Gumbo Limbo
	RCD	Coccoloba diversifolia	Pigeon Plum
	RCN	Cocos nucifera	Coconut Palm
	SS7	Sabal palmetto	Cabbage Palmetto
	RSM	Swietenia mahagoni	West Indian Mahogany
PALM TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	CN	Cocos nucifera	Coconut Palm
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ER2	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
SHRUB AREAS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
SOD/SEED	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod



LOCATION MAP



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LANDSCAPE ANALYSIS LANDSCAPE ARCHITECTURE
701 SOUTHARD STREET, SUITE 310
KEY WEST, FLORIDA 33040
(305)294-9722 www.ecoplan-fla.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

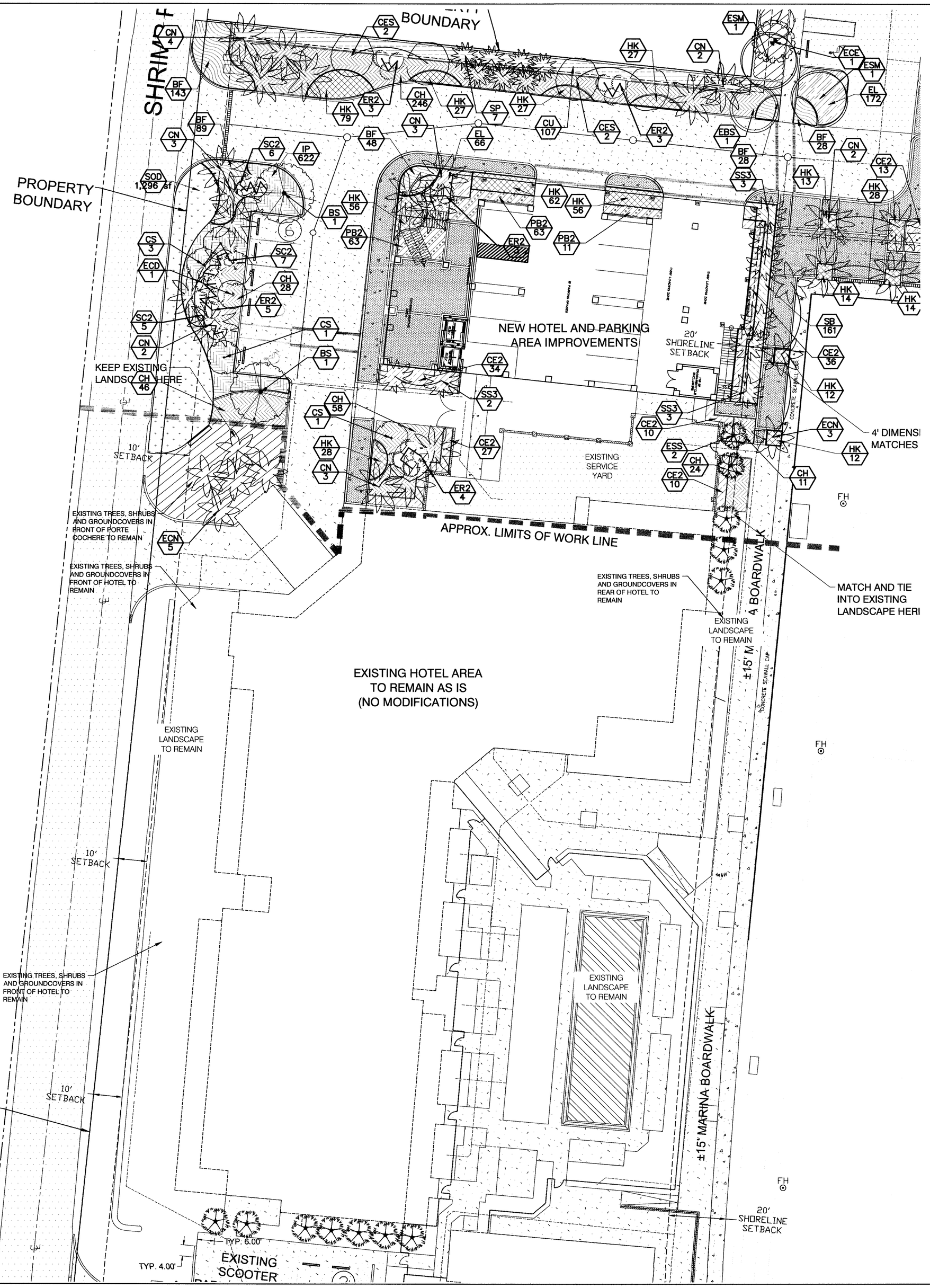
SEAL:

8/23/23

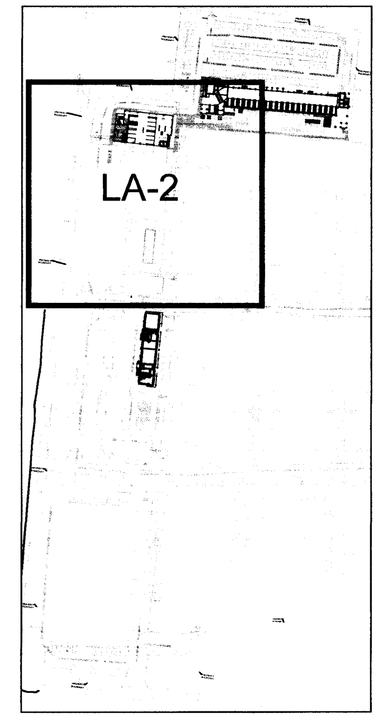
SHEET NUMBER:
LA-1

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	BS	Bursera simaruba	Gumbo Limbo
	CE	Conocarpus erectus	Green Buttonwood
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	LL	Lysiloma latisiliqua	Wild Tamarind
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	ECE	Conocarpus erectus	Buttonwood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
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	SC2	Senna mexicana chapmanii	Bahama Senna
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	CU	Coccoloba uvifera	Sea Grape
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	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
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	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC6	Muhlenbergia capillaris 'White Cloud'	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
SOD/SEED	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod



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LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
701 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.8722 www.ecoplan-fnc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

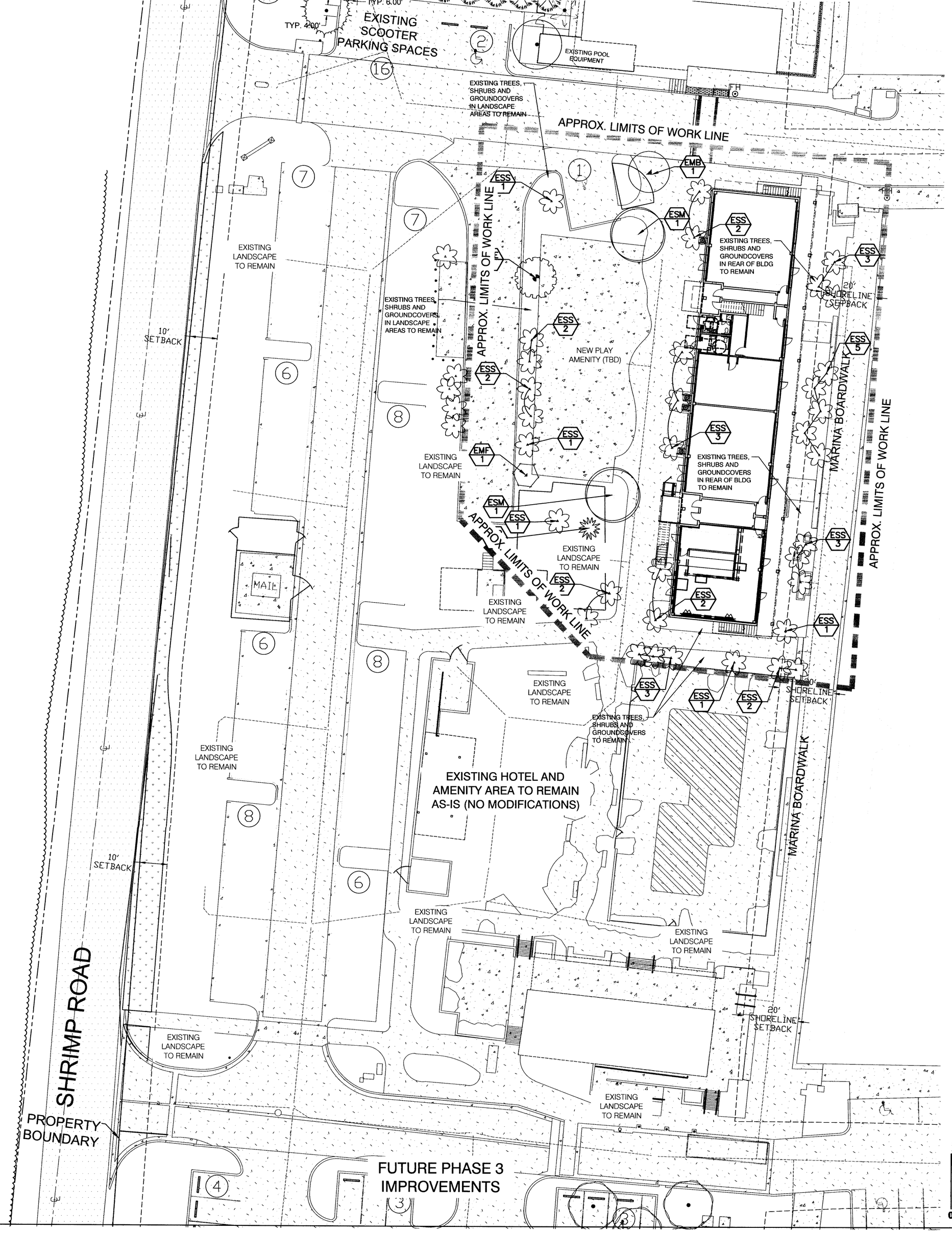
SEAL:

8/23/23

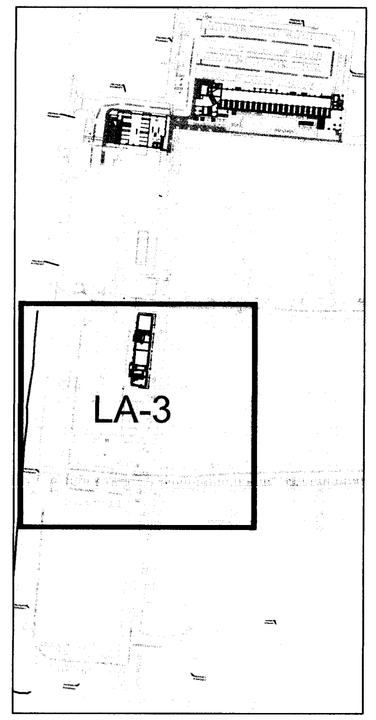
SHEET NUMBER:
LA-2

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	BS	Bursera simaruba	Gumbo Limbo
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	LL	Lysiloma latisiliqua	Wild Tamarind
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	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
SOD/SEED	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod



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310 SOUTHEAST 16TH STREET
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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

SEAL:

8/23/23

SHEET NUMBER:
LA-3

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	
	BS	4	Bursera simaruba	Gumbo Limbo	FG/B&B	12'-14' HT, 6' SPR	4" cal.	Yes	
	CE	7	Conocarpus erectus	Green Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	Yes	
	CES	13	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	Yes	
	CS	5	Cordia sebestena	Orange Geiger Tree	FG/B&B	10' HT x 6' SPR	10' HT. x 5' SPR.	Yes	
	LL	6	Lysiloma latisiliqua	Wild Tamarind	FG/B&B	14' HT. X 7' SPR.	4" cal.	Yes	
EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	
	EBS	1	Bursera simaruba	Gumbo Limbo	EXISTING	CONE TOPIARY, 6' HT			
	ECD	1	Coccoloba diversifolia	Pigeon Plum	EXISTING				
	ECU	11	Coccoloba uvifera	Sea Grape	EXISTING	Existing			
	ECN	8	Cocos nucifera	Coconut Palm	EXISTING	Existing			
	ECE	7	Conocarpus erectus	Buttonwood	EXISTING	Existing			
	EMB	1	Manilkara bahamensis	Wild Dilly	EXISTING	Existing			
	EMF	1	Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing			
	ESS	41	Sabal palmetto	Cabbage Palmetto	EXISTING	Existing			
	ESM	5	Swietenia mahagoni	West Indian Mahogany	EXISTING				
	ETR	1	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing			
RELOCATED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	
	RBS	2	Bursera simaruba	Gumbo Limbo	RELOCATED	Relocated			
	RCD	3	Coccoloba diversifolia	Pigeon Plum	FG/BB	Relocated			
	RCN	13	Cocos nucifera	Coconut Palm	RELOCATED	Relocated			
	SS7	7	Sabal palmetto	Cabbage Palmetto	RELOCATED	Relocated			
	RSM	4	Swietenia mahagoni	West Indian Mahogany	RELOCATED	Relocated			
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE	
	CN	38	Cocos nucifera	Coconut Palm	FG/B&B	9'-12' CT, STAGGERED HEIGHTS	15" MIN (SPECIMEN TREE)	No	
	SS3	8	Sabal palmetto	Cabbage Palmetto	FG/B&B	10-14' CT		Yes	
	SP	27	Sabal palmetto	Cabbage Palm	FG/B&B	12'-14' OA	12" MIN.	Yes	
	TR	19	Thrinax radiata	Florida Thatch Palm	FG/B&B	10-12' HT		Yes	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	
	CM3	5	Codiaeum variegatum 'Magnificent'	Magnificent Croton	7 gal.		No	Yes	
	ER2	30	Eugenia rhombea	Red Stopper	10 gal.	6' HT	Yes		
	SC2	18	Senna mexicana chapmanii	Bahama Senna	7 gal.	42" HT	Yes		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	SPACING
	CH	584	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	30" O.C.	Yes	30" o.c.
	CU	250	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W	36" O.C.	Yes	36" o.c.
	CE2	160	Conocarpus erectus sericeus	Silver Button Wood	7 gal@ 30" HT		30" O.C.	Yes	30" o.c.
	PO	129	Podocarpus macrophyllus .	Podocarpus	36" x 18"		18" O.C.	No	18" o.c.
	PB2	265	Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR	30" O.C.	Yes	30" o.c.
	SP3	583	Scaevola plumieri	Inkberry	7 gal	24" HT x 24" SPR	24" O.C.	Yes	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	SPACING
	BF	974	Borrichia frutescens	Sea Ox-eye Daisy	1 Gal.	10"x10"	Yes		18" o.c.
	EL	1,942	Ernodea littoralis	Golden Creeper	1 Gal.	8"x12"	Yes		15" o.c.
	HK	679	Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	18" x 18"	Yes		18" o.c.
	IP	622	Ipomoea pes-caprae	Beach Morning Glory	1 Gal.	8"x12"	Yes		15" o.c.
	MC6	4	Muhlenbergia capillaris "White Cloud"	White Muhly	24" HT x 24" SPR	24" OC	Yes		24" o.c.
	SB	1,801	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	Yes		18" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY	SPACING
	SOD	3,623 sf	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod	sod		No		

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

SEC. 114-126. District Boundary Buffers	**Bufferyard width Req'd**	**Bufferyard width Provided**
-North Property Line 393LF (MI/MU) = Bufferyard 'B'*	-	-
**SEC. 114-126.(d)(1) Where a street separates a parcel boundary from the district boundary, no buffer is required if specified buffer is an A or B buffer.*	-	-
-East Property Line 227LF (MI - MI) = No Bufferyard Required	-	-
Required	-	-
-West Property Line (Phase 2 Only) 373LF (MI - MI) = No Bufferyard Required	-	-
SEC. 114-104. Street Trees	**Total Required**	**Total Provided**
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length		
North Property Line = 339LF / 100'	4	4
West Property Line (Phase 1 Hotel Parcel) = 473LF / 100'	5	5
West Property Line (Phase 2 Parcel) = 373LF / 100'	4	4
SEC. 114-100. Required Landscaping	**Total Required**	**Total Provided**
(a.)(3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.		
Gross parking area north parking lot = 46.876sf x 20%	9375 sf	13,266 sf
Gross parking area @ hotel arrival and north of new banquet bldg = 12.074sf x 20%	2415 sf	5601 sf
Gorss parking area @ phase 2 parcel = 25.762sf x 20%	5152 sf	6532 sf
(a.)(7.) 1 tree per 1000sf of gross parking area		
Gross parking area north parking lot = 46.876sf / 1000sf x 1	47	47
Gross parking area @ hotel arrival and north of new banquet bldg = 12.074sf / 1000sf x 1	13	13
Gorss parking area @ phase 2 parcel = 25.762sf / 1000sf x 1	26	26
(a.)(8.) 4 shrubs per 1000sf of gross parking area		
Gross parking area north parking lot = 46.876sf / 1000sf x 4	188	188
Gross parking area @ hotel arrival and north of new banquet bldg = 12.074sf / 1000sf x 4	52	52
Gorss parking area @ phase 2 parcel = 25.762sf / 1000sf x 4	104	104
(a.)(10.) Minimum 50% required trees shall be native canopy trees		
North Pakring Lot - 47 trees x 50%	24	24
Hotel Arrival and New Banquet Bldg - 13 trees x 50%	26	26
Phase 2 Parking - 26 trees x 50%	13	13
(a.)(11.) Minimum 40% required trees shall be native understory trees		
North Pakring Lot - 47 trees x 40%	19	19
Hotel Arrival and New Banquet Bldg - 13 trees x 40%	6	6
Phase 2 Parking - 26 trees x 40%	11	11
(a.)(12.) Maximum 10% required trees may be native palms		
North Pakring Lot - 47 trees x 10%	4	4
Hotel Arrival and New Banquet Bldg - 13 trees x 10%	1	1
Phase 2 Parking - 26 trees x 10%	2	2

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Scale: 1" = 20'-00"
0 10 20 40 60
North

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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LANDSCAPE ANALYSIS LANDSCAPE ARCHITECTURE
310 SOUTHARD STREET
KEY WEST, FLORIDA 33040
(954)343-2723 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

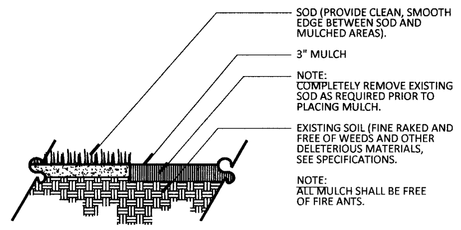
PLANT LIST, NOTES AND CALCULATIONS

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

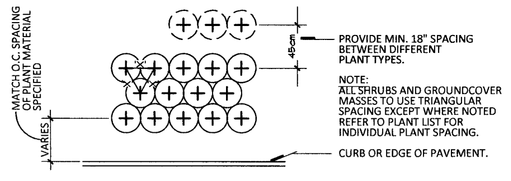
REVISIONS:

SEAL:

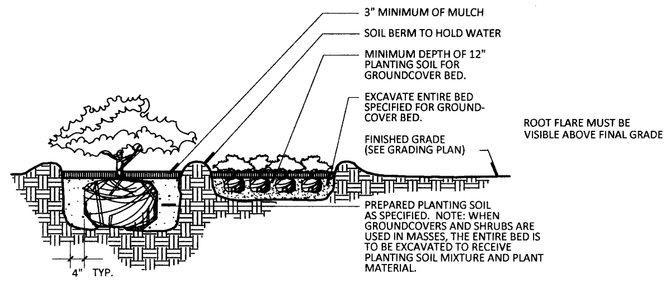
SHEET NUMBER:
LA-4



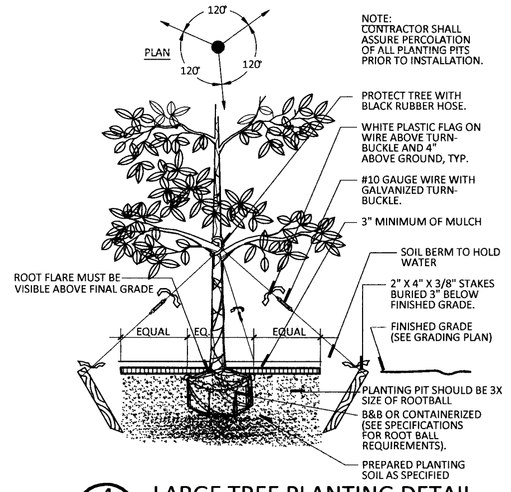
1 GRASS / MULCH EDGE DETAIL
PLAN SCALE= NTS



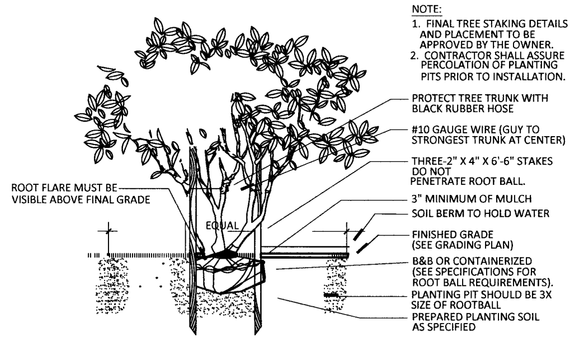
2 SHRUB AND GROUNDCOVER LAYOUT
SECTION SCALE= NTS



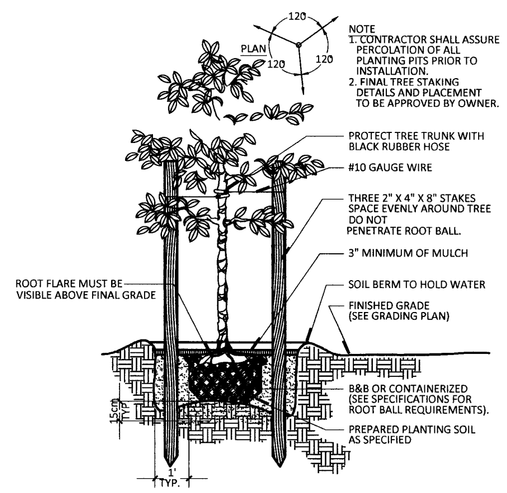
3 SHRUB / GROUNDCOVER PLANTING
SECTION SCALE= NTS



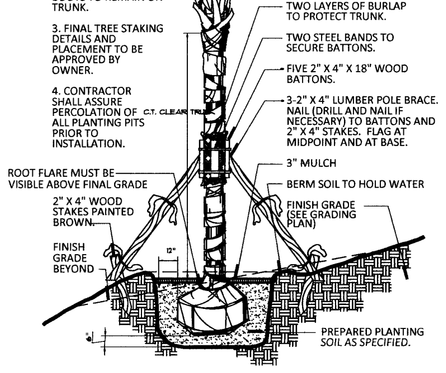
4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



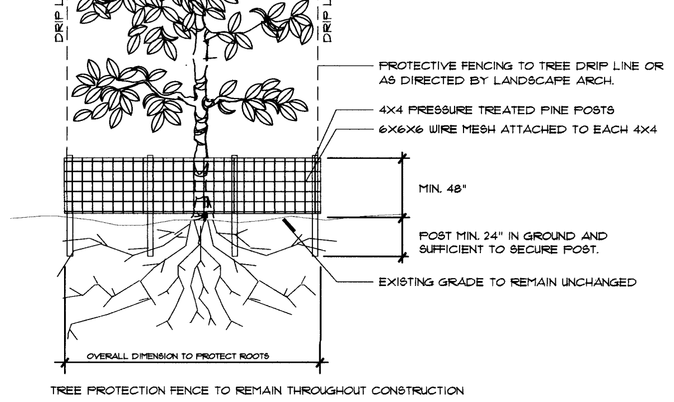
5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



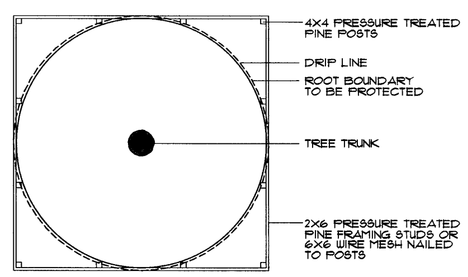
6 SMALL TREE PLANTING DETAIL
SCALE= NTS



7 PALM DETAIL
SECTION SCALE= NTS



8 TREE PROTECTION FENCE
SECTION SCALE= NTS



9 TREE PROTECTION FENCE
PLAN SCALE= NTS

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LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. QUANTITIES, SIZES AND LOCATION OF PLANTS WILL BE DETERMINED BY PLAN AND PLANT LISTS. SIZE OF PLANTS SHALL TAKE PRECEDENT OVER CONTAINER SIZE. SPACING OF GROUNDCOVERS WILL BE DETERMINED BY PLANT LIST. QUANTITIES SHOWN ON PLANT LIST ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.

6. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. . ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.

11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.

13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.

16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.

17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

21. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

22. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

23. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

24. PLANT MATERIAL SHALL BE FERTILIZED THROUGHOUT THE WARRANTY PERIOD AND THEREAFTER BY THE OWNER 3-4 TIMES PER YEAR. UTILIZE A GENERAL FERTILIZER WITH AN ANALYSIS OF 8-2-12 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR. FOLLOW MANUFACTURER RECOMMENDED RATES AND METHODS OF APPLICATION.

25. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

26. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

27. ALL PLANT MATERIAL SHALL BE PLANTED WITH ROOT FLARE VISIBLE AT FINISHED GRADE. DO NOT PLANT MATERIAL TOO DEEP.

28. THE CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT AND CLIENT TO REVIEW ANY ISSUES PRIOR TO COMMENCING THE PROJECT.

PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
310 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
(954)524-7222 www.ecoplan-lm.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE DETAILS

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

SEAL:

8/23/23

SHEET NUMBER:
LA-5

STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

SURVEYOR'S CERTIFICATION:

The Undersigned, a surveyor, duly authorized to practice under the laws of the State of Florida, hereby makes this certification in compliance with Florida Statutes 718.104 (4)(e) and certifies to the best of my knowledge and belief that: the construction of improvements, as described in this Exhibit "2" of the Declaration of STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM, have been substantially completed so that this Exhibit "2" of said Declaration of Condominium, together with the provisions of the aforesaid Declaration of Condominium describing the Condominium Property relating to matters of the survey, is an accurate representation of the location and dimensions of the improvements as shown in said Exhibit "2"; and further that, the identification, location and dimensions of the Common Elements and of each Unit can be determined from said materials.

This Survey complies with the Standards of Practice set forth in Chapter 5J–17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This certification relates to matters of this survey only, and is not to certify that the improvements have been properly constructed or are in accordance with any applicable building codes or governmental requirements.

Signed this 28th, day of March, 2023.

Digitally signed by Keith M. Chee-A-Tow, PLS
Date: 2023.03.27 14:16:32 -04'00'

KEITH M. CHEE–A–TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E–mail: Keith@AviromSurvey.com

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REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
REVISED DESCRIPTIONS	12/10/15 S.A.M.
VARIOUS REVISIONS	12/22/15 S.A.M.
VARIOUS REVISIONS	1/08/16 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROM-SURVEY.com

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	1 OF 44

LAND DESCRIPTION:

A parcel of land lying in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCING at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 739.82 feet; thence S 84°02'07" E, 191.50 feet; thence N 05°56'58" E, 10.00 feet to the southerly line of an Ingress/Egress Easement recorded in Official Records Book 2499, Page 355, of said Public Records of Monroe County, Florida and the POINT OF BEGINNING; thence along said southerly easement line for the following two (2) courses and distances: (1) thence S 84°02'07" E, 393.50 feet; (2) thence S 05°57'53" W, 10.00 feet; thence S 06°00'38" W, 217.17 feet; thence S 85°29'39" E, 125.00 feet; thence S 06°01'16" W, 20.01 feet; thence S 85°29'39" E, 310.00 feet; thence S 85°29'39" E, 209.55 feet; thence S 05°47'25" E, 392.29 feet; thence N 81°44'33" E, 132.23 feet; thence S 08°15'27" E, 959.38 feet; thence N 84°02'07" W, 393.85 feet to a point on a Mean High Water Line; thence along said Mean High Water Line for the following twenty-seven (27) courses and distances: (1) thence N 08°33'02" E, 25.26 feet; (2) thence N 01°03'10" W, 36.70 feet; (3) thence N 16°11'45" W, 18.64 feet; (4) thence N 01°20'32" W, 27.71 feet; (5) thence N 05°48'23 E, 27.11 feet; (6) thence N 07°24'12" W, 86.16 feet; (7) thence N 11°54'19" E, 34.64 feet; (8) thence N 09°22'05" W, 27.51 feet; (9) thence N 57°40'41" W, 4.94 feet; (10) thence N 84°56'08" W, 14.50 feet; (11) thence N 61°03'44" W, 14.78 feet; (12) thence S 85°47'17" W, 117.62 feet; (13) thence S 83°15'58" W, 26.59 feet; (14) thence N 85°01'19" W, 21.47 feet; (15) thence S 80°37'17" W, 8.06 feet; (16) thence N 75°44'52" W, 11.67 feet; (17) thence S 86°09'28" W, 82.77 feet; (18) thence S 89°59'29" W, 40.54 feet; (19) thence N 64°26'30" W, 6.15 feet; (20) thence S 88°41'05" W, 60.16 feet; (21) thence S 79°29'50" W, 36.47 feet; (22) thence N 88°07'58" W, 57.82 feet; (23) thence N 86°26'25" W, 91.35 feet; (24) thence S 88°24'02" W, 97.85 feet; (25) thence S 81°39'19" W, 76.27 feet; (26) thence S 86°43'16" W, 75.93 feet; (27) thence S 81°33'16" W, 23.73 feet; thence leaving said Mean High Water Line S 07°52'54" W, 138.68 feet to the northerly right-of-way line of Shrimp Road as described in Quit-Claim Deed, recorded in Official Records Book 2030, Page 949, of said Public Records of Monroe County, Florida; thence along the northerly and easterly right-of-way line of way of said Shrimp Road for the following three (3) courses and distances: (1) thence N 84°02'07" W, 288.11 feet to a point of curvature of a curve concave to the northeast, having a radius of 75.00 feet and a central angle of 88°03'57"; (2) thence northwesterly along the arc of said curve, a distance of 115.28 feet, (3) thence N 04°01'50" E, 555.62 feet to a point on the west line of lands described in Trustees of the Internal Improvement Trust Fund of the State of Florida Deed No. 20083, as recorded in Official Records Book G-65, Page 82, of said Public Records of Monroe County, Florida; thence N 05°57'53" E along said west line, 673.02 feet; thence S 84°02'07" E, 191.55 feet; thence N 05°56'58" E, 183.64 feet to the southerly line of an Ingress/Egress Easement recorded in Official Records Book 2499, Page 355, of said Public Records of Monroe County, Florida and the POINT OF BEGINNING.

Said lands containing 1,764,593 square feet (40.510 acres), more or less.

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(CONTINUED ON SHEET 2A)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
REVISED ACREAGE TAB	8/17/15 S.A.M.
REVISED DESCRIPTIONS	12/10/15 S.A.M.
VARIOUS REVISIONS	12/22/15 S.A.M.
REVISE I/E REFERENCE	1/08/16 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	N/A
DATE:	03/10/2023
BY:	K.C
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**2** OF **44**

(CONTINUED FROM SHEET 2)

TOGETHER WITH:

LEGAL DESCRIPTION (SHRIMP ROAD):

(O.R.B. 3208, PG. 454 M.C.R.)–Bearings based on Deed

A 30.00 feet wide tract of land lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being a tract of land to be conveyed to Monroe County, Florida for right–of–way purposes, described as follows:
COMMENCE at the northwest corner of Block 57 of MCDONALD'S PLAT OF PART OF STOCK ISLAND according to the Plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; thence S 83°56'00" E along the north line of said Block 57 also being the southerly right–of–way line of Fifth Avenue, a distance of 470.00 feet; thence S 06°04'00" W along the westerly line of Tract 1 and its northerly extension as described in the right–of–way acquisition conveyance recorded in Official Records Book 2030, Page 949, of the Public Records of Monroe County, Florida, a distance of 1317.71 feet to the POINT OF BEGINNING; thence N 90°00'00" E (East) along the southerly line of said Tract 1, a distance of 30.17 feet; thence S 06°04'00" W along the westerly line of Tract 2 and its northerly extension as described in said conveyance, a distance of 927.74 feet; thence N 83°56'00" W along the westerly extension of the southerly line of said Tract 2, a distance of 30.00 feet; thence N 06°04'00" E along the southerly extension of the westerly line of said Tract 1, a distance of 924.55 feet to the POINT OF BEGINNING.

Said lands lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, containing 27,785 square feet, 0.64 acre more or less.

TOGETHER WITH (INGRESS–EGRESS EASEMENT):

An easement for ingress and egress over and upon the following described property, recorded in Official Records Book 1239, at Page 464, Official Records Book 2287, at Page 719, and in Official Records Book 2499, at Page 355, more particularly described as follows:
A parcel of land lying in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being more particularly described as follows:
COMMENCE at the northwest corner of Block 57 of McDONALD'S PLAT OF A PART OF STOCK ISLAND, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence along the southerly right–of–way line of Fifth Avenue, South 84°02'07" East, a distance of 499.98 feet to the west line of Trustees Deed No. 20083 as recorded in Official Records Book G–65, Page 82; thence leaving said line South 05°57'53" West along said line, a distance of 699.82 feet to the POINT OF BEGINNING; thence South 84°02'07" East, parallel with the southerly line of said Fifth Avenue, a distance of 740.00 feet; thence South 05°57'53" West, a distance of 40.00 feet; thence North 84°02'07" West, a distance of 155.00 feet; thence North 05°57'53" East, a distance of 10.00 feet; thence North 84°02'07" West, a distance of 585.00 feet to the west line of said Trustees Deed; thence North 05°57'53" East along said line, a distance of 30.00 feet to the POINT OF BEGINNING.

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
REVISED ACREAGE TAB	8/17/15 S.A.M.
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	N/A
DATE:	03/27/2023
BY:	K.C
CHECKED:	K.M.C.
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SHEET	**2A** OF **44**

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SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. 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.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings and coordinates shown hereon are relative to the North American Datum of 1983, Florida State Plane Coordinate System, East Zone with the easterly right-way line of Shrimp Road having a bearing of N 05°57'30" E.
6. Bearings were established by a Real-time Kinematic (RTK) GPS 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.
   a.) Method: Wide Area Virtual GPS Reference Station Network.
   b.) Equipment Used: Trimble R8-GNSS Receiver with TSC2 Survey Controller, Serial Numbers: 4625117640 & 46261117777
   c.) Processing Software: Trimble Geomatics Office, Version 1.63.
   d.) Ties were made to National Geodetic Control Point "FLGPS MALLOY AZ MK" (P.I.D. AA1648).
7. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
8. Benchmark Description: National Geodetic Survey (NGS) Benchmark "872 4527 TIDAL F" (P.I.D. AA1629), Elevation= 10.05 feet (NGVD 29). North American Vertical Datum of 1988 (NAVD 88) Elevation= 8.71 feet. To convert elevations from NGVD 29 to NAVD 88, add algebraically (-) 1.34 feet to the elevation.
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
11. Address: 7009 Shrimp Road, Key West, Florida 33040.
12. Abbreviation Legend: A = Arc Length; A/C = Air conditioner; BLDG. = Building; C = Calculated; Δ = Central Angle; ℄ = Centerline; C.L.F. = Chain link Fence; CONC. = Concrete; CONN. = Connection; D = Per Deed; E = Easting; EL. = Elevation; ELEC. = Electric; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; LAT. = Latitude; L.B. = Licensed Business; LONG. = Longitude; M.H.W.L. = Mean High Water Line; M.C.R. = Monroe County Records; Ms = Measured; N = Northing; NAD = North American Datum; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; NGS = National Geodetic Survey; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.I.D. = Point Identifier; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius; R/W = Right-of-Way; S.F. = Square Footage; T.I.I.T.F. = Trustees of the Internal Improvement Trust Fund; TYP. = Typical; Tx = Transformer; UNK. = Unknown; W/ = With; W/CAP = With Surveyors Cap.

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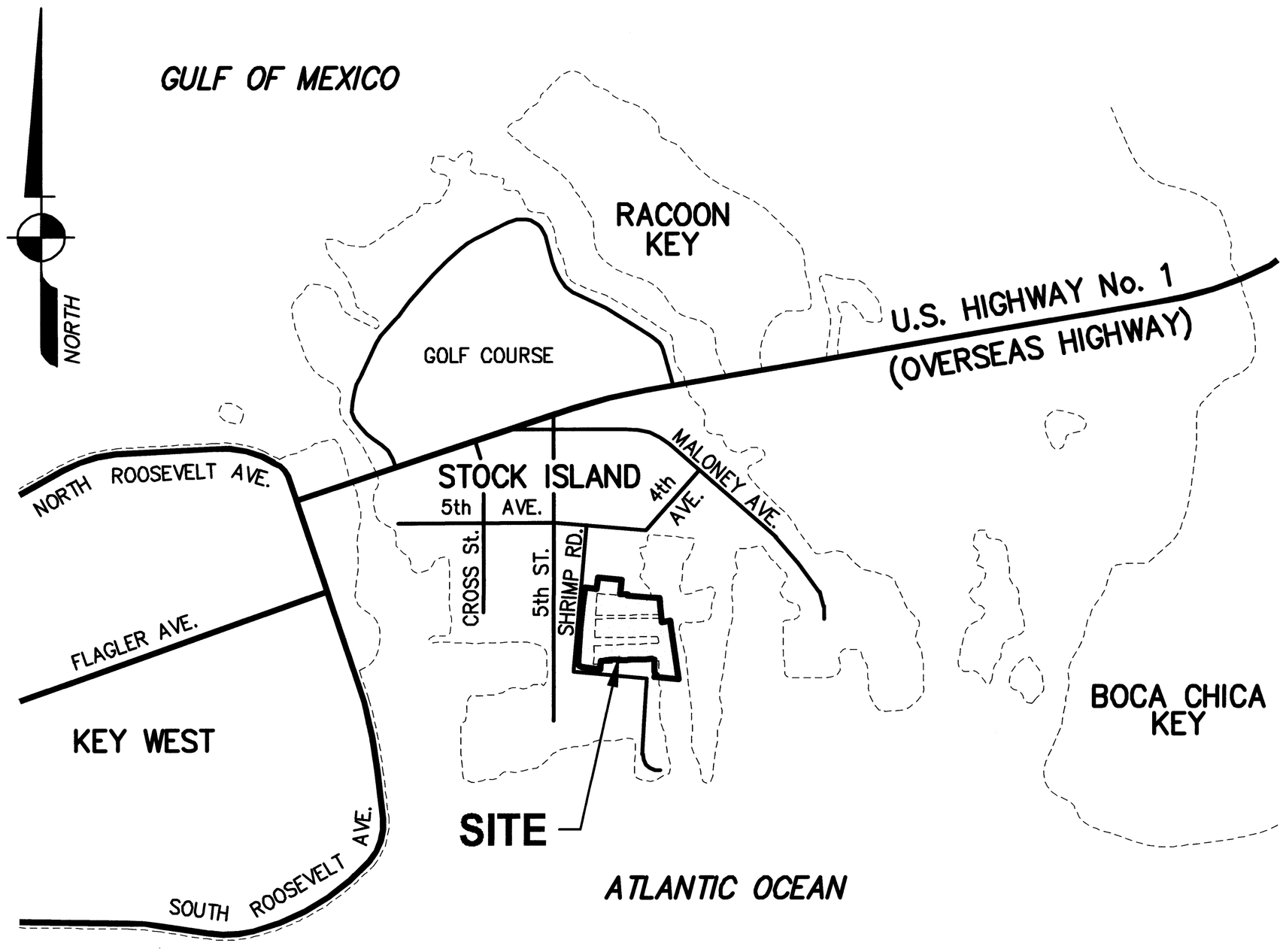
REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
REVISED DESCRIPTIONS	12/10/15 S.A.M.
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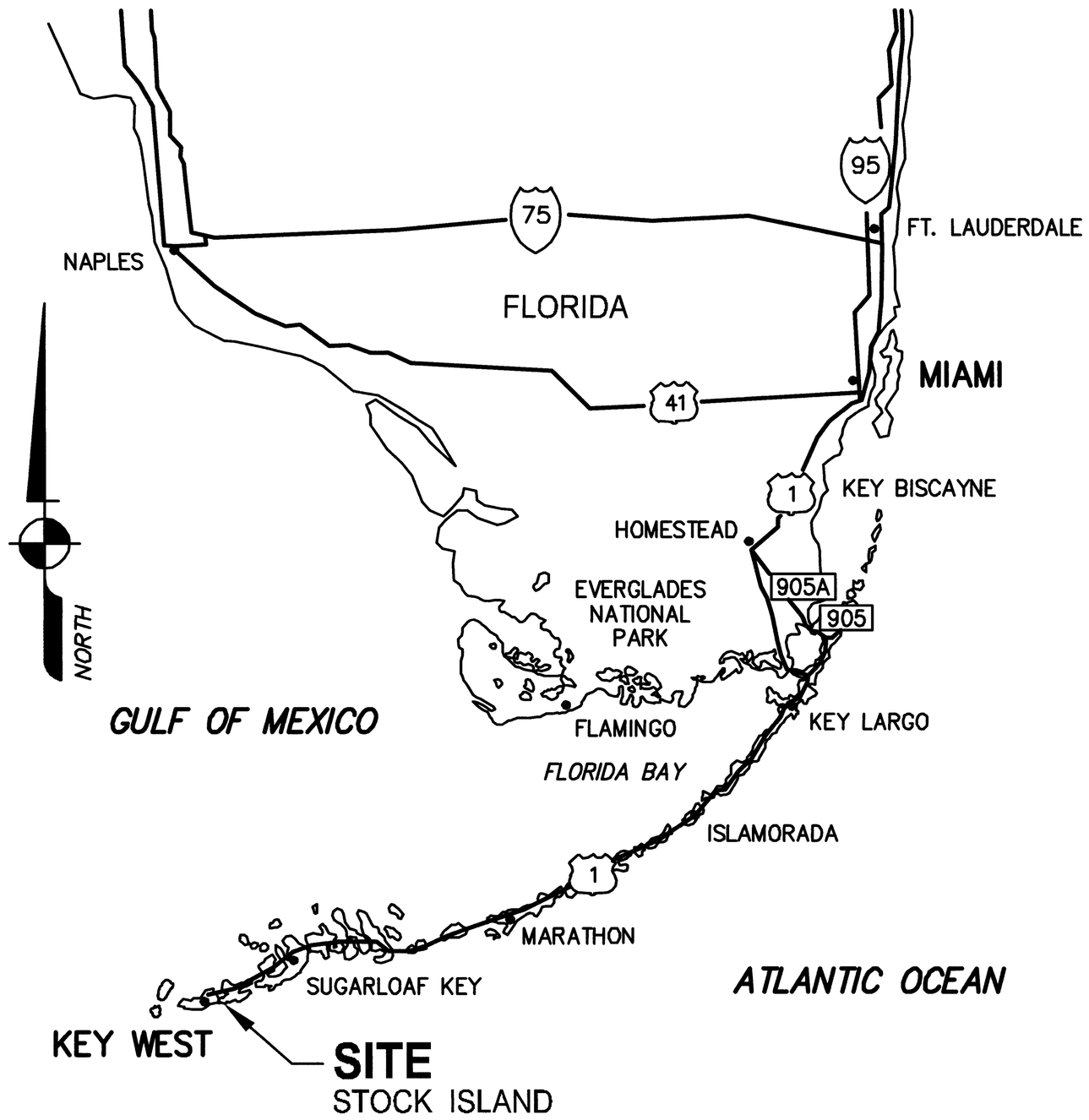
STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	N/A
DATE:	03/10/2023
BY:	K.C.
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SHEET	**3** OF **44**

LOCATION SKETCH
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VICINITY MAP
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REVISED DESCRIPTIONS	12/10/15 S.A.M.
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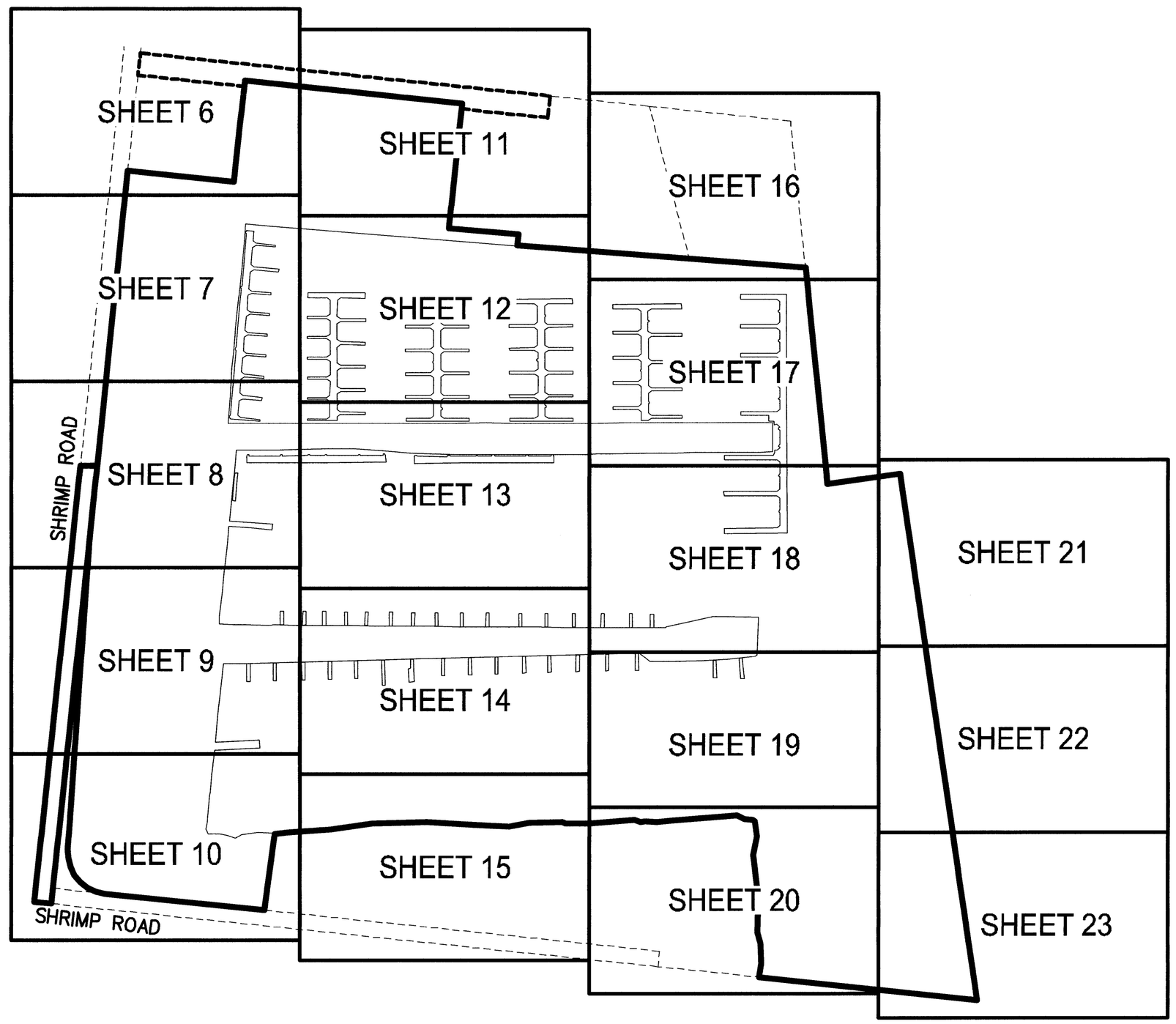
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SHEET	**4** OF **44**

SYMBOL LEGEND

- BACKFLOW PREVENTOR VALVE
- BOLLARD OR POST (UNLESS NOTED)
- CATCH BASIN
- CATCH BASIN
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRICAL RECEPTACLE
- ELECTRICAL RECEPTACLE
- FIRE HYDRANT
- FLAG POLE
- GUY ANCHOR
- HANDHOLD (UNK. UTILITY)
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- LAMP POST
- LANDSCAPE LIGHT
- LIGHT POLE
- MONITORING WELL
- OVERHEAD WIRES
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY VALVE
- SIAMESE FIRE CONNECTION
- SIGN
- SPIGOT
- TELEPHONE RISER
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- YARD DRAIN

KEY SHEET

SURVEY, PLOT PLAN & GRAPHIC DEPICTION OF IMPROVEMENTS
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VARIOUS REVISIONS	12/22/15 S.A.M.
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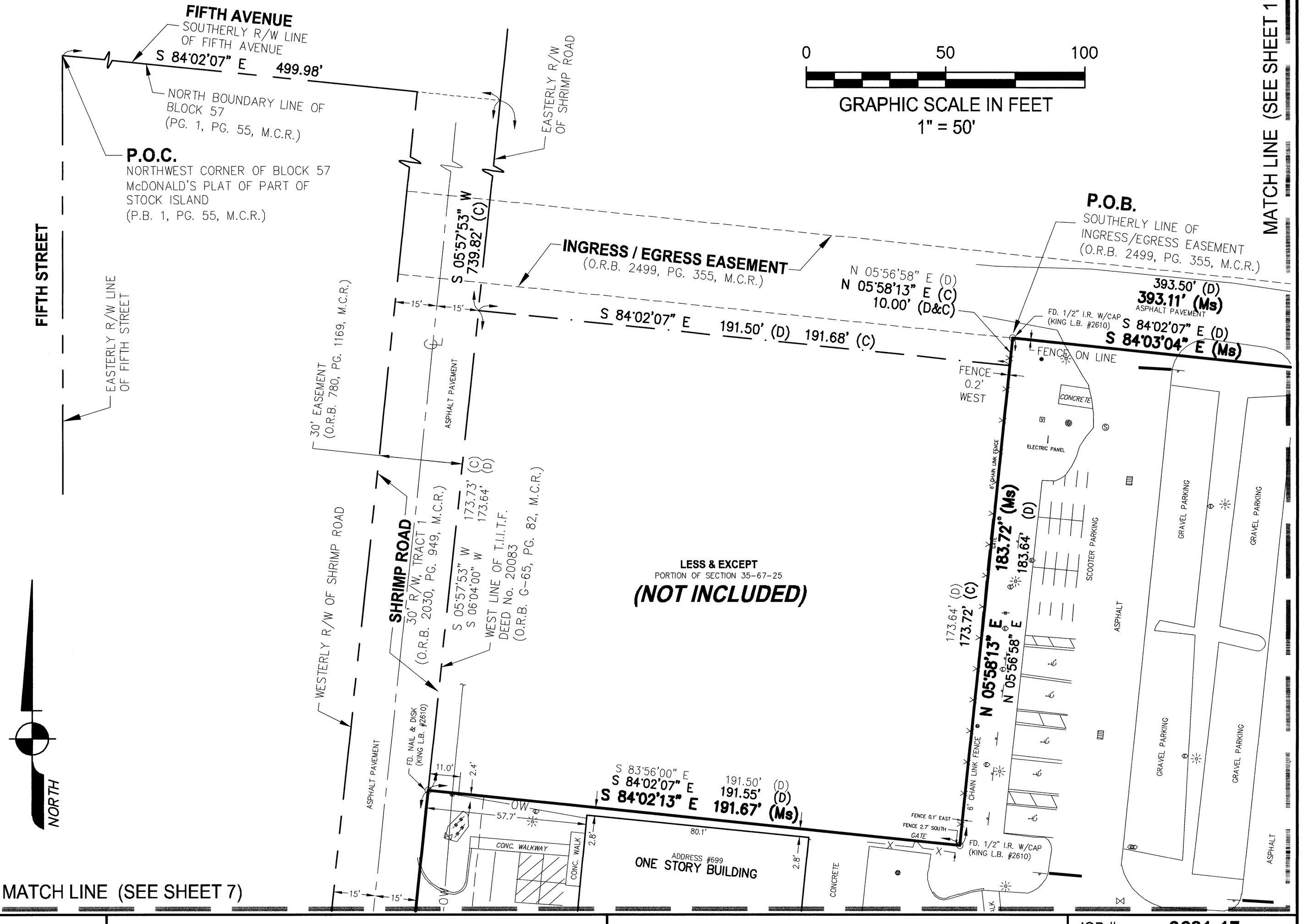
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM

SURVEY, PLOT PLAN
& GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

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F.B. --	PG. --
SHEET	**5** OF **44**



REVISIONS	
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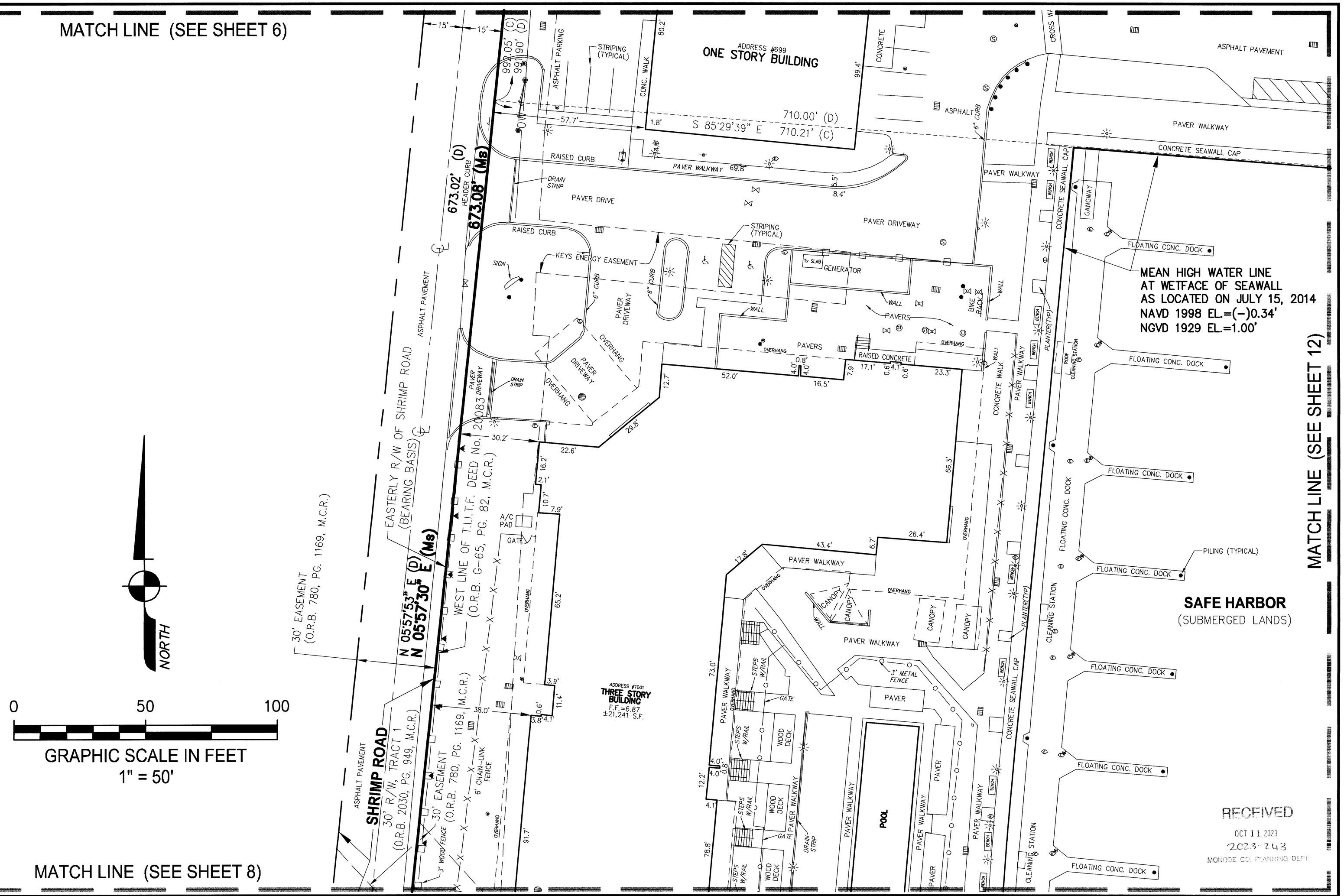
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JOB #:	9681-17
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MATCH LINE (SEE SHEET 6)



MATCH LINE (SEE SHEET 8)

MATCH LINE (SEE SHEET 12)

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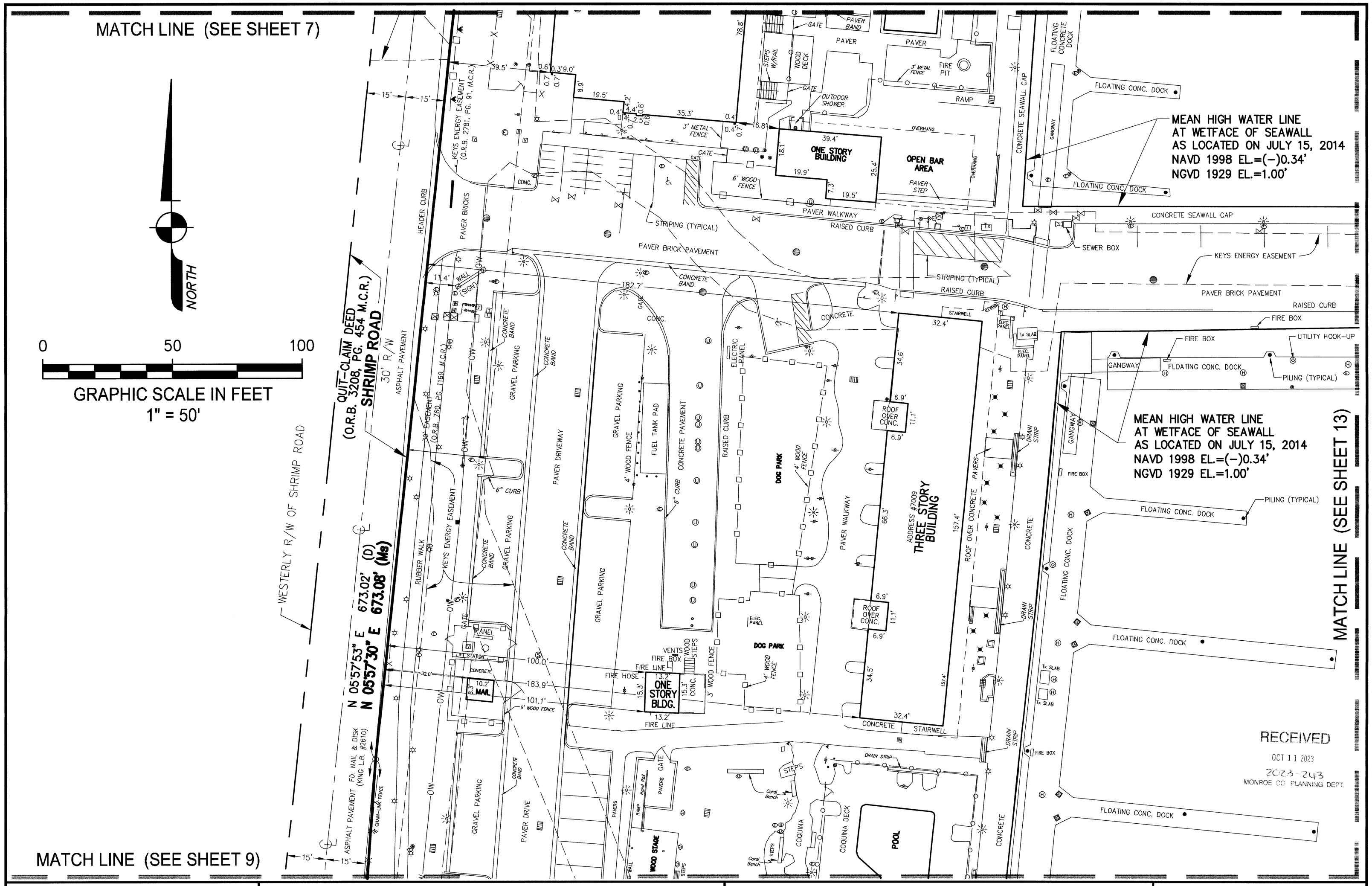
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CHECKED:	K.M.C.
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SHEET 7	OF 44



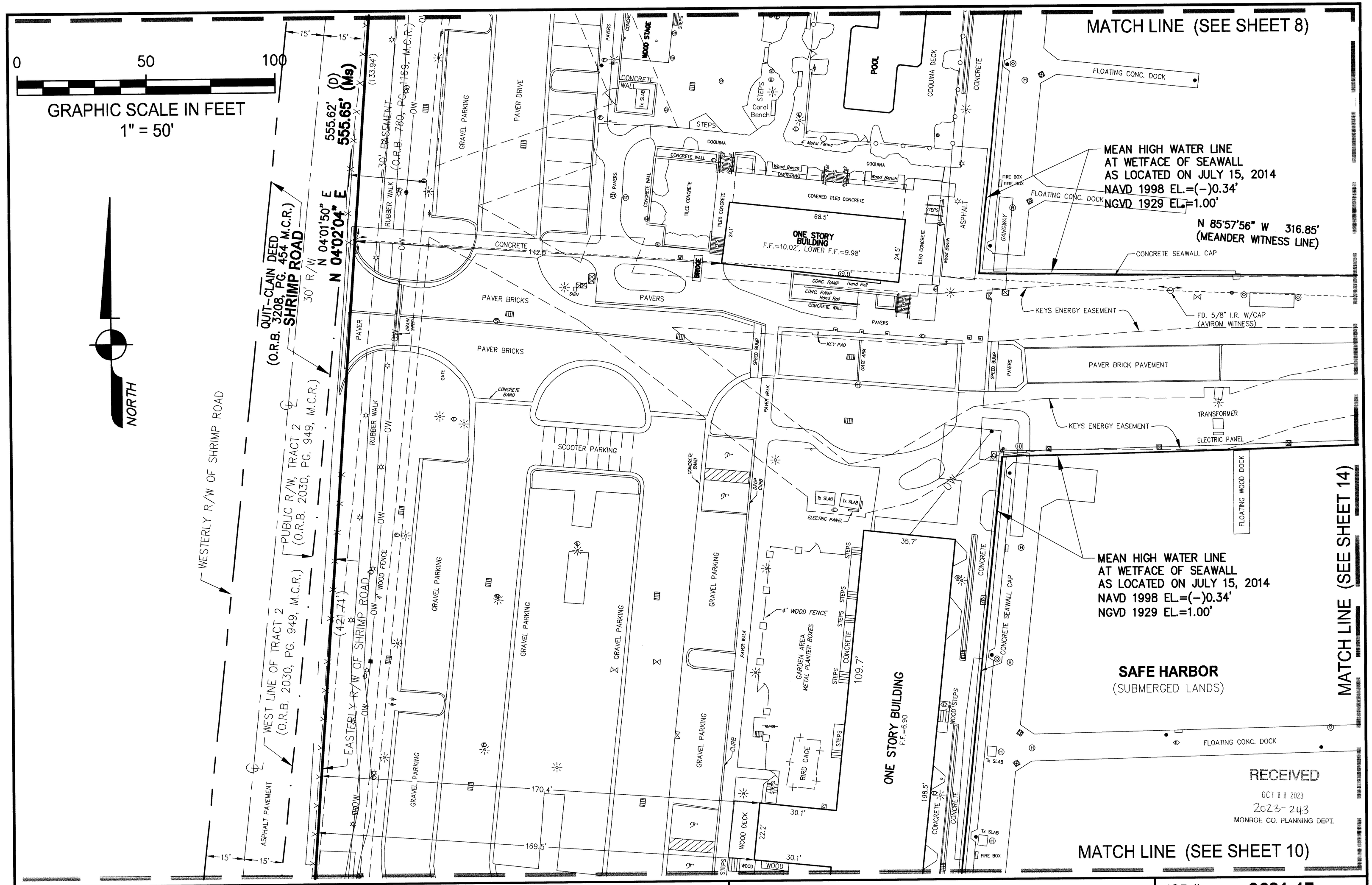
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F.B. --	PG. --
SHEET	8 OF 44



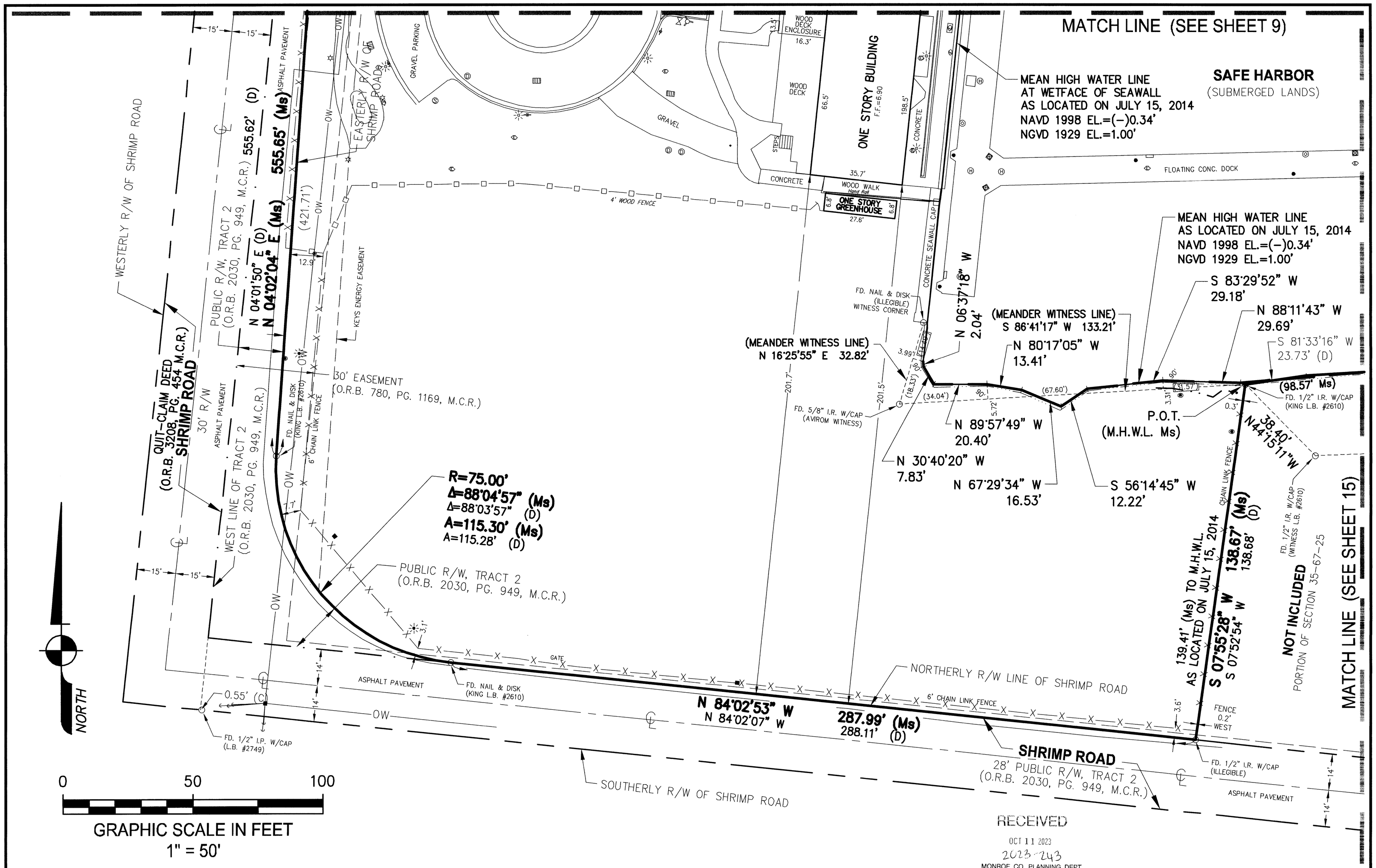
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
& GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 50'
DATE:	03/10/2023
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CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	9 OF 44



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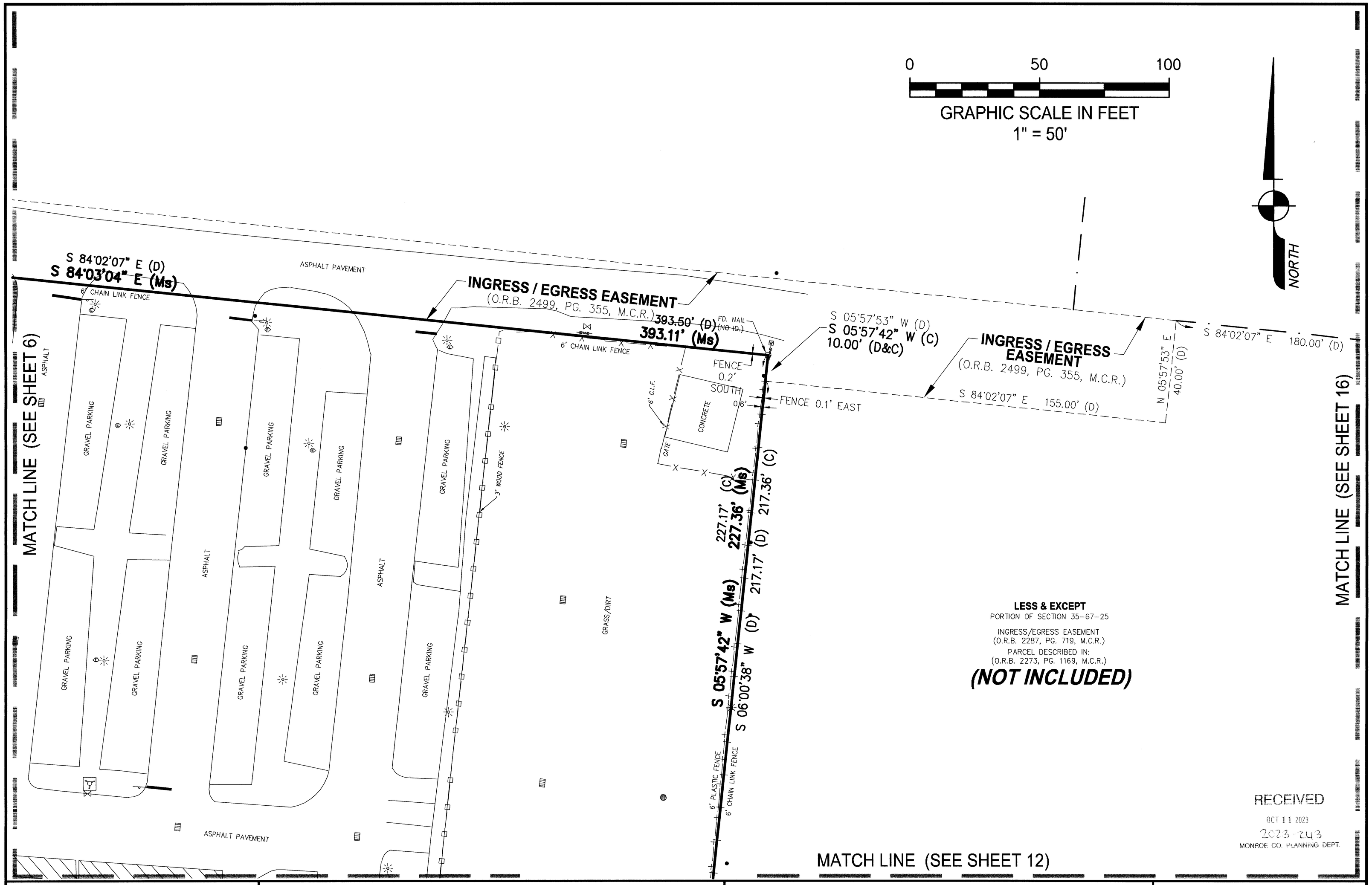
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F.B. --	PG. --
SHEET	10 OF 44



LESS & EXCEPT
PORTION OF SECTION 35–67–25

INGRESS/EGRESS EASEMENT
(O.R.B. 2287, PG. 719, M.C.R.)
PARCEL DESCRIBED IN:
(O.R.B. 2273, PG. 1169, M.C.R.)

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7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 50'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**11** OF **44**

MATCH LINE (SEE SHEET 11)

PAVER WALKWAY

CONC. SLAB

CONCRETE SEAWALL CAP

CONC. SLAB

S 85°29'39" E 710.21' (C)
710.00' (D)

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1998 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

0.5'
FENCE 0.2' EAST
23.2'
2.9'
3.8'
FD. NAIL & DISK
(KING L.B. #2610)

S 85°29'39" E
S 85°30'12" E
125.00' (D)
125.05' (Ms)

6' PLASTIC FENCE
6' CHAIN LINK FENCE

1.9'
1.0'
FD. NAIL & DISK
(KING L.B. #2610)

1.5'
S 05°27'35" W
20.11' (Ms)
S 06°01'16" W
20.01' (D)

2.2'
0.5'
FENCE 0.2' EAST

FD. NAIL & DISK
(P.L.S. #1587)

1.1'

S 85°29'39" E 310.00' (D)
309.84' (C)

CONCRETE SEAWALL CAP

LESS & EXCEPT
PORTION OF SECTION 35-67-25

INGRESS/EGRESS EASEMENT
(O.R.B. 2287, PG. 719, M.C.R.)
PARCEL DESCRIBED IN:
(O.R.B. 2273, PG. 1169, M.C.R.)

(NOT INCLUDED)

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

NORTH

MATCH LINE (SEE SHEET 7)

PILING (TYPICAL)

FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK

FLOATING CONCRETE DOCK

SAFE HARBOR
(SUBMERGED LANDS)

PILING (TYPICAL)

FLOATING CONC. DOCK
FLOATING CONC. DOCK
FIRE BOX
FLOATING CONC. DOCK
FLOATING CONC. DOCK
UTILITY HOOK-UP
FLOATING CONCRETE DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
UTILITY HOOK-UP
FLOATING CONC. DOCK
FLOATING CONC. DOCK
UTILITY HOOK-UP
UTILITY HOOK-UP
FLOATING CONC. DOCK
FLOATING CONC. DOCK

FLOATING CONC. DOCK
FLOATING CONC. DOCK
FIRE BOX
UTILITY HOOK-UP
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONCRETE DOCK
UTILITY HOOK-UP
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
FLOATING CONC. DOCK
UTILITY HOOK-UP
FLOATING CONC. DOCK
FLOATING CONC. DOCK

MATCH LINE (SEE SHEETS 16 & 17)

MATCH LINE (SEE SHEET 13)

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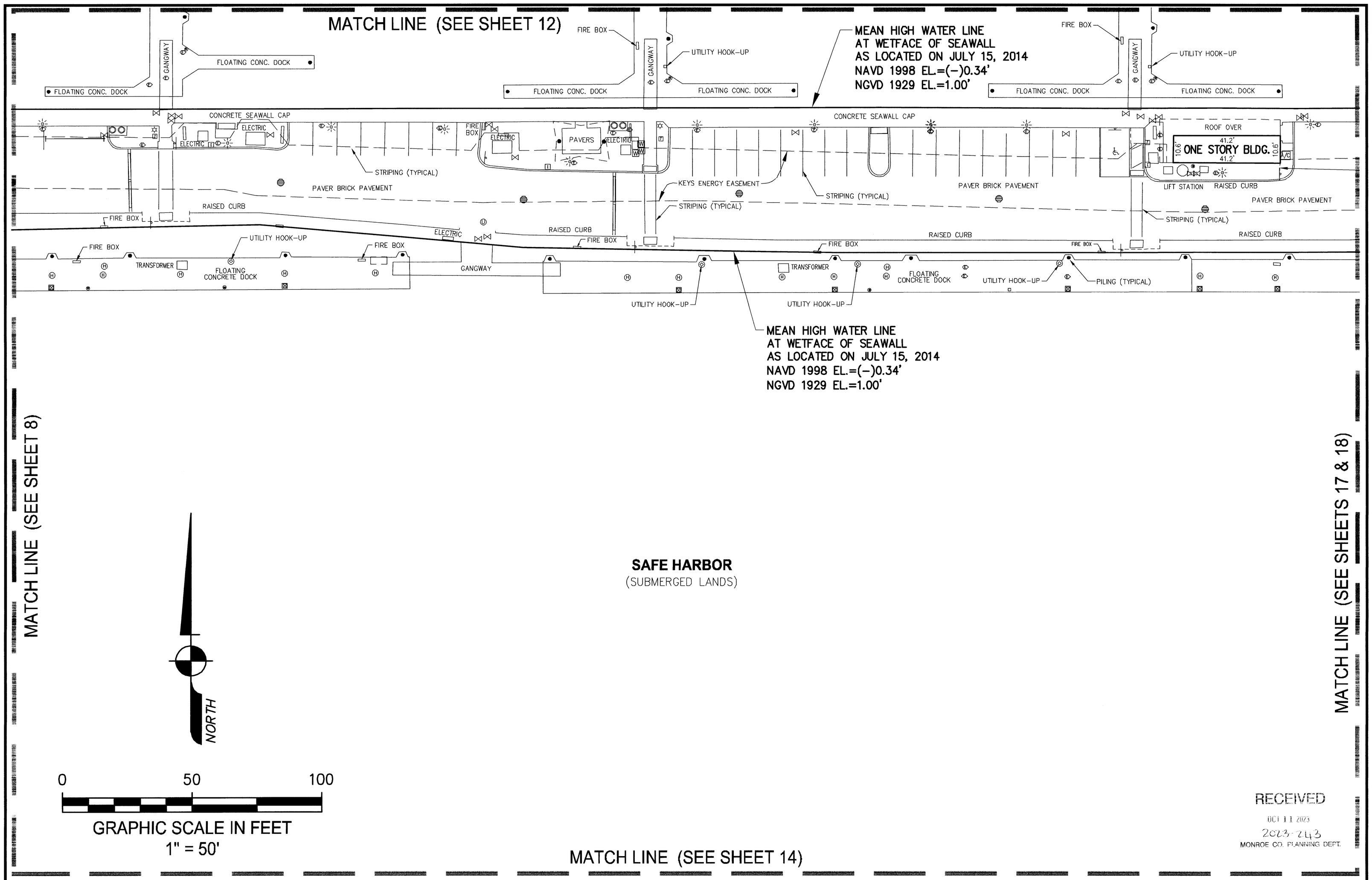
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7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

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SHEET	**12** OF **44**



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SCALE:	1" = 50'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	13 OF 44

MATCH LINE (SEE SHEET 13)

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1998 EL.=(−)0.34'
NGVD 1929 EL.=1.00'

FLOATING WOOD DOCK (TYPICAL)

FLOATING WOOD DOCK

CONCRETE SEAWALL CAP

TRANSFORMER

DUMPSTER

N 87°46'58" W 730.66'
(MEANDER WITNESS LINE)

KEYS ENERGY EASEMENT

PAVER BRICK DRIVEWAY

ELECTRIC PANEL

MATCH LINE (SEE SHEET 9)

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1998 EL.=(−)0.34'
NGVD 1929 EL.=1.00'

FLOATING CONC. DOCK

SAFE HARBOR
(SUBMERGED LANDS)

NORTH

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

MATCH LINE (SEE SHEETS 18 & 19)

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MATCH LINE (SEE SHEET 15)

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SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

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BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	14 OF 44

MATCH LINE (SEE SHEET 14)

FLOATING CONC. DOCK

SAFE HARBOR
(SUBMERGED LANDS)

MEAN HIGH WATER LINE
AS LOCATED ON JULY 15, 2014
NAVD 1998 EL.=(−)0.34'
NGVD 1929 EL.=1.00'

S 85°04'10" W
100.72' (Ms)

S 82°17'12" W
77.72' (Ms)

S 87°31'56" W
79.66' (Ms)

S 87°31'56" W
79.66' (Ms)

N 86°12'17" W
61.94' (Ms)

N 87°18'48" W
91.94' (Ms)

MEAN HIGH WATER LINE
PER DEED

S 88°16'18" W
125.82' (Ms)

S 86°43'16" W
75.93' (D)

MEAN HIGH WATER LINE
PER DEED

S 81°39'19" W 76.27' (D)

S 88°24'02" W 97.85' (D)

N 86°26'25" W 91.35' (D)

N 88°07'58" W
57.82' (D)

S 79°29'50" W
36.47' (D)

S 88°41'05" W
60.16' (D)

N 64°26'30" W
6.15' (D)

S 89°59'29" W
40.54' (D)

41.44'

41.83'

29.64'

90°

90°

(150.22')

(79.66')

(153.65')

(124.67')

FD. 1/2" I.R. W/CAP
(WITNESS L.B. #2610)

S 87°48'45" W 383.53'
(MEANDER WITNESS LINE)

NOT INCLUDED
PORTION OF SECTION 35-67-25

MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEETS 19 & 20)

NORTH

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

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NORTHERLY R/W LINE OF SHRIMP ROAD

14'

30' EASEMENT
(O.R.B. 780, PG. 1169, M.C.R.)

14'

SHRIMP ROAD
28' PUBLIC R/W, TRACT 2
(O.R.B. 2030, PG. 949, M.C.R.)

SOUTHERLY R/W OF SHRIMP ROAD

14'

14'

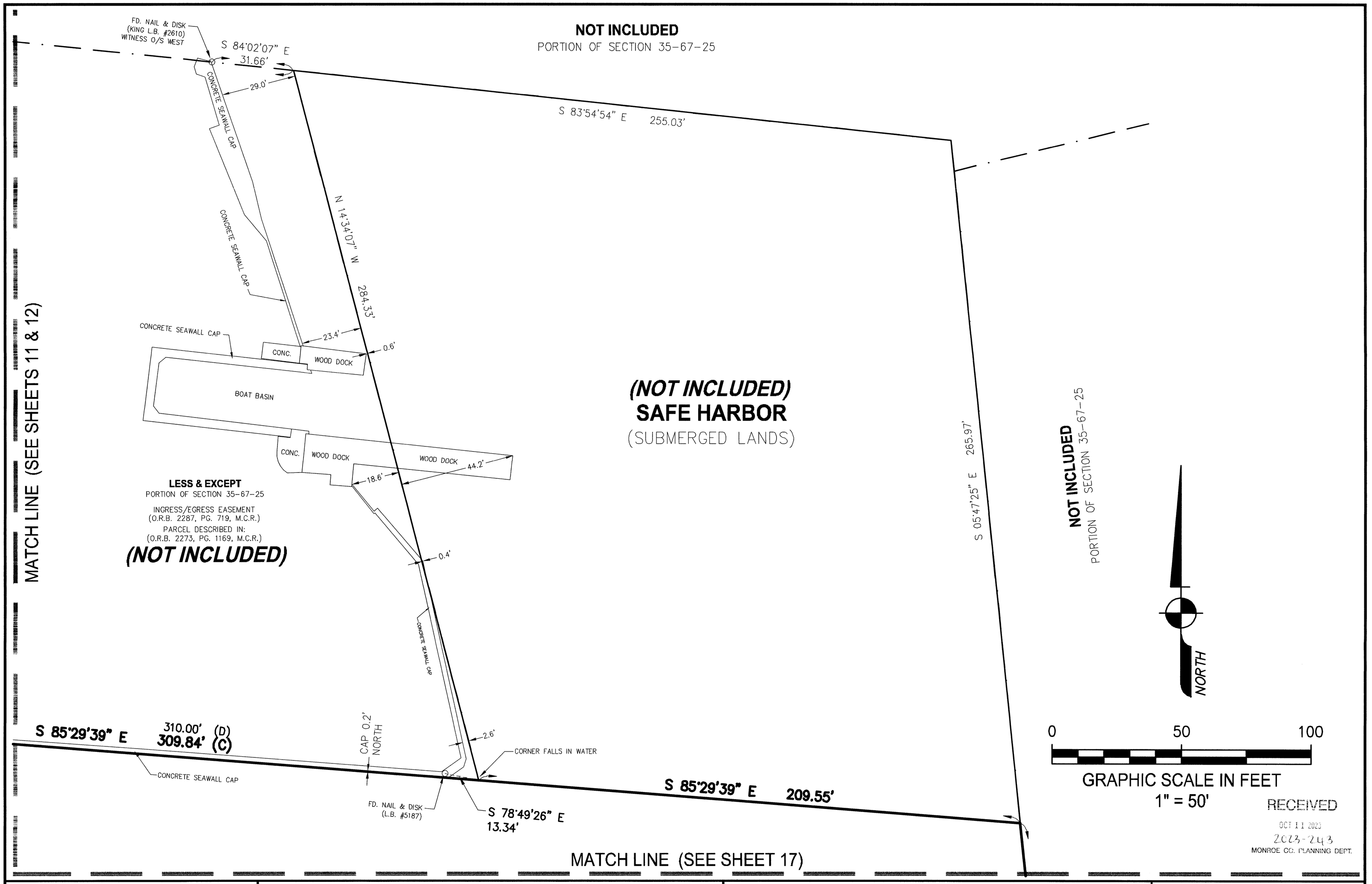
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SHEET	**15** OF **44**



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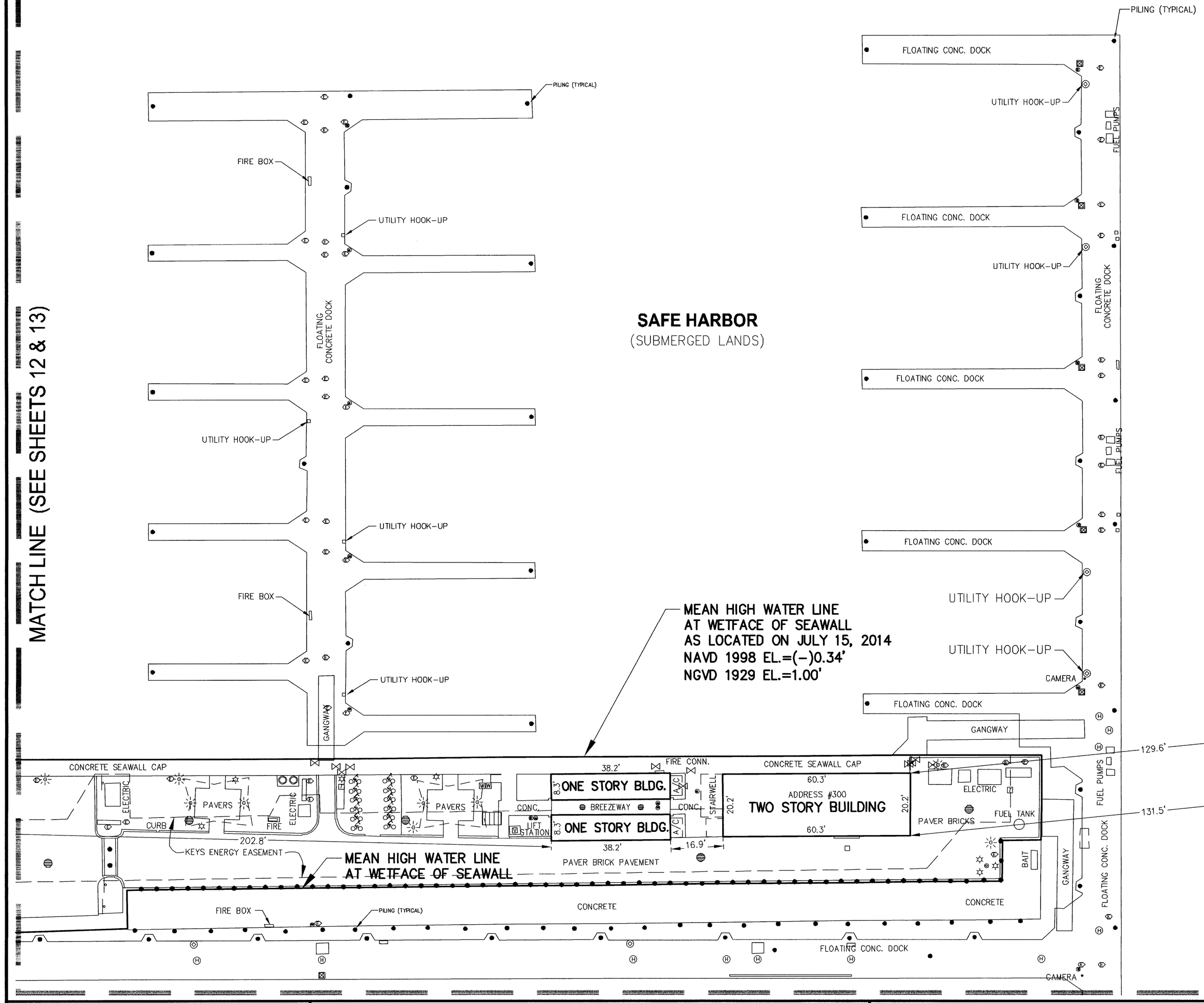
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F.B. --	PG. --
SHEET	**16** OF **44**

MATCH LINE (SEE SHEET 16)

MATCH LINE (SEE SHEETS 12 & 13)



SAFE HARBOR
(SUBMERGED LANDS)

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

NOT INCLUDED
PORTION OF SECTION 35-67-25

S 05°47'25" E (D&C) 392.29' (C)

NORTH

NOT INCLUDED
PORTION OF SECTION 35-67-25

NOT INCLUDED
PORTION OF SECTION 35-67-25

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MATCH LINE (SEE SHEET 18)

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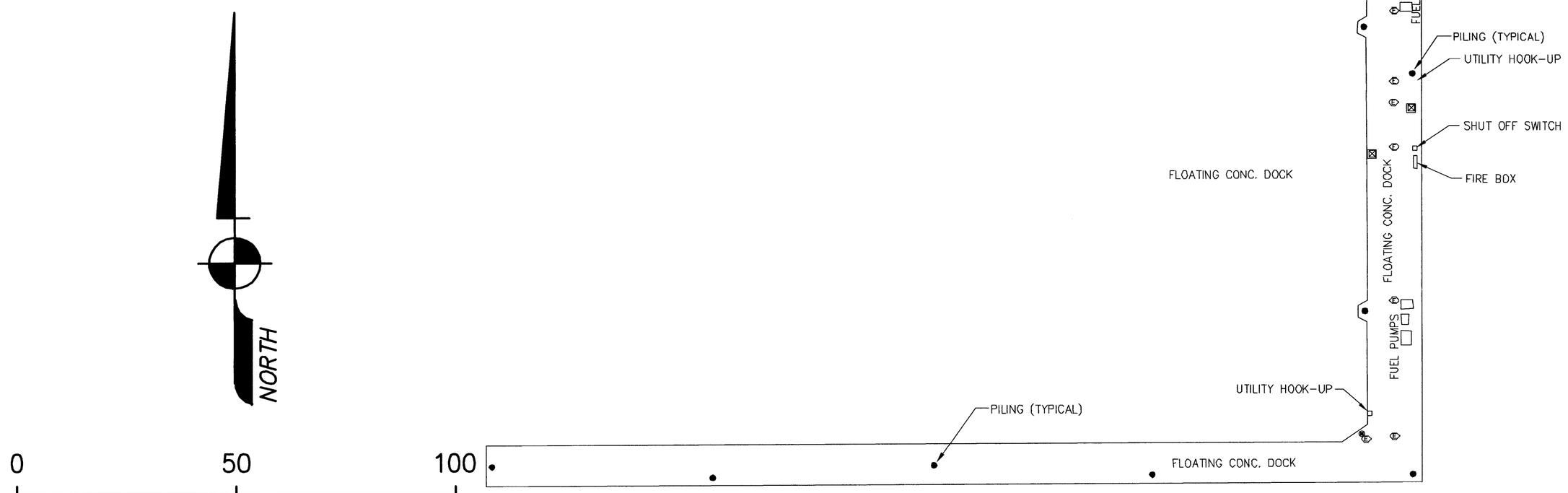
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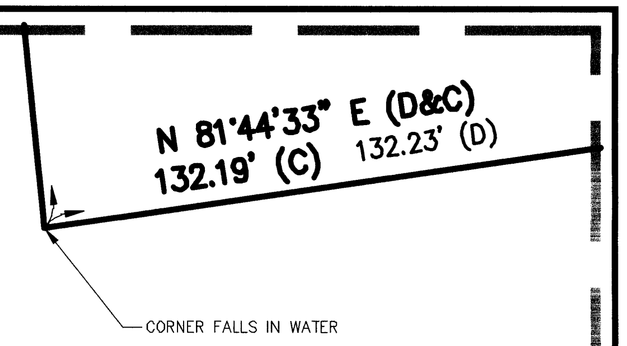
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SHEET	17 OF 44

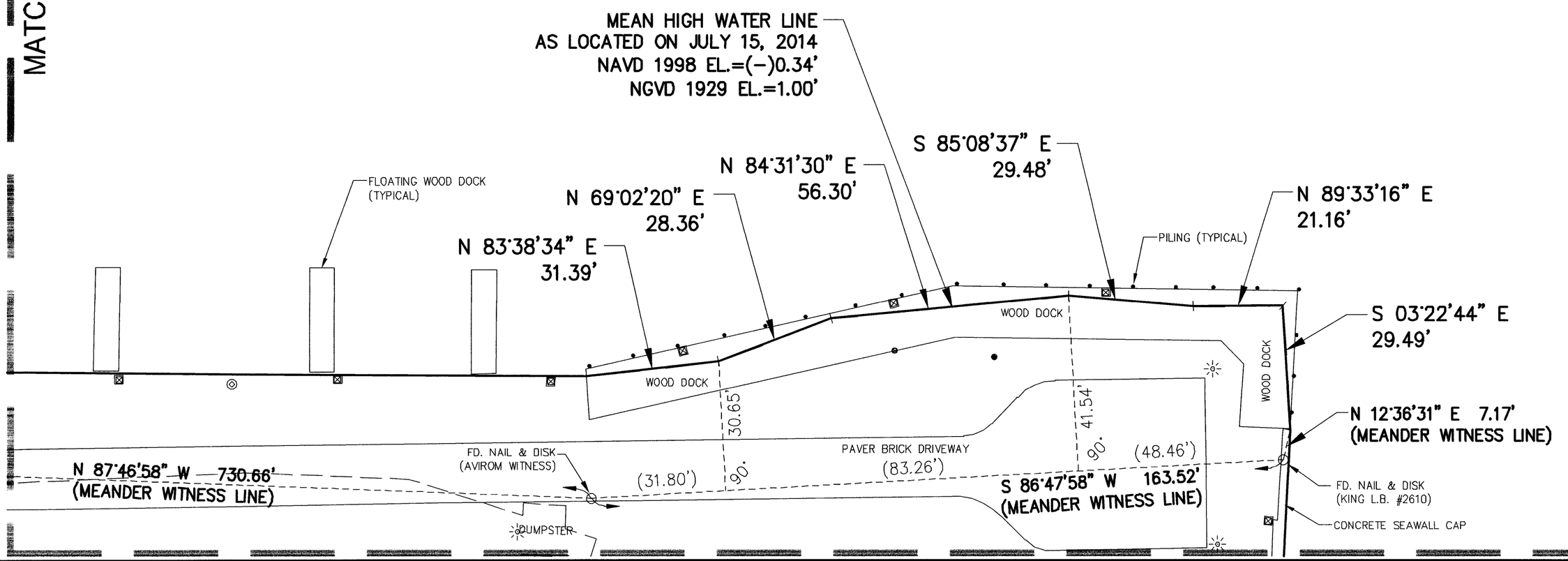
MATCH LINE (SEE SHEET 17)



SAFE HARBOR
(SUBMERGED LANDS)



MATCH LINE (SEE SHEETS 13 & 14)



MATCH LINE (SEE SHEET 20)

MATCH LINE (SEE SHEET 19)

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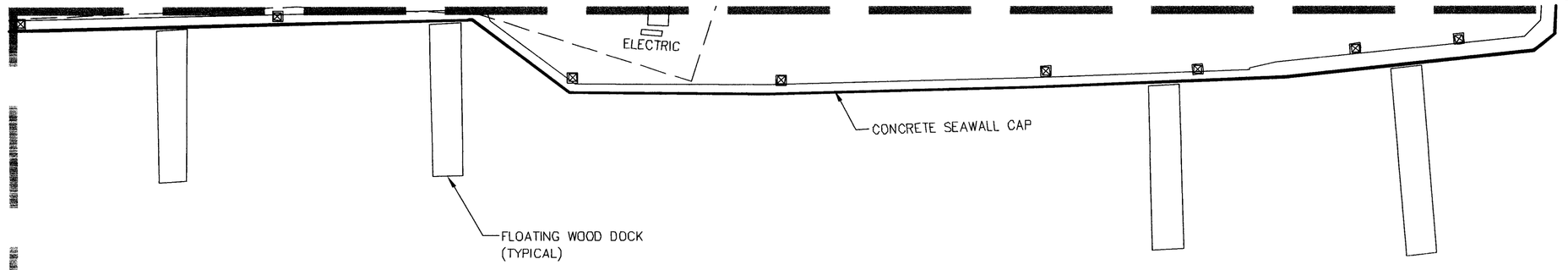
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A CONDOMINIUM

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SHEET	**18** OF **44**

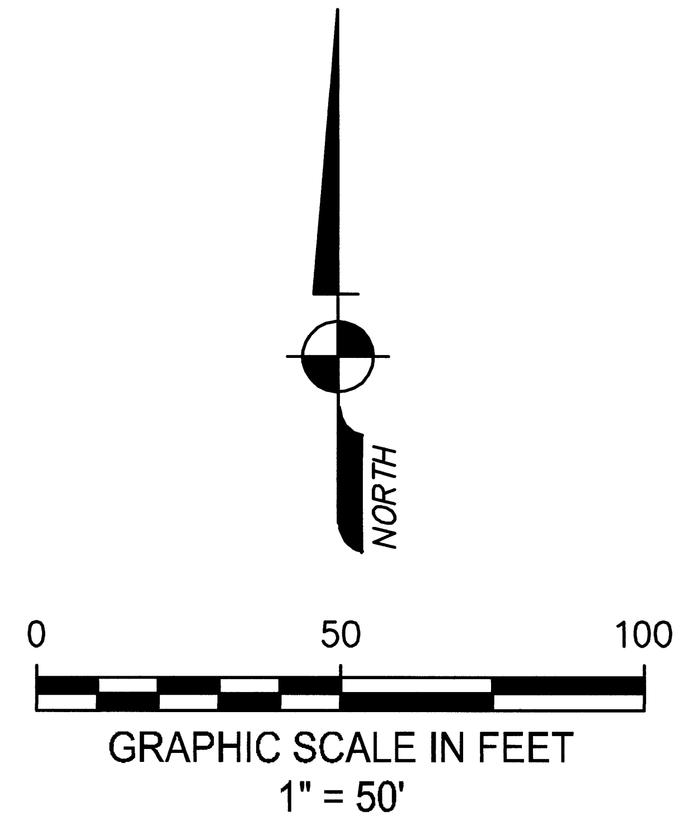
MATCH LINE (SEE SHEET 18)



MATCH LINE (SEE SHEETS 14 &15)

MATCH LINE (SEE SHEET 22)

SAFE HARBOR
(SUBMERGED LANDS)



MATCH LINE (SEE SHEET 20)

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DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**19** OF **44**

MATCH LINE (SEE SHEET 19)

MATCH LINE (SEE SHEET 15)

MATCH LINE (SEE SHEET 23)

S 88°03'22" W
98.43' (Ms)

S 86°09'28" W 82.77' (D)

L14 L13 L12 L11

S 85°47'17" W 117.62' (D)

L10 L9 L8

N 69°21'41" W
29.56' (Ms)

S 86°42'58" W
115.82' (Ms)

FD. 1/2" I.R. W/CAP
(WITNESS L.B. #2610)

N 03°31'28" E
64.61' (Ms)

L7 L6

MEAN HIGH WATER LINE
PER DEED

(84.50') 90° 32.03'

(210.51')

S 89°13'45" W 419.68'
(MEANDER WITNESS LINE)

90° (37.15')

24.76'

N 09°33'32" W
44.97' (Ms)

N 07°24'12" W 86.16' (D)

(MEANDER WITNESS LINE)
N 03°08'14" W 212.71'
(152.66')

L5

N 05°07'48" W
108.05' (Ms)

L4

MEAN HIGH WATER LINE
AS LOCATED ON JULY 15, 2014
NAVD 1998 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

L3

90° 33.55'

(22.90')

N 02°47'03" E
63.59' (Ms)

L2

FD. 1/2" I.R. W/CAP
(WITNESS L.B. #2610)

N 36°54'45" W
48.55'

L1

P.O.B.
(M.H.W.L. Ms)
FD. NAIL & DISK
(L.B. #3300)

N 84°02'07" W 393.85' (D&C)

NOT INCLUDED
PORTION OF SECTION 35-67-25

NORTHERLY R/W LINE OF SHRIMP ROAD

30' EASEMENT
(O.R.B. 780, PG. 1169, M.C.R.)

14' 14'

SHRIMP ROAD
28' PUBLIC R/W, TRACT 2
(O.R.B. 2030, PG. 949, M.C.R.)

SOUTHERLY R/W OF SHRIMP ROAD

SAFE HARBOR
(SUBMERGED LANDS)

NORTH

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

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LINE TABLE

M.H.W.L. PER DEED:

LINE	BEARING	DISTANCE
L1:	S 08°33'02" W	25.26'
L2:	N 01°03'10" W	36.70'
L3:	N 16°11'45" W	18.64'
L4:	N 01°20'32" W	27.71'
L5:	S 05°48'23" W	27.11'
L6:	S 11°54'19" W	34.64'
L7:	N 09°22'05" W	27.51'
L8:	N 57°40'41" W	4.94'
L9:	N 84°56'08" W	14.50'
L10:	N 61°03'44" W	14.78'
L11:	S 83°15'58" W	26.59'
L12:	N 85°01'19" W	21.47'
L13:	S 80°37'17" W	8.06'
L14:	N 75°44'52" W	11.67'

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
REVISED I/E REFERENCE	12/22/15 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
& GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 50'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	20 OF 44

CORNER FALLS IN WATER

NOT INCLUDED
PORTION OF SECTION 35–67–25

MATCH LINE (SEE SHEET 18)

959.43' (C)
959.38' (D)

S 08°15'27" E (D&C)

SAFE HARBOR
(SUBMERGED LANDS)

NOT INCLUDED
PORTION OF SECTION 35–67–25

MATCH LINE (SEE SHEET 22)

NORTH

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

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REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
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7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 50'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**21** OF **44**

MATCH LINE (SEE SHEET 21)

MATCH LINE (SEE SHEET 19)

SAFE HARBOR
(SUBMERGED LANDS)

959.43' (C)
959.38' (D)

S 08°15'27" E (D&C)

NOT INCLUDED
PORTION OF SECTION 35-67-25

NORTH

0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

NOT INCLUDED
PORTION OF SECTION 35-67-25

MATCH LINE (SEE SHEET 23)

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2023-243
MONROE CO. PLANNING DEPT.

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
REVISED I/E REFERENCE	12/22/15 S.A.M.
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM

SURVEY, PLOT PLAN
& GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 50'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	22 OF 44

MATCH LINE (SEE SHEET 22)

MATCH LINE (SEE SHEET 20)

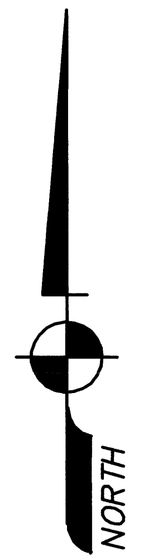
SAFE HARBOR
(SUBMERGED LANDS)

S 08°15'27" E (D&C) 959.43' (C) 959.38' (D)

NOT INCLUDED
PORTION OF SECTION 35-67-25

N 84°02'07" W 393.85' (D&C)

CORNER FALLS IN WATER



0 50 100

GRAPHIC SCALE IN FEET
1" = 50'

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN
& GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 50'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	23 OF 44

AREA TABULATION

UNIT 1 :	**183,176 S.F. /**	**4.20 ACRES**
UNIT 1 :	**48,689 S.F. /**	**1.12 ACRES**
UNIT 2 :	**1,507,385 S.F. /**	**34.61 ACRES**
C.E. :	**25,343 S.F. /**	**0.58 ACRES**
C.E. :	**27,784 S.F. /**	**0.64 ACRES**
TOTAL:	**1,792,377 S.F. /**	**41.15 ACRES**

ABBREVIATION LEGEND:

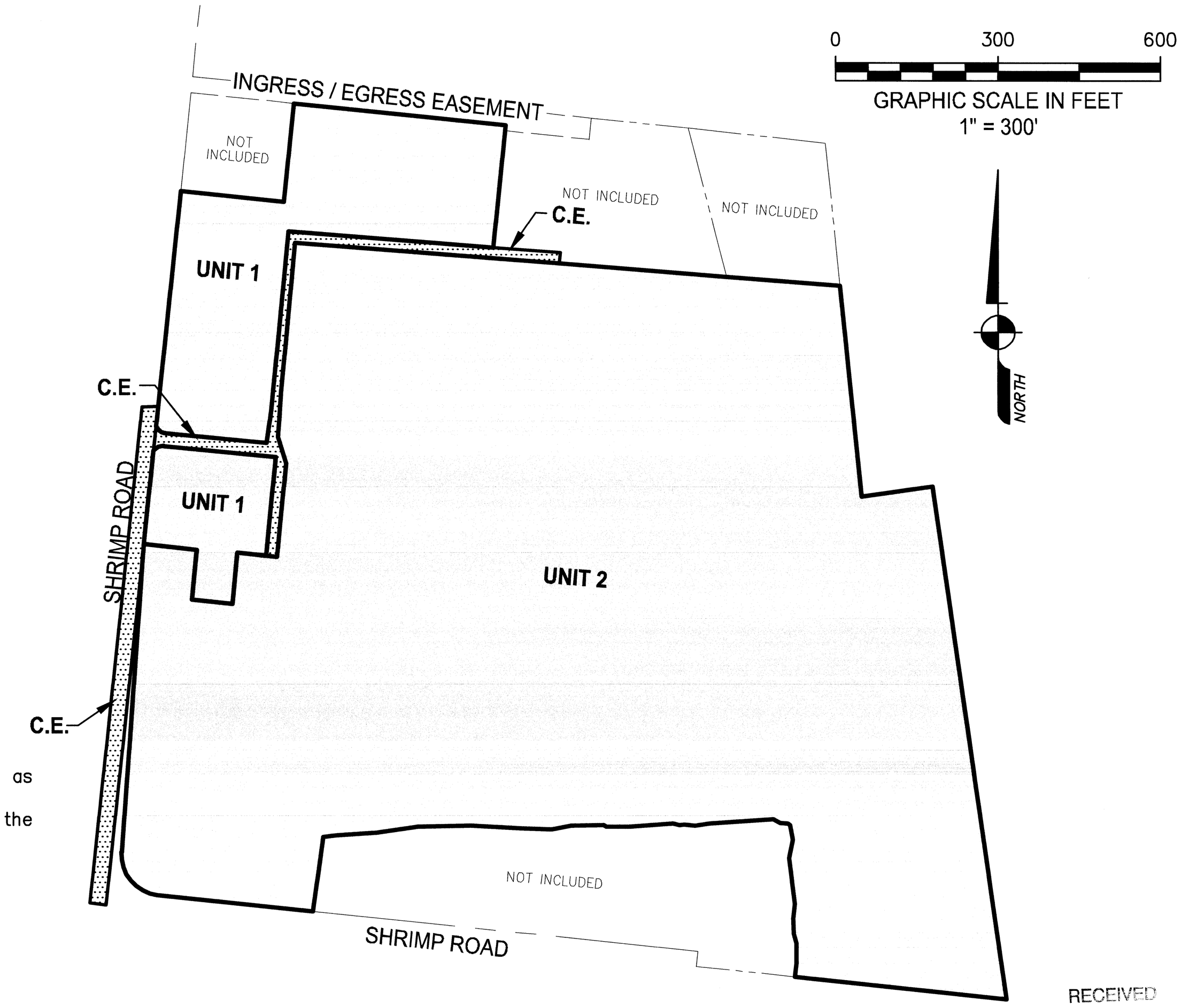
C.E. = Common Element
S.F. = Square Feet

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Common Element

Represents Unit



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REVISED ACREAGE TAB	8/17/15 S.A.M.
REVISED DESCRIPTIONS	12/10/15 S.A.M.
VARIOUS REVISIONS	12/22/15 S.A.M.
VARIOUS REVISIONS	1/08/16 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
SURVEY, PLOT PLAN &
GRAPHIC DEPICTION OF IMPROVEMENTS
7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 300'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**24** OF **44**

LAND DESCRIPTION:

UNIT 1:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows: COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 729.82 feet to the southerly line of a 30 foot wide Ingress/Egress Easement recorded in Official Records Book 2499, Page 355, of said Public Records of Monroe County, Florida; thence S 84°02'07" E along the southerly line of said Ingress/Egress Easement, 191.68 feet to the POINT OF BEGINNING; thence S 84°03'04" E along the southerly line of said Ingress/Egress Easement, 393.11 feet; thence S 05°57'42" W a distance of 227.36 feet to the north line of a Common Element, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Common Element for the following five (5) courses and distances: thence N 85°29'39" W, 379.20 feet (1); thence S 05°32'11" W, 330.40 feet (2); thence S 07°30'52" W, 63.57 feet (3); thence N 84°30'00" W, 188.39 feet to a tangent curve; thence northwesterly along the arc of said curve, concave to the northeast having a radius of 20.00 feet, a central angle of 63°53'07" and an arc distance of 22.30 feet to a point hereinafter referred to as Reference Point "A" being on the east right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida; thence N 05°57'30" E along said east right-of-way line and its northerly extension, a distance of 437.59 feet; thence S 84°02'13" E a distance of 191.67 feet; thence N 05°58'13" E a distance of 183.72 feet to the POINT OF BEGINNING, containing an area of 183,176 Square Feet, 4.20 Acres

TOGETHER WITH:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows: COMMENCE at the aforementioned Reference Point "A"; thence S 05°57'30" W along the east right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida, a distance of 44.98 feet; to the POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave to the southeast (a radial line to said curve bears N 53°46'50" W); thence S 84°30'00" E a distance of 208.61 feet; thence S 05°46'15" W, 183.84 feet; thence N 83°46'57" W, 53.10 feet; thence S 05°33'56" W, 95.99 feet; thence N 83°36'52" W, 75.55 feet; thence N 05°59'32" E, 92.94 feet; thence N 84°00'28" W a distance of 98.38 feet to said east right-of-way line; thence N 05°57'30" E along said east right-of-way line, a distance of 174.44 feet to the POINT OF BEGINNING, containing 48,689 square feet (1.12 acres), more or less.

(CONTINUED ON SHEET 25A)

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 1

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**25** OF **44**

LAND DESCRIPTION:

(CONTINUED FROM SHEET 25)

TOGETHER WITH:

COMMON ELEMENT:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the easterly right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 913.55 feet to the northwest corner of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence S 05°57'30" W continuing along said easterly right-of-way line of Shrimp Road, 437.59 feet to the POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave to the northeast (a radial line to said point bears S 69°23'07" W); thence southeasterly along the arc of said curve having a radius of 20.00 feet, a central angle of 63°53'07" and an arc distance of 22.30 feet to a tangent line; thence along the coincident boundary of said Unit 1 for the following four courses and distances: S 84°30'00" E a distance of 188.39 feet (1); thence N 07°30'52" E, 63.57 feet (2); thence N 05°32'11" E, 330.40 feet (3); thence S 85°29'39" E, 379.20 feet (4) to the southeast corner of said Unit 1; S 85°30'12" E a distance of 125.05 feet; thence S 05°27'35" W a distance of 20.11 feet to the north boundary of Unit 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Unit 2 for the following six courses and distances: N 85°29'39" W, 489.82 feet (1); thence S 05°24'43" W, 276.65 feet (2); thence S 03°57'08" W, 84.91 feet (3); thence S 17°01'58" E, 50.74 feet (4); thence S 05°46'15" W, 173.80 feet (5); thence N 83°46'57" W, 20.00 feet (6); thence along the coincident boundary of said Unit 1 for the following three courses and distances: N 05°46'15" E, 183.84 feet (1); thence N 84°30'00" W a distance of 208.61 feet (2) to a tangent curve concave to the southeast; thence southwesterly along the arc of said curve having a radius of 20.00 feet, a central angle of 59°16'50" and an arc distance of 20.69 feet (3) to the easterly right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida; thence N 05°57'30" E along said easterly right-of-way line, a distance of 44.98 feet to the POINT OF BEGINNING having an area of 25,343 Square Feet, 0.58 Acres more or less.

(CONTINUED ON SHEET 26)

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DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 1

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**25A** OF **44**

COMMON ELEMENT:

(CONTINUED FROM SHEET 25A)

TOGETHER WITH:

LEGAL DESCRIPTION (SHRIMP ROAD):

(O.R.B. 3208, PG. 454 M.C.R.)–Bearings based on Deed

A 30.00 feet wide tract of land lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being a tract of land to be conveyed to Monroe County, Florida for right–of–way purposes, described as follows:
COMMENCE at the northwest corner of Block 57 of MCDONALD'S PLAT OF PART OF STOCK ISLAND according to the Plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; thence S 83°56'00" E along the north line of said Block 57 also being the southerly right–of–way line of Fifth Avenue, a distance of 470.00 feet; thence S 06°04'00" W along the westerly line of Tract 1 and its northerly extension as described in the right–of–way acquisition conveyance recorded in Official Records Book 2030, Page 949, of the Public Records of Monroe County, Florida, a distance of 1317.71 feet to the POINT OF BEGINNING; thence N 90°00'00" E (East) along the southerly line of said Tract 1, a distance of 30.17 feet; thence S 06°04'00" W along the westerly line of Tract 2 and its northerly extension as described in said conveyance, a distance of 927.74 feet; thence N 83°56'00" W along the westerly extension of the southerly line of said Tract 2, a distance of 30.00 feet; thence N 06°04'00" E along the southerly extension of the westerly line of said Tract 1, a distance of 924.55 feet to the POINT OF BEGINNING.

Said lands lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, containing 27,785 square feet, 0.64 acre more or less.

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2023-243
MONROE CO. PLANNING DEPT.

TOGETHER WITH (INGRESS–EGRESS EASEMENT):

An easement for ingress and egress over and upon the following described property, recorded in Official Records Book 1239, at Page 464, Official Records Book 2287, at Page 719, and in Official Records Book 2499, at Page 355, more particularly described as follows:
A parcel of land lying in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being more particularly described as follows:
COMMENCE at the northwest corner of Block 57 of McDONALD'S PLAT OF A PART OF STOCK ISLAND, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence along the southerly right–of–way line of Fifth Avenue, South 84°02'07" East, a distance of 499.98 feet to the west line of Trustees Deed No. 20083 as recorded in Official Records Book G–65, Page 82; thence leaving said line South 05°57'53" West along said line, a distance of 699.82 feet to the POINT OF BEGINNING; thence South 84°02'07" East, parallel with the southerly line of said Fifth Avenue, a distance of 740.00 feet; thence South 05°57'53" West, a distance of 40.00 feet; thence North 84°02'07" West, a distance of 155.00 feet; thence North 05°57'53" East, a distance of 10.00 feet; thence North 84°02'07" West, a distance of 585.00 feet to the west line of said Trustees Deed; thence North 05°57'53" East along said line, a distance of 30.00 feet to the POINT OF BEGINNING.

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 1

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**26** OF **44**

P.O.C.
NORTHWEST CORNER
OF BLOCK 57
McDONALD'S PLAT OF
PART OF STOCK ISLAND
(P.B. 1, PG. 55, M.C.R.)

S 84°02'07" E 499.98'

FIFTH AVENUE
SOUTHERLY R/W LINE
OF FIFTH AVENUE &
NORTH BOUNDARY LINE OF
BLOCK 57
(PG. 1, PG. 55, M.C.R.)

FIFTH STREET

EASTERLY R/W LINE
OF FIFTH STREET

729.82'

S 05°57'53" W 699.82'

EASTERLY R/W OF SHRIMP ROAD
(BEARING BASIS)
WEST LINE OF DEED 20083
(O.R.B. G-65, PG. 82 M.C.R.)

P.O.B.
I/E EASEMENT
S 84°02'07" E

30'

S 84°02'07" E
191.68'

TOGETHER WITH:
30' INGRESS / EGRESS EASEMENT
(O.R.B. 2499, PG. 355, M.C.R.)

S 84°03'04" E

S 84°02'07" E 585.00'

740.00'

N 05°57'53" E 10.00'

393.11'

155.00'

N84°02'07"W

P.O.B.

NORTH LINE OF
UNIT 1 &
SOUTH LINE OF
INGRESS/EGRESS
EASEMENT

SHRIMP ROAD
(30' R/W)

NOT INCLUDED

183.72'

N 05°58'13" E

EAST LINE OF
UNIT 1

UNIT 1
± 183,176 S.F.
(4.20 ACRES)

191.67'

S 84°02'13" E

227.36'

S 05°57'42" W

NOT INCLUDED

MATCH LINE
(SEE SHEET 28)

COMMON ELEMENT
(see SHEETS 41-44)

NORTH LINE OF
COMMON ELEMENT

N 85°29'39" W

379.20'

330.40'

S 05°32'11" W

UNIT 2

MATCH LINE (SEE SHEET 28)

MATCH LINE (SEE SHEET 28)

RECEIVED
OCT 11 2023
2023-243
MONROE CO. PLANNING DEPT

NORTH

0 80 160

GRAPHIC SCALE IN FEET
1" = 80'

ABBREVIATION LEGEND:

M.C.R. = Monroe County Records
O.R.B. = Official Records Book
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R/W = Right-of-Way
S.F. = Square Feet

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:
   - Represents Unit
   - Represents Common Element

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

AVIROM & ASSOCIATES, INC.
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BOCA RATON, FLORIDA 33432
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 1

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**27** OF **44**

MATCH LINE (SEE BELOW RIGHT)

MATCH LINE (SEE SHEET 27)

NORTH

EAST R/W & NORTH EXTENSION

SHRIMP ROAD
30' R/W, TRACT 1
(O.R.B. 2030, PG. 949, M.C.R.)

N 05°57'30" E 437.59'

UNIT 1
± 229,941 S.F.
(5.28 ACRES)

S 05°32'11" W 330.40'

COMMON ELEMENT
(see SHEETS 41-44)

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	20.00'	63°53'07"	22.30'
C2	20.00'	59°16'50"	20.69'

ABBREVIATION LEGEND:

M.C.R. = Monroe County Records
O.R.B. = Official Records Book
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R/W = Right-of-Way
S.F. = Square Feet

Reference Point "A"

S 69°23'07" W (Radial)

C1

188.39'
N 84°30'00" W

UNIT 2

63.57'
S 07°30'52" W

N 53°46'50" W (Radial)

44.98'

COMMON ELEMENT

C2

S 84°30'00" E
208.61'

P.O.B.

COMMON ELEMENT
SHRIMP ROAD
QUIT CLAIM DEED
(O.R.B. 3208, PG. 454, M.C.R.)
(see SHEETS 42-44)

N 05°57'30" E 174.44'

S 05°46'15" W 183.84'

COMMON ELEMENT
(see SHEETS 41-44)

UNIT 1
± 48,689 S.F.
(1.12 ACRES)

98.38'
N 84°00'28" W

53.10'
N 83°46'57" W

0 80 160

GRAPHIC SCALE IN FEET
1" = 80'

SHRIMP ROAD
30' R/W, TRACT 1
(O.R.B. 2030, PG. 949, M.C.R.)

191.67'
S 84°02'13" E

N 05°57'30" E 437.59'

UNIT 1
± 183,176 S.F.
(4.20 ACRES)

MATCH LINE (SEE SHEET 27)

MATCH LINE (SEE ABOVE LEFT)

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Unit

Represents Common Element

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MATCH LINE (SEE SHEET 29)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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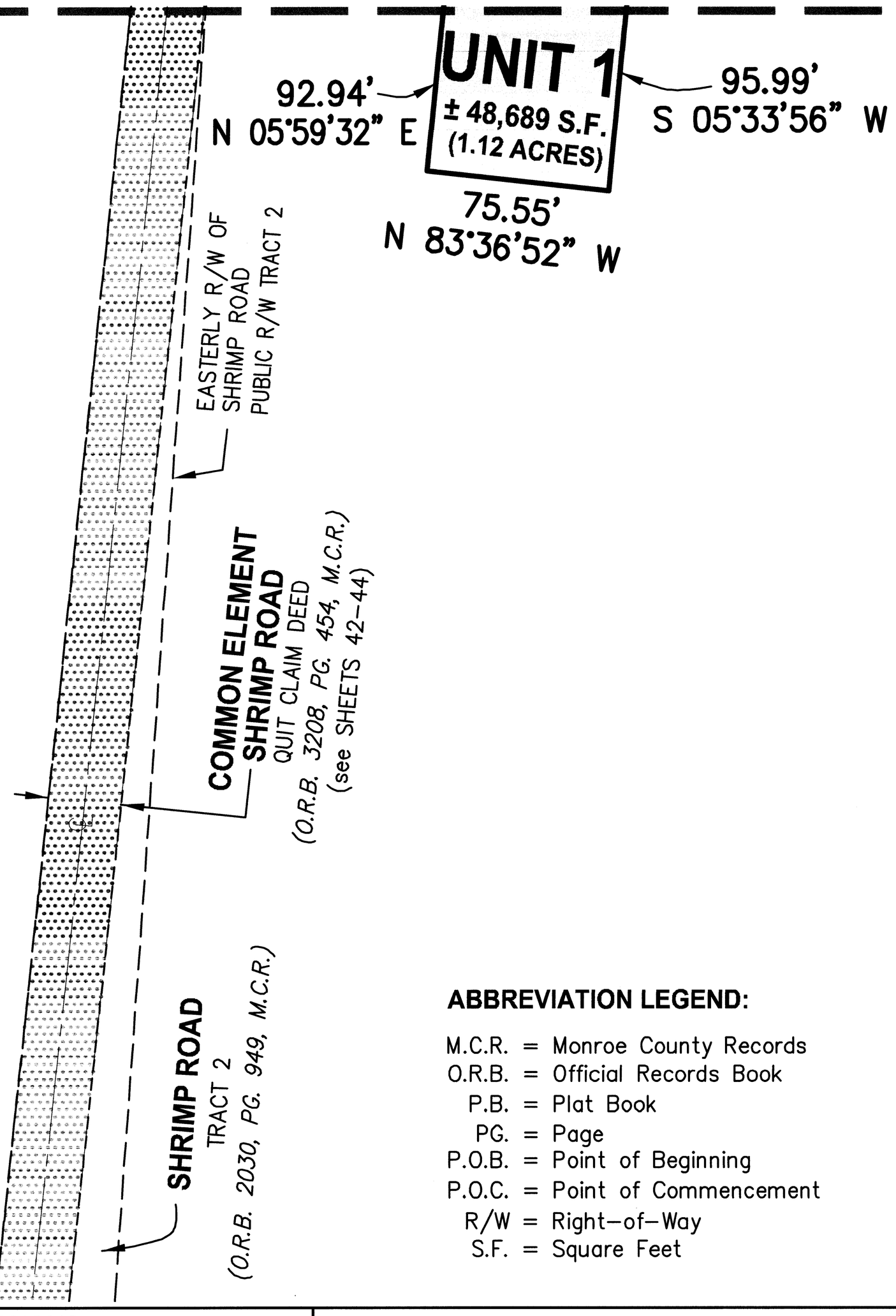
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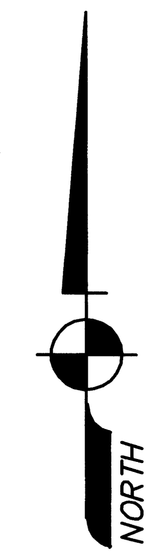
STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 1

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**28** OF **44**

MATCH LINE (SEE SHEET 28)





0 80 160

GRAPHIC SCALE IN FEET
1" = 80'

UNIT 2

ABBREVIATION LEGEND:

M.C.R. = Monroe County Records
O.R.B. = Official Records Book
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R/W = Right-of-Way
S.F. = Square Feet

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Unit

Represents Common Element

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2023-243
MONROE CO. PLANNING DEPT.

NOT INCLUDED

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 1

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	29 OF 44

LAND DESCRIPTION:

UNIT 2:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows: COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 729.82 feet to the southerly line of a 30 foot wide Ingress/Egress Easement recorded in Official Records Book 2499, Page 355, of said Public Records of Monroe County, Florida; thence S 84°02'07" E along the southerly line of said Ingress/Egress Easement, 191.68 feet; thence S 84°03'04" E along the southerly line of said Ingress/Egress Easement being coincident with the north line of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM, a distance of 393.11 feet; thence S 05°57'42" W a distance of 227.36 feet to the north line of a Common Element; thence S 85°30'12" E along said north line, a distance of 125.05 feet; thence S 05°27'35" W a distance of 20.11 feet to the POINT OF BEGINNING of Unit 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM and the Mean High Water (MHW) line having an elevation of (-) 0.34 feet (North American Vertical Datum of 1988 (NAVD 88) being on the wet-face of an existing sea-wall; thence S 85°29'39" E along said Mean High Water line and said wet-face of sea-wall a distance of 309.84 feet to the southeast corner of the wet-face of sea-wall; thence S 85°29'39" E a distance of 209.55 feet; thence S 05°47'25" E a distance of 392.29 feet; thence N 81°44'33" E a distance of 132.19 feet; thence S 08°15'27" E a distance of 959.43 feet; thence N 84°02'07" W a distance of 393.85 feet to a point on a Mean High Water Line (the following twenty-seven courses being along said Mean High Water Line, having an elevation of (-) 0.34 feet, NAVD 1988); thence N 08°33'02" E a distance of 25.26 feet (1); thence N 01°03'10" W a distance of 36.70 feet (2); thence N 16°11'45" W a distance of 18.64 feet (3); thence N 01°20'32" W a distance of 27.71 feet (4); thence N 05°48'23" E a distance of 27.11 feet (5); thence N 07°24'12" W a distance of 86.16 feet (6); thence N 11°54'19" E a distance of 34.64 feet (7); thence N 09°22'05" W a distance of 27.51 feet (8); thence N 57°40'41" W a distance of 4.94 feet (9); thence N 84°56'08" W a distance of 14.50 feet (10); thence N 61°03'44" W a distance of 14.78 feet (11); thence S 85°47'17" W a distance of 117.62 feet (12); thence S 83°15'58" W a distance of 26.59 feet (13); thence N 85°01'19" W a distance of 21.47 feet (14); thence S 80°37'17" W a distance of 8.06 feet (15); thence N 75°44'52" W a distance of 11.67 feet (16); thence S 86°09'28" W a distance of 82.77 feet (17); thence S 89°59'29" W a distance of 40.54 feet (18); thence N 64°26'30" W a distance of 6.15 feet (19); thence S 88°41'05" W a distance of 60.16 feet (20); thence S 79°29'50" W a distance of 36.47 feet (21); thence N 88°07'58" W a distance of 57.82 feet (22); thence N 86°26'25" W a distance of 91.35 feet (23); thence S 88°24'02" W a distance of 97.85 feet (24); thence S 81°39'19" W a distance of 76.27 feet (25); thence S 86°43'16" W a distance of 75.93 feet (26); thence S 81°33'16" W a distance of 23.73 feet (27); thence S 07°55'28" W departing said Mean High Water line a distance of 138.67 feet to the northerly right-of-way line of Shrimp Road (Tract 2) as described in a Quit Claim Deed recorded in Official Records Book 2030, Page 949 of the Public Records of Monroe County, Florida; thence along the northerly and easterly right-of-way line of said Shrimp Road for the following four courses and distances, N 84°02'53" W a distance of 287.99 feet (1) to a tangent curve concave to the northeast; thence northwesterly along the arc of said curve having a radius of 75.00 feet, a central angle of 88°04'57" and an arc distance of 115.30 feet (2); thence N 04°02'04" E a distance of 555.65 feet (3); thence N 05°57'30" E a distance of 16.07 feet (4) to the southwest corner

(CONTINUED ON SHEET 31)

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OCT 11 2023
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MONROE CO. PLANNING DEPT.

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	30 OF 44

(CONTINUED FROM SHEET 30)

of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Unit 1 for the following five courses and distances: S 84°00'28" E a distance of 98.38 feet (1); thence S 05°59'32" W a distance of 92.94 feet (2); thence S 83°36'52" E a distance of 75.55 feet (3); thence N 05°33'56" E a distance of 95.99 feet (4); thence S 83°46'57" E a distance of 73.10 feet (5); thence along the coincident line of a Common Element for the following five courses and distances: N 05°46'15" E a distance of 173.80 feet (1); thence N 17°01'58" W, 50.74 feet (2); thence N 03°57'08" E, 84.91 feet (3); thence N 05°24'43" E, 276.65 feet (4); thence S 85°29'39" E a distance of 489.82 feet (5) to the POINT OF BEGINNING, having an area of 1,507,385 Square Feet, 34.61 acres, more or less.

TOGETHER WITH:

COMMON ELEMENT:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the easterly right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 913.55 feet to the northwest corner of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence S 05°57'30" W continuing along said easterly right-of-way line of Shrimp Road, 437.59 feet to the POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave to the northeast (a radial line to said point bears S 69°23'07" W); thence southeasterly along the arc of said curve having a radius of 20.00 feet, a central angle of 63°53'07" and an arc distance of 22.30 feet to a tangent line; thence along the coincident boundary of said Unit 1 for the following four courses and distances: S 84°30'00" E a distance of 188.39 feet (1); thence N 07°30'52" E, 63.57 feet (2); thence N 05°32'11" E, 330.40 feet (3); thence S 85°29'39" E, 379.20 feet (4) to the southeast corner of said Unit 1; S 85°30'12" E a distance of 125.05 feet; thence S 05°27'35" W a distance of 20.11 feet to the north boundary of Unit 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Unit 2 for the following six courses and distances: N 85°29'39" W, 489.82 feet (1); thence S 05°24'43" W, 276.65 feet (2); thence S 03°57'08" W, 84.91 feet (3); thence S 17°01'58" E, 50.74 feet (4); thence S 05°46'15" W, 173.80 feet (5); thence N 83°46'57" W, 20.00 feet (6); thence along the coincident boundary of said Unit 1 for the following three courses and distances: N 05°46'15" E, 183.84 feet (1); thence N 84°30'00" W a distance of 208.61 feet (2) to a tangent curve concave to the southeast; thence southwesterly along the arc of said curve having a radius of 20.00 feet, a central angle of 59°16'50" and an arc distance of 20.69 feet (3) to the easterly right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida; thence N 05°57'30" E along said easterly right-of-way line, a distance of 44.98 feet to the POINT OF BEGINNING having an area of 25,343 Square Feet, 0.58 Acres more or less.

RECEIVED
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2023-243
MONROE CO. PLANNING DEPT.

(CONTINUED ON SHEET 31A)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**31** OF **44**

COMMON ELEMENT:

(CONTINUED FROM SHEET 31)

TOGETHER WITH:

LEGAL DESCRIPTION (SHRIMP ROAD):

(O.R.B. 3208, PG. 454 M.C.R.)–Bearings based on Deed

A 30.00 feet wide tract of land lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being a tract of land to be conveyed to Monroe County, Florida for right–of–way purposes, described as follows:
COMMENCE at the northwest corner of Block 57 of MCDONALD'S PLAT OF PART OF STOCK ISLAND according to the Plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; thence S 83°56'00" E along the north line of said Block 57 also being the southerly right–of–way line of Fifth Avenue, a distance of 470.00 feet; thence S 06°04'00" W along the westerly line of Tract 1 and its northerly extension as described in the right–of–way acquisition conveyance recorded in Official Records Book 2030, Page 949, of the Public Records of Monroe County, Florida, a distance of 1317.71 feet to the POINT OF BEGINNING; thence N 90°00'00" E (East) along the southerly line of said Tract 1, a distance of 30.17 feet; thence S 06°04'00" W along the westerly line of Tract 2 and its northerly extension as described in said conveyance, a distance of 927.74 feet; thence N 83°56'00" W along the westerly extension of the southerly line of said Tract 2, a distance of 30.00 feet; thence N 06°04'00" E along the southerly extension of the westerly line of said Tract 1, a distance of 924.55 feet to the POINT OF BEGINNING.

Said lands lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, containing 27,785 square feet, 0.64 acre more or less.

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MONROE CO. PLANNING DEPT.

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
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DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**31A** OF **44**

P.O.C.
NORTHWEST CORNER
OF BLOCK 57
McDONALD'S PLAT OF
PART OF STOCK ISLAND
(P.B. 1, PG. 55, M.C.R.)

S 84°02'07" E 499.98'

FIFTH STREET

FIFTH AVENUE
SOUTHERLY R/W LINE
OF FIFTH AVENUE &
NORTH BOUNDARY LINE OF
BLOCK 57
(PG. 1, PG. 55, M.C.R.)

EASTERLY R/W LINE
OF FIFTH STREET

EASTERLY R/W OF SHRIMP ROAD
(BEARING BASIS)
WEST LINE OF DEED 20083
(O.R.B. G-65, PG. 82 M.C.R.)

729.82'
S 05°57'53" W
699.82'

P.O.B.
I/E EASEMENT

ABBREVIATION LEGEND:

M.C.R. = Monroe County Records
O.R.B. = Official Records Book
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R/W = Right-of-Way
S.F. = Square Feet

MATCH LINE (SEE SHEET 33)

S 84°02'07" E
30'
S 84°02'07" E
191.68'

30' INGRESS / EGRESS EASEMENT
(O.R.B. 2499, PG. 355, M.C.R.)

S 84°03'04" E

S 84°02'07" E 585.00'

740.00'
10.00'
393.11'
N 05°57'53" E
155.00'
N84°02'07"W
227.36'
S 05°57'42" W
125.05'
S 85°30'12" E

NOT INCLUDED

NORTH LINE OF
UNIT 1 &
SOUTH LINE OF
INGRESS/EGRESS
EASEMENT

SHRIMP ROAD
(30' R/W)

NOT INCLUDED

EAST LINE OF
UNIT 2

183.72'
N 05°58'13" E
191.67'
S 84°02'13" E

UNIT 1

NORTH LINE OF
COMMON ELEMENT

SOUTH LINE OF
COMMON ELEMENT

COMMON ELEMENT
(see SHEETS 41-44)

MATCH LINE
(SEE SHEET 38)

S 85°29'39" E
276.65'
N 05°24'43" E

UNIT 2

± 1,507,385 S.F.
(34.61 ACRES)

MATCH LINE
(SEE SHEET 38)

489.82'

NORTH

0 80 160
GRAPHIC SCALE IN FEET
1" = 80'

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:
   - Represents Unit
   - Represents Common Element

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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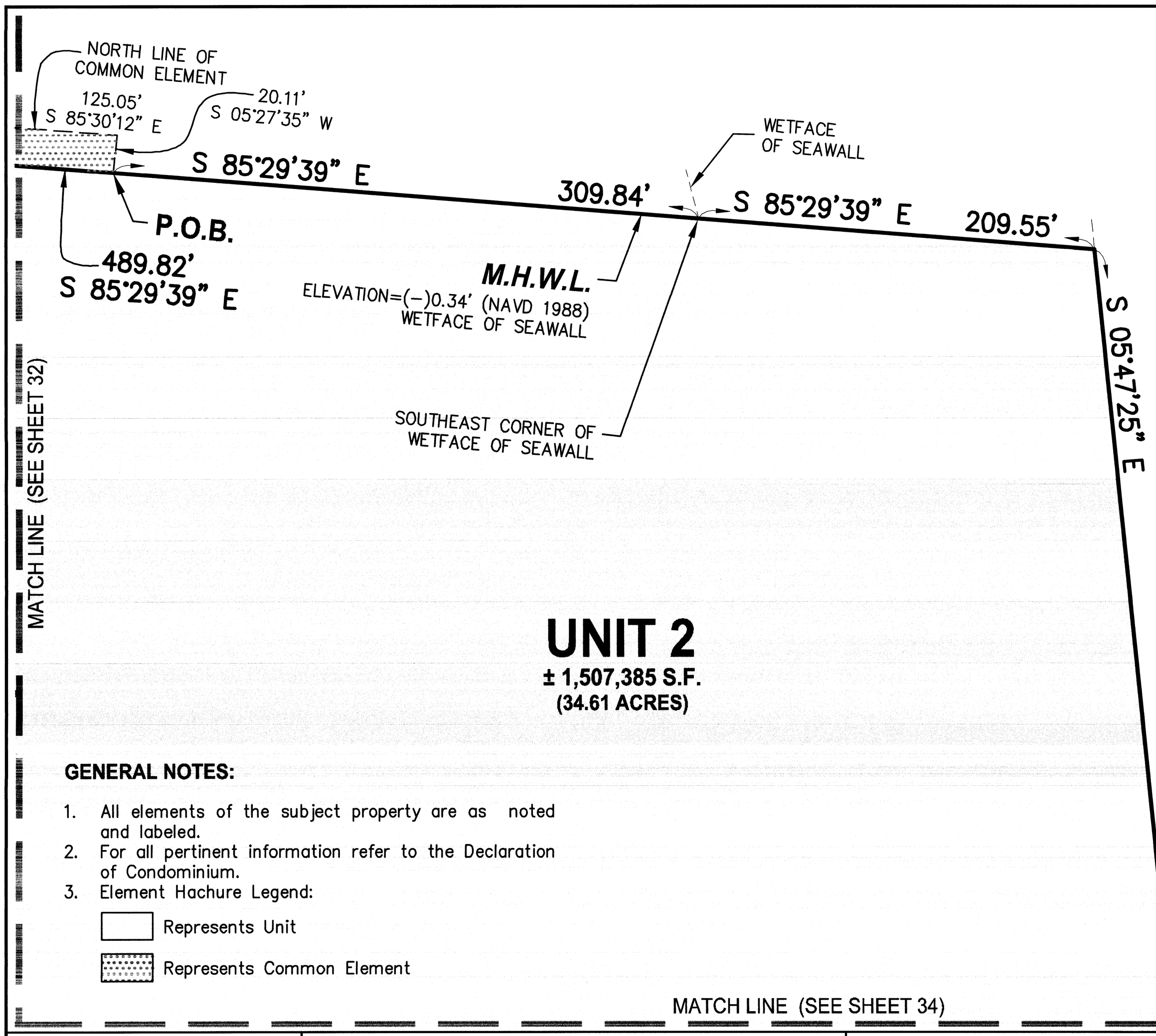
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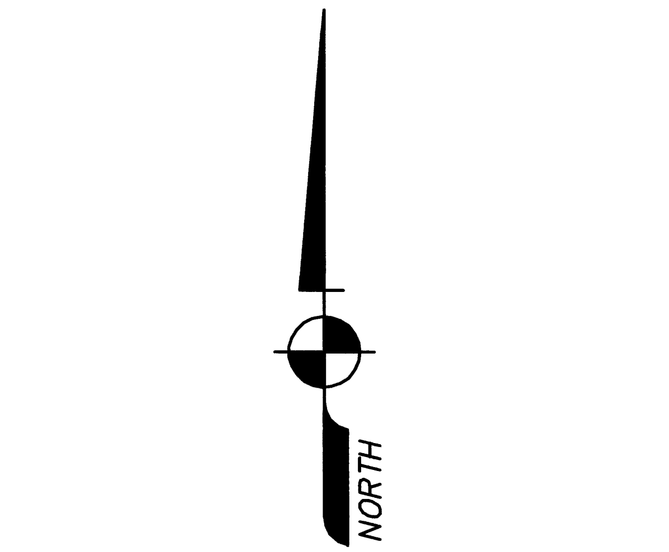
STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

RECEIVED
OCT 11 2023
2023-243
MONROE CO. PLANNING DEPT.

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	32 OF 44





ABBREVIATION LEGEND:

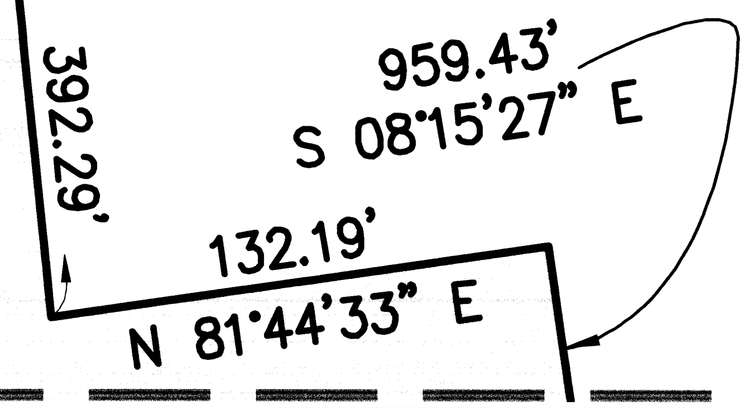
M.C.R. = Monroe County Records
O.R.B. = Official Records Book
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R/W = Right-of-Way
S.F. = Square Feet

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Unit

Represents Common Element



MATCH LINE (SEE SHEET 34)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

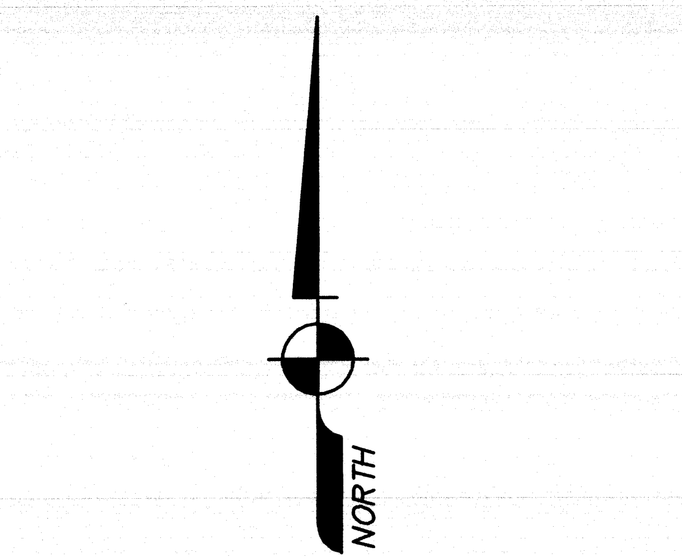
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DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**33** OF **44**

MATCH LINE (SEE SHEET 33)

MATCH LINE (SEE SHEET 36 & 37)



ABBREVIATION LEGEND:

M.C.R. = Monroe County Records
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R/W = Right-of-Way
S.F. = Square Feet

UNIT 2

± 1,507,385 S.F.
(34.61 ACRES)

S 08°15'27" E

959.43'

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Unit

Represents Common Element

MATCH LINE (SEE SHEET 35)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
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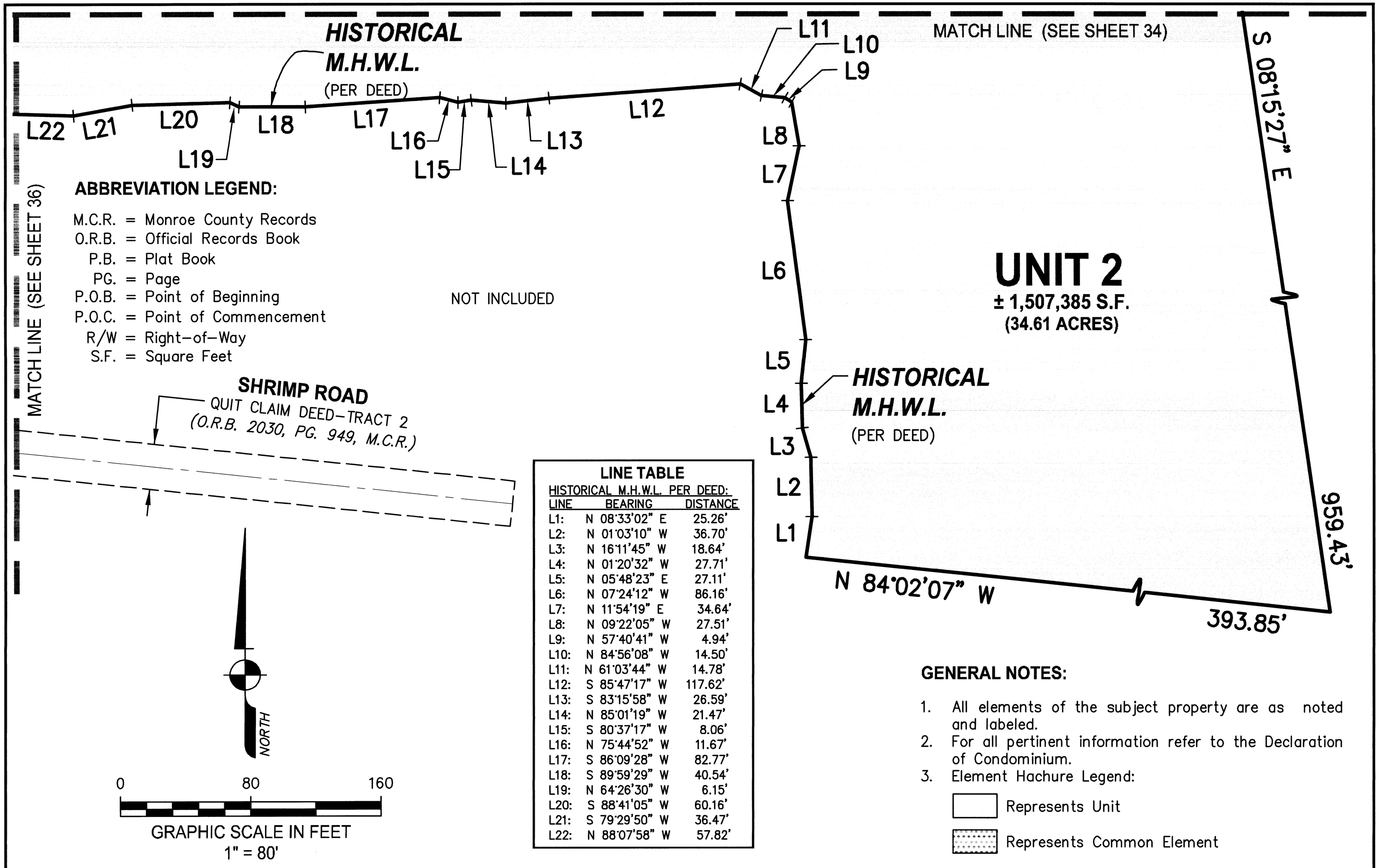
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A CONDOMINIUM
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JOB #:	9681-17
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DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	34 OF 44



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R/W = Right–of–Way
S.F. = Square Feet

LINE TABLE

HISTORICAL M.H.W.L. PER DEED:

LINE	BEARING	DISTANCE
L1:	N 08°33'02" E	25.26'
L2:	N 01°03'10" W	36.70'
L3:	N 16°11'45" W	18.64'
L4:	N 01°20'32" W	27.71'
L5:	N 05°48'23" E	27.11'
L6:	N 07°24'12" W	86.16'
L7:	N 11°54'19" E	34.64'
L8:	N 09°22'05" W	27.51'
L9:	N 57°40'41" W	4.94'
L10:	N 84°56'08" W	14.50'
L11:	N 61°03'44" W	14.78'
L12:	S 85°47'17" W	117.62'
L13:	S 83°15'58" W	26.59'
L14:	N 85°01'19" W	21.47'
L15:	S 80°37'17" W	8.06'
L16:	N 75°44'52" W	11.67'
L17:	S 86°09'28" W	82.77'
L18:	S 89°59'29" W	40.54'
L19:	N 64°26'30" W	6.15'
L20:	S 88°41'05" W	60.16'
L21:	S 79°29'50" W	36.47'
L22:	N 88°07'58" W	57.82'

GENERAL NOTES:

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2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Unit

Represents Common Element

REVISIONS	
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

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SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	35 OF 44

MATCH LINE (SEE SHEET 37)

UNIT 2
± 1,507,385 S.F.
(34.61 ACRES)

LINE TABLE		
HISTORICAL M.H.W.L. PER DEED:		
LINE	BEARING	DISTANCE
L22:	N 88°07'58" W	57.82'
L23:	N 86°26'25" W	91.35'
L24:	S 88°24'02" W	97.85'
L25:	S 81°39'19" W	76.27'
L26:	S 86°43'16" W	75.93'
L27:	S 81°33'16" W	23.73'

NORTH

COMMON ELEMENT
SHRIMP ROAD
QUIT CLAIM DEED
(O.R.B. 3208, PG. 454, M.C.R.)
(see SHEETS 42–44)

555.65'
N 04°02'04" E

EASTERLY R/W OF
SHRIMP ROAD
PUBLIC R/W TRACT 2

SHRIMP ROAD
TRACT 2
(O.R.B. 2030, PG. 949, M.C.R.)

R=75.00'
Δ=88°04'57"
A=115.30'

NORTHERLY R/W OF SHRIMP ROAD
PUBLIC R/W TRACT 2

N 84°02'53" W

287.99'

138.67'
S 07°55'28" W

HISTORICAL
M.H.W.L.
(PER DEED)

L26 L25 L24 L23 L22

L27

TERMINUS OF
HISTORICAL M.H.W.L.

NOT INCLUDED

SHRIMP ROAD
QUIT CLAIM DEED–TRACT 2
(O.R.B. 2030, PG. 949, M.C.R.)

MATCH LINE (SEE SHEET 35)

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:

Represents Unit

Represents Common Element

ABBREVIATION LEGEND:

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R/W = Right–of–Way
S.F. = Square Feet

0 80 160
GRAPHIC SCALE IN FEET
1" = 80'

REVISIONS	
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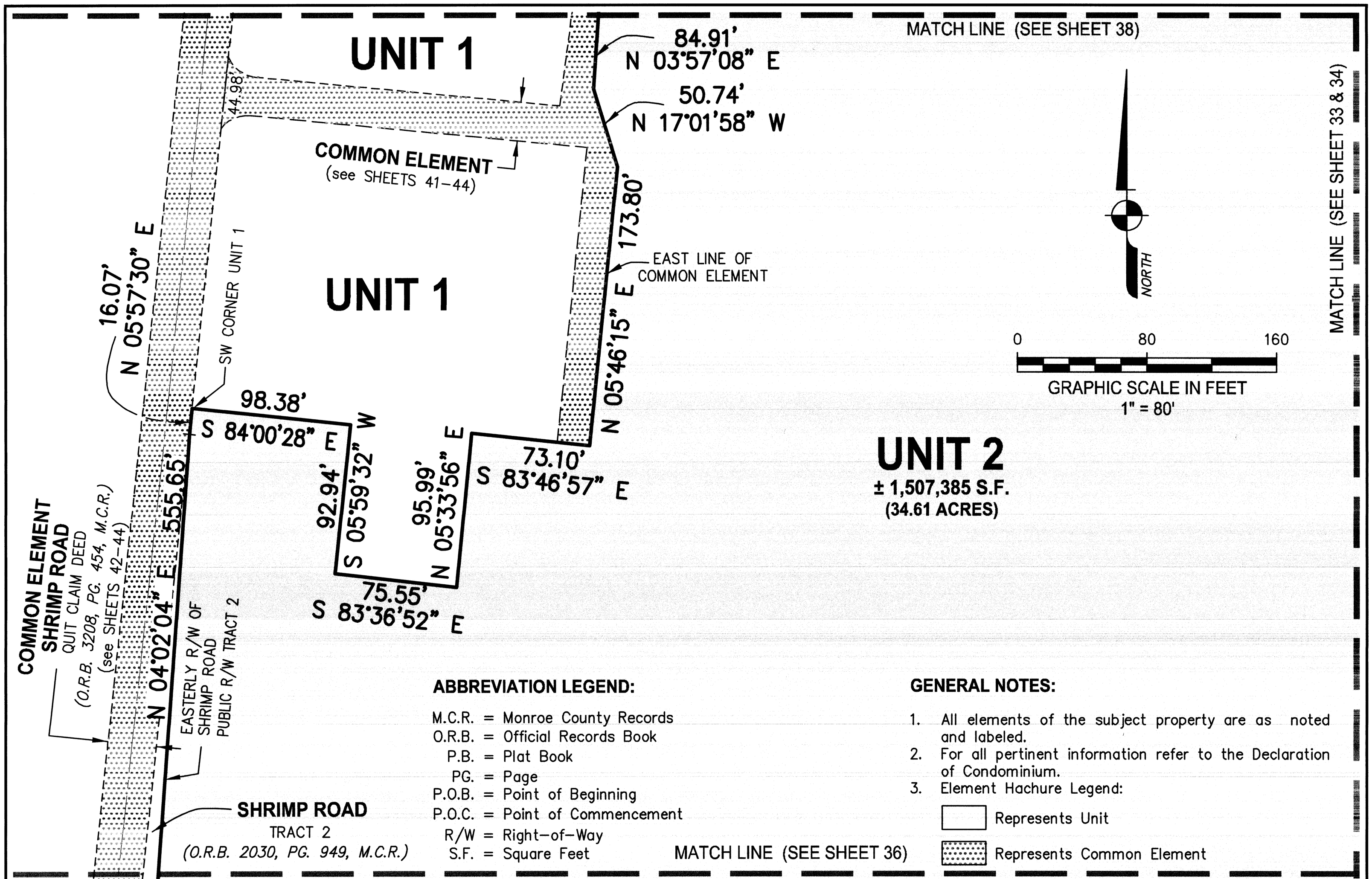
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
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STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	36 OF 44



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   - Represents Unit
   - Represents Common Element

REVISIONS	
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
UNIT 2

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STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	37 OF 44

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GENERAL NOTES:

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3. Element Hachure Legend:

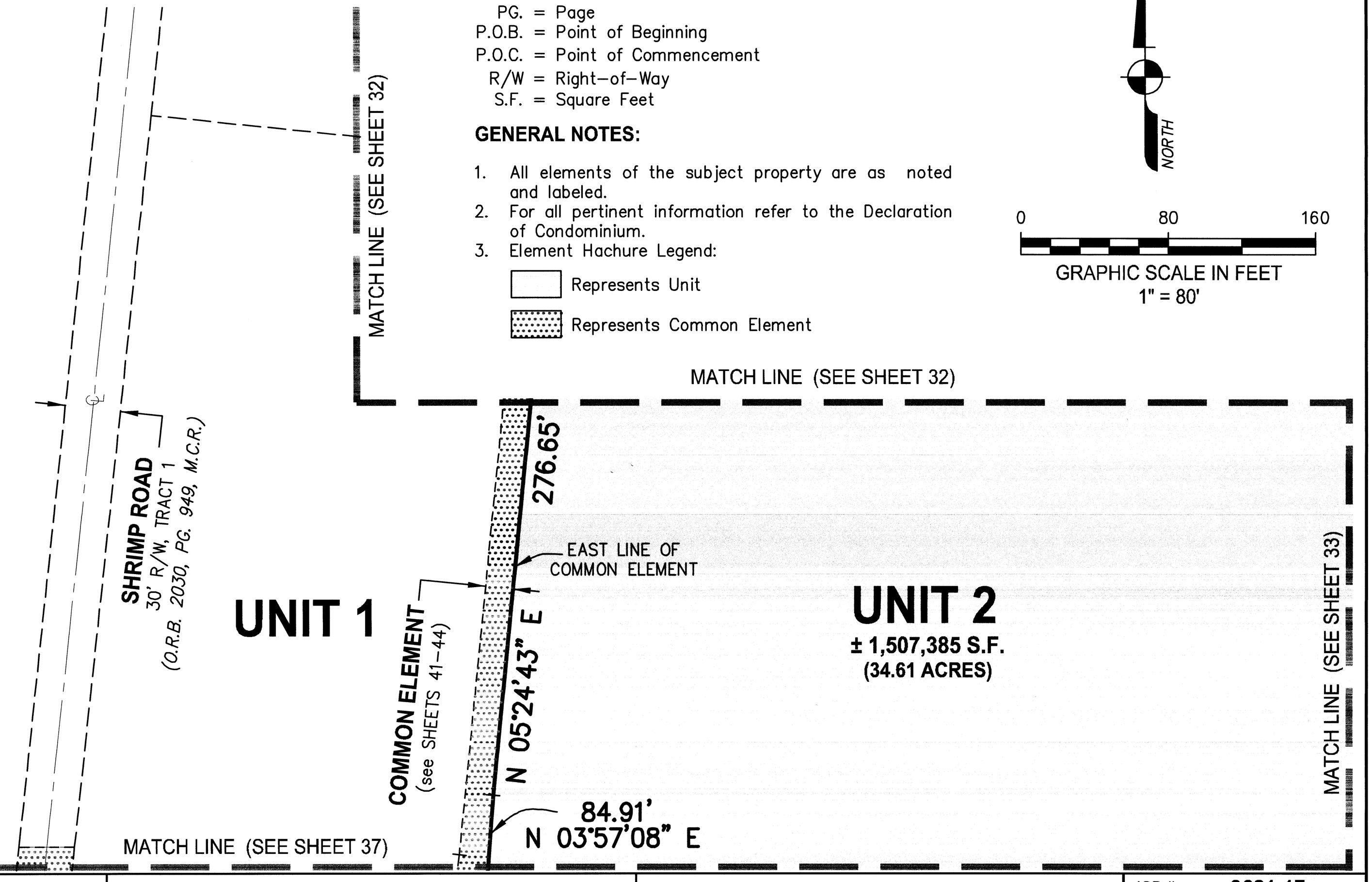
Represents Unit

Represents Common Element

NORTH

0 80 160

GRAPHIC SCALE IN FEET
1" = 80'



REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
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STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

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BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	38 OF 44

LAND DESCRIPTION:

COMMON ELEMENT:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the easterly right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 913.55 feet to the northwest corner of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence S 05°57'30" W continuing along said easterly right-of-way line of Shrimp Road, 437.59 feet to the POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave to the northeast (a radial line to said point bears S 69°23'07" W); thence southeasterly along the arc of said curve having a radius of 20.00 feet, a central angle of 63°53'07" and an arc distance of 22.30 feet to a tangent line; thence along the coincident boundary of said Unit 1 for the following four courses and distances: S 84°30'00" E a distance of 188.39 feet (1); thence N 07°30'52" E, 63.57 feet (2); thence N 05°32'11" E, 330.40 feet (3); thence S 85°29'39" E, 379.20 feet (4) to the southeast corner of said Unit 1; S 85°30'12" E a distance of 125.05 feet; thence S 05°27'35" W a distance of 20.11 feet to the north boundary of Unit 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Unit 2 for the following six courses and distances: N 85°29'39" W, 489.82 feet (1); thence S 05°24'43" W, 276.65 feet (2); thence S 03°57'08" W, 84.91 feet (3); thence S 17°01'58" E, 50.74 feet (4); thence S 05°46'15" W, 173.80 feet (5); thence N 83°46'57" W, 20.00 feet (6); thence along the coincident boundary of said Unit 1 for the following three courses and distances: N 05°46'15" E, 183.84 feet (1); thence N 84°30'00" W a distance of 208.61 feet (2) to a tangent curve concave to the southeast; thence southwesterly along the arc of said curve having a radius of 20.00 feet, a central angle of 59°16'50" and an arc distance of 20.69 feet (3) to the easterly right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida; thence N 05°57'30" E along said easterly right-of-way line, a distance of 44.98 feet to the POINT OF BEGINNING having an area of 25,343 Square Feet, 0.58 Acres more or less.

(CONTINUED ON SHEET 40)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
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STOCK ISLAND MARINA VILLAGE
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COMMON ELEMENT

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JOB #:	**9681-17**
SCALE:	AS SHOWN
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**39** OF **44**

LAND DESCRIPTION:

COMMON ELEMENT:

(CONTINUED FROM SHEET 39)

TOGETHER WITH:

LEGAL DESCRIPTION (SHRIMP ROAD):

(O.R.B. 3208, PG. 454 M.C.R.)–Bearings based on Deed

A 30.00 feet wide tract of land lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being a tract of land to be conveyed to Monroe County, Florida for right–of–way purposes, described as follows:
COMMENCE at the northwest corner of Block 57 of MCDONALD'S PLAT OF PART OF STOCK ISLAND according to the Plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; thence S 83°56'00" E along the north line of said Block 57 also being the southerly right–of–way line of Fifth Avenue, a distance of 470.00 feet; thence S 06°04'00" W along the westerly line of Tract 1 and its northerly extension as described in the right–of–way acquisition conveyance recorded in Official Records Book 2030, Page 949, of the Public Records of Monroe County, Florida, a distance of 1317.71 feet to the POINT OF BEGINNING; thence N 90°00'00" E (East) along the southerly line of said Tract 1, a distance of 30.17 feet; thence S 06°04'00" W along the westerly line of Tract 2 and its northerly extension as described in said conveyance, a distance of 927.74 feet; thence N 83°56'00" W along the westerly extension of the southerly line of said Tract 2, a distance of 30.00 feet; thence N 06°04'00" E along the southerly extension of the westerly line of said Tract 1, a distance of 924.55 feet to the POINT OF BEGINNING.

Said lands lying in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, containing 27,785 square feet, 0.64 acre more or less.

REVISIONS	
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STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

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BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	40 OF 44

P.O.C.
NORTHWEST CORNER
OF BLOCK 57
McDONALD'S PLAT OF
PART OF STOCK ISLAND
(P.B. 1, PG. 55, M.C.R.)

S 84°02'07" E 499.98'
470.00'

FIFTH AVENUE
SOUTHERLY R/W LINE
OF FIFTH AVENUE &
NORTH BOUNDARY LINE OF
BLOCK 57
(PG. 1, PG. 55, M.C.R.)

FIFTH STREET

EASTERLY R/W LINE
OF FIFTH STREET

EASTERLY R/W OF
SHRIMP ROAD
(BEARING BASIS)

1317.71'
913.55'

WESTERLY R/W OF
SHRIMP ROAD

SHRIMP ROAD
(30' R/W)

S 05°57'53" W

SHRIMP ROAD
30' R/W, TRACT 1
(O.R.B. 2030, PG. 949, M.C.R.)

S 05°57'53" W
437.59'
S 05°57'30" W

NW CORNER UNIT 1

NOT INCLUDED

30' INGRESS / EGRESS EASEMENT
(O.R.B. 2499, PG. 355, M.C.R.)

UNIT 1

MATCH LINE (SEE SHEET 44)

S 85°29'39" E
S LINE UNIT 1
379.20'

330.40'
N 05°32'11" E

N 85°29'39" W
N LINE UNIT 2
489.82'

276.65'
S 05°24'43" W

UNIT 2

MATCH LINE (SEE SHEET 42)

NORTH

0 80 160
GRAPHIC SCALE IN FEET
1" = 80'

GENERAL NOTES:

1. All elements of the subject property are as noted and labeled.
2. For all pertinent information refer to the Declaration of Condominium.
3. Element Hachure Legend:
   - Represents Unit
   - Represents Common Element

ABBREVIATION LEGEND:

M.C.R. = Monroe County Records
O.R.B. = Official Records Book
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R/W = Right-of-Way
S.F. = Square Feet

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROM-SURVEY.com

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
COMMON ELEMENT

RECEIVED
OCT 11 2023
2023-243
MONROE CO. PLANNING DEPT.

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**41** OF **44**

MATCH LINE (SEE SHEET 41)

NORTH

0 80 160

GRAPHIC SCALE IN FEET
1" = 80'

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R/W = Right-of-Way
S.F. = Square Feet

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	20.00'	63°53'07"	22.30'
C2	20.00'	59°16'50"	20.69'

UNIT 1

UNIT 2

COMMON ELEMENT

SHRIMP ROAD
30' R/W, TRACT 1
(O.R.B. 2030, PG. 949, M.C.R.)

SHRIMP ROAD
QUIT CLAIM DEED
(O.R.B. 3208, PG. 454, M.C.R.)
± 27,785 S.F.
(0.64 ACRES)

30.17'
N 89°53'53" E
N 90°00'00" E (D.)

P.O.B.
SHRIMP ROAD

S 05°57'53" W
S 05°57'30" W
1317.71'
437.59'
927.74'
924.55'
S 69°23'07" W
(Radial)

P.O.B.
N 07°30'52" E
63.57'
S LINE UNIT 1
S 84°30'00" E 188.39'

E LINE UNIT 1
± 7,216 S.F.
(0.17 ACRES)
N 05°32'11" E
330.40'
276.65'
W LINE UNIT 2
S 05°24'43" W
84.91'
S 03°57'08" W
50.74'
S 17°01'58" E

208.61'
N 84°30'00" W
44.98'
N 05°57'30" E

N 06°04'00" E (D.)
N 05°57'53" E
S 05°57'53" W
S 06°04'00" W (D.)

N LINE UNIT 1
E LINE UNIT 1
183.84'
N 05°46'15" E
S 05°46'15" W
173.80'
W LINE UNIT 2

20.00'
N 83°46'57" W

MATCH LINE (SEE SHEET 43)

GENERAL NOTES:

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Element Hachure Legend:

Represents Unit

Represents Common Element

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
COMMON ELEMENT

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7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	9681-17
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	42 OF 44

MATCH LINE (SEE SHEET 42)

UNIT 1

924.55'

927.74'

EASTERLY R/W OF SHRIMP ROAD PUBLIC R/W TRACT 2

COMMON ELEMENT

SHRIMP ROAD
QUIT CLAIM DEED
(O.R.B. 3208, PG. 454, M.C.R.)
± 27,785 S.F.
(0.64 ACRES)

SHRIMP ROAD
TRACT 2
(O.R.B. 2030, PG. 949, M.C.R.)

N 06°04'00" E (D.)
N 05°57'53" E

S 05°57'53" W
S 06°04'00" W (D.)

WESTERLY R/W OF SHRIMP ROAD (TRACT 2)

NORTH

0 80 160

GRAPHIC SCALE IN FEET
1" = 80'

UNIT 2

ABBREVIATION LEGEND:

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GENERAL NOTES:

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   - Represents Unit
   - Represents Common Element

NOT INCLUDED

MATCH LINE (SEE SHEET 44)

REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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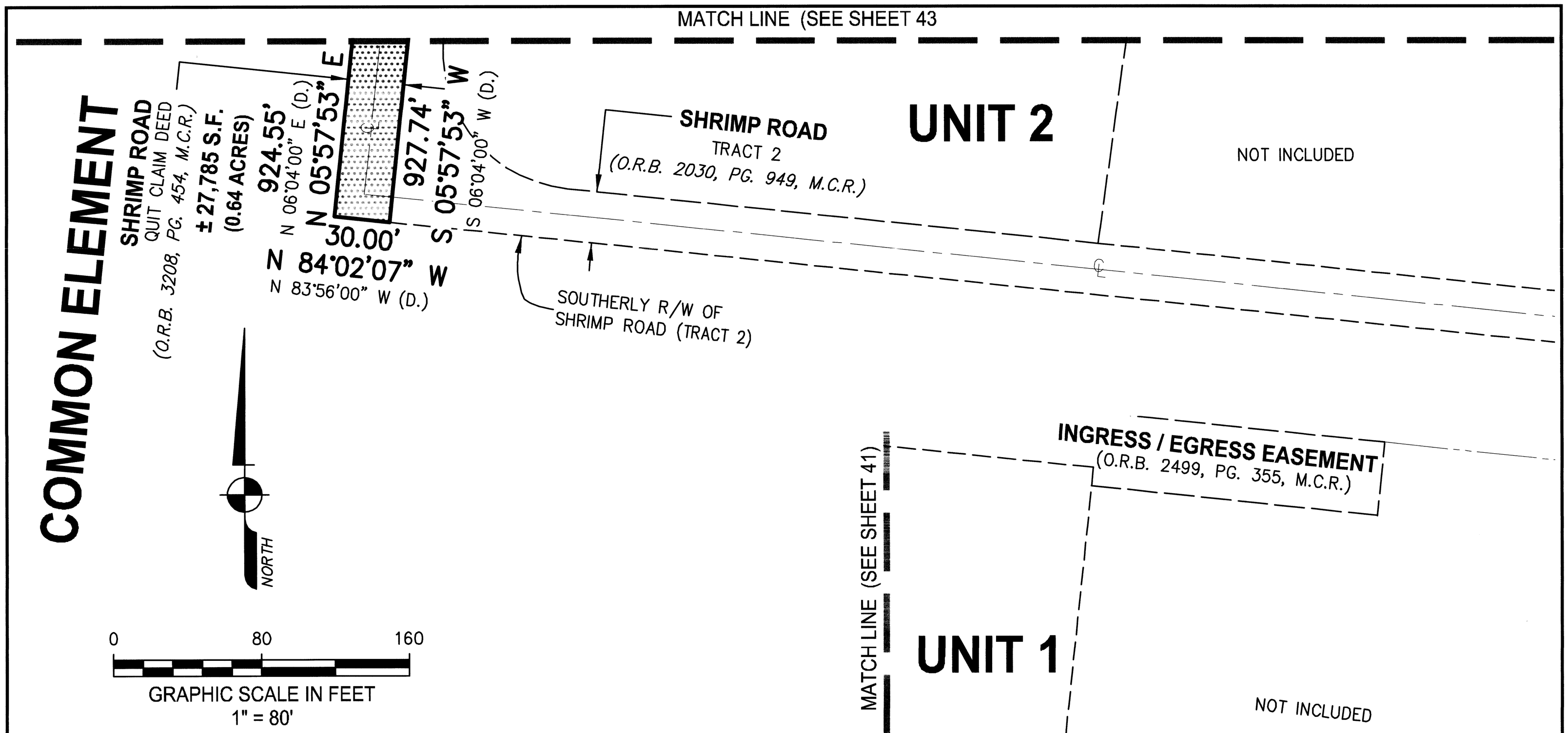
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
COMMON ELEMENT

RECEIVED
OCT 11 2023
2023-243
MONROE CO. PLANNING DEPT.

7009 SHRIMP ROAD
SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**43** OF **44**



GENERAL NOTES:

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REVISIONS	
REVISED PER COMMENTS	7/30/15 S.A.M.
ADD I/E ESMT. DESC.	12/22/2015 S.A.M.
DIVIDE INTO 2 UNITS	03/10/2023 K.C.

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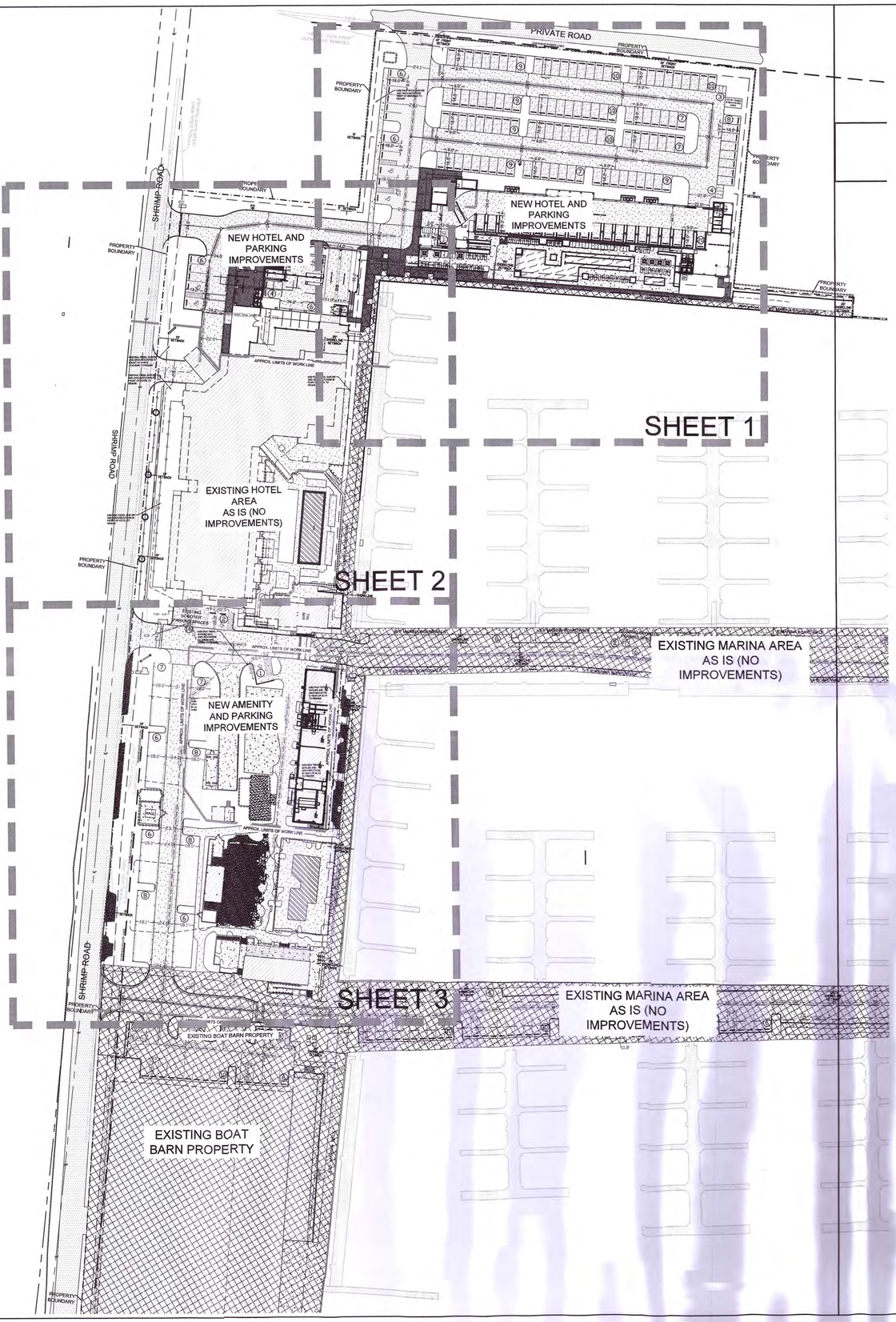
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STOCK ISLAND MARINA VILLAGE
A CONDOMINIUM
COMMON ELEMENT

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OCT 11 2023
2023-243
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SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
STOCK ISLAND, KEY WEST, MONROE COUNTY, FLORIDA.

JOB #:	**9681-17**
SCALE:	1" = 80'
DATE:	03/10/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B. --	PG. --
SHEET	**44** OF **44**



THE PERRY HOTEL KEY WEST EXPANSION

LANDSCAPE ARCHITECTURAL DESIGN DOCUMENTS DRAWING LIST

T-0 DISPOSITION OF EXISTING TREES TABLE
T-1 EXISTING TREE DISPOSITION PLAN 1
T-2 EXISTING TREE DISPOSITION PLAN 2
T-3 EXISTING TREE DISPOSITION PLAN 3
LA-1 LANDSCAPE PLAN 1
LA-2 LANDSCAPE PLAN 2
LA-3 LANDSCAPE PLAN 3
LA-4 PLANT LIST, NOTES AND CALCULATIONS
LA-5 LANDSCAPE DETAILS

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APR – 1 2024
2023-2173, PMSTR-CVP
MONROE CO. PLANNING DEPT.

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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
1934 HOLLYWOOD BLVD. SUITE 1
FT. LAUDERDALE, FLORIDA 33315
954.524.8722 www.ecoplan-inc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

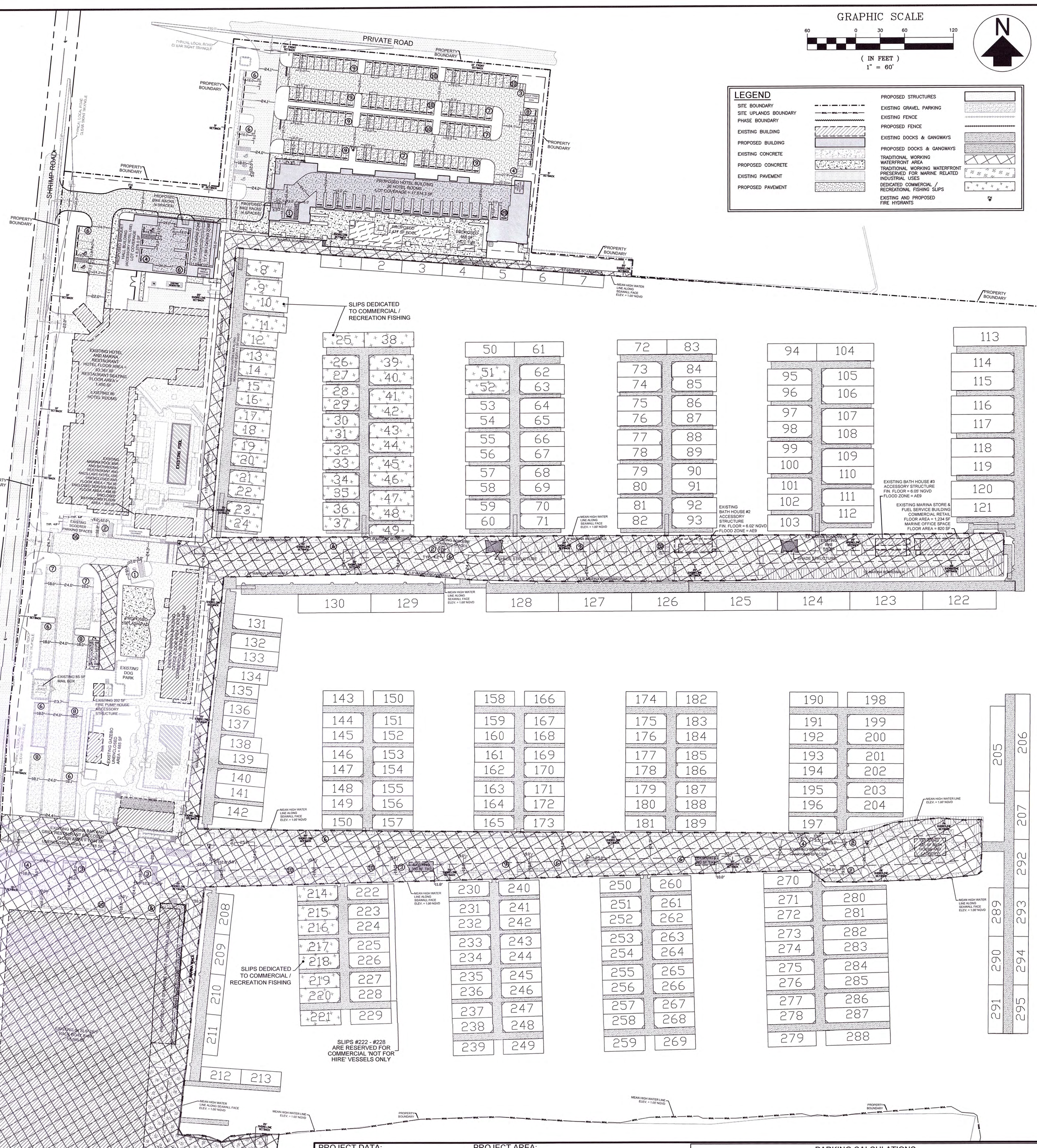
COVER AND OVERALL SHEET MAP

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

SEAL:
3/25/24

SHEET NUMBER:
COVER



PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC
SUBMERGED AREA	1,229,489.16 SF	28.23 AC
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
HOTEL AND MARINA RESTAURANT	27,986.00 SF	
MARINA POOL BAR	1,622.22 SF	
BATH HOUSE #2	794.24 SF	
BATH HOUSE #3	869.05 SF	
MARINA STORE & FUEL SERVICES	1,345.66 SF	
MARINA OFFICE	6,349.30 SF	
FIRE PUMP HOUSE	201.63 SF	
GAZEBO	685.78 SF	
MARINA BAR & GRILL	2,574.50 SF	
94 SLIP DRY RACK BOAT BARN	55,986.30 SF	
MARINE LIGHT INDUSTRIAL	5,363.00 SF	
UNENCLOSED DRY BOAT RACKS	4,950.00 SF	
TIKI	360.10 SF	
TIKI	240.07 SF	
BATH HOUSE AND LAUNDRY	820.54 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	110,148.39 SF	2.53 AC
PROPOSED STRUCTURES:		
BANQUET HALL	8,377.86 SF	
26 ROOM HOTEL	17,874.30 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	26,252.16 SF	0.60 AC
TOTAL LOT COVERAGE BY ALL STRUCTURES	136,400.55 SF	3.13 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	186,741.45 SF	
POOLS/PLAZA	23,918.26 SF	
SIDEWALKS	67,431.43 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, PADS, WALLS, CURBS, ETC)	11,046.13 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	289,137.27 SF	6.638 AC

LOT COVERAGE SUMMARY

TOTAL UPLAND AREA	535,103.18 SF	12.28 AC
TOTAL IMPERVIOUS AREA OF UPLAND	425,537.82 SF	9.77 AC
IMPERVIOUS PERCENTAGE OF UPLAND		79.52 %
TOTAL OPEN SPACE AREA OF SITE	1,231,020.18 SF	28.26 AC
OPEN SPACE PERCENTAGE OF SITE		69.76 %
OPEN SPACE PERCENTAGE REQUIRED		0 %
TOTAL UPLAND OPEN SPACE AREA	109,565.36 SF	2.52 AC
TOTAL SUBMERGED LAND OPEN SPACE AREA	1,121,454.82 SF	25.75 AC

SHORELINE SETBACK SUMMARY:

TOTAL SHORELINE SETBACK AREA	112,679.5 SF	2.59 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	67,463.3 SF	1.55 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		59.87 %
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	45,216.2 SF	1.04 AC
EXISTING PERVIOUS PERCENTAGE IN SHORELINE SETBACK		40.13 %
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	95,161.50 SF	2.18 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		84.45 %
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	17,518.0 SF	0.40 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK		15.55 %
PROPOSED DEVELOPMENT DECREASES SHORELINE PERVIOUS AREA BY 27,698.2 SF		

PARKING CALCULATIONS

TRANSIENT "HOTEL"	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
TRANSIENT UNITS	130	1.0 SPACE PER EACH 1-BEDROOM TRANSIENT DWELLING UNIT AND 1.0 SPACE PLUS 0.5 SPACE FOR EACH ADDITIONAL BEDROOM PER 2 OR MORE BEDROOM TRANSIENT DWELLING UNIT	130
		TOTAL PARKING REQUIRED FOR RESIDENTIAL	130

NON-RESIDENTIAL USE	SQUARE FEET / SEATING	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
COMMERCIAL RETAIL	1,234 + 3,482 = 4,716 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING AND 1.5 SPACES PER 1,000 SF OF AREA DEVOTED TO OUTDOOR RETAIL SALES	14
LIGHT INDUSTRY	4,925 SF	2.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING; AND 1.0 SPACE PER 1,000 SF OF THE PARCEL THAT IS DEVOTED TO OUTDOOR INDUSTRIAL USE	10
EXISTING MARINA BAR AND GRILL RESTAURANT	129 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	43
HOTEL RESTAURANT AND POOL BAR	192 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	64
BOH / KITCHEN AREAS	1,637 SF	FOR OTHER AREAS, 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING SEPARATE FROM THE SEATING AREA AND DEVOTED TO ACTIVITIES OTHER THAN FOOD/BEVERAGE SERVICE	5
MARINA (WET SLIPS)	295 SLIPS	1.0 SPACE PER WET SLIP	88
PROPOSED DRY SLIPS	100 RACKS	1.0 SPACE PER 4 DRY STORAGE	25
OFFICE	570 + 820 = 1,390 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING	4
		TOTAL PARKING REQUIRED FOR NON-RESIDENTIAL	253
		TOTAL PARKING REQUIRED FOR SITE	383

SHARED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA WET SLIPS (88 SPACES*)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	4.4	61.6	8.8	88.0	17.6
MARINA DRY RACKS (25 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	1.25	17.5	2.5	25.0	5.0
HOTEL (130 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	97.5	97.5	130.0	97.5	130.0
DRINKING / ENTERTAINMENT (105 SPACES)					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	1.05	42.0	105.0	84.0	105.0
COMMERCIAL RETAIL / FISHING (14 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.7	8.4	12.6	14.0	9.8
OFFICE (4 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.2	4.0	0.4	0.4	0.2
INDUSTRIAL (10 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.5	10.0	1.0	1.0	0.5
TOTAL PARKING REQUIRED	105.6	241	260.3	309.9	268.1

* PURSUANT TO P43-14 AND THE CORRESPONDING STAFF REPORT, THE EXISTING MARINA USE, MARINA OFFICE, MARINA STORE AND FUEL SERVICES BUILDING, AND LIGHT INDUSTRIAL BUILDINGS ARE LAWFULLY NONCONFORMING TO THE CURRENT PARKING SPACE REQUIREMENTS.

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005
SEWER UTILITY:	KW RESORT UTILITIES
WATER UTILITY:	FLORIDA KEYS AQUADUCT AUTHORITY (FKAA)
WASTE COLLECTION:	WASTE MANAGEMENT
PARKING REQUIRED:	310 SPACES (SEE PARKING CALCULATION)
PARKING PROVIDED:	399 SPACES (336 STANDARD, 16 ACCESSIBLE, & 47 SCOOTER)

NON-RESIDENTIAL FLOOR AREA:

EXISTING HOTEL AND MARINA RESTAURANT (RESTAURANT)	1,450 SF
EXISTING MARINA POOL BAR (RESTAURANT)	498 SF
EXISTING MARINA STORE (RETAIL)	1,234 SF
EXISTING MARINA STORE (OFFICE)	820 SF
EXISTING MARINA BUILDING (OFFICE)	570 SF
EXISTING MARINA BUILDING (COMMERCIAL RETAIL)	3,482 SF
EXISTING MARINA BAR AND GRILL (RESTAURANT)	1,044 SF
EXISTING MARINE LIGHT INDUSTRIAL	4,925 SF
PROPOSED BANQUET HALL	8,224 SF
TOTAL	22,247 SF

WORKING WATERFRONT & WATER DEPENDENT USES AREA SUMMARY:

WORKING WATERFRONT AND WATER DEPENDENT AREA	267,877.18 SF	6.15 AC 50.06 %
NON-WORKING WATERFRONT AND NON-WATER DEPENDENT AREA	267,226.00 SF	6.13 AC 49.94 %

DENSITY / INTENSITY TABLE

LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL & COMM. FISHING (LOW INTENSITY)	0.45	535,103.18 SF	240,796.43 SF	4,716 SF	1.96 %
RESTAURANT (LOW INTENSITY)	0.45	535,103.18 SF	240,796.43 SF	2,992 SF	1.24 %
OFFICE	0.50	535,103.18 SF	267,551.59 SF	1,390 SF	0.52 %
LIGHT INDUSTRY	0.45	535,103.18 SF	240,796.43 SF	4,925 SF	2.05 %
HOTEL / TRANSIENT UNITS	10 PER GROSS ACRE	12.28 AC	122.8 UNITS		
	15 PER BUILDABLE ACRE	9.824 AC	147.36 UNITS	130 UNITS	88.22 %
TOTAL				14,023 SF	93.99 %

EXHIBIT ONLY - NOT FOR CONSTRUCTION

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024

OVERALL SITE PLAN for PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
30 YEARS of Service
Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

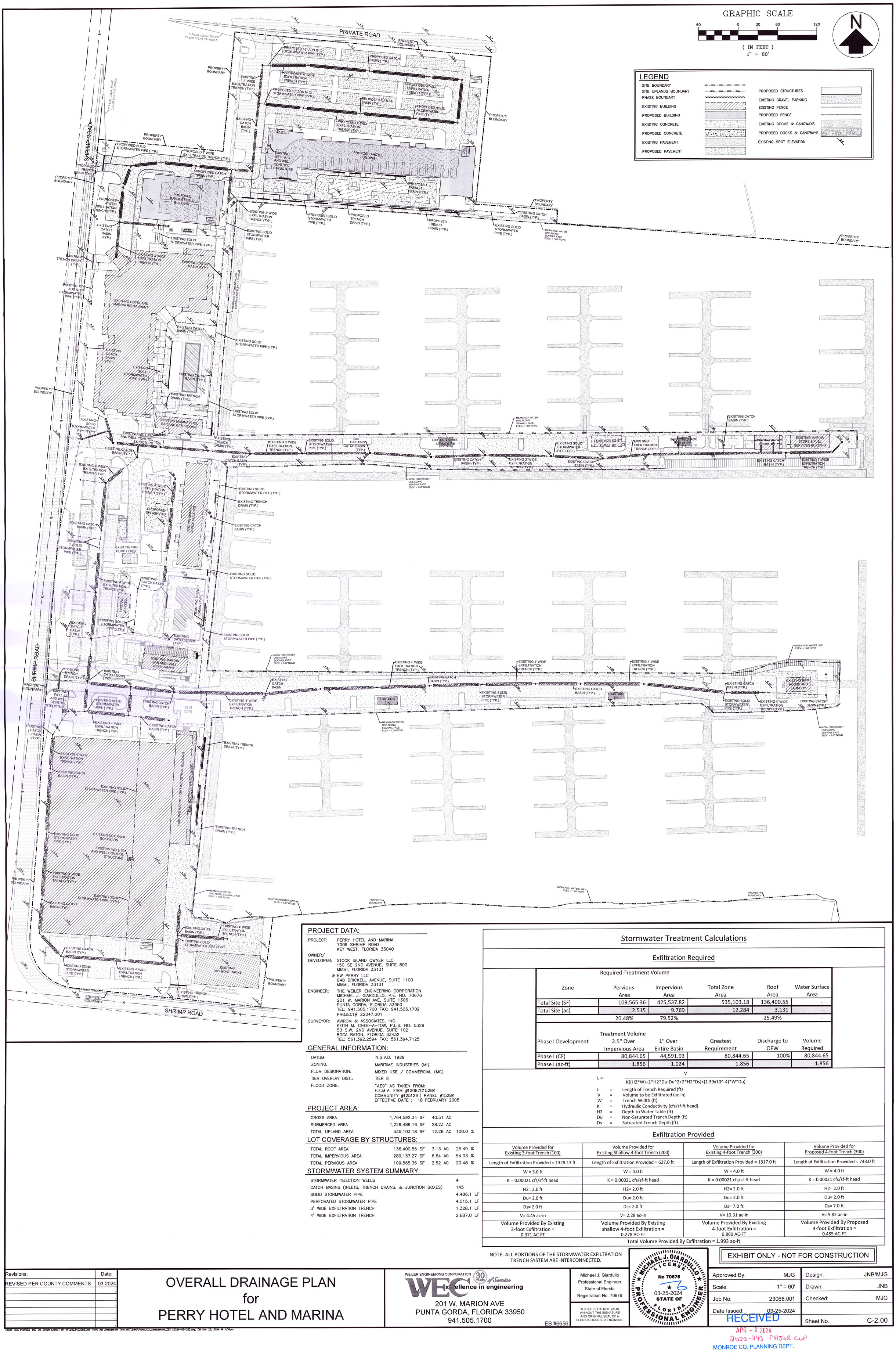
THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 03-25-2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	03-25-2024		
		Sheet No.	C-1.00

USER: nick PLOTTED THE CU-SITE LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_CU_Amendment_(SS (2024-03-25).dwg, ON Mar 25, 2024 @ 1:06pm

RECEIVED
APR - 1 2024
2023-243 MAJOR CUP
MONROE CO. PLANNING DEPT.



PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC	
SUBMERGED AREA	1,229,489.16 SF	28.23 AC	
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.49 %
TOTAL IMPERVIOUS AREA	289,137.27 SF	6.64 AC	54.03 %
TOTAL PERVIOUS AREA	109,565.36 SF	2.52 AC	20.48 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.856	1.024	1.856		1.856

$$L = \frac{V}{K((H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

L = Length of Trench Required (ft)
V = Volume to be Exfiltrated (ac-in)
W = Trench Width (ft)
K = Hydraulic Conductivity (cfs/sf-ft head)
H2 = Depth to Water Table (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (100)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT

Total Volume Provided By Exfiltration = 1.993 ac-ft

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

EXHIBIT ONLY - NOT FOR CONSTRUCTION

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024

OVERALL DRAINAGE PLAN for PERRY HOTEL AND MARINA

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Michael J. Giardullo
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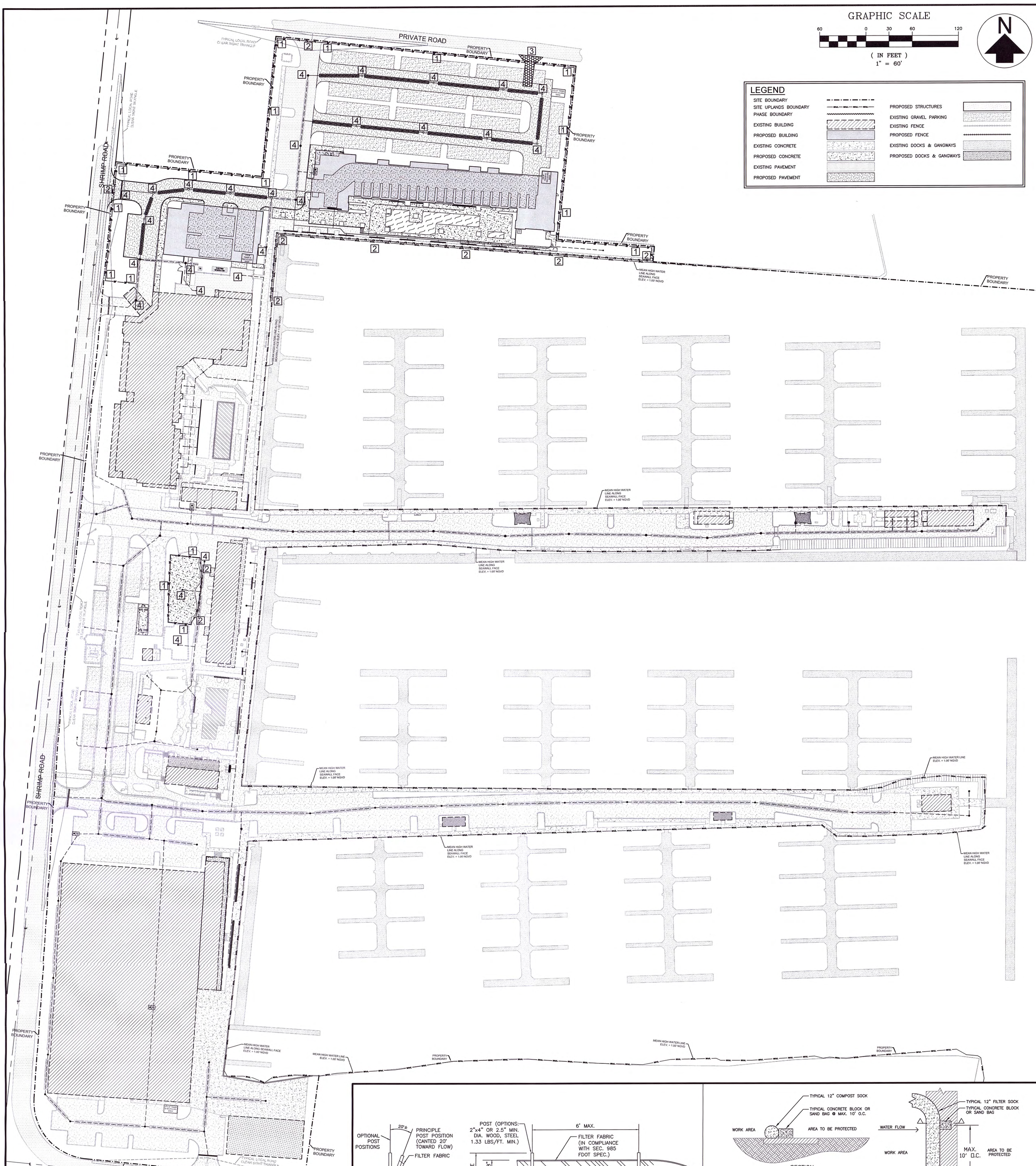
THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 03-25-2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	03-25-2024		
		Sheet No.	C-2.00

RECEIVED
APR - 1 2024
2023-343 MAJOR CUP
MONROE CO. PLANNING DEPT.

USER: nick PLOTTED THE CU-DRAIN LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_CU_Amendment_(SS (2024-03-25).dwg, ON Mar 25, 2024 @ 1:08pm



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

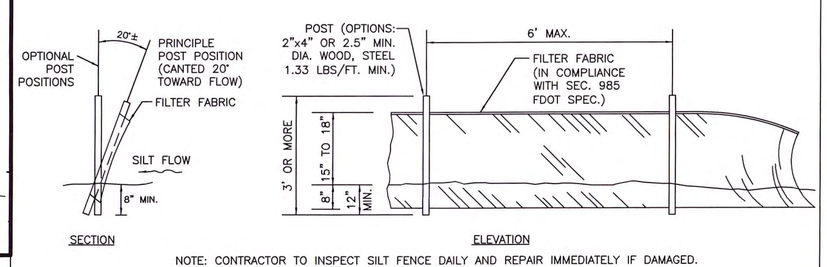
ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS: THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS —S—S—S—S—

TYPICAL FILTER SOCK LOCATIONS —F—F—F—F—F—

BEST MANAGEMENT PRACTICE DETAIL NUMBER #



NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

[1] TYPICAL SILT FENCE

NOT TO SCALE

NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

[3] TYPICAL GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL, CURRENT VERSION.

[2] TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE

NOT TO SCALE

NOTE: CONTRACTOR SHALL INSPECT DAILY AND REPAIR AS NECESSARY. ANY SILTATION ENTERING THE STORMWATER SYSTEM SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE.

[4] TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS

NOT TO SCALE

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Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024

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Michael J. Giardullo
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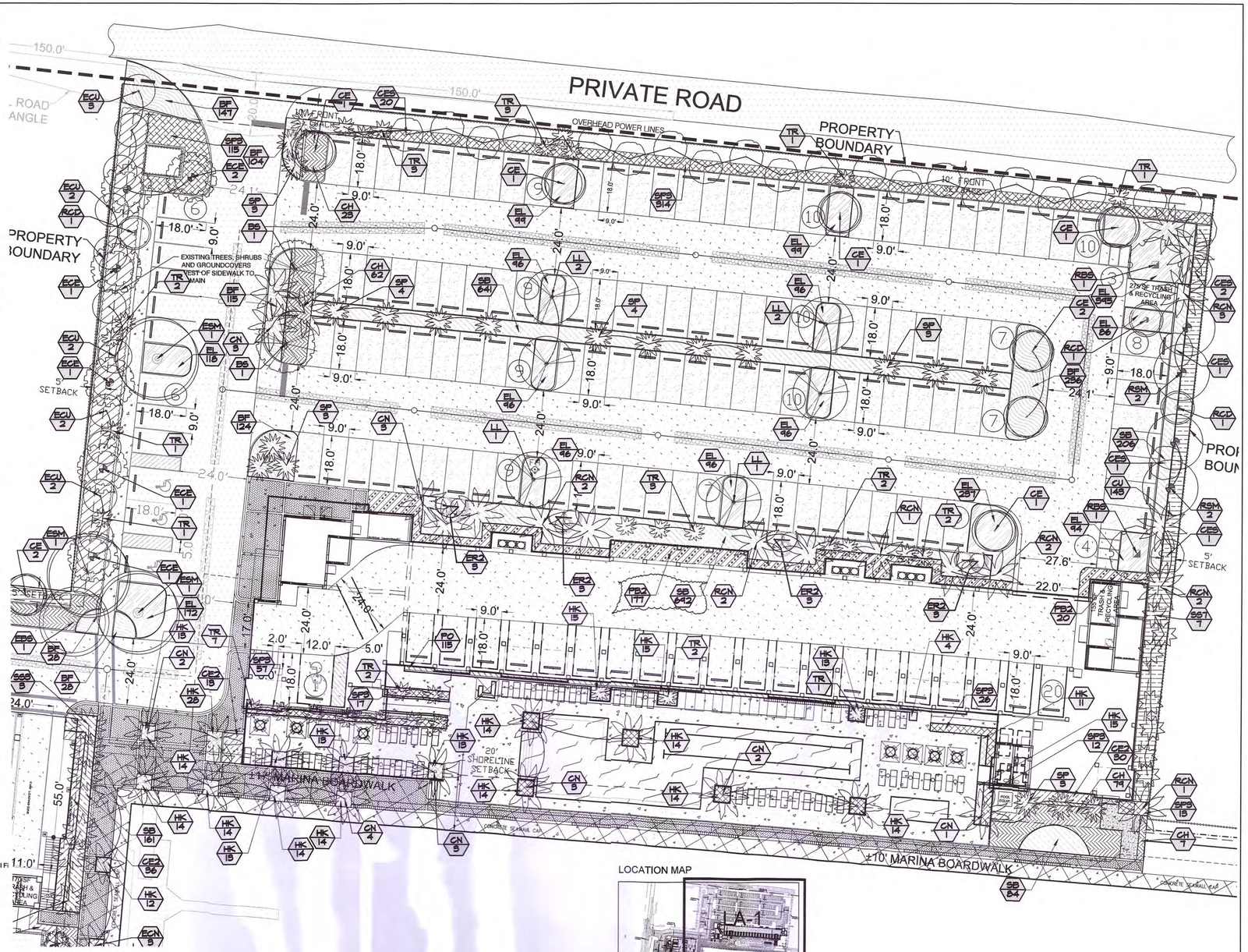
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2023-243 MAJOR CUP
MONROE CO. PLANNING DEPT.

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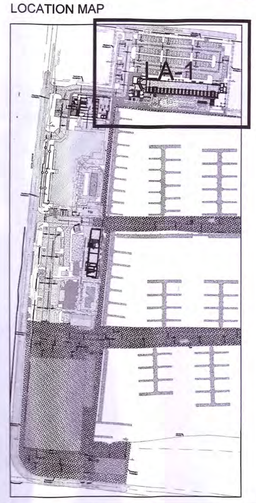
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BS	Bursera simaruba	Gumbo Limbo
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	LL	Lysiloma latisiliqua	Wild Tamarind
EXISTING TREES			
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECN	Cocos nucifera	Coconut Palm
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	RCN	Cocos nucifera	Coconut Palm
	SS7	Sabal palmetto	Cabbage Palmetto
	RSM	Swietenia mahagoni	West Indian Mahogany
PALM TREES			
	CN	Cocos nucifera	Coconut Palm
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna

EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Harnelia patens `Calusa`	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
EXISTING VINE			
	EIP	Ipomoea pes-caprae brasilensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasilensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasilensis	Beach Morning Glory
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
SHRUB AREAS			
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECI	Chrysobalanus icaco	Coco Plum
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwarf Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	ECI	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	EL	Ernodea littoralis	Golden Creeper
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod
	ZOY	Zoysia japonica `Emerald`	Emerald Zoysia



LOCATION MAP



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2023-243 MAJOR CUP
MONROE CO. PLANNING DEPT.

Scale: 1" = 20'-00"

0 10 20 40 60

North

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ECOLOGICAL PLANNING, LANDSCAPING, LANDSCAPE ARCHITECTURE
395 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.463.1212 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

SEAL:

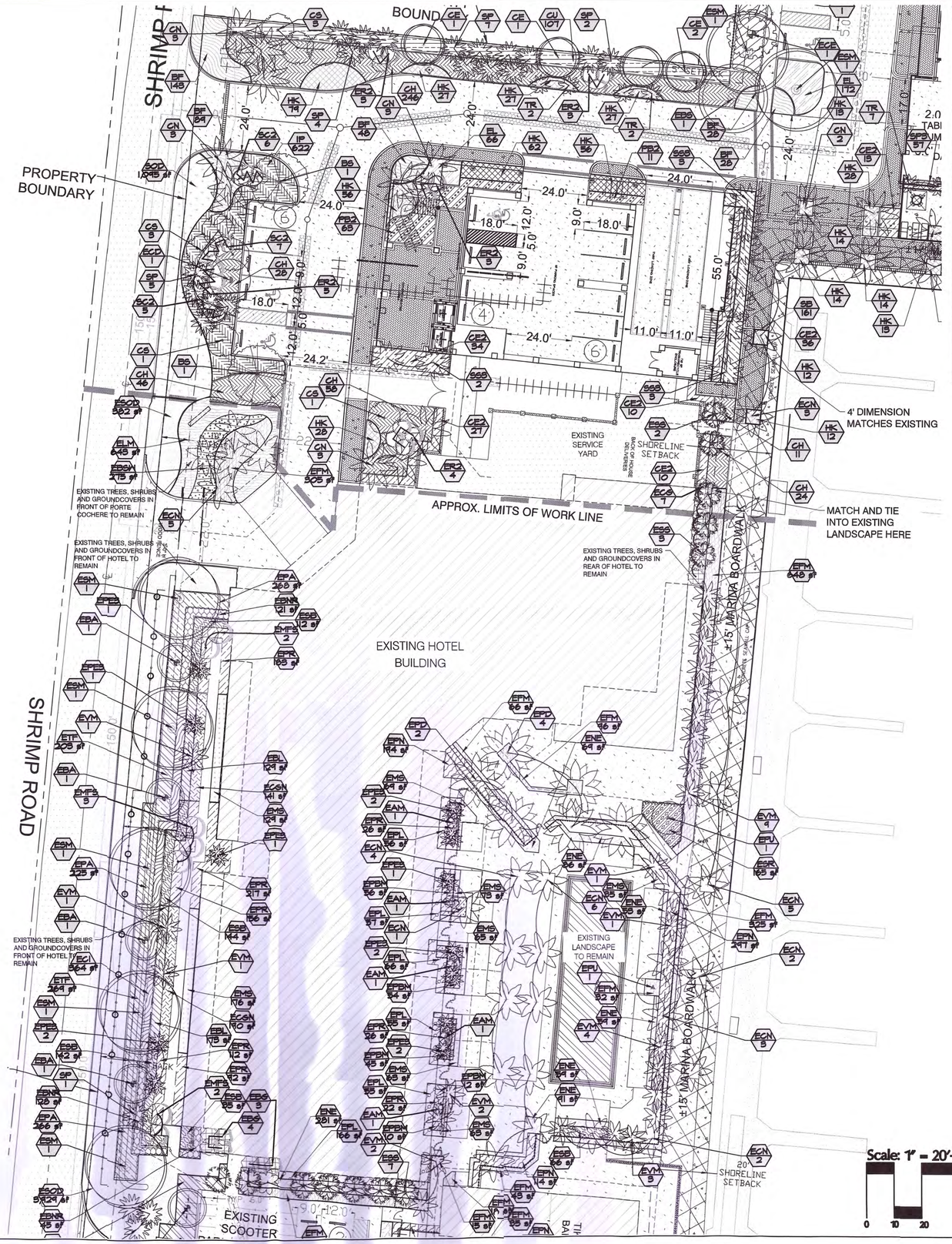
3/25/24

SHEET NUMBER:
LA-1

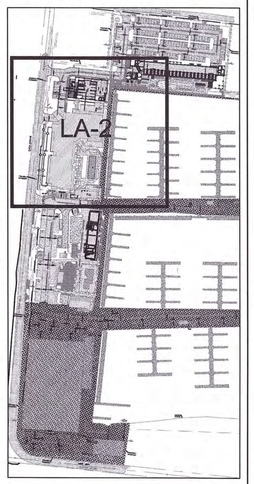
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	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECI	Chrysobalanus icaco	Coco Plum
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwarf Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	ECI	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum
	EL	Ernodea littoralis	Golden Creeper
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MCB	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica 'Emerald'	Emerald Zoysia



LOCATION MAP



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North

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ECOPLAN
ECOLOGICAL ENVIRONMENTAL PLANNING
LANDSCAPE ARCHITECTURE
319 SOUTHEAST 16TH STREET
FT. LAUDERDALE, FLORIDA 33316
954-523-2427 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

SEAL:

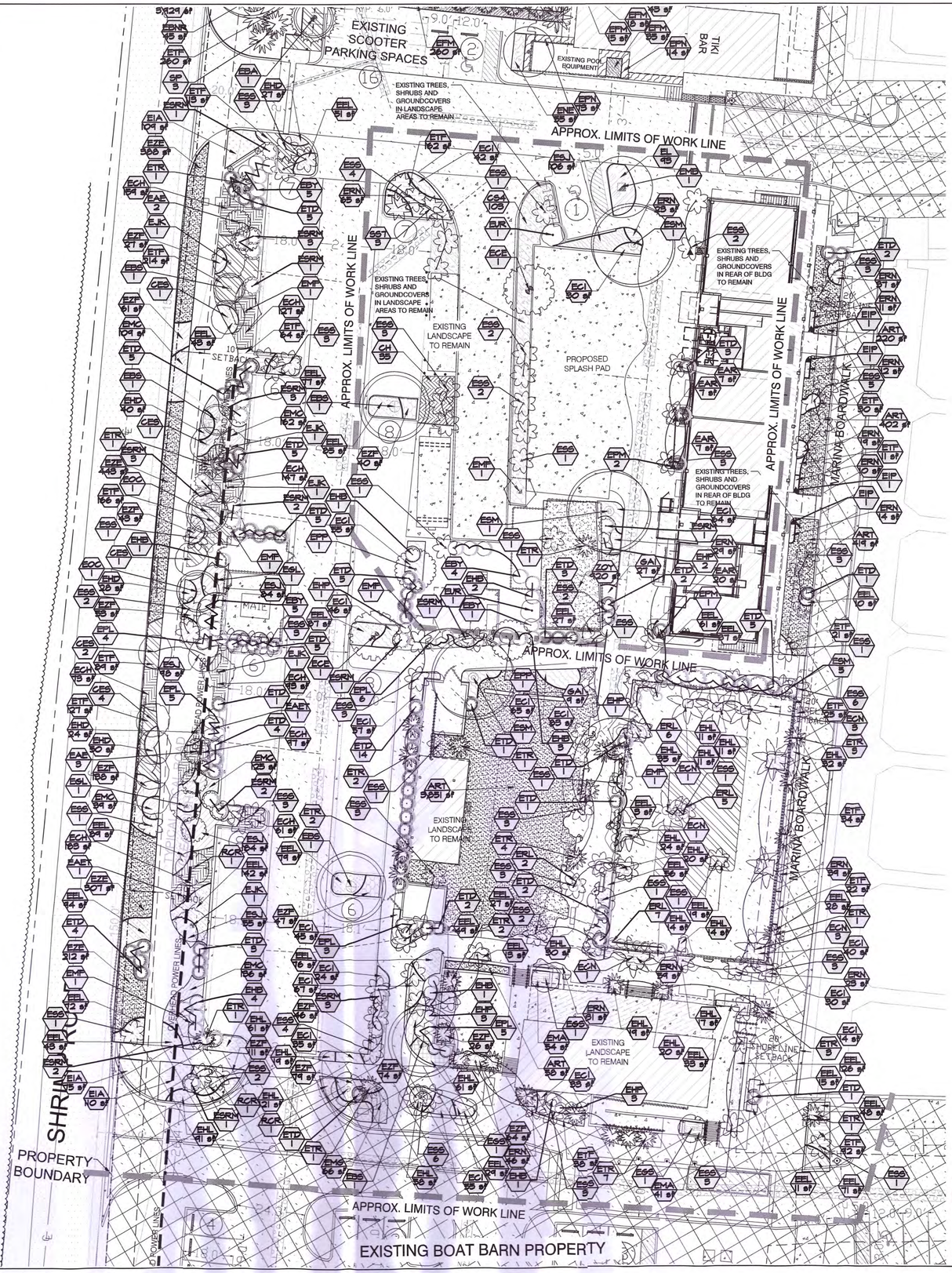
3/25/24

SHEET NUMBER:
LA-2

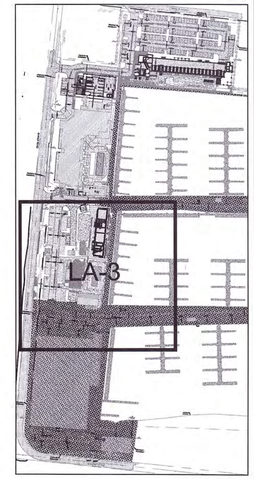
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BS	Bursera simaruba	Gumbo Limbo
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	LL	Lysiloma latisiliqua	Wild Tamarind
EXISTING TREES			
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escalloniodes	Marlberry
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Cocoloba uvifera	Sea Grape
	ECN	Cocos nucifera	Coconut Palm
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	RCN	Cocos nucifera	Coconut Palm
	SS7	Sabal palmetto	Cabbage Palmetto
	RSM	Swietenia mahagoni	West Indian Mahogany
PALM TREES			
	CN	Cocos nucifera	Coconut Palm
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna

EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
EXISTING VINE			
	EIP	Ipomoea pes-caprae brasilensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasilensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasilensis	Beach Morning Glory
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
SHRUB AREAS			
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Cocoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECI	Chrysobalanus icaco	Coco Plum
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwaft Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	ECI	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	EL	Ernodea littoralis	Golden Creeper
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica 'Emerald'	Emerald Zoysia



LOCATION MAP



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North

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LANDSCAPE ARCHITECTURE
29 SOUTHEAST 18TH STREET
FORT LAUDERDALE, FLORIDA 33316
954.522.2004 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

SEAL:

3/25/24

SHEET NUMBER:
LA-3

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE
TREES								
	BS	4	Bursera simaruba	Gumbo Limbo	FG/B&B	12'-14' HT, 6' SPR	4" cal.	Yes
	CE	11	Conocarpus erectus	Green Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	Yes
	CES	34	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	Yes
	CS	8	Cordia sebestena	Orange Geiger Tree	FG/B&B	10' HT x 6' SPR	10' HT, x 5' SPR.	Yes
	LL	6	Lysiloma latisiliqua	Wild Tamarind	FG/B&B	14' HT. X 7' SPR.	4" cal.	Yes
EXISTING TREES								
	EAET	2	Amyris elemifera	Sea Torchwood	EXISTING	Existing		
	EAE	5	Ardisia escallonioides	Marlberry	EXISTING	Existing		
	EBA	5	Bulnesia arborea	Verawood	EXISTING	Existing		
	EBS	4	Bursera simaruba	Gumbo Limbo	EXISTING	CONE TOPIARY, 6' HT		
	EBS	2	Bursera simaruba	Gumbo Limbo	EXISTING	Existing		
	ECD	1	Coccoloba diversifolia	Pigeon Plum	EXISTING			
	ECU	11	Coccoloba uvifera	Sea Grape	EXISTING	Existing		
	ECN	40	Cocos nucifera	Coconut Palm	EXISTING	Existing		
	ECE	8	Conocarpus erectus	Buttonwood	EXISTING	Existing		
	EGS	4	Guaiacum sanctum	Lignum Vitae	EXISTING	Existing		
	EGL	2	Gymnanthes lucida	Crabwood	EXISTING	Existing		
	EJK	5	Jacquinia keyensis	Joewood	EXISTING	Existing		
	EMB	1	Manilkara bahamensis	Wild Dilly	EXISTING	Existing		
	EMF	6	Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing		
	EOC	2	Olea capensis	Black Ironwood	EXISTING	Existing		
	EPU	2	Pandanus utilis	Screw Pine	EXISTING	Existing		
	EPD	6	Phoenix dactylifera 'Medjool'	Medjool Date Palm	EXISTING	Existing		
	EPP	2	Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing		
	EPE3	12	Ptychosperma elegans	Triple Alexander Palm	EXISTING			
	ESS	110	Sabal palmetto	Cabbage Palmetto	EXISTING	Existing		
	ESM	11	Swietenia mahagoni	West Indian Mahogany	EXISTING			
	ETR	31	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing		
	EVM	25	Veitchia montgomeryana	Montgomery Palm	EXISTING	Existing		
RELOCATED TREES								
	RBS	2	Bursera simaruba	Gumbo Limbo	RELOCATED	Relocated		
	RCR	3	Clusia rosea	Autograph Tree	RELOCATED	Relocated		
	RCD	3	Coccoloba diversifolia	Pigeon Plum	FG/BB	Relocated		
	RCN	13	Cocos nucifera	Coconut Palm	RELOCATED	Relocated		
	SS7	7	Sabal palmetto	Cabbage Palmetto	RELOCATED	Relocated		
	RSM	4	Swietenia mahagoni	West Indian Mahogany	RELOCATED	Relocated		
PALM TREES								
	CN	33	Cocos nucifera	Coconut Palm	FG/B&B	9'-12' CT, STAGGERED HEIGHTS	15" MIN (SPECIMEN TREE)	No
	SS3	8	Sabal palmetto	Cabbage Palmetto	FG/B&B	10-14' CT		Yes
	SP	42	Sabal palmetto	Cabbage Palm	FG/B&B	12'-14' OA	12" MIN.	Yes
	TR	35	Thrinax radiata	Florida Thatch Palm	FG/B&B	10-12' HT		Yes

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY
SHRUBS								
	CM3	5	Codiaeum variegatum 'Magnificent'	Magnificent Croton	7 gal.		No	Yes
	ERL	34	Ernodea littoralis	Golden Creeper	Y	36" o.c.		
	ER2	30	Eugenia rhombea	Red Stopper	10 gal.	6' HT	Yes	
	EUR	2	Eugenia rhombea	Red Stopper	Y	See Plan		
	SC2	18	Senna mexicana chapmanii	Bahama Senna	7 gal.	42" HT	Yes	

EXISTING SHRUBS

EAM	5	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	B&B	Existing	
EBG	7	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo	EXISTING	Existing	
EBY	16	Byrsonima lucida	Locustberry	EXISTING	Existing	
ECG	7	Clusia guttifera	Small Leaf Clusia	EXISTING	Existing	
EHP	10	Hamelia patens 'Calusa'	Firebush	EXISTING	Existing	
EHB	13	Heterosavia bahamensis	Maidenbush	EXISTING	Existing	
EMFS	7	Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing	
EPL	23	Psychotria ligustrifolia	Bahama Wild Coffee	EXISTING	Existing	
ESRM	24	Serenoa repens 'Miami Select'	Silver Saw Palmetto	EXISTING	Existing	
ESM	5	Suriana maritima	Bay Cedar	EXISTING	Existing	
ETD	81	Tripsacum dactyloides	Fakahatchee Grass	BULB	Existing	

EXISTING VINE

EIP	4	Ipomoea pes-caprae brasilensis	Beach Morning Glory	EXISTING	Existing
EPM	4	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower	EXISTING	Existing
EPM	4	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower	EXISTING	Existing
EPM	4	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower	EXISTING	Existing

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE
SHRUB AREAS								
	CH	619	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	30" O.C.	Yes
	CS4	103	Clusia guttifera	Small Leaf Clusia	36" HT x 36" SPR			
	CU	250	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W	36" O.C.	Yes
	CE2	160	Conocarpus erectus sericeus	Silver Button Wood	7 gal@ 30" HT		30" O.C.	Yes
	PO	115	Podocarpus macrophyllus .	Podocarpus	36" x 18"		18" O.C.	No
	PB2	271	Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR	30" O.C.	Yes
	SP3	554	Scaevola plumieri	Inkberry	7 gal	24" HT x 24" SPR	24" O.C.	Yes
EXISTING SHRUBS								
	EBNR	294 sf	Bougainvillea x 'New River'	New River Bougainvillea	Existing to Remain	Existing		
	EBSW	275 sf	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea	Existing to Remain	Existing		
	EBL	302 sf	Byrsonima lucida	Key Locustberry	Existing to Remain	Existing		
	ECI	364 sf	Chrysobalanus icaco	Coco Plum	Existing to Remain	Existing		
	ECH	940 sf	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	Existing	Existing		
	ECGN	331 sf	Clusia guttifera nana	Dwarf Clusia	Existing to Remain	Existing		
	EPA	759 sf	Pennisetum setaceum 'Alba'	White Fountain Grass	Existing to Remain	Existing		
	EPBM	193 sf	Philodendron x 'Burle Marx'	Burle Marx Philodendron	Existing to Remain	Existing		
	EPR	904 sf	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain	Existing		
	EPL	455 sf	Psychotria ligustrifolia	Bahama Coffee	Existing to Remain	Existing		
	EPN	792 sf	Psychotria nervosa	Wild Coffee	Existing to Remain	Existing		
	ESB	499 sf	Savia bahamensis	Maidenhair Bush	Existing to Remain	Existing		
	ESR	165 sf	Serenoa repens	Saw Palmetto	Existing to Remain	Existing		
	ETF	1,441 sf	Tripsacum floridanum	Florida Gamagrass	Existing to Remain	Existing		

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	FL FRIENDLY
GROUND COVERS								
	BF	1,062	Borrichia frutescens	Sea Ox-eye Daisy	1 Gal.	10"x10"	Yes	
	ECI	854 sf	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	Existing	Existing		
	EL	2,035	Emodea littoralis	Golden Creeper	1 Gal.	8"x12"	Yes	
	HK	679	Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	18" x 18"	Yes	
	IP	622	Ipomoea pes-caprae	Beach Morning Glory	1 Gal.	8"x12"	Yes	
	MC6	4	Muhlenbergia capillaris "White Cloud"	White Muhly	24" HT x 24" SPR	24" OC	Yes	
	SB	1,784	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	Yes	
EXISTING GROUNDCOVERS								
	EAR	41 sf	Arachis glabrata	Perennial Peanut	Existing	Existing		
	ERN	421 sf	Ernodea littoralis	Golden Creeper	Existing	Cuttings		
	EEL	1,625 sf	Ernodea littoralis	Golden Creeper	Existing	Existing		
	EFM	1,843 sf	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	Existing	Existing		
	GAI	36 sf	Gaillardia pulchella	Blanket Flower	Existing	Existing		
	EHD	169 sf	Helianthus debilis	Beach Sunflower	Existing	Existing		
	EHL	292 sf	Hymenocallis latifolia	Spider Lily	Existing	Existing		
	EHL	380 sf	Hymenocallis latifolia	Spider Lily	Existing	Existing		
	EIA	294 sf	Ipomoea pes-caprae brasiliensis	Beach Morning Glory	Existing	Existing		
	ELM	643 sf	Liriope muscari	Lilyturf	Existing	Existing		
	EMS	673 sf	Microsorum scolopendria	Wart Fern	Existing	Existing		
	EMA	95 sf	Muehlenbeckia axillaris	Creeping Wire Vine	Existing	Existing		
	EMC	571 sf	Muhlenbergia capillaris	Pink Muhly Grass	Existing	Existing		
	EMG	66 sf	Muhlenbergia capillaris	Muhly Grass	Existing	Existing		
	ENE	753 sf	Nephrolepis exaltata	Boston Fern	Existing	Existing		
	ESJ	106 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Cuttings		
	ESJ	421 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Existing		
	ESOD	4,311 sf	Stenotaphrum secundatum	St. Augustine Grass	Existing	Existing		
	ETF	499 sf	Tripsacum floridanum	Dwarf Fakahatchee Grass	Existing	Existing		
	EZF	376 sf	Zamia floridana	Coontie	Existing	Cuttings		
	EZF	433 sf	Zamia floridana	Florida Coontie	Existing	Existing		
	EZE	1,350 sf	Zoysia japonica 'Empire'	Empire Zoysia Grass	Existing	Existing		
MICELLANEOUS								
	ART	4,952 sf	Artificial Turf	Artificial Turf	N			
SOD/SEED								
	SOD	1,095 sf	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod	sod		No	
	ZOY	993 sf	Zoysia japonica `Emerald`	Emerald Zoysia	N			

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

	Bufferyard width Req'd	Bufferyard width Provided
SEC. 114-126. District Boundary Buffers		
-North Property Line 393LF (MI/MU) = Bufferyard 'B'*		
**SEC. 114-126.(d)(1) Where a street separates a parcel boundary from the district boundary, no buffer is required if specified buffer is an A or B buffer.*	-	-
-East Property Line 227LF (MI - MI) = No Bufferyard Required	-	-
-West Property Line (Phase 1 Hotel Parcel Only) 473LF (MI - PR) = No Bufferyard Required	-	-
-West Property Line (Phase 2 Only) 373LF (MI - MI) = No Bufferyard Required	-	-

SEC. 114-104. Street Trees	Total Required	Total Provided
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length		
North Property Line = 339LF / 100'	4	4
West Property Line (Phase 1 Hotel Parcel) = 473LF / 100'	5	5
West Property Line (Phase 2 Parcel) = 373LF / 100'	4	4

SEC. 114-100. Required Landscaping	Total Required	Total Provided
(a.)(3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.		
Gross parking area north parking lot = 46,876sf x 20%	9375 sf	13,266 sf
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf x 20%	2415 sf	5601 sf
Gorss parking area @ phase 2 parcel = 25,762sf x 20%	5152 sf	6532 sf
(a.)(7.) 1 tree per 1000sf of gross parking area		
Gross parking area north parking lot = 46,876sf / 1000sf x 1	47	47
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf / 1000sf x 1	13	13
Gorss parking area @ phase 2 parcel = 25,762sf / 1000sf x 1	26	26
(a.)(8.) 4 shrubs per 1000sf of gross parking area		
Gross parking area north parking lot = 46,876sf / 1000sf x 4	188	188
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf / 1000sf x 4	49	49
Gorss parking area @ phase 2 parcel = 25,762sf / 1000sf x 4	104	104
(a.)(10.) Minimum 50% required trees shall be native canopy trees		
North Pakring Lot - 47 trees x 50%	24	24
Hotel Arrival and New Banquet Bldg - 13 trees x 50%	7	7
Phase 2 Parking - 26 trees x 50%	13	13
(a.)(11.) Minimum 40% required trees shall be native understory trees		
North Pakring Lot - 47 trees x 40%	19	19
Hotel Arrival and New Banquet Bldg - 13 trees x 40%	6	6
Phase 2 Parking - 26 trees x 40%	11	11
(a.)(12.) Maximum 10% required trees may be native palms		
North Pakring Lot - 47 trees x 10%	4	4
Hotel Arrival and New Banquet Bldg - 13 trees x 10%	1	1
Phase 2 Parking - 26 trees x 10%	2	2

SEC. 130-140(f)(3)e.4. Non-Waterside Perimeter Setback Class C Bufferyard	Total Required	Total Provided
North Property Line (north parcel) = 393lf - existing overhead utility lines		
-Canopy Trees 5 per 100' (393LF /100' x 5)	20	20
-Understory Trees 2 per 100' (393LF /100' x 2)	8	8
-Shrubs 20 per 100' (393LF /100' x 20)	79	79
East Property Line (north parcel) = 227lf		
-Canopy Trees 5 per 100' (227LF /100' x 5)	12	12
-Understory Trees 2 per 100' (227LF /100' x 2)	5	5
-Shrubs 20 per 100' (227LF /100' x 20)	45	45
West Property Line (north parcel) = 184lf		
-Canopy Trees 5 per 100' (184LF /100' x 5)	10	10
-Understory Trees 2 per 100' (184LF /100' x 2)	4	4
-Shrubs 20 per 100' (184LF /100' x 20)	40	40
North Property Line (existing hotel parcel) = 192lf		
-Canopy Trees 5 per 100' (192LF /100' x 5)	20	20
-Understory Trees 2 per 100' (192LF /100' x 2)	8	8
-Shrubs 20 per 100' (192LF /100' x 20)	79	79
West Property Line (existing hotel parcel = 447lf)		
-Canopy Trees 5 per 100' (447LF /100' x 5)	23	23
-Understory Trees 2 per 100' (477LF /100' x 2)	9	9
-Shrubs 20 per 100' (447LF /100' x 20)	90	90
West Property Line (south exist. dev parcel = 348lf) existing overhead utility lines		
-Canopy Trees 5 per 100' (348LF /100' x 5)	18	18
-Understory Trees 2 per 100' (348LF /100' x 2)	7	7
-Shrubs 20 per 100' (348LF /100' x 20)	70	70

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Scale: 1" = 20'-00"
0 10 20 40 60
North

PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
210 SOUTHEAST 18TH STREET
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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

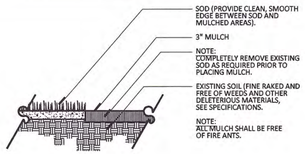
PLANT LIST, NOTES AND CALCULATIONS

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

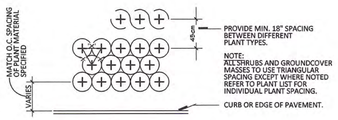
REVISIONS:
Revised as per County Comments 3-2024

SEAL:
3/25/24

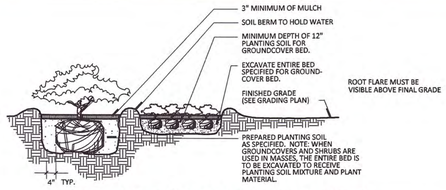
SHEET NUMBER:
LA-4



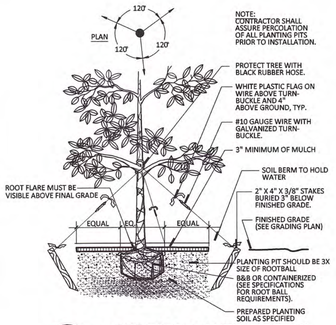
1 GRASS / MULCH EDGE DETAIL
PLAN SCALE= NTS



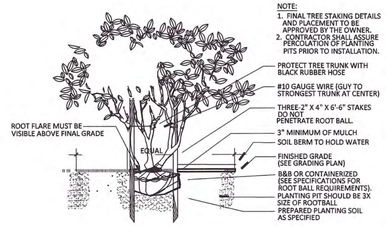
2 SHRUB AND GROUNDCOVER LAYOUT
SECTION SCALE= NTS



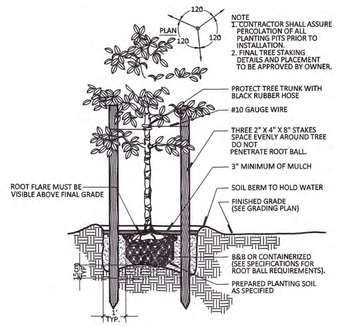
3 SHRUB / GROUNDCOVER PLANTING
SECTION SCALE= NTS



4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



6 SMALL TREE PLANTING DETAIL
SCALE= NTS

7 PALM DETAIL
SECTION SCALE= NTS

8 TREE PROTECTION FENCE
SECTION SCALE= NTS

9 TREE PROTECTION FENCE
PLAN SCALE= NTS

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. QUANTITIES, SIZES AND LOCATION OF PLANTS WILL BE DETERMINED BY PLAN AND PLANT LISTS. SIZE OF PLANTS SHALL TAKE PRECEDENT OVER CONTAINER SIZE. SPACING OF GROUNDCOVERS WILL BE DETERMINED BY PLANT LIST. QUANTITIES SHOWN ON PLANT LIST ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.

6. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.

11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.

13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.

16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.

17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

21. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

22. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

23. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

24. PLANT MATERIAL SHALL BE FERTILIZED THROUGHOUT THE WARRANTY PERIOD AND THEREAFTER BY THE OWNER 3-4 TIMES PER YEAR. UTILIZE A GENERAL FERTILIZER WITH AN ANALYSIS OF 8-2-12 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR. FOLLOW MANUFACTURER RECOMMENDED RATES AND METHODS OF APPLICATION.

25. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

26. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

27. ALL PLANT MATERIAL SHALL BE PLANTED WITH ROOT FLARE VISIBLE AT FINISHED GRADE. DO NOT PLANT MATERIAL TOO DEEP.

28. THE CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT AND CLIENT TO REVIEW ANY ISSUES PRIOR TO COMMENCING THE PROJECT.

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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE DETAILS

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

SEAL:
3/25/24

SHEET NUMBER:
LA-5

Observation 7/19/23 Perry Key West Expansion Project

TREE #	COMMON NAME	BOTANICAL NAME	WIDTH (ft)	HEIGHT (ft)	CLEAR TRUNK (ft)	HEALTH CONDITION	OBSERVATIONS	DISPOSITION
1	Montgomery Palm	*Vietchia montgomeryana*			10'/11' GW	FAIR	Double trunk, crowding adjacent Sea Grape	REMOVE
2	Sea Grape Tree	*Coccoloba uvifera*	15	20		GOOD	Under powerline	REMAIN
3	Sea Grape Tree	*Coccoloba uvifera*	16	20		FAIR	Low crotch, some storm damage	REMAIN
4	Sea Grape Tree	*Coccoloba uvifera*	12	15		POOR	Low crotch, limited foliage, NO symmetry	REMAIN
5	Green Buttonwood	*Conocarpus erectus*	18	18		FAIR	Exposed roots, storm damage (leaning), poor structure	REMAIN
6	Green Buttonwood	*Conocarpus erectus*	16	20		FAIR	Multistem, split at ground, poor form	REMAIN
7	Sea Grape Tree	*Coccoloba uvifera*	7	11		FAIR	Leaning, poor form	REMAIN
8	Montgomery Palm	*Vietchia montgomeryana*			9'GW	FAIR	Nutrient deficiency, thin DBH, crowded by adjacent trees	REMOVE
9	Montgomery Palm	*Vietchia montgomeryana*			9'GW	FAIR	Chlorosis, nutrient deficiency, thin DBH	REMOVE
10	Montgomery Palm	*Vietchia montgomeryana*			7'GW	POOR	Chlorosis, nutrient deficiency, penciling	REMOVE
11	Sea Grape Tree	*Coccoloba uvifera*	12	12		FAIR	Leaning, poor form	REMAIN
12	Green Buttonwood	*Conocarpus erectus*	15	20		FAIR	Poor form, low fork at 3'	REMAIN
13	Coconut Palm	*Cocos nucifera*			2' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
14	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Thin trunk, overcrowded by adjacent vegetation	REMAIN
15	Sea Grape Tree	*Coccoloba uvifera*	9	12		FAIR	Aggressive lean / curved trunk, overcrowded by adjacent vegetation	REMAIN
16	Mahogany Tree	*Swietenia mahoganii*	9	14		FAIR	Leaning	REMAIN
17	Green Buttonwood	*Conocarpus erectus*	12	25		FAIR	Poor form, low fork at 4', no symmetry	REMAIN
18	Coconut Palm	*Cocos nucifera*			7' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
19	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
20	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
21	Coconut Palm	*Cocos nucifera*			3' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
22	Coconut Palm	*Cocos nucifera*			6' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN
23	Green Buttonwood	*Conocarpus erectus*	21	25		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
24	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
25	Rubber Tree	*Ficus elastica*	15	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
26	Mahogany Tree	*Swietenia mahoganii*	10	25		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
27	Sea Grape Tree	*Coccoloba uvifera*	6	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
28	Green Buttonwood	*Conocarpus erectus*	22	25		FAIR	Leaning, poor form	REMAIN
29	Mahogany Tree	*Swietenia mahoganii*	8	20		FAIR	Straight trunk, overcrowded by adjacent vegetation	REMAIN
30	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
31	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	Low fork, poor form	REMAIN
32	Mahogany Tree	*Swietenia mahoganii*	12	15		FAIR	Leaning, poor form, storm damage	REMAIN
33	Mahogany Tree	*Swietenia mahoganii*	13	15	7' GW	FAIR	Poor form	REMOVE
34	Coconut Palm	*Cocos nucifera*			15' GW	GOOD	Some nutrient deficiency	RELOCATE
35	Montgomery Palm	*Vietchia montgomeryana*			12'/12' GW	POOR	Double trunk, crowding adjacent Sea Grape	REMOVE
36	Mahogany Tree	*Swietenia mahoganii*	15	18		GOOD	Close to overhead power lines	RELOCATE
37	Pigeon Plum	*Coccoloba diversifolia*	4	7		GOOD	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
38	Pigeon Plum	*Coccoloba diversifolia*	3	10		POOR	SIGNIFICANT DIEBACK, LEANING	REMOVE
39	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Some nutrient deficiency, some penciling	REMOVE
40	Coconut Palm	*Cocos nucifera*			21' GW	GOOD	Some nutrient deficiency	RELOCATE
41	Mahogany Tree	*Swietenia mahoganii*	16	15		FAIR	Leaning, poor form, some canopy dieback	REMOVE
42	Coconut Palm	*Cocos nucifera*			20' GW	GOOD	Some nutrient deficiency	RELOCATE
43	Coconut Palm	*Cocos nucifera*			18' GW	POOR	Nutrient deficiency, chlorosis, some penciling	REMOVE
44	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
45	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
46	Mahogany Tree	*Swietenia mahoganii*	9	12		FAIR	Poor form	RELOCATE
47	Coconut Palm	*Cocos nucifera*			24' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
48	Mahogany Tree	*Swietenia mahoganii*	12	3		FAIR	Poor form, non-syemtrical canopy, apparent storm damage	REMOVE
49	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
50	Mahogany Tree	*Swietenia mahoganii*	8	12		FAIR	Poor form, apparent storm damage, some canopy dieback	REMOVE
51	Coconut Palm	*Cocos nucifera*			16' GW	FAIR	Overpruned	RELOCATE
52	Montgomery Palm	*Vietchia montgomeryana*			15',10', 9' GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
53	Pigeon Plum	*Coccoloba diversifolia*	3	5		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
54	Pigeon Plum	*Coccoloba diversifolia*	4	7		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
55	Coconut Palm	*Cocos nucifera*			14'GW	FAIR	Some nutrient deficiency	RELOCATE
56	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency	RELOCATE
57	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency, overpruned crown	REMOVE
58	Pigeon Plum	*Coccoloba diversifolia*	4	9		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
59	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
60	Mahogany Tree	*Swietenia mahoganii*	10	12		FAIR	Leaning	REMOVE
61	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown	RELOCATE
62	Mahogany Tree	*Swietenia mahoganii*	10	14		FAIR	Minimal space for rootball (adjacent hydrant)	REMOVE
63	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown	RELOCATE
64	Mahogany Tree	*Swietenia mahoganii*	8	13		FAIR	Good form, canopy somewhat sparse	RELOCATE
65	Montgomery Palm	*Vietchia montgomeryana*			15'GW, 10'GW	FAIR	Triple trunk, one dead stem, nutrient deficiency	REMOVE
66	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown, some nutrient deficiency	RELOCATE
67	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	Overpruned crown, some nutrient deficiency	RELOCATE
68	Mahogany Tree	*Swietenia mahoganii*	15	15		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
69	Pigeon Plum	*Coccoloba diversifolia*	3	7		FAIR	leaning, canopy dieback	REMOVE
70	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	leaning, canopy dieback, asymmetry	REMOVE
71	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	overpruned, sparse crown	REMOVE
72	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Overpruned, penciling	REMOVE
72a	Mahogany Tree	*Swietenia mahoganii*	10	12		FAIR	Slight lean, poor form	REMOVE
73	Coconut Palm	*Cocos nucifera*			21'GW		Leaning, storm damage	RELOCATE
74	Coconut Palm	*Cocos nucifera*			16'GW		Overpruned, penciling	REMOVE
75	Pigeon Plum	*Coccoloba diversifolia*	7	9		POOR	Leaning, poor form, canopy dieback	REMOVE
76	Pigeon Plum	*Coccoloba diversifolia*	5	12		GOOD	Full canopy	RELOCATE
77	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency, penciling	REMOVE
78	Mahogany Tree	*Swietenia mahoganii*	7	12		POOR	Some canopy dieback, poor form, non symmetrical canopy	REMOVE
79	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown, some nutrient deficiency	RELOCATE
80	Mahogany Tree	*Swietenia mahoganii*	8	12		POOR	Some canopy dieback, poor form	REMOVE
81	Mahogany Tree	*Swietenia mahoganii*	8	13		FAIR	Some canopy dieback, poor form	REMOVE
82	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
83	Mahogany Tree	*Swietenia mahoganii*	6	12		POOR	Poor form, leaning,canopy dieback, apparent storm damage	REMOVE
84	Montgomery Palm	*Vietchia montgomeryana*			10',10', 7'GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
85	Mahogany Tree	*Swietenia mahoganii*	13	16		GOOD		RELOCATE
86	Coconut Palm	*Cocos nucifera*			25'GW	FAIR		RELOCATE
87	Mahogany Tree	*Swietenia mahoganii*	8	12		POOR	Poor form, canopy dieback, non-syemtrical canopy, apparent storm damage	REMOVE
88	Coconut Palm	*Cocos nucifera*			8'GW	FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
89	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-syemtrical canopy, apparent storm damage	REMOVE
90	Gumbo Limbo	*Bursera simaruba*	10	12		FAIR	Poor form, some canopy dieback	REMOVE
90A	Gumbo Limbo	*Bursera simaruba*	18	15		GOOD		RELOCATE
91	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
92	Gumbo Limbo	*Bursera simaruba*	12	10		FAIR	Some storm damage and canopy dieback	REMOVE
93	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
94	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-syemtrical canopy, apparent storm damage	REMOVE
95	Cabbage Palm	*Sabal palmetto*						REMAIN
96	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
97	Cabbage Palm	*Sabal palmetto*			12'GW	GOOD		REMAIN
98	Cabbage Palm	*Sabal palmetto*			12'GW	FAIR		REMAIN
99	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN

TREES 100-184 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

185	Coconut Palm	*Cocos nucifera*			21'GW	FAIR	Some overpruning	REMAIN
186	Orange Geiger Tree	*Cordia sebestena*	5	12		FAIR		REMAIN
187	Orange Geiger Tree	*Cordia sebestena*	6	15		FAIR		REMAIN
188	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMAIN
189	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMAIN
189A	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
190	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Some overpruning	REMAIN
191	Pigeon Plum	*Coccoloba diversifolia*	4	8		GOOD		REMAIN
192	Pigeon Plum	*Coccoloba diversifolia*	10	10		FAIR	Poor form, assymetrical canopy, storm damage, canopy dieback	REMOVE
193	Gumbo Limbo	*Bursera simaruba*	12	12		FAIR	Poor form, some canopy dieback	RELOCATE
193A	Pigeon Plum	*Coccoloba diversifolia*	6	6		GOOD	Leaning	RELOCATE
193B	Pigeon Plum	*Coccoloba diversifolia*	6	11		GOOD	Leaning	REMAIN
193C	Green Buttonwood	*Conocarpus erectus*	4	8		FAIR		REMOVE
193D	Green Buttonwood	*Conocarpus erectus*	5	11		FAIR		REMOVE
193E	Green Buttonwood	*Conocarpus erectus*	4	8		FAIR		REMOVE

TREES 194-302 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

303	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE
304	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE

TREES 305-309 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

310	Wild Dilly	*Manilkara bahamensis*	6	11		FAIR	Sparse canopy	REMAIN
311	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
312	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
313	Mahogany Tree	*Swietenia mahoganii*	12	18		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMAIN
314	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
315	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE
316	Green Buttonwood	*Conocarpus erectus*						REMAIN
317	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
318	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
319	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
320	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
321	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
322	Mahogany Tree	*Swietenia mahoganii*	14	22		GOOD	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
323	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323B	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
325	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
326	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
327	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
328	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
329	Simpson stopper	*Myrcianthes fragrans*	4	8		FAIR	Overpruned	REMAIN
330	Mahogany Tree	*Swietenia mahoganii*	14	22		GOOD		REMAIN
331	Thatch Palm	*Thrinax radiata*			8'GW	FAIR		REMAIN
331A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
332	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
333	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
334	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
335	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN

TREE 336 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

337	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
338	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
339	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
340	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
341	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
342	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
343	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
344	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
345	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
346	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
347	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
348	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
349	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
350	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
351	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
352	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
353	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
354	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN

TREES 355-443 OUT OF WORK AREA - NO IMPACT BY PROPOSED IMPROVEMENTS

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954.524.5722 www.ecoplan-inc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

DISPOSITION OF EXISTING TREES

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

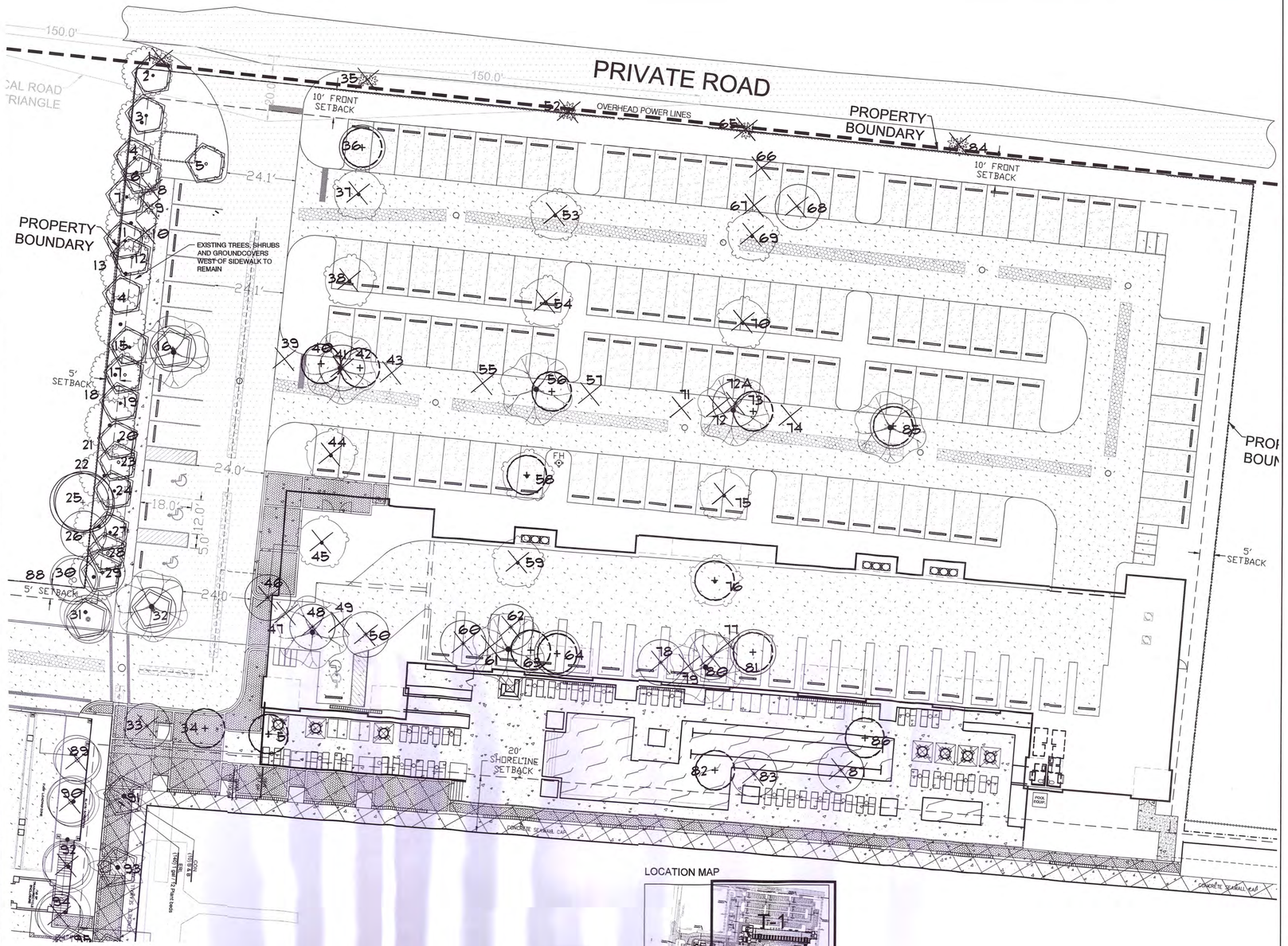
SEAL:

SHEET NUMBER:
T-0

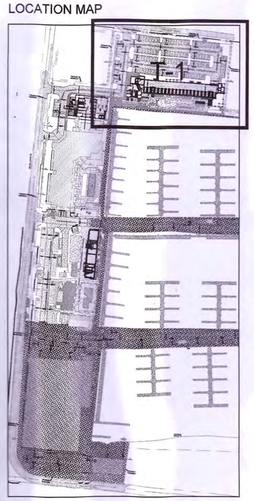
Observation 7/19/23 Perry Key West Expansion P

TREE #	COMMON NAME	BOTANICAL NAME
1	Montgomery Palm	*Vietchia montgomeryana*
2	Sea Grape Tree	*Coccoloba uvifera*
3	Sea Grape Tree	*Coccoloba uvifera*
4	Sea Grape Tree	*Coccoloba uvifera*
5	Green Buttonwood	*Conocarpus erectus*
6	Green Buttonwood	*Conocarpus erectus*
7	Sea Grape Tree	*Coccoloba uvifera*
8	Montgomery Palm	*Vietchia montgomeryana*
9	Montgomery Palm	*Vietchia montgomeryana*
10	Montgomery Palm	*Vietchia montgomeryana*
11	Sea Grape Tree	*Coccoloba uvifera*
12	Green Buttonwood	*Conocarpus erectus*
13	Coconut Palm	*Cocos nucifera*
14	Sea Grape Tree	*Coccoloba uvifera*
15	Sea Grape Tree	*Coccoloba uvifera*
16	Mahogany Tree	*Swietenia mahoganii*
17	Green Buttonwood	*Conocarpus erectus*
18	Coconut Palm	*Cocos nucifera*
19	Sea Grape Tree	*Coccoloba uvifera*
20	Sea Grape Tree	*Coccoloba uvifera*
21	Coconut Palm	*Cocos nucifera*
22	Coconut Palm	*Cocos nucifera*
23	Green Buttonwood	*Conocarpus erectus*
24	Sea Grape Tree	*Coccoloba uvifera*
25	Rubber Tree	*Ficus elastica*
26	Mahogany Tree	*Swietenia mahoganii*
27	Sea Grape Tree	*Coccoloba uvifera*
28	Green Buttonwood	*Conocarpus erectus*
29	Mahogany Tree	*Swietenia mahoganii*
30	Gumbo Limbo	*Bursera simaruba*
31	Gumbo Limbo	*Bursera simaruba*
32	Mahogany Tree	*Swietenia mahoganii*
33	Mahogany Tree	*Swietenia mahoganii*
34	Coconut Palm	*Cocos nucifera*
35	Montgomery Palm	*Vietchia montgomeryana*
36	Mahogany Tree	*Swietenia mahoganii*
37	Pigeon Plum	*Coccoloba diversifolia*
38	Pigeon Plum	*Coccoloba diversifolia*
39	Coconut Palm	*Cocos nucifera*
40	Coconut Palm	*Cocos nucifera*
41	Mahogany Tree	*Swietenia mahoganii*
42	Coconut Palm	*Cocos nucifera*
43	Coconut Palm	*Cocos nucifera*
44	Pigeon Plum	*Coccoloba diversifolia*
45	Pigeon Plum	*Coccoloba diversifolia*
46	Mahogany Tree	*Swietenia mahoganii*
47	Coconut Palm	*Cocos nucifera*
48	Mahogany Tree	*Swietenia mahoganii*

TREE #	COMMON NAME	BOTANICAL NAME
49	Coconut Palm	*Cocos nucifera*
50	Mahogany Tree	*Swietenia mahoganii*
51	Coconut Palm	*Cocos nucifera*
52	Montgomery Palm	*Vietchia montgomeryana*
53	Pigeon Plum	*Coccoloba diversifolia*
54	Pigeon Plum	*Coccoloba diversifolia*
55	Coconut Palm	*Cocos nucifera*
56	Coconut Palm	*Cocos nucifera*
57	Coconut Palm	*Cocos nucifera*
58	Pigeon Plum	*Coccoloba diversifolia*
59	Pigeon Plum	*Coccoloba diversifolia*
60	Mahogany Tree	*Swietenia mahoganii*
61	Coconut Palm	*Cocos nucifera*
62	Mahogany Tree	*Swietenia mahoganii*
63	Coconut Palm	*Cocos nucifera*
64	Mahogany Tree	*Swietenia mahoganii*
65	Montgomery Palm	*Vietchia montgomeryana*
66	Coconut Palm	*Cocos nucifera*
67	Coconut Palm	*Cocos nucifera*
68	Mahogany Tree	*Swietenia mahoganii*
69	Pigeon Plum	*Coccoloba diversifolia*
70	Pigeon Plum	*Coccoloba diversifolia*
71	Coconut Palm	*Cocos nucifera*
72	Coconut Palm	*Cocos nucifera*
72a	Mahogany Tree	*Swietenia mahoganii*
73	Coconut Palm	*Cocos nucifera*
74	Coconut Palm	*Cocos nucifera*
75	Pigeon Plum	*Coccoloba diversifolia*
76	Pigeon Plum	*Coccoloba diversifolia*
77	Coconut Palm	*Cocos nucifera*
78	Mahogany Tree	*Swietenia mahoganii*
79	Coconut Palm	*Cocos nucifera*
80	Mahogany Tree	*Swietenia mahoganii*
81	Mahogany Tree	*Swietenia mahoganii*
82	Coconut Palm	*Cocos nucifera*
83	Mahogany Tree	*Swietenia mahoganii*
84	Montgomery Palm	*Vietchia montgomeryana*
85	Mahogany Tree	*Swietenia mahoganii*
86	Coconut Palm	*Cocos nucifera*
87	Mahogany Tree	*Swietenia mahoganii*
88	Coconut Palm	*Cocos nucifera*
89	Gumbo Limbo	*Bursera simaruba*
90	Gumbo Limbo	*Bursera simaruba*
90A	Gumbo Limbo	*Bursera simaruba*
91	Coconut Palm	*Cocos nucifera*
92	Gumbo Limbo	*Bursera simaruba*
93	Coconut Palm	*Cocos nucifera*
94	Gumbo Limbo	*Bursera simaruba*



LOCATION MAP



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FORT LAUDERDALE, FLORIDA 33316
954.524.0222 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

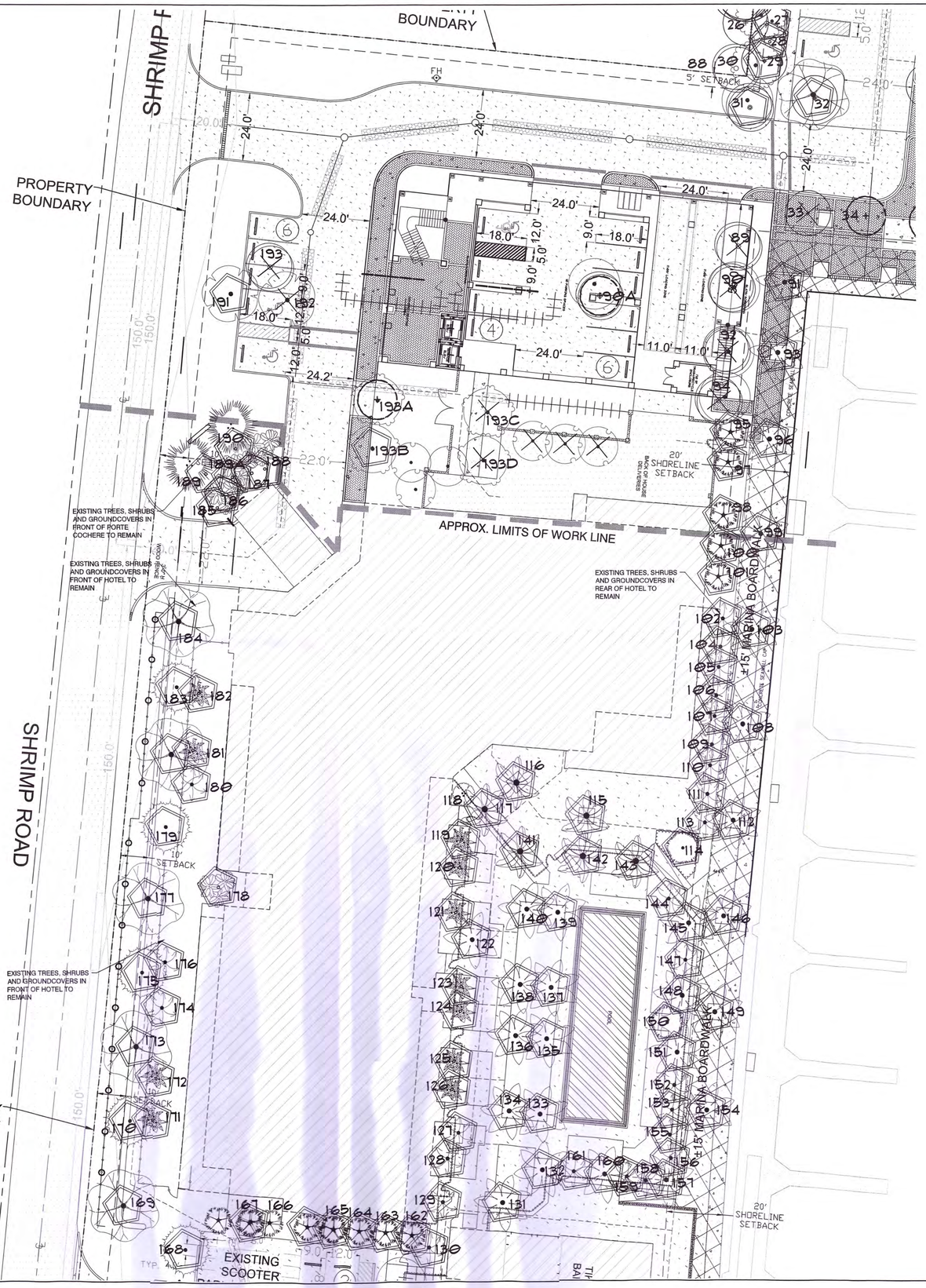
REVISIONS:
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SEAL:

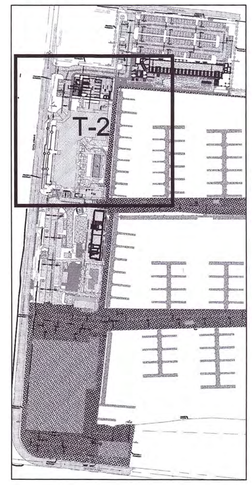
3/25/24

SHEET NUMBER:
T-1

TREE #	COMMON NAME	BOTANICAL NAME
26	Mahogany Tree	*Swietenia mahoganii*
27	Sea Grape Tree	*Coccoloba uvifera*
28	Green Buttonwood	*Conocarpus erectus*
29	Mahogany Tree	*Swietenia mahoganii*
30	Gumbo Limbo	*Bursera simaruba*
31	Gumbo Limbo	*Bursera simaruba*
32	Mahogany Tree	*Swietenia mahoganii*
33	Mahogany Tree	*Swietenia mahoganii*
34	Coconut Palm	*Cocos nucifera*
88	Coconut Palm	*Cocos nucifera*
89	Gumbo Limbo	*Bursera simaruba*
90	Gumbo Limbo	*Bursera simaruba*
90A	Gumbo Limbo	*Bursera simaruba*
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93	Coconut Palm	*Cocos nucifera*
94	Gumbo Limbo	*Bursera simaruba*
95	Cabbage Palm	*Sabal palmetto*
96	Coconut Palm	*Cocos nucifera*
97	Cabbage Palm	*Sabal palmetto*
98	Cabbage Palm	*Sabal palmetto*
99	Coconut Palm	*Cocos nucifera*
185	Coconut Palm	*Cocos nucifera*
186	Orange Geiger Tree	*Cordia sebestana*
187	Orange Geiger Tree	*Cordia sebestana*
188	Coconut Palm	*Cocos nucifera*
189	Coconut Palm	*Cocos nucifera*
189A	Coconut Palm	*Cocos nucifera*
190	Coconut Palm	*Cocos nucifera*
191	Pigeon Plum	*Coccoloba diversifolia*
192	Pigeon Plum	*Coccoloba diversifolia*
193	Gumbo Limbo	*Bursera simaruba*
193A	Pigeon Plum	*Coccoloba diversifolia*
193B	Pigeon Plum	*Coccoloba diversifolia*
193C	Green Buttonwood	*Conocarpus erectus*
193D	Green Buttonwood	*Conocarpus erectus*
193E	Green Buttonwood	*Conocarpus erectus*



LOCATION MAP



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(954) 463-4909 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

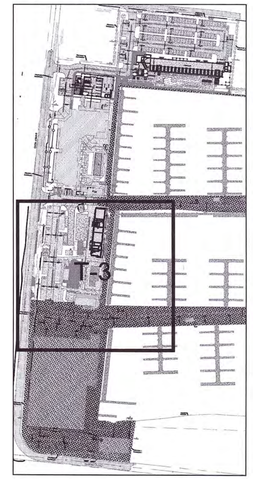
SEAL:
3/25/24

SHEET NUMBER:
T-2

TREE #	COMMON NAME	BOTANICAL NAME
310	Wild Dilly	*Manilkara bahamensis*
311	Cabbage Palm	*Sabal palmetto*
312	Cabbage Palm	*Sabal palmetto*
313	Mahogany Tree	*Swietenia mahoganii*
314	Cabbage Palm	*Sabal palmetto*
315	Cabbage Palm	*Sabal palmetto*
316	Green Buttonwood	*Conocarpus erectus*
317	Cabbage Palm	*Sabal palmetto*
318	Cabbage Palm	*Sabal palmetto*
319	Cabbage Palm	*Sabal palmetto*
320	Cabbage Palm	*Sabal palmetto*
321	Cabbage Palm	*Sabal palmetto*
322	Mahogany Tree	*Swietenia mahoganii*
323	Cabbage Palm	*Sabal palmetto*
323A	Cabbage Palm	*Sabal palmetto*
323B	Cabbage Palm	*Sabal palmetto*
324	Cabbage Palm	*Sabal palmetto*
324A	Cabbage Palm	*Sabal palmetto*
325	Cabbage Palm	*Sabal palmetto*
326	Cabbage Palm	*Sabal palmetto*
327	Cabbage Palm	*Sabal palmetto*
328	Cabbage Palm	*Sabal palmetto*
329	Simpson stopper	*Myrcianthes fragrans*
330	Mahogany Tree	*Swietenia mahoganii*
331	Thatch Palm	*Thrinax radiata*
331A	Cabbage Palm	*Sabal palmetto*
332	Cabbage Palm	*Sabal palmetto*
333	Cabbage Palm	*Sabal palmetto*
334	Cabbage Palm	*Sabal palmetto*
335	Cabbage Palm	*Sabal palmetto*
337	Cabbage Palm	*Sabal palmetto*
338	Cabbage Palm	*Sabal palmetto*
339	Cabbage Palm	*Sabal palmetto*
340	Cabbage Palm	*Sabal palmetto*
341	Cabbage Palm	*Sabal palmetto*
342	Cabbage Palm	*Sabal palmetto*
343	Cabbage Palm	*Sabal palmetto*
344	Cabbage Palm	*Sabal palmetto*
345	Cabbage Palm	*Sabal palmetto*
346	Cabbage Palm	*Sabal palmetto*
347	Cabbage Palm	*Sabal palmetto*
348	Cabbage Palm	*Sabal palmetto*
349	Cabbage Palm	*Sabal palmetto*
350	Cabbage Palm	*Sabal palmetto*
351	Cabbage Palm	*Sabal palmetto*
352	Cabbage Palm	*Sabal palmetto*
353	Cabbage Palm	*Sabal palmetto*
354	Cabbage Palm	*Sabal palmetto*



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North

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LANDSCAPE ARCHITECTURE
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954.524.0722 www.ecoplan-fla.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

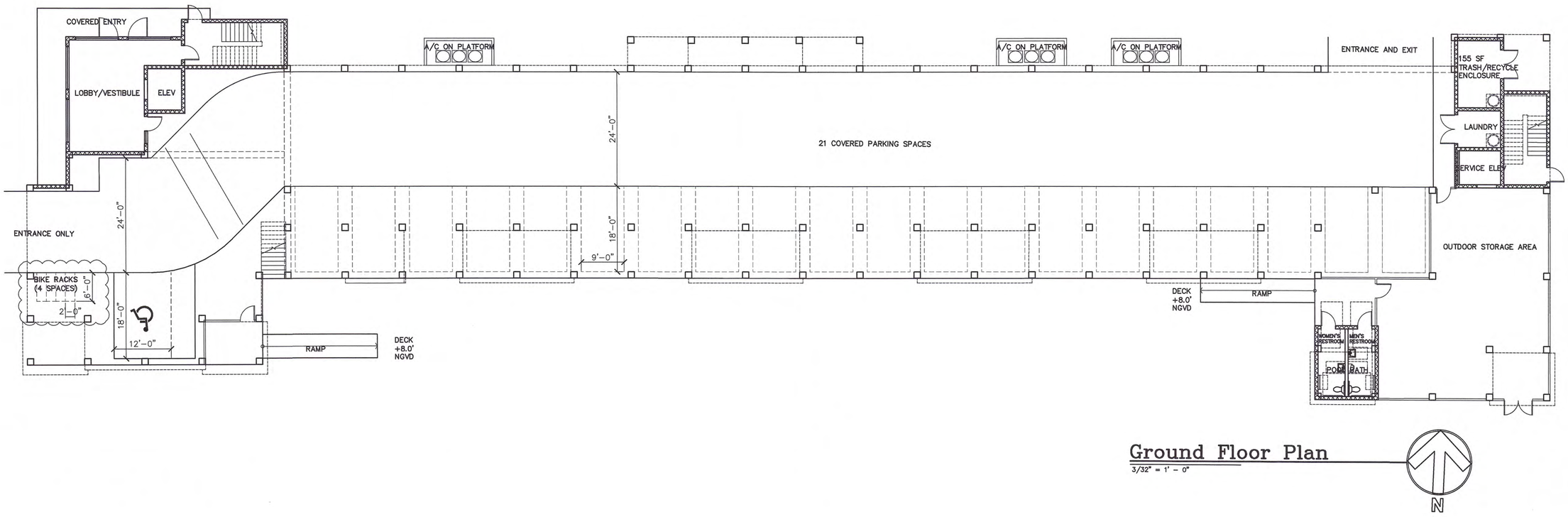
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024

SEAL:

8/25/24

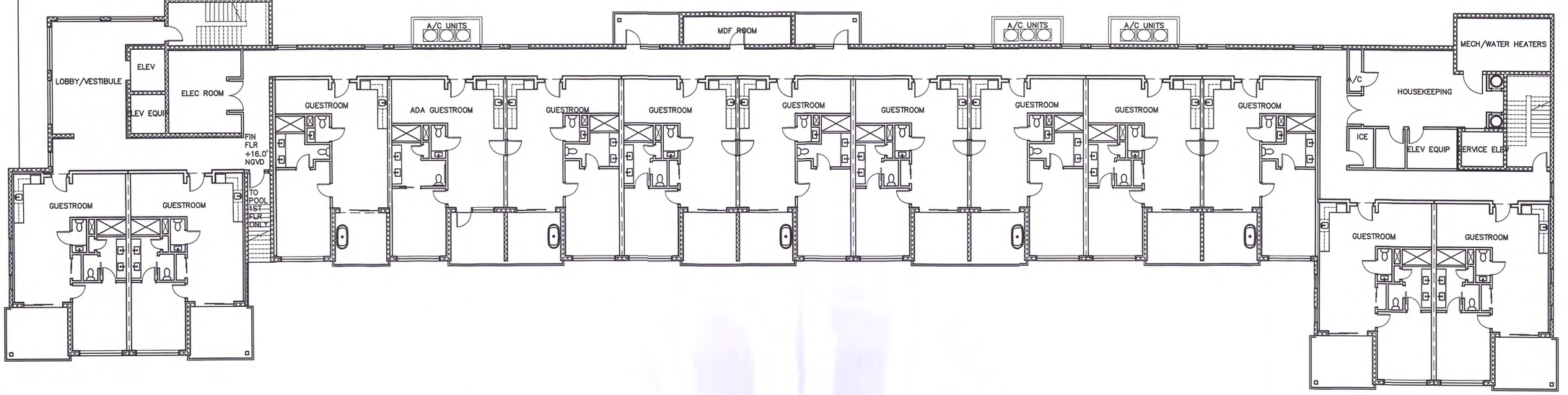
SHEET NUMBER:
T-3



Ground Floor Plan

3/32" = 1' - 0"

N



First Floor Plan

3/32" = 1' - 0"

N

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4/1/24
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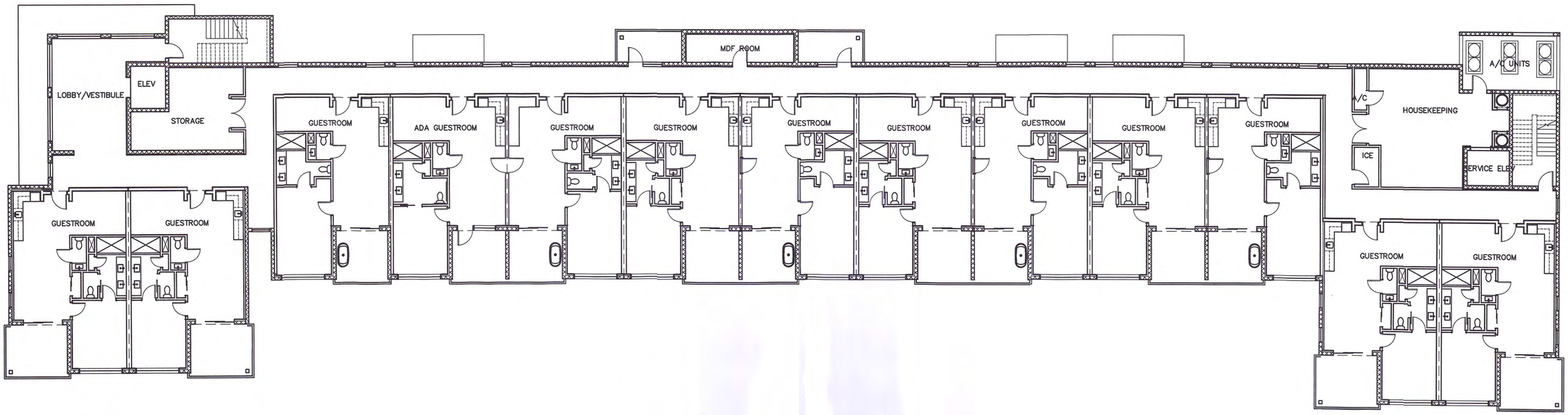
The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
07/27/23
revision:
2/20/24

sheet:
A1.1



Second Floor Plan

3/32" = 1' - 0"

N

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The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

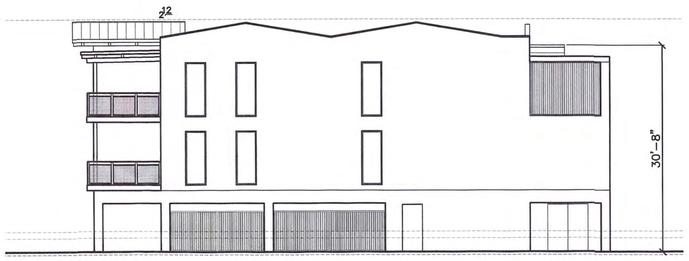
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07/27/23
revision:

sheet:
A1.2



Rear (Marina) Elevation

3/32" = 1' - 0"



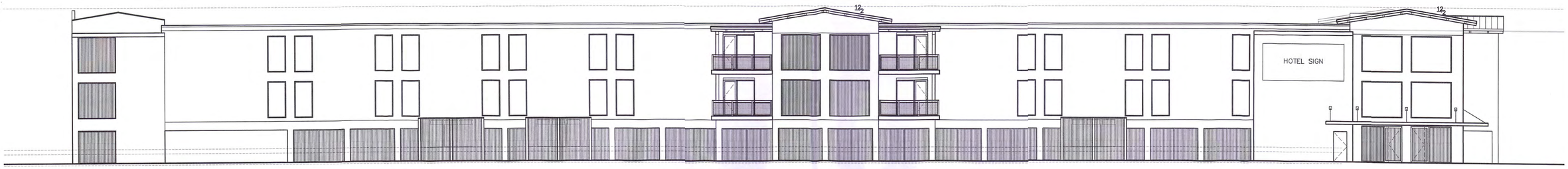
Side (North) Elevation

3/32" = 1' - 0"



Side (South) Elevation

3/32" = 1' - 0"



Front (Parking) Elevation

3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West, FL

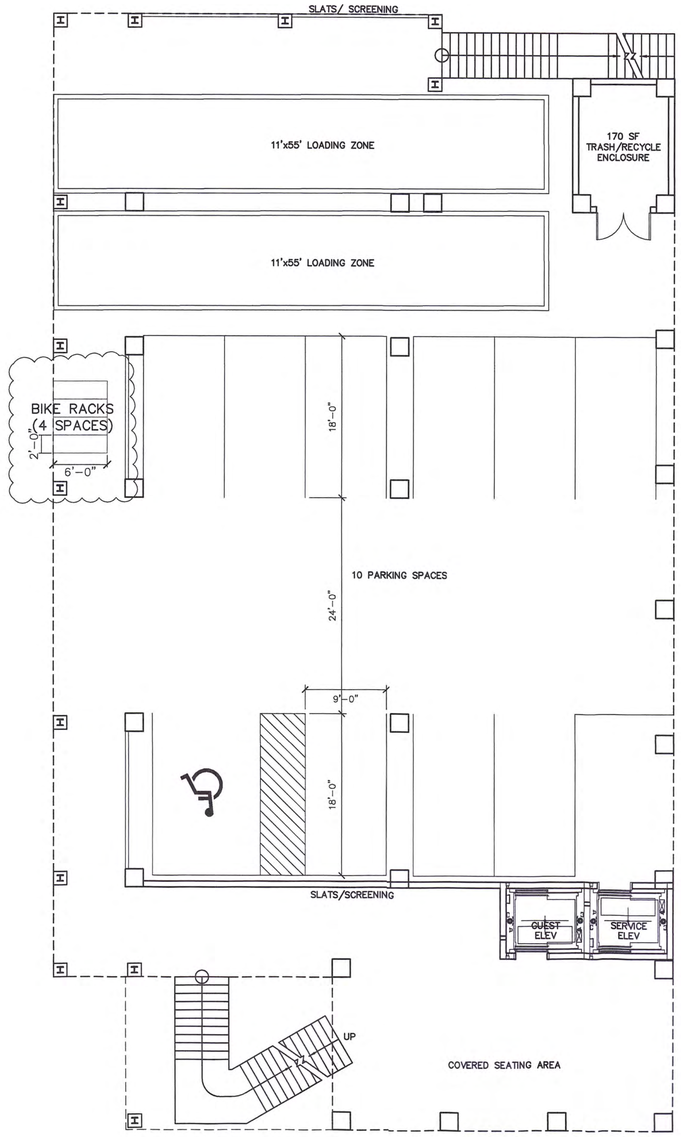
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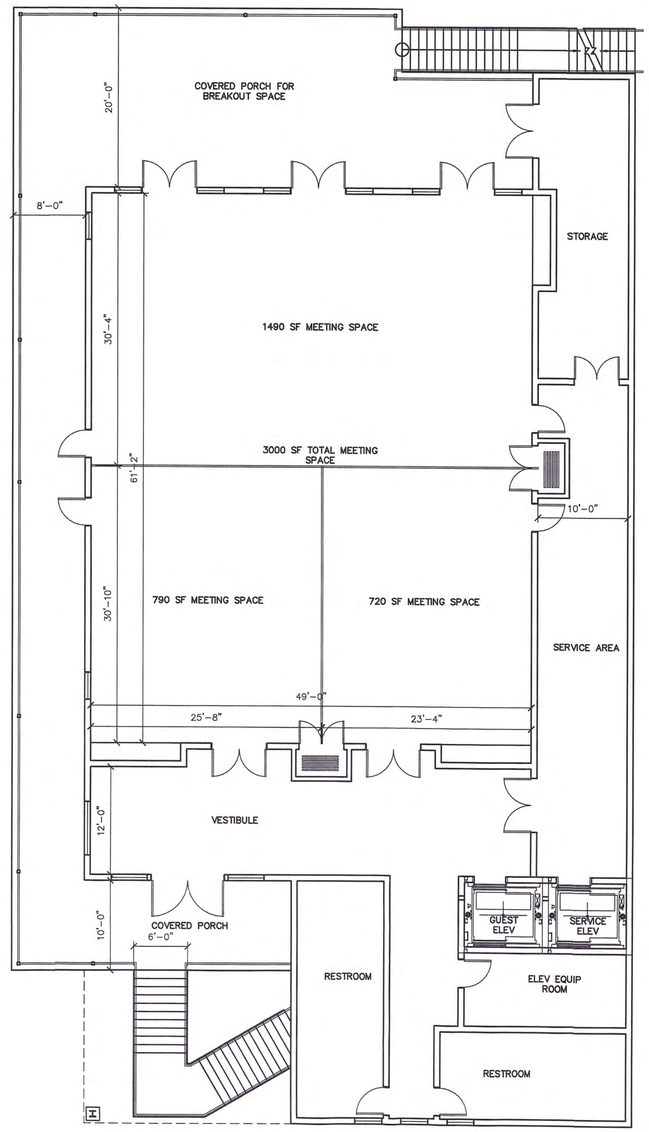
STATE OF FLORIDA
THOMAS WADE SCARBROUGH
AR - 97933
REGISTERED ARCHITECT
4/1/24

sheet:
A2.1



Ground Floor Plan

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"

N

The Perry Hotel and Marina
Banquet Hall
6991 Shrimp Road Key West, FL

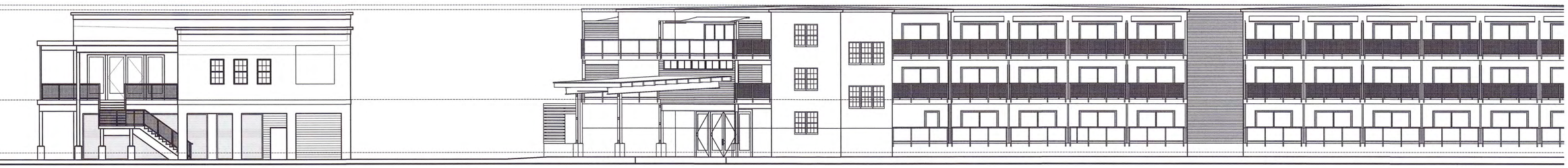
POPE-SCARBROUGH-ARCHITECTS
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(305) 296 3611 610 White St, Key West FL

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A3.1



Shrimp Rd Streetscape

3/32" = 1' - 0"



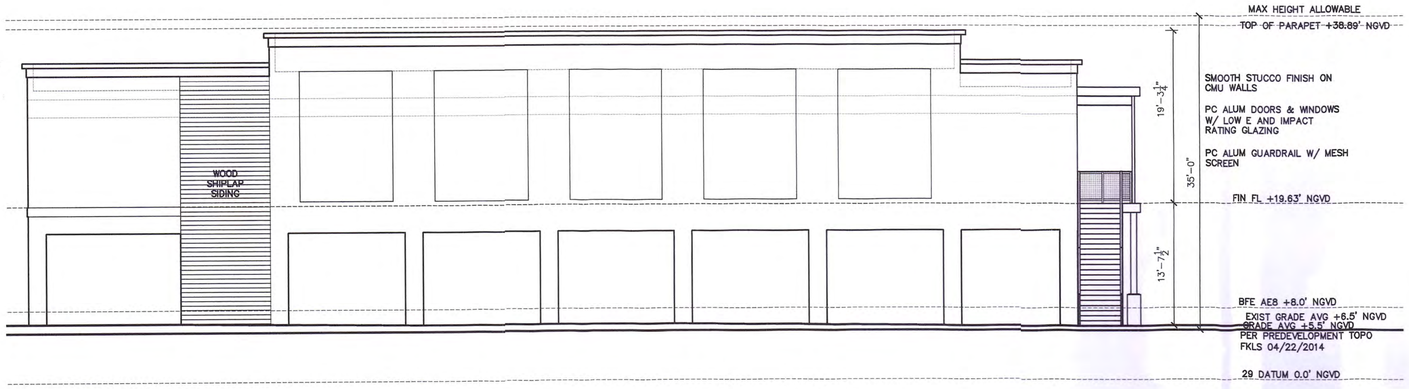
Front Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

The Perry Hotel and Marina
Banquet Hall

6991 Shrimp Road Key West, FL

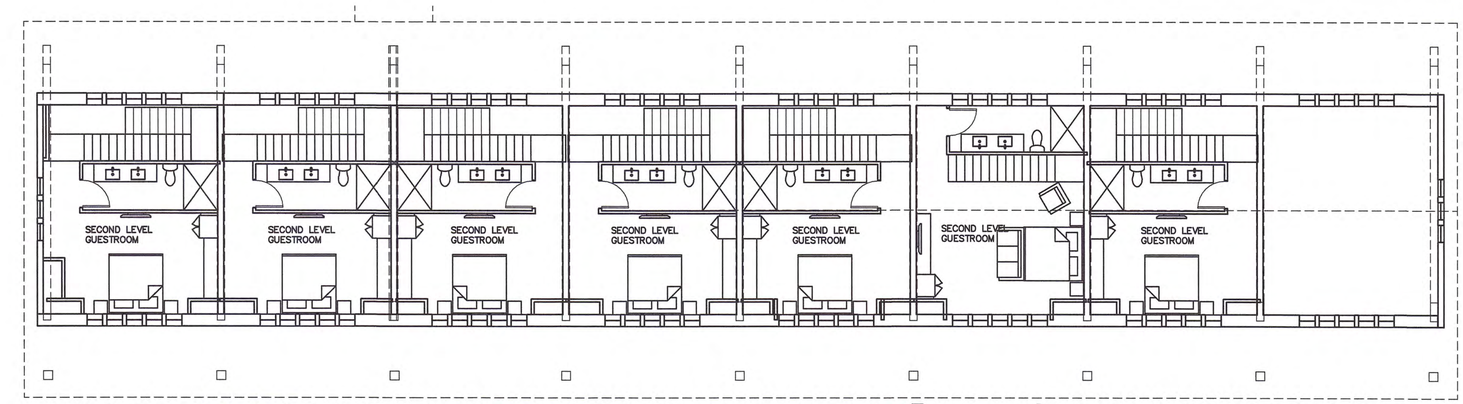
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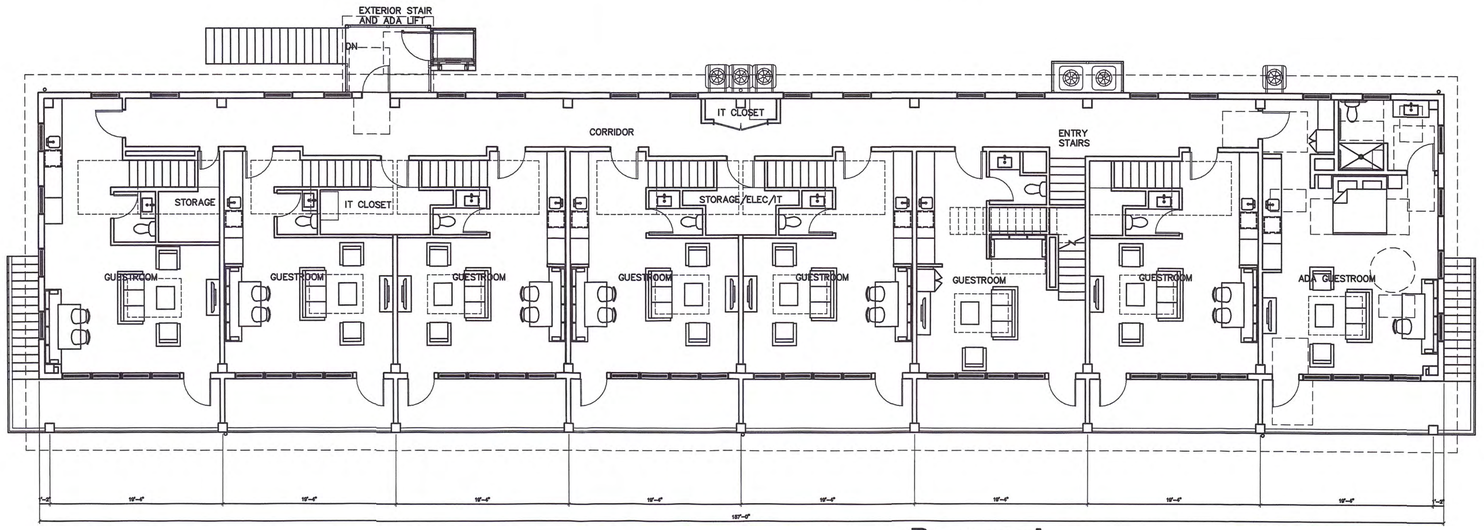
STATE OF FLORIDA
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AR - 97933
REGISTERED ARCHITECT
4/1/24

sheet:
A4.1



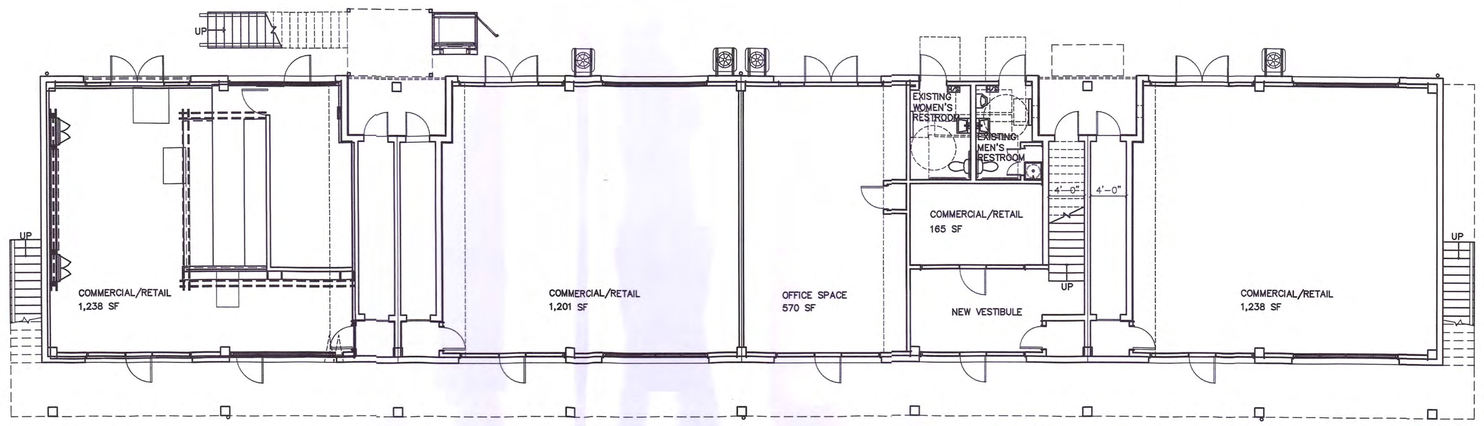
Proposed Third Level Plan

1/8" = 1' - 0"



Proposed Second Floor Plan

1/8" = 1' - 0"



Proposed Ground Floor Plan

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD

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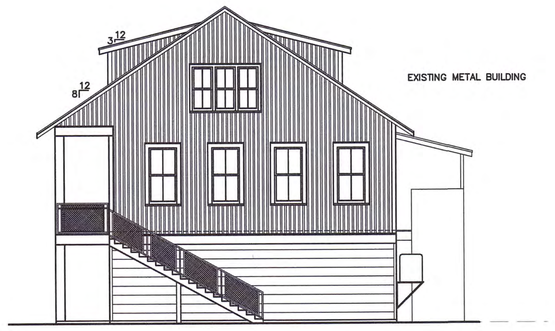
STATE OF FLORIDA
GARY WADE SCARBROUGH
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The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Shrimp Road Stock Island, FL

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

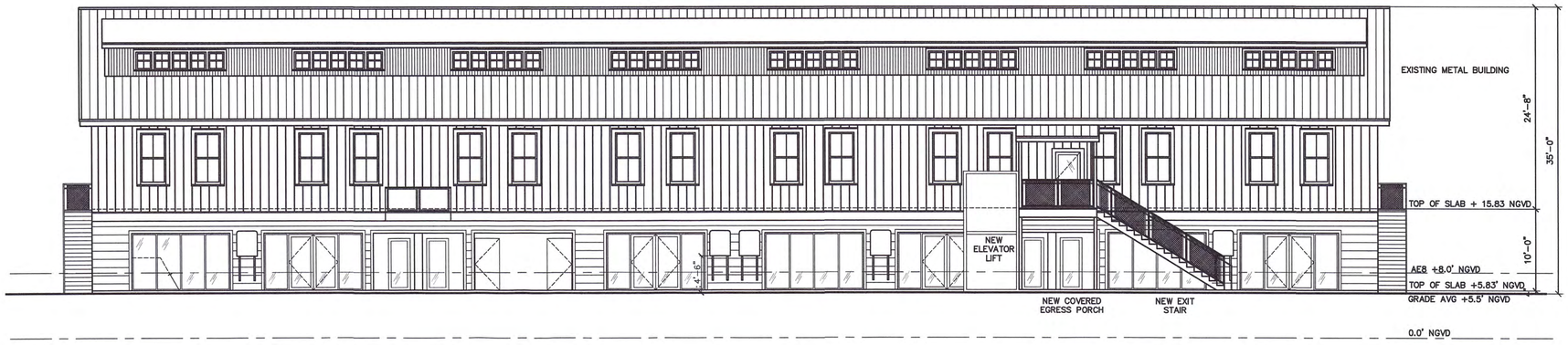
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A5.1



Side Elevation

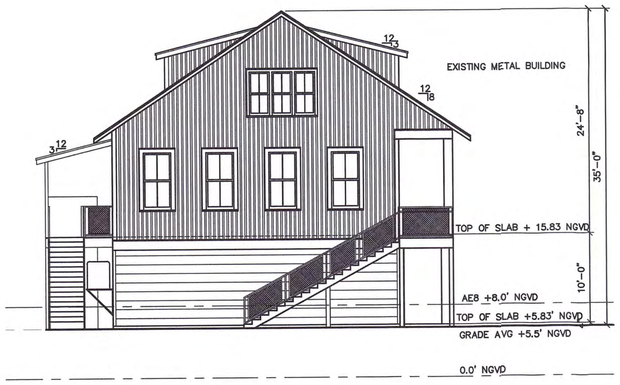
1/8" = 1' - 0"



Front Elevation

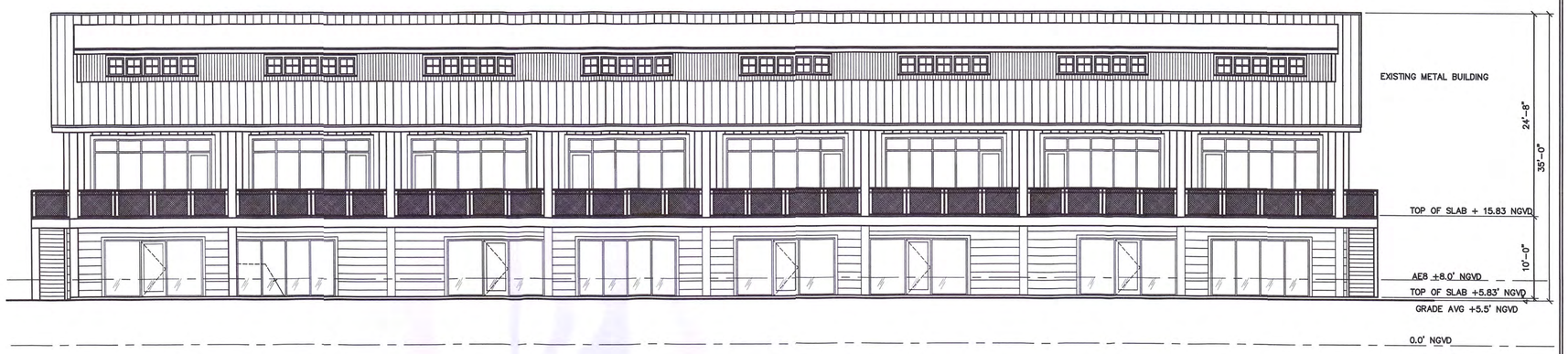
1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

The Perry Hotel and Marina
Coral Lagoon Renovation

7009 Shrimp Road Stock Island, FL

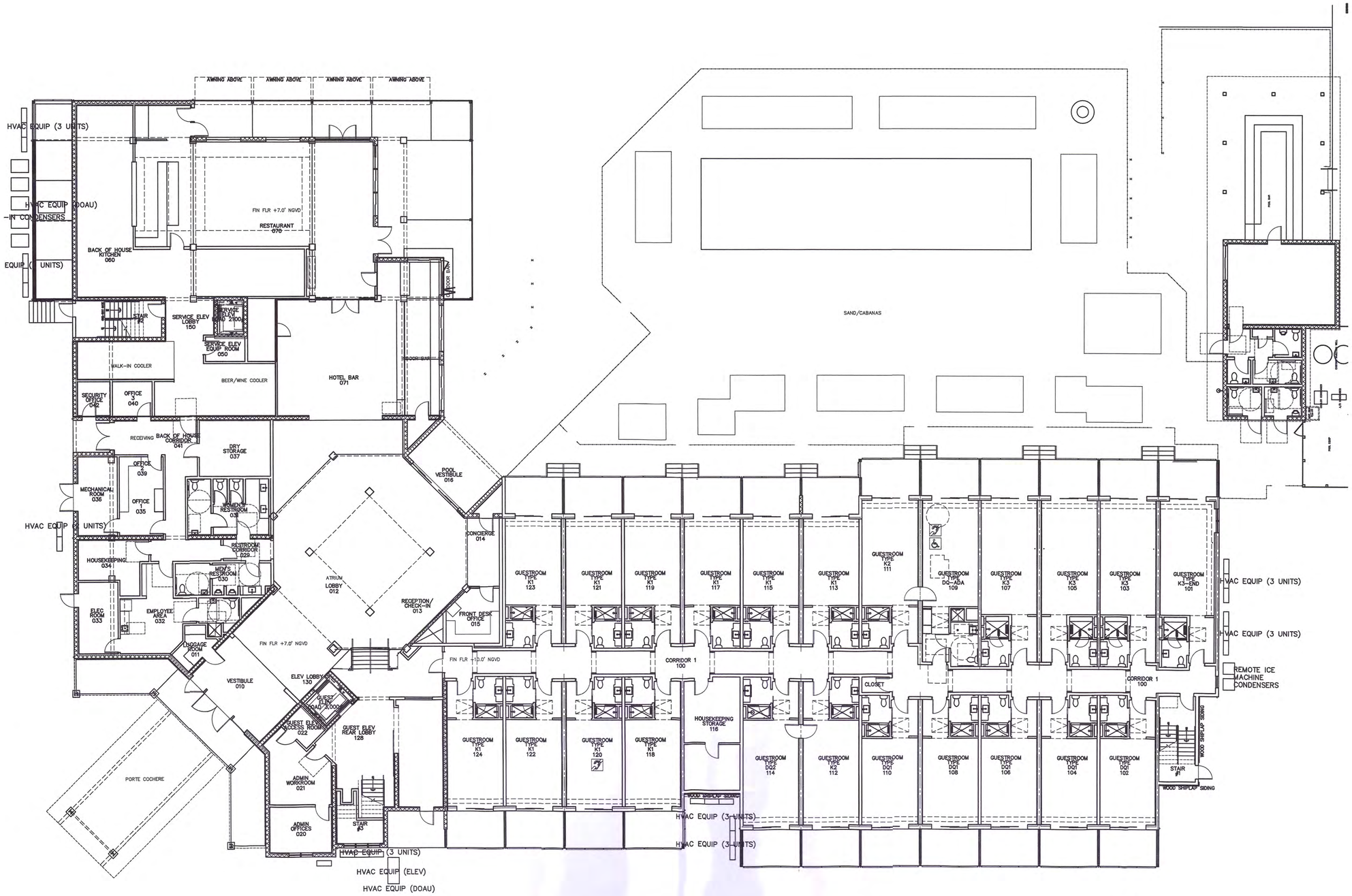
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4/1/24

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A6.1



ACCESSIBILTY ANALYSIS

96 HOTEL UNITS

ACCESSIBLE ROOMS	3
ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	2
TOTAL ACCESSIBLE ROOMS	5
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	10

ROOMS PER FLOOR BREAKDOWN

96 HOTEL UNITS

FIRST FLOOR UNITS	24
SECOND FLOOR UNITS	33
THIRD FLOOR UNITS	39

First Floor Plan

3/32" = 1' - 0"

N

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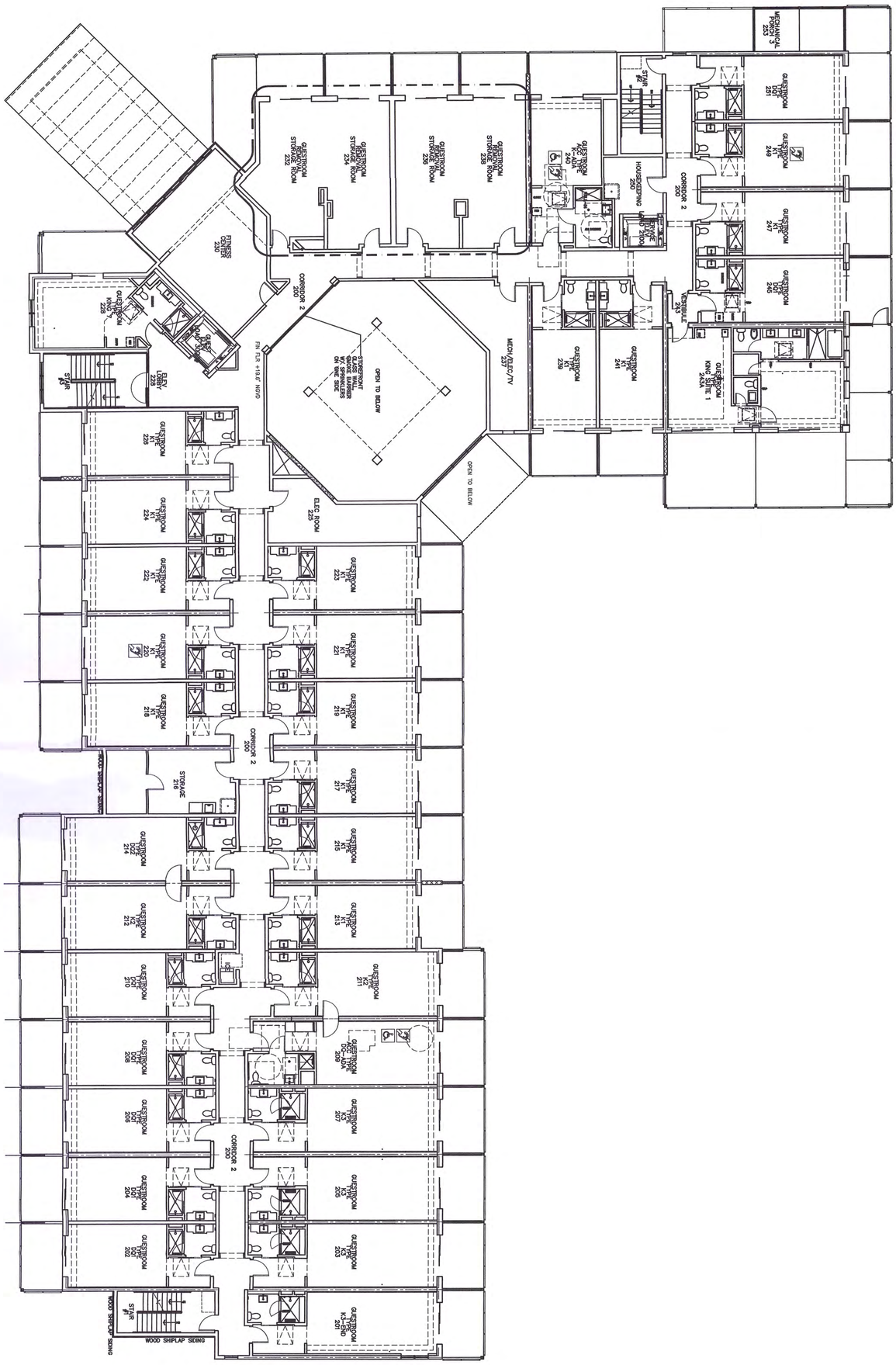
STATE OF FLORIDA
THOMAS EDWARD SCARBROUGH
AR - 97933
REGISTERED ARCHITECT
4/1/24

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

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POPE-SCARBROUGH-ARCHITECTS
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A7.1



Second Floor Plan

3/32" = 1' - 0"

N

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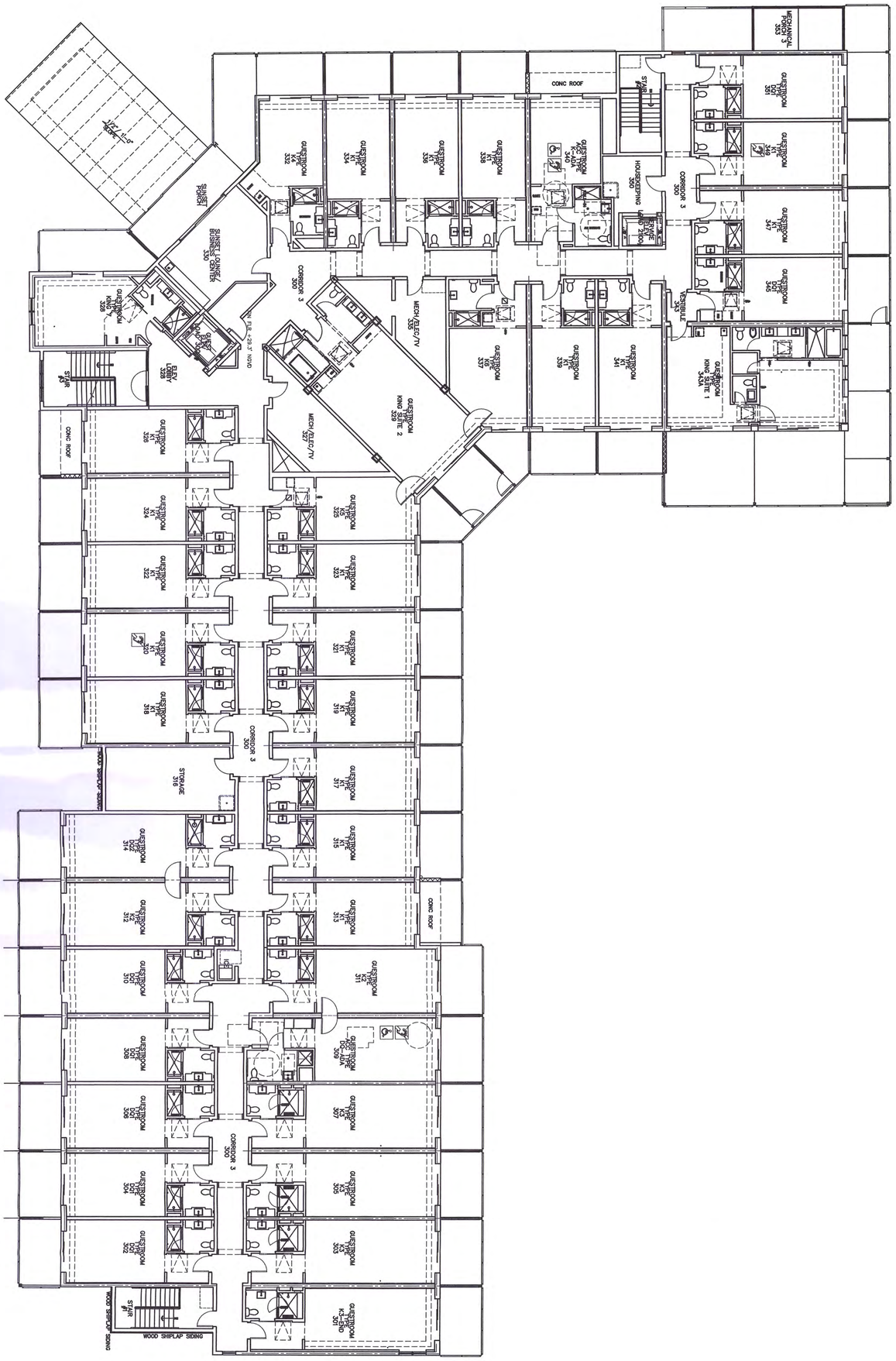
STATE OF FLORIDA — REGISTERED ARCHITECT — AR 0017533

sheet: A7.2

date: 3/18/24
revision:

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POPE–SCARBROUGH–ARCHITECTS
(305) 296 3611 610 White St, Key West FL

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL



Third Floor Plan

3/32" = 1' - 0"

N

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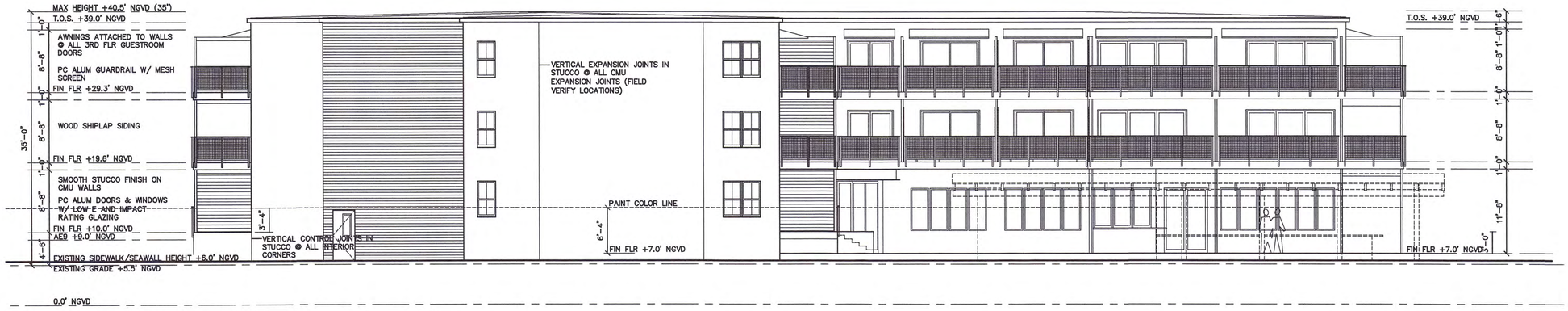
STATE OF FLORIDA
GAVIN MADE SCARBROUGH
REGISTERED ARCHITECT
AR - 97333

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date: 3/18/24
revision:

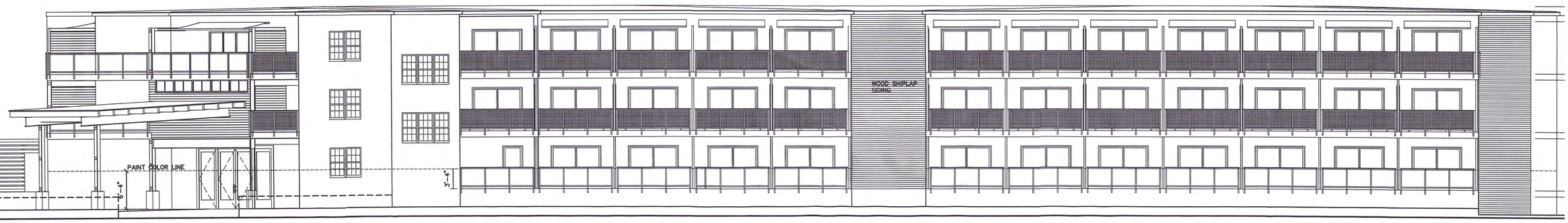
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(305) 296 3611 610 White St, Key West FL

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL



Right Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"

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Q23-243 MAJOR CUP
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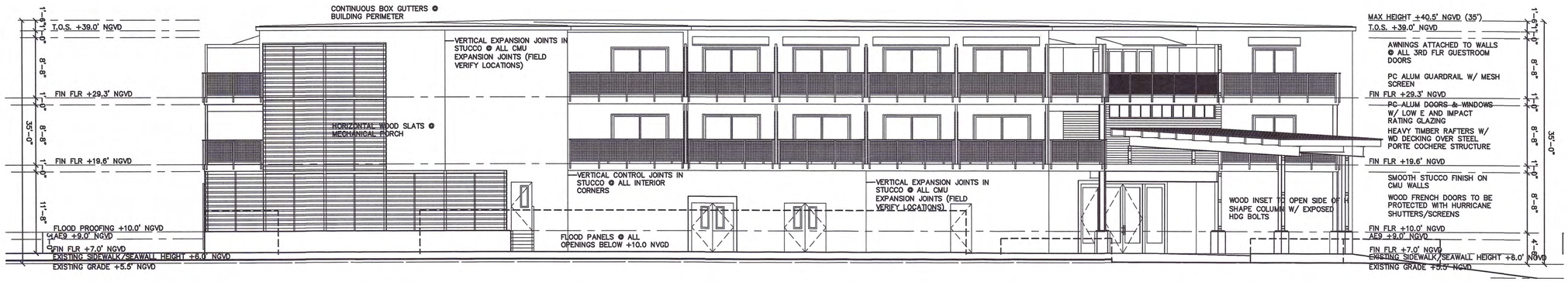
STATE OF FLORIDA
THOMAS E. POPE
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The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road
Key West, FL

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

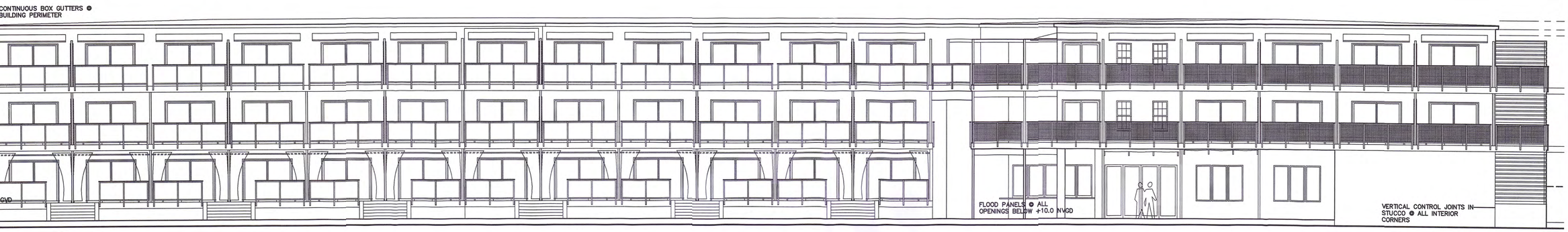
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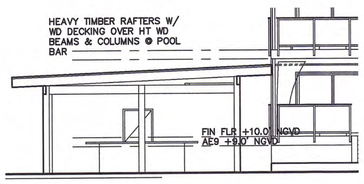
Left Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



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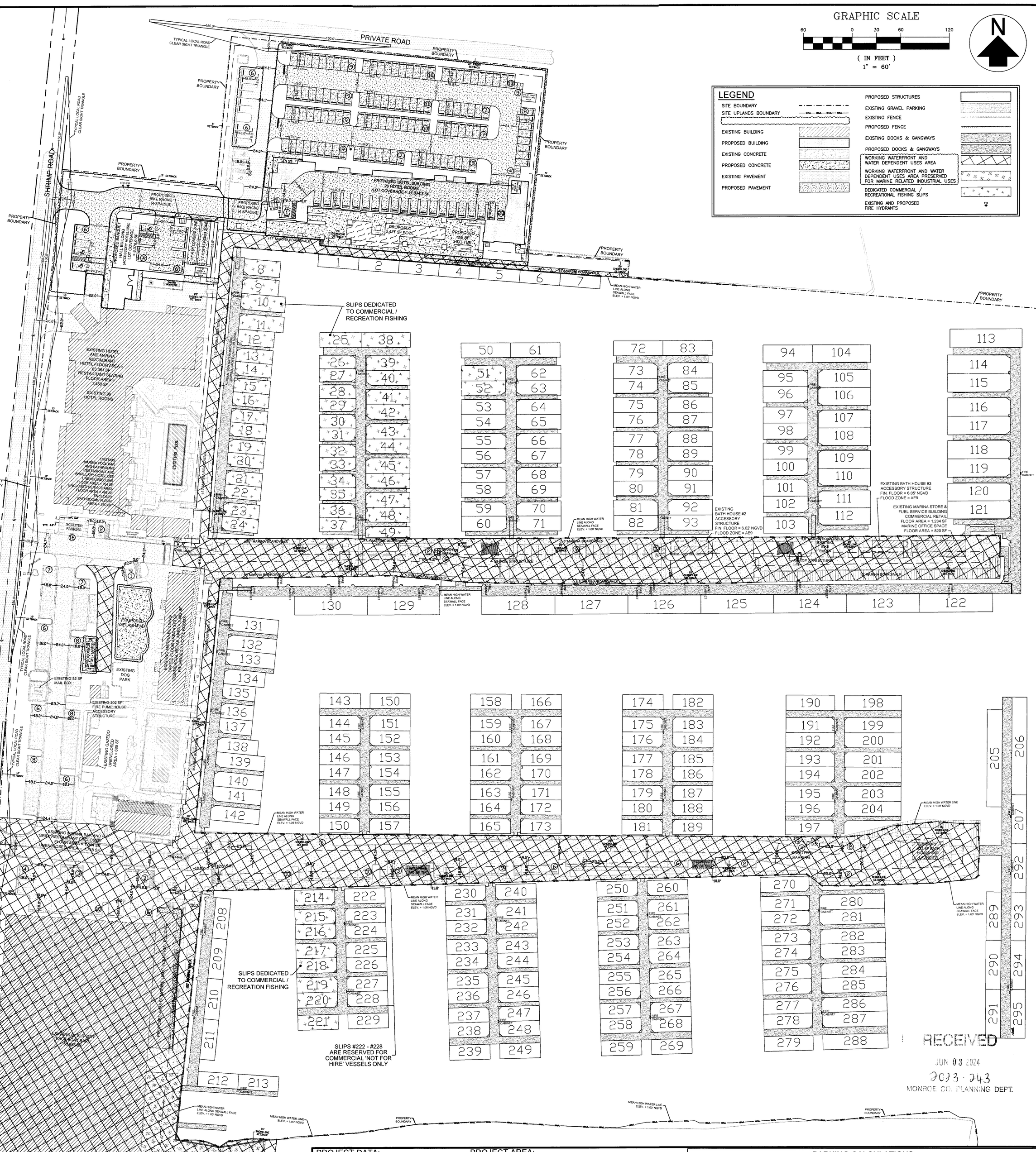
STATE OF FLORIDA
THOMAS EDWARD SCARBROUGH POPE
AR - 97933
4/1/24
REGISTERED ARCHITECT

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POPE-SCARBROUGH-ARCHITECTS
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revision:

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A8.2



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2023-243
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PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC
SUBMERGED AREA	1,229,489.16 SF	28.23 AC
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
HOTEL AND MARINA RESTAURANT	27,986.00 SF	
MARINA POOL BAR	1,622.22 SF	
BATH HOUSE #2	794.24 SF	
BATH HOUSE #3	869.05 SF	
MARINA STORE & FUEL SERVICES	1,345.66 SF	
MARINA OFFICE	6,349.30 SF	
FIRE PUMP HOUSE	201.63 SF	
GAZEBO	685.78 SF	
MARINA BAR & GRILL	2,574.50 SF	
94 SLIP DRY RACK BOAT BARN	55,986.30 SF	
MARINE LIGHT INDUSTRIAL	5,363.00 SF	
UNENCLOSED DRY BOAT RACKS	4,950.00 SF	
TIKI	360.10 SF	
TIKI	240.07 SF	
BATH HOUSE AND LAUNDRY	820.54 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	110,148.39 SF	2.53 AC
PROPOSED STRUCTURES:		
BANQUET HALL	8,377.86 SF	
26 ROOM HOTEL	17,874.30 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	26,252.16 SF	0.60 AC
TOTAL LOT COVERAGE BY ALL STRUCTURES	136,400.55 SF	3.13 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	186,741.45 SF	
POOLS/PLAZA	23,918.26 SF	
SIDEWALKS	67,431.43 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, PADS, WALLS, CURBS, ETC)	11,046.13 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	289,137.27 SF	6.638 AC

LOT COVERAGE SUMMARY

TOTAL UPLAND AREA	535,103.18 SF	12.28 AC
TOTAL IMPERVIOUS AREA OF UPLAND	425,537.82 SF	9.77 AC
IMPERVIOUS PERCENTAGE OF UPLAND		79.52 %
TOTAL OPEN SPACE AREA OF SITE	1,231,020.18 SF	28.26 AC
OPEN SPACE PERCENTAGE OF SITE		69.76 %
OPEN SPACE PERCENTAGE REQUIRED		0 %
TOTAL UPLAND OPEN SPACE AREA	109,565.36 SF	2.52 AC
TOTAL SUBMERGED LAND OPEN SPACE AREA	1,121,454.82 SF	25.75 AC

SHORELINE SETBACK SUMMARY:

TOTAL SHORELINE SETBACK AREA	112,679.5 SF	2.59 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	67,463.3 SF	1.55 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		59.87 %
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	45,216.2 SF	1.04 AC
EXISTING PERVIOUS PERCENTAGE IN SHORELINE SETBACK		40.13 %
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	95,161.50 SF	2.18 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		84.45 %
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	17,518.0 SF	0.40 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK		15.55 %
PROPOSED DEVELOPMENT DECREASES SHORELINE PERVIOUS AREA BY 27,698.2 SF		

PARKING CALCULATIONS

TRANSIENT "HOTEL"	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
TRANSIENT UNITS	130	1.0 SPACE PER EACH 1-BEDROOM TRANSIENT DWELLING UNIT AND 1.0 SPACE PLUS 0.5 SPACE FOR EACH ADDITIONAL BEDROOM PER 2 OR MORE BEDROOM TRANSIENT DWELLING UNIT	130
		TOTAL PARKING REQUIRED FOR RESIDENTIAL	130
NON-RESIDENTIAL USE	SQUARE FEET / SEATING	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
COMMERCIAL RETAIL	1,234 + 3,482 = 4,716 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING AND 1.5 SPACES PER 1,000 SF OF AREA DEVOTED TO OUTDOOR RETAIL SALES	14
LIGHT INDUSTRY	4,925 SF	2.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING; AND 1.0 SPACE PER 1,000 SF OF THE PARCEL THAT IS DEVOTED TO OUTDOOR INDUSTRIAL USE	10
EXISTING MARINA BAR AND GRILL RESTAURANT	129 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	43
HOTEL RESTAURANT AND POOL BAR	192 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	64
BOH / KITCHEN AREAS	1,637 SF	FOR OTHER AREAS, 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING SEPARATE FROM THE SEATING AREA AND DEVOTED TO ACTIVITIES OTHER THAN FOOD/BEVERAGE SERVICE	5
MARINA (WET SLIPS)	295 SLIPS	1.0 SPACE PER WET SLIP	88
PROPOSED DRY SLIPS	100 RACKS	1.0 SPACE PER 4 DRY STORAGE	25
OFFICE	570 + 820 = 1,390 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING	4
		TOTAL PARKING REQUIRED FOR NON-RESIDENTIAL	253
		TOTAL PARKING REQUIRED FOR SITE	383

SHARED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA WET SLIPS (88 SPACES*)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	4.4	61.6	8.8	88.0	17.6
MARINA DRY RACKS (25 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	1.25	17.5	2.5	25.0	5.0
HOTEL (130 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	97.5	97.5	130.0	97.5	130.0
DRINKING / ENTERTAINMENT (105 SPACES)					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	1.05	42.0	105.0	84.0	105.0
COMMERCIAL RETAIL (14 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.7	8.4	12.6	14.0	9.8
OFFICE (4 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.2	4.0	0.4	0.4	0.2
INDUSTRIAL (10 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.5	10.0	1.0	1.0	0.5
TOTAL PARKING REQUIRED	105.6	241	260.3	309.9	268.1

* PURSUANT TO P43-14 AND THE CORRESPONDING STAFF REPORT, THE EXISTING MARINA USE, MARINA OFFICE, MARINA STORE AND FUEL SERVICES BUILDING, AND LIGHT INDUSTRIAL BUILDINGS ARE LAWFULLY NONCONFORMING TO THE CURRENT PARKING SPACE REQUIREMENTS.

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005
SEWER UTILITY:	KW RESORT UTILITIES
WATER UTILITY:	FLORIDA KEYS AQUADUCT AUTHORITY (FKAA)
WASTE COLLECTION:	WASTE MANAGEMENT
PARKING REQUIRED:	310 SPACES (SEE PARKING CALCULATION)
PARKING PROVIDED:	399 SPACES (336 STANDARD, 16 ACCESSIBLE, & 47 SCOOTER)

NON-RESIDENTIAL FLOOR AREA:

EXISTING HOTEL AND MARINA RESTAURANT (RESTAURANT)	1,450 SF
EXISTING MARINA POOL BAR (RESTAURANT)	498 SF
EXISTING MARINA BUILDING (OFFICE)	570 SF
EXISTING MARINA BUILDING (COMMERCIAL RETAIL)	3,482 SF
EXISTING MARINA BAR AND GRILL (RESTAURANT)	1,044 SF
EXISTING MARINE LIGHT INDUSTRIAL	4,925 SF
TOTAL	11,969 SF

WORKING WATERFRONT & WATER DEPENDENT USES AREA SUMMARY:

WORKING WATERFRONT AND WATER DEPENDENT AREA	267,877.18 SF	6.15 AC 50.06 %
NON-WORKING WATERFRONT AND NON-WATER DEPENDENT AREA	267,226.00 SF	6.13 AC 49.94 %

DENSITY / INTENSITY TABLE

LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL (LOW INTENSITY)	0.45	535,103.18 SF	240,796.43 SF	4,716 SF	1.96 %
RESTAURANT (LOW INTENSITY)	0.45	535,103.18 SF	240,796.43 SF	2,992 SF	1.24 %
OFFICE	0.50	535,103.18 SF	267,551.59 SF	1,390 SF	0.52 %
LIGHT INDUSTRY	0.45	535,103.18 SF	240,796.43 SF	4,925 SF	2.05 %
HOTEL / TRANSIENT UNITS	10 PER GROSS ACRE	12.28 AC	122.8 UNITS		
	15 PER BUILDABLE ACRE	9.824 AC	147.36 UNITS	130 UNITS	88.22 %
TOTAL				14,023 SF	93.99 %

EXHIBIT ONLY - NOT FOR CONSTRUCTION

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024

OVERALL SITE PLAN
for
PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
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EB #6656

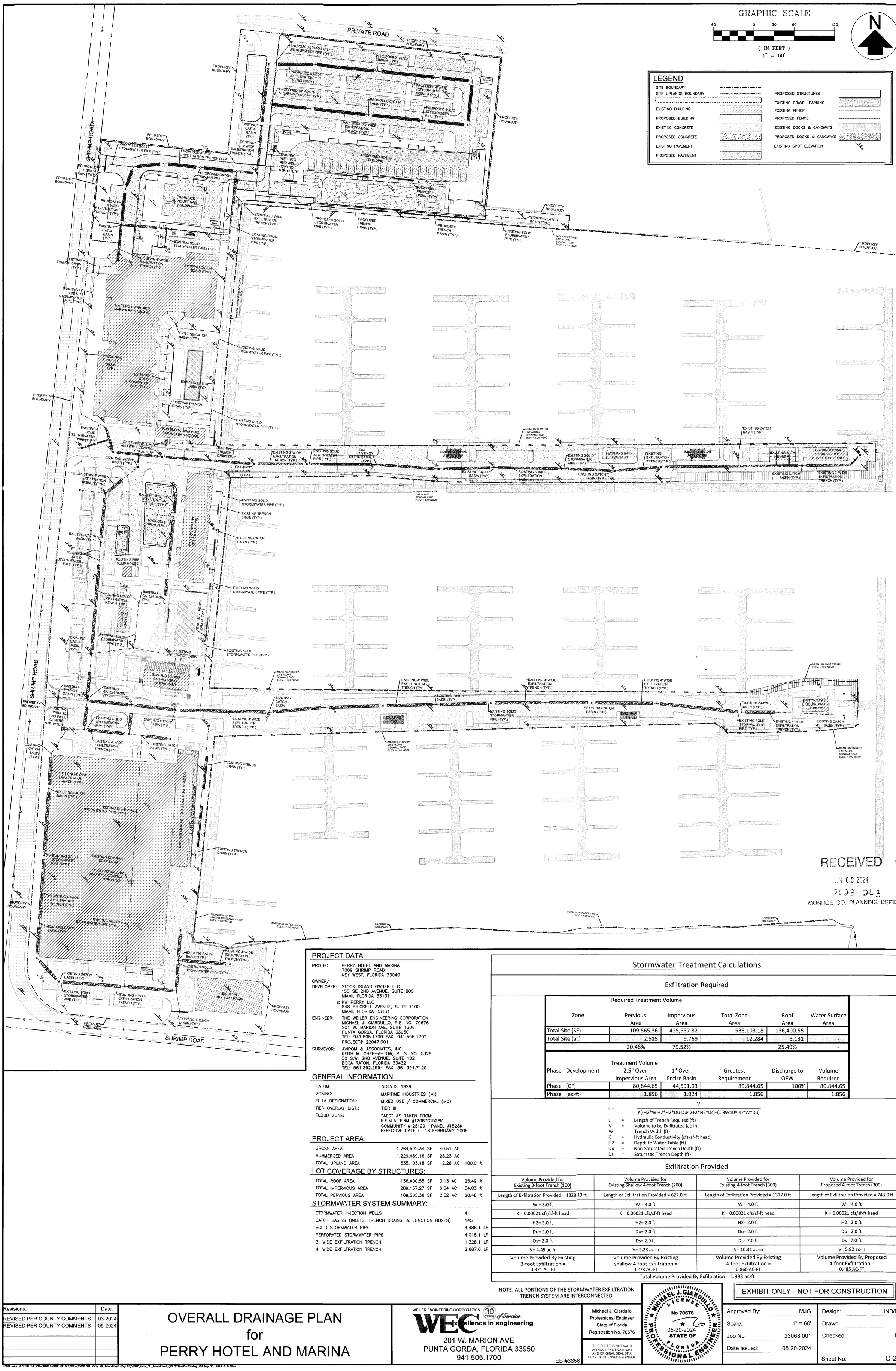
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

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MICHAEL J. GIARDULLO LICENSE No 70676 05-20-2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	05-20-2024		
		Sheet No.	C-1.00

USER: nick PLOTTED THE OU-SITE LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_CU_Amendment_(SS 2024-05-30).dwg, ON May 30, 2024 @ 8:35am



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2023-243
MONROE CO. PLANNING DEPT.

PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC	
SUBMERGED AREA	1,229,489.16 SF	28.23 AC	
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.49 %
TOTAL IMPERVIOUS AREA	289,137.27 SF	6.64 AC	54.03 %
TOTAL PERVIOUS AREA	109,565.36 SF	2.52 AC	20.48 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.856	1.024	1.856		1.856

$$L = \frac{V}{K((H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

L = Length of Trench Required (ft)
V = Volume to be Exfiltrated (ac-in)
W = Trench Width (ft)
K = Hydraulic Conductivity (cfs/sf-ft head)
H2 = Depth to Water Table (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (100)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT

Total Volume Provided By Exfiltration = 1.993 ac-ft

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

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Revisions:	Date:
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Approved By:	MJG	Design:	JNB/MJG
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Job No:	23068.001	Checked:	MJG
Date Issued:	05-20-2024		
		Sheet No.	C-2.00

USER: nick PLOTTED THE CU-DRAIN LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_CU_Amendment_(SS 2024-05-20).dwg, ON May 20, 2024 @ 8:38am

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1" = 60'

N

LEGEND

SITE BOUNDARY	PROPOSED STRUCTURES
SITE UPLANDS BOUNDARY	EXISTING GRAVEL PARKING
EXISTING BUILDING	EXISTING FENCE
PROPOSED BUILDING	PROPOSED FENCE
EXISTING CONCRETE	EXISTING DOCKS & GANGWAYS
PROPOSED CONCRETE	PROPOSED DOCKS & GANGWAYS
EXISTING PAVEMENT	
PROPOSED PAVEMENT	

PRIVATE ROAD
SHRIMP ROAD
PROPERTY BOUNDARY
MEAN HIGH WATER LINE ALONG SEAWALL FACE ELEV. = 1.00' NGVD
MEAN HIGH WATER LINE ELEV. = 1.00' NGVD
NO PARKING
FILL FOR HANDICAP AREA
EXISTING STRUCTURE
TO BE REMOVED

EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

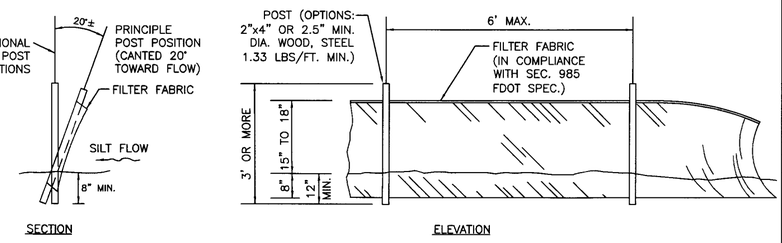
ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS; THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS

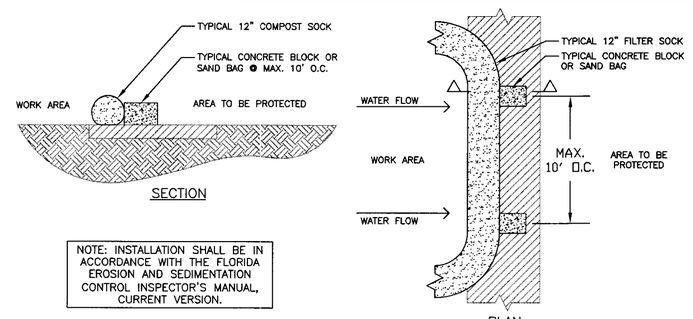
TYPICAL FILTER SOCK LOCATIONS

BEST MANAGEMENT PRACTICE DETAIL NUMBER #

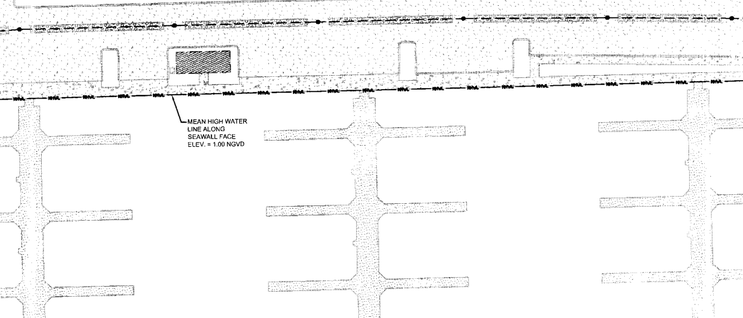


NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

[1] TYPICAL SILT FENCE
NOT TO SCALE



[2] TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE
NOT TO SCALE



NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

[3] TYPICAL GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE: CONTRACTOR SHALL INSPECT DAILY AND REPAIR AS NECESSARY. ANY SILTATION ENTERING THE STORMWATER SYSTEM SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE.



[4] TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS
NOT TO SCALE

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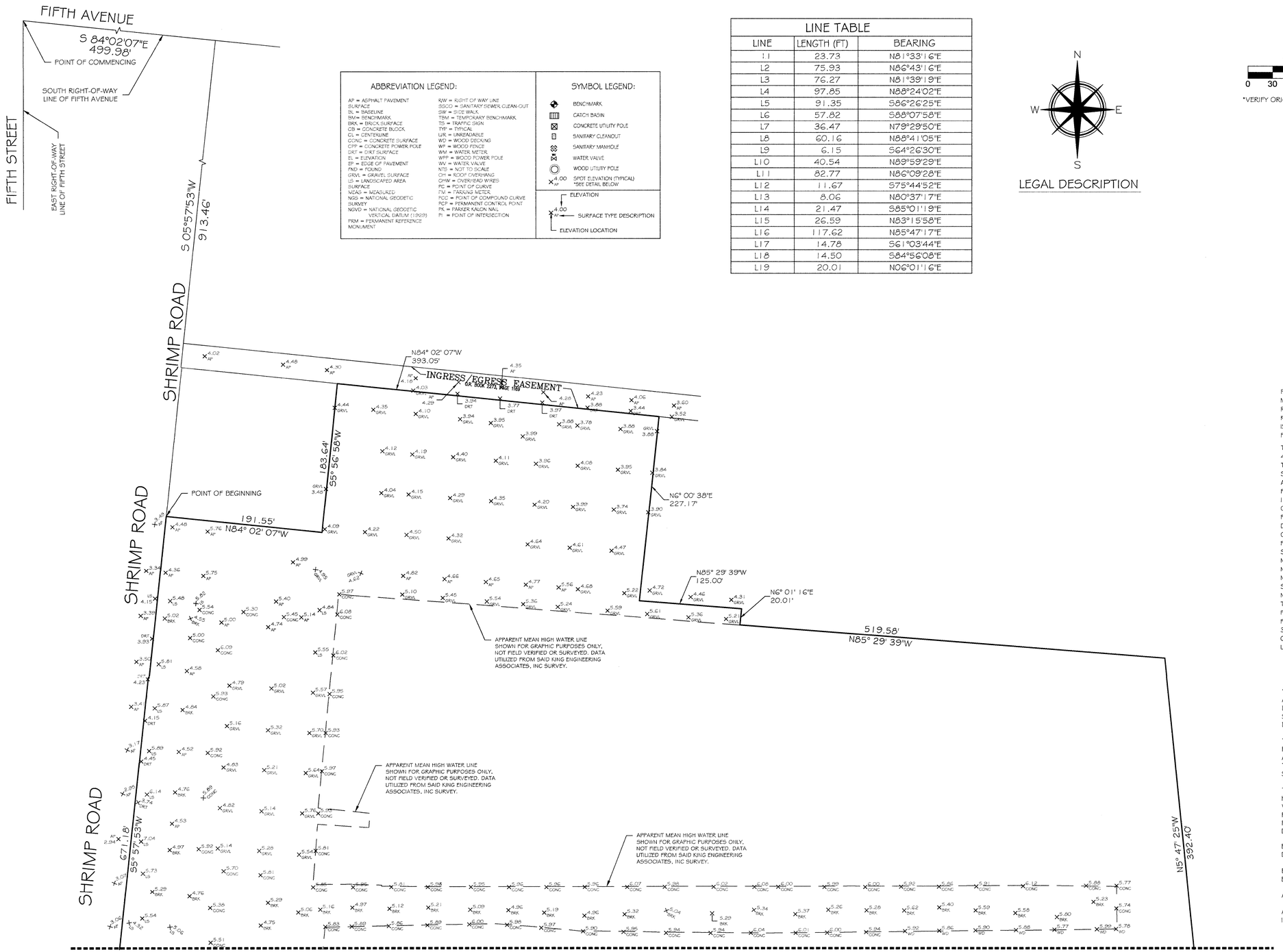
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		Sheet No.	C-3.00

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ABBREVIATION LEGEND:

AP = ASPHALT PAVEMENT SURFACE
BL = BASELINE
BM= BENCHMARK
BRK = BRICK SURFACE
CB = CONCRETE BLOCK
CL = CENTERLINE
CONC = CONCRETE SURFACE
CPP = CONCRETE POWER POLE
DRT = DIRT SURFACE
EL = ELEVATION
EP = EDGE OF PAVEMENT
FND = FOUND
GRVL = GRAVEL SURFACE
LS = LANDSCAPED AREA SURFACE
MEAS = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
WD = WOOD DECKING
WF = WOOD FENCE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PI = POINT OF INTERSECTION

SYMBOL LEGEND:

BENCHMARK
CATCH BASIN
CONCRETE UTILITY POLE
SANITARY CLEANOUT
SANITARY MANHOLE
WATER VALVE
WOOD UTILITY POLE
SPOT ELEVATION (TYPICAL) *SEE DETAIL BELOW

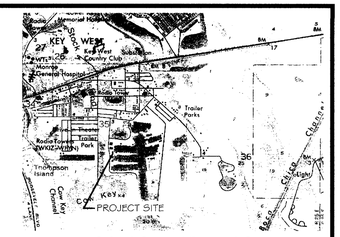
ELEVATION
4.00 AP — SURFACE TYPE DESCRIPTION
ELEVATION LOCATION

LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	23.73	N81°33'16"E
L2	75.93	N86°43'16"E
L3	76.27	N81°39'19"E
L4	97.85	N88°24'02"E
L5	91.35	S86°26'25"E
L6	57.82	S88°07'58"E
L7	36.47	N79°29'50"E
L8	60.16	N88°41'05"E
L9	6.15	S64°26'30"E
L10	40.54	N89°59'29"E
L11	82.77	N86°09'28"E
L12	11.67	S75°44'52"E
L13	8.06	N80°37'17"E
L14	21.47	S85°01'19"E
L15	26.59	N83°15'58"E
L16	117.62	N85°47'17"E
L17	14.78	S61°03'44"E
L18	14.50	S84°56'08"E
L19	20.01	N06°01'16"E

N
W E
S

LEGAL DESCRIPTION

1"=60'
0 30 60 120
*VERIFY ORIGINAL SCALE OF 2"



LOCATION MAP - N.T.S.
SECTION 35-T67S-R25E

LEGAL DESCRIPTION OF TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

(LEGAL DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE)

PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE, ALSO KNOWN AS THE NORTHWEST CORNER OF BLOCK 57 OF McDONALDS PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

THENCE S84°02'07"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE A DISTANCE OF 499.98 FEET; THENCE S05°57'53"W A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING FOR THE PROJECT AREA PARCEL. THENCE S05°57'53"W A DISTANCE OF 671.18 FEET; THENCE S04°01'50"W A DISTANCE OF 555.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88°03'54" AND A CHORD BEARING AND DISTANCE OF S40°00'08"E FOR 104.26 FEET; THENCE S84°02'07"E A DISTANCE OF 288.11 FEET; THENCE N07°52'54"E A DISTANCE OF 138.68 FEET TO THE MEAN HIGH WATER LINE. THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING EIGHTEEN (18) COURSES, 1. N81°33'16"E A DISTANCE OF 23.73 FEET; 2. N86°43'16"E A DISTANCE OF 75.93 FEET; 3. N81°39'19"E A DISTANCE OF 76.27 FEET; 4. N88°24'02"E A DISTANCE OF 97.85 FEET; 5. S86°26'25"E A DISTANCE OF 91.35 FEET; 6. S88°07'58"E A DISTANCE OF 57.82 FEET; 7. N79°29'50"E A DISTANCE OF 36.47 FEET; 8. N88°41'05"E A DISTANCE OF 60.16 FEET; 9. S64°26'30"E A DISTANCE OF 6.15 FEET; 10. N89°59'29"E A DISTANCE OF 40.54 FEET; 11. N86°09'28"E A DISTANCE OF 82.77 FEET; 12. S75°44'52"E A DISTANCE OF 11.67 FEET 13. N80°37'17"E A DISTANCE OF 8.06 FEET; 14. S85°01'19"E A DISTANCE OF 21.47 FEET; 15. N83°15'58"E A DISTANCE OF 26.59 FEET; 16. N85°47'17"E A DISTANCE OF 117.62 FEET; 17. S61°03'44"E A DISTANCE OF 14.78 FEET; 18. S84°56'08"E A DISTANCE OF 14.50 FEET; THENCE N63°36'40"E A DISTANCE OF 192.53 FEET; THENCE N04°07'47"W A DISTANCE OF 519.99 FEET; THENCE N05°47'25"W A DISTANCE OF 392.40 FEET; THENCE N85°29'39"W A DISTANCE OF 519.58 FEET; THENCE N06°01'16"E A DISTANCE OF 20.01 FEET; THENCE N85°29'39"W A DISTANCE OF 125 FEET; THENCE N06°00'38"E A DISTANCE OF 227.17 FEET; THENCE N84°02'07"W A DISTANCE OF 393.05 FEET; THENCE S05°56'58"W A DISTANCE OF 183.64 FEET; THENCE N84°02'07"W A DISTANCE OF 191.55 FEET; TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 35.484 ACRES OF UPLANDS AND SUBMERGED LANDS MORE OR LESS.

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY 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. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE BOUNDARY LINES AND ARE A GRAPHICAL REPRESENTATION ONLY.

THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE SHOWN HEREON IS FOR GRAPHIC PURPOSES ONLY, IT HAS NOT BEEN FIELD VERIFIED OR SURVEYED, AND IS BASED ON AND REFERENCED TO THE BOUNDARY SURVEY PERFORMED BY KING ENGINEERING ASSOCIATES, INC, TITLED "BOUNDARY SURVEY OF A PORTION OF OF THE OVERALL STOCK ISLAND PROPERTY," PREPARED FOR "LONGSTOCK II, LLC" DATED MAY 3, 2007 WITH LAST REVISION OF MAY 1, 2012.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.10'.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK P.I.D. AA1629. ELEVATION 10.05' (NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 04/14/2014 - 04/16/2014.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED _____

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

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2023-243
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TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

- EXISTING SITE ELEVATIONS OF STOCK ISLAND MARINA VILLAGE -

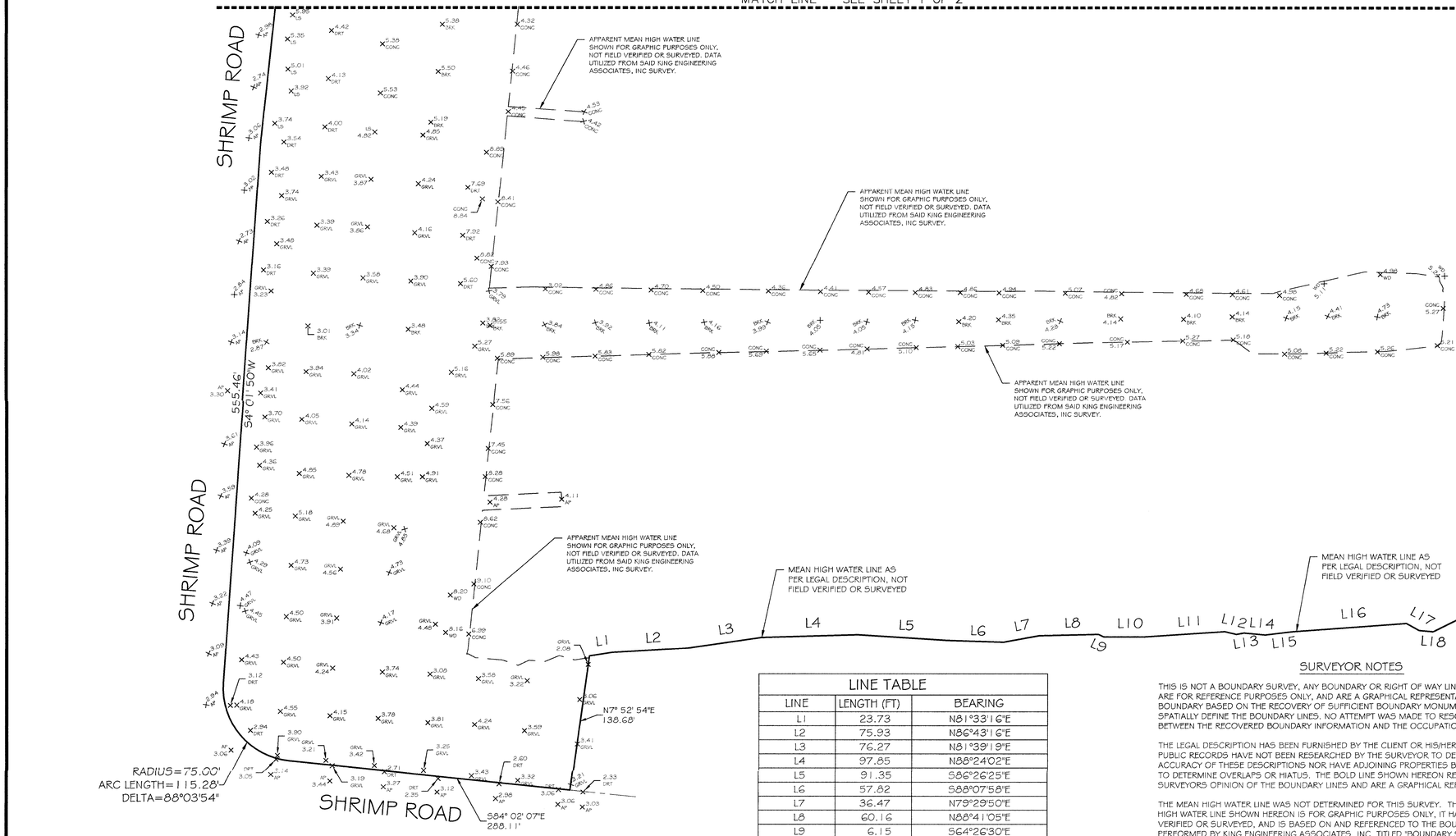
7009 SHRIMP ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

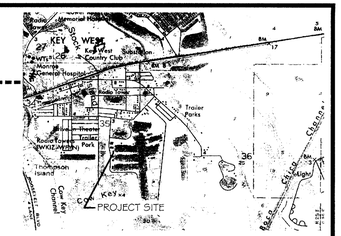
CERTIFIED TO: LONGSTOCK II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DATE: 04/22/2014	SURVEY BY: EAI	PROJECT: S.I. MARINA TOPO
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=60'
BOOK:	CHECKED BY:	SHEET 1 OF 2

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

MATCH LINE – SEE SHEET 1 OF 2





LOCATION MAP - N.T.S.
SECTION 35-T67S-R25E

1"=60'

0 30 60 120

*VERIFY ORIGINAL SCALE OF 2"

N
W E
S

LEGAL DESCRIPTION

LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	23.73	N81°33'16"E
L2	75.93	N86°43'16"E
L3	76.27	N81°39'19"E
L4	97.85	N88°24'02"E
L5	91.35	S86°26'25"E
L6	57.82	S88°07'58"E
L7	36.47	N79°29'50"E
L8	60.16	N88°41'05"E
L9	6.15	S64°26'30"E
L10	40.54	N89°59'29"E
L11	82.77	N86°09'28"E
L12	11.67	S75°44'52"E
L13	8.06	N80°37'17"E
L14	21.47	S85°01'19"E
L15	26.59	N83°15'58"E
L16	117.62	N85°47'17"E
L17	14.78	S61°03'44"E
L18	14.50	S84°56'08"E
L19	20.01	N06°01'16"E

SURVEYOR NOTES

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ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

LEGAL DESCRIPTION OF TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

(LEGAL DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE)

PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE, ALSO KNOWN AS THE NORTHWEST CORNER OF BLOCK 57 OF McDONALDS PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

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RECEIVED
JUN 03 2024
2024-243
MONROE CO. PLANNING DEPT.

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SIGNED _____

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ABBREVIATION LEGEND:

AP = ASPHALT PAVEMENT SURFACE
BL = BASELINE
BM= BENCHMARK
BRK = BRICK SURFACE
CB = CONCRETE BLOCK
CL = CENTERLINE
CONC = CONCRETE SURFACE
CPP = CONCRETE POWER POLE
DRT = DIRT SURFACE
EL = ELEVATION
EP = EDGE OF PAVEMENT
FND = FOUND
GRVL = GRAVEL SURFACE
LS = LANDSCAPED AREA SURFACE
MEAS = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TS = TRAFFIC SIGN
TYP = TYPICAL
UPL = UNREADABLE
WD = WOOD DECKING
WF = WOOD FENCE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
POC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PI = POINT OF INTERSECTION

SYMBOL LEGEND:

BENCHMARK
CATCH BASIN
CONCRETE UTILITY POLE
SANITARY CLEANOUT
SANITARY MANHOLE
WATER VALVE
WOOD UTILITY POLE
SPOT ELEVATION (TYPICAL) *SEE DETAIL BELOW
ELEVATION
SURFACE TYPE DESCRIPTION
ELEVATION LOCATION

TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

- EXISTING SITE ELEVATIONS OF STOCK ISLAND MARINA VILLAGE -

7009 SHRIMP ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

CERTIFIED TO: LONGSTOCK II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DATE: 04/22/2014	SURVEY BY: EAI	PROJECT: S.I. MARINA TOPO	
ORDER:	DRAWN BY: MPB	H. SCALE:	1"=60'
BOOK:	CHECKED BY:	SHEET 2 OF 2	

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

THE PERRY HOTEL KEY WEST EXPANSION

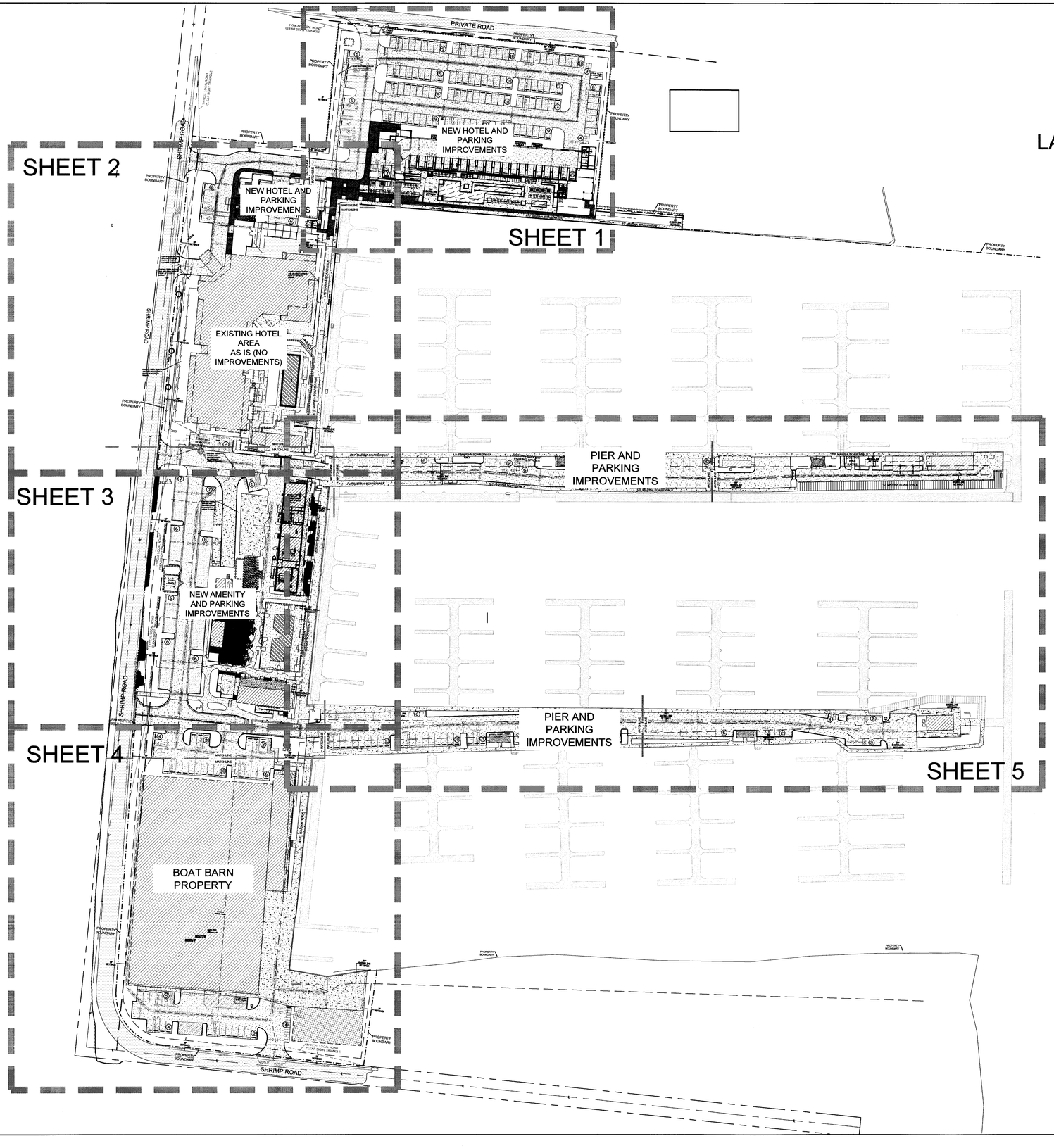
LANDSCAPE ARCHITECTURAL DESIGN DOCUMENTS
DRAWING LIST

T-0 DISPOSITION OF EXISTING TREES TABLE
T-0.1 DISPOSITION OF EXISTING TREES TABLE

T-1 EXISTING TREE DISPOSITION PLAN 1
T-2 EXISTING TREE DISPOSITION PLAN 2
T-3 EXISTING TREE DISPOSITION PLAN 3
T-4 EXISTING TREE DISPOSITION PLAN 3
T-5 EXISTING TREE DISPOSITION PLAN 3

LA-1 LANDSCAPE PLAN 1
LA-2 LANDSCAPE PLAN 2
LA-3 LANDSCAPE PLAN 3
LA-4 LANDSCAPE PLAN 3
LA-5 LANDSCAPE PLAN 3

LA-6 PLANT LIST, NOTES AND CALCULATIONS
LA-7 LANDSCAPE DETAILS



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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL / LAND PLANNING
LANDUSE ANALYSIS LANDSCAPE ARCHITECTURE
70 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FL 33316
954.524.9722 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

COVER AND OVERALL SHEET MAP

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

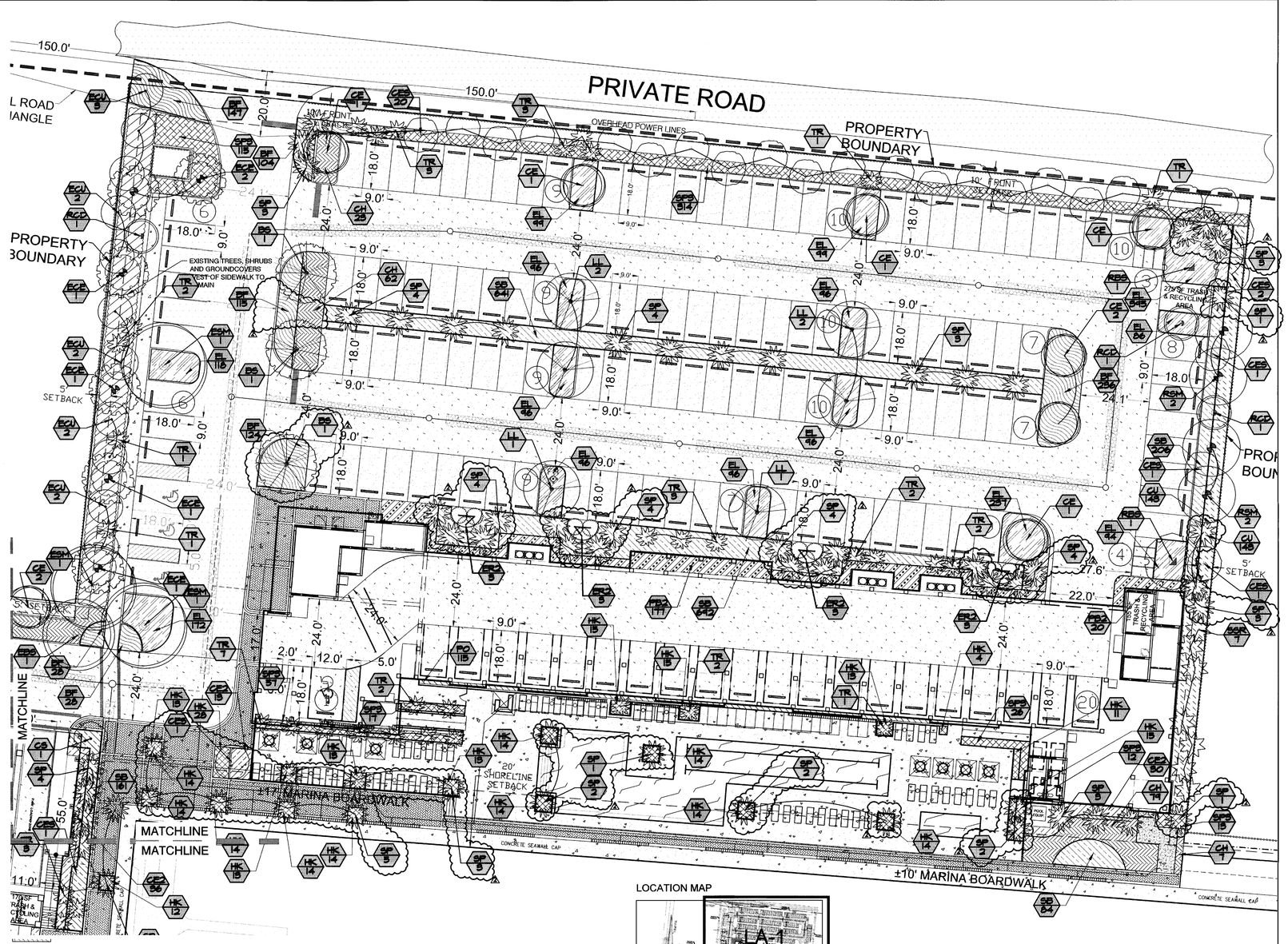
REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
Digitally signed by John Harrigan
DN: CN=John Harrigan, SDNQualifier=A0141X00D000017E7479V999E00046AF4, O=ECOPLAN INC., C=US
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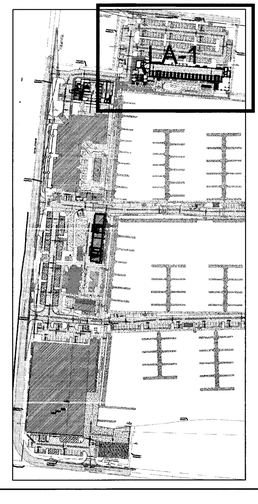
SHEET NUMBER:
COVER

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSR	Sabal palmetto	Cabbage Palmetto
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm
PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
	...	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwarf Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod
	ZOY	Zoysia japonica `Emerald`	Emerald Zoysia



LOCATION MAP



Scale: 1" = 20'-00"

0 10 20 40 60

North

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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
311 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.4722 www.ecoplan-inc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
by John Harrigan DN: CN=John Harrigan, dnQualifier=A01410C000017E7479B99E00045AF4, O=ECOPLAN INC., C=US Date: 2024.05.17

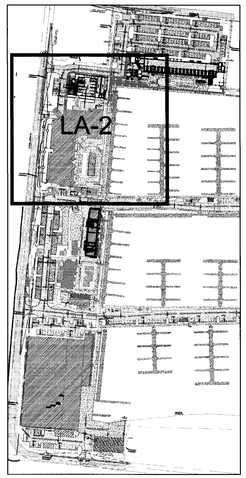
SHEET NUMBER:
LA-1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSR	Sabal palmetto	Cabbage Palmetto
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm

PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens `Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
SHRUB AREAS			
	..	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwaft Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis'	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis'	Horizontal Cocoplum
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica `Emerald'	Emerald Zoysia

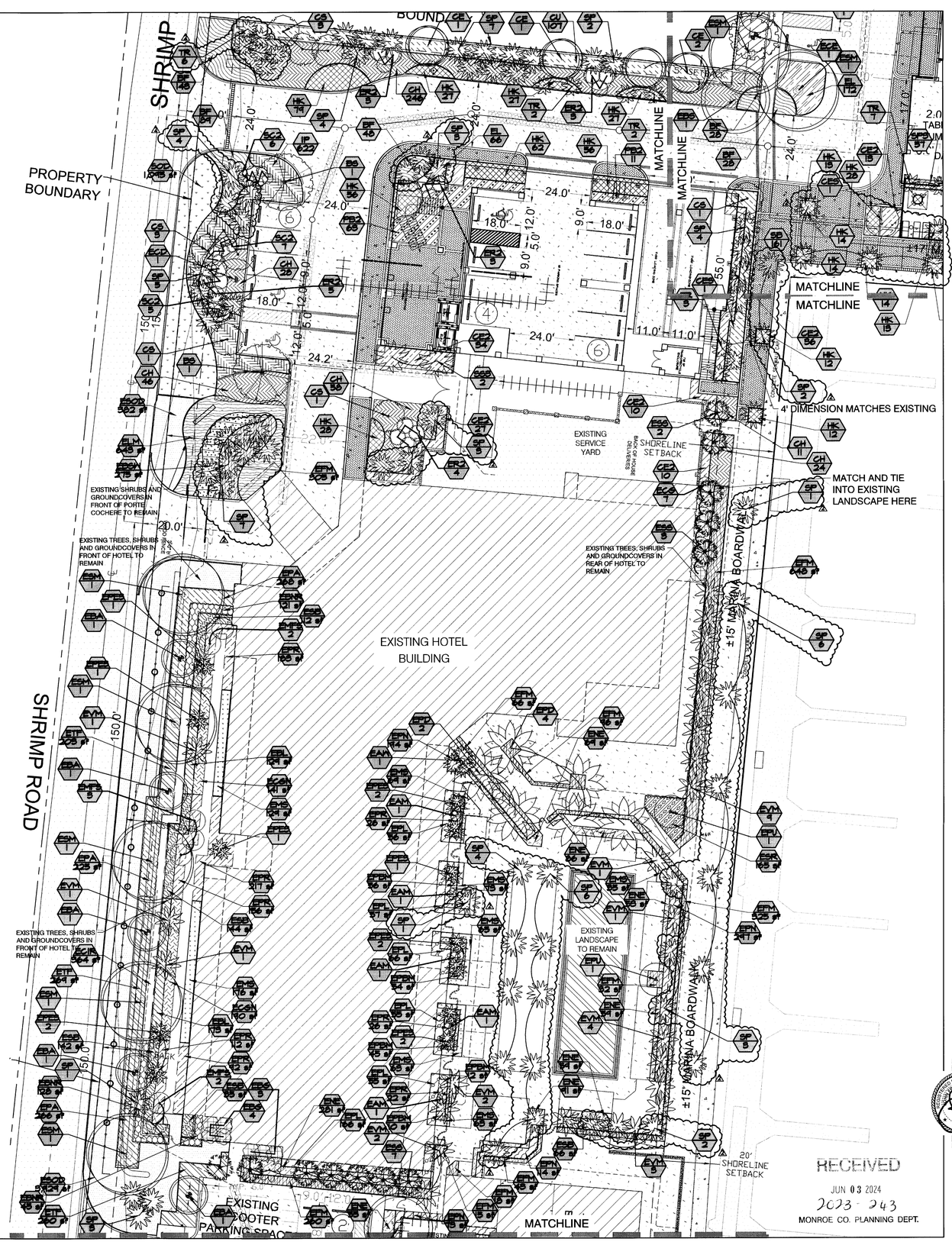
LOCATION MAP



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Scale: 1" = 20'-00"
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North

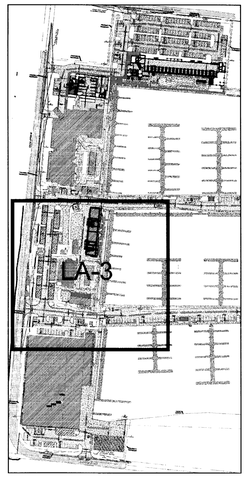

SHRIMP ROAD
PROPERTY BOUNDARY
MATCHLINE
MATCHLINE
MATCHLINE
4' DIMENSION MATCHES EXISTING
MATCH AND TIE INTO EXISTING LANDSCAPE HERE
EXISTING SERVICE YARD
SHORELINE SETBACK
BACK OF HOUSE DELIVERIES
EXISTING SHRUBS AND GROUNDCOVERS IN FRONT OF PORTE COCHERE TO REMAIN
EXISTING TREES, SHRUBS AND GROUNDCOVERS IN FRONT OF HOTEL TO REMAIN
EXISTING TREES, SHRUBS AND GROUNDCOVERS IN REAR OF HOTEL TO REMAIN
EXISTING HOTEL BUILDING
±15' MARINA BOARDWALK
EXISTING TREES, SHRUBS AND GROUNDCOVERS IN FRONT OF HOTEL TO REMAIN
EXISTING LANDSCAPE TO REMAIN
20' SHORELINE SETBACK
EXISTING POOL DECK
EXISTING POOL DECK
EXISTING POOL DEC

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSR	Sabal palmetto	Cabbage Palmetto
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm

PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
SHRUB AREAS			
	..	..	..
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwarf Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL1	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum
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	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficks microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESP	Stachytarpheta jamaicensis 'Madrid'	Madrid Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica 'Emerald'	Emerald Zoysia

LOCATION MAP



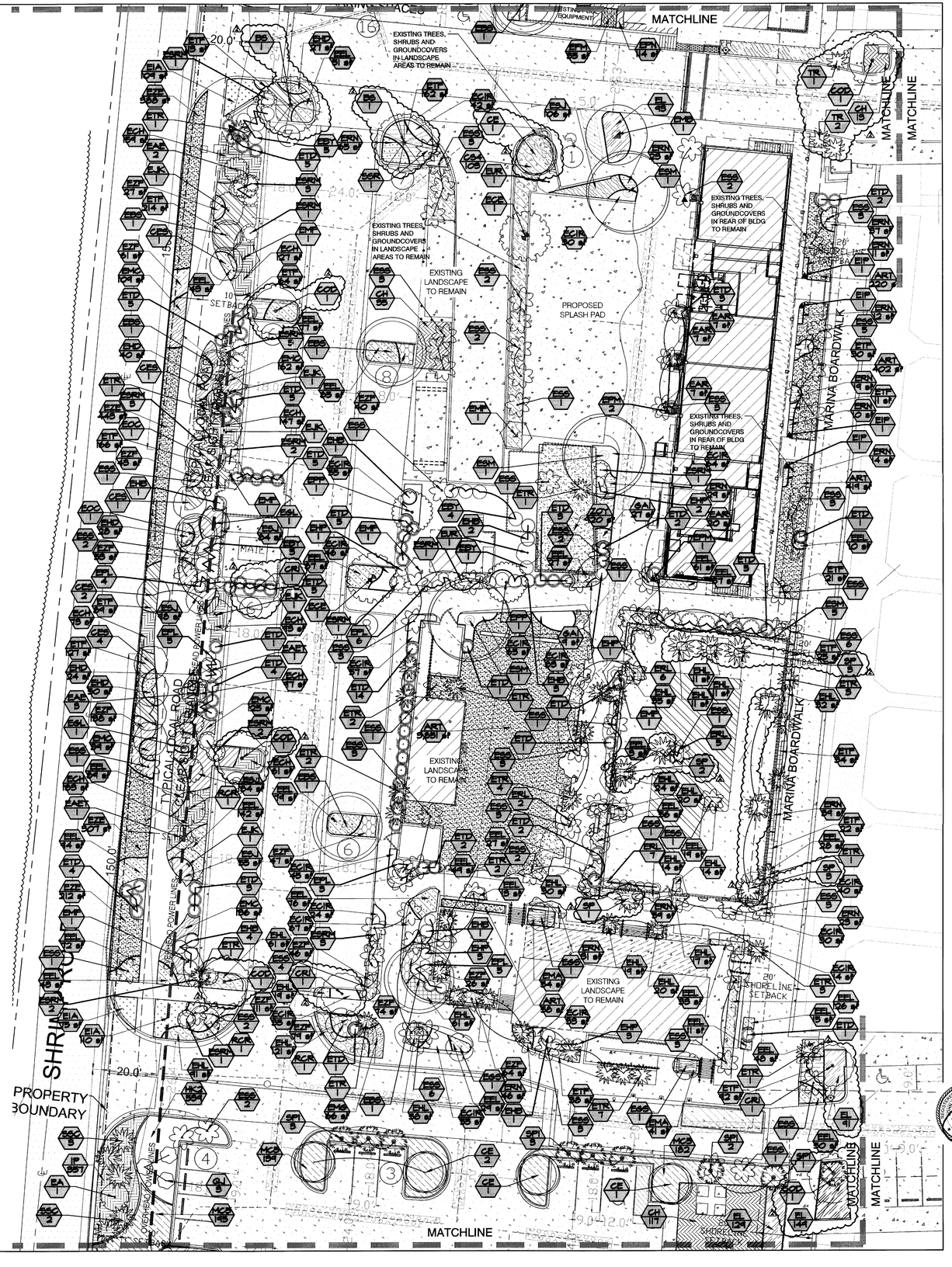
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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL/ LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
70 SOUTHEAST 16TH STREET
FT. LAUDERDALE, FL 33316
954.524.2272 www.ecoplan-lic.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
Digitally signed by John Harrigan
DN: CN=John Harrigan, dnQualifier=A01410C0000017E7479B99E00045AF4.0=ECOPLAN INC., C=US
Date: 2024.05.17 15:20:58-04'00'

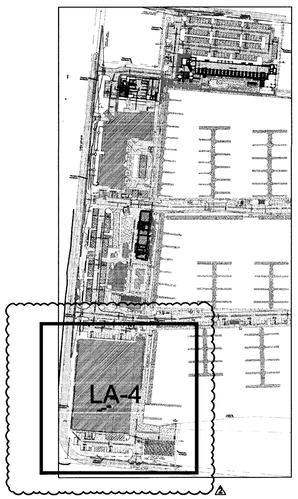
SHEET NUMBER:
LA-3



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
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	SSC	Sabal palmetto	Cabbage Palmetto - curve
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm
PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
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	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
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	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
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	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
SHRUB AREAS			
	..	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwaft Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL1	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fi
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbockia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica `Empire`	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod
	ZOY	Zoysia japonica `Emerald`	Emerald Zoysia

LOCATION MAP



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Scale: 1" = 20'-00"
0 10 20 40 60
North

PREPARED BY:
ECOPLAN
ECOLOGICAL | ENVIRONMENTAL | LAND PLANNING
LANDUSE ANALYSIS LANDSCAPE ARCHITECTURE
FLORIDA & CARIBBEAN
731 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.2722 www.ecoplan-lic.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

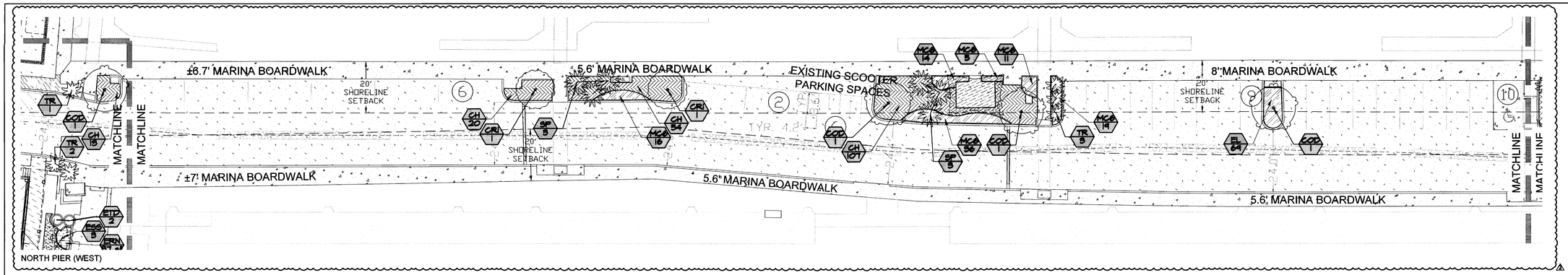
LANDSCAPE PLAN

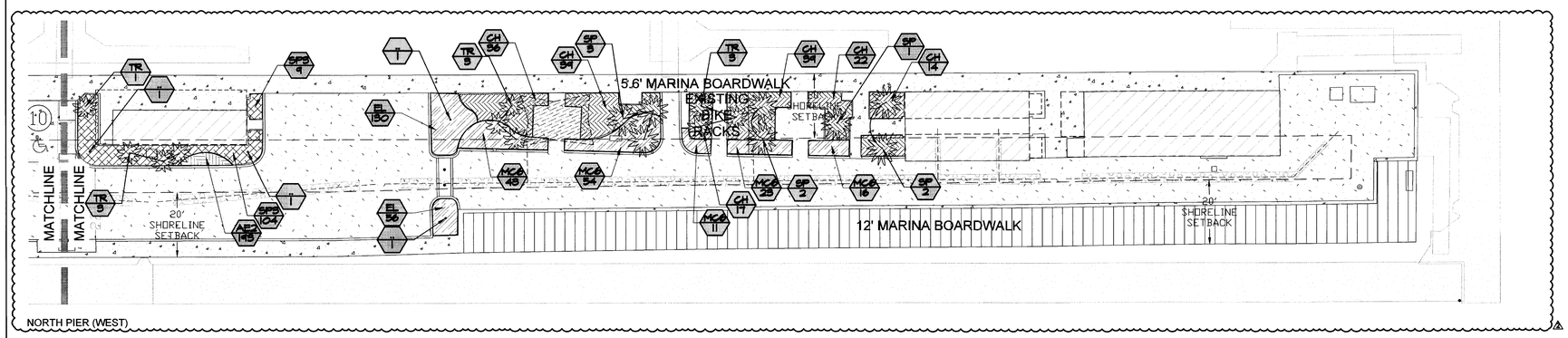
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

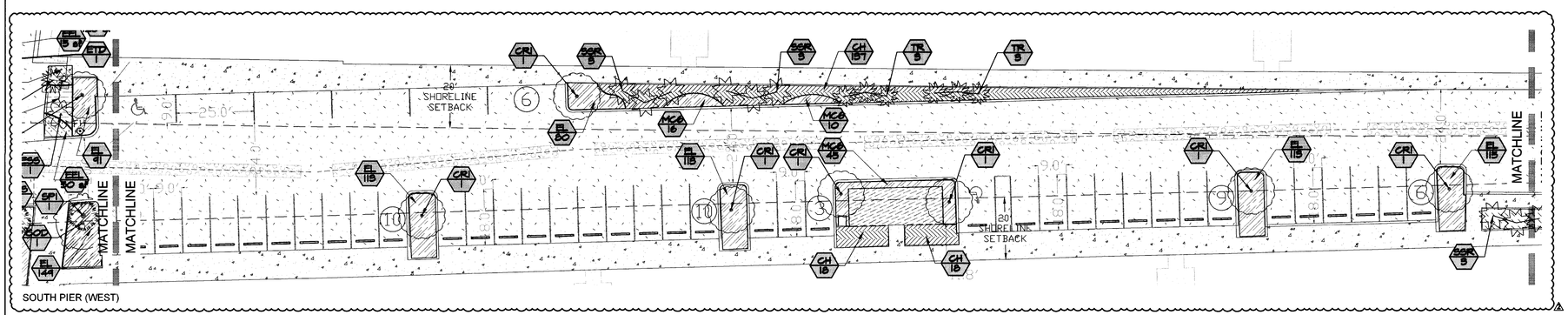
REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

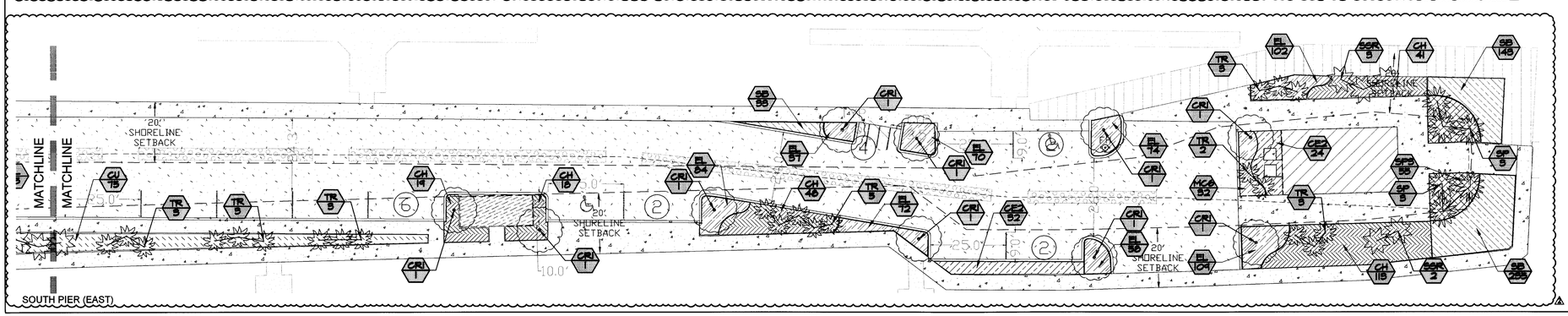
SEAL:
Digitally signed by John Harrigan
DN: CN=John Harrigan, emailAddress=JH@ECOPLAN-LIC.COM, OU=ECOPLAN INC., C=US
Date: 2024.06.17 15:21:20-04'00'

SHEET NUMBER: LA-4



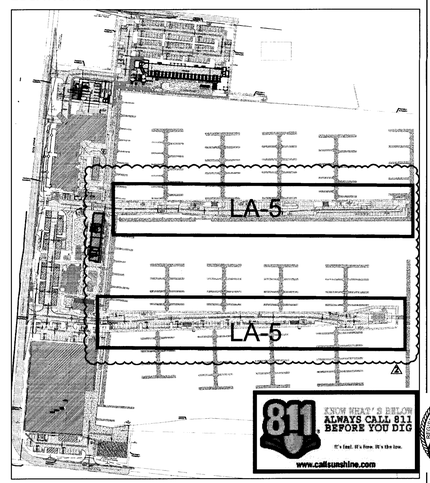






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LOCATION MAP



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North

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ECOLOGICAL | ENVIRONMENTAL | LAND PLANNING
LANDUSE ANALYSIS LANDSCAPE ARCHITECTURE
210 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.1722 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
Digitally signed by John Harrigan
DN: CN=John Harrigan, dnQualifier=A01410C0000017E4779B9E00045AF4, O=ECOPLAN INC., C=US
Date: 2024.05.17 15:21:39-04'00'

SHEET NUMBER:
LA-5

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	NATIVE
TREES								
	..	4	..	..	—			
	BS	10	Bursera simaruba	Gumbo Limbo	FG/B&B	12'-14' HT, 6' SPR	4" cal.	Yes
	CR1	22	Clusia rosea	Autograph Tree	65 Gal. Min.	14' HT X 6' SPR X 6.5' CT	2.5" - 3"	
	COD	8	Coccoloba diversifolia	Pigeon Plum	65 gal	3"-4"	10'-12' OA	8'-10'
	CE	25	Conocarpus erectus	Green Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	Yes
	CES	36	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12' HT x 6' SPR, 6' CT	2.5" cal, standard	Yes
	CS	9	Cordia sebestena	Orange Geiger Tree	FG/B&B	10' HT x 6' SPR	10' HT. x 5' SPR.	Yes
	EA	4	Eugenia axillaris	White Stopper	45 gal.	8-9' HT		
	LL	6	Lysiloma latisiliqua	Wild Tamarind	FG/B&B	14' HT. X 7' SPR.	4" cal.	Yes
	QJ	9	Quadrella jamaicensis	Jamaica Caper Tree	45 gal.	5' HT		
EXISTING TREES								
	EAW	1	Acoelorrhaphe wrightii	Paurotis Palm	EXISTING	Existing		
	EAET	2	Amyris elemifera	Sea Torchwood	EXISTING	Existing		
	EAE	5	Ardisia escalloniodes	Marlberry	EXISTING	Existing		
	EBSS	1	Bourreria succulenta	Bodywood	EXISTING	Existing		
	EBA	5	Bulnesia arborea	Verawood	EXISTING	Existing		
	EBS	5	Bursera simaruba	Gumbo Limbo	EXISTING			
	EBS	2	Bursera simaruba	Gumbo Limbo	EXISTING	Existing		
	ECD	1	Coccoloba diversifolia	Pigeon Plum	EXISTING			
	ECU	11	Coccoloba uvifera	Sea Grape	EXISTING	Existing		
	ECE	8	Conocarpus erectus	Buttonwood	EXISTING	Existing		
	EGS	4	Guaiacum sanctum	Lignum Vitae	EXISTING	Existing		
	EGL	3	Gymnanthes lucida	Crabwood	EXISTING	Existing		
	EJK	5	Jacquinia keyensis	Joewood	EXISTING	Existing		
	EMB	1	Manilkara bahamensis	Wild Dilly	EXISTING	Existing		
	EMF	6	Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing		
	ENC	1	Nectandra coriacea	Lancewood	EXISTING	Existing		
	EOC	2	Olea capensis	Black Ironwood	EXISTING	Existing		
	EPU	2	Pandanus utilis	Screw Pine	EXISTING	Existing		
	EPD	6	Phoenix dactylifera 'Medjool'	Medjool Date Palm	EXISTING	Existing		
	EPP	2	Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing		
	EPE3	12	Ptychosperma elegans	Triple Alexander Palm	EXISTING			
	ESS	108	Sabal palmetto	Cabbage Palmetto	EXISTING	Existing		
	ESM	11	Swietenia mahagoni	West Indian Mahogany	EXISTING			
	ETR	31	Thrinax radiata	Florida Thatch Palm	EXISTING	Existing		
	EVM	25	Veitchia montgomeryana	Montgomery Palm	EXISTING	Existing		
RELOCATED TREES								
	RBS	2	Bursera simaruba	Gumbo Limbo	RELOCATED	Relocated		
	RCR	3	Clusia rosea	Autograph Tree	RELOCATED	Relocated		
	RCD	3	Coccoloba diversifolia	Pigeon Plum	FG/BB	Relocated		
	SSR	38	Sabal palmetto	Cabbage Palmetto	RELOCATED	Relocated		
	SSC	11	Sabal palmetto	Cabbage Palmetto - curve	RELOCATED	Relocated		
	RSM	4	Swietenia mahagoni	West Indian Mahogany	RELOCATED	Relocated		
	RTR	13	Thrinax radiata	Florida Thatch Palm	—	Relocated		
PALM TREES								
	SS3	2	Sabal palmetto	Cabbage Palmetto	FG/B&B	10-14' CT		Yes
	SP	154	Sabal palmetto	Cabbage Palm	FG/B&B	14'-18' CT, VARY HEIGHTS	12" MIN.	
	SP1	34	Sabal palmetto	Sabal Palm	FG/BB	10'-14' CT, STAGGER HEIGHTS		
	TR	100	Thrinax radiata	Florida Thatch Palm	FG/B&B	10-12' HT		

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE
SHRUBS							
	CU2	43	Coccoloba uvifera	Sea Grape	25 gal.	6' MIN. HT. X 4' MIN. SPR.	No
	CM3	5	Codiaeum variegatum 'Magnificent'	Magnificent Croton	7 gal.		
	ERL	34	Emodea littoralis	Golden Creeper	Y	36" o.c.	
	ER2	30	Eugenia rhombea	Red Stopper	10 gal.	6' HT	Yes
	EUR	2	Eugenia rhombea	Red Stopper	Y	See Plan	
	SC2	18	Senna mexicana chapmanii	Bahama Senna	7 gal.	42" HT	Yes
EXISTING SHRUBS							
	EAM	5	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	B&B	Existing	
	EBG	7	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo	EXISTING	Existing	
	EBY	16	Byrsonima lucida	Locustberry	EXISTING	Existing	
	ECG	7	Clusia guttifera	Small Leaf Clusia	EXISTING	Existing	
	EHP	10	Hamelia patens 'Calusa'	Firebush	EXISTING	Existing	
	EHB	13	Heterosavia bahamensis	Maidenbush	EXISTING	Existing	
	EMFS	7	Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing	
	EPL	23	Psychotria ligustrifolia	Bahama Wild Coffee	EXISTING	Existing	
	ESRM	24	Serenoa repens 'Miami Select'	Silver Saw Palmetto	EXISTING	Existing	
	ESM	5	Suriana maritima	Bay Cedar	EXISTING	Existing	
	ETD	81	Tripsacum dactyloides	Fakahatchee Grass	BULB	Existing	

SHRUB AREAS

CH	1,600	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	30" O.C.
CS4	103	Clusia guttifera	Small Leaf Clusia	36" HT x 36" SPR		
CU	614	Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W	36" O.C.
CE2	216	Conocarpus erectus sericeus	Silver Button Wood	7 gal@ 30" HT		30" O.C.
PO	115	Podocarpus macrophyllus .	Podocarpus	36" x 18"		18" O.C.
PB2	271	Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR	30" O.C.
SP3	779	Scaevola plumieri	Inkberry	7 gal	24" HT x 24" SPR	24" O.C.
SB2	219	Spartina bakeri	Sand Cord Grass	1 gal@		

EXISTING SHRUBS

EBNR	294 sf	Bougainvillea x 'New River'	New River Bougainvillea	Existing to Remain	Existing
EBSW	275 sf	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea	Existing to Remain	Existing
EBL	302 sf	Byrsonima lucida	Key Locustberry	Existing to Remain	Existing
ECH	940 sf	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	Existing	Existing
ECGN	331 sf	Clusia guttifera nana	Dwaft Clusia	Existing to Remain	Existing
EPA	759 sf	Pennisetum setaceum 'Alba'	White Fountain Grass	Existing to Remain	Existing
EPBM	193 sf	Philodendron x 'Burle Marx'	Burle Marx Philodendron	Existing to Remain	Existing
EPR	904 sf	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain	Existing
EPL	455 sf	Psychotria ligustrifolia	Bahama Coffee	Existing to Remain	Existing
EPN	792 sf	Psychotria nervosa	Wild Coffee	Existing to Remain	Existing
ESB	499 sf	Savia bahamensis	Maidenhair Bush	Existing to Remain	Existing
ESR	165 sf	Serenoa repens	Saw Palmetto	Existing to Remain	Existing
ETF	1,441 sf	Tripsacum floridanum	Florida Gamagrass	Existing to Remain	Existing

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE
GROUND COVERS							
	AE2	193	Arachis glabrata	Perennial Peanut	6"x6"		
	BF	1,062	Borrichia frutescens	Sea Ox-eye Daisy	1 Gal.	10"x10"	Yes
	EL	5,714	Emodea littoralis	Golden Creeper	1 Gal.	8"x12"	Yes
	HK2	539	Hymenocallis keyensis	Spider Lily	1 Gal.	18" HT x 18" SPR	
	HK	679	Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	18" x 18"	Yes
	IP	1,514	Ipomoea pes-caprae	Beach Morning Glory	1 Gal.	8"x12"	Yes
	MC5	770	Muhlenbergia capillaris	Pink Muhly	24" HT x 24" SPR	24" OC	
	MC6	680	Muhlenbergia capillaris "White Cloud"	White Muhly	24" HT x 24" SPR	24" OC	Yes
	SB	2,195	Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	Yes
EXISTING GROUNDCOVERS							
	EAR	41 sf	Arachis glabrata	Perennial Peanut	Existing	Existing	
	ECIR	364 sf	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	Existing to Remain	Existing	
	ECIR	854 sf	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	Existing	Existing	
	ERN	421 sf	Emodea littoralis	Golden Creeper	Existing	Cuttings	
	EEL	1,604 sf	Emodea littoralis	Golden Creeper	Existing	Existing	
	EFM	1,843 sf	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	Existing	Existing	
	GAI	36 sf	Gaillardia pulchella	Blanket Flower	Existing	Existing	
	EHD	169 sf	Helianthus debilis	Beach Sunflower	Existing	Existing	
	EHL	292 sf	Hymenocallis latifolia	Spider Lily	Existing	Existing	
	EHL	380 sf	Hymenocallis latifolia	Spider Lily	Existing	Existing	
	EIA	294 sf	Ipomoea pes-caprae brasiliensis	Beach Morning Glory	Existing	Existing	
	ELM	643 sf	Liriope muscari	Lilyturf	Existing	Existing	
	EMS	673 sf	Microsorum scolopendria	Wart Fern	Existing	Existing	
	EMA	95 sf	Muehlenbeckia axillaris	Creeping Wire Vine	Existing	Existing	
	EMC	571 sf	Muhlenbergia capillaris	Pink Muhly Grass	Existing	Existing	
	EMG	66 sf	Muhlenbergia capillaris	Muhly Grass	Existing	Existing	
	ENE	753 sf	Nephrolepis exaltata	Boston Fern	Existing	Existing	
	ESJ	106 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Cuttings	
	ESJ	421 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Existing	
	ESOD	4,311 sf	Stenotaphrum secundatum	St. Augustine Grass	Existing	Existing	
	ETF	499 sf	Tripsacum floridanum	Dwarf Fakahatchee Grass	Existing	Existing	
	EZF	376 sf	Zamia floridana	Coontie	Existing	Cuttings	
	EZF	433 sf	Zamia floridana	Florida Coontie	Existing	Existing	
	EZE	1,350 sf	Zoysia japonica 'Empire'	Empire Zoysia Grass	Existing	Existing	
MICELLANEOUS							
	ART	4,952 sf	Artificial Turf	Artificial Turf	N		
SOD/SEED							
	SOD	8,921 sf	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod	sod		No
	ZOY	993 sf	Zoysia japonica `Emerald`	Emerald Zoysia	N		

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

	Bufferyard width Req'd	Bufferyard Width Provided
SEC. 114-126. District Boundary Buffers		
-North Property Line 393LF (Minus) = Bufferyard "B"	-	-
**SEC. 114-126.(d)(1) Where a street separates a parcel boundary from the district boundary, no buffer is required if specified buffer is an A or B buffer.*	-	-
-East Property Line 227LF (MI - MI) = No Bufferyard Required	-	-
-West Property Line (Phase 1 Hotel Parcel Only) 473LF (MI - PR) = No Bufferyard Required	-	-
-West Property Line (Phase 2 Only) 373LF (MI - MI) = No Bufferyard Required	-	-

	Total Required	Total Provided
SEC. 114-104. Street Trees		
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length		
North Property Line = 339LF / 100'	4	4
West Property Line (Phase 1 Hotel Parcel) = 473LF / 100'	5	5
West Property Line (Phase 2 Parcel) = 373LF / 100'	4	5
West Property Line (boat storage) = 445LF / 100'	5	4
South Property Line (boat storage) = 347LF / 100'	4	

	Total Required	Total Provided
SEC. 114-100. Required Landscaping		
(a.)(3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.		
Gross parking area north parking lot = 46,876sf x 20%	9375 sf	13,266 sf
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf x 20%	2415 sf	5601 sf
Gross parking area @ phase 2 parcel = 25,762sf x 20%	5152 sf	6532 sf
Gross parking area @ boat storage north 9,424sf x 20%	1885 sf	2244 sf
Gross parking area @ boat storage south 10,229sf x 20%	2045 sf	3261 sf
(a.)(7.) 1 tree per 1000sf of gross parking area	47	47
Gross parking area north parking lot = 46,876sf / 1000sf x 1	13	13
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf / 1000sf x 1	26	26
Gross parking area @ phase 2 parcel = 25,762sf / 1000sf x 1	10	10
Gross parking area @ boat storage north 9,424sf / 1000sf x 1	11	11
Gross parking area @ boat storage south 10,229sf / 1000sf x 1		
(a.)(8.) 4 shrubs per 1000sf of gross parking area	188	188
Gross parking area north parking lot = 46,876sf / 1000sf x 4	49	49
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf / 1000sf x 4	104	104
Gross parking area @ phase 2 parcel = 25,762sf / 1000sf x 4	40	40
Gross parking area @ boat storage north 9,424sf / 1000sf x 4	44	44
Gross parking area @ boat storage south 10,229sf / 1000sf x 4		
(a.)(10.) Minimum 50% required trees shall be native canopy trees	24	24
North Pakring Lot - 47 trees x 50%	7	7
Hotel Arrival and New Banquet Bldg - 13 trees x 50%	13	13
Phase 2 Parking - 26 trees x 50%	5	5
Parking area @ boat storage north -10 trees x 50%	6	6
Parking area @ boat storage south - 11 trees x 50%		
(a.)(11.) Minimum 40% required trees shall be native understory trees	19	19
North Pakring Lot - 47 trees x 40%	6	6
Hotel Arrival and New Banquet Bldg - 13 trees x 40%	11	11
Phase 2 Parking - 26 trees x 40%	4	4
Parking area @ boat storage north -10 trees x 40%	4	4
Parking area @ boat storage south - 11 trees x 40%		
(a.)(12.) Maximum 10% required trees may be native palms	4	4
North Pakring Lot - 47 trees x 10%	1	1
Hotel Arrival and New Banquet Bldg - 13 trees x 10%	2	2
Phase 2 Parking - 26 trees x 10%	1	1
Parking area @ boat storage north - 10 trees x 10%	1	1
Parking area @ boat storage south - 11 trees x 10%		

	Total Required	Total Provided
SEC. 130-140(f)(3)e.4. Non-Waterside Perimeter Setback Class C Bufferyard		
North Property Line (north parcel) = 393lf - existing overhead utility lines	20	20
-Canopy Trees 5 per 100' (393LF /100' x 5)	8	8
-Understory Trees 2 per 100' (393LF /100' x 2)	79	79
-Shrubs 20 per 100' (393LF /100' x 20)		
East Property Line (north parcel) = 227lf	12	12
-Canopy Trees 5 per 100' (227LF /100' x 5)	5	5
-Understory Trees 2 per 100' (227LF /100' x 2)	45	45
-Shrubs 20 per 100' (227LF /100' x 20)		
West Property Line (north parcel) = 184lf	10	10
-Canopy Trees 5 per 100' (184LF /100' x 5)	4	4
-Understory Trees 2 per 100' (184LF /100' x 2)	40	40
-Shrubs 20 per 100' (184LF /100' x 20)		
North Property Line (existing hotel parcel) = 192lf	20	20
-Canopy Trees 5 per 100' (192LF /100' x 5)	8	8
-Understory Trees 2 per 100' (192LF /100' x 2)	79	79
-Shrubs 20 per 100' (192LF /100' x 20)		
West Property Line (existing hotel parcel = 447lf)	23	23
-Canopy Trees 5 per 100' (447LF /100' x 5)	9	9
-Understory Trees 2 per 100' (477LF /100' x 2)	90	90
-Shrubs 20 per 100' (447LF /100' x 20)		
West Property Line (south exist. dev parcel = 348lf) existing overhead utility lines	18	18
-Canopy Trees 5 per 100' (348LF /100' x 5)	7	7
-Understory Trees 2 per 100' (348LF /100' x 2)	70	70
-Shrubs 20 per 100' (348LF /100' x 20)		
West Property Line (boat storage parcel = 445lf) existing overhead utility lines	25	25
-Canopy Trees 5 per 100' (445LF /100' x 5)	10	10
-Understory Trees 2 per 100' (445LF /100' x 2)	100	100
-Shrubs 20 per 100' (445LF /100' x 20)		
South Property Line (boat storage parcel = 347lf)	20	20
-Canopy Trees 5 per 100' (347LF /100' x 5)	8	8
-Understory Trees 2 per 100' (347LF /100' x 2)	80	80
-Shrubs 20 per 100' (347LF /100' x 20)		
East Property Line (boat storage parcel = 138lf)	10	10
-Canopy Trees 5 per 100' (138LF /100' x 5)	4	4
-Understory Trees 2 per 100' (138LF /100' x 2)	40	40
-Shrubs 20 per 100' (138LF /100' x 20)		

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ECOPLAN
ECOLOGICAL / ENVIRONMENTAL / LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
70 SOUTHEAST 18TH STREET
ISLAMORADA, FLORIDA 33036
954.534.9732 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

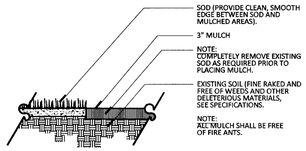
PLANT LIST, NOTES AND CALCULATIONS

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

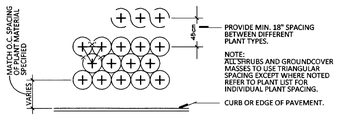
REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
Digitally signed by John Harrigan
DN: CN=John Harrigan, dnQualifier=A01410C0000017B79B99E0004, O=ECOPLAN INC., C=US
Date: 2024.05.17 15:21:55-04'

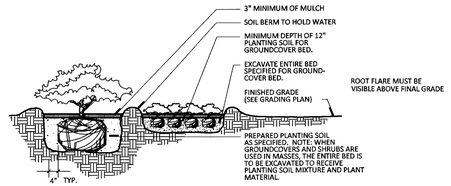
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LA-6



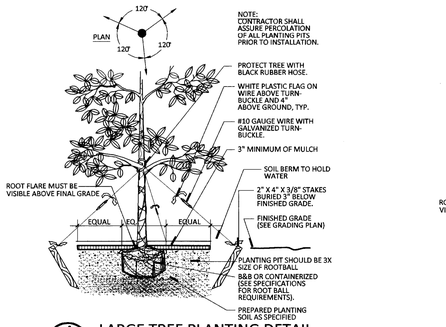
1 GRASS / MULCH EDGE DETAIL
PLAN SCALE= NTS



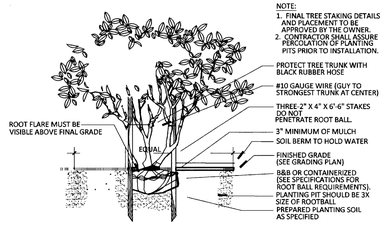
2 SHRUB AND GROUNDCOVER LAYOUT
SECTION SCALE= NTS



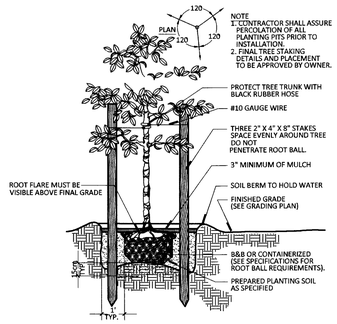
3 SHRUB / GROUNDCOVER PLANTING
SECTION SCALE= NTS



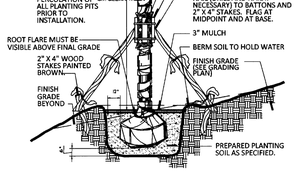
4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



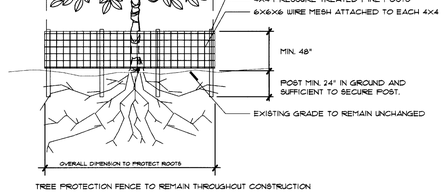
5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



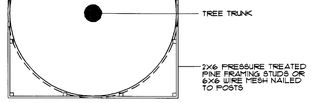
6 SMALL TREE PLANTING DETAIL
SCALE= NTS



7 PALM DETAIL
SECTION SCALE= NTS



8 TREE PROTECTION FENCE
SECTION SCALE= NTS



9 TREE PROTECTION FENCE
PLAN SCALE= NTS

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LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. QUANTITIES, SIZES AND LOCATION OF PLANTS WILL BE DETERMINED BY PLAN AND PLANT LISTS. SIZE OF PLANTS SHALL TAKE PRECEDENT OVER CONTAINER SIZE. SPACING OF GROUNDCOVERS WILL BE DETERMINED BY PLANT LIST. QUANTITIES SHOWN ON PLANT LIST ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.

6. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.

11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.

13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.

16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.

17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

21. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

22. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

23. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

24. PLANT MATERIAL SHALL BE FERTILIZED THROUGHOUT THE WARRANTY PERIOD AND THEREAFTER BY THE OWNER 3-4 TIMES PER YEAR. UTILIZE A GENERAL FERTILIZER WITH AN ANALYSIS OF 8-2-12 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR. FOLLOW MANUFACTURER RECOMMENDED RATES AND METHODS OF APPLICATION.

25. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

26. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

27. ALL PLANT MATERIAL SHALL BE PLANTED WITH ROOT FLARE VISIBLE AT FINISHED GRADE. DO NOT PLANT MATERIAL TOO DEEP.

28. THE CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT AND CLIENT TO REVIEW ANY ISSUES PRIOR TO COMMENCING THE PROJECT.

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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
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954.524.3722 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE DETAILS

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
Digitally signed by John Harrigan
DN: CN=John Harrigan, emailAddress=A01410C00000017E74759B9E00045AF4,O=ECOPLAN INC., C=US
Date: 2024.05.17 15:22:13-04'00'

SHEET NUMBER:
LA-7

Observation 7/19/23 | Perry Key West Expansion Project

TREE #	COMMON NAME	BOTANICAL NAME	WIDTH (ft)	HEIGHT (ft)	CLEAR TRUNK (ft)	HEALTH CONDITION	OBSERVATIONS	DISPOSITION
1	Montgomery Palm	*Veitchia montgomeryana*			10/11' GW	FAIR	Double trunk, crowding adjacent Sea Grape	REMOVE
2	Sea Grape Tree	*Coccoloba uvifera*	15	20		GOOD	Under powerline	REMAIN
3	Sea Grape Tree	*Coccoloba uvifera*	15	20		FAIR	Low crotch, some storm damage	REMAIN
4	Sea Grape Tree	*Coccoloba uvifera*	12	15		POOR	Low crotch, tilted foliage, NO symmetry	REMAIN
5	Green Buttonwood	*Conocarpus erectus*	18	18		FAIR	Exposed roots, storm damage (leaning), poor structure	REMAIN
6	Green Buttonwood	*Conocarpus erectus*	15	20		FAIR	Multistem, split at ground, poor form	REMAIN
7	Sea Grape Tree	*Coccoloba uvifera*	7	11		FAIR	Leaning, poor form	REMAIN
8	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Nutrient deficiency, thin DBH, crowded by adjacent trees	REMOVE
9	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Chlorosis, nutrient deficiency, thin DBH	REMOVE
10	Montgomery Palm	*Veitchia montgomeryana*			7'GW	POOR	Chlorosis, nutrient deficiency, penciling	REMOVE
11	Sea Grape Tree	*Coccoloba uvifera*	12	12		FAIR	Leaning, poor form	REMAIN
12	Green Buttonwood	*Conocarpus erectus*	15	20		FAIR	Poor form, low fork at 3'	REMAIN
13	Coconut Palm	*Cocos nucifera*			2' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
14	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Thin trunk, overcrowded by adjacent vegetation	REMAIN
15	Sea Grape Tree	*Coccoloba uvifera*	9	12		FAIR	Aggressive lean / curved trunk, overcrowded by adjacent vegetation	REMAIN
16	Mahogany Tree	*Swietenia mahogani*	9	14		FAIR	Leaning	REMAIN
17	Green Buttonwood	*Conocarpus erectus*	12	25		FAIR	Poor form, low fork at 4', no symmetry	REMAIN
18	Coconut Palm	*Cocos nucifera*			7' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
19	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
20	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
21	Coconut Palm	*Cocos nucifera*			3' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
22	Coconut Palm	*Cocos nucifera*			6' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
23	Green Buttonwood	*Conocarpus erectus*	21	25		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
24	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
25	Rubber Tree	*Ficus elastica*	15	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
26	Mahogany Tree	*Swietenia mahogani*	10	25		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
27	Sea Grape Tree	*Coccoloba uvifera*	6	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
28	Green Buttonwood	*Conocarpus erectus*	22	25		FAIR	Leaning, poor form	REMAIN
29	Mahogany Tree	*Swietenia mahogani*	8	20		FAIR	Straight trunk, overcrowded by adjacent vegetation	REMAIN
30	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
31	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	Low fork, poor form	REMAIN
32	Mahogany Tree	*Swietenia mahogani*	12	15		FAIR	Leaning, poor form, storm damage	REMAIN
33	Mahogany Tree	*Swietenia mahogani*	13	15	7' GW	FAIR	Poor form	REMOVE
34	Coconut Palm	*Cocos nucifera*			15' GW	GOOD	Some nutrient deficiency	REMOVE
35	Montgomery Palm	*Veitchia montgomeryana*			12'/12' GW	POOR	Double trunk, crowding adjacent Sea Grape	REMOVE
36	Mahogany Tree	*Swietenia mahogani*	15	18		GOOD	Close to overhead power lines	RELOCATE
37	Pigeon Plum	*Coccoloba diversifolia*	4	7		GOOD	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
38	Pigeon Plum	*Coccoloba diversifolia*	3	10		POOR	SIGNIFICANT DIEBACK, LEANING	REMOVE
39	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Some nutrient deficiency, some penciling	REMOVE
40	Coconut Palm	*Cocos nucifera*			21' GW	GOOD	Some nutrient deficiency	REMOVE
41	Mahogany Tree	*Swietenia mahogani*	16	15		FAIR	Leaning, poor form, some canopy dieback	REMOVE
42	Coconut Palm	*Cocos nucifera*			20' GW	GOOD	Some nutrient deficiency	RELOCATE
43	Coconut Palm	*Cocos nucifera*			18' GW	POOR	Nutrient deficiency, chlorosis, some penciling	REMOVE
44	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
45	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
46	Mahogany Tree	*Swietenia mahogani*	9	12		FAIR	Poor form	RELOCATE
47	Coconut Palm	*Cocos nucifera*			24' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
48	Mahogany Tree	*Swietenia mahogani*	12	3		FAIR	Poor form, non-symetrical canopy, apparent storm damage	REMOVE
49	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
50	Mahogany Tree	*Swietenia mahogani*	8	12		FAIR	Poor form, apparent storm damage, some canopy dieback	REMOVE
51	Coconut Palm	*Cocos nucifera*			16' GW	FAIR	Overpruned	REMOVE
52	Montgomery Palm	*Veitchia montgomeryana*			15',10', 9' GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
53	Pigeon Plum	*Coccoloba diversifolia*	3	5		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
54	Pigeon Plum	*Coccoloba diversifolia*	4	7		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
55	Coconut Palm	*Cocos nucifera*			14'GW	FAIR	Some nutrient deficiency	REMOVE
56	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency	REMOVE
57	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency, overpruned crown	REMOVE
58	Pigeon Plum	*Coccoloba diversifolia*	4	9		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
59	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
60	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Leaning	REMOVE
61	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown	REMOVE
62	Mahogany Tree	*Swietenia mahogani*	10	14		FAIR	Minimal space for rootball (adjacent hydrant)	REMOVE
63	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown	REMOVE
64	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Good form, canopy somewhat sparse	RELOCATE
65	Montgomery Palm	*Veitchia montgomeryana*			15'GW, 10'GW	FAIR	Triple trunk, one dead stem, nutrient deficiency	REMOVE
66	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
67	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
68	Mahogany Tree	*Swietenia mahogani*	15	15		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
69	Pigeon Plum	*Coccoloba diversifolia*	3	7		FAIR	leaning, canopy dieback	REMOVE
70	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	leaning, canopy dieback, asymmetry	REMOVE
71	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	overpruned, sparse crown	REMOVE
72	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Overpruned, penciling	REMOVE
72a	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Slight lean, poor form	REMOVE
73	Coconut Palm	*Cocos nucifera*			21'GW		Leaning, storm damage	REMOVE
74	Coconut Palm	*Cocos nucifera*			18'GW		Overpruned, penciling	REMOVE
75	Pigeon Plum	*Coccoloba diversifolia*	7	9		POOR	Leaning, poor form, canopy dieback	REMOVE
76	Pigeon Plum	*Coccoloba diversifolia*	5	12		GOOD	Full canopy	RELOCATE
77	Coconut Palm	*Cocos nucifera*			29'GW	FAIR	Overpruned crown, some nutrient deficiency, penciling	REMOVE
78	Mahogany Tree	*Swietenia mahogani*	7	12		POOR	Some canopy dieback, poor form, non symmetrical canopy	REMOVE
79	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
80	Mahogany Tree	*Swietenia mahogani*	8	12		POOR	Some canopy dieback, poor form	REMOVE
81	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Some canopy dieback, poor form	REMOVE
82	Coconut Palm	*Cocos nucifera*			29'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
83	Mahogany Tree	*Swietenia mahogani*	6	12		POOR	Poor form, leaning,canopy dieback, apparent storm damage	REMOVE
84	Montgomery Palm	*Veitchia montgomeryana*			10',10', 7'GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
85	Mahogany Tree	*Swietenia mahogani*	13	16		GOOD		RELOCATE
86	Coconut Palm	*Cocos nucifera*			29'GW	FAIR		REMOVE
87	Mahogany Tree	*Swietenia mahogani*	9	12		POOR	Poor form, canopy dieback, non-symmtrical canopy, apparent storm damage	REMOVE
88	Coconut Palm	*Cocos nucifera*			8'GW	FAIR	OFF SITE ON ADJACENT PROPERTY	REMOVE
89	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-symmtrical canopy, apparent storm damage	REMOVE
90	Gumbo Limbo	*Bursera simaruba*	10	12		FAIR	Poor form, some canopy dieback	REMOVE
90A	Gumbo Limbo	*Bursera simaruba*	18	15		GOOD		RELOCATE
91	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
92	Gumbo Limbo	*Bursera simaruba*	12	10		FAIR	Some storm damage and canopy dieback	REMOVE
93	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
94	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-symmtrical canopy, apparent storm damage	REMOVE
95	Cabbage Palm	*Sabal palmetto*						REMAIN
96	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
97	Cabbage Palm	*Sabal palmetto*			13'GW	GOOD		REMAIN
98	Cabbage Palm	*Sabal palmetto*			12'GW	FAIR		REMAIN
99	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
100	Cabbage Palm	*Sabal palmetto*						REMAIN
101	Cabbage Palm	*Sabal palmetto*						REMAIN
102	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
103	Coconut Palm	*Cocos nucifera*						REMOVE
104	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
106	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
106	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
107	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
108	Coconut Palm	*Cocos nucifera*						REMOVE
109	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
110	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
111	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
112	Coconut Palm	*Cocos nucifera*						REMOVE
113	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
114	Screw Pine	*Pandanus utilis*						REMAIN
115	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
116	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
117	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
118	Paurotis Palm	*Acoelorrhaphe wrightii*						REMAIN
119	Alexander Palm	*Ptychosperma elegans*						REMAIN
120	Alexander Palm	*Ptychosperma elegans*						REMAIN
121	Alexander Palm	*Ptychosperma elegans*						REMAIN
122	Coconut Palm	*Cocos nucifera*						REMOVE
123	Alexander Palm	*Ptychosperma elegans*						REMAIN
124	Alexander Palm	*Ptychosperma elegans*						REMAIN
125	Alexander Palm	*Ptychosperma elegans*						REMAIN
126	Alexander Palm	*Ptychosperma elegans*						REMAIN
127	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
128	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
129	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
130	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
131	Coconut Palm	*Cocos nucifera*						REMOVE
132	Coconut Palm	*Cocos nucifera*						REMOVE
133	Coconut Palm	*Cocos nucifera*						REMOVE
134	Coconut Palm	*Cocos nucifera*						REMOVE
135	Coconut Palm	*Cocos nucifera*						REMOVE
136	Coconut Palm	*Cocos nucifera*						REMOVE
137	Coconut Palm	*Cocos nucifera*						REMOVE
138	Coconut Palm	*Cocos nucifera*						REMOVE
139	Coconut Palm	*Cocos nucifera*						REMOVE
140	Coconut Palm	*Cocos nucifera*						REMOVE
141	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
142	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
143	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
144	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
145	Coconut Palm	*Cocos nucifera*						REMOVE
146	Coconut Palm	*Cocos nucifera*						REMOVE
147	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
148	Coconut Palm	*Cocos nucifera*						REMOVE
149	Coconut Palm	*Cocos nucifera*						REMOVE
150	Screw Pine	*Pandanus utilis*						REMAIN
151	Coconut Palm	*Cocos nucifera*						REMOVE
152	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
153	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
154	Coconut Palm	*Cocos nucifera*						REMOVE
155	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
156	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
157	Coconut Palm	*Cocos nucifera*						REMOVE
158	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
159	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
160	Coconut Palm	*Cocos nucifera*						REMOVE
161	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
162	Cabbage Palm	*Sabal palmetto*						REMAIN
163	Cabbage Palm	*Sabal palmetto*						REMAIN
164	Cabbage Palm	*Sabal palmetto*						REMAIN
165	Cabbage Palm	*Sabal palmetto*						REMAIN
166	Cabbage Palm	*Sabal palmetto*						REMAIN
167	Cabbage Palm	*Sabal palmetto*						REMAIN
168	Verawood	*Bulnesia arborea*						REMAIN
169	Mahogany Tree	*Swietenia mahogani*						REMAIN
170	Verawood	*Bulnesia arborea*						REMAIN
171	Alexander Palm	*Ptychosperma elegans*						REMAIN
172	Alexander Palm	*Ptychosperma elegans*						REMAIN
173	Mahogany Tree	*Swietenia mahogani*						REMAIN
174	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
175	Verawood	*Bulnesia arborea*						REMAIN
176	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
177	Mahogany Tree	*Swietenia mahogani*						REMAIN
178	Alexander Palm	*Ptychosperma elegans*						REMAIN
179	Verawood	*Bulnesia arborea*						REMAIN
180	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
181	Alexander Palm	*Ptychosperma elegans*						REMAIN
181a	Mahogany Tree	*Swietenia mahogani*						REMAIN
182	Alexander Palm	*Ptychosperma elegans*						REMAIN
183	Verawood	*Bulnesia arborea*						REMAIN
184	Mahogany Tree	*Swietenia mahogani*						REMAIN
185	Coconut Palm	*Cocos nucifera*			31'GW	FAIR	Some overpruning	REMAIN
186	Orange Geiger Tree	*Cordia sebestena*	5	12		FAIR		REMAIN
187	Orange Geiger Tree	*Cordia sebestena*	9	15		FAIR		REMAIN
188	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMOVE
189	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMOVE
189A	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
190	Coconut Palm	*Cocos nucifera*			29'GW	FAIR	Some overpruning	REMOVE
191	Pigeon Plum	*Coccoloba diversifolia*	4	8		GOOD		REMAIN
192	Pigeon Plum	*Coccoloba diversifolia*	10	10		FAIR	Poor form, assymetrical canopy, storm damage, canopy dieback	REMOVE
193	Gumbo Limbo	*Bursera simaruba*	12	12		FAIR	Poor form, some canopy dieback	RELOCATE
193A	Pigeon Plum	*Coccoloba diversifolia*	6	9		G XXX	Leaning	RELOCATE
193B	Pigeon Plum	*Coccoloba diversifolia*	9	11		GOOD	Leaning	REMAIN
193C	Green Buttonwood	*Conocarpus erectus*	4	8		FAIR		REMOVE
193D	Green Buttonwood	*Conocarpus erectus*	5	15		FAIR		REMOVE
193E	Green Buttonwood	*Conocarpus erectus*	4	8		FAIR		REMOVE
194	Gumbo Limbo	*Bursera simaruba*						REMAIN
195	Cabbage Palm	*Sabal palmetto*						RELOCATE
196	Cabbage Palm	*Sabal palmetto*						RELOCATE
197	Cabbage Palm	*Sabal palmetto*						RELOCATE
198	Marlberry	*Ardisia escallonioides*						REMAIN
199	Marlberry	*Ardisia escallonioides*						REMAIN
200	Joewood	*Jacquinia keyensis*						REMAIN
201	Gumbo Limbo	*Bursera simaruba*						REMAIN
202	Simpson stopper	*Myrcianthes fragrans*						REMAIN
203	Cabbage Palm	*Sabal palmetto*						RELOCATE
204	Cabbage Palm	*Sabal palmetto*						RELOCATE
205	Cabbage Palm	*Sabal palmetto*						RELOCATE
206	Gumbo Limbo	*Bursera simaruba*						REMAIN
207	Joewood	*Jacquinia keyensis*						REMAIN
208	Thatch Palm	*Thrinax radiata*						REMAIN
209	Joewood	*Jacquinia keyensis*						REMAIN
210	Simpson stopper	*Myrcianthes fragrans*						REMAIN
211	Cabbage Palm	*Sabal palmetto*						REMAIN
212	Crabwood	*Gymnanthes lucida*						REMAIN
213	Cabbage Palm	*Sabal palmetto*						RELOCATE
214	Cabbage Palm	*Sabal palmetto*						RELOCATE
215	Cabbage Palm	*Sabal palmetto*						RELOCATE
216	Joewood	*Jacquinia keyensis*						REMAIN
217	Sea Toothwood	*Krugiodendron ferreum*						REMAIN
218	Marlberry	*Ardisia escallonioides*						REMAIN
219	Marlberry	*Ardisia escallonioides*						REMAIN
220	Cabbage Palm	*Sabal palmetto*						RELOCATE
221	Cabbage Palm	*Sabal palmetto*						RELOCATE
222	Cabbage Palm	*Sabal palmetto*						RELOCATE
223	Crabwood	*Gymnanthes lucida*						REMAIN
224	Marlberry	*Ardisia escallonioides*						REMAIN
225	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
226	Sea Toothwood	*Krugiodendron ferreum*						REMAIN
227	Joewood	*Jacquinia keyensis*						REMAIN
228	Simpson stopper	*Myrcianthes fragrans*						REMAIN
229	Thatch Palm	*Thrinax radiata*						REMAIN
230	Cabbage Palm	*Sabal palmetto*						REMAIN
231	Cabbage Palm	*Sabal palmetto*						REMAIN
232	Cabbage Palm	*Sabal palmetto*						REMAIN
267	Cabbage Palm	*Sabal palmetto*						REMAIN
268	Cabbage Palm	*Sabal palmetto*						REMAIN
269	Cabbage Palm	*Sabal palmetto*						REMAIN
270	Thatch Palm	*Thrinax radiata*						REMAIN
271	Cabbage Palm	*Sabal palmetto*						REMAIN
272	Thatch Palm	*Thrinax radiata*						REMAIN
273	Cabbage Palm	*Sabal palmetto*						REMAIN
274	Thatch Palm	*Thrinax radiata*						REMAIN
275	Gumbo Limbo	*Bursera simaruba*						REMAIN
276	Cabbage Palm	*Sabal palmetto*						REMAIN
277	Cabbage Palm	*Sabal palmetto*						REMAIN
278	Cabbage Palm	*Sabal palmetto*						REMAIN
279	Cabbage Palm	*Sabal palmetto*						REMAIN
280	Cabbage Palm	*Sabal palmetto*						REMAIN
281	Cabbage Palm	*Sabal palmetto*						REMAIN
282	Cabbage Palm	*Sabal palmetto*						REMAIN
283	Cabbage Palm	*Sabal palmetto*						REMAIN
284	Cabbage Palm	*Sabal palmetto*						REMAIN
285	Gumbo Limbo	*Bursera simaruba*						REMAIN
286	Thatch Palm	*Thrinax radiata*						REMAIN
287	Cabbage Palm	*Sabal palmetto*						REMAIN
288	Cabbage Palm	*Sabal palmetto*						REMAIN
289	Thatch Palm	*Thrinax radiata*						REMAIN
290	Cabbage Palm	*Sabal palmetto*						REMAIN
291	Thatch Palm	*Thrinax radiata*						REMAIN
292	Thatch Palm	*Thrinax radiata*						REMAIN
293	Thatch Palm	*Thrinax radiata*						REMAIN
294	Cabbage Palm	*Sabal palmetto*						REMAIN
295	Cabbage Palm	*Sabal palmetto*						REMAIN
296	Mahogany Tree	*Swietenia mahogani*						REMAIN
297	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
298	Cabbage Palm	*Sabal palmetto*						REMAIN
299	Simpson stopper	*Myrcianthes fragrans*						REMAIN
300	Green Buttonwood	*Conocarpus erectus*						REMAIN
301	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
302	Cabbage Palm	*Sabal palmetto*						REMAIN
303	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR		RELOCATE
304	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR		RELOCATE
305	Gumbo Limbo	*Bursera simaruba*						REMAIN
306	Cabbage Palm	*Sabal palmetto*						REMAIN
307	Cabbage Palm	*Sabal palmetto*						REMAIN
308	Cabbage Palm	*Sabal palmetto*						REMAIN
309	Cabbage Palm	*Sabal palmetto*						RELOCATE
310	Wild Dilly	*Manilkara bahamensis*	6	11		FAIR	Sparse canopy	REMAIN
311	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
312	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	RELOCATE
313	Mahogany Tree	*Swietenia mahogani*	12	18		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMAIN
314	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
315	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE
316	Green Buttonwood	*Conocarpus erectus*						REMAIN
317	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
318	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
319	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
320	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
321	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
322	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
323	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323B	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
325	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
326	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
327	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
328	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
329	Simpson stopper	*Myrcianthes fragrans*	4	8		FAIR	Overplanted	REMAIN
330	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD		REMAIN
331	Thatch Palm	*Thrinax radiata*			2'GW	FAIR		REMAIN
331A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
332	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
333	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
334	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
335	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
336	Gumbo Limbo	*Bursera simaruba*	10	10		FAIR		REMAIN
337	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
338	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
339	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
340	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
341	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR	Curved character trunk	REMAIN
342	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
343	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
344	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
345	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
346	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
347	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
348	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
349	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
350	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
351	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
352	Cabbage Palm	*S

416	Cabbage Palm	*Sabal palmetto*				RELOCATE
417	Thatch Palm	*Thrinax radiata*				RELOCATE
418	Cabbage Palm	*Sabal palmetto*				REMAIN
419	Crabwood	*Gymnanthes lucida*				REMAIN
420	Bahama Strongbark	*Bourreria succulenta*				REMAIN
421	Thatch Palm	*Thrinax radiata*				RELOCATE
422	Joewood	*Jacquinia keyensis*				RELOCATE
423	Lignum vitae	*Guiacum sanctum*				REMOVE
424	Cabbage Palm	*Sabal palmetto*				RELOCATE
425	Cabbage Palm	*Sabal palmetto*				RELOCATE
426	Lignum vitae	*Guiacum sanctum*				REMOVE
427	Thatch Palm	*Thrinax radiata*				RELOCATE
428	Lancewood	*Nectandra coriacea*				REMAIN
429	Cabbage Palm	*Sabal palmetto*				REMAIN
430	Thatch Palm	*Thrinax radiata*				RELOCATE
431	Bahama Strongbark	*Bourreria succulenta*				REMOVE
432	Marlberry	*Ardisia escallonioides*				REMOVE
433	Cabbage Palm	*Sabal palmetto*				RELOCATE
434	Marlberry	*Ardisia escallonioides*				REMOVE
435	Joewood	*Jacquinia keyensis*				REMOVE
436	Thatch Palm	*Thrinax radiata*				RELOCATE
437	Pigeon Plum	*Coccoloba diversifolia*				REMOVE
438	Cabbage Palm	*Sabal palmetto*				RELOCATE
439	Joewood	*Jacquinia keyensis*				REMOVE
440	Lignum vitae	*Guiacum sanctum*				REMOVE
441	Cabbage Palm	*Sabal palmetto*				RELOCATE
442	Cabbage Palm	*Sabal palmetto*				RELOCATE
443	Cabbage Palm	*Sabal palmetto*				RELOCATE
444	Cabbage Palm	*Sabal palmetto*				RELOCATE
445	Cabbage Palm	*Sabal palmetto*				RELOCATE
446	Cabbage Palm	*Sabal palmetto*				RELOCATE
447	Gumbo Limbo	*Bursera simaruba*				REMOVE
448	Wild Cinnamon	*Canella winterana*				REMOVE
449	Gumbo Limbo	*Bursera simaruba*				REMOVE
450	Satinleaf	*Chrysophyllum oliviformis*				REMOVE
451	Wild Cinnamon	*Canella winterana*				REMOVE
452	Gumbo Limbo	*Bursera simaruba*				REMOVE
453	Green Buttonwood	*Conocarpus erectus*				REMOVE
454	Gumbo Limbo	*Bursera simaruba*				REMOVE
455	Joewood	*Jacquinia keyensis*				REMOVE
456	Cabbage Palm	*Sabal palmetto*				RELOCATE
457	Green Buttonwood	*Conocarpus erectus*				REMOVE
458	Lignum vitae	*Guiacum sanctum*				REMOVE
459	Cabbage Palm	*Sabal palmetto*				RELOCATE
460	Cabbage Palm	*Sabal palmetto*				RELOCATE
461	Cabbage Palm	*Sabal palmetto*				RELOCATE
462	Gumbo Limbo	*Bursera simaruba*				REMOVE
463	Coconut Palm	*Cocos nucifera*				REMOVE
464	Coconut Palm	*Cocos nucifera*				REMOVE
465	Coconut Palm	*Cocos nucifera*				REMOVE
466	Coconut Palm	*Cocos nucifera*				REMOVE
467	Coconut Palm	*Cocos nucifera*				REMOVE
468	Coconut Palm	*Cocos nucifera*				REMOVE
469	Bay Rum Tree	*Pimenta racemosa*				REMOVE
470	Cabbage Palm	*Sabal palmetto*				RELOCATE
471	Green Buttonwood	*Conocarpus erectus*				REMOVE
472	Cabbage Palm	*Sabal palmetto*				RELOCATE
473	Cabbage Palm	*Sabal palmetto*				RELOCATE
474	Cabbage Palm	*Sabal palmetto*				RELOCATE
475	Cabbage Palm	*Sabal palmetto*				RELOCATE
476	Thatch Palm	*Thrinax radiata*				RELOCATE
477	Thatch Palm	*Thrinax radiata*				RELOCATE
478	Thatch Palm	*Thrinax radiata*				RELOCATE
479	Thatch Palm	*Thrinax radiata*				RELOCATE
480	Coconut Palm	*Cocos nucifera*				REMOVE
481	Thatch Palm	*Thrinax radiata*				RELOCATE
482	Thatch Palm	*Thrinax radiata*				RELOCATE
483	Thatch Palm	*Thrinax radiata*				RELOCATE
484	Thatch Palm	*Thrinax radiata*				RELOCATE
485	Cabbage Palm	*Sabal palmetto*				RELOCATE
486	Cabbage Palm	*Sabal palmetto*				RELOCATE
487	Cabbage Palm	*Sabal palmetto*				REMAIN
488	Coconut Palm	*Cocos nucifera*				REMOVE
489	Coconut Palm	*Cocos nucifera*				REMOVE
490	Coconut Palm	*Cocos nucifera*				REMOVE
491	Coconut Palm	*Cocos nucifera*				REMOVE
492	Coconut Palm	*Cocos nucifera*				REMOVE
493	Coconut Palm	*Cocos nucifera*				REMOVE
494	Coconut Palm	*Cocos nucifera*				REMOVE
495	Coconut Palm	*Cocos nucifera*				REMOVE
496	Coconut Palm	*Cocos nucifera*				REMOVE
497	Coconut Palm	*Cocos nucifera*				REMOVE
498	Coconut Palm	*Cocos nucifera*				REMOVE
499	Coconut Palm	*Cocos nucifera*				REMOVE
500	Coconut Palm	*Cocos nucifera*				REMOVE
501	Coconut Palm	*Cocos nucifera*				REMOVE
502	Coconut Palm	*Cocos nucifera*				REMOVE
503	Coconut Palm	*Cocos nucifera*				REMOVE
504	Coconut Palm	*Cocos nucifera*				REMOVE
505	Coconut Palm	*Cocos nucifera*				REMOVE
506	Coconut Palm	*Cocos nucifera*				REMOVE
507	Coconut Palm	*Cocos nucifera*				REMOVE
508	Coconut Palm	*Cocos nucifera*				REMOVE
509	Coconut Palm	*Cocos nucifera*				REMOVE
510	Coconut Palm	*Cocos nucifera*				REMOVE
511	Coconut Palm	*Cocos nucifera*				REMOVE
512	Coconut Palm	*Cocos nucifera*				REMOVE
513	Coconut Palm	*Cocos nucifera*				REMOVE
514	Coconut Palm	*Cocos nucifera*				REMOVE
515	Coconut Palm	*Cocos nucifera*				REMOVE
516	Coconut Palm	*Cocos nucifera*				REMOVE
517	Coconut Palm	*Cocos nucifera*				REMOVE
518	Coconut Palm	*Cocos nucifera*				REMOVE
519	Coconut Palm	*Cocos nucifera*				REMOVE
520	Coconut Palm	*Cocos nucifera*				REMOVE
521	Coconut Palm	*Cocos nucifera*				REMOVE
522	Coconut Palm	*Cocos nucifera*				REMOVE
523	Coconut Palm	*Cocos nucifera*				REMOVE
524	Coconut Palm	*Cocos nucifera*				REMOVE
525	Coconut Palm	*Cocos nucifera*				REMOVE
526	Coconut Palm	*Cocos nucifera*				REMOVE
527	Coconut Palm	*Cocos nucifera*				REMOVE
528	Coconut Palm	*Cocos nucifera*				REMOVE
529	Coconut Palm	*Cocos nucifera*				REMOVE
530	Coconut Palm	*Cocos nucifera*				REMOVE
531	Coconut Palm	*Cocos nucifera*				REMOVE
532	Coconut Palm	*Cocos nucifera*				REMOVE
533	Coconut Palm	*Cocos nucifera*				REMOVE
534	Coconut Palm	*Cocos nucifera*				REMOVE
535	Coconut Palm	*Cocos nucifera*				REMOVE
536	Coconut Palm	*Cocos nucifera*				REMOVE
537	Coconut Palm	*Cocos nucifera*				REMOVE
538	Coconut Palm	*Cocos nucifera*				REMOVE
539	Coconut Palm	*Cocos nucifera*				REMOVE
540	Coconut Palm	*Cocos nucifera*				REMOVE
541	Coconut Palm	*Cocos nucifera*				REMOVE
542	Coconut Palm	*Cocos nucifera*				REMOVE
543	Coconut Palm	*Cocos nucifera*				REMOVE
544	Coconut Palm	*Cocos nucifera*				REMOVE
545	Coconut Palm	*Cocos nucifera*				REMOVE
546	Coconut Palm	*Cocos nucifera*				REMOVE

PREPARED BY:
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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

DISPOSITION OF EXISTING TREES

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

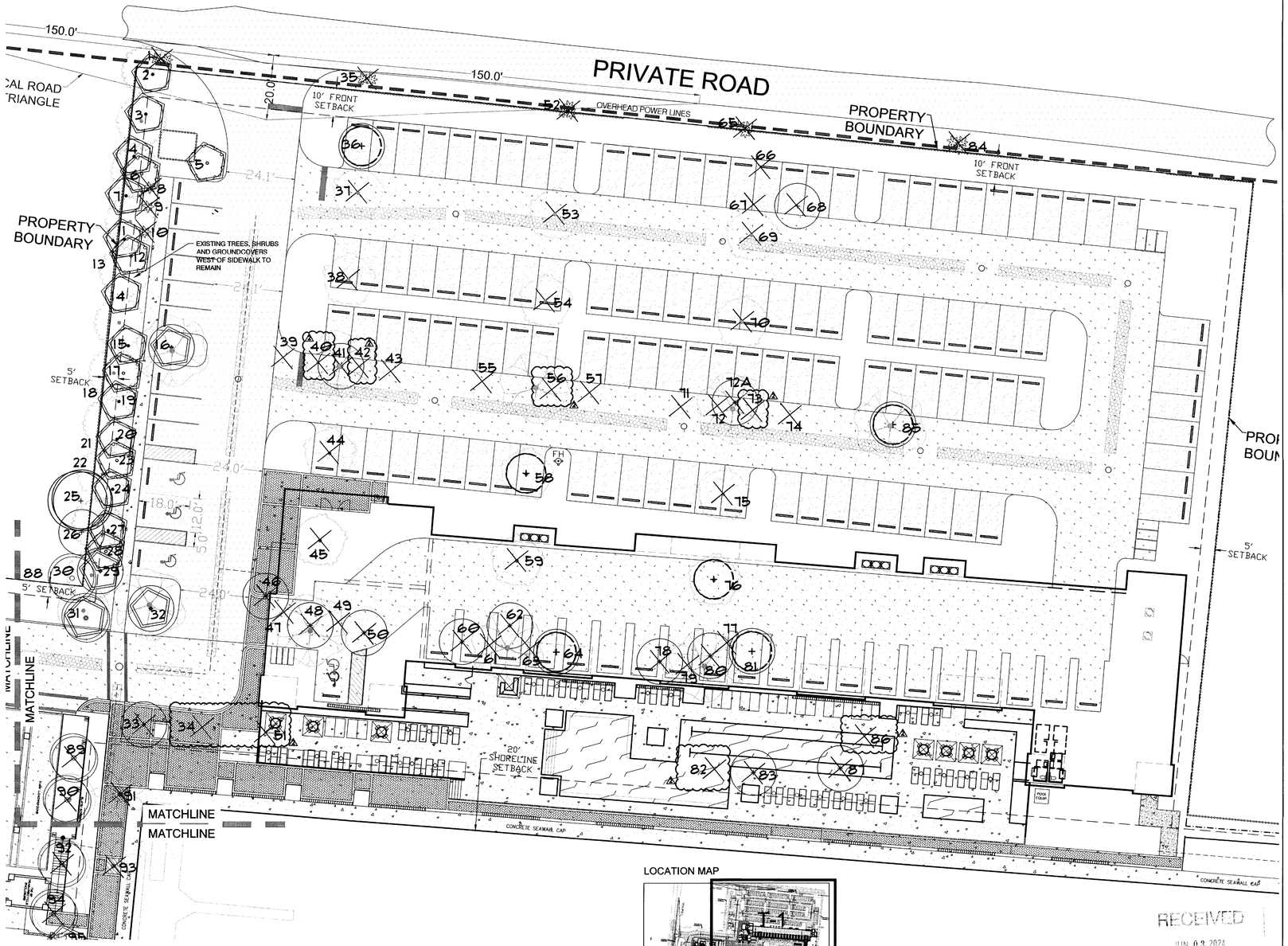
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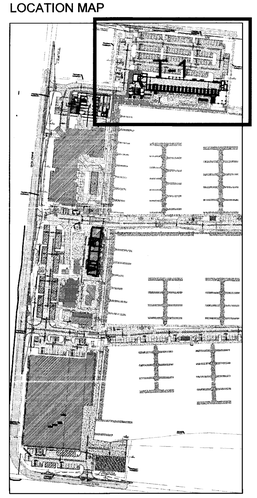
SHEET NUMBER:
T-0.1

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	Observation 7/19/23	Perry Key West Expansion Pro
TREE #	**COMMON NAME**	**BOTANICAL NAME**
1	Montgomery Palm	*Vietchia montgomeryana*
2	Sea Grape Tree	*Coccoloba uvifera*
3	Sea Grape Tree	*Coccoloba uvifera*
4	Sea Grape Tree	*Coccoloba uvifera*
5	Green Buttonwood	*Conocarpus erectus*
6	Green Buttonwood	*Conocarpus erectus*
7	Sea Grape Tree	*Coccoloba uvifera*
8	Montgomery Palm	*Vietchia montgomeryana*
9	Montgomery Palm	*Vietchia montgomeryana*
10	Montgomery Palm	*Vietchia montgomeryana*
11	Sea Grape Tree	*Coccoloba uvifera*
12	Green Buttonwood	*Conocarpus erectus*
13	Coconut Palm	*Cocos nucifera*
14	Sea Grape Tree	*Coccoloba uvifera*
15	Sea Grape Tree	*Coccoloba uvifera*
16	Mahogany Tree	*Swietenia mahoganii*
17	Green Buttonwood	*Conocarpus erectus*
18	Coconut Palm	*Cocos nucifera*
19	Sea Grape Tree	*Coccoloba uvifera*
20	Sea Grape Tree	*Coccoloba uvifera*
21	Coconut Palm	*Cocos nucifera*
22	Coconut Palm	*Cocos nucifera*
23	Green Buttonwood	*Conocarpus erectus*
24	Sea Grape Tree	*Coccoloba uvifera*
25	Rubber Tree	*Ficus elastica*
26	Mahogany Tree	*Swietenia mahoganii*
27	Sea Grape Tree	*Coccoloba uvifera*
28	Green Buttonwood	*Conocarpus erectus*
29	Mahogany Tree	*Swietenia mahoganii*
30	Gumbo Limbo	*Bursera simaruba*
31	Gumbo Limbo	*Bursera simaruba*
32	Mahogany Tree	*Swietenia mahoganii*
33	Mahogany Tree	*Swietenia mahoganii*
34	Coconut Palm	*Cocos nucifera*
35	Montgomery Palm	*Vietchia montgomeryana*
36	Mahogany Tree	*Swietenia mahoganii*
37	Pigeon Plum	*Coccoloba diversifolia*
38	Pigeon Plum	*Coccoloba diversifolia*
39	Coconut Palm	*Cocos nucifera*
40	Coconut Palm	*Cocos nucifera*
41	Mahogany Tree	*Swietenia mahoganii*
42	Coconut Palm	*Cocos nucifera*
43	Coconut Palm	*Cocos nucifera*
44	Pigeon Plum	*Coccoloba diversifolia*
45	Pigeon Plum	*Coccoloba diversifolia*
46	Mahogany Tree	*Swietenia mahoganii*
47	Coconut Palm	*Cocos nucifera*
48	Mahogany Tree	*Swietenia mahoganii*
49	Coconut Palm	*Cocos nucifera*
50	Mahogany Tree	*Swietenia mahoganii*
51	Coconut Palm	*Cocos nucifera*
52	Montgomery Palm	*Vietchia montgomeryana*
53	Pigeon Plum	*Coccoloba diversifolia*
54	Pigeon Plum	*Coccoloba diversifolia*
55	Coconut Palm	*Cocos nucifera*
56	Coconut Palm	*Cocos nucifera*
57	Coconut Palm	*Cocos nucifera*
58	Pigeon Plum	*Coccoloba diversifolia*
59	Pigeon Plum	*Coccoloba diversifolia*
60	Mahogany Tree	*Swietenia mahoganii*
61	Coconut Palm	*Cocos nucifera*
62	Mahogany Tree	*Swietenia mahoganii*
63	Coconut Palm	*Cocos nucifera*
64	Mahogany Tree	*Swietenia mahoganii*
65	Montgomery Palm	*Vietchia montgomeryana*
66	Coconut Palm	*Cocos nucifera*
67	Coconut Palm	*Cocos nucifera*
68	Mahogany Tree	*Swietenia mahoganii*
69	Pigeon Plum	*Coccoloba diversifolia*
70	Pigeon Plum	*Coccoloba diversifolia*
71	Coconut Palm	*Cocos nucifera*
72	Coconut Palm	*Cocos nucifera*
72a	Mahogany Tree	*Swietenia mahoganii*
73	Coconut Palm	*Cocos nucifera*
74	Coconut Palm	*Cocos nucifera*
75	Pigeon Plum	*Coccoloba diversifolia*
76	Pigeon Plum	*Coccoloba diversifolia*
77	Coconut Palm	*Cocos nucifera*
78	Mahogany Tree	*Swietenia mahoganii*
79	Coconut Palm	*Cocos nucifera*
80	Mahogany Tree	*Swietenia mahoganii*
81	Mahogany Tree	*Swietenia mahoganii*
82	Coconut Palm	*Cocos nucifera*
83	Mahogany Tree	*Swietenia mahoganii*
84	Montgomery Palm	*Vietchia montgomeryana*
85	Mahogany Tree	*Swietenia mahoganii*
86	Coconut Palm	*Cocos nucifera*
87	Mahogany Tree	*Swietenia mahoganii*
88	Coconut Palm	*Cocos nucifera*
89	Gumbo Limbo	*Bursera simaruba*
90	Gumbo Limbo	*Bursera simaruba*
90A	Gumbo Limbo	*Bursera simaruba*
91	Coconut Palm	*Cocos nucifera*



LOCATION MAP



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LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

Scale: 1" = 20'-00"

0 10 20 40 60

North

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954.524.9722 www.ecoplan-fll.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

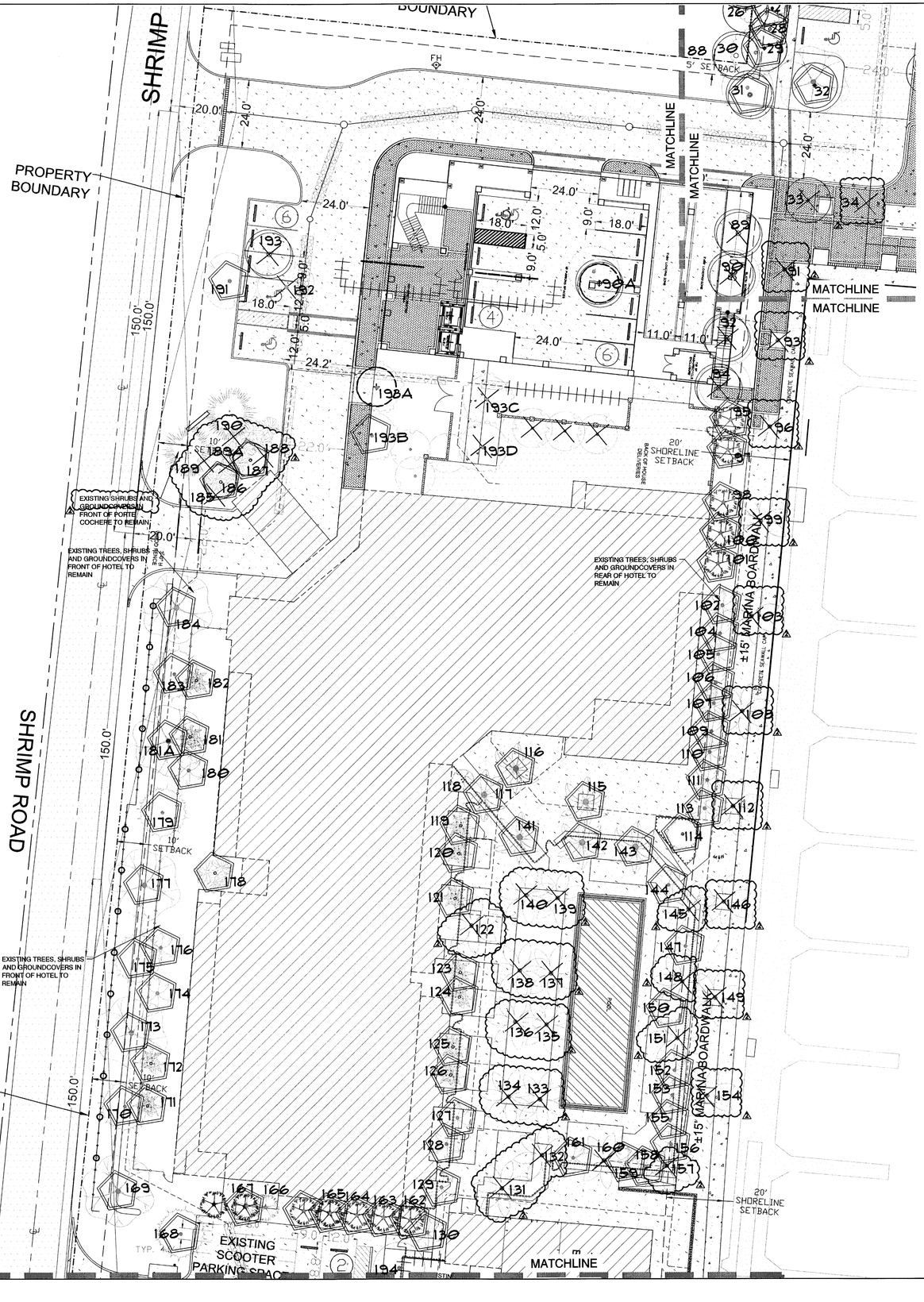
REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
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Date: 2024.05.17 15:18:59-04'00'

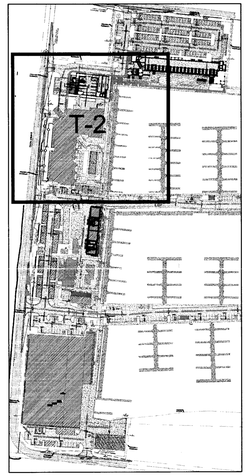
SHEET NUMBER:
T-1

91	Coconut Palm	*Cocos nucifera*
92	Gumbo Limbo	*Bursera simaruba*
93	Coconut Palm	*Cocos nucifera*
94	Gumbo Limbo	*Bursera simaruba*
95	Cabbage Palm	*Sabal palmetto*
96	Coconut Palm	*Cocos nucifera*
97	Cabbage Palm	*Sabal palmetto*
98	Cabbage Palm	*Sabal palmetto*
99	Coconut Palm	*Cocos nucifera*
100	Cabbage Palm	*Sabal palmetto*
101	Cabbage Palm	*Sabal palmetto*
102	Montgomery Palm	*Vietchia montgomeryana*
103	Coconut Palm	*Cocos nucifera*
104	Montgomery Palm	*Vietchia montgomeryana*
105	Montgomery Palm	*Vietchia montgomeryana*
106	Montgomery Palm	*Vietchia montgomeryana*
107	Montgomery Palm	*Vietchia montgomeryana*
108	Coconut Palm	*Cocos nucifera*
109	Montgomery Palm	*Vietchia montgomeryana*
110	Montgomery Palm	*Vietchia montgomeryana*
111	Montgomery Palm	*Vietchia montgomeryana*
112	Coconut Palm	*Cocos nucifera*
113	Montgomery Palm	*Vietchia montgomeryana*
114	Screw Pine	*Pandanus utilis*
115	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
116	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
117	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
118	Paurotis Palm	*Acoelorrhape wrightii*
119	Alexander Palm	*Ptychosperma elegans*
120	Alexander Palm	*Ptychosperma elegans*
121	Alexander Palm	*Ptychosperma elegans*
122	Coconut Palm	*Cocos nucifera*
123	Alexander Palm	*Ptychosperma elegans*
124	Alexander Palm	*Ptychosperma elegans*
125	Alexander Palm	*Ptychosperma elegans*
126	Alexander Palm	*Ptychosperma elegans*
127	Montgomery Palm	*Vietchia montgomeryana*
128	Montgomery Palm	*Vietchia montgomeryana*
129	Montgomery Palm	*Vietchia montgomeryana*
130	Montgomery Palm	*Vietchia montgomeryana*
131	Coconut Palm	*Cocos nucifera*
132	Coconut Palm	*Cocos nucifera*
133	Coconut Palm	*Cocos nucifera*
134	Coconut Palm	*Cocos nucifera*
135	Coconut Palm	*Cocos nucifera*
136	Coconut Palm	*Cocos nucifera*
137	Coconut Palm	*Cocos nucifera*
138	Coconut Palm	*Cocos nucifera*
139	Coconut Palm	*Cocos nucifera*
140	Coconut Palm	*Cocos nucifera*
141	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
142	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
143	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
144	Montgomery Palm	*Vietchia montgomeryana*
145	Coconut Palm	*Cocos nucifera*
146	Coconut Palm	*Cocos nucifera*
147	Montgomery Palm	*Vietchia montgomeryana*
148	Coconut Palm	*Cocos nucifera*
149	Coconut Palm	*Cocos nucifera*
150	Screw Pine	*Pandanus utilis*
151	Coconut Palm	*Cocos nucifera*
152	Montgomery Palm	*Vietchia montgomeryana*
153	Montgomery Palm	*Vietchia montgomeryana*
154	Coconut Palm	*Cocos nucifera*
155	Montgomery Palm	*Vietchia montgomeryana*
156	Montgomery Palm	*Vietchia montgomeryana*
157	Coconut Palm	*Cocos nucifera*
158	Montgomery Palm	*Vietchia montgomeryana*
159	Montgomery Palm	*Vietchia montgomeryana*
160	Coconut Palm	*Cocos nucifera*
161	Montgomery Palm	*Vietchia montgomeryana*
162	Cabbage Palm	*Sabal palmetto*
163	Cabbage Palm	*Sabal palmetto*
164	Cabbage Palm	*Sabal palmetto*

165	Cabbage Palm	*Sabal palmetto*
166	Cabbage Palm	*Sabal palmetto*
167	Cabbage Palm	*Sabal palmetto*
168	Verawood	*Bulnesia arborea*
169	Mahogany Tree	*Swietenia mahogonii*
170	Verawood	*Bulnesia arborea*
171	Alexander Palm	*Ptychosperma elegans*
172	Alexander Palm	*Ptychosperma elegans*
173	Mahogany Tree	*Swietenia mahogonii*
174	Montgomery Palm	*Vietchia montgomeryana*
175	Verawood	*Bulnesia arborea*
176	Montgomery Palm	*Vietchia montgomeryana*
177	Mahogany Tree	*Swietenia mahogonii*
178	Alexander Palm	*Ptychosperma elegans*
179	Verawood	*Bulnesia arborea*
180	Montgomery Palm	*Vietchia montgomeryana*
181	Alexander Palm	*Ptychosperma elegans*
181a	Mahogany Tree	*Swietenia mahogonii*
182	Alexander Palm	*Ptychosperma elegans*
183	Verawood	*Bulnesia arborea*
184	Mahogany Tree	*Swietenia mahogonii*
185	Coconut Palm	*Cocos nucifera*
186	Orange Geiger Tree	*Cordia sebestana*
187	Orange Geiger Tree	*Cordia sebestana*
188	Coconut Palm	*Cocos nucifera*
189	Coconut Palm	*Cocos nucifera*
189A	Coconut Palm	*Cocos nucifera*
190	Coconut Palm	*Cocos nucifera*
191	Pigeon Plum	*Coccoloba diversifolia*
192	Pigeon Plum	*Coccoloba diversifolia*
193	Gumbo Limbo	*Bursera simaruba*
193A	Pigeon Plum	*Coccoloba diversifolia*
193B	Pigeon Plum	*Coccoloba diversifolia*
193C	Green Buttonwood	*Conocarpus erectus*
193D	Green Buttonwood	*Conocarpus erectus*
193E	Green Buttonwood	*Conocarpus erectus*



LOCATION MAP



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LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

Scale: 1" = 20'-00"

0 10 20 40 60

North

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954.524.9722 www.ecoplan-fll.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
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REVISIONS:
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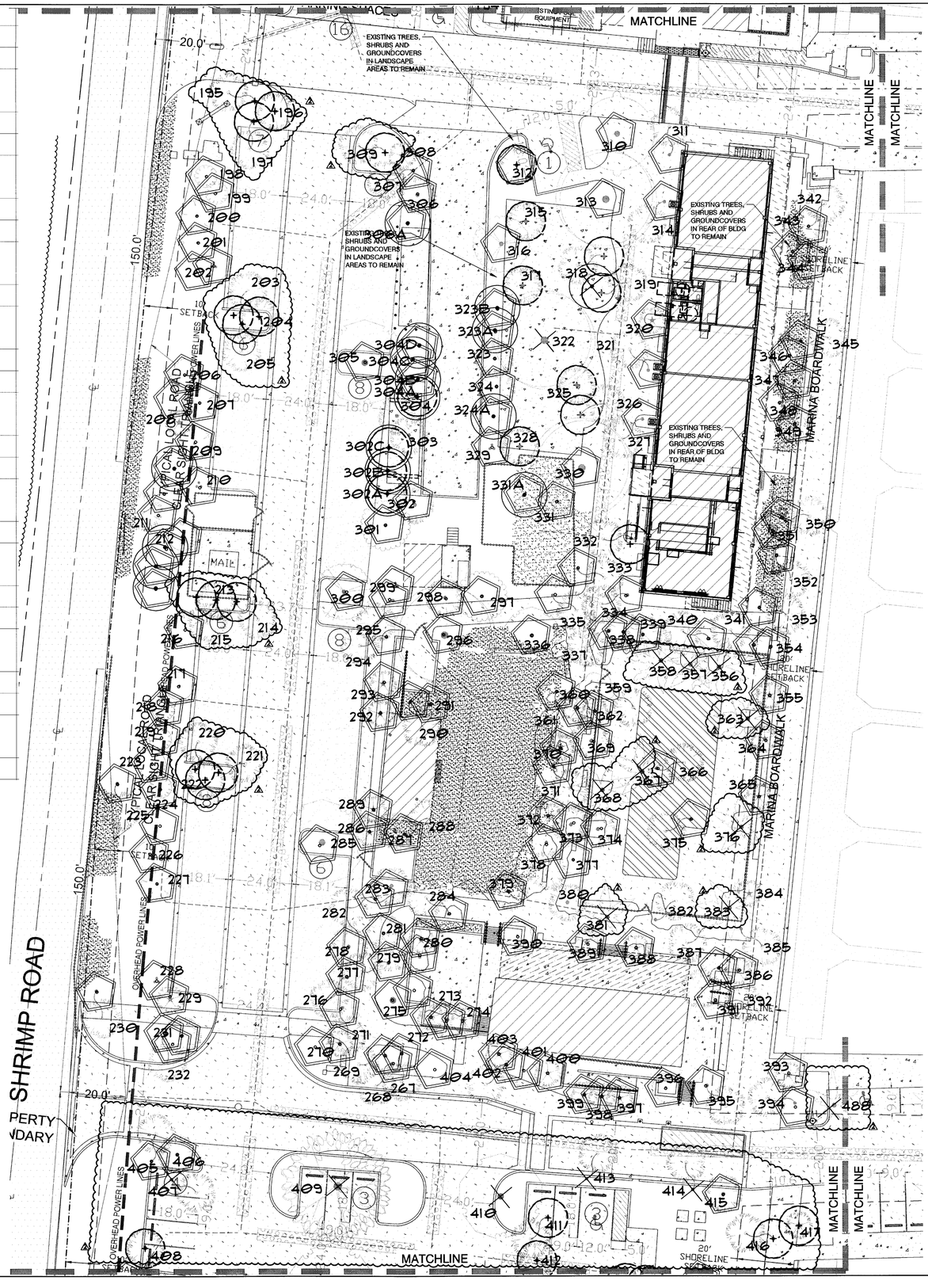
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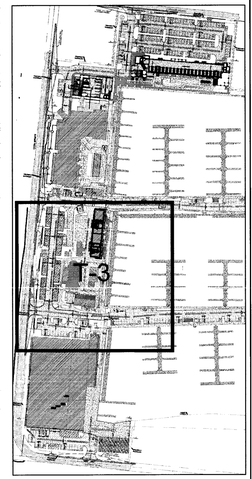
194	Gumbo Limbo	*Bursera simaruba*
195	Cabbage Palm	*Sabal palmetto*
196	Cabbage Palm	*Sabal palmetto*
197	Cabbage Palm	*Sabal palmetto*
198	Mariberry	*Ardisia escallonioides*
199	Mariberry	*Ardisia escallonioides*
200	Joewood	*Jacquinia keyensis*
201	Gumbo Limbo	*Bursera simaruba*
202	Simpson stopper	*Myrcianthes fragrans*
203	Cabbage Palm	*Sabal palmetto*
204	Cabbage Palm	*Sabal palmetto*
205	Cabbage Palm	*Sabal palmetto*
206	Gumbo Limbo	*Bursera simaruba*
207	Joewood	*Jacquinia keyensis*
208	Thatch Palm	*Thrinax radiata*
209	Joewood	*Jacquinia keyensis*
210	Simpson stopper	*Myrcianthes fragrans*
211	Cabbage Palm	*Sabal palmetto*
212	Crabwood	*Gymnanthes lucida*
213	Cabbage Palm	*Sabal palmetto*
214	Cabbage Palm	*Sabal palmetto*
215	Cabbage Palm	*Sabal palmetto*
216	Joewood	*Jacquinia keyensis*
217	Sea Torchwood	*Amyris elemifera*
218	Mariberry	*Ardisia escallonioides*
219	Mariberry	*Ardisia escallonioides*
220	Cabbage Palm	*Sabal palmetto*
221	Cabbage Palm	*Sabal palmetto*
222	Cabbage Palm	*Sabal palmetto*
223	Crabwood	*Gymnanthes lucida*
224	Mariberry	*Ardisia escallonioides*
225	Autograph Tree	*Clusia rosea*
226	Sea Torchwood	*Amyris elemifera*
227	Joewood	*Jacquinia keyensis*
228	Simpson stopper	*Myrcianthes fragrans*
229	Thatch Palm	*Thrinax radiata*
230	Cabbage Palm	*Sabal palmetto*
231	Cabbage Palm	*Sabal palmetto*
232	Cabbage Palm	*Sabal palmetto*
267	Cabbage Palm	*Sabal palmetto*
268	Cabbage Palm	*Sabal palmetto*
269	Cabbage Palm	*Sabal palmetto*
270	Thatch Palm	*Thrinax radiata*
271	Cabbage Palm	*Sabal palmetto*
272	Thatch Palm	*Thrinax radiata*
273	Cabbage Palm	*Sabal palmetto*
274	Thatch Palm	*Thrinax radiata*
275	Gumbo Limbo	*Bursera simaruba*
276	Cabbage Palm	*Sabal palmetto*
277	Cabbage Palm	*Sabal palmetto*
278	Cabbage Palm	*Sabal palmetto*
279	Cabbage Palm	*Sabal palmetto*
280	Cabbage Palm	*Sabal palmetto*
281	Cabbage Palm	*Sabal palmetto*
282	Cabbage Palm	*Sabal palmetto*
283	Cabbage Palm	*Sabal palmetto*
284	Cabbage Palm	*Sabal palmetto*
285	Gumbo Limbo	*Bursera simaruba*
286	Thatch Palm	*Thrinax radiata*
287	Cabbage Palm	*Sabal palmetto*
288	Cabbage Palm	*Sabal palmetto*
289	Thatch Palm	*Thrinax radiata*
290	Cabbage Palm	*Sabal palmetto*
291	Thatch Palm	*Thrinax radiata*
292	Thatch Palm	*Thrinax radiata*
293	Thatch Palm	*Thrinax radiata*
294	Cabbage Palm	*Sabal palmetto*
295	Cabbage Palm	*Sabal palmetto*
296	Mahogany Tree	*Swietenia mahoganii*
297	Jamaican Dogwood	*Piscidia piscipula*
298	Cabbage Palm	*Sabal palmetto*
299	Simpson stopper	*Myrcianthes fragrans*
300	Green Buttonwood	*Conocarpus erectus*
301	Jamaican Dogwood	*Piscidia piscipula*
302	Cabbage Palm	*Sabal palmetto*
303	Cabbage Palm	*Sabal palmetto*

304	Cabbage Palm	*Sabal palmetto*
305	Gumbo Limbo	*Bursera simaruba*
306	Cabbage Palm	*Sabal palmetto*
307	Cabbage Palm	*Sabal palmetto*
308	Cabbage Palm	*Sabal palmetto*
309	Cabbage Palm	*Sabal palmetto*
310	Wild Dilly	*Manilkara bahamensis*
311	Cabbage Palm	*Sabal palmetto*
312	Cabbage Palm	*Sabal palmetto*
313	Mahogany Tree	*Swietenia mahoganii*
314	Cabbage Palm	*Sabal palmetto*
315	Cabbage Palm	*Sabal palmetto*
316	Green Buttonwood	*Conocarpus erectus*
317	Cabbage Palm	*Sabal palmetto*
318	Cabbage Palm	*Sabal palmetto*
319	Cabbage Palm	*Sabal palmetto*
320	Cabbage Palm	*Sabal palmetto*
321	Cabbage Palm	*Sabal palmetto*
322	Mahogany Tree	*Swietenia mahoganii*
323	Cabbage Palm	*Sabal palmetto*
323A	Cabbage Palm	*Sabal palmetto*
323B	Cabbage Palm	*Sabal palmetto*
324	Cabbage Palm	*Sabal palmetto*
324A	Cabbage Palm	*Sabal palmetto*
325	Cabbage Palm	*Sabal palmetto*
326	Cabbage Palm	*Sabal palmetto*
327	Cabbage Palm	*Sabal palmetto*
328	Cabbage Palm	*Sabal palmetto*
329	Simpson stopper	*Myrcianthes fragrans*
330	Mahogany Tree	*Swietenia mahoganii*
331	Thatch Palm	*Thrinax radiata*
331A	Cabbage Palm	*Sabal palmetto*
332	Cabbage Palm	*Sabal palmetto*
333	Cabbage Palm	*Sabal palmetto*
334	Cabbage Palm	*Sabal palmetto*
335	Cabbage Palm	*Sabal palmetto*
336	Gumbo Limbo	*Bursera simaruba*
337	Cabbage Palm	*Sabal palmetto*
338	Cabbage Palm	*Sabal palmetto*
339	Cabbage Palm	*Sabal palmetto*
340	Cabbage Palm	*Sabal palmetto*
341	Cabbage Palm	*Sabal palmetto*
342	Cabbage Palm	*Sabal palmetto*
343	Cabbage Palm	*Sabal palmetto*
344	Cabbage Palm	*Sabal palmetto*
345	Cabbage Palm	*Sabal palmetto*
346	Cabbage Palm	*Sabal palmetto*
347	Cabbage Palm	*Sabal palmetto*
348	Cabbage Palm	*Sabal palmetto*
349	Cabbage Palm	*Sabal palmetto*
350	Cabbage Palm	*Sabal palmetto*
351	Cabbage Palm	*Sabal palmetto*
352	Cabbage Palm	*Sabal palmetto*
353	Cabbage Palm	*Sabal palmetto*
354	Cabbage Palm	*Sabal palmetto*
355	Thatch Palm	*Thrinax radiata*
356	Coconut Palm	*Cocos nucifera*
357	Coconut Palm	*Cocos nucifera*
358	Coconut Palm	*Cocos nucifera*
359	Cabbage Palm	*Sabal palmetto*
360	Cabbage Palm	*Sabal palmetto*
361	Thatch Palm	*Thrinax radiata*
362	Thatch Palm	*Thrinax radiata*
363	Coconut Palm	*Cocos nucifera*
364	Thatch Palm	*Thrinax radiata*
365	Thatch Palm	*Thrinax radiata*
366	Cabbage Palm	*Sabal palmetto*
367	Coconut Palm	*Cocos nucifera*
368	Coconut Palm	*Cocos nucifera*

369	Cabbage Palm	*Sabal palmetto*
370	Thatch Palm	*Thrinax radiata*
371	Cabbage Palm	*Sabal palmetto*
372	Thatch Palm	*Thrinax radiata*
373	Cabbage Palm	*Sabal palmetto*
374	Cabbage Palm	*Sabal palmetto*
375	Cabbage Palm	*Sabal palmetto*
376	Coconut Palm	*Cocos nucifera*
377	Lignum vitae	*Guiacum sanctum*
378	Cabbage Palm	*Sabal palmetto*
379	Cabbage Palm	*Sabal palmetto*
380	Cabbage Palm	*Sabal palmetto*
381	Coconut Palm	*Cocos nucifera*
382	Cabbage Palm	*Sabal palmetto*
383	Cabbage Palm	*Sabal palmetto*
384	Thatch Palm	*Thrinax radiata*
385	Cabbage Palm	*Sabal palmetto*
386	Thatch Palm	*Thrinax radiata*
387	Cabbage Palm	*Sabal palmetto*
388	Thatch Palm	*Thrinax radiata*
389	Thatch Palm	*Thrinax radiata*
390	Lignum vitae	*Guiacum sanctum*
391	Cabbage Palm	*Sabal palmetto*
392	Cabbage Palm	*Sabal palmetto*
393	Thatch Palm	*Thrinax radiata*
394	Cabbage Palm	*Sabal palmetto*
395	Cabbage Palm	*Sabal palmetto*
396	Lignum vitae	*Guiacum sanctum*
397	Thatch Palm	*Thrinax radiata*
398	Thatch Palm	*Thrinax radiata*
399	Thatch Palm	*Thrinax radiata*
400	Thatch Palm	*Thrinax radiata*
401	Cabbage Palm	*Sabal palmetto*
402	Cabbage Palm	*Sabal palmetto*
403	Thatch Palm	*Thrinax radiata*
404	Lignum vitae	*Guiacum sanctum*



LOCATION MAP



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LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

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Scale: 1" = 20'-00"

0 10 20 40 60

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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
701 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FL 33316
954.524.9722 www.ecoplaninc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

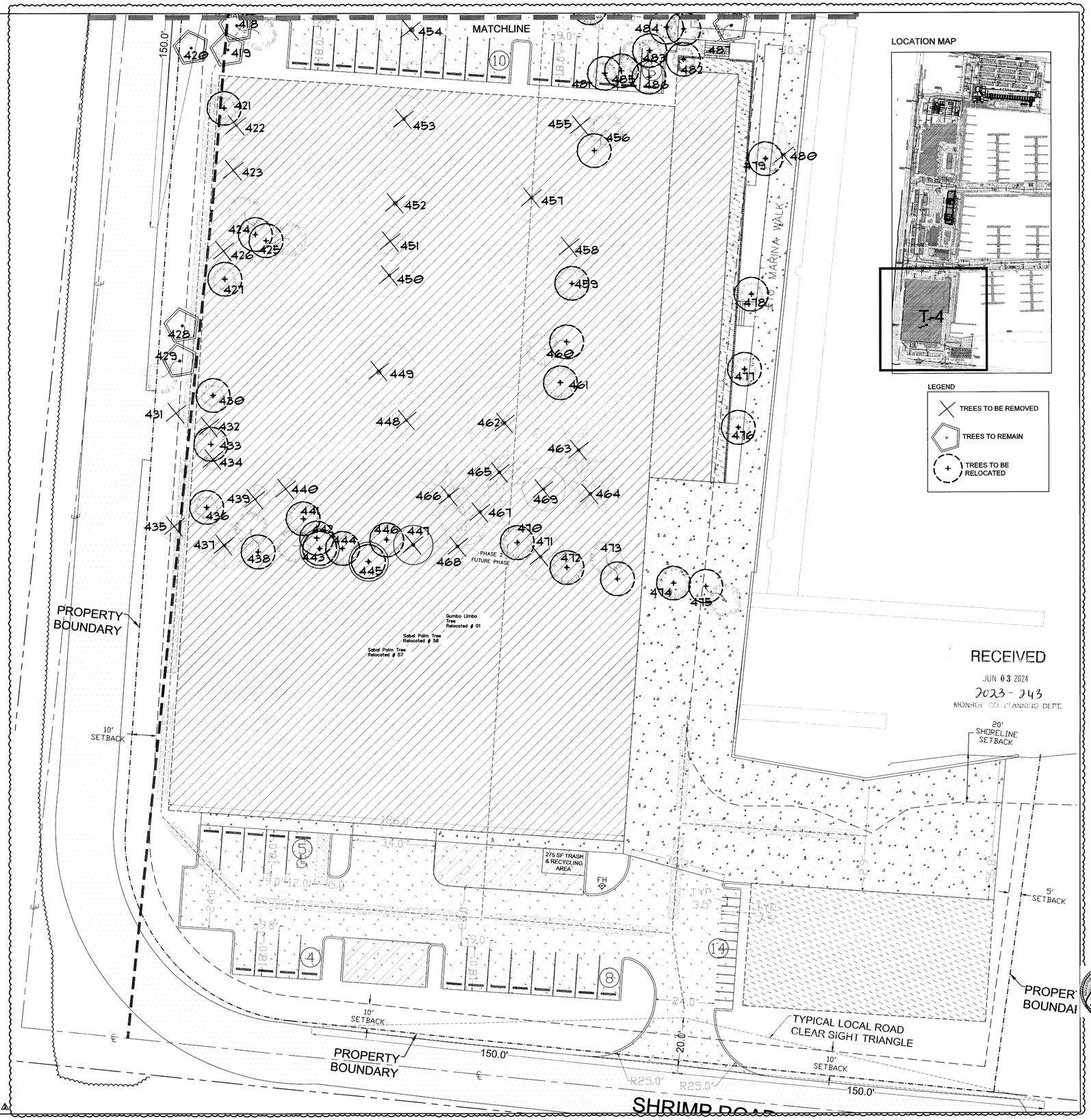
REVISIONS:
1. Revised as per County Comments 3-2024
2. Revised as per County Comments 5-2024

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Date: 2024.05.17 15:19:29-04'00'

SHEET NUMBER:
T-3

418	Cabbage Palm	*Sabal palmetto*
419	Crabwood	*Gymnanthes lucida*
420	Bahama Strongbark	*Bourreria succulenta*
421	Thatch Palm	*Thrinax radiata*
422	Joewood	*Jacquinia keyensis*
423	Lignum vitae	*Guiacum sanctum*
424	Cabbage Palm	*Sabal palmetto*
425	Cabbage Palm	*Sabal palmetto*
426	Lignum vitae	*Guiacum sanctum*
427	Thatch Palm	*Thrinax radiata*
428	Lancewood	*Nectandra coriacea*
429	Cabbage Palm	*Sabal palmetto*
430	Thatch Palm	*Thrinax radiata*
431	Bahama Strongbark	*Bourreria succulenta*
432	Marlberry	*Ardisia escallonioides*
433	Cabbage Palm	*Sabal palmetto*
434	Marlberry	*Ardisia escallonioides*
435	Joewood	*Jacquinia keyensis*
436	Thatch Palm	*Thrinax radiata*
437	Pigeon Plum	*Coccoloba diversifolia*
438	Cabbage Palm	*Sabal palmetto*
439	Joewood	*Jacquinia keyensis*
440	Lignum vitae	*Guiacum sanctum*
441	Cabbage Palm	*Sabal palmetto*
442	Cabbage Palm	*Sabal palmetto*
443	Cabbage Palm	*Sabal palmetto*
444	Cabbage Palm	*Sabal palmetto*
445	Cabbage Palm	*Sabal palmetto*
446	Cabbage Palm	*Sabal palmetto*
447	Gumbo Limbo	*Bursera simaruba*
448	Wild Cinnamon	*Canella winterana*
449	Gumbo Limbo	*Bursera simaruba*
450	Satinleaf	*Chrysophyllum olivioforme*
451	Wild Cinnamon	*Canella winterana*
452	Gumbo Limbo	*Bursera simaruba*
453	Green Buttonwood	*Conocarpus erectus*
454	Gumbo Limbo	*Bursera simaruba*
455	Joewood	*Jacquinia keyensis*
456	Cabbage Palm	*Sabal palmetto*
457	Green Buttonwood	*Conocarpus erectus*
458	Lignum vitae	*Guiacum sanctum*

459	Cabbage Palm	*Sabal palmetto*
460	Cabbage Palm	*Sabal palmetto*
461	Cabbage Palm	*Sabal palmetto*
462	Gumbo Limbo	*Bursera simaruba*
463	Coconut Palm	*Cocos nucifera*
464	Coconut Palm	*Cocos nucifera*
465	Coconut Palm	*Cocos nucifera*
466	Coconut Palm	*Cocos nucifera*
467	Coconut Palm	*Cocos nucifera*
468	Coconut Palm	*Cocos nucifera*
469	Bay Rum Tree	*Pimenta racemosa*
470	Cabbage Palm	*Sabal palmetto*
471	Green Buttonwood	*Conocarpus erectus*
472	Cabbage Palm	*Sabal palmetto*
473	Cabbage Palm	*Sabal palmetto*
474	Cabbage Palm	*Sabal palmetto*
475	Cabbage Palm	*Sabal palmetto*
476	Thatch Palm	*Thrinax radiata*
477	Thatch Palm	*Thrinax radiata*
478	Thatch Palm	*Thrinax radiata*
479	Thatch Palm	*Thrinax radiata*
480	Coconut Palm	*Cocos nucifera*
481	Thatch Palm	*Thrinax radiata*
482	Thatch Palm	*Thrinax radiata*
483	Thatch Palm	*Thrinax radiata*
484	Thatch Palm	*Thrinax radiata*
485	Cabbage Palm	*Sabal palmetto*
486	Cabbage Palm	*Sabal palmetto*
487	Cabbage Palm	*Sabal palmetto*



LOCATION MAP

LEGEND

- TREES TO BE REMOVED
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- TREES TO BE RELOCATED

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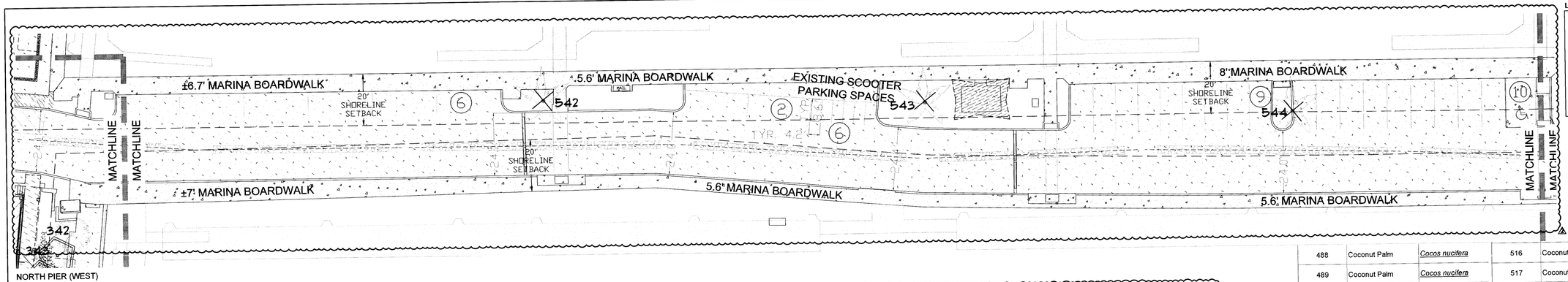
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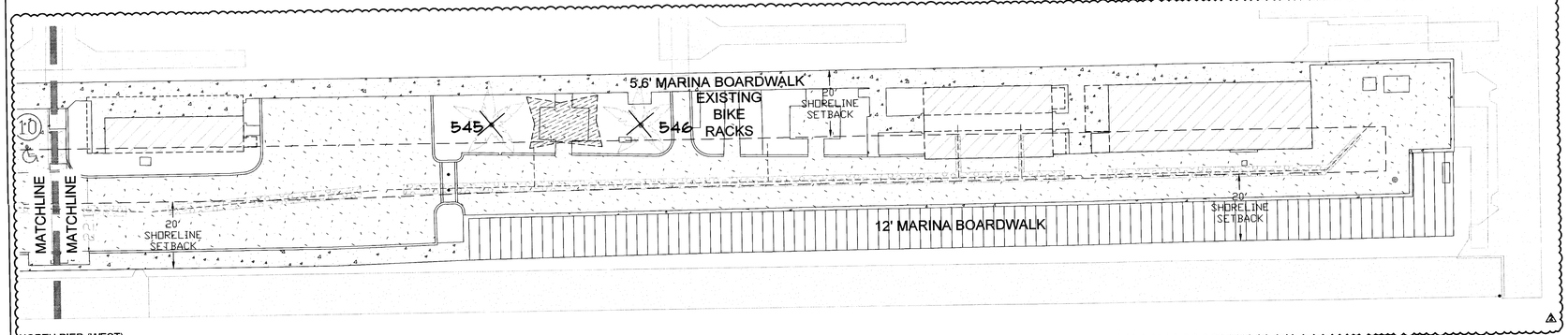
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SEAL:
by John Harrigan
DN: CN=John Harrigan, oh,Qualifier=A01 0410C0000D17E7 479B99E00045A F4, O=ECOPLAN INC., C=US
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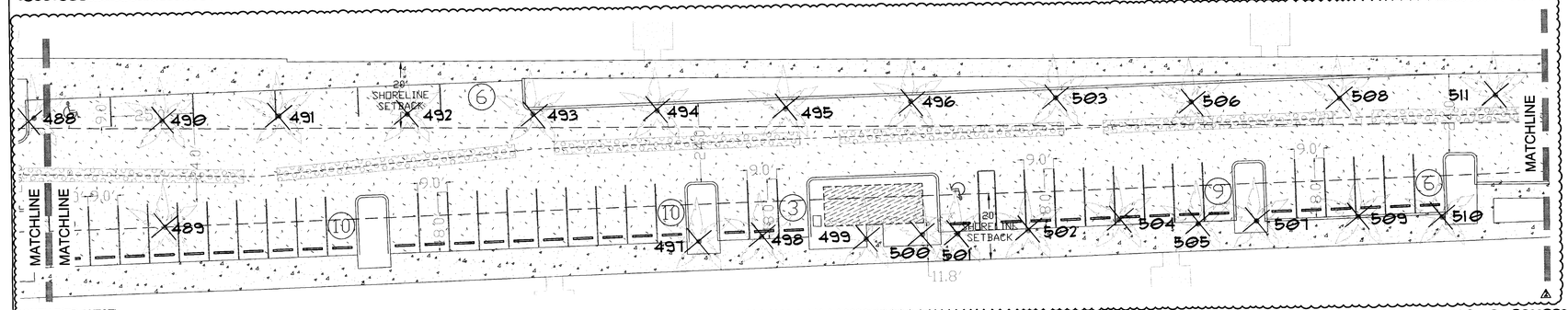
SHEET NUMBER:
T-4



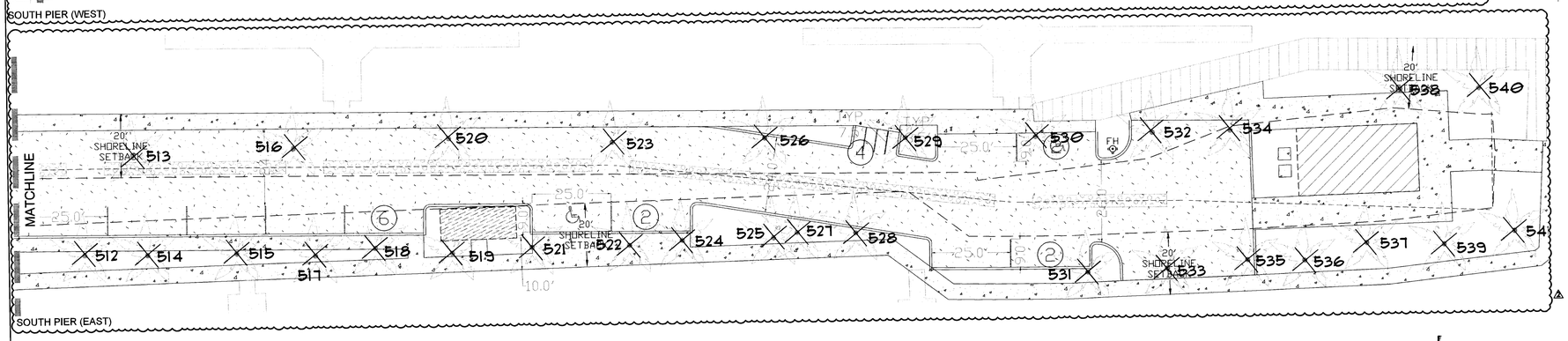
NORTH PIER (WEST)



NORTH PIER (WEST)



SOUTH PIER (WEST)



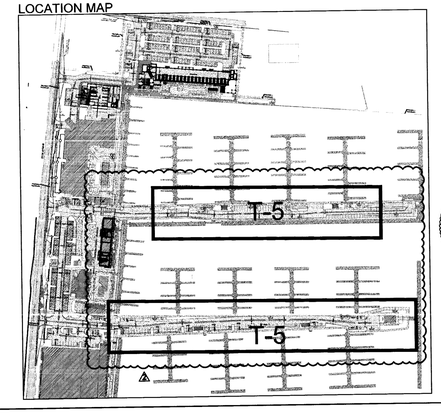
SOUTH PIER (EAST)

488	Coconut Palm	*Cocos nucifera*	516	Coconut Palm	*Cocos nucifera*
489	Coconut Palm	*Cocos nucifera*	517	Coconut Palm	*Cocos nucifera*
490	Coconut Palm	*Cocos nucifera*	518	Coconut Palm	*Cocos nucifera*
491	Coconut Palm	*Cocos nucifera*	519	Coconut Palm	*Cocos nucifera*
492	Coconut Palm	*Cocos nucifera*	520	Coconut Palm	*Cocos nucifera*
493	Coconut Palm	*Cocos nucifera*	521	Coconut Palm	*Cocos nucifera*
494	Coconut Palm	*Cocos nucifera*	522	Coconut Palm	*Cocos nucifera*
495	Coconut Palm	*Cocos nucifera*	523	Coconut Palm	*Cocos nucifera*
496	Coconut Palm	*Cocos nucifera*	524	Coconut Palm	*Cocos nucifera*
497	Coconut Palm	*Cocos nucifera*	525	Coconut Palm	*Cocos nucifera*
498	Coconut Palm	*Cocos nucifera*	526	Coconut Palm	*Cocos nucifera*
499	Coconut Palm	*Cocos nucifera*	527	Coconut Palm	*Cocos nucifera*
500	Coconut Palm	*Cocos nucifera*	528	Coconut Palm	*Cocos nucifera*
501	Coconut Palm	*Cocos nucifera*	529	Coconut Palm	*Cocos nucifera*
502	Coconut Palm	*Cocos nucifera*	530	Coconut Palm	*Cocos nucifera*
503	Coconut Palm	*Cocos nucifera*	531	Coconut Palm	*Cocos nucifera*
504	Coconut Palm	*Cocos nucifera*	532	Coconut Palm	*Cocos nucifera*
505	Coconut Palm	*Cocos nucifera*	533	Coconut Palm	*Cocos nucifera*
506	Coconut Palm	*Cocos nucifera*	534	Coconut Palm	*Cocos nucifera*
507	Coconut Palm	*Cocos nucifera*	535	Coconut Palm	*Cocos nucifera*
508	Coconut Palm	*Cocos nucifera*	536	Coconut Palm	*Cocos nucifera*
509	Coconut Palm	*Cocos nucifera*	537	Coconut Palm	*Cocos nucifera*
510	Coconut Palm	*Cocos nucifera*	538	Coconut Palm	*Cocos nucifera*
511	Coconut Palm	*Cocos nucifera*	539	Coconut Palm	*Cocos nucifera*
512	Coconut Palm	*Cocos nucifera*	540	Coconut Palm	*Cocos nucifera*
513	Coconut Palm	*Cocos nucifera*	541	Coconut Palm	*Cocos nucifera*
514	Coconut Palm	*Cocos nucifera*	542	Coconut Palm	*Cocos nucifera*
515	Coconut Palm	*Cocos nucifera*	543	Coconut Palm	*Cocos nucifera*
			544	Coconut Palm	*Cocos nucifera*
			545	Coconut Palm	*Cocos nucifera*
			546	Coconut Palm	*Cocos nucifera*

LEGEND

- TREES TO BE REMOVED
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LOCATION MAP



Scale: 1" = 20'-00"

0 10 20 40 60

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1111 SW 1ST AVENUE, SUITE 1550
FT. LAUDERDALE, FLORIDA 33316
954.524.8722 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024

SEAL:
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Date: 2024.05.17 15:20:00-04'00'

SHEET NUMBER:
T-5

CONSTRUCTION DRAWINGS
FOR
STOCK ISLAND MARINA VILLAGE
MARINA STORE & FUEL SERVICES BUILDING
7009 SHRIMP ROAD, KEY WEST, FLORIDA 33040

PROJECT DATA AND BUILDING CODE SUMMARY:

GOVERNING BUILDING CODES:
FLORIDA BUILDING CODE (FBC) BUILDING 2010
FLORIDA BUILDING CODE (FBC) ACCESSIBILITY 2010
FLORIDA BUILDING CODE (FBC) PLUMBING 2010
FLORIDA BUILDING CODE (FBC) FUEL GAS 2010
FLORIDA BUILDING CODE (FBC) MECHANICAL 2010
FLORIDA BUILDING CODE (FBC) ENERGY CONSERVATION 2010
NATIONAL FIRE PREVENTION CODE (NFPA 70) 2011
NATIONAL ELECTRIC CODE (NEC) 2011

PROPOSED OCCUPANCY
1ST FLOOR: M (MERCANTILE) RETAIL, MOTOR FUEL-DISPENSING FACILITY
2ND FLOOR: B (OFFICE)

GENERAL BUILDING LIMITATIONS
CONSTRUCTION CLASSIFICATION: TYPE VB, SPRINKLERED
2 STORY, 9,000 S.F./ FLOOR (ALLOWED)
2 STORY, 1,200 S.F./ FLOOR; 2,400 S.F. TOTAL (PROPOSED)

TYPES OF CONSTRUCTION
TYPE VB - REINFORCED CONCRETE / MASONRY WALLS, HOLLOW-CORE PRECAST CONCRETE PLANK FLOOR/ CEILING, PRE-ENGINEERED WOOD TRUSSES-ROOFS - AUGERCAST CONCRETE PILE SUPPORTED, INTERIOR METAL STUD FRAMING
- 0 HOUR RATINGS ON TYPICAL PARTITIONS, ROOF ASSEMBLY
- 1 HOUR RATINGS ON FLOOR/ CEILING ASSEMBLIES
- 1 HOUR WALLS @ CHAIR LIFT SHAFT & WITHIN 5'-0" OF PROPERTY LINE

INTERIOR FINISHES
M & B OCCUPANCY USES: CLASS C IN CORRIDORS & ENCLOSED SPACES & CLASS B IN EXIT ENCLOSURES & EXIT PASSAGESWAYS.
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450
ALL IN ACCORDANCE WITH ASTM E 84

FIRE PROTECTION SYSTEMS
FIRE SPRINKLER SYSTEM ALL FLOORS OF BUILDING.
MANUAL FIRE ALARM: NOT REQUIRED PER 905.1 (LESS THAN 1000 PERSONS IN GROUP M OCCUPANCY, LESS THAN 500 PERSONS, AND LESS THAN 100 PERSONS AT 2ND FLOOR IN GROUP B OCCUPANCY)

EGRESS
OCCUPANT LOAD:
M USE - 1 ST FLOOR: 1,200 S.F. @ 60 S.F./OCC = 20 OCCUPANTS
B USE - 2 ND FLOOR: 1,200 S.F. @ 100 S.F./OCC = 12 OCCUPANTS
THEREFORE 44" WIDE CORRIDORS/ STAIRS - 36" DOORS (32" CLEAR)
EMERGENCY LIGHTING: 1 FOOT CANDLE ON 1-1/2 HOUR BACK UP IN ALL EXITS AND EXIT ACCESS
EXIT SIGNS: ILLUMINATED SIGNS TO BE PROVIDED AT ALL EXIT ACCESS - (EXCEPT AT MAIN EXTERNAL DOORS) PER 1016.3 - WITH 1-1/2 HOUR BATTERY BACKUP

DOORS:
ALL RATED DOORS TO HAVE HOLLOW METAL RATED FRAMES TO MATCH RATING NOTED, WITH CLOSURES
ALL HARDWARE TO BE LEVER TYPE, ADA COMPLIANT

STAIRS:
CONSTRUCTED IN ACCORDANCE WITH 1007.3
- IN ONE HOUR RATED ENCLOSURE AS PER 705.1.2.
- EXTERIOR WALLS OF STAIRS CAN BE UNRATED PER TABLE 600 (1006.1.3.2)
- ONE STAIR FROM SECOND FLOOR IS ALLOWED PER 1020.1

ACCESSIBILITY
ALL PUBLIC AREAS (1ST FLOOR) TO BE FULLY COMPLIANT WITH FLORIDA ACCESSIBILITY CODE
NO ELEVATOR TO 2ND FLOOR IS REQUIRED PER 11.4.1.3

ENERGY CONSERVATION
SEE ATTACHED CALCULATIONS PROVIDED BY: INNOVATIVE ENGINEERING

WIND LOADS AND PRESSURES
- WINDOWS/ DOORS TO COMPLY WITH MIAMI DADE PA 201, 200, 203 MEETING LARGE MISSILE TEST
- ALL CLADDING, COMPONENTS, PORCHES, SOFFITS, ROOFING, ETC. TO COMPLY WITH WIND PRESSURES AND WIND SPEED REQUIREMENTS OF FLORIDA BUILDING CODE FOR 180 MPH BASIC WIND SPEED EXPOSURE "D" REQUIREMENT FOR "HURRICANE PRONE REGION" AND "WINDBORN DEBRIS REGION", WITH IMPORTANCE FACTOR OF 1.0
-ALL MATERIALS, FASTENERS, SYSTEMS TO BE INSTALLED AS PER TABLE 1606.2A, 2B, AND 2C



(SOUTH) FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0

INDEX OF DRAWINGS

GENERAL
G-1 COVER SHEET

ARCHITECTURAL DRAWINGS
A1.0 1ST & 2ND FLOOR PLANS
A2.0 NORTH & SOUTH ELEVATIONS
A2.1 EAST & WEST ELEVATIONS
A3.0 1ST & 2ND FLOOR REFLECTED CEILING PLANS
A4.0 INTERIOR DETAILED ELEVATIONS
A5.0 WINDOW, DOOR, FINISH, & FIXTURE SCHEDULES

STRUCTURAL DRAWINGS
S1.0 FOUNDATION PLAN & DETAILS
S2.0 1ST & 2ND FLOOR STRUCTURAL BEAM PLANS & DETAILS
S3.0 1ST & 2ND FLOOR STRUCTURAL FRAMING PLANS & FLOOD PANEL DETAILS
S4.0 2ND FLOOR FRAMING & ROOF FRAMING PLAN & DETAILS
S5.0 BUILDING SECTION AND STAIR DETAIL
S6.0 STRUCTURAL NOTES & SPECIFICATIONS

MECHANICAL DRAWINGS
M1.0 MECHANICAL SPECIFICATIONS AND DETAILS
M2.0 1ST & 2ND FLOOR MECHANICAL FLOOR PLANS

ELECTRICAL DRAWINGS
E1.0 1ST & 2ND FLOOR ELECTRICAL POWER PLANS
E2.0 1ST & 2ND FLOOR ELECTRICAL LIGHTING PLANS
E3.0 ELECTRICAL PANEL SCHEDULES AND RISER SCHEMATIC

PLUMBING DRAWINGS
P1.0 1ST & 2ND FLOOR SANITARY PLUMBING PLANS & ISOMETRICS
P2.0 1ST & 2ND FLOOR SUPPLY PLUMBING PLANS
P3.0 PLUMBING SPECIFICATIONS AND DETAILS

OWNER
LONGSTOCK II, LLC
7009 SHRIMP ROAD, SUITE 2
KEY WEST, FLORIDA 33040

PREPARED BY
THE WEILER ENGINEERING CORPORATION
201 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950
EB # 6656
(941) 505-1700

WEC ellence in engineering
WEILER ENGINEERING CORPORATION

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These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

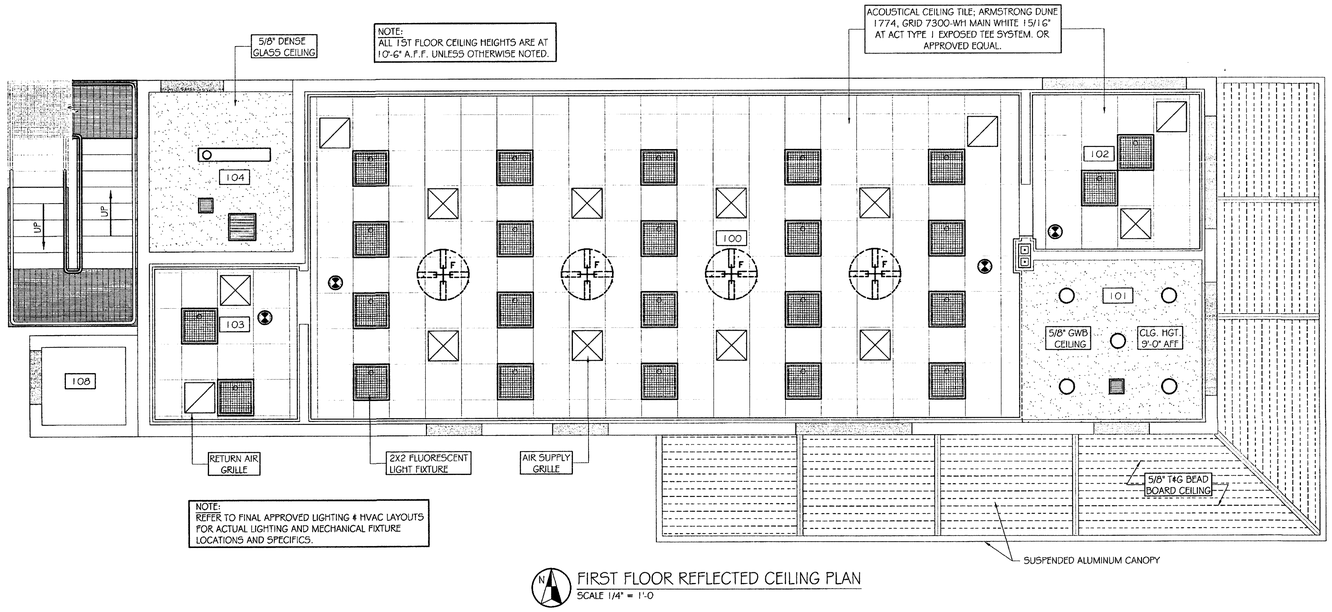
WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ENGINEER

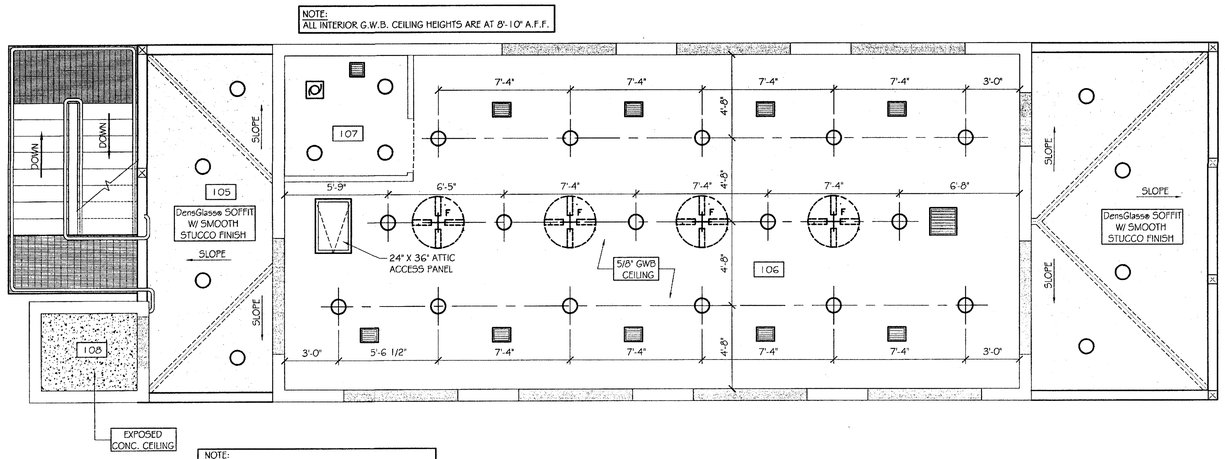
SHEET NO. G-1
WEC PROJECT NO.
12067.008

Charles Tiro McConaghy
Professional Engineer
State of Florida
Registration No. 51805



FIRST FLOOR REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0

CEILING FIXTURE LEGEND	
○	RECESSED FLUORESCENT DOWNLIGHT
OS	CEILING MOUNTED OCCUPANCY SENSOR
▭	8' X 48" FLUORESCENT CEILING FIXTURE
▩	24" X 24" FLUORESCENT CEILING FIXTURE
EF	EXHAUST FAN
▨	ACCOUSTICAL CEILING AIR SUPPLY REGISTER
▨	ACCOUSTICAL CEILING AIR RETURN GRILLE
⊗	SMOKE / CARBON MONOXIDE DETECTOR
▩	DRYWALL CEILING AIR SUPPLY REGISTER
▩	DRYWALL CEILING AIR RETURN GRILLE



SECOND FLOOR REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0

RECEIVED
JUN 03 2014
2013 243
MONROE CO PLANNING DEPT

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS:
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Design:	STL
Drawn:	STL
Checked:	SAM
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.	.

Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.008
Date Issued:	03-07-2013

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6556

STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions	Description
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THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

MAY 29 2013

Charles T. McConaghy
Professional Engineer
State of Florida
Registration No. 51805

Sheet No. A3.0

WINDOW SCHEDULE

MARK		WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW TYPE	GLASS TYPE	MANUFACTURER	MODEL / SERIES	DESCRIPTION
(A)		(1x) 3'-2"	5'-3"	SINGLE HUNG	LAMINATE / IMPACT	CGI Windows & Doors	"110 SENTINEL"	ALUMINUM SINGLE HUNG WINDOW - L.M.I. - MIAMI DADE NOTICE OF ACCEPTANCE No. 11-1115.08
(B)		(2x) 3'-2"	5'-3"	SINGLE HUNG	LAMINATE / IMPACT	CGI Windows & Doors	"110 SENTINEL"	ALUMINUM SINGLE HUNG WINDOW - L.M.I. - MIAMI DADE NOTICE OF ACCEPTANCE No. 11-1115.08
(C)		(2x) 3'-2"	4'-2"	SINGLE HUNG	LAMINATE / IMPACT	CGI Windows & Doors	"110 SENTINEL"	ALUMINUM SINGLE HUNG WINDOW - L.M.I. - MIAMI DADE NOTICE OF ACCEPTANCE No. 11-1115.08

"WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO BE SINGLE GLAZED WITH FULL SCREEN
2. ALL WINDOWS TO BE PROVIDED WITH NECESSARY EXTENSION JAMBS TO ACCOMMODATE WALL ASSEMBLY.
3. CAULK ALL EXTERIOR JOINTS BETWEEN TRIM AND WINDOW FRAME - COLOR TO MATCH WINDOW FRAME COLOR
4. HEADER HEIGHT DIMENSION TO BOTTOM OF HEADER (SEE STRUCTURAL DRAWINGS
5. TYPICAL WINDOW SHALL BE PGT HORIZONTAL ROLLER UNLESS OTHERWISE NOTED
6. PROVIDE MUNTINS AS PER ELEVATIONS
7. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO COMPLY WITH ALL DESIGN PRESSURES REQUIRED BY CODE.
8. IF DOOR AND WINDOWS ARE NOT IMPACT RESISTANT, ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO HAVE HURRICANE PANELS FITTED AND STORED FOR EACH, WITH WHITE ALUM. TRACKS PERMANENTLY MOUNTED TO STRUCTURE AS MFC BY THE WILLARD SHUTTER CO. OR APPROVED EQUAL. PANELS ARE TO BE DESIGNED TO RESIST 180 MPH PEAK WIND GUSTS AND EXPOSURE "D" REQUIREMENTS. AS PER MONROE COUNTY REQUIREMENTS. PANELS ARE TO BE STORED IN FIXED RACKS SET IN ON-SITE STORAGE ROOM.

DOOR SCHEDULE

DOOR	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS	DOOR MAT.	DOOR FIN.	FRAME MAT.	FRAME FIN.	HARDWARE	HARD WARE SET	DESCRIPTION
(1)	A	6'-0"	7'-0"	1 3/4"	ALUMINUM LAMINATED	ANNOD	ALUM.	ANNOD	PULL/PUSH PLATE	1A	SMI Aluminum System, LLC; NOA #11-1219.13 Series "MK-2" Aluminum Entrance Door w/wo Transom - L.M.I.
(2)	B	3'-0"	7'-0"	1 3/4"	FIBERGLASS	PTD	COMPOSITE	PTD	PULL/PUSH PLATE	2A	THERMA TRU® SMOOTH STAR ¢ FIBER CLASSIC; FLORIDA APPROVAL # FL-8871.5; FIBERGLASS SINGLE DOOR INSWING / OUTSWING IMPACT OR APPROVED EQUAL
(3)	B	3'-0"	7'-0"	1 3/4"	FIBERGLASS	PTD	COMPOSITE	PTD	LOCKSET LEVER	3A	THERMA TRU® SMOOTH STAR ¢ FIBER CLASSIC; FLORIDA APPROVAL # FL-8871.5; FIBERGLASS SINGLE DOOR INSWING / OUTSWING IMPACT OR APPROVED EQUAL
(4)	B	3'-0"	7'-0"	1 3/4"	6063-T5 ALUMINUM	ANOD	6063-T5 ALUM	ANOD	LOCKSET LEVER	1A	SMI Aluminum System, LLC; NOA #11-1219.13 Series "MK-2" Aluminum Entrance Door w/wo Transom - L.M.I.
(5)	B	3'-0"	7'-0"	1 3/8"	SOLID CORE	PTD	HOLLOW STEEL	PTD	LOCKSET LEVER	3A	MASONITE® SIX PANEL INTERIOR SOLID CORE SWING DOOR IN WOOD FRAME.

* DOOR SCHEDULE NOTES:

1) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DOOR ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
2) CONTRACTOR SHALL VERIFY ALL HARDWARE INSTALLATION REQUIREMENTS PRIOR TO DRILLING AND TAPPING DOORS IN FIELD; VERIFY HARDWARE W/ DOOR MANUFACTURER FOR COMPATIBILITY
3) ALL DOOR PAINT COLORS SHALL BE APPROVED BY OWNER.

HARDWARE SET: 1A
DOOR NUMBER: 1

NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	USAC	HAGER 4X4 1/2 SS BUTT HINGES 191 32055 1-1/2 PAIR	630 (SST)
1 EA	LOCK	ADAMS RITE	MS1850 HKBLT / MS1880 FLSHBLT	630 (SST)
1 EA	PUSH/PULL	ROCKWOOD	BF15747 OR APPROVED EQUAL	630 (SST)
1 EA	SURFACE CLOSER	DORMA	7417 OR APPROVED EQUAL	630 (SST)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)

HARDWARE SET: 2A
DOOR NUMBER: 2

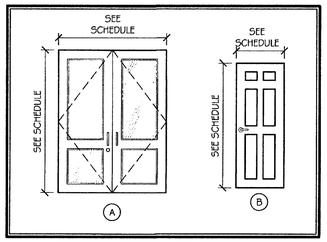
NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5BB1HW 4.5 X 4.5 NRP	630 (SST)
1 EA	DEADBOLT	SCHLAGE	B600 SERIES, B664P CYLINDER ONLY DEADLOCK	630 (SST)
1 EA	PUSH PLATE	IVES	8200 6" x 16"	630 (SST)
1 EA	PULL PLATE	IVES	8303S-8.4.16 4" x 16" w/ 1" ROUND HANDLE ON 8" CENTER	630 (SST)
1 EA	SURFACE CLOSER	STANLEY	D3550-DA-EDA X 689 X SN	689 (AL)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)

HARDWARE SET: 3A
DOOR NUMBER: 3 ¢ 4

NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5BB1HW 4.5 X 4.5 NRP	630 (SST)
1 EA	STOREROOM LOCK	SCHLAGE	ND80PD F86 ATH	630 (SST)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)



FINISH SCHEDULE

GENERAL NOTE:
OWNER SHALL APPROVE ALL FINISHES AND MATERIALS PRIOR TO ORDERING AND INSTALLING

ROOM #	FLOOR MATL.	FLOOR FIN.	BASE MATL.	BASE FIN.	WALL TYPE NORTH MATL	NORTH FIN	SOUTH MATL	SOUTH FIN	EAST MATL	EAST FIN	WEST MATL	WEST FIN	CEILING MATL	CEILING FIN	CEILING HEIGHT	ROOM	REMARKS
100	VCT		6" RB		GWB	P2	GWB	P2	GWB	P2	GWB	P2	ACP		9'-10"	MARINA STORE	
101	VCT		6" RB		GWB	P2	GWB	P2	GWB	P2	GWB	P2	GWB	P2	9'-10"	CASHIER'S COUNTER	
102	CPT		6" RB		GWB	P2	GWB	P2	GWB	P2	GWB	P2	ACP		9'-10"	DOCK MASTER'S OFFICE	
103	VCT		6" RB		GWB	P2	GWB	P2	GWB	P2	GWB	P2	ACP		9'-10"	STORAGE ROOM	
104	STN1	NON-SLIP	NONE		CMU	PTD	CMU	P2	CMU	P2	CMU	P2	GWB	P2	9'-10"	MECHANICAL ROOM	MASONRY WALLS TO HAVE TOOLED FINISHED JOINTS
105	STN1	NON-SLIP	NONE		N/A	N/A	STUCCO	P1	STUCCO	P1	STUCCO	P1	T&G	STAIN	VAULTED	COVERED PORCH	
106	CPT		6" RB		GWB	PTD	GWB	PTD	GWB	P2	GWB	P2	GWB	P2	8'-10"	MARINA MANAGERS OFFICE	
107	CT		C.T		GWB	PTD	GWB	PTD	GWB	P2	GWB	P2	GWB	P2	8'-10"	ADA RESTROOM	WALL TILE TO BE FULL WALL HEIGHT THROUGH-OUT

FINISH SCHEDULE NOTES

*ALL INTERIOR AND EXTERIOR PROTECTIVE COVERINGS AND PAINT FINISH APPLICATIONS SHALL BE IN ACCORDANCE WITH THE FINAL APPROVED TECHNICAL SPECIFICATIONS AND ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK

*ALL GYPSUM WALLS AND CEILINGS TO BE PLASTER TEXTURED WITH "LIGHT ORANGE PEEL" FINISH UNLESS NOTED OTHERWISE

*ALL FLOOR, WALL, CEILING, AND TRIM FINISHES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION

PROTECTIVE COATING FINISH SCHEULE

CODE	APPLICATION	MATERIAL	MANUFACTURER	PRODUCT	FINISH	REMARKS ¢ NOTES
STN1	CONCRETE FLOORS	EPOXY	CONCRETE STAIN ¢ SUPPLY, LLC	CR-WRC STAIN; CONCRETE RESURRECTION WATER REDUCIBLE CONCENTRATE; PENETRATING WATERBORNE ACRYLIC PIGMENTED DYE STAIN, OR APPROVED EQUAL.	FACTORY	COLOR TO BE CHOSEN BY OWNER
P1	INTERIOR / EXTERIOR MASONRY WALLS ¢ CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	CEMENT-PLEX® 875; PROTECTIVE ¢ MARINE COATINGS, HEAVY DUTY, INTERIOR / EXTERIOR, TWO-COMPONENT, CEMENTITIOUS, ACRYLIC, WATERBORNE BLOCK FILLER, OR APPROVED EQUAL	FLAT	COLOR TO BE CHOSEN BY OWNER
P2	INTERIOR / EXTERIOR MASONRY WALLS, CONCRETE SURFACES, ¢ G.W.B. WALLS ¢ CEILINGS	EPOXY	SHERWIN-WILLIAMS	PRO INDUSTRIAL® ZERO VOC; WATERBASED CATALYZED EPOXY, INTERIOR / EXTERIOR TWO-COMPONENT, POLYAMINE EPOXY TOPCOAT ,OR APPROVED EQUAL.	EG-SHEL	COLOR TO BE CHOSEN BY OWNER
P3	INTERIOR / EXTERIOR MASONRY WALLS ¢ CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	PRO INDUSTRIAL® PROTECTIVE ¢ MARINE COATINGS, ANTI-GRAFFITI COATING; ONE-COMPONENT, READY-TO-USE SILOXANE COATING, FOR PROPERLY PREPARED CONCRETE SURFACES, OR APPROVED EQUAL	CLEAR	COLOR TO BE CHOSEN BY OWNER
P4	EXTERIOR CEMENT BOARD SIDING, TRIM, G.W.B. CEILINGS, ETC.	PAINT	SHERWIN-WILLIAMS	DURACRAFT® EXTERIOR LATEX FLAT, 100% ACRYLIC LATEX	EG-SHEL	COLOR TO BE CHOSEN BY OWNER

RESTROOM ACCESSORIES SCHEDULE

ACCESSORY TYPE	MAKE/MODEL NOTE: ALL ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUAL	MATERIAL
1 HANDS DRYER	XLERATOR® / MODEL XL-SB / 110/120V SURFACE-MOUNTED, AUTOMATIC, BRUSHED STAINLESS STEEL COVER	STAINLESS STEEL W/ SATIN FINISH
2 TOILET TISSUE DISPENSERS	BOBRICK® / B-2888 Classic Series® SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	STAINLESS STEEL W/ SATIN FINISH
3 LIQUID SOAP DISPENSERS	BOBRICK® /MODEL No. B-2111 ClassicSeries® SURFACE MOUNTED SOAP DISPENSER OR APPROVED EQUAL	STAINLESS STEEL W/ SATIN FINISH
4 MIRRORS	BOBRICK® / MODEL No.B-165/1824 MIRROR WITH STAINLESS STEEL CHANNEL FRAME	STAINLESS STEEL W/ SATIN FINISH
5 WASTE RECEPTACLES	BOBRICK® MODEL No. B-277 Contura Series® SURFACE MOUNTED WASTE RECEPTACLE WITH LinerMate®	STAINLESS STEEL W/ SATIN FINISH
6 GRAB BARS	BOBRICK ® MODEL No. B-68137 TWO-WALL WHEELCHAIR TOILET COMPARTMENT; 1-1/2" DIA. 18-GAUGE, TYPE-304 STAINLESS STEEL GRAB BARS WITH CONCEALED MOUNTING FLANGES	STAINLESS STEEL W/ SATIN FINISH

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE TYPE	MAKE/MODEL	MATERIAL	ACCESSORIES
WC.	WATER CLOSET	AMERICAN STANDARD ADA HEIGHT, SIPHON-JET, FLOOR MOUNTED, BOTTOM OUTLET, ELONGATED BOWL, 1-1/2" TOP SPUD AND BOLT CAPS, 1.6 GAL. FLUSH.	WHITE VITREOUS CHINA	FLUSH VALVE: SLOAN ROYAL 111, DIAPHRAGM-TYPE W/ VACUUM BREAKER, FLUSH CONNECTION ¢ SPUD COUPLING FOR 1-1/2" TOP SPUD
LAV.	LAVATORY	AMERICAN STANDARD DECLYN WALL-MOUNTED LAVATORY	WHITE VITREOUS CHINA	CHROME GRID SINGLE LEVER FAUCET EQUAL TO SYMMONS SYMMETRIX S-20-2 STANDARD
U-SK.	UTILITY SINK	E.L. MUSTEE ¢ SONS, INC. MODEL # 63M - DURASTONE® MOP SERVICE BASIN - ONE-PEICE MOLDED HIGH IMPACT RESISTANT STRUCTURAL FIBERGLASS (24"X24") WHITE FINISH	STRUCTUAL FIBERGLASS	FAUCET: ZURN MODEL # Z1344 EXPOSED NON-FREEZE WALL FAUCET COMPLETE WITH EXTERIOR CHROME FINISH, BRASS CASING, ALL BRONZE INTERIOR PARTS, W/ 3/4" MALE HOSE CONNECTION
FD.	FLOOR DRAIN	WADE FLOOR DRAIN TO BE 3" MIN. CAST IRON 6" POLISHED NICKEL GRATE. 4" DEEP SEAL TRAP. MODEL #1103 OR APPROVED EQUAL	CAST IRON	
HB.	HOSE BIB	ARROWHEAD BRASS AND PLUMBING MODEL # AC413 - DOUBLE-AROW FROST-PROOF WALL HYDRANT ENCLOSED IN A STAINLESS STEEL WALL BOX W/ 3/4" SHARKBITE® CONNECTION	STAINLESS STEEL	

TILE SCHEDULE:

T-1
MANUFACTURER: SPECIALITY TILE (OR APPRVD EQUAL)
PRODUCT NAME / COLOR: AMERICAN OLEAN / 0090 WHITE (OWNER TO CHOOSE ¢ APPROVE)
SIZE: 4"X8"X3/8" THICK (Approx.)
TYPE: PORCELAIN
FINISH: MATTE (OWNER TO CHOOSE ¢ APPROVE)
GROUT MFR.: SUMMITVILLE (OR APPRVD EQUAL)
COLOR: 914 ARCTIC WHITE (OWNER TO CHOOSE ¢ APPROVE)
JOINT: 1/8"
CONTACT: SPECIALTY TILE

T-2
MANUFACTURER: SPECIALITY TILE (OR APPRVD EQUAL)
PRODUCT NAME / COLOR: AMERICAN OLEAN / 0090 WHITE (OWNER TO CHOOSE ¢ APPROVE)
SIZE: 4"X8"X3/8" THICK COVE BASE (Approx.)
TYPE: PORCELAIN
FINISH: MATTE (OWNER TO CHOOSE ¢ APPROVE)
GROUT MFR.: SUMMITVILLE (OR APPRVD EQUAL)
COLOR: 914 ARCTIC WHITE (OWNER TO CHOOSE ¢ APPROVE)
JOINT: 1/8"
CONTACT: SPECIALTY TILE

RECEIVED
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2023 243
MONROE CO. PLANNING DEPT.

THE WEILER ENGINEERING CORPORATION

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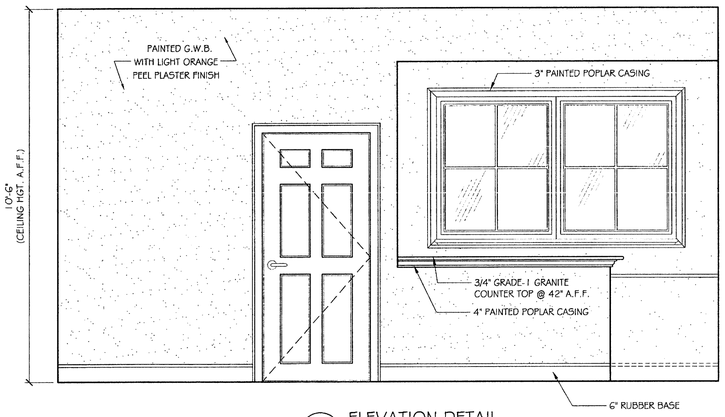
Revisions
Description

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED ENGINEER

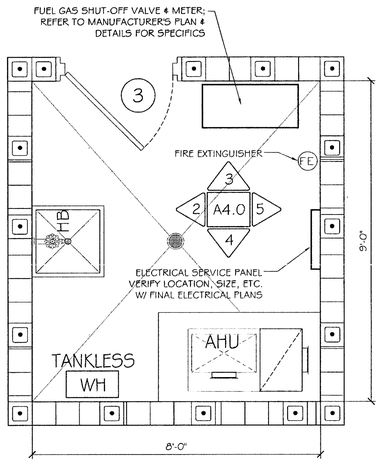
Charles Tim Mccaughey
Professional Engineer
State of Florida
Registration No. 51806

Sheet No. A5.0

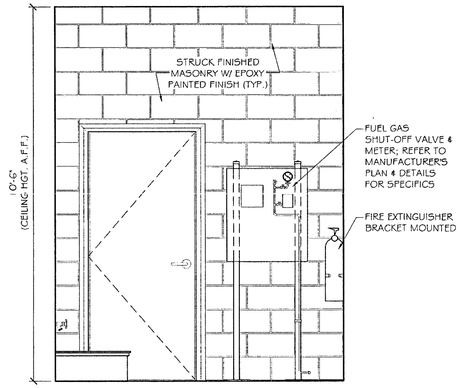
NOTE:
ALL INTERIOR WALLS, TRIM, CASING, DOORS, G.W.B. CEILINGS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS INTERIOR LATEX; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.



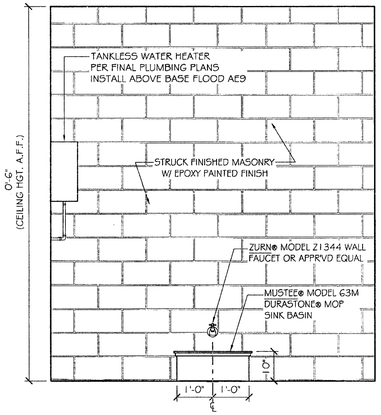
1 / A4.0 ELEVATION DETAIL
CASHIER'S COUNTER WALL
SCALE: 1/2" = 1'-0"



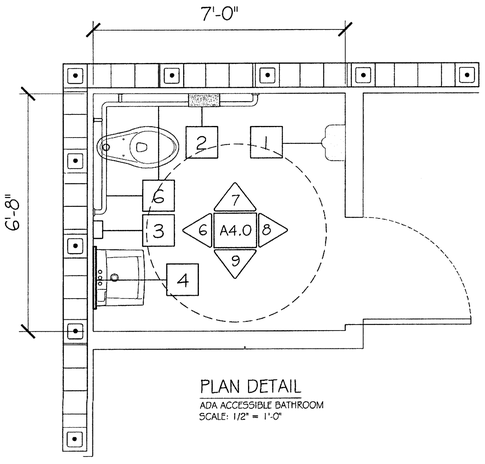
PLAN DETAIL
1ST FLOOR MECHANICAL ROOM
SCALE: 1/2" = 1'-0"



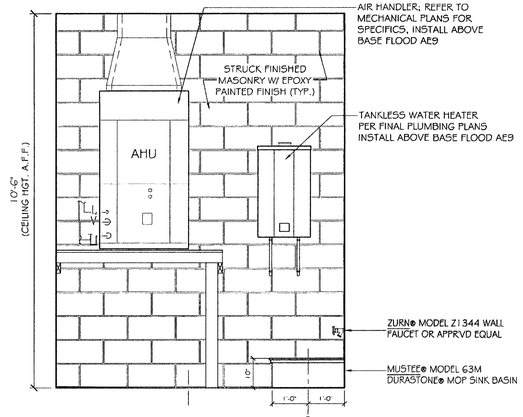
3 / 54.0 ELEVATION DETAIL
MECHANICAL ROOM
SCALE: 1/2" = 1'-0"



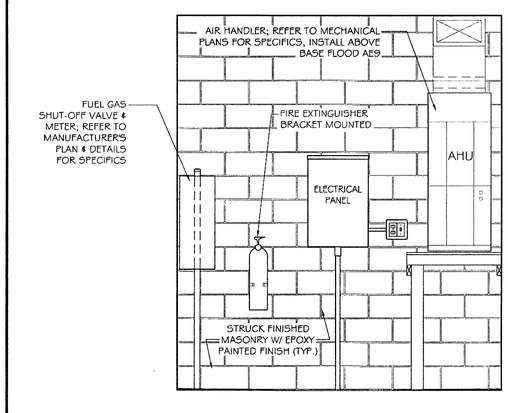
2 / 54.0 ELEVATION DETAIL
MECHANICAL ROOM
SCALE: 1/2" = 1'-0"



PLAN DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 1/2" = 1'-0"

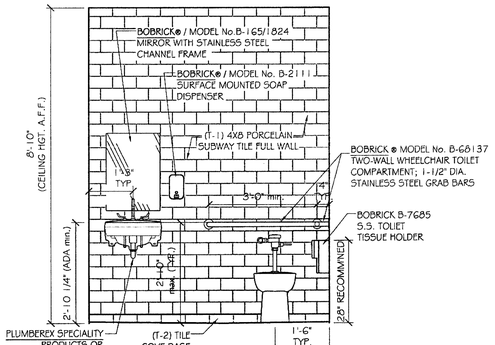


4 / 54.0 ELEVATION DETAIL
MECHANICAL ROOM
SCALE: 1/2" = 1'-0"



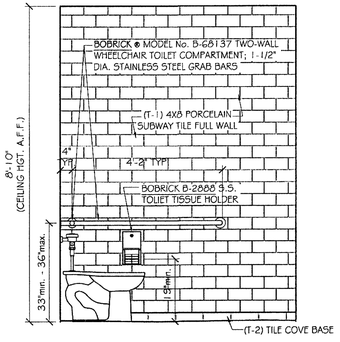
NOTE:
ALL FLOORS SHALL BE SLOPED 1/8" PER FT. TO ALL FLOOR DRAINS; NOT TO EXCEED MORE THAN 2% IN ANY DIRECTION

5 / 54.0 ELEVATION DETAIL
MECHANICAL ROOM
SCALE: 1/2" = 1'-0"

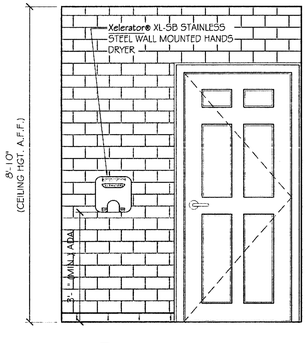


6 / 54.0 ELEVATION DETAIL
ADA ACCESSIBLE RESTROOM
SCALE: 1/2" = 1'-0"

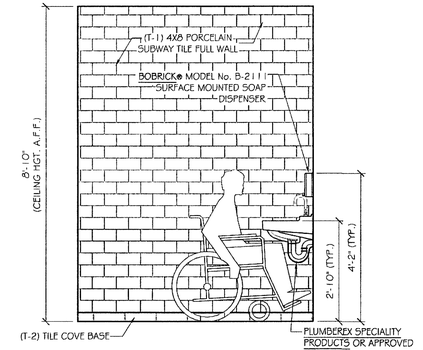
NOTE:
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7 / 54.0 ELEVATION DETAIL
ADA ACCESSIBLE RESTROOM
SCALE: 1/2" = 1'-0"



8 / A4.0 ELEVATION DETAIL
ADA ADAPTABLE RESTROOM
SCALE: 1/2" = 1'-0"



9 / A4.0 ELEVATION DETAIL
ADA ADAPTABLE RESTROOM
SCALE: 1/2" = 1'-0"

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THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Design:	STL
Drawn:	STL
Checked:	SAM
.	.
.	.
Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.008
Date Issued:	03-07-2013

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6556

STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions
Description

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF A FLORIDA LICENSED ENGINEER

Charles Tipp McConaghy
Professional Engineer
State of Florida
Registration No. 51806

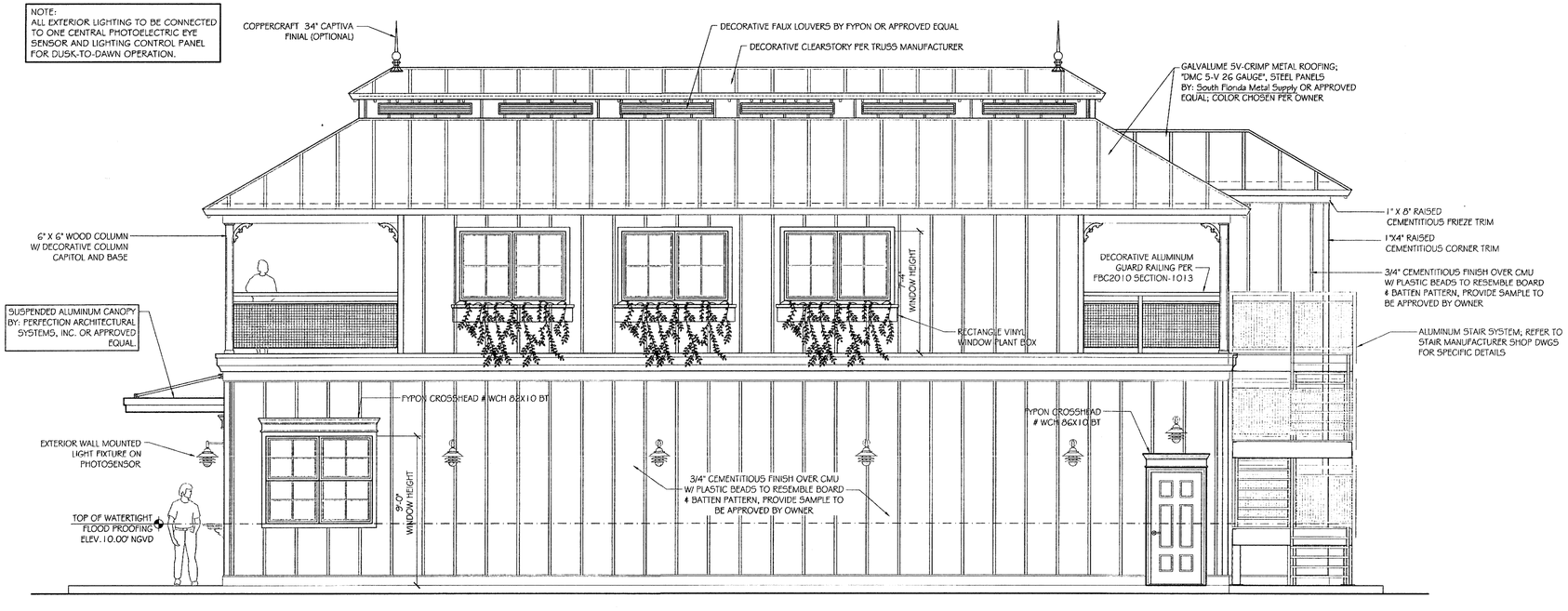
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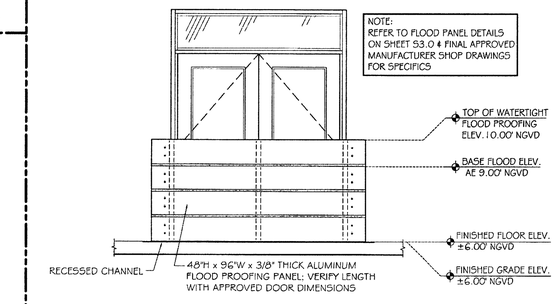
B2 / A2.0 (SOUTH) FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0

NOTE:
ALL EXTERIOR STUCCO, TRIM, COLUMNS, SOFFITS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS EXTERIOR LATEX; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.

NOTE:
ALL EXTERIOR LIGHTING TO BE CONNECTED TO ONE CENTRAL PHOTOELECTRIC EYE SENSOR AND LIGHTING CONTROL PANEL FOR DUSK-TO-DAWN OPERATION.



A2 / A2.0 (NORTH) REAR SIDE ELEVATION
SCALE 1/4" = 1'-0



FLOOD PROOFING BAFFLE
SCALE: 3/8" = 1'-0"

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Drawn:	STL
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Approved By:	CTM
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STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE

7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions

Description

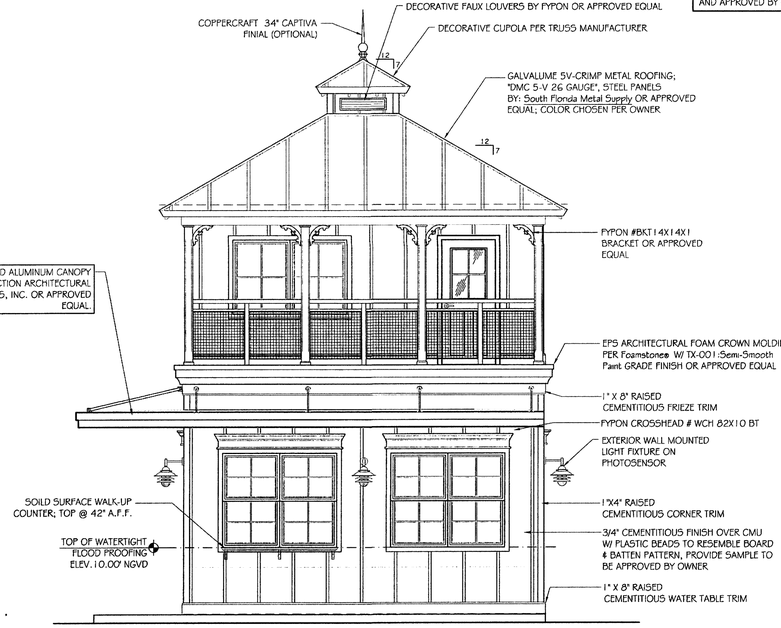
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STATE OF FLORIDA

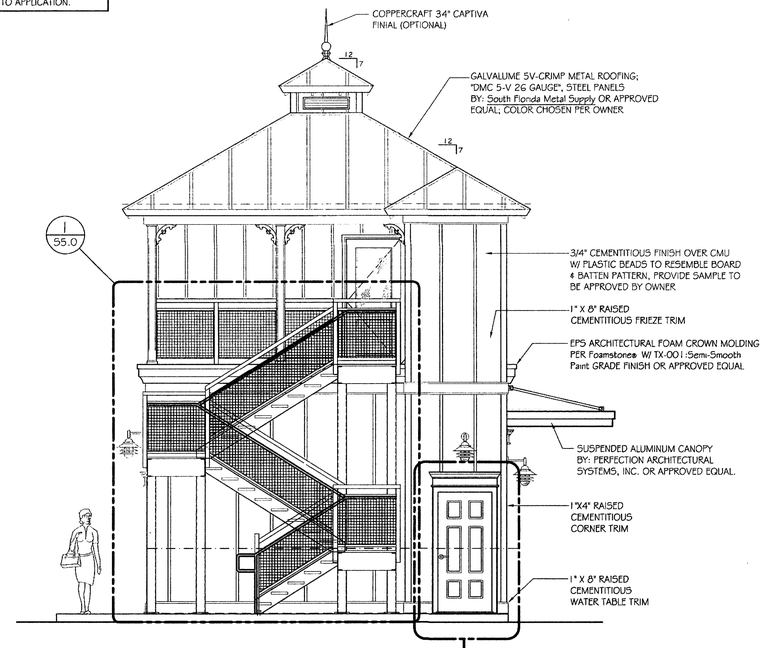
Charles John McConaghy
Professional Engineer
State of Florida
Registration No. 51806

Sheet No. A2.0

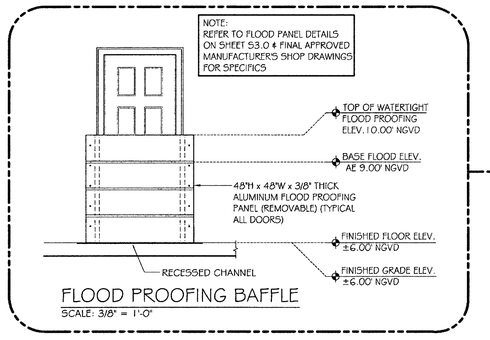
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B1 / A2.1 (EAST) RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0



A1 / A2.1 (WEST) LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0



FLOOD PROOFING BAFFLE
SCALE: 3/8" = 1'-0"

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Approved By:	CTM
Scale:	AS NOTED
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Date Issued:	03-07-2013

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SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions

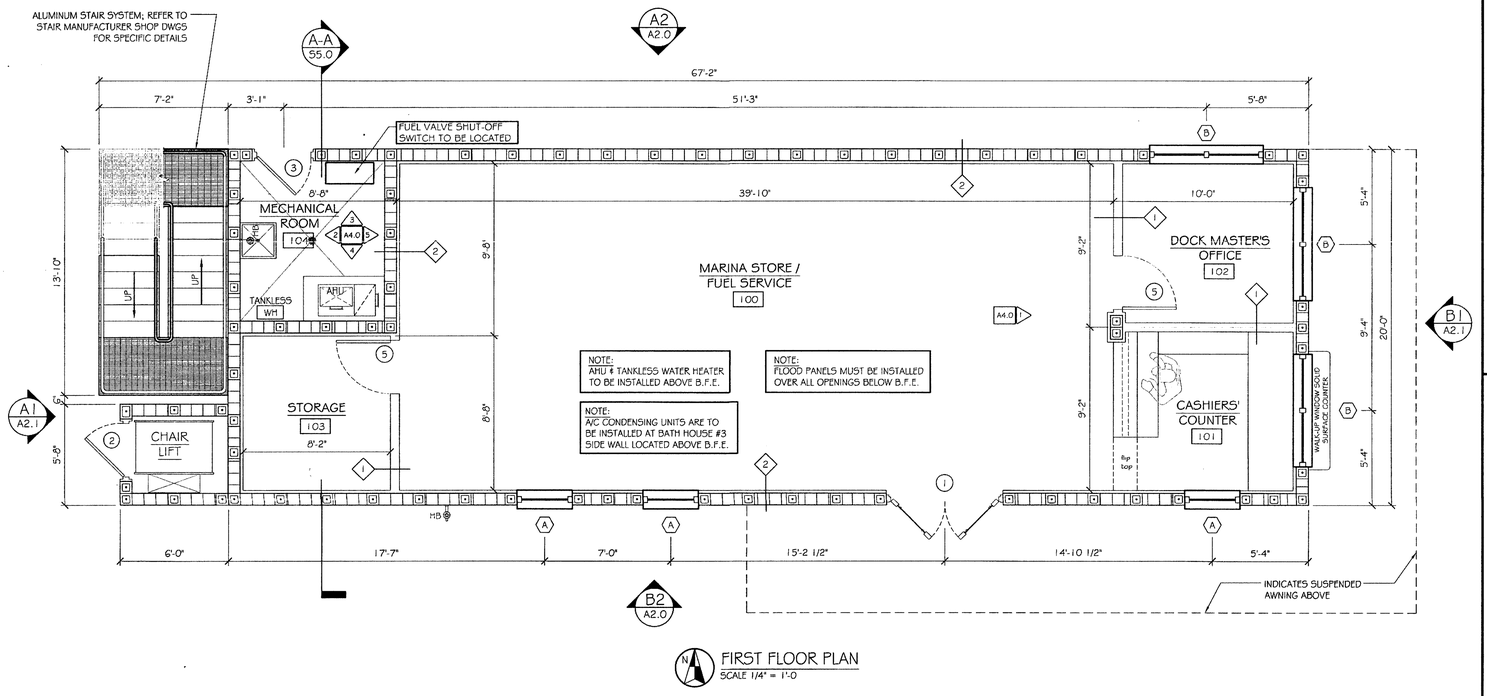
Description

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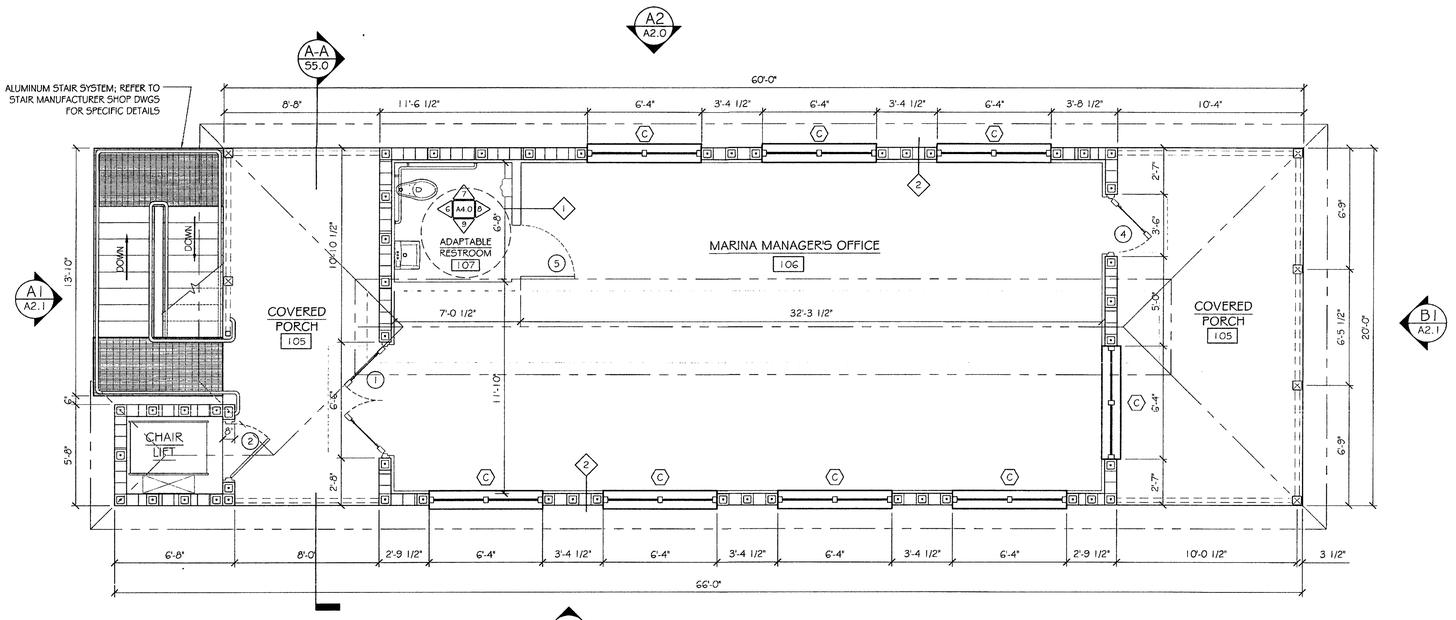
6/1/2021

Charles Tom McConaghy
Professional Engineer
State of Florida
Registration No. 51806

Sheet No: A2.1



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0

GENERAL NOTES:

1) CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

2) ALL DOORS & OPENINGS TO HAVE OPENING PROTECTION & FLOOD PROOFING PANELS.

3) INSIDE UNFINISHED MASONRY WALLS TO HAVE CONCAVE FINISHED TOOLED JOINTS.

4) FINISHES OTHER THAN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS, CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/ OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS NOTED OTHERWISE.

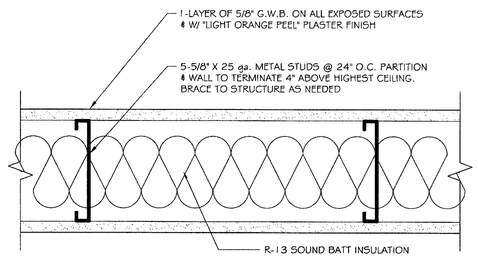
5) ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. SEE SPECIFICATIONS ON DRAWINGS IDENTIFING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

APPROXIMATE SQUARE FOOTAGE

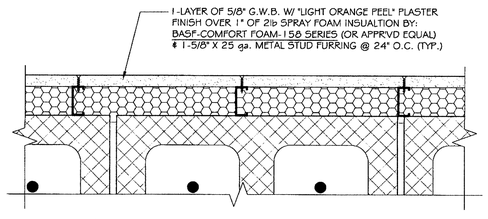
FIRST FLOOR:	
MARINA STORE	754 S.F.
CASHIER COUNTER	108 S.F.
DOCK MASTER OFFICE	108 S.F.
STORAGE ROOM	132 S.F.
FUEL SHUT-OFF RM	96 S.F.
FIRST FLOOR TOTAL	1,200 S.F.
SECOND FLOOR:	
MANAGERS OFFICE	820 S.F.
COVERED PORCH	380 S.F.
SECOND FLOOR TOTAL	1,200 S.F.
TOTAL BUIDING AREA	2,400 S.F.

WALL LEGEND:

- INDICATES 8" MASONRY WALL W/ #5 VERT. BARS @ 32" O.C. FILLED SOLID W/ 5,000 PSI MIN. GROUT (BRG. HGT. @ 13'-0" A.F.F.)
- INDICATES 2"X6" 26 Gauge STEEL STUD FRAMING @ 16" O.C.
- -SOLID FILLED CELL W/ VERT. #5 CONT. REBAR



1 SECTION DETAIL
TYPICAL INTERIOR PARTITION WALL
SCALE: 3" = 1'-0"



2 SECTION DETAIL
INTERIOR CMU WALL FURRING CONDITION
SCALE: 3" = 1'-0"

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WEILER ENGINEERING CORPORATION
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SUITE 1306
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EB #6556

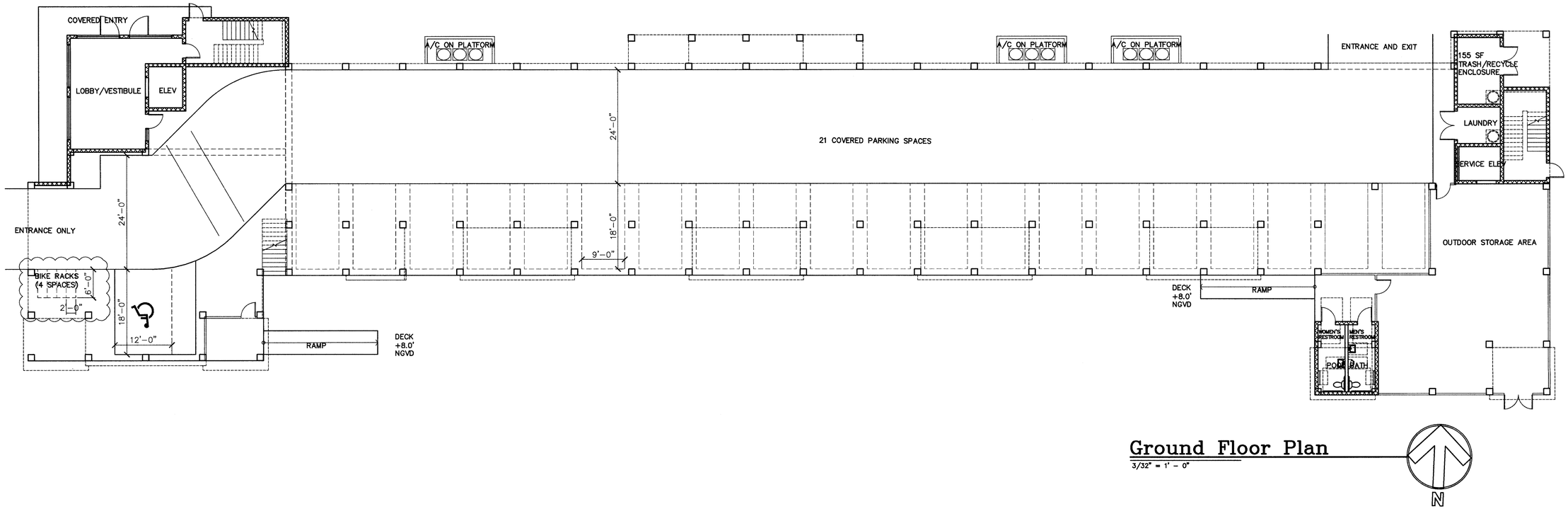
STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions | Description

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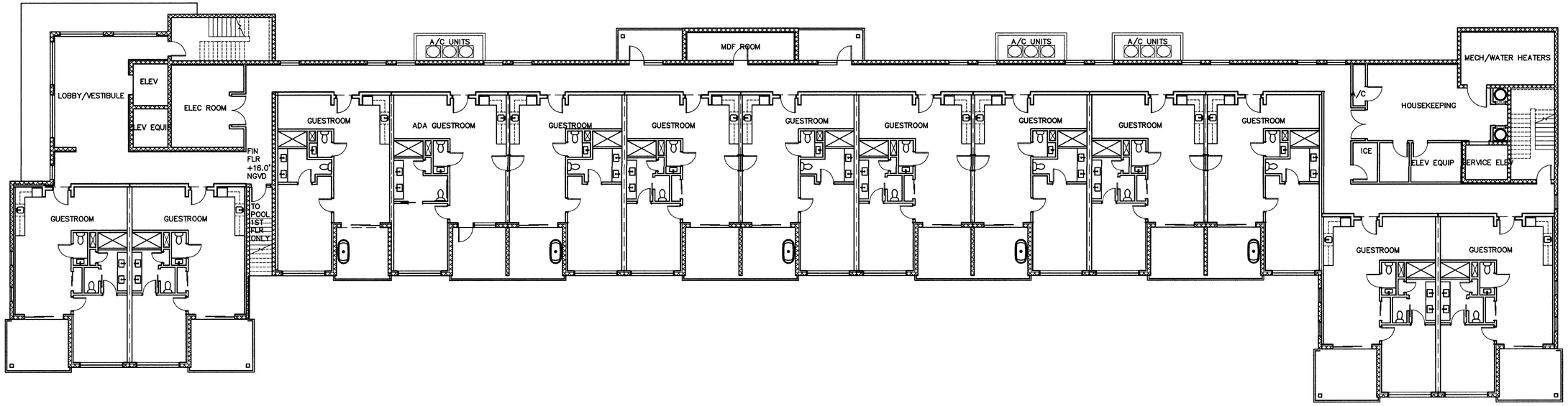
3/7/2013
Charles Tim McConaghy
Professional Engineer
State of Florida
Registration No. 51806

Sheet No. A1.0



Ground Floor Plan

3/32" = 1' - 0"



First Floor Plan

3/32" = 1' - 0"

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STATE OF FLORIDA
THOMAS EDWARD SCARBROUGH
AR - 97933
5-12-24
REGISTERED ARCHITECT

The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St. Key West FL
(305) 296 3511

date:
07/27/23
revision:
2/20/24

sheet:
A1.1

Second Floor Plan

3/32" = 1' - 0"

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AR 97933
5/21/24
REGISTERED ARCHITECT

The Perry Hotel and Marina
Hotel Expansion
6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH ARCHITECTS
(305) 296-3611 510 White St. Key West FL

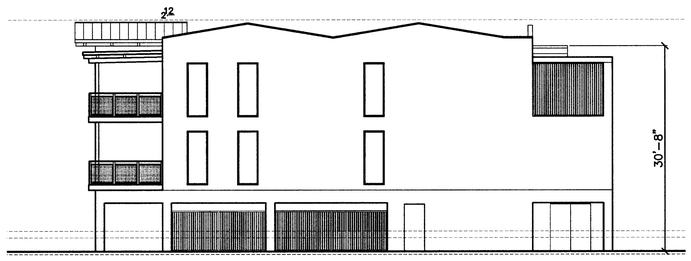
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07/27/23
revision:

sheet:
A1.2



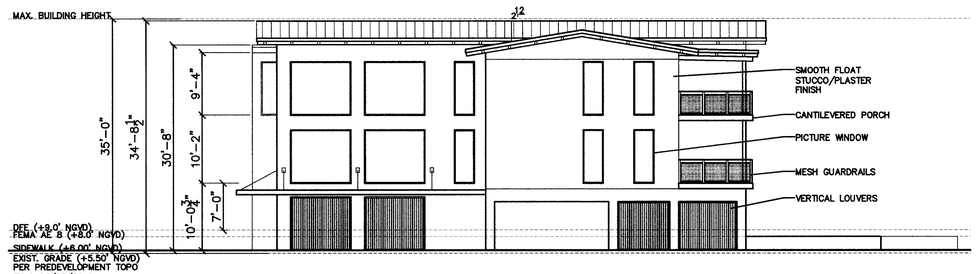
Rear (Marina) Elevation

3/32" = 1' - 0"



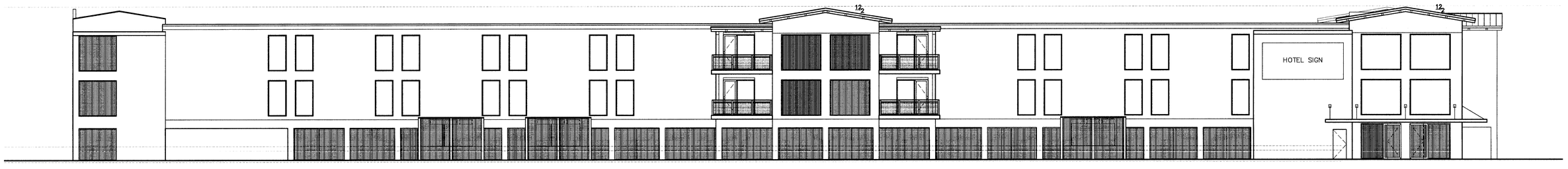
Side (North) Elevation

3/32" = 1' - 0"



Side (South) Elevation

3/32" = 1' - 0"



Front (Parking) Elevation

3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West FL

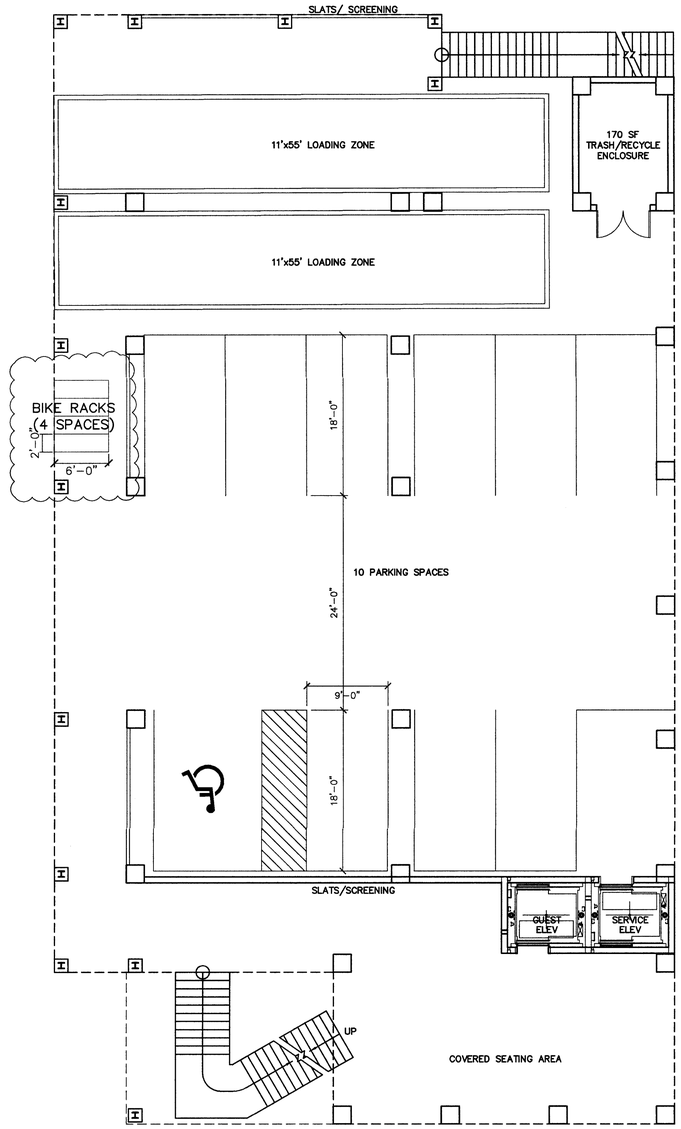
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(305) 296-3611 510 White St. Key West FL

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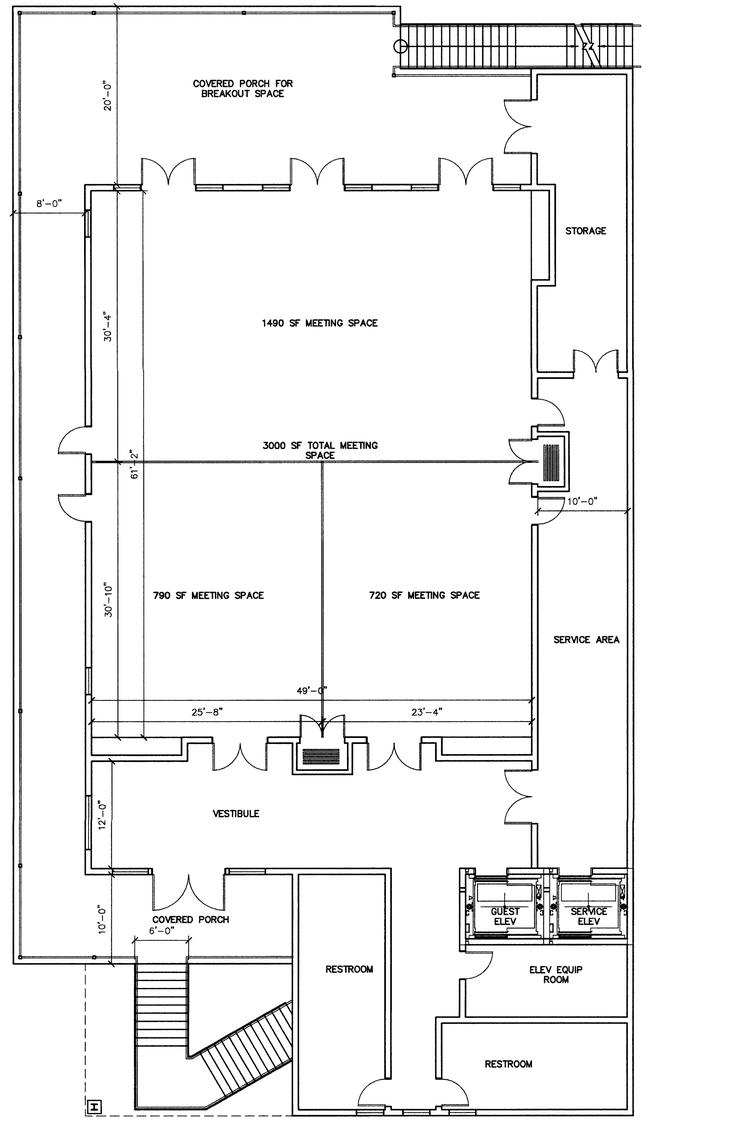
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AR - 97933
5/2/24
REGISTERED ARCHITECT

sheet:
A2.1



Ground Floor Plan

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"

N

The Perry Hotel and Marina
Banquet Hall
6991 Shrimp Road
Key West FL

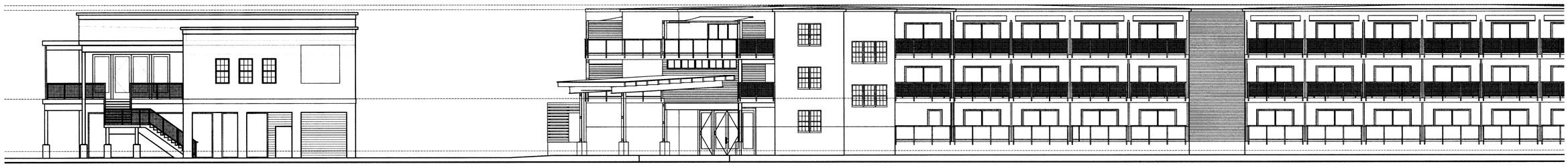
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St. Key West FL
(305) 296 3311

date:
7/27/23
revision:
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sheet:
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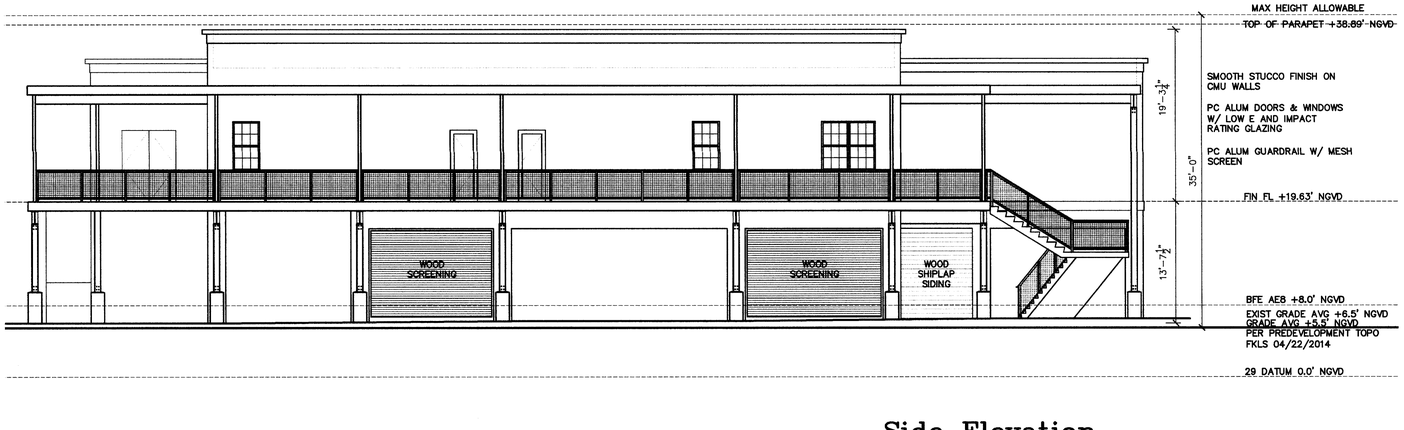
Shrimp Rd Streetscape

3/32" = 1' - 0"



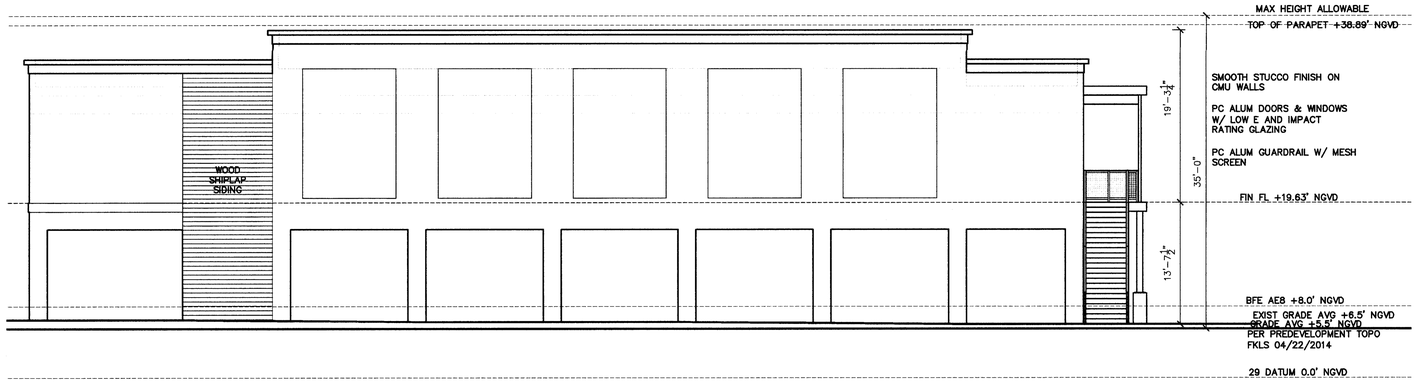
Front Elevation

1/8" = 1' - 0"



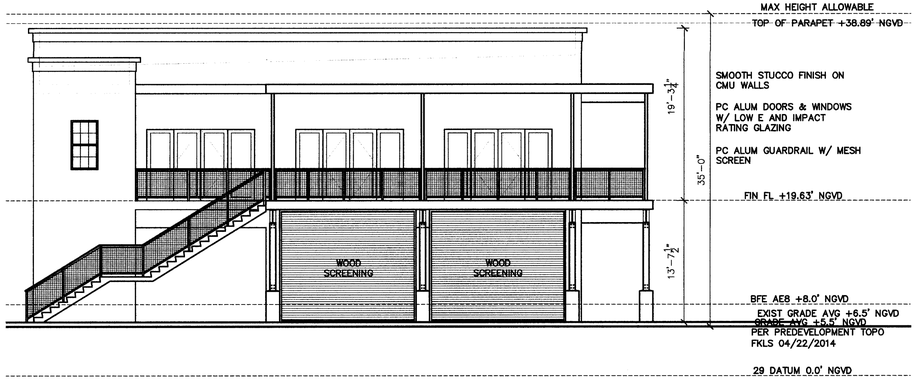
Side Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

The Perry Hotel and Marina
Banquet Hall

6991 Shrimp Road Key West FL

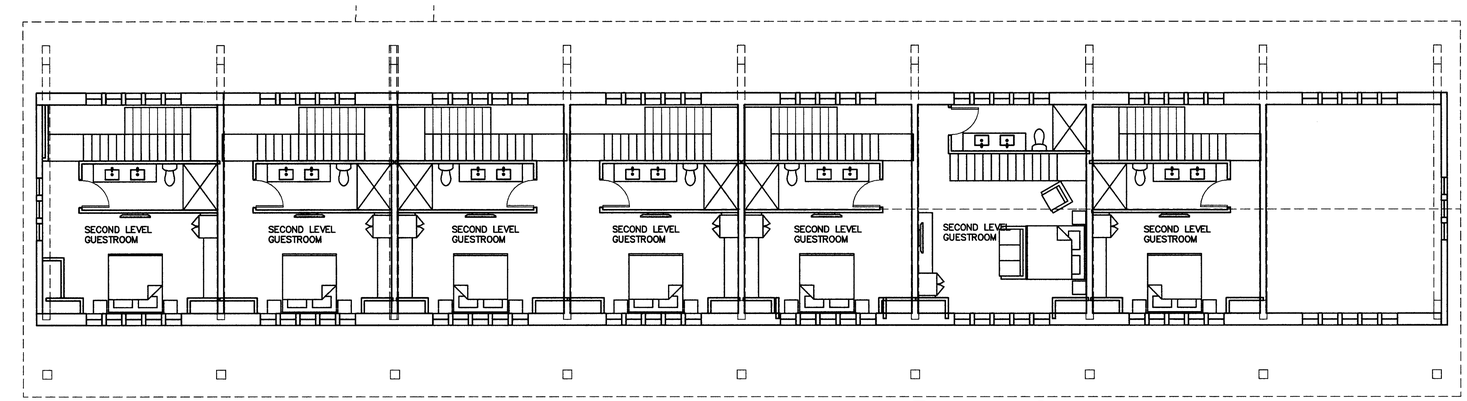
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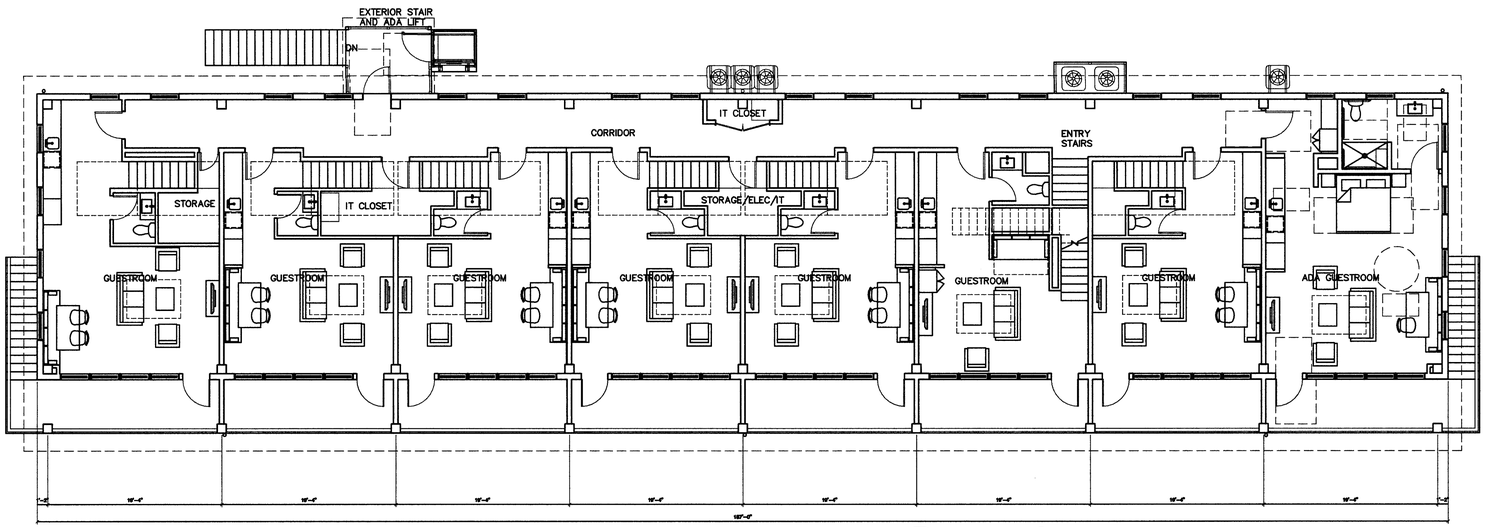
STATE OF FLORIDA
THOMAS EDWARD POPE
AR-97933
5/22/24
REGISTERED ARCHITECT

sheet:
A4.1



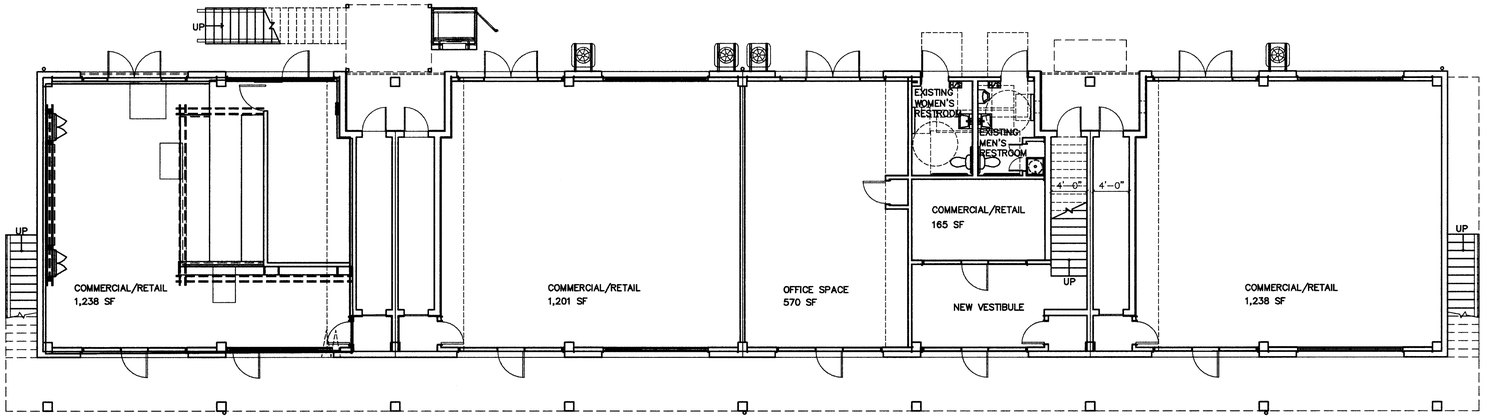
Proposed Third Level Plan

1/8" = 1' - 0"



Proposed Second Floor Plan

1/8" = 1' - 0"



Proposed Ground Floor Plan

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD

The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Shrimp Road Stock Island, FL

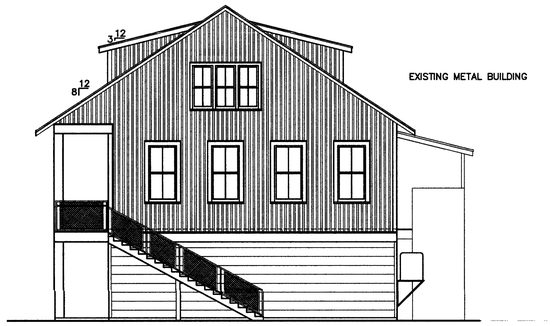
THOMAS E. POPE, P.A.
POPE - SCARBROUGH - ARCHITECTS
(305) 293-7611 610 White St. Key West FL

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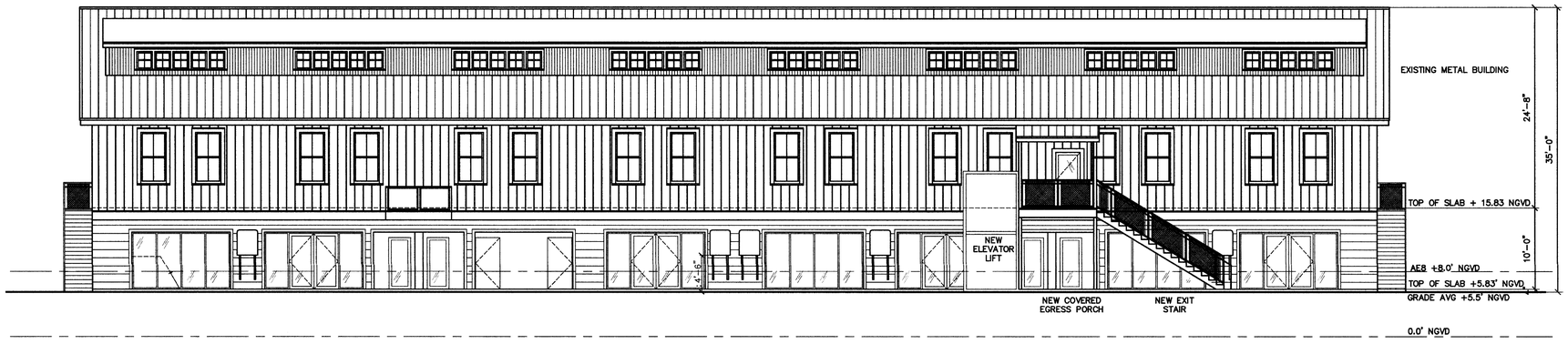
STATE OF FLORIDA
THOMAS E. SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

sheet: A5.1



Side Elevation

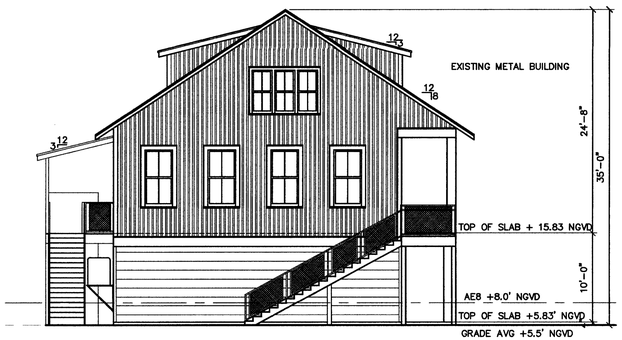
1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

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STATE OF FLORIDA
COMMITTEE SCAS
AR - 97933
5/23/24
REGISTERED ARCHITECT

The Perry Hotel and Marina
Coral Lagoon Renovation

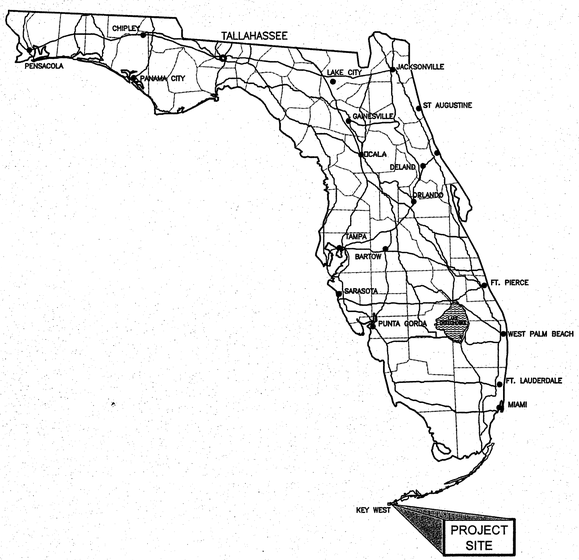
7009 Shrimp Road Stock Island FL

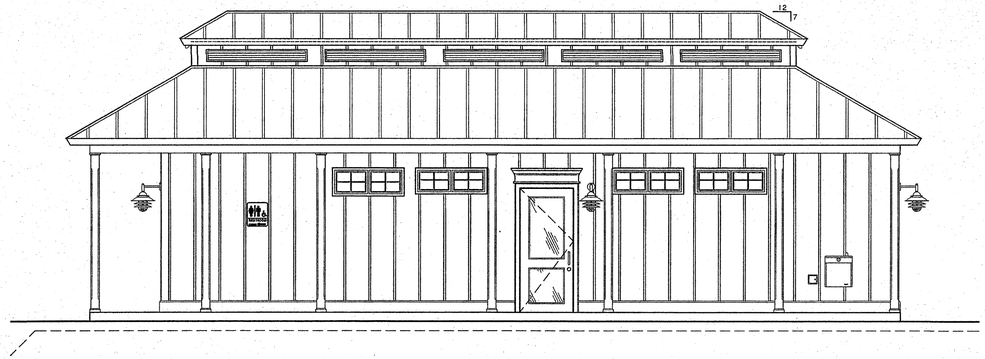
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St. Key West FL
(305) 296-3611

date:
7/27/23
revision:

sheet:
A6.1

CONSTRUCTION DRAWINGS
FOR
STOCK ISLAND MARINA VILLAGE
BATH HOUSE No. 2 (LAUNDRY & VENDING)
7009 SHRIMP ROAD, KEY WEST, FLORIDA 33040





(NORTH) FRONT SIDE ELEVATION

INDEX OF DRAWINGS

GENERAL
G-1 COVER SHEET

ARCHITECTURAL DRAWINGS
A1.0 FLOOR PLAN, REFLECTED CEILING PLAN & SCHEDULES
A2.0 BUILDING ELEVATIONS
A3.0 INTERIOR DETAILED ELEVATIONS
A4.0 INTERIOR DETAILED ELEVATIONS

STRUCTURAL DRAWINGS
S1.0 FOUNDATION PLAN & DETAILS
S2.0 STRUCTURAL BEAM & FRAMING PLAN & DETAILS
S3.0 STRUCTURAL ROOF FRAMING PLAN & DETAILS
S4.0 BUILDING SECTION & FLOOD PROOFING PANEL DETAILS
S5.0 STRUCTURAL NOTES & SPECIFICATIONS

MECHANICAL DRAWINGS
M1 MECHANICAL SPECIFICATIONS AND DETAILS
M2 MECHANICAL FLOOR PLAN & DETAILS

ELECTRICAL DRAWINGS
E1 ELECTRICAL POWER PLAN & LIGHTING PLAN & PANEL SCHEDULE
E2 ELECTRICAL SPECIFICATIONS AND DETAILS

PLUMBING DRAWINGS
P1.0 PLUMBING SUPPLY & SANITARY PLANS
P2.0 PLUMBING SPECIFICATIONS AND DETAILS

OWNER

LONGSTOCK II, LLC

7009 SHRIMP ROAD, SUITE 2
KEY WEST, FLORIDA 33040

PREPARED BY

THE WEILER ENGINEERING CORPORATION
201 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950
EB # 6656
(941) 505-1700

WEC ellence in engineering
WEILER ENGINEERING CORPORATION

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These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
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Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

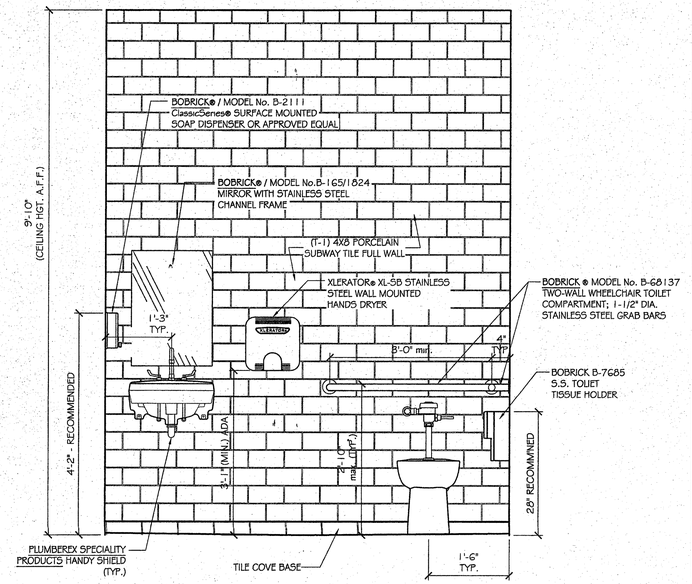
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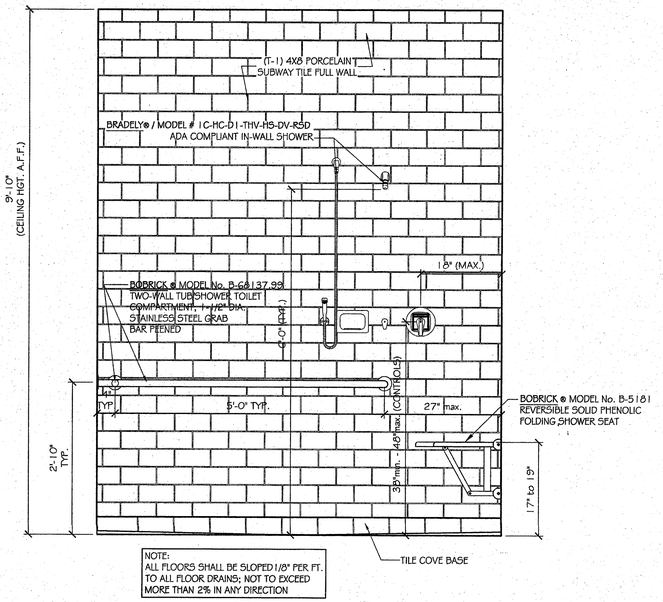
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SHEET NO. G-1
WEC PROJECT NO.
12067.007

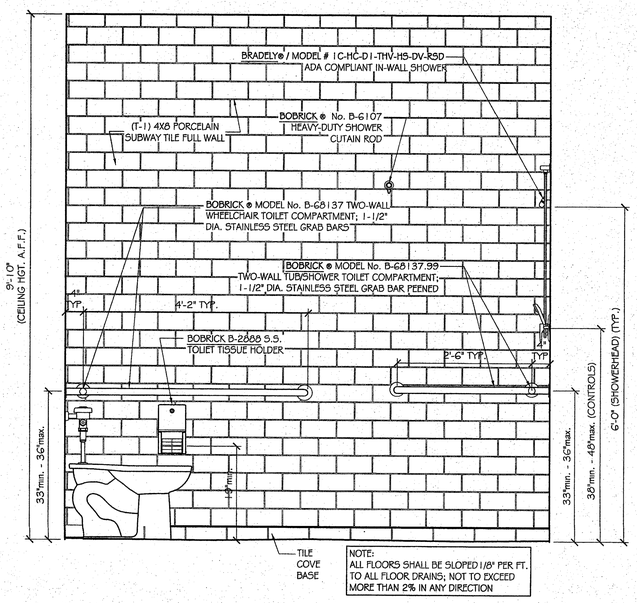
MAR 06 2013
Charles Tim McConaghy
Professional Engineer
State of Florida
Registration No. 51886
STATE OF FLORIDA
PROFESSIONAL ENGINEER



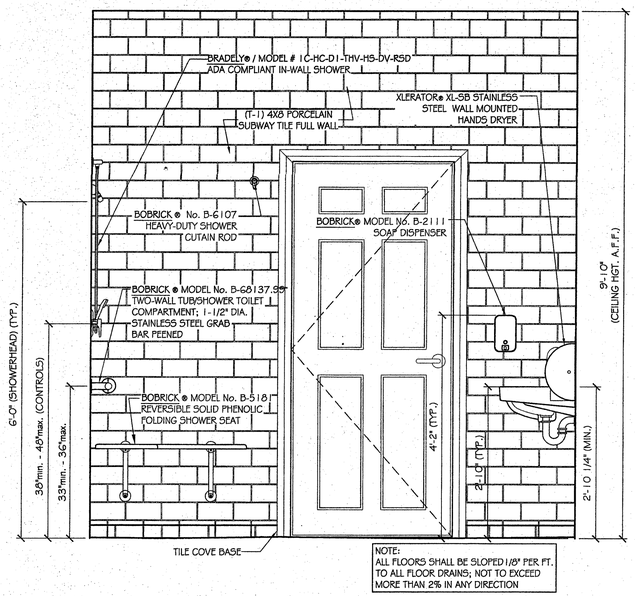
1 / A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"



2 / A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"



3 / A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"



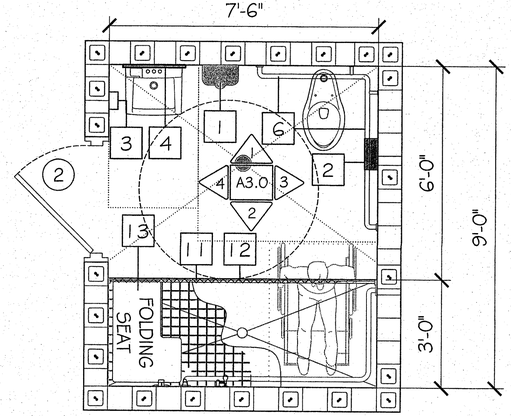
4 / A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"

RESTROOM ACCESSORIES SCHEDULE

ACCESSORY TYPE	MAKE/MODEL — NOTE: ALL ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUAL	MATERIAL
1 HANDS DRYER	XLERATOR® / MODEL XL-SB / 110/120V SURFACE-MOUNTED, AUTOMATIC, BRUSHED STAINLESS STEEL COVER	STAINLESS STEEL W/ SATIN FINISH
2 TOILET TISSUE DISPENSERS	BOBRICK® / B-2888 Classic Series® SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	STAINLESS STEEL W/ SATIN FINISH
3 LIQUID SOAP DISPENSERS	BOBRICK® /MODEL No. B-2111 ClassicSeries® SURFACE MOUNTED SOAP DISPENSER OR APPROVED EQUAL	STAINLESS STEEL W/ SATIN FINISH
4 MIRRORS	BOBRICK® / MODEL No.B-165/1824 MIRROR WITH STAINLESS STEEL CHANNEL FRAME	STAINLESS STEEL W/ SATIN FINISH
5 WASTE RECEPTACLES	BOBRICK® MODEL No. B-277 Contura Series® SURFACE MOUNTED WASTE RECEPTACLE WITH LinerMate®	STAINLESS STEEL W/ SATIN FINISH
6 GRAB BARS	BOBRICK ® MODEL No. B-68137 TWO-WALL WHEELCHAIR TOILET COMPARTMENT; 1-1/2" DIA. 18-GAUGE, TYPE-304 STAINLESS STEEL GRAB BARS WITH CONCEALED MOUNTING FLANGES	STAINLESS STEEL W/ SATIN FINISH
7 TOILET STALL DOORS & HARDWARE	BOBRICK® MODEL 1090 SierraSeries® SOLID COLOR REINFORCED COMPOSITE (SCRC) TOILET PARTITION SYSTEM WITH FULL-HEIGHT STAINLESS STEEL HARDWARE OR APPROVED EQUAL	SOLID COLOR REINFORCED COMPOSITE
8 COAT HOOK WITH BUMPER	BOBRICK ® MODEL No. B-212 COAT HOOK WITH BUMPER FOR PARTITION SURFACE PROTECTION	STAINLESS STEEL W/ SATIN FINISH

SHOWER ACCESSORIES SCHEDULE

ACCESSORY TYPE	MAKE/MODEL — NOTE: ALL ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUAL	MATERIAL
9 TOILETRY SHELF	BOBRICK ® MODEL No. B-683 SURFACE MOUNTED TOILETRY SHELF BRIGHT-POLISHED STAINLESS STEEL. 24" LONG X 4-3/4" WIDE	STAINLESS STEEL W/ SATIN FINISH
10 TOWEL BAR	BOBRICK ® MODEL No. B-673 SURFACE MOUNTED TOWEL BAR; BRIGHT POLISHED STAINLESS STEEL; 3/4" SQUARE TOWEL BAR X 24" LONG	STAINLESS STEEL W/ SATIN FINISH
11 SHOWER CURTAIN ROD	BOBRICK ® MODEL No. B-6107 Classic Series HEAVY-DUTY SHOWER CURTAIN ROD; 20-GAUGE, 1" DIAMETER ROD TYPE 304 STAINLESS STEEL. SATIN FINISH. (1" DIAMETER X 30" LENGTH)	STAINLESS STEEL W/ SATIN FINISH
12 SHOWER CURTAIN	BOBRICK ® MODEL No. 204-2 VINYL SHOWER CURTAIN; OPAQUE, WHITE MATTE VINYL 0.008" THICK, CONTAINS ANTI-BACTERIAL AND FLAME RETARDANT AGENTS; 42" WIDE X 72" HIGH, REQUIRES 7 HOOKS	VINYL
13 FOLDING SHOWER SEAT	BOBRICK ® MODEL No.B-5181 REVERSIBLE SOLID PHENOLIC FOLDING SHOWER SEAT, ONE-PIECE, 1/2" THICK, SOLID PHENOLIC WITH MATTE FINISH, IVORY COLORED, MELAMINE SURFACES AND BLACK PHENOLIC RESIN CORE	SOLID PHENOLIC/ STAINLESS STEEL



PLAN DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 1/2" = 1'-0"

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WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.007
Date Issued:	03-07-2013
Design:	STL
Drawn:	STL
Checked:	MJG
	-
	-

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(941) 505-1700
EB #6556

STOCK ISLAND MARINA VILLAGE
BATH HOUSE NO. 2
7009 SHRIMP ROAD, KEY WEST, FL 33040

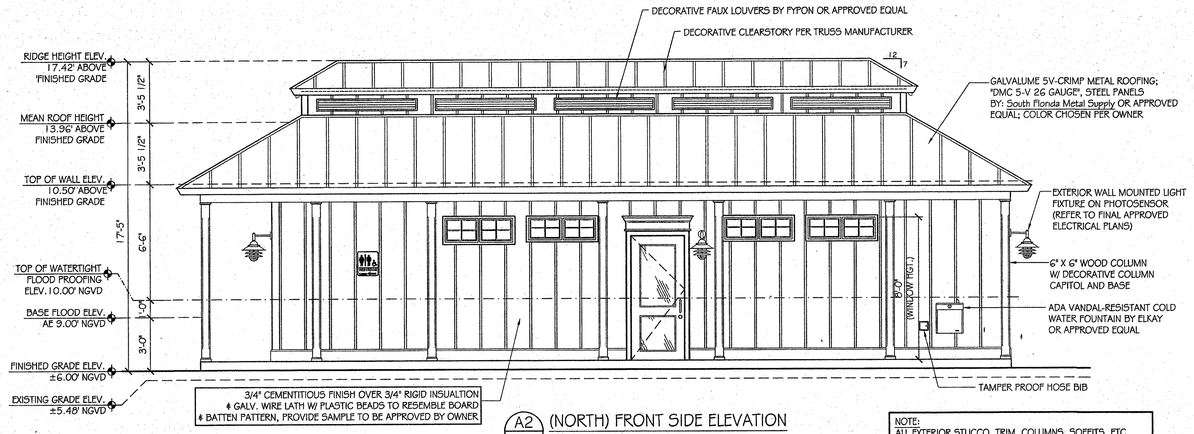
Revisions | Description

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MAR 07 2013

Charles Tim McConaghy
Professional Engineer
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Registration No. 51806

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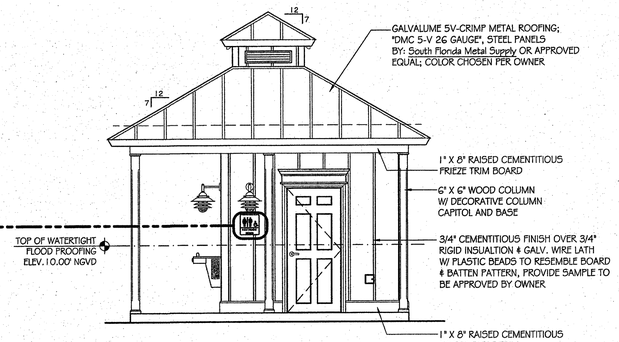


A2 / A2.0 (NORTH) FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0

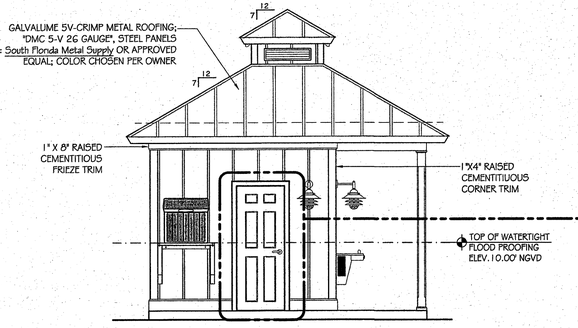
NOTE:
ALL EXTERIOR LIGHTING TO BE CONNECTED TO ONE CENTRAL PHOTOELECTRIC EYE SENSOR AND LIGHTING CONTROL PANEL FOR DUSK-TO-DAWN OPERATION.

NOTE:
ALL EXTERIOR STUCCO, TRIM, COLUMNS, SOFFITS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS EXTERIOR LATEX; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.

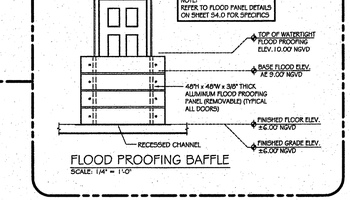
RESTROOM



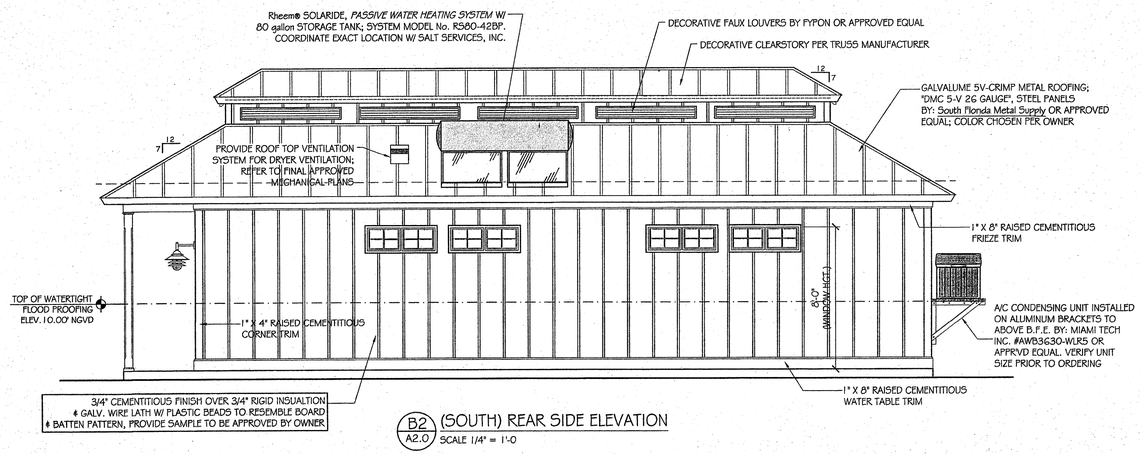
A1 / A2.0 (WEST) LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0



B1 / A2.0 (EAST) RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0



FLOOD PROOFING BAFFLE
SCALE: 1/4" = 1'-0"



B2 / A2.0 (SOUTH) REAR SIDE ELEVATION
SCALE 1/4" = 1'-0

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Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
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Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Charles Tim McConaghy
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State of Florida
Registration No. 51808

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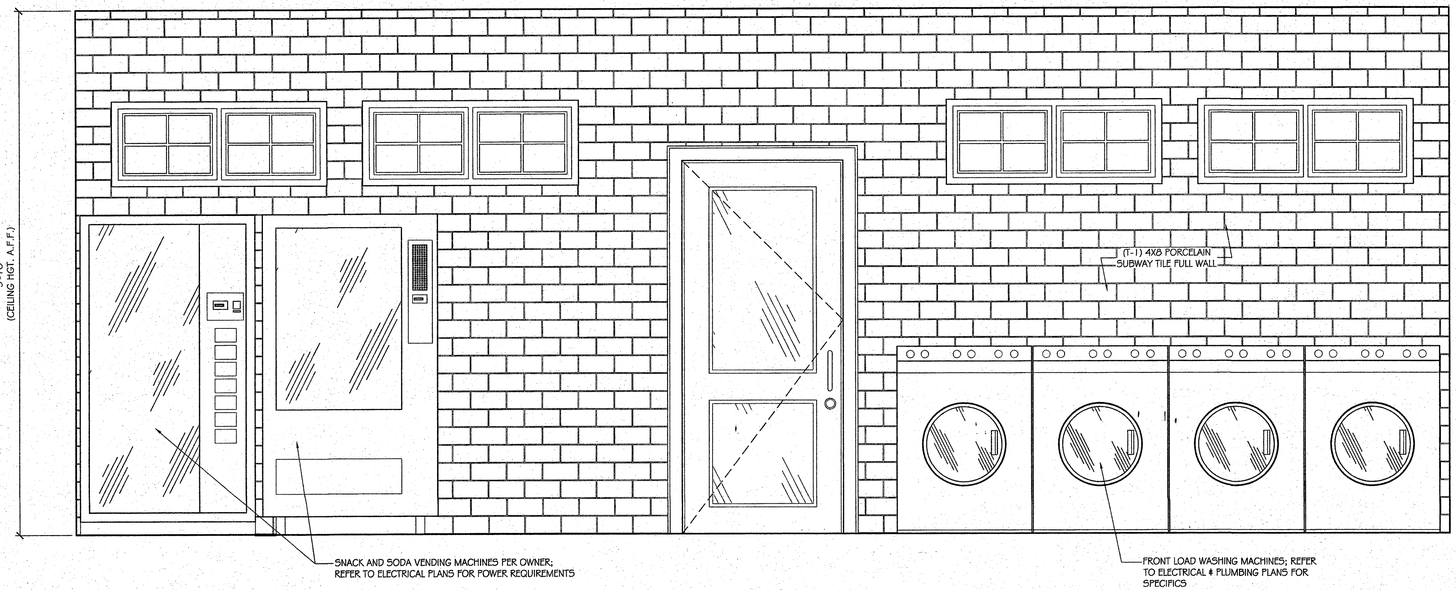
Design:	STL
Drawn:	STL
Checked:	M/G
Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.007
Date Issued:	03-07-2013

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weiler engineering
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(941) 505-1700
EB #8536

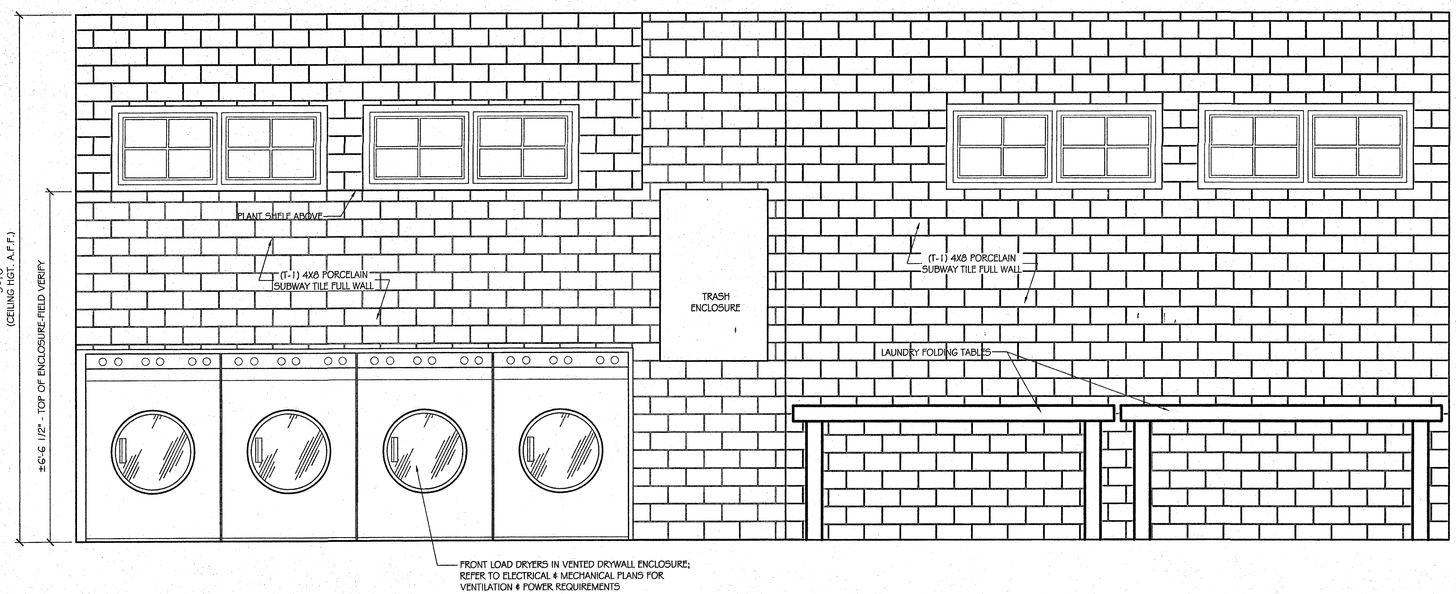
STOCK ISLAND MARINA VILLAGE
BATH HOUSE NO. 2
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions

Description



5 A4.0 ELEVATION DETAIL
LAUNDRY & VENDING FACILITY
SCALE: 3/4" = 1'-0"



6 A4.0 ELEVATION DETAIL
LAUNDRY & VENDING FACILITY
SCALE: 3/4" = 1'-0"

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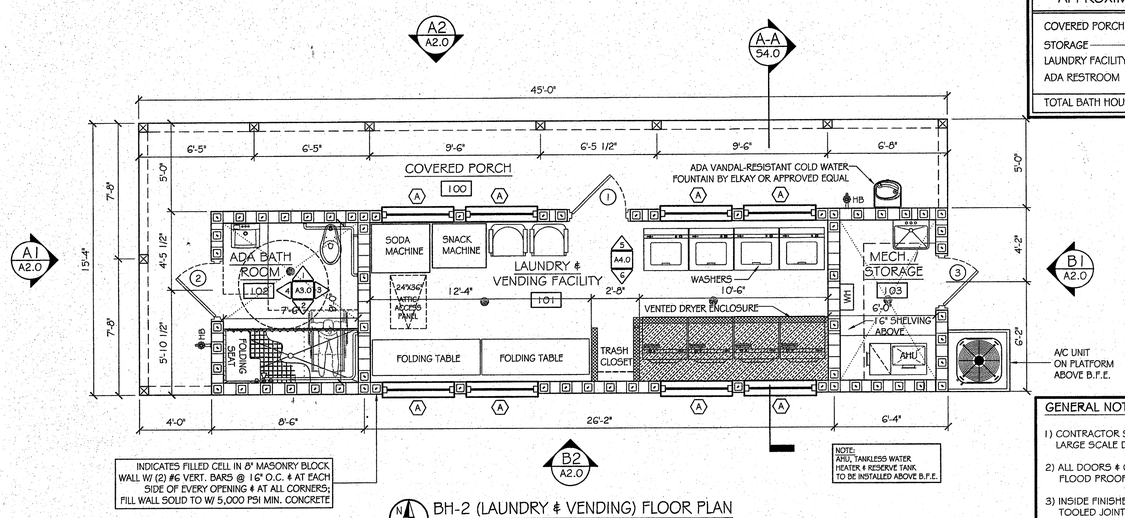
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Charles Tim McConaghy
Professional Engineer
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Registration No. 51806

Sheet No. A4.0

STOCK ISLAND MARINA VILLAGE
BATH HOUSE NO. 2
7009 SHRIMP ROAD, KEY WEST, FL 33040

Approved By:	CTM	Design:	STL
Scale:	AS NOTED	Drawn:	STL
Job No:	12067.007	Checked:	M/G
Date Issued:	03-07-2013	.	.

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(941) 505-1700
EB #8656



BH-2 (LAUNDRY & VENDING) FLOOR PLAN

SCALE 1/4" = 1'-0

APPROXIMATE SQUARE FOOTAGE

COVERED PORCH	266 S.F.
STORAGE	66 S.F.
LAUNDRY FACILITY	270 S.F.
ADA RESTROOM	88 S.F.
TOTAL BATH HOUSE AREA	690 S.F.

GENERAL NOTES:

1) CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

2) ALL DOORS & OPENINGS TO HAVE OPENING PROTECTION & FLOOD PROOFING PANELS.

3) INSIDE FINISHED MASONRY WALLS TO HAVE CONCAVE FINISHED TOOLED JOINTS.

4) FINISHES OTHER THAN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS, CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/ OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS NOTED OTHERWISE.

5) ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. SEE SPECIFICATIONS ON DRAWINGS IDENTIFING THE TYPES OF PAINTS AND SPECIALITY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

WALL LEGEND:

- INDICATES 8" MASONRY WALL W/ (2) #6 VERT. BARS @ 16" O.C. FILLED SOLID W/ 5,000 PSI MIN. GROUT (BRG. HGT. @ 10'-0" A.F.F.)
- INDICATES 6" MASONRY WALL HGT. TOP @ 80" A.F.F.
- INDICATES SOLID FILLED CELL W/ (2) #6 VERTICAL REBARS

PLUMBING FIXTURE SCHEDULE

NOTE: VERFIY ALL PLUMBING FIXTURES WITH FINAL APPROVED PLUMBING PLANS

MARK	FIXTURE TYPE	MAKE/MODEL	MATERIAL	ACCESSORIES
WC.	WATER CLOSET	AMERICAN STANDARD MODEL # 2854.128 - MADERA FlowWise® 16-1/2" HEIGHT 1.28 GPF, FLUSHOMETER TOILET SYSTEM W/ EVERCLEAN® MANUAL FLUSH VALVE.	WHITE VITREOUS CHINA	FLUSH VALVE: AMERICAN STANDARD MODEL # 6047.121.002 - FOR 11-1/2" SUPPLY C/L TO TOP OF BOWL, 1.28 GPF WITH 1-1/2" TOP SPUD, ADA COMPLIANT, CAN BE INSTALLED LEFT OR RIGHT HANDED.
LAV.	LAVATORY	AMERICAN STANDARD DECLYN WALL-MOUNTED LAVATORY	WHITE VITREOUS CHINA	CHROME GRID SINGLE LEVER FAUCET EQUAL TO SYMMONS SYMMETRIX S-20-2 STANDARD
SH-1	SHOWER HEAD & CONTROLS	BRADELY® / MODEL # 1C-HC-D1-THV-HS-DV-RSD ADA COMPLIANT BUILT-IN SHOWER WITH CONCELAED SUPPLIES	STAINLESS STEEL	HOT & COLD COMPRESSION VALVE, DELUXE SHOWER HEAD, T-HANDLE VOLUME CONTROL, W/ 60" FLEXIBLE HOSE, WALL HOOKS, VACUUM BREAKER & QUICK DISCONNECT, IN-WALL DIVERTER VALVE & RECESSED SOAP DISH
FD.	FLOOR DRAIN	WADE FLOOR DRAIN TO BE 3" MIN. CAST IRON 6" POLISHED NICKEL GRATE. 4" DEEP SEAL TRAP. MODEL # 1103 OR APPROVED EQUAL	CAST IRON	
HB.	HOSE BIB	ARROWHEAD BRASS AND PLUMBING MODEL # AC413 - DOUBLE-ARROW FROST-PROOF WALL HYDRANT ENCLOSED IN A STAINLESS STEEL WALL BOX W/ 3/4" SHARKBITE® CONNECTION	STAINLESS STEEL	
DF.	DRINKING FOUNTAIN	ELKAY® MODEL EZS8 WALL MOUNT WATER COOLER, BARRIER FREE ACCESS (ADULT & CHILD) NSF/ANSI 61 COMPLIANT	STAINLESS STEEL	
EWH1	ELECTRIC WATER HEATER	RHEEM® MODEL No. RTGH-95DVLN PRESTIGE ULTRA LOW NOx CONDENSING SERIES FOR 3 BATHROOM HOMES; INDOOR DIRECT VENT 11,000 - 199,900 BTH/H 85° TO 185° F TANKLESS WATER HEATER	STAINLESS STEEL	
SWH1	WATER HEATER STORAGE TANK	RHEEM® SOLARAIDE, PASSIVE SOLAR SYSTEM W/ 80 Gallon STORAGE TANK; SYSTEM MODEL No. RS80-42BP	STEEL W/ PORCELAIN ENAMAL	COORDINATE LOCATION W/ SALT SERVICES, INC.

PROTECTIVE COATING FINISH SCHEULE

NOTE: ALL PROTECTIVE FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUAL

CODE	APPLICATION	MATERIAL	MANUFACTURER	PRODUCT	FINISH	REMARKS & NOTES
STN1	CONCRETE FLOORS	STAIN	CONCRETE STAIN & SUPPLY, LLC	CR-WRC STAIN; CONCRETE RESURRECTION WATER REDUCIBLE CONCENTRATE; PENETRATING WATERBORNE ACRYLIC PIGMENTED DYE STAIN, OR APPROVED EQUAL.	FACTORY	COLOR TO BE CHOSEN BY OWNER
P1	INTERIOR / EXTERIOR MASONRY WALLS & CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	CEMENT-PLEX®675; PROTECTIVE & MARINE COATINGS, HEAVY DUTY, INTERIOR / EXTERIOR, TWO-COMPONENT, CEMENTITIOUS, ACRYLIC, WATERBORNE BLOCK FILLER, OR APPROVED EQUAL	FLAT	COLOR TO BE CHOSEN BY OWNER
P2	INTERIOR / EXTERIOR MASONRY WALLS, CONCRETE SURFACES & G.W.B. CEILINGS	EPOXY	SHERWIN-WILLIAMS	PRO INDUSTRIAL® ZERO VOC; WATERBASED CATALYZED EPOXY, INTERIOR / EXTERIOR TWO-COMPONENT, POLYAMINE EPOXY TOPCOAT ,OR APPROVED EQUAL.	EG-SHEL	COLOR TO BE CHOSEN BY OWNER
P3	INTERIOR / EXTERIOR MASONRY WALLS & CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	PRO INDUSTRIAL® PROTECTIVE & MARINE COATINGS, ANTI-GRAFFITI COATING; ONE-COMPONENT, READY-TO-USE SILOXANE COATING, FOR PROPERLY PREPARED CONCRETE SURFACES, OR APPROVED EQUAL	CLEAR	COLOR TO BE CHOSEN BY OWNER
P4	EXTERIOR CEMENT BOARD SIDING, TRIM, G.W.B. CEILINGS, ETC.	PAINT	SHERWIN-WILLIAMS	DURACRAFT® EXTERIOR LATEX FLAT, 100% ACRYLIC LATEX	EG-SHEL	COLOR TO BE CHOSEN BY OWNER

FINISH SCHEDULE

ROOM #	FLOOR MATL.	FLOOR FIN.	BASE MATL.	BASE FIN.	WALL TYPE NORTH MATL	NORTH FIN	SOUTH MATL	SOUTH FIN	EAST MATL	EAST FIN	WEST MATL	WEST FIN	CEILING MATL	CEILING FIN	CEILING HEIGHT	ROOM	REMARKS
100	STN1	SEALED NON-SLIP	NONE	N/A	N/A	N/A	STUCCO	P1	N/A	N/A	N/A	N/A	T&G	STAIN	9'-10"	COVERED PORCH	
101	STN1	SEALED NON-SLIP	T-2	MATTE	T-1	MATTE	T-1	MATTE	T-1	MATTE	T-1	MATTE	GWB	P2	9'-10"	LAUNDRY / VENDING	TILED WALLS FLOOR TO CEILING THROUGH-OUT
102	STN1	SEALED NON-SLIP	T-2	MATTE	T-1	MATTE	T-1	MATTE	T-1	MATTE	T-1	MATTE	GWB	P2	9'-10"	ADA BATH ROOM	TILED WALL FLOOR TO CEILING THROUGH-OUT
103	CONC.	SEALER	NONE	N/A	CMU	P2	CMU	P2	CMU	P2	CMU	P2	GWB	P2	9'-10"	MECHANICAL ROOM	MASONRY WALLS TO HAVE TOOLED FINISHED JOINTS

FINISH SCHEDULE NOTES

*ALL INTERIOR & EXTERIOR PROTECTIVE COVERINGS & PAINT FINISH APPLICATIONS TO BE IN ACCORDANCE WITH THE FINAL APPROVED TECHNICAL SPECIFICATIONS
*ALL PAINT COLORS TO BE CHOSEN BY OWNER

WINDOW SCHEDULE

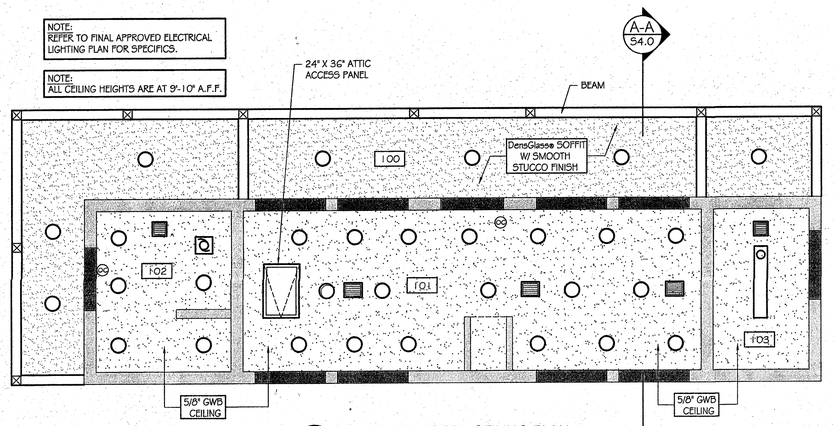
MARK		WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW TYPE	GLASS TYPE	MANUFACTURER	MODEL / SERIES	DESCRIPTION
(A)		(2x) 2'-0"	1'-4"	FIXED	LAMINATE / IMPACT	CGI Windows & Doors	*130 SENTINEL*	ALUMINUM FIXED WINDOW - L.M.I. - MIAMI DADE NOTICE OF ACCEPTANCE No. 11-1031.06

*WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO BE SINGLE GLAZED WITH FULL SCREEN
2. ALL WINDOWS TO BE PROVIDED WITH NECESSARY EXTENSION JAMBS TO ACCOMMODATE WALL ASSEMBLY.
3. CAULK ALL EXTERIOR JOINTS BETWEEN TRIM AND WINDOW FRAME - COLOR TO MATCH WINDOW FRAME COLOR
4. HEADER HEIGHT DIMENSION TO BOTTOM OF HEADER (SEE STRUCTURAL DRAWINGS
5. TYPICAL WINDOW SHALL BE PGT HORIZONTAL ROLLER UNLESS OTHERWISE NOTED
6. PROVIDE MUNTINS AS PER ELEVATIONS
7. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO COMPLY WITH ALL DESIGN PRESSURES REQUIRED BY CODE.
8. IF DOOR AND WINDOWS ARE NOT IMPACT RESISTANT, ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO HAVE HURRICANE PANELS FITTED AND STORED FOR EACH, WITH WHITE ALUM. TRACKS PERMANENTLY MOUNTED TO STRUCTURE AS MFC BY THE WILLARD SHUTTER CO. OR APPROVED EQUAL. PANELS ARE TO BE DESIGNED TO RESIST 180 MPH PEAK WIND GUSTS AND EXPOSURE "C" REQUIREMENTS. AS PER MONROE COUNTY REQUIREMENTS. PANELS ARE TO BE STORED IN FIXED RACKS SET IN ON-SITE STORAGE ROOM.

NOTE: REFER TO FINAL APPROVED ELECTRICAL LIGHTING PLAN FOR SPECIFICS.

NOTE: ALL CEILING HEIGHTS ARE AT 9'-10" A.F.F.



BH-2 REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0

TILE SCHEDULE:

T-1
MANUFACTURER: SPECIALITY TILE (OR APPR'VD EQUAL)
PRODUCT NAME / COLOR: AMERICAN OLEAN / 0090 WHITE (OWNER TO CHOOSE & APPROVE)
SIZE: 4"X6"X3/8" THICK (Approx.)
TYPE: PORCELAIN
FINISH: MATTE (OWNER TO CHOOSE & APPROVE)
GROUT MFR.: SUMMITVILLE (OR APPR'VD EQUAL)
COLOR: 9114 ARCTIC WHITE (OWNER TO CHOOSE & APPROVE)
JOINT: 1/8"
CONTACT: SPECIALTY TILE

T-2
MANUFACTURER: SPECIALITY TILE (OR APPR'VD EQUAL)
PRODUCT NAME / COLOR: AMERICAN OLEAN / 0090 WHITE (OWNER TO CHOOSE & APPROVE)
SIZE: 4"X6"X3/8" THICK COVE BASE (Approx.)
TYPE: PORCELAIN
FINISH: MATTE (OWNER TO CHOOSE & APPROVE)
GROUT MFR.: SUMMITVILLE (OR APPR'VD EQUAL)
COLOR: 9114 ARCTIC WHITE (OWNER TO CHOOSE & APPROVE)
JOINT: 1/8"
CONTACT: SPECIALTY TILE

CEILING FIXTURE LEGEND

	RECESSED FLUORESCENT DOWNLIGHT
OS	CEILING MOUNTED OCCUPANCY SENSOR
	8" X 48" FLUORESCENT CEILING FIXTURE
	EXHAUST FAN
	AIR SUPPLY CEILING REGISTER

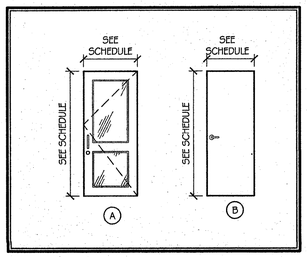
NOTE: ALL DOOR HARDWARE SHALL BE 316 GRADE STAINLESS STEEL UNLESS NOTED OTHERWISE

DOOR SCHEDULE

DOOR	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS	DOOR MAT.	DOOR FIN.	FRAME MAT.	FRAME FIN.	HRDWR	HARDWARE SET	DESCRIPTION
1	A	3'-0"	7'-0"	1 3/4"	6063-T5 ALUMINUM	ANOD	6063-T5 ALUM.	ANOD	PULL/PUSH PLATE	1A	SMI Aluminum System, LLC; NOA #11-1219.13 Series "MC-2" Aluminum Entrance Door w/no Transom - L.M.I.
2	A	3'-0"	7'-0"	1 3/4"	FIBERGLASS	PTD	COMPOSITE	PTD	PULL/PUSH PLATE	2A	THERMA TRU® SMOOTH STAR & FIBER CLASSIC; FLORIDA APPROVAL # FL-8871.5; FIBERGLASS SINGLE DOOR INSWING / OUTSWING IMPACT OR APPROVED EQUAL
3	B	2'-8"	7'-0"	1 3/4"	FIBERGLASS	PTD	COMPOSITE	PTD	LOCKSET LEVER	3A	THERMA TRU® SMOOTH STAR & FIBER CLASSIC; FLORIDA APPROVAL # FL-8871.5; FIBERGLASS SINGLE DOOR INSWING / OUTSWING IMPACT OR APPROVED EQUAL

* DOOR SCHEDULE NOTES:

1) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DOOR ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
2) CONTRACTOR SHALL VERIFY ALL HARDWARE INSTALLATION REQUIREMENTS PRIOR TO DRILLING AND TAPPING DOORS IN FIELD; VERIFY HARDWARE W/ DOOR MANUFACTURER FOR COMPATIBILITY
3) ALL DOOR PAINT COLORS SHALL BE APPROVED BY OWNER.



HARDWARE SET: 1A — NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL
DOOR NUMBER: 1

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	USAC	HAGER 4X4 1/2 SS BUTT HINGES 191 32DSS 1-1/2 PAIR	630 (SST)
1 EA	LOCK	ADAMS RITE	M51850 HKBLT / M51880 FLSHBLT	630 (SST)
1 EA	PUSH/PULL	ROCKWOOD	BF15747 OR APPROVED EQUAL	630 (SST)
1 EA	SURFACE CLOSER	DORMA	7417 OR APPROVED EQUAL	630 (SST)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	U628 (AL)

HARDWARE SET: 2A — NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL
DOOR NUMBER: 1

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5B81HW 4.5 X 4.5 NRP	630 (SST)
1 EA	DEADBOLT	SCHLAGE	ND65PD ATH	630 (SST)
1 EA	PUSH PLATE	IVES	8200 6" X 16"	630 (SST)
1 EA	PULL PLATE	IVES	8303S-8.4 16 4" x 16" w/ 1" ROUND HANDLE ON 8" CENTER	630 (SST)
1 EA	SURFACE CLOSER	STANLEY	D3550-DA-EDA X 689 X SN	689 (AL)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	U628 (AL)

HARDWARE SET: 3A
DOOR NUMBER: 2

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5B81HW 4.5 X 4.5 NRP	630 (SST)
1 EA	STOREROOM LOCK	SCHLAGE	ND80PD 726 ATH	630 (SST)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	U628 (AL)

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THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Design:	STL
Drawn:	STL
Checked:	MJG
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Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.007
Date Issued:	03-07-2013

WEILER ENGINEERING CORPORATION
Excellence in engineering
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(941) 505-1700
EB #8656

STOCK ISLAND MARINA VILLAGE
BATH HOUSE NO. 2
7009 SHRIMP ROAD, KEY WEST, FL 33040

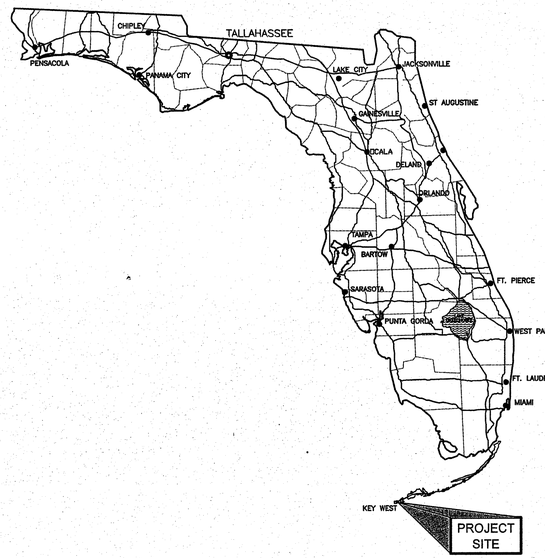
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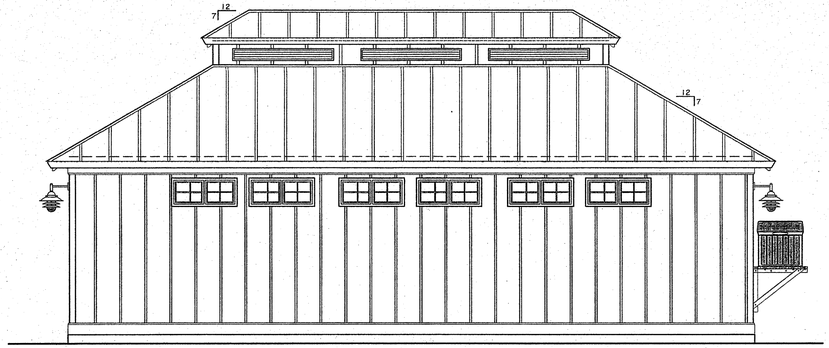
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MARCH 7, 2013
Cheryl Ann McConaghy
Professional Engineer
State of Florida
Registration No. 51806

Sheet No: A1.0

CONSTRUCTION DRAWINGS
FOR
STOCK ISLAND MARINA VILLAGE
BATH HOUSE NO. 3
7009 SHRIMP ROAD, KEY WEST, FLORIDA 33040





(SOUTH) REAR SIDE ELEVATION
SCALE 1/4" = 1'-0

INDEX OF DRAWINGS

GENERAL
G-1 COVER SHEET

ARCHITECTURAL DRAWINGS
A1.0 FLOOR PLAN, REFLECTED CEILING PLAN & SCHEDULES
A2.0 BUILDING ELEVATIONS
A3.0 INTERIOR DETAILED ELEVATIONS

STRUCTURAL DRAWINGS
S1.0 FOUNDATION PLAN & DETAILS
S2.0 STRUCTURAL BEAM & FRAMING PLAN & DETAILS
S3.0 STRUCTURAL ROOF FRAMING PLAN & DETAILS
S4.0 BUILDING SECTION & FLOOD PROOFING PANEL DETAILS
S6.0 STRUCTURAL NOTES & SPECIFICATIONS

MECHANICAL DRAWINGS
M1 MECHANICAL SPECIFICATIONS AND DETAILS
M2 MECHANICAL FLOOR PLAN AND DETAILS

ELECTRICAL DRAWINGS
E1 ELECTRICAL POWER PLAN, LIGHTING PLAN & PANEL SCHEDULE
E2 ELECTRICAL SPECIFICATIONS AND DETAILS

PLUMBING DRAWINGS
P1.0 PLUMBING SUPPLY & SANITARY PLANS
P2.0 PLUMBING SPECIFICATIONS AND DETAILS

OWNER

LONGSTOCK II, LLC

7009 SHRIMP ROAD SUITE 2
KEY WEST, FLORIDA 33040

PREPARED BY

THE WEILER ENGINEERING CORPORATION
201 WEST MARION AVENUE
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WEC ellence in engineering
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Method of Design: ASCE 7-10
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Component & Cladding Wind Pressure: per Calcs

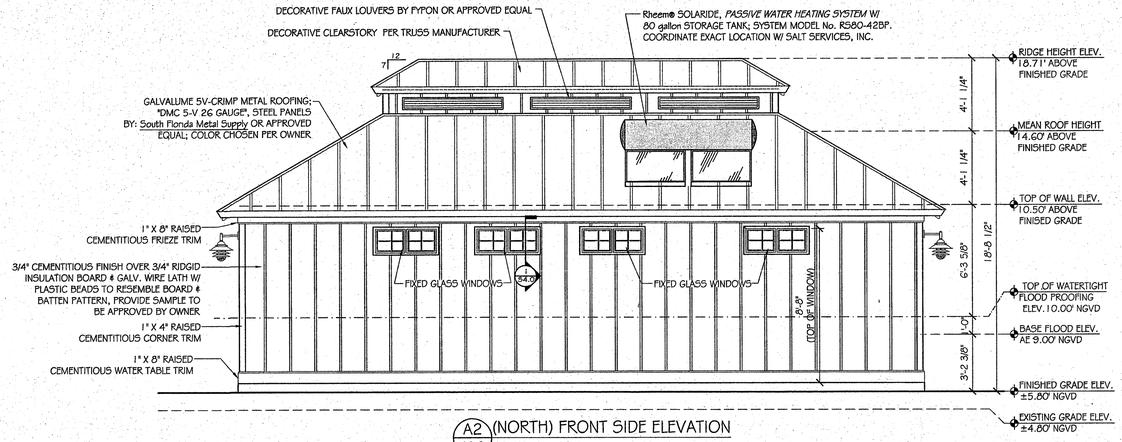
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WEC PROJECT NO. 12067.007

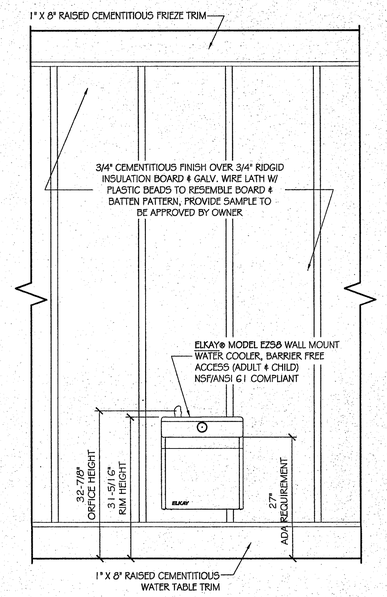
MAR 07 2013
Charles Tim McGaughy
Professional Engineer
State of Florida
Registration No. 51806
STATE OF FLORIDA
PROFESSIONAL ENGINEER



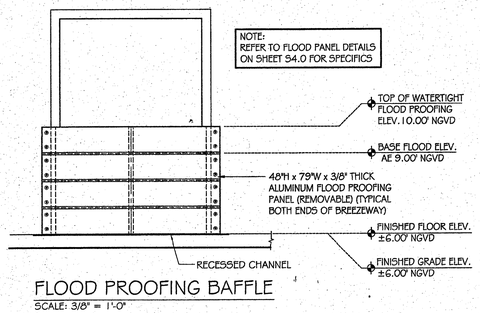
A2 / A2.0 (NORTH) FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0

NOTE:
ALL EXTERIOR LIGHTING TO BE CONNECTED TO ONE CENTRAL PHOTOELECTRIC EYE SENSOR AND LIGHTING CONTROL PANEL FOR DUSK-TO-DAWN OPERATION.

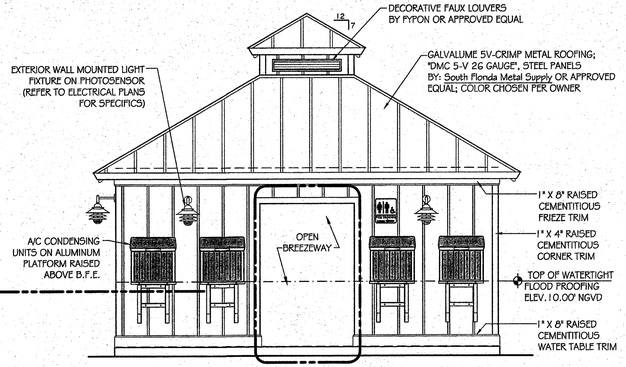
NOTE:
ALL EXTERIOR STUCCO, TRIM, COLUMNS, SOFFITS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS EXTERIOR LATEX PER SCHEDULE; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.



I / A2.0 ELEVATION DETAIL
DRINKING FOUNTAIN @ BREEZEWAY
SCALE: 3/4" = 1'-0"

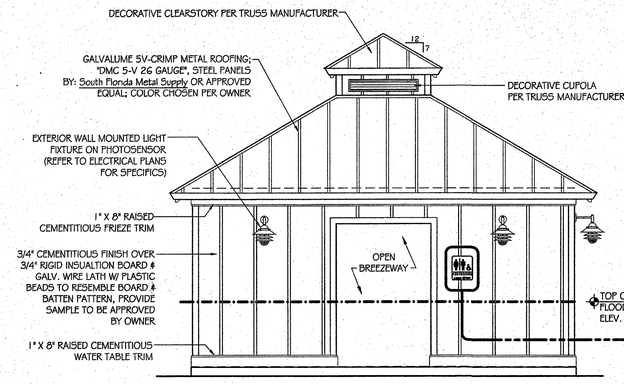


FLOOD PROOFING BAFFLE
SCALE: 3/8" = 1'-0"



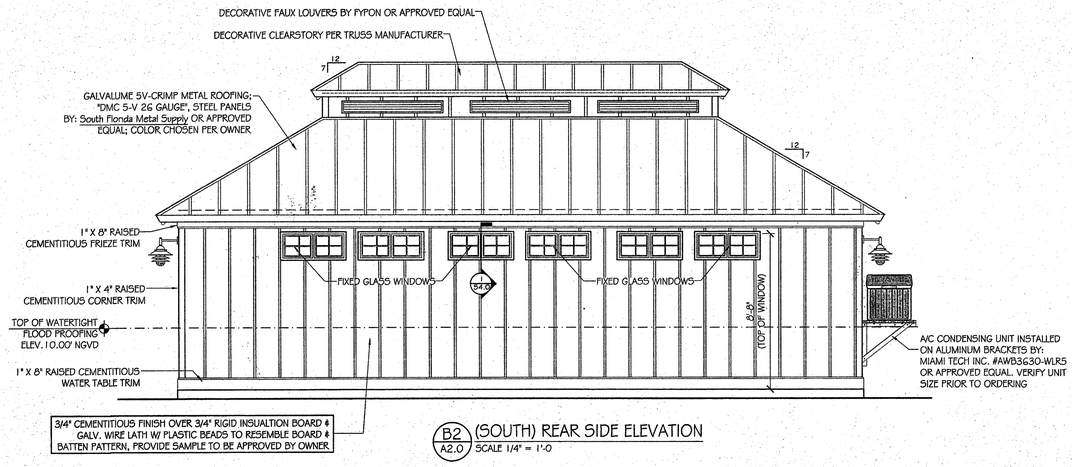
A1 / A2.0 (EAST) RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0

NOTE:
A/C CONDENSING UNITS FOR FUEL SERVICE BUILDING ARE TO BE INSTALLED AT BATH HOUSE #3 SIDE WALL LOCATED ABOVE B.F.E.



B1 / A2.0 (WEST) LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"





B2 / A2.0 (SOUTH) REAR SIDE ELEVATION
SCALE 1/4" = 1'-0"

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Design:	STL
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Scale:	AS NOTED
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STOCK ISLAND MARINA VILLAGE
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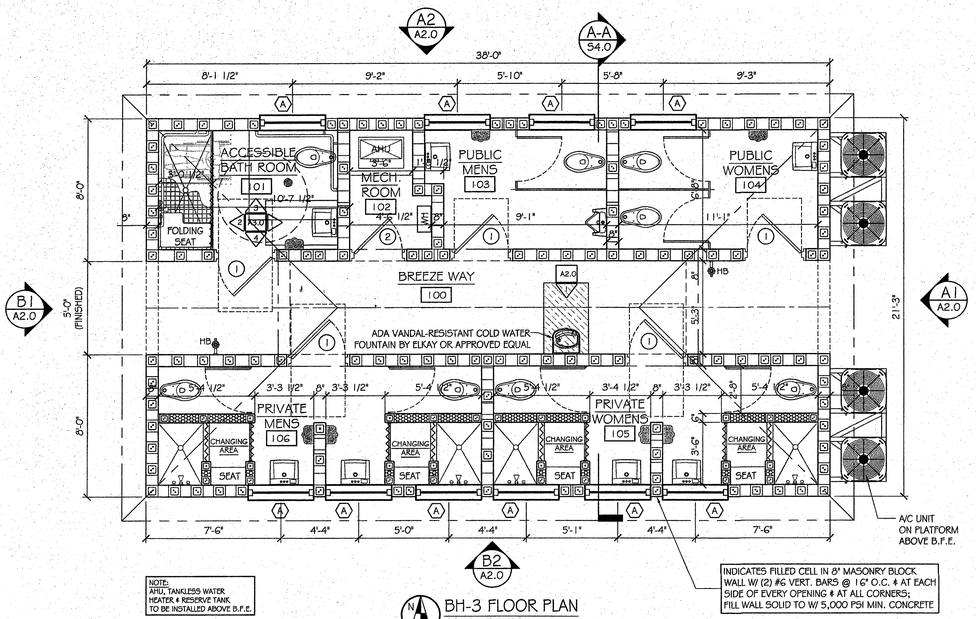
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Description

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MAR 07 2013

Charles Tad McConaghy
Professional Engineer
State of Florida
Registration No. 51806

Sheet No. A2.0



NOTE:
AHU, TANKLESS WATER HEATER & RESERVE TANK TO BE INSTALLED ABOVE B.F.E.

BH-3 FLOOR PLAN
SCALE 1/4" = 1'-0

BH-3 APPROXIMATE SQUARE FOOTAGE

PUBLIC WOMENS	97 S.F.
PUBLIC MENS	86 S.F.
PRIVATE WOMENS	152 S.F.
PRIVATE MENS	152 S.F.
ADA UNISEX	87 S.F.
MECHANICAL ROOM	34 S.F.
BREEZE WAY	152 S.F.
TOTAL BUIDING AREA	760 S.F.

GENERAL NOTES:

1) CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

2) ALL DOORS & OPENINGS TO HAVE OPENING PROTECTION & FLOOD PROOFING PANELS.

3) INSIDE FINISHED MASONRY WALLS TO HAVE CONCAVE FINISHED TOOLED JOINTS.

4) FINISHES OTHER THAN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS, CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/ OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS NOTED OTHERWISE.

5) ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. SEE SPECIFICATIONS ON DRAWINGS IDENTIFING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

WALL LEGEND:

- INDICATES 8" MASONRY WALL W/ (2) #6 VERT. BARS @ 16" O.C. FILLED SOLID W/ 5,000 PSI MIN. GROUT (BRG. HGT. @ 10'-0" A.F.F.)
- INDICATES 6" MASONRY WALL HGT. TOP @ 80" A.F.F.
- INDICATES SOLID FILLED CELL W/ (2) #6 VERTICAL REBARS

PLUMBING FIXTURE SCHEDULE

NOTE:
VERFIY ALL PLUMBING FIXTURES WITH FINAL APPROVED PLUMBING PLANS

MARK	FIXTURE TYPE	MAKE/MODEL (NOTE: ALL FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL)	MATERIAL	ACCESSORIES
WC.	WATER CLOSET	AMERICAN STANDARD MODEL # 2854.128 - MADERA FlowWise® 1.6-1/2" HEIGHT 1.28 GPF, FLUSHOMETER TOILET SYSTEM W/ EVERCLEAN® MANUAL FLUSH VALVE.	WHITE VITREOUS CHINA	FLUSH VALVE: AMERICAN STANDARD MODEL # 6047.121.002 - FOR 11-1/2" SUPPLY C/L TO TOP OF BOWL, 1.28 GPF WITH 1-1/2" TOP SPUD, ADA COMPLIANT, CAN BE INSTALLED LEFT OR RIGHT HANDED.
UR.	URINAL	AMERICAN STANDARD MODEL # 6501.511 - WASHBROOK® 1.0 GPF URNIAL SYSTEM, EXPOSED TOP SPUD URINAL AND MANUAL PISTON-TYPE FLUSH VALVE	WHITE VITREOUS CHINA	FLUSH VALVE: AMERICAN STANDARD MODEL # 6045.101.002 - EXPOSED MANUAL FLUSHOMETER FOR 3/4" TOP SPUD URNIAL, 1.0 GPF, ADA COMPLIANT, CAN BE INSTALLED LEFT OR RIGHT HANDED.
LAV.	LAVATORY	AMERICAN STANDARD DECLYN WALL-MOUNTED LAVATORY	WHITE VITREOUS CHINA	CHROME GRID SINGLE LEVER FAUCET EQUAL TO SYMMONS SYMMETRIX S-20-2 STANDARD
SH-1	SHOWER HEAD & CONTROLS	BRADELY® / MODEL # 1C-HC-D1-THV-H5-DV-R5D ADA COMPLIANT BUILT-IN SHOWER WITH CONCELAED SUPPLIES	STAINLESS STEEL	HOT & COLD COMPRESSION VALVE, DELUXE SHOWER HEAD, T-HANDLE VOLUME CONTROL, W/ 60" FLEXIBLE HOSE, WALL HOOKS, VACUUM BREAKER & QUICK DISCONNECT, IN-WALL DIVERTER VALVE & RECESSED SOAP DISH
FD.	FLOOR DRAIN	WADE FLOOR DRAIN TO BE 3" MIN. CAST IRON 6" POLISHED NICKEL GRATE. 4" DEEP SEAL TRAP. MODEL #1103 OR APPROVED EQUAL	CAST IRON	
HB.	HOSE BIB	ARROWHEAD BRASS AND PLUMBING MODEL # AC413 - DOUBLE-ARROW FROST-PROOF WALL HYDRANT ENCLOSED IN A STAINLESS STEEL WALL BOX W/ 3/4" SHARKBITE® CONNECTION	STAINLESS STEEL	
DF.	DRINKING FOUNTAIN	ELKAY® MODEL EZS6 WALL MOUNT WATER COOLER, BARRIER FREE ACCESS (ADULT & CHILD) NSF/ANSI 61 COMPLIANT	STAINLESS STEEL	
EW11	ELECTRIC WATER HEATER	RHEEM® MODEL No. RTGH-95DVLN PRESTIGE ULTRA LOW NOx CONDENSING SERIES FOR 3 BATHROOM HOMES; INDOOR DIRECT VENT 111,000 - 199,900 BTH/H 85° TO 185° F TANKLESS WATER HEATER	STAINLESS STEEL	
EW12	WATER HEATER STORAGE TANK	RHEEM® SOLARAIDE, PASSIVE SOLAR SYSTEM W/ 80 Gallon STORAGE TANK; SYSTEM MODEL No. RS80-42BP	STEEL W/ PORCELAIN ENAMAL	COORDINATE LOCATION W/ SALT SERVICES, INC.

PROTECTIVE COATING FINISH SCHEULE

NOTE: ALL PROTECTIVE FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUAL

CODE	APPLICATION	MATERIAL	MANUFACTURER	PRODUCT	FINISH	REMARKS & NOTES
STN1	CONCRETE FLOORS	STAIN	CONCRETE STAIN & SUPPLY, LLC	CR-WRC STAIN; CONCRETE RESURRECTION WATER REDUCIBLE CONCENTRATE; PENETRATING WATERBORNE ACRYLIC PIGMENTED DYE STAIN, OR APPROVED EQUAL.	FACTORY	COLOR TO BE CHOSEN BY OWNER
P1	INTERIOR / EXTERIOR MASONRY WALLS & CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	CEMENT-PLEX®675; PROTECTIVE & MARINE COATINGS, HEAVY DUTY, INTERIOR / EXTERIOR, TWO-COMPONENT, CEMENTITIOUS, ACRYLIC, WATERBORNE BLOCK FILLER, OR APPROVED EQUAL	FLAT	COLOR TO BE CHOSEN BY OWNER
P2	INTERIOR / EXTERIOR MASONRY WALLS, CONCRETE SURFACES & G.W.B. CEILINGS	EPOXY	SHERWIN-WILLIAMS	PRO INDUSTRIAL® ZERO VOC; WATERBASED CATALYZED EPOXY, INTERIOR / EXTERIOR TWO-COMPONENT, POLYAMINE EPOXY TOPCOAT ,OR APPROVED EQUAL.	EG-SHEL	COLOR TO BE CHOSEN BY OWNER
P3	INTERIOR / EXTERIOR MASONRY WALLS & CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	PRO INDUSTRIAL® PROTECTIVE & MARINE COATINGS, ANTI-GRAFFITI COATING; ONE-COMPONENT, READY-TO-USE SILOXANE COATING, FOR PROPERLY PREPARED CONCRETE SURFACES, OR APPROVED EQUAL	CLEAR	COLOR TO BE CHOSEN BY OWNER
P4	EXTERIOR CEMENT BOARD SIDING, TRIM, G.W.B. CEILINGS, ETC.	PAINT	SHERWIN-WILLIAMS	DURACRAFT® EXTERIOR LATEX FLAT, 100% ACRYLIC LATEX	EG-SHEL	COLOR TO BE CHOSEN BY OWNER

FINISH SCHEDULE

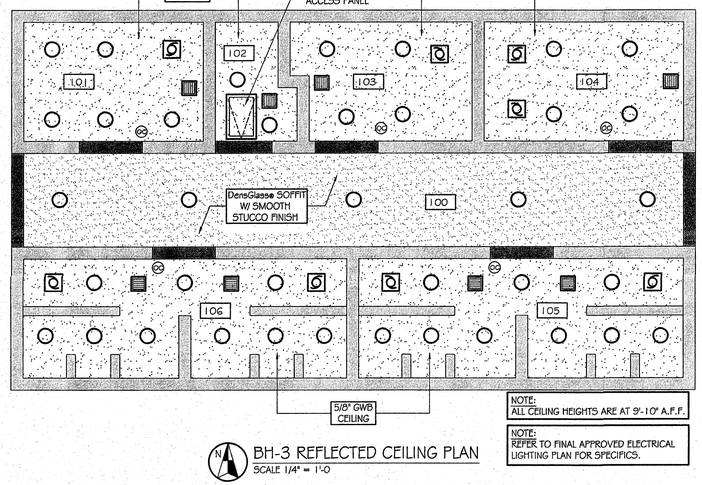
ROOM #	FLOOR MATL.	FLOOR FIN.	BASE MATL.	BASE FIN.	WALL TYPE NORTH MATL	NORTH FIN	SOUTH MATL	SOUTH FIN	EAST MATL	EAST FIN	WEST MATL	WEST FIN	CEILING MATL	CEILING FIN	CEILING HEIGHT	ROOM	REMARKS
100	CONC.	SEALER	NONE	N/A	STUCCO	P1	STUCCO	P1	STUCCO	P1	STUCCO	P1	T&G	STAIN	9'-10"	BREEZE WAY	
101	STN1	NON SLIP	C.T.	N/A	T-1	MT	T-1	MT	T-1	MT	T-1	MT	GWB	P2	9'-10"	ACCESSIBLE BATH	WALL TILE TO BE FULL WALL HEIGHT THROUGH-OUT
102	CONC.	SEALER	NONE	N/A	CMU	P1	CMU	P1	CMU	P1	CMU	P1	GWB	P2	9'-10"	MECHANICAL ROOM	MASONRY WALLS TO HAVE TOOLED FINISHED JOINTS
103	STN1	NON SLIP	T-2	MT	T-1	MT	T-1	MT	T-1	MT	T-1	MT	GWB	P2	9'-10"	PUBLIC MENS	WALL TILE TO BE FULL WALL HEIGHT THROUGH-OUT
104	STN1	NON SLIP	T-2	MT	T-1	MT	T-1	MT	T-1	MT	T-1	MT	GWB	P2	9'-10"	PUBLIC WOMENS	WALL TILE TO BE FULL WALL HEIGHT THROUGH-OUT
105	STN1	NON SLIP	T-2	MT	T-1	MT	T-1	MT	T-1	MT	T-1	MT	GWB	P2	9'-10"	PRIVATE WOMENS	WALL TILE TO BE FULL WALL HEIGHT THROUGH-OUT
106	STN1	NON SLIP	T-2	MT	T-1	MT	T-1	MT	T-1	MT	T-1	MT	GWB	P2	9'-10"	PRIVATE MENS	WALL TILE TO BE FULL WALL HEIGHT THROUGH-OUT

FINISH SCHEDULE NOTES

*ALL INTERIOR & EXTERIOR PROTECTIVE COVERINGS & PAINT FINISH APPLICATIONS TO BE IN ACCORDANCE WITH THE FINAL APPROVED TECHNICAL SPECIFICATIONS
*ALL PAINT COLORS TO BE CHOSEN BY OWNER

WINDOW SCHEDULE

MARK		WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW TYPE	GLASS TYPE	MANUFACTURER	MODEL / SERIES	DESCRIPTION
A		3'-8"	1'-4"	FIXED	LAMINATE / IMPACT	CGI Windows & Doors	*130 SENTINEL*	ALUMINUM FIXED WINDOW - L.M.I. - MIAMI DADE NOTICE OF ACCEPTANCE No. 11-1031.06



NOTE:
ALL CEILING HEIGHTS ARE AT 9'-10" A.F.F.

NOTE:
REFER TO FINAL APPROVED ELECTRICAL LIGHTING PLAN FOR SPECIFICS.

BH-3 REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0

TILE SCHEDULE:

T-1
MANUFACTURER: SPECIALITY TILE (OR APPR'VD EQUAL)
PRODUCT NAME / COLOR: AMERICAN OLEAN / 0090 WHITE (OWNER TO CHOOSE & APPROVE)
SIZE: 4"X8"X3/8" THICK (Approx.)
TYPE: PORCELAIN
FINISH: MATTE (OWNER TO CHOOSE & APPROVE)
GROUT MFR.: SUMMITVILLE (OR APPR'VD EQUAL)
COLOR: 914 ARCTIC WHITE (OWNER TO CHOOSE & APPROVE)
JOINT: 1/8"
CONTACT: SPECIALTY TILE

T-2
MANUFACTURER: SPECIALITY TILE (OR APPR'VD EQUAL)
PRODUCT NAME / COLOR: AMERICAN OLEAN / 0090 WHITE (OWNER TO CHOOSE & APPROVE)
SIZE: 4"X8"X3/8" THICK COVE BASE (Approx.)
TYPE: PORCELAIN
FINISH: MATTE (OWNER TO CHOOSE & APPROVE)
GROUT MFR.: SUMMITVILLE (OR APPR'VD EQUAL)
COLOR: 914 ARCTIC WHITE (OWNER TO CHOOSE & APPROVE)
JOINT: 1/8"
CONTACT: SPECIALTY TILE

CEILING FIXTURE LEGEND

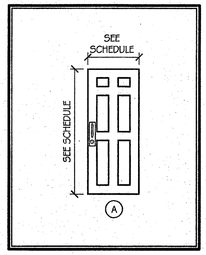
	RECESSED FLUORESCENT DOWNLIGHT
OS	CEILING MOUNTED OCCUPANCY SENSOR
	8' X 48" FLUORESCENT CEILING FIXTURE
	EXHAUST FAN
	AIR SUPPLY CEILING REGISTER

DOOR SCHEDULE

DOOR	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS	DOOR MAT.	DOOR FIN.	FRAME MAT.	FRAME FIN.	HRDWR.	HARDWARE SET	DESCRIPTION
1	A	3'-0"	7'-0"	1 3/4"	FIBERGLASS	PTD	COMPOSITE	PTD	PULL/PUSH PLATE	1A	THERMA TRU® SMOOTH STAR & FIBER CLASSIC; FLORIDA APPROVAL # FL-8871.5; FIBERGLASS SINGLE DOOR INSWING / OUTSWING IMPACT OR APPROVED EQUAL
2	A	2'-8"	7'-0"	1 3/4"	FIBERGLASS	PTD	COMPOSITE	PTD	LOCKSET LEVER	2A	THERMA TRU® SMOOTH STAR & FIBER CLASSIC; FLORIDA APPROVAL # FL-8871.5; FIBERGLASS SINGLE DOOR INSWING / OUTSWING IMPACT OR APPROVED EQUAL

* DOOR SCHEDULE NOTES:

1) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DOOR ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
2) CONTRACTOR SHALL VERIFY ALL HARDWARE INSTALLATION REQUIREMENTS PRIOR TO DRILLING AND TAPPING DOORS IN FIELD; VERIFY HARDWARE W/ DOOR MANUFACTURER FOR COMPATIBILITY
3) ALL DOOR PAINT COLORS SHALL BE APPROVED BY OWNER.



NOTE:
ALL DOOR HARDWARE SHALL BE 316 GRADE STAINLESS STEEL UNLESS NOTED OTHERWISE

HARDWARE SET: 1A
DOOR NUMBER: 1
NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5BB1HW 4.5 X 4.5 NRP (316 GRADE STAINLESS STEEL)	630 (SST)
1 EA	DEADBOLT	SCHLAGE	B600 SERIES, B664P CYLINDER ONLY DEADLOCK	630 (SST)
1 EA	PUSH PLATE	IVES	8200 6" x 16" (316 GRADE STAINLESS STEEL)	630 (SST)
1 EA	PULL PLATE	IVES	8303s-8.4.16 4" x 16" w/ 1" ROUND HANDLE ON 8" CENTER	630 (SST)
1 EA	SURFACE CLOSER	STANLEY	D3550-DA-EDA X 689 X SN	689 (AL)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)

HARDWARE SET: 2A
DOOR NUMBER: 2

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5BB1HW 4.5 X 4.5 NRP (316 GRADE STAINLESS STEEL)	630 (SST)
1 EA	STOREROOM LOCK	SCHLAGE	ND80PD F86 ATH.	630 (SST)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)

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2013-243
MONROE CO. PLANNING DEPT.

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

MAR 17 2014

Charles Tim McConaghy
Professional Engineer
State of Florida
Registration No. 51805

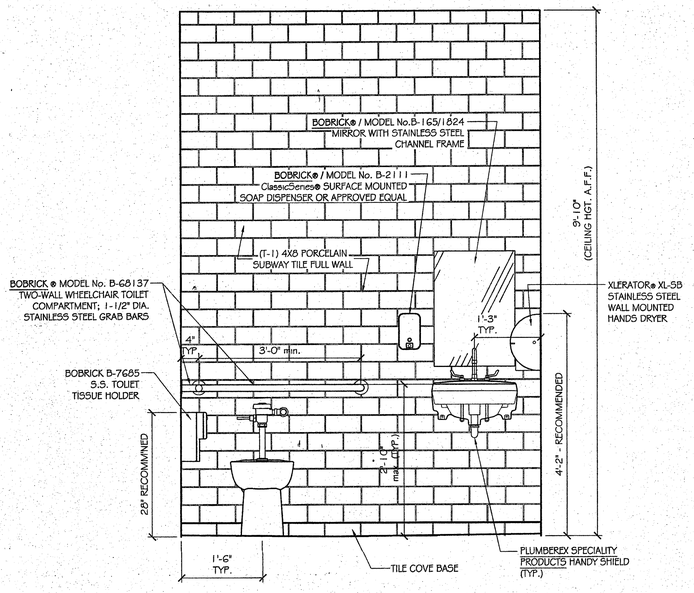
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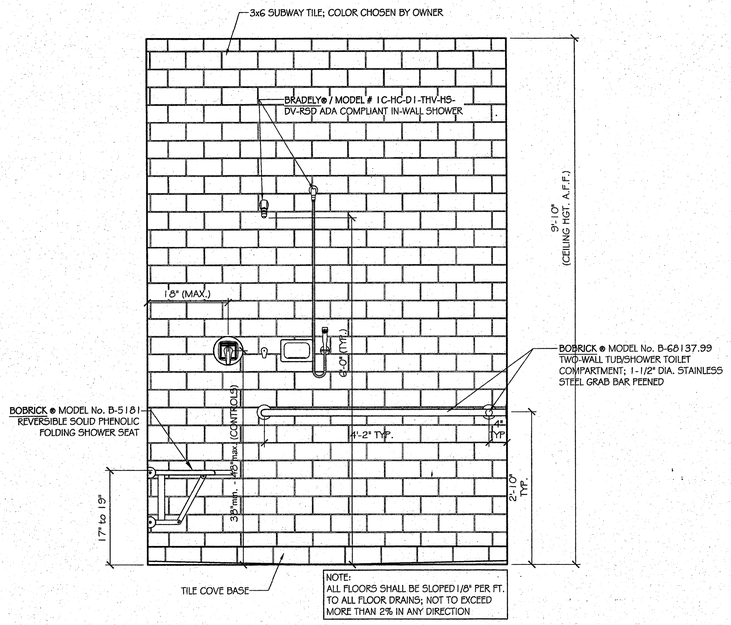
Design: STL
Drawn: STL
Checked: SAM
Approved By: CTM
Scale: AS NOTED
Job No: 12067.007
Date Issued: 03-07-2013

WEILER ENGINEERING CORPORATION
Excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6556

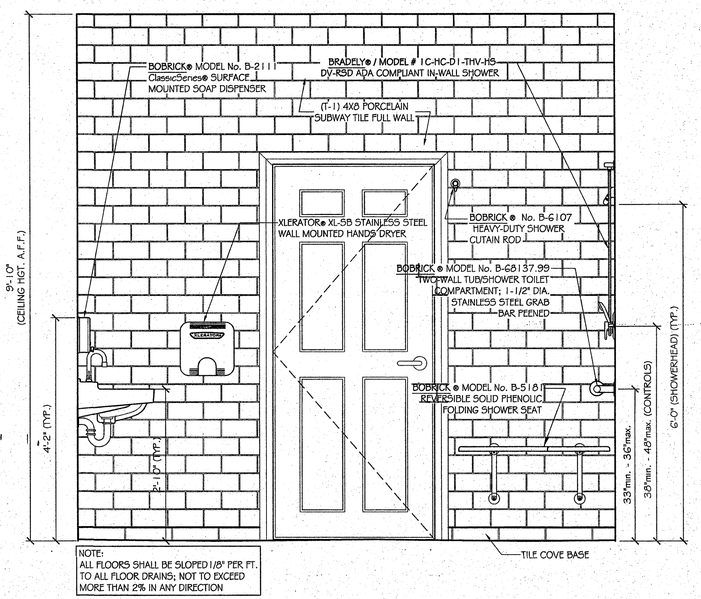
STOCK ISLAND MARINA VILLAGE
BATH HOUSE No. 3
7009 SHRIMP ROAD, KEY WEST, FL 33040



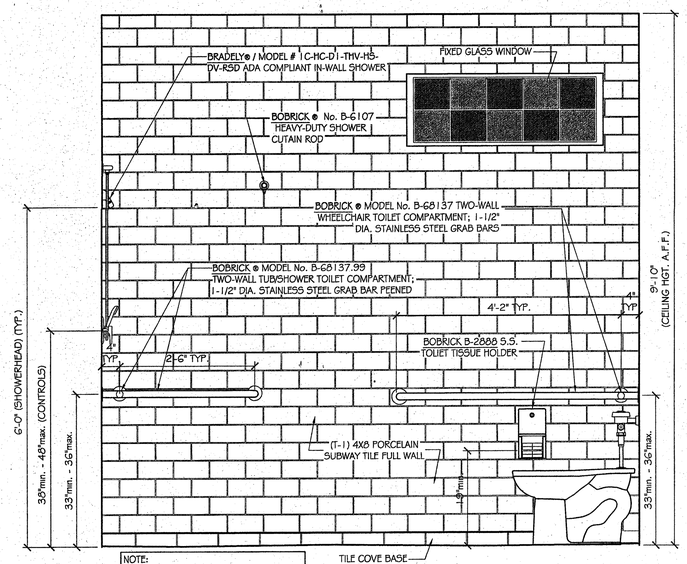
1 A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"



2 A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"



4 A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"



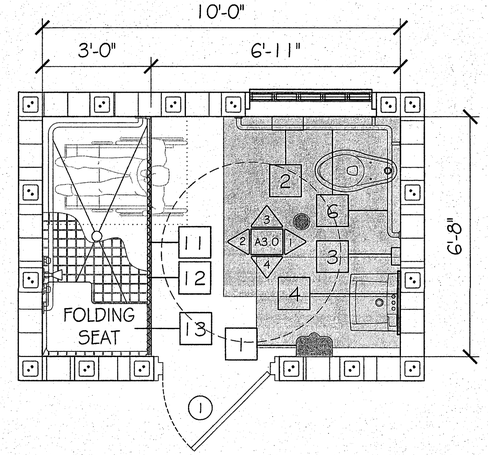
3 A3.0 ELEVATION DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 3/4" = 1'-0"

RESTROOM ACCESSORIES SCHEDULE

	ACCESSORY TYPE	MAKE/MODEL — NOTE: ALL ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUAL	MATERIAL
1	HANDS DRYER	XLERATOR® / MODEL XL-SB / 110/120V SURFACE-MOUNTED, AUTOMATIC, BRUSHED STAINLESS STEEL COVER	STAINLESS STEEL W/ SATIN FINISH
2	TOILET TISSUE DISPENSERS	BOBRICK® / B-2888 Classic Series® SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	STAINLESS STEEL W/ SATIN FINISH
3	LIQUID SOAP DISPENSERS	BOBRICK® /MODEL No. B-2111 Classic5Series® SURFACE MOUNTED SOAP DISPENSER OR APPROVED EQUAL	STAINLESS STEEL W/ SATIN FINISH
4	MIRRORS	BOBRICK® / MODEL No.B-165/1824 MIRROR WITH STAINLESS STEEL CHANNEL FRAME	STAINLESS STEEL W/ SATIN FINISH
5	WASTE RECEPTACLES	BOBRICK® MODEL No. B-277 Contura Series® SURFACE MOUNTED WASTE RECEPTACLE WITH LinerMate®	STAINLESS STEEL W/ SATIN FINISH
6	GRAB BARS	BOBRICK® MODEL No. B-68137 TWO-WALL WHEELCHAIR TOILET COMPARTMENT; 1-1/2" DIA. 18-GAUGE, TYPE-304 STAINLESS STEEL GRAB BARS WITH CONCEALED MOUNTING FLANGES	STAINLESS STEEL W/ SATIN FINISH
7	TOILET STALL DOORS & HARDWARE	BOBRICK® MODEL 1090 SierraSeries® SOLID COLOR REINFORCED COMPOSITE (SCRC) TOILET PARTITION SYSTEM WITH FULL-HEIGHT STAINLESS STEEL HARDWARE OR APPROVED EQUAL	SOLID COLOR REINFORCED COMOSITE
8	COAT HOOK WITH BUMPER	BOBRICK® MODEL No. B-212 COAT HOOK WITH BUMPER FOR PARTITION SURFACE PROTECTION	STAINLESS STEEL W/ SATIN FINISH

SHOWER ACCESSORIES SCHEDULE

	ACCESSORY TYPE	MAKE/MODEL — NOTE: ALL ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUAL	MATERIAL
9	TOILETRY SHELF	BOBRICK® MODEL No. B-683 SURFACE MOUNTED TOILETRY SHELF BRIGHT-POLISHED STAINLESS STEEL. 24" LONG X 4-3/4" WIDE	STAINLESS STEEL W/ SATIN FINISH
10	TOWEL BAR	BOBRICK® MODEL No. B-673 SURFACE MOUNTED TOWEL BAR; BRIGHT POLISHED STAINLESS STEEL; 3/4" SQUARE TOWEL BAR X 24" LONG	STAINLESS STEEL W/ SATIN FINISH
11	SHOWER CURTAIN ROD	BOBRICK® MODEL No. B-6107 Classic Series HEAVY-DUTY SHOWER CURTAIN ROD; 20-GAUGE, 1" DIAMETER ROD TYPE 304 STAINLESS STEEL. SATIN FINISH. (1" DIAMETER X 30" LENGTH)	STAINLESS STEEL W/ SATIN FINISH
12	SHOWER CURTAIN	BOBRICK® MODEL No. 204-2 VINYL SHOWER CURTAIN; OPAQUE, WHITE MATTE VINYL 0.008" THICK, CONTAINS ANTI-BACTERIAL AND FLAME RETARDANT AGENTS; 42" WIDE X 72" HIGH, REQUIRES 7 HOOKS	VINYL
13	FOLDING SHOWER SEAT	BOBRICK® MODEL No.B-5181 REVERSIBLE SOLID PHENOLIC FOLDING SHOWER SEAT, ONE-PIECE, 1/2" THICK, SOLID PHENOLIC WITH MATTE FINISH, IVORY COLORED, MELAMINE SURFACES AND BLACK PHENOLIC RESIN CORE	SOLID PHENOLIC/ STAINLESS STEEL



1 PLAN DETAIL
ADA ACCESSIBLE BATHROOM
SCALE: 1/2" = 1'-0"

NOTE:
ALL INTERIOR WALLS, TRIM, CASING, DOORS, G.W.B. CEILINGS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS INTERIOR LATEX PER SCHEDULE; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.

NOTE:
ALL EXTERIOR STUCCO, TRIM, COLUMNS, SOFFITS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS EXTERIOR LATEX PER SCHEDULE; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.

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THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

This Engineer of Record is for structural only and not to be considered the Engineer of Record with total responsibility for all specifications relative to this entire structure and specific site location including but not limited to life safety issues of egress/accessibility/fire/hazard/et al., energy code, electrical, plumbing, HVAC, soil conditions, survey, drainage and pool codes.

Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.007
Date Issued:	03-07-2013
Design:	STL
Drawn:	STL
Checked:	SAM

WEILER ENGINEERING CORPORATION
weiler engineering
201 WEST MARION AVENUE
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(941) 505-1700
EB #6596

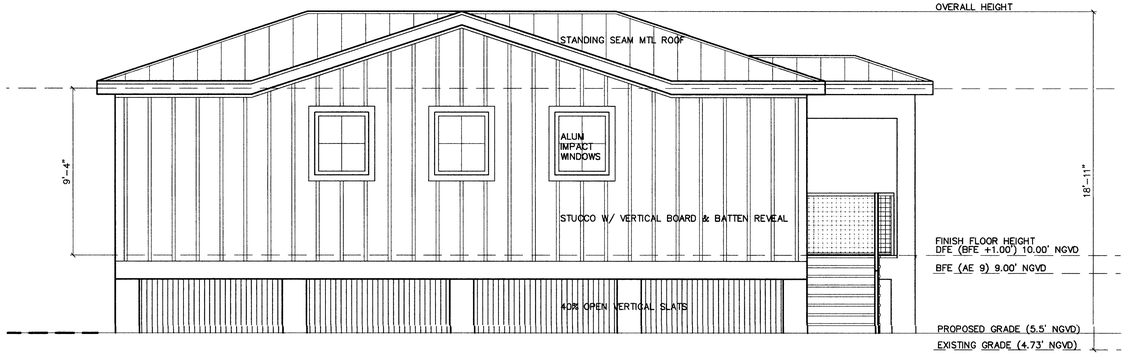
STOCK ISLAND MARINA VILLAGE
BATH HOUSE No. 3
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions | Description

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

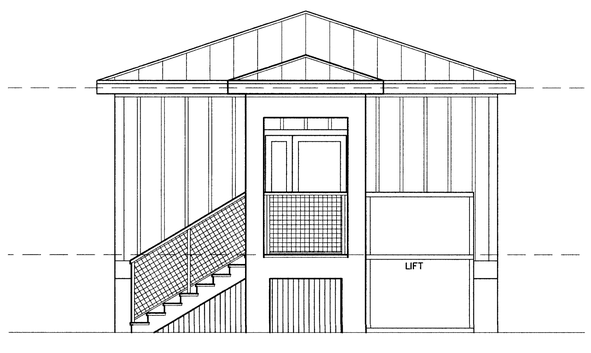
MAR 07 2013
Charles Tyler Mosher Weiler
Professional Engineer
State of Florida
Registration No. 51838

Sheet No. A3.0



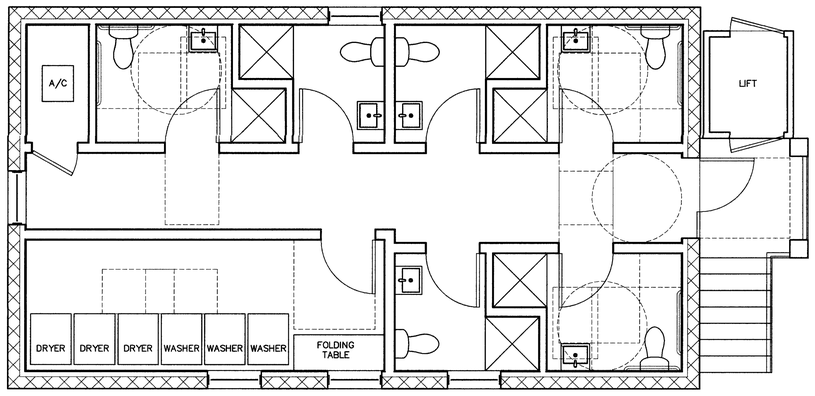
Side Elevation

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Front Elevation

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

Perry Marina Bath House & Laundry

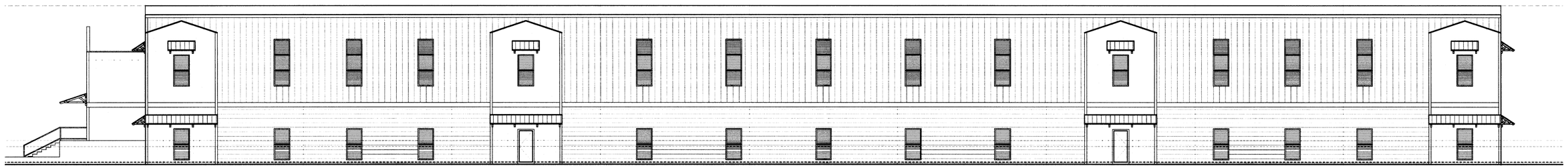
Shrimp Road Stock Island, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E POPE, P.A.
610 White St, Key West FL
(305) 293 3811

date:
4/18/23
revision:

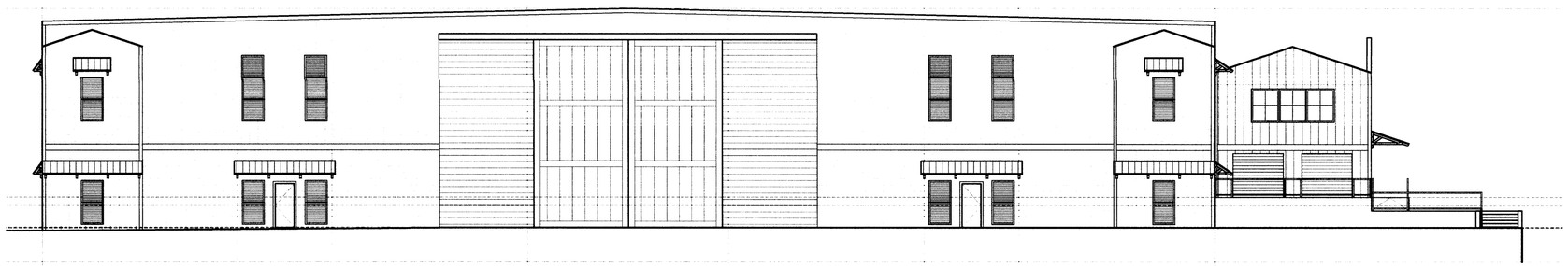
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sheet:
A2.1



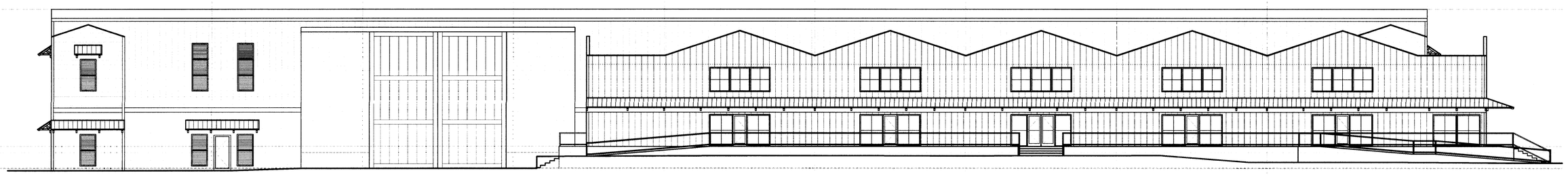
West Elevation

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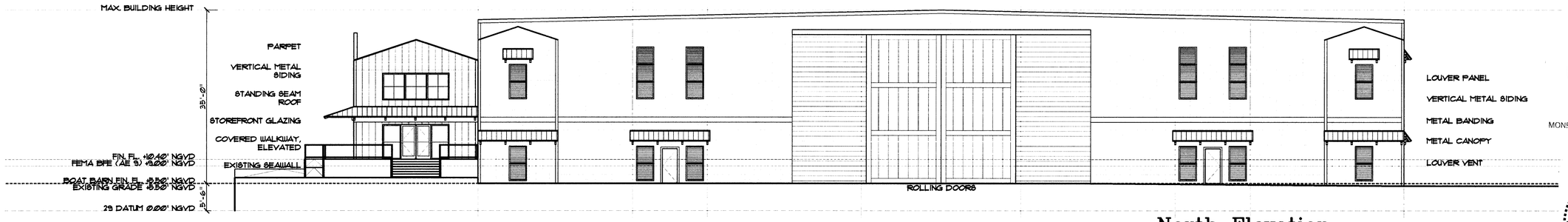
South Elevation

3/32" = 1' - 0"



East Elevation

3/32" = 1' - 0"



North Elevation

3/32" = 1' - 0"

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2023-043
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STATE OF FLORIDA
CHRISTIANNE SCARBOROUGH
AR - 97933
REGISTERED ARCHITECT

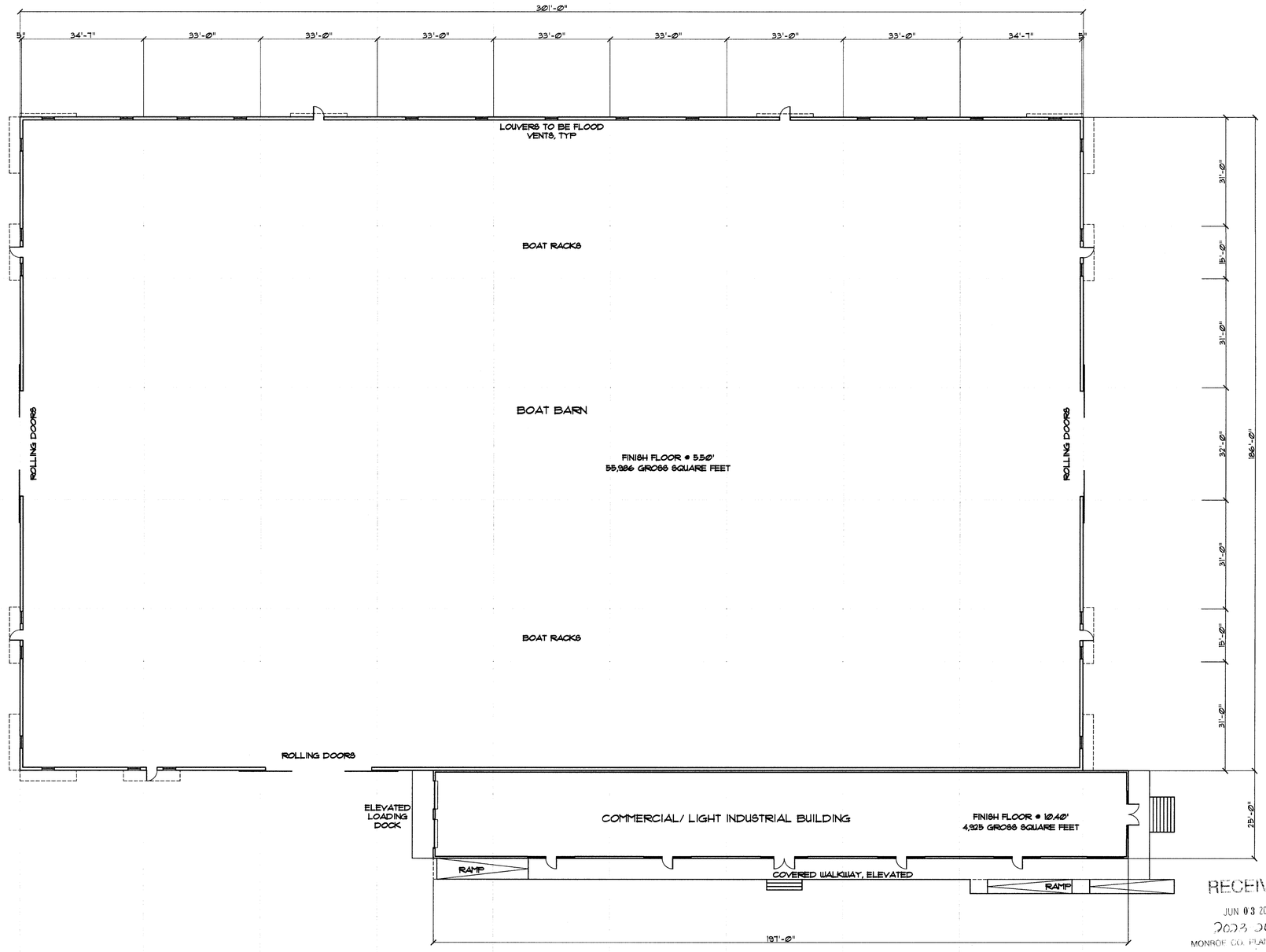
Perry Marina Boat Barn

Shrimp Road Stock Island, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St. Key West FL
(305) 296-3611

date:
4/18/23
revision:

sheet:
A1.2



Floor Plan

1/16" = 1' - Ø"

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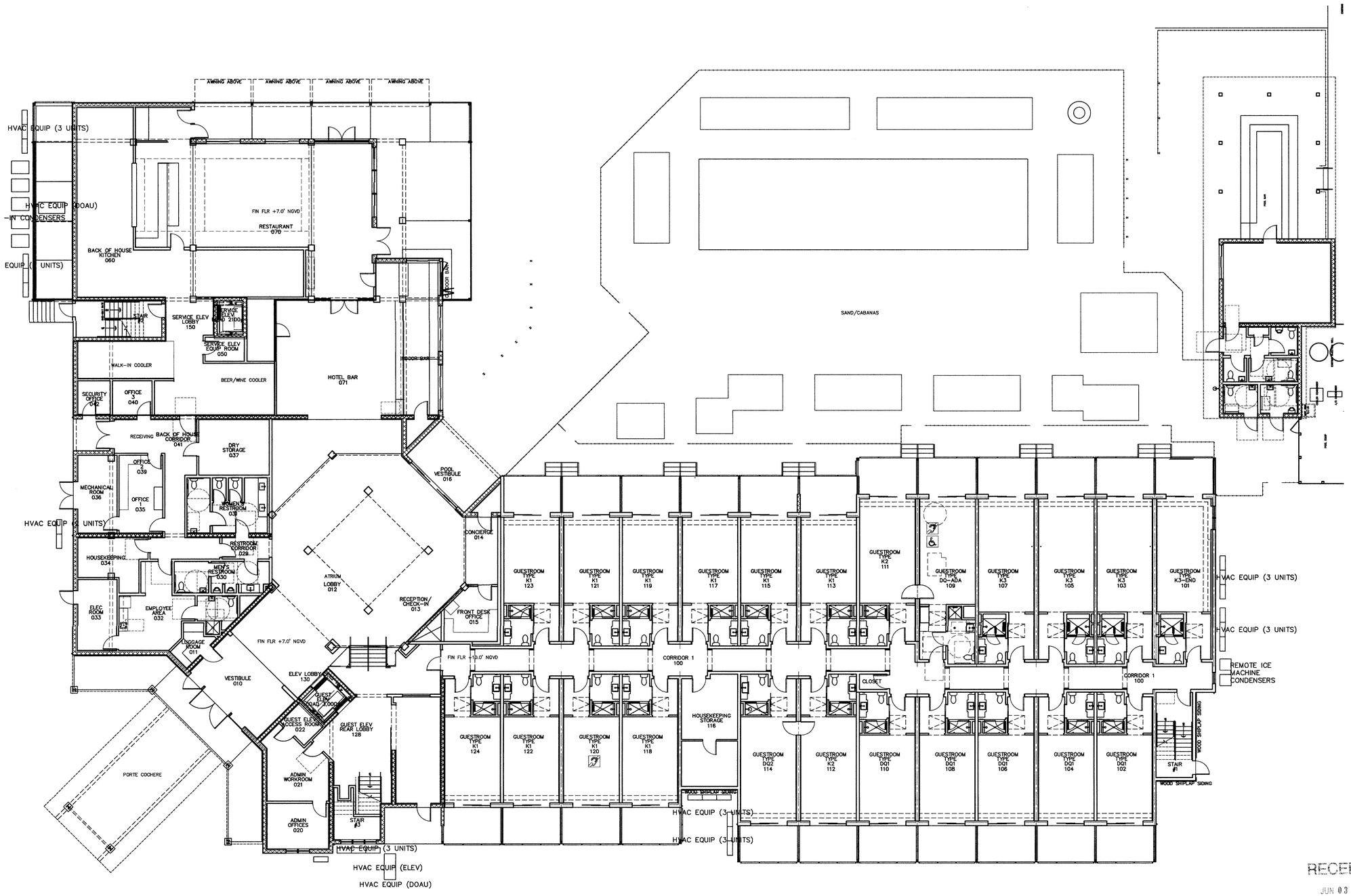
STATE OF FLORIDA
GAMMAWADE SCARBOROUGH
AR - 97933
REGISTERED ARCHITECT

Perry Marina Boat Barn
Shrimp Road
Stock Island, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
(305) 296-3611 310 White St. Key West FL

date:
4/18/23
revision:

sheet:
A1.1



ACCESSIBILTY ANALYSIS

96 HOTEL UNITS

ACCESSIBLE ROOMS	3
ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	2
TOTAL ACCESSIBLE ROOMS	5
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	10

ROOMS PER FLOOR BREAKDOWN

96 HOTEL UNITS

FIRST FLOOR UNITS	23
SECOND FLOOR UNITS	33
THIRD FLOOR UNITS	40

First Floor Plan

3/32" = 1' - 0"

N

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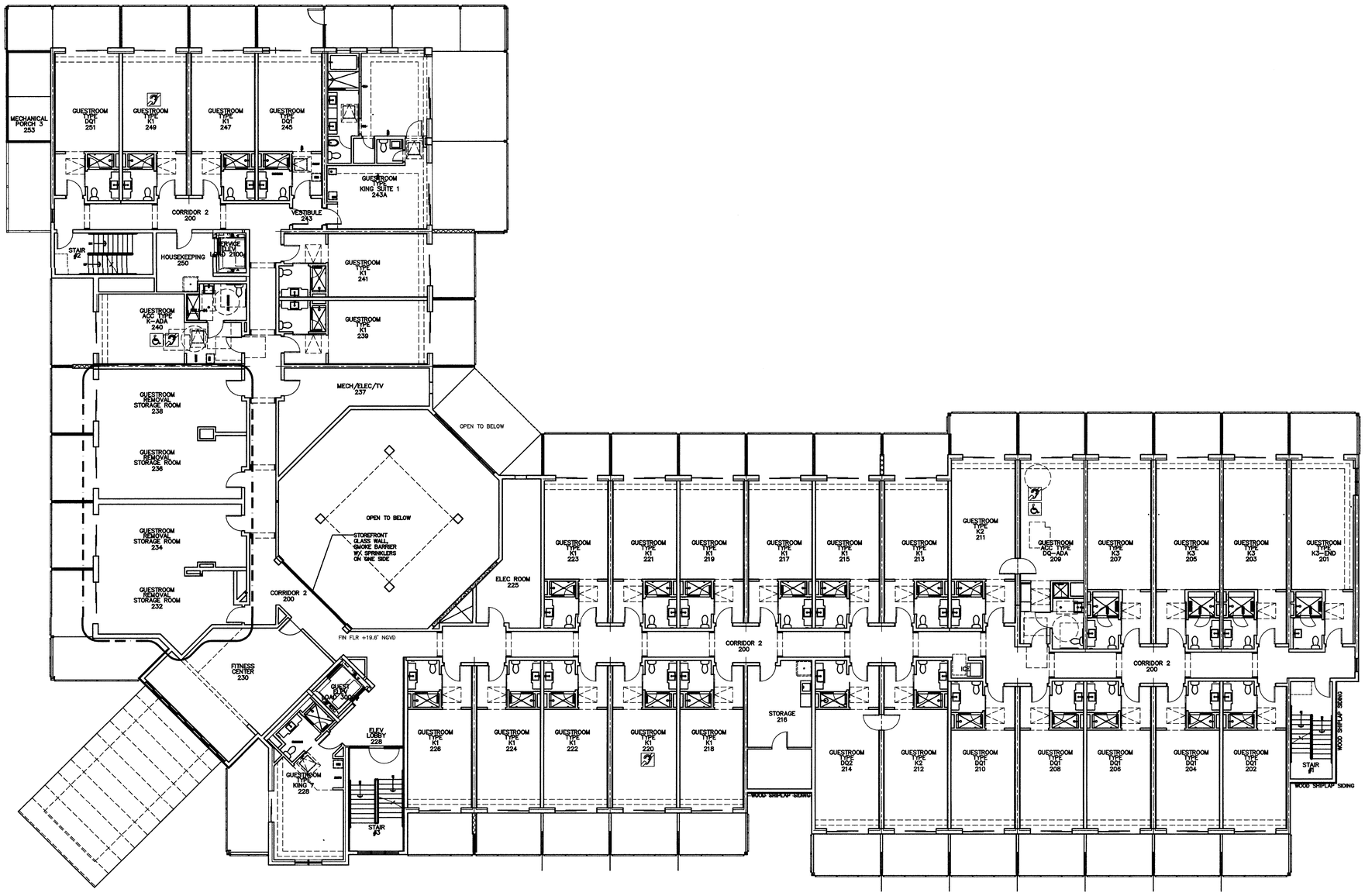
The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St Key West FL
(305) 296 3611

date:
3/18/24
revision:
5/14/24

STATE OF FLORIDA
GARY WADE SCARBROUGH
AR-97933
5/2024
REGISTERED ARCHITECT

sheet:
A7.1



Second Floor Plan

3/32" = 1' - 0"

N

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

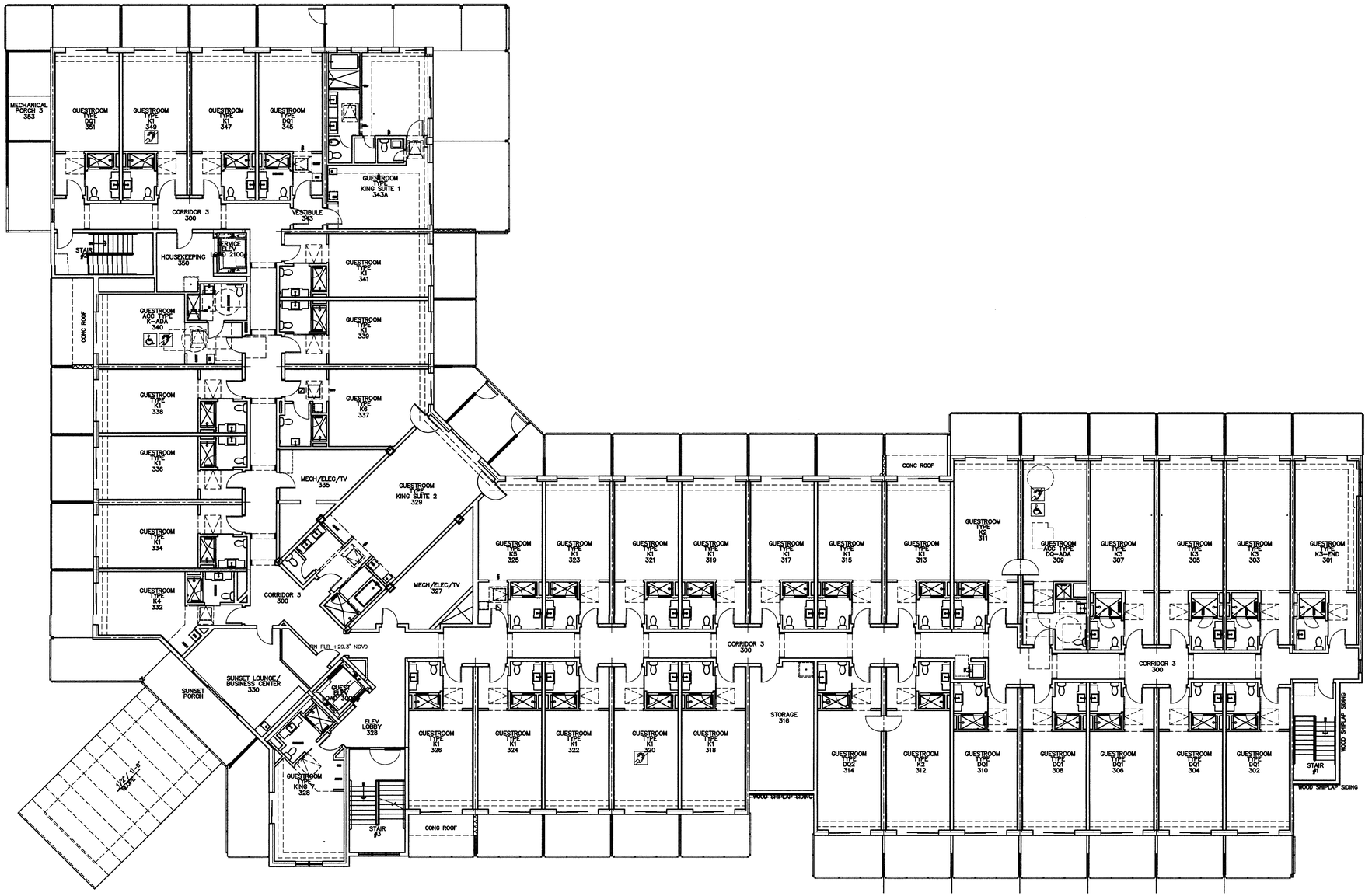
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POPE-SCARBROUGH-ARCHITECTS
610 White St. Key West FL
(305) 296 3611

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date:
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STATE OF FLORIDA
GRANT MADE SCARBOROUGH
AR - 97933
5/2/24
REGISTERED ARCHITECT

sheet:
A7.2



Third Floor Plan

3/32" = 1' - 0"

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West FL

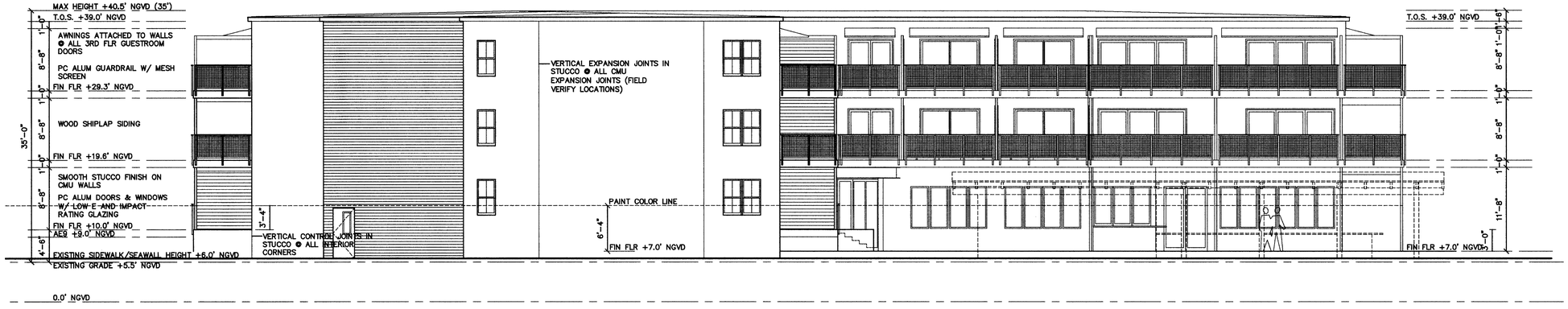
THOMAS E. POPE, P.A.
POPE SCARBOROUGH-ARCHITECTS
(305) 296-3611 610 White St. Key West FL

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MONROE CO. PLANNING DEPT.

STATE OF FLORIDA
THOMAS EDWARD SCARBOROUGH
AR - 97933
5/10/24
REGISTERED ARCHITECT

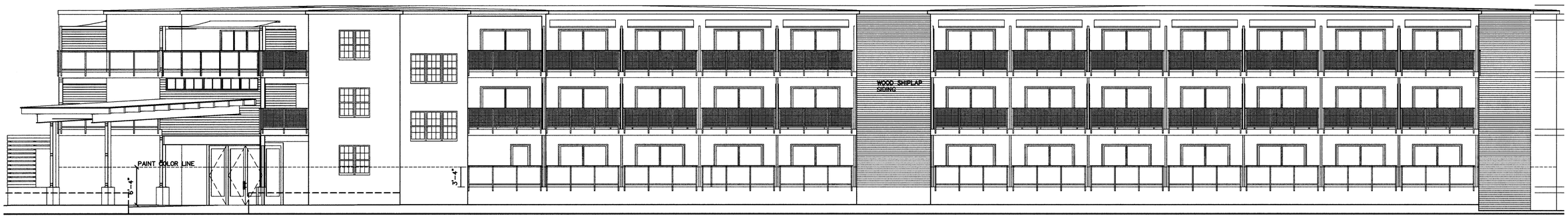
date:
3/18/24
revision:

sheet:
A7.3



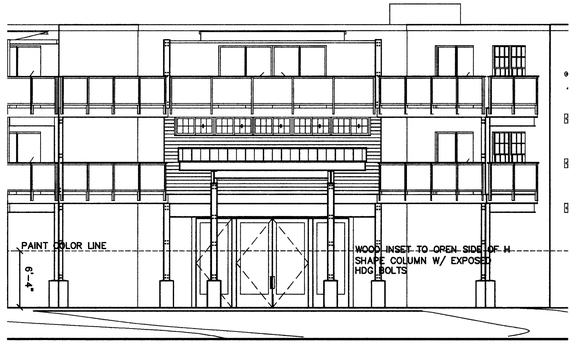
Right Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"

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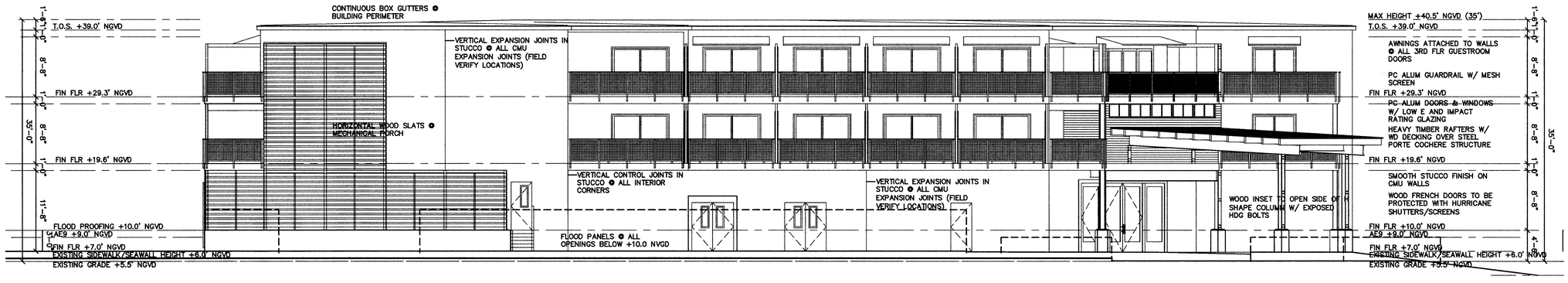
STATE OF FLORIDA
GARY WADE SCARBOROUGH
AR - 97933
5/29/24
REGISTERED ARCHITECT

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road
Key West FL

THOMAS E. POPE, P.A.
POPE-SCARBOROUGH-ARCHITECTS
610 White St. Key West FL
(305) 296-3611

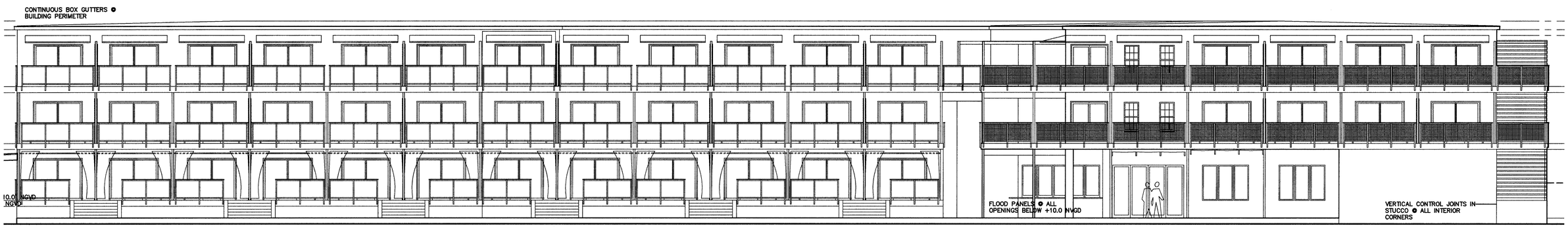
date:
3/18/24
revision:

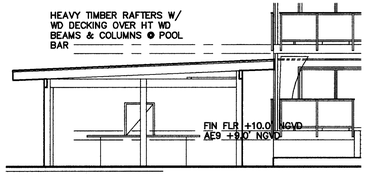
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A8.1



Left Side Elevation

1/8" = 1' - 0"





Rear Elevation

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POPE SCARBOROUGH ARCHITECTS
610 White St. Key West FL
(305) 296 3611

date:
3/18/24
revision:

STATE OF FLORIDA
THOMAS EDWIN SCARBOROUGH
AR - 97933
REGISTERED ARCHITECT

sheet:
A8.2

The Perry Hotel and Marina
Existing Hotel Building
Key West FL
7009 Shrimp Road

THE PERRY HOTEL KEY WEST EXPANSION

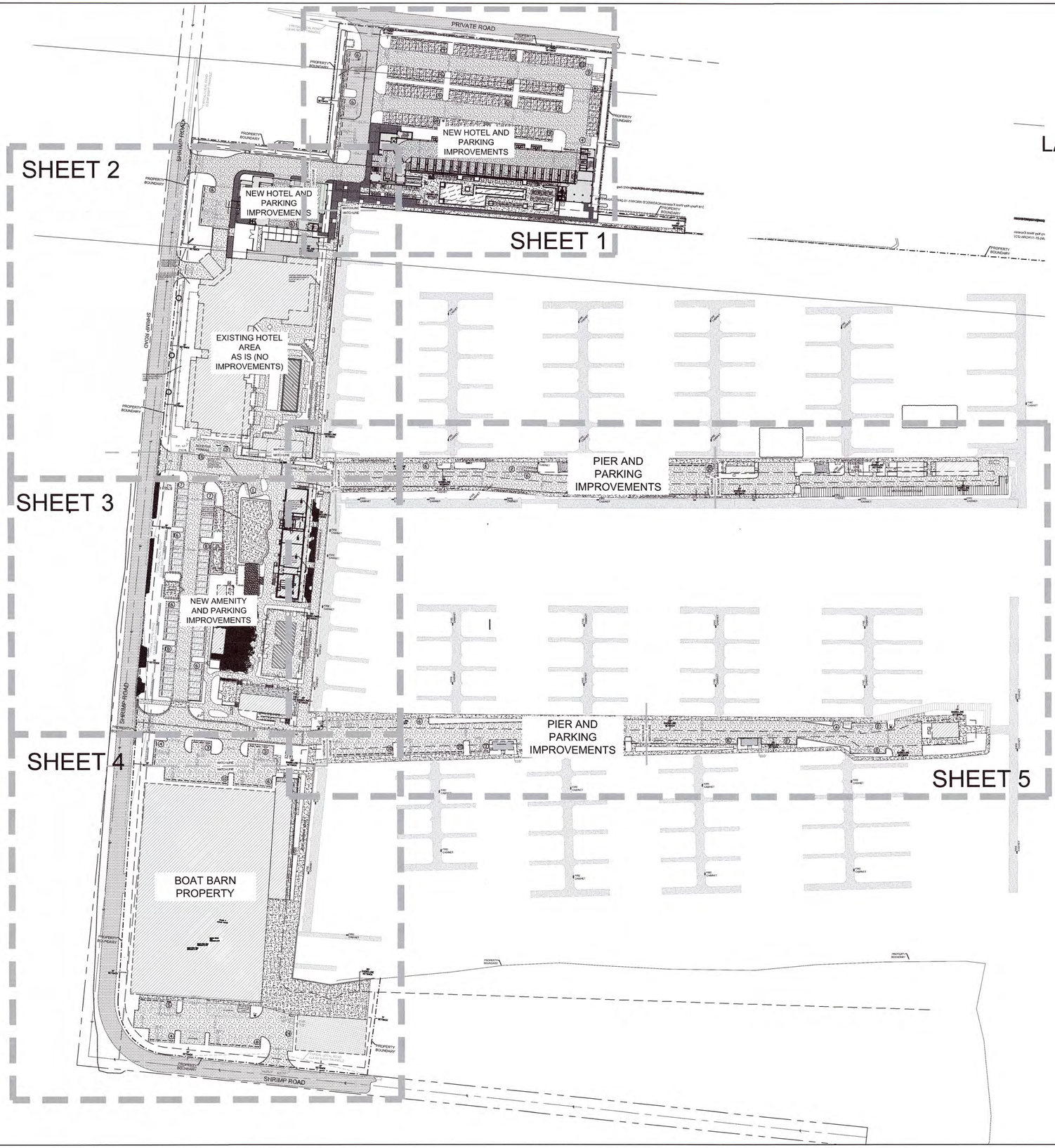
LANDSCAPE ARCHITECTURAL DESIGN DOCUMENTS
DRAWING LIST

T-0 DISPOSITION OF EXISTING TREES TABLE
T-0.1 DISPOSITION OF EXISTING TREES TABLE

T-1 EXISTING TREE DISPOSITION PLAN 1
T-2 EXISTING TREE DISPOSITION PLAN 2
T-3 EXISTING TREE DISPOSITION PLAN 3
T-4 EXISTING TREE DISPOSITION PLAN 3
T-5 EXISTING TREE DISPOSITION PLAN 3

LA-1 LANDSCAPE PLAN 1
LA-2 LANDSCAPE PLAN 2
LA-3 LANDSCAPE PLAN 3
LA-4 LANDSCAPE PLAN 3
LA-5 LANDSCAPE PLAN 3

LA-6 PLANT LIST, NOTES AND CALCULATIONS
LA-7 LANDSCAPE DETAILS



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2023-243

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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL / LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
270 SOUTHEAST 16TH STREET
FT. LAUDERDALE, FL 33316
954.524.7733 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

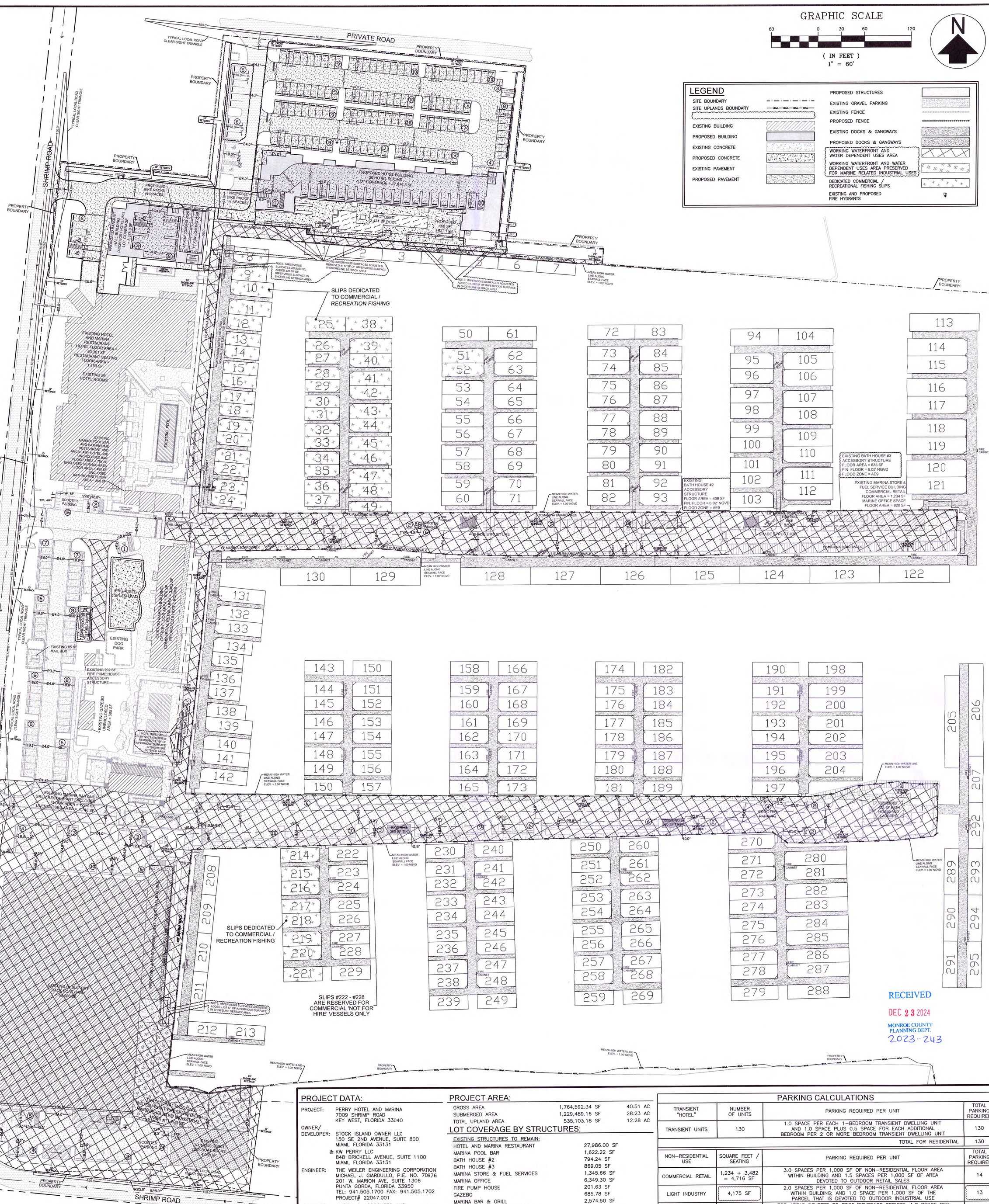
COVER AND OVERALL SHEET MAP

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:
11/7/24

SHEET NUMBER:
COVER


GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'
N
LEGEND
SITE BOUNDARY
SITE UPLANDS BOUNDARY
EXISTING BUILDING
PROPOSED BUILDING
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING PAVEMENT
PROPOSED PAVEMENT
PROPOSED STRUCTURES
EXISTING GRAVEL PARKING
EXISTING FENCE
PROPOSED FENCE
EXISTING DOCKS & GANGWAYS
PROPOSED DOCKS & GANGWAYS
WORKING WATERFRONT AND WATER DEPENDENT USES AREA
WORKING WATERFRONT AND WATER DEPENDENT USES AREA PRESERVED FOR MARINE RELATED INDUSTRIAL USES
DEDICATED COMMERCIAL / RECREATIONAL FISHING SLIPS
EXISTING AND PROPOSED FIRE HYDRANTS
PRIVATE ROAD
SHRIMP ROAD
PROPERTY BOUNDARY
TYPICAL LOCAL ROAD CLEAR SIGHT TRIANGLE
PROPOSED HOTEL BUILDING 26 HOTEL ROOMS LOT COVERAGE = 17,874.3 SF
PROPOSED 2,427 SF POOL
PROPOSED 568 SF HOT TUB
PROPOSED BANQUET HALL BUILDING (ACCESSORY TO HOTEL USE) LOT COVERAGE = 8,377.0 SF
PROPOSED BIKE RACKS (4 SPACES)
PROPOSED BIKE RACKS (8 SPACES)
417' MARINA BOARDWALK
1' MARINA BOARDWALK
5' MARINA BOARDWALK
NOTE: IMPERVIOUS SURFACES ADJUSTED; ADDED 26 SF OF IMPERVIOUS SURFACE IN SHORELINE SETBACK AREA
NOTE: IMPERVIOUS SURFACES ADJUSTED; REMOVED ±117 SF OF IMPERVIOUS SURFACE IN SHORELINE SETBACK AREA
NOTE: IMPERVIOUS SURFACES ADJUSTED; ADDED ±1,332 SF OF IMPERVIOUS SURFACE IN SHORELINE SETBACK AREA
MEAN HIGH WATER LINE ALONG SEAWALL FACE ELEV. = 1.00' NGVD
SLIPS DEDICATED TO COMMERCIAL / RECREATION FISHING
EXISTING HOTEL AND MARINA RESTAURANT HOTEL FLOOR AREA = 83,361 SF RESTAURANT SEATING FLOOR AREA = 1,450 SF
EXISTING 86 HOTEL ROOMS
EXISTING POOL
EXISTING MARINA POOL BAR AND BATHROOMS RESTAURANT AND ANCILLARY HOTEL USE UNENCLOSED BAR FLOOR AREA = 764 SF ENCLOSED SERVICE AREA FLOOR AREA = 496 SF ENCLOSED BATHROOMS FLOOR AREA = 880 SF
SCOOTER PARKING
EXISTING MARINA BAR AND GRILL RESTAURANT ENCLOSED FLOOR AREA = 1,044 SF UNENCLOSED AREA = 1,746 SF
EXISTING 94 SLIP DRY RACK BOAT BARN 55,986 SF
PROPOSED 4 PER SET MARINE LIGHT INDUSTRIAL BUILDING
TRADITIONAL WORKING WATERFRONT PRESERVED FOR MARINE RELATED INDUSTRIAL USES 41,290 SF
EXISTING UNENCLOSED DRY BOAT RACKS 4,950 SF
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 570 SF COMMERCIAL RETAIL AREA = 3,482 SF PROPOSED 8 HOTEL ROOMS
EXISTING DOG PARK
EXISTING 85 SF MAIL BOX
EXISTING 202 SF FIRE PUMP HOUSE ACCESSORY STRUCTURE
EXISTING GAZEBO UNENCLOSED AREA = 685 SF
PROPOSED SPLASHPAD
EXISTING BATH HOUSE #2 ACCESSORY STRUCTURE FLOOR AREA = 438 SF FIN. FLOOR = 6.02' NGVD FLOOD ZONE = AE9
EXISTING BATH HOUSE #3 ACCESSORY STRUCTURE FLOOR AREA = 633 SF FIN. FLOOR = 6.05' NGVD FLOOD ZONE = AE9
EXISTING MARINA STORE & FUEL SERVICE BUILDING COMMERCIAL RETAIL FLOOR AREA = 1,234 SF MARINE OFFICE SPACE FLOOR AREA = 820 SF
SHADE STRUCTURE
EXISTING BIKE RACKS
EXISTING 30' SLIP (TIKI)
EXISTING 20' SLIP (TIKI)
SLIPS DEDICATED TO COMMERCIAL / RECREATION FISHING
SLIPS #222 - #228 ARE RESERVED FOR COMMERCIAL 'NOT FOR HIRE' VESSELS ONLY
NOTE: IMPERVIOUS SURFACES ADDED ±137 SF OF IMPERVIOUS SURFACE IN SHORELINE SETBACK AREA
EXISTING 30' SLIP DRY RACK BOAT BARN
EXISTING 4 SLIP DRY RACK BOAT BARN
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 1,234 SF
EXISTING MARINA BAR AND GRILL ENCLOSED FLOOR AREA = 1,044 SF
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 570 SF
EXISTING MARINA POOL BAR AND BATHROOMS ENCLOSED FLOOR AREA = 880 SF
EXISTING MARINA RESTAURANT ENCLOSED FLOOR AREA = 1,450 SF
EXISTING MARINA BAR AND GRILL RESTAURANT ENCLOSED FLOOR AREA = 1,044 SF
EXISTING MARINA STORE & FUEL SERVICE BUILDING ENCLOSED FLOOR AREA = 1,234 SF
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 570 SF
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 820 SF
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 633 SF
EXISTING MARINA BUILDING ENCLOSED FLOOR AREA = 438



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2023-243

PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/ DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC	
SUBMERGED AREA	1,229,489.16 SF	28.23 AC	
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.49 %
TOTAL IMPERVIOUS AREA	289,137.27 SF	6.64 AC	54.03 %
TOTAL PERVIOUS AREA	109,565.36 SF	2.52 AC	20.48 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.856	1.024	1.856		1.856

$$L = \frac{V}{K((H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

L = Length of Trench Required (ft)
V = Volume to be Exfiltrated (ac-in)
W = Trench Width (ft)
K = Hydraulic Conductivity (cfs/sf-ft head)
H2 = Depth to Water Table (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (100)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT
Total Volume Provided By Exfiltration = 1.993 ac-ft			

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

EXHIBIT ONLY - NOT FOR CONSTRUCTION

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024

OVERALL DRAINAGE PLAN for PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
30 YEARS of Service
WEC Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

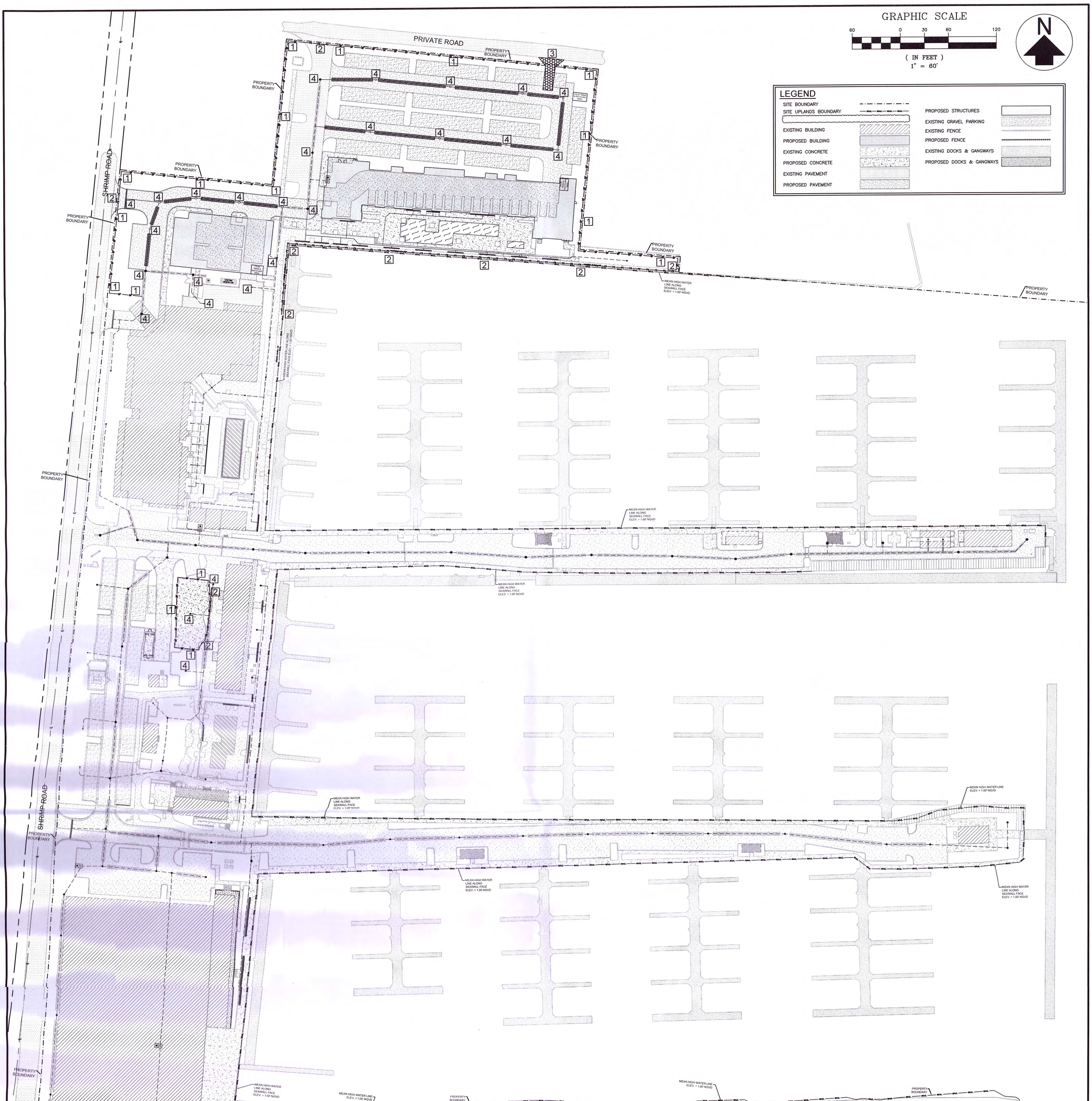
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 10-21-2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	10-21-2024	Sheet No.	C-2.00

USER: nick PLOTTED THE CU-DRAIN LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_CU_Amendment_(SS 2024-10-21).dwg, ON Oct 21, 2024 @ 9:32am



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

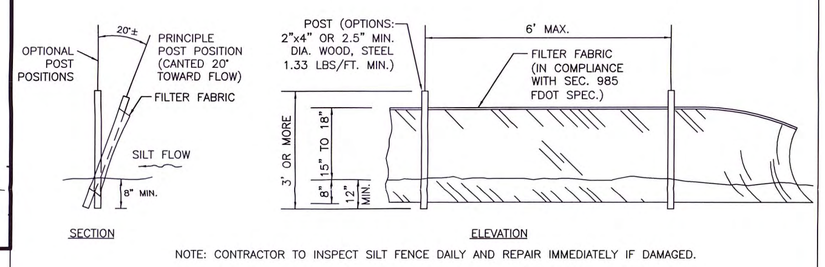
ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS: THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS —S—S—S—S—

TYPICAL FILTER SOCK LOCATIONS —F—F—F—F—F—

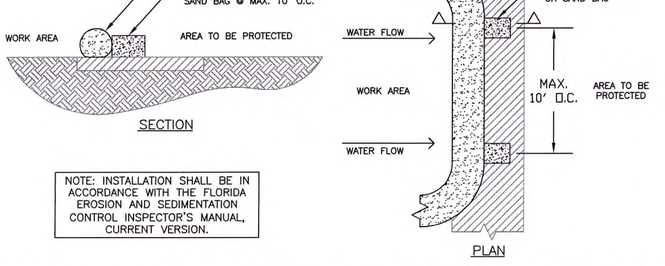
BEST MANAGEMENT PRACTICE DETAIL NUMBER #



NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

[1] TYPICAL SILT FENCE

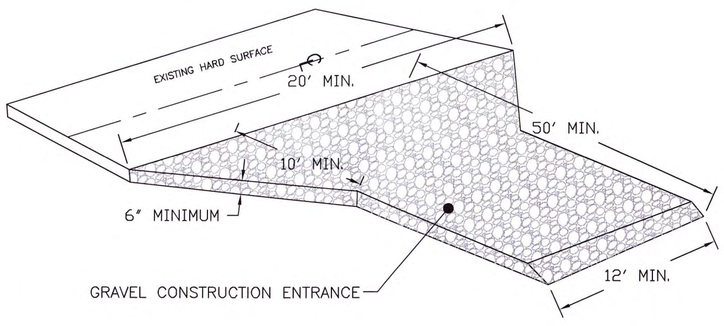
NOT TO SCALE



NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL, CURRENT VERSION.

[2] TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE

NOT TO SCALE

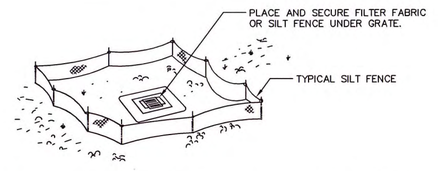


NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

[3] TYPICAL GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTE: CONTRACTOR SHALL INSPECT DAILY AND REPAIR AS NECESSARY. ANY SILTATION ENTERING THE STORMWATER SYSTEM SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE.



[4] TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS

NOT TO SCALE

RECEIVED
DEC 23 2024
MONROE COUNTY PLANNING DEPT.
2023-243

EXHIBIT ONLY - NOT FOR CONSTRUCTION

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024

OVERALL BMP PLAN for PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
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PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 10-21-2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

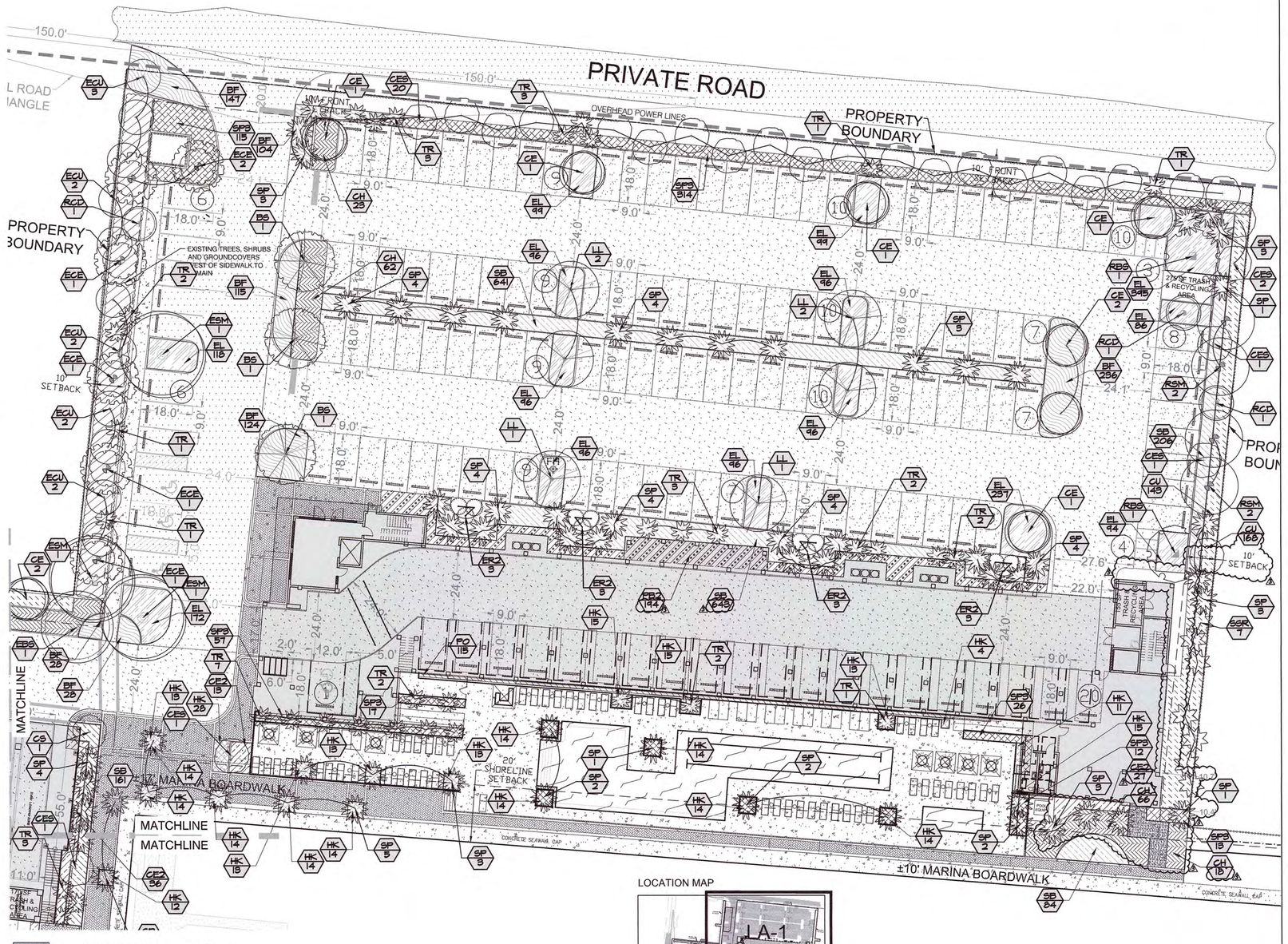
Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	10-21-2024		
		Sheet No.	C-3.00

USER: nick PLOTTED THE CU-BMP LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Perry_CU_Amendment_(ES 2024-10-21).dwg, ON Oct 21, 2024 @ 9:32am

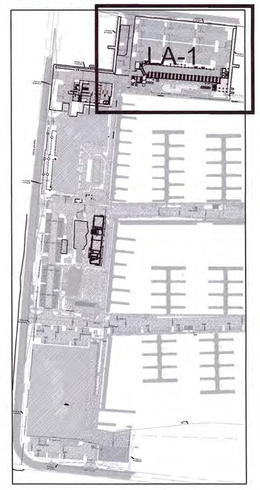
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSR	Sabal palmetto	Cabbage Palmetto
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm
PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm

SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
EXISTING VINE			
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
SHRUB AREAS			
	..	..	..
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwaft Clusia
	EPA	Penniseturn setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Liyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica 'Emerald'	Emerald Zoysia



LOCATION MAP



RECEIVED
DEC 23 2024
MONROE COUNTY PLANNING DEPT.
2023-243

Scale: 1" = 20'-00"

0 10 20 40 60

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LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
2222 CORPORATE BLVD. NW SUITE 1029
FT. LAUDERDALE, FLORIDA 33431
954.524.2723 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

Revised as per County Comments	3-2024
2	Revised as per County Comments	5-2024
3	Revised as per County Comments	11-2024

SEAL:

11/17/24

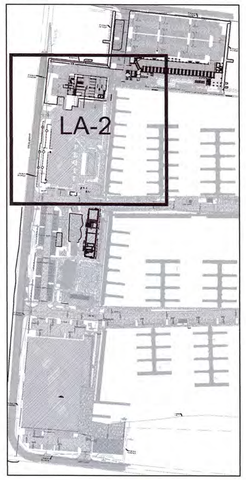
SHEET NUMBER: LA-1

PLANT SCHEDULE

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TREES			
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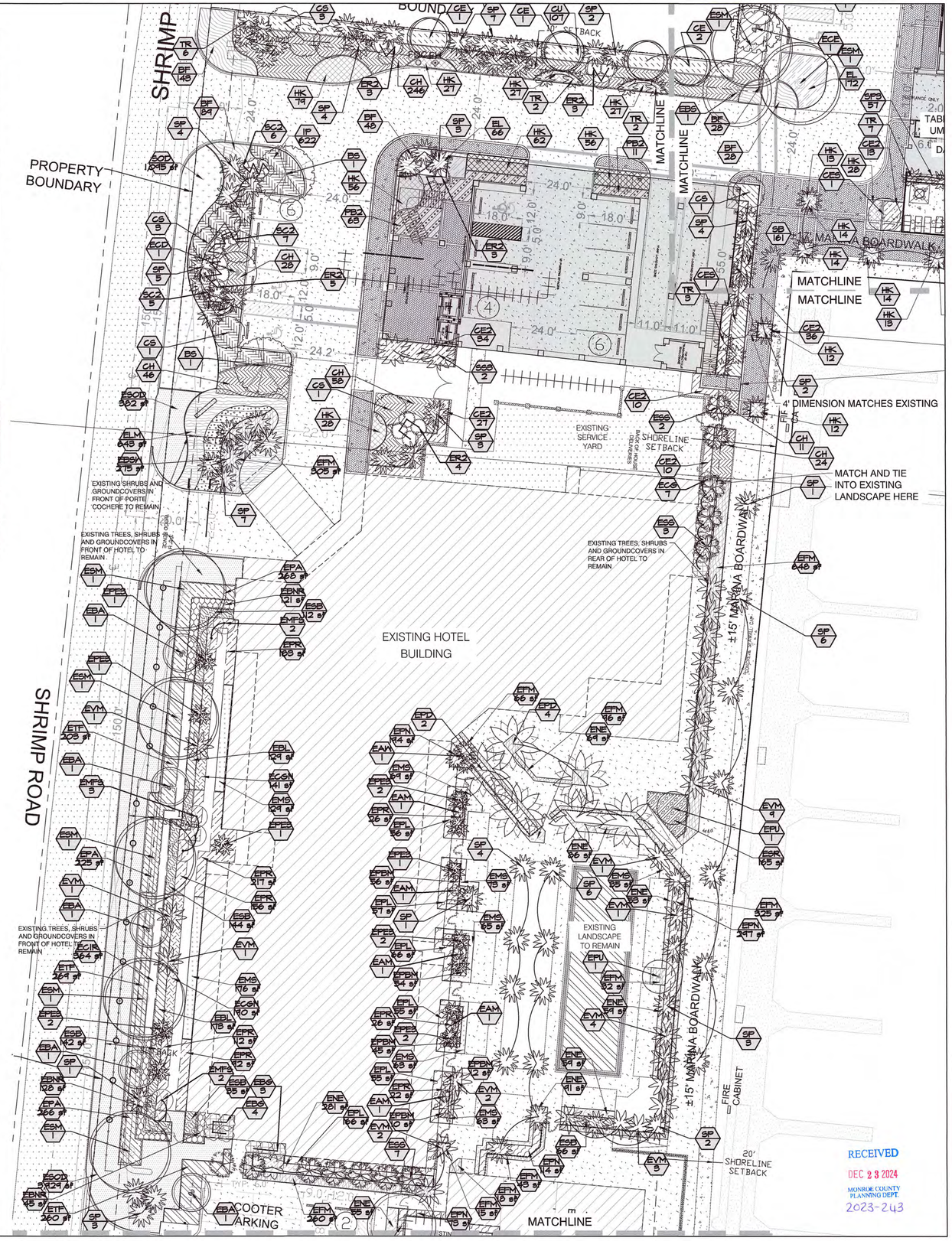


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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:

11/7/24

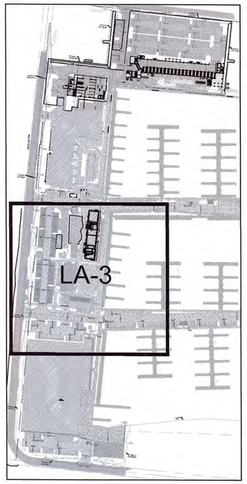
SHEET NUMBER:
LA-2

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
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RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSR	Sabal palmetto	Cabbage Palmetto
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm
PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm

SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
EXISTING VINE			
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
SHRUB AREAS			
	...	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontallis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwaft Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod
	ZOY	Zoysia japonica `Emerald`	Emerald Zoysia

LOCATION MAP



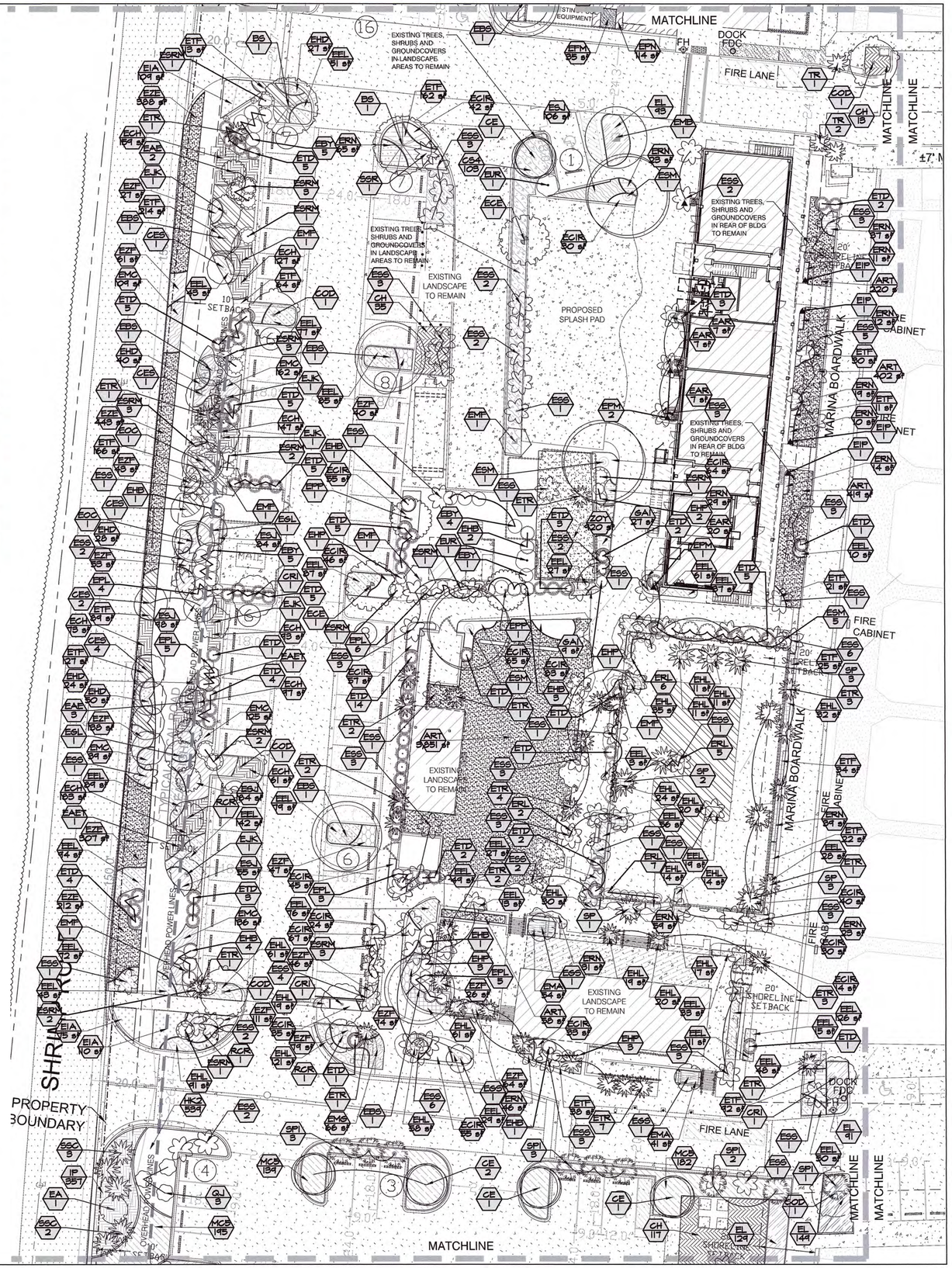
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710 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FL 33316
954.524.0722 www.ecoplan-llc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:

11/7/24

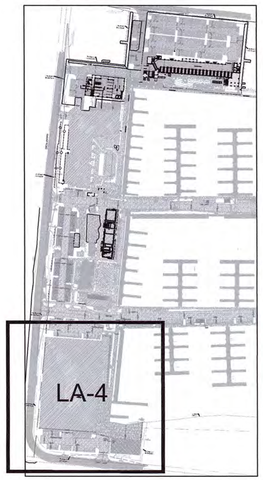
SHEET NUMBER:
LA-3



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	..	..	..
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escalloniodes	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
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	SSR	Sabal palmetto	Cabbage Palmetto
	SSC	Sabal palmetto	Cabbage Palmetto - curve
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	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm
SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
EXISTING VINE			
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EIP	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
	EPM	Passiflora multiflora 'Multiflora'	Whiteflower Passionflower
SHRUB AREAS			
	...	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwarf Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Liyiturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod
	ZOY	Zoysia japonica `Emerald`	Emerald Zoysia

LOCATION MAP



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North

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ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LANDSCAPE ARCHITECTURE
70 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.2723 www.ecoplan-fla.com

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

SITE PLAN SUBMITTAL

LANDSCAPE PLAN

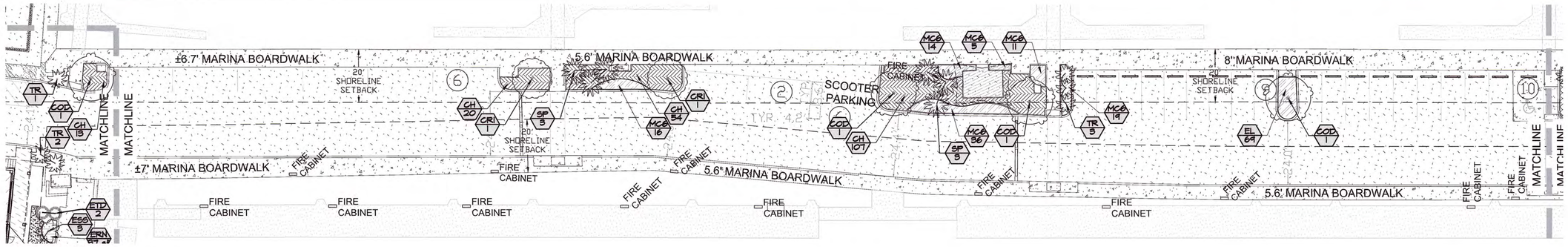
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

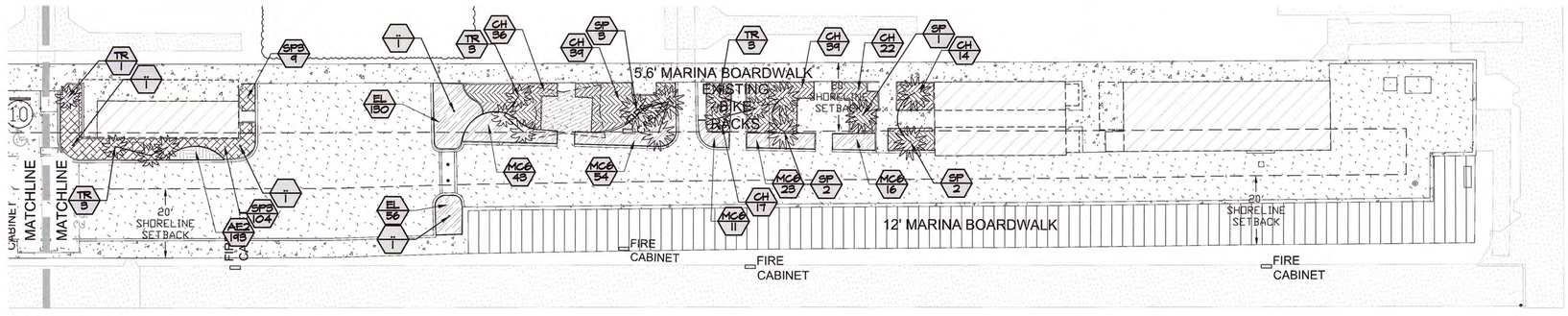
SEAL:

11/7/24

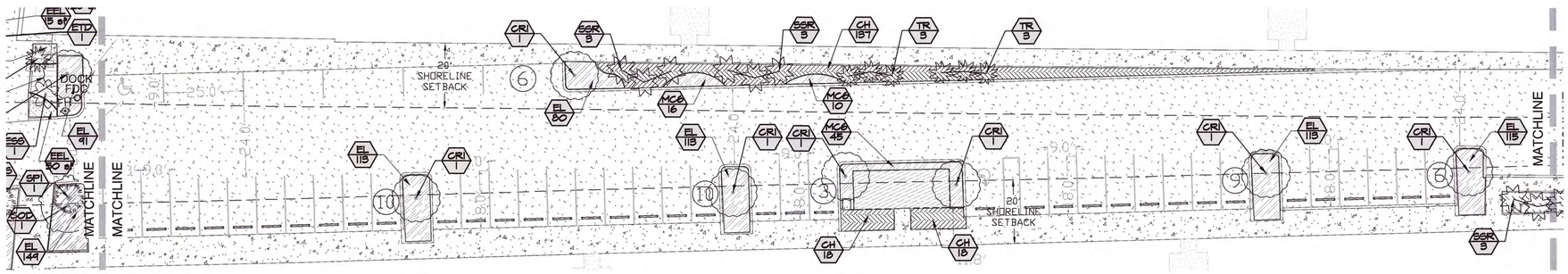
SHEET NUMBER:
LA-4



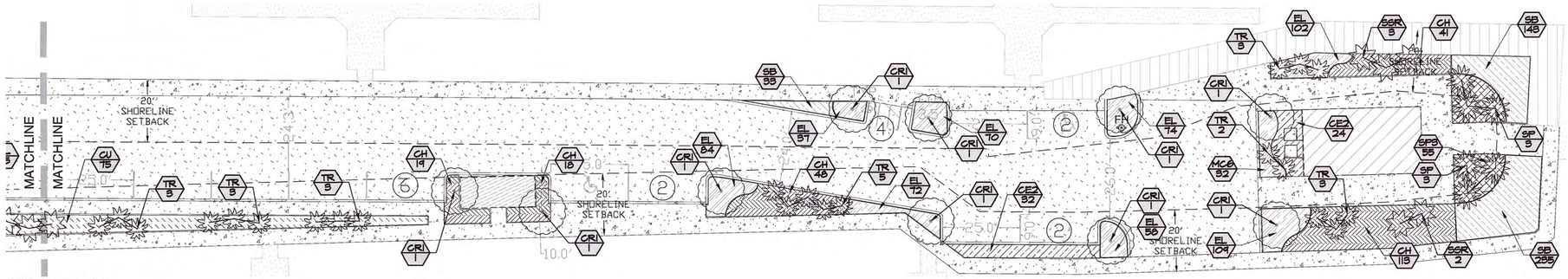
NORTH PIER (WEST)



NORTH PIER (WEST)



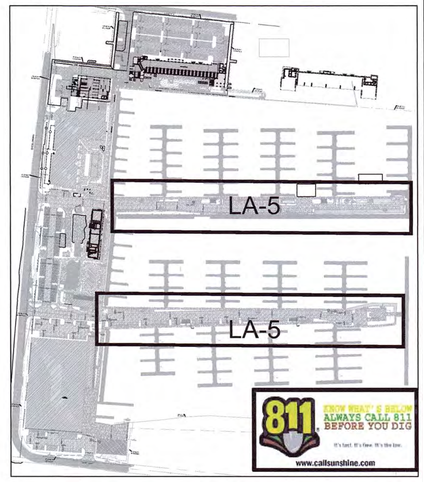
SOUTH PIER (WEST)



SOUTH PIER (EAST)

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LOCATION MAP



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ECOLOGICAL / ENVIRONMENTAL/LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
711 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.1722 www.ecoplan-llc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:

11/7/24

SHEET NUMBER:
LA-5

PLANT SCHEDULE

SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER
TREES								
	..	4		..	..	---		
	BS	10		Bursera simaruba	Gumbo Limbo	FG/B&B	12`-14` HT, 6` SPR	4" cal.
	CR1	22		Clusia rosea	Autograph Tree	65 Gal. Min.	14` HT X 6` SPR X 6.5` CT	2.5" - 3"
	COD	8		Coccoloba diversifolia	Pigeon Plum	65 gal	3"-4"	10`-12` OA
	CE	25		Conocarpus erectus	Green Buttonwood	FG/B&B	12` HT x 6` SPR, 6` CT	2.5" cal, standard
	CES	36		Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12` HT x 6` SPR, 6` CT	2.5" cal, standard
	CS	9		Cordia sebestena	Orange Geiger Tree	FG/B&B	10` HT x 6` SPR	10` HT. x 5` SPR.
	EA	4		Eugenia axillaris	White Stopper	45 gal.	8-9` HT	
	LL	6		Lysiloma latisiliqua	Wild Tamarind	FG/B&B	14` HT. X 7` SPR.	4" cal.
	QJ	9		Quadrella jamaicensis	Jamaica Caper Tree	45 gal.	5` HT	
EXISTING TREES								
	EAW	1		Acoelorrhaphe wrightii	Paurotis Palm	EXISTING	Existing	
	EAET	2		Amyris elemifera	Sea Torchwood	EXISTING	Existing	
	EAE	5		Ardisia escallonioides	Marlberry	EXISTING	Existing	
	EBSS	1		Bourreria succulenta	Bodywood	EXISTING	Existing	
	EBA	5		Bulnesia arborea	Verawood	EXISTING	Existing	
	EBS	5		Bursera simaruba	Gumbo Limbo	EXISTING		
	EBS	2		Bursera simaruba	Gumbo Limbo	EXISTING	Existing	
	ECD	1		Coccoloba diversifolia	Pigeon Plum	EXISTING		
	ECU	11		Coccoloba uvifera	Sea Grape	EXISTING	Existing	
	ECE	8		Conocarpus erectus	Buttonwood	EXISTING	Existing	
	EGS	4		Guaiacum sanctum	Lignum Vitae	EXISTING	Existing	
	EGL	3		Gymnanthes lucida	Crabwood	EXISTING	Existing	
	EJK	5		Jacquinia keyensis	Joewood	EXISTING	Existing	
	EMB	1		Manilkara bahamensis	Wild Dilly	EXISTING	Existing	
	EMF	6		Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing	
	ENC	1		Nectandra coriacea	Lancewood	EXISTING	Existing	
	EOC	2		Olea capensis	Black Ironwood	EXISTING	Existing	
	EPU	2		Pandanus utilis	Screw Pine	EXISTING	Existing	
	EPD	6		Phoenix dactylifera 'Medjool'	Medjool Date Palm	EXISTING	Existing	
	EPP	2		Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing	
	EPE3	12		Ptychosperma elegans	Triple Alexander Palm	EXISTING		
	ESS	108		Sabal palmetto	Cabbage Palmetto	EXISTING	Existing	
	ESM	11		Swietenia mahagoni	West Indian Mahogany	EXISTING		
	ETR	31		Thrinax radiata	Florida Thatch Palm	EXISTING	Existing	
	EVM	25		Veitchia montgomeryana	Montgomery Palm	EXISTING	Existing	
RELOCATED TREES								
	RBS	2		Bursera simaruba	Gumbo Limbo	RELOCATED	Relocated	
	RCR	3		Clusia rosea	Autograph Tree	RELOCATED	Relocated	
	RCD	3		Coccoloba diversifolia	Pigeon Plum	FG/BB	Relocated	
	SSR	38		Sabal palmetto	Cabbage Palmetto	RELOCATED	Relocated	
	SSC	11		Sabal palmetto	Cabbage Palmetto - curve	RELOCATED	Relocated	
	RSM	4		Swietenia mahagoni	West Indian Mahogany	RELOCATED	Relocated	
	RTR	13		Thrinax radiata	Florida Thatch Palm	---	Relocated	

SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	
PALM TREES								
	SS3	2		Sabal palmetto	Cabbage Palmetto	FG/B&B	10-14` CT	
	SP	154		Sabal palmetto	Cabbage Palm	FG/B&B	14`-18` CT, VARY HEIGHTS	12" MIN.
	SP1	34		Sabal palmetto	Sabal Palm	FG/BB	10`-14` CT, STAGGER HEIGHTS	
	TR	100		Thrinax radiata	Florida Thatch Palm	FG/B&B	10-12` HT	
SHRUBS								
	CU2	43		Coccoloba uvifera	Sea Grape	25 gal.	6' MIN. HT. X 4' MIN. SPR.	
	CM3	5		Codiaeum variegatum 'Magnificent'	Magnificent Croton	7 gal.		
	ERL	34		Ernodea littoralis	Golden Creeper	Y	36" o.c.	
	ER2	30		Eugenia rhombea	Red Stopper	10 gal.	6` HT	
	EUR	2		Eugenia rhombea	Red Stopper	Y	See Plan	
	SC2	18		Senna mexicana chapmanii	Bahama Senna	7 gal.	42" HT	
EXISTING SHRUBS								
	EAM	5		Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	B&B	Existing	
	EBG	7		Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo	EXISTING	Existing	
	EBY	16		Byrsonima lucida	Locustberry	EXISTING	Existing	
	ECG	7		Clusia guttifera	Small Leaf Clusia	EXISTING	Existing	
	EHP	10		Hamelia patens `Calusa`	Firebush	EXISTING	Existing	
	EHB	13		Heterosavia bahamensis	Maidenbush	EXISTING	Existing	
	EMFS	7		Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing	
	EPL	23		Psychotria ligustrifolia	Bahama Wild Coffee	EXISTING	Existing	
	ESRM	24		Serenoa repens 'Miami Select'	Silver Saw Palmetto	EXISTING	Existing	
	ESM	5		Suriana maritima	Bay Cedar	EXISTING	Existing	
	ETD	81		Tripsacum dactyloides	Fakahatchee Grass	BULB	Existing	
SHRUB AREAS								
	CH	1,598		Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	
	CS4	103		Clusia guttifera	Small Leaf Clusia	36" HT x 36" SPR		
	CU	639		Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W	
	CE2	213		Conocarpus erectus sericeus	Silver Button Wood	7 gal@ 30" HT		
	PO	115		Podocarpus macrophyllus .	Podocarpus	36" x 18"		
	PB2	268		Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR	
	SP3	784		Scaevola plumieri	Inkberry	7 gal	24" HT x 24" SPR	
	SB2	219		Spartina bakeri	Sand Cord Grass	1 gal@		
EXISTING SHRUBS								
	EBNR	294 sf		Bougainvillea x 'New River'	New River Bougainvillea	Existing to Remain	Existing	
	EBSW	275 sf		Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea	Existing to Remain	Existing	
	EBL	302 sf		Byrsonima lucida	Key Locustberry	Existing to Remain	Existing	
	ECH	940 sf		Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	Existing	Existing	
	ECGN	331 sf		Clusia guttifera nana	Dwaft Clusia	Existing to Remain	Existing	
	EPA	759 sf		Pennisetum setaceum 'Alba'	White Fountain Grass	Existing to Remain	Existing	
	EPBM	193 sf		Philodendron x 'Burle Marx'	Burle Marx Philodendron	Existing to Remain	Existing	
	EPR	904 sf		Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain	Existing	
	EPL	455 sf		Psychotria ligustrifolia	Bahama Coffee	Existing to Remain	Existing	
	EPN	792 sf		Psychotria nervosa	Wild Coffee	Existing to Remain	Existing	
	ESB	499 sf		Savia bahamensis	Maidenhair Bush	Existing to Remain	Existing	
	ESR	165 sf		Serenoa repens	Saw Palmetto	Existing to Remain	Existing	
	ETF	1,441 sf		Tripsacum floridanum	Florida Gamagrass	Existing to Remain	Existing	
GROUND COVERS								
	AE2	193		Arachis glabrata	Perennial Peanut	6"x6"		
	BF	1,062		Borrichia frutescens	Sea Ox-eye Daisy	1 Gal.	10"x10"	
	EL	5,694		Ernodea littoralis	Golden Creeper	1 Gal.	8"x12"	
	HK2	539		Hymenocallis keyensis	Spider Lily	1 Gal.	18" HT x 18" SPR	
	HK	679		Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	18" x 18"	
	IP	1,514		Ipomoea pes-caprae	Beach Morning Glory	1 Gal.	8"x12"	
	MC5	770		Muhlenbergia capillaris	Pink Muhly	24" HT x 24" SPR	24" OC	
	MC6	680		Muhlenbergia capillaris "White Cloud"	White Muhly	24" HT x 24" SPR	24" OC	
	SB	2,146		Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	
EXISTING GROUNDCOVERS								
	EAR	41 sf		Arachis glabrata	Perennial Peanut	Existing	Existing	
	ECIR	364 sf		Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	Existing to Remain	Existing	
	ECIR	854 sf		Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	Existing	Existing	
	ERN	421 sf		Ernodea littoralis	Golden Creeper	Existing	Cuttings	
	EEL	1,604 sf		Ernodea littoralis	Golden Creeper	Existing	Existing	
	EFM	1,843 sf		Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	Existing	Existing	
	GAI	36 sf		Gaillardia pulchella	Blanket Flower	Existing	Existing	
	EHD	169 sf		Helianthus debilis	Beach Sunflower	Existing	Existing	
	EHL	292 sf		Hymenocallis latifolia	Spider Lily	Existing	Existing	
	EHL	380 sf		Hymenocallis latifolia	Spider Lily	Existing	Existing	
	EIA	294 sf		Ipomoea pes-caprae brasiliensis	Beach Morning Glory	Existing	Existing	
	ELM	643 sf		Liriope muscari	Lilyturf	Existing	Existing	
	EMS	673 sf		Microsorum scolopendria	Wart Fern	Existing	Existing	

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

~~***SEC. 114-126. District Boundary Buffers***~~	**Bufferyard width Req'd**	**Bufferyard Width Provided**
~~-North Property Line 393LF (MI - MI) = Bufferyard "B"*~~		
~~**SEC. 114-126.(d)(1) Where a street separates a parcel boundary from the district boundary, no buffer is required if specified buffer is an A or B buffer.*~~	~~-~~	~~-~~
~~-East Property Line 227LF (MI - MI) = No Bufferyard Required~~	~~-~~	~~-~~
~~-West Property Line (Phase 1 Hotel Parcel Only) 473LF (MI - PR) = No Bufferyard Required~~		~~-~~
~~-West Property Line (Phase 2 Only) 373LF (MI - MI) = No Bufferyard Required~~	~~-~~	~~-~~
SEC. 114-104. Street Trees	**Total Required**	**Total Provided**
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length		
North Property Line = 339LF / 100'	4	4
West Property Line (Phase 1 Hotel Parcel) = 473LF / 100'	5	5
West Property Line (Phase 2 Parcel) = 373LF / 100'	4	4
West Property Line (boat storage) = 445LF / 100'	5	5
South Property Line (boat storage) = 347LF / 100'	4	4
SEC. 114-100. Required Landscaping	**Total Required**	**Total Provided**
(a.)(3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.		
Gross parking area north parking lot = 46,876sf x 20%	9375 sf	13,266 sf
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf x 20%	2415 sf	5601 sf
Gorss parking area @ phase 2 parcel = 25,762sf x 20%	5152 sf	6532 sf
Gross parking area @ boat storage north 9,424sf x 20%	1885 sf	2244 sf
Gross parking area @ boat storage south 10,229sf x 20%	2045 sf	3261 sf
(a.)(7.) 1 tree per 1000sf of gross parking area		
Gross parking area north parking lot = 46,876sf / 1000sf x 1	47	47
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf / 1000sf x 1	13	13
Gorss parking area @ phase 2 parcel = 25,762sf / 1000sf x 1	26	26
Gross parking area @ boat storage north 9,424sf / 1000sf x 1	10	10
Gross parking area @ boat storage south 10,229sf / 1000sf x 1	11	11
(a.)(8.) 4 shrubs per 1000sf of gross parking area		
Gross parking area north parking lot = 46,876sf / 1000sf x 4	188	188
Gross parking area @ hotel arrival and north of new banquet bldg. = 12,074sf / 1000sf x 4	49	49
Gorss parking area @ phase 2 parcel = 25,762sf / 1000sf x 4	104	104
Gross parking area @ boat storage north 9,424sf / 1000sf x 4	40	40
Gross parking area @ boat storage south 10,229sf / 1000sf x 4	44	44
(a.)(10.) Minimum 50% required trees shall be native canopy trees		
North Pakring Lot - 47 trees x 50%	24	24
Hotel Arrival and New Banquet Bldg - 13 trees x 50%	7	7
Phase 2 Parking - 26 trees x 50%	13	13
Parking area @ boat storage north -10 trees x 50%	5	5
Parking area @ boat storage south - 11 trees x 50%	6	6
(a.)(11.) Minimum 40% required trees shall be native understory trees		
North Pakring Lot - 47 trees x 40%	19	19
Hotel Arrival and New Banquet Bldg - 13 trees x 40%	6	6
Phase 2 Parking - 26 trees x 40%	11	11
Parking area @ boat storage north -10 trees x 40%	4	4
Parking area @ boat storage south - 11 trees x 40%	4	4
(a.)(12.) Maximum 10% required trees may be native palms		
North Pakring Lot - 47 trees x 10%	4	4
Hotel Arrival and New Banquet Bldg - 13 trees x 10%	1	1
Phase 2 Parking - 26 trees x 10%	2	2
Parking area @ boat storage north - 10 trees x 10%	1	1
Parking area @ boat storage south - 11 trees x 10%	1	1
SEC. 130-140(f)(3)e.4. Non-Waterside Perimeter Setback Class C Bufferyard	**Total Required**	**Total Provided**
North Property Line (north parcel) = 393lf - existing overhead utility lines		
-Canopy Trees 5 per 100` (393LF /100' x 5)	20	20
-Understory Trees 2 per 100` (393LF /100' x 2)	8	8
-Shrubs 20 per 100` (393LF /100' x 20)	79	79
East Property Line (north parcel) = 227lf		
-Canopy Trees 5 per 100` (227LF /100' x 5)	12	12
-Understory Trees 2 per 100` (227LF /100' x 2)	5	5
-Shrubs 20 per 100` (227LF /100' x 20)	45	45
West Property Line (north parcel) = 184lf		
-Canopy Trees 5 per 100` (184LF /100' x 5)	10	10
-Understory Trees 2 per 100` (184LF /100' x 2)	4	4
-Shrubs 20 per 100` (184LF /100' x 20)	40	40
North Property Line (existing hotel parcel) = 192lf		
-Canopy Trees 5 per 100` (192LF /100' x 5)	20	20
-Understory Trees 2 per 100` (192LF /100' x 2)	8	8
-Shrubs 20 per 100` (192LF /100' x 20)	79	79
West Property Line (existing hotel parcel = 447lf)		
-Canopy Trees 5 per 100` (447LF /100' x 5)	23	23
-Understory Trees 2 per 100` (477LF /100' x 2)	9	9
-Shrubs 20 per 100` (447LF /100' x 20)	90	90
West Property Line (south exist. dev parcel = 348lf) existing overhead utility lines		
-Canopy Trees 5 per 100` (348LF /100' x 5)	18	18
-Understory Trees 2 per 100` (348LF /100' x 2)	7	7
-Shrubs 20 per 100` (348LF /100' x 20)	70	70
West Property Line (boat storage parcel = 445lf) existing overhead utility lines		
-Canopy Trees 5 per 100` (445LF /100' x 5)	25	25
-Understory Trees 2 per 100` (445LF /100' x 2)	10	10
-Shrubs 20 per 100` (445LF /100' x 20)	100	100
South Property Line (boat storage parcel = 347lf)		
-Canopy Trees 5 per 100` (347LF /100' x 5)	20	20
-Understory Trees 2 per 100` (347LF /100' x 2)	8	8
-Shrubs 20 per 100` (347LF /100' x 20)	80	80
East Property Line (boat storage parcel = 138lf)		
-Canopy Trees 5 per 100` (138LF /100' x 5)	10	10
-Understory Trees 2 per 100` (138LF /100' x 2)	4	4
-Shrubs 20 per 100` (138LF /100' x 20)	40	40

EMA	95 sf	Muehlenbeckia axillaris	Creeping Wire Vine	Existing	Existing
EMC	571 sf	Muhlenbergia capillaris	Pink Muhly Grass	Existing	Existing
EMG	66 sf	Muhlenbergia capillaris	Muhly Grass	Existing	Existing
ENE	753 sf	Nephrolepis exaltata	Boston Fern	Existing	Existing
ESJ	106 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Cuttings
ESJ	421 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Existing
ESOD	4,311 sf	Stenotaphrum secundatum	St. Augustine Grass	Existing	Existing
ETF	499 sf	Tripsacum floridanum	Dwarf Fakahatchee Grass	Existing	Existing
EZF	376 sf	Zamia floridana	Coontie	Existing	Cuttings
EZF	433 sf	Zamia floridana	Florida Coontie	Existing	Existing
EZE	1,350 sf	Zoysia japonica 'Empire'	Empire Zoysia Grass	Existing	Existing
MICELLANEOUS					
ART	4,952 sf	Artificial Turf	Artificial Turf	N	
SOD/SEED					
SOD	8,921 sf	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod	sod	
ZOY	993 sf	Zoysia japonica `Emerald`	Emerald Zoysia	N	

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2023-243

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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LANDSCAPE ARCHITECTURE
711 SOUTHEAST 18TH STREET
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954.524.9733 www.ecoplan1.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

PLANT LIST, NOTES AND CALCULATIONS

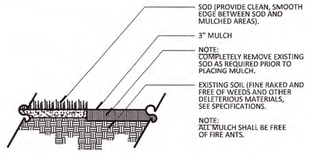
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:

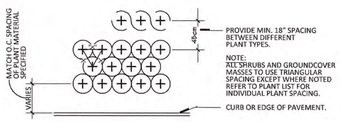
11/7/24

SHEET NUMBER:
LA-6



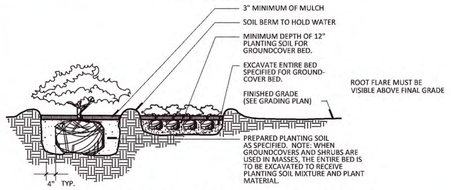
1 GRASS / MULCH EDGE DETAIL

PLAN SCALE= NTS



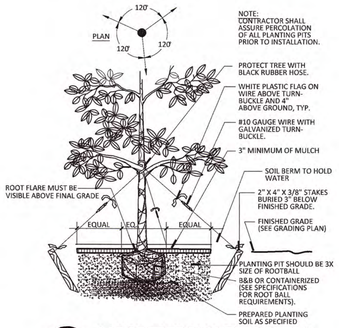
2 SHRUB AND GROUNDCOVER LAYOUT

SECTION SCALE= NTS



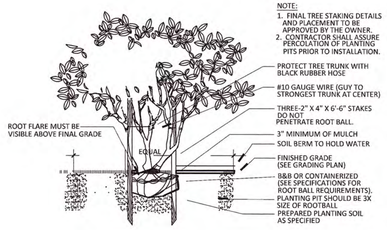
3 SHRUB / GROUNDCOVER PLANTING

SECTION SCALE= NTS



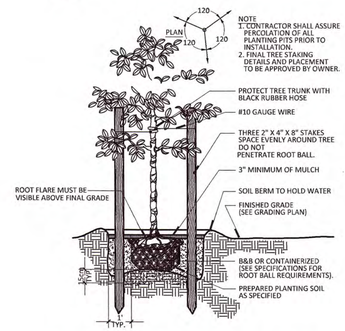
4 LARGE TREE PLANTING DETAIL

SECTION SCALE= NTS



5 SMALL ORNAMENTAL TREE DETAIL

SECTION SCALE= NTS



6 SMALL TREE PLANTING DETAIL

SCALE= NTS

7 PALM DETAIL

SECTION SCALE= NTS

8 TREE PROTECTION FENCE

SECTION SCALE= NTS

9 TREE PROTECTION FENCE

PLAN SCALE= NTS

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. QUANTITIES, SIZES AND LOCATION OF PLANTS WILL BE DETERMINED BY PLAN AND PLANT LISTS. SIZE OF PLANTS SHALL TAKE PRECEDENT OVER CONTAINER SIZE. SPACING OF GROUNDCOVERS WILL BE DETERMINED BY PLANT LIST. QUANTITIES SHOWN ON PLANT LIST ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.

6. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.

11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.

13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.

16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.

17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

21. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

22. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

23. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

24. PLANT MATERIAL SHALL BE FERTILIZED THROUGHOUT THE WARRANTY PERIOD AND THEREAFTER BY THE OWNER 3-4 TIMES PER YEAR. UTILIZE A GENERAL FERTILIZER WITH AN ANALYSIS OF 8-2-12 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR. FOLLOW MANUFACTURER RECOMMENDED RATES AND METHODS OF APPLICATION.

25. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

26. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

27. ALL PLANT MATERIAL SHALL BE PLANTED WITH ROOT FLARE VISIBLE AT FINISHED GRADE. DO NOT PLANT MATERIAL TOO DEEP.

28. THE CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT AND CLIENT TO REVIEW ANY ISSUES. PRIOR TO COMMENCING THE PROJECT.

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2023-243

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954-463-0732 www.ecoplan.us.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE DETAILS

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:

11/11/24

SHEET NUMBER: LA-7

Observation 7/19/23 Perry Key West Expansion Project

TREE #	COMMON NAME	BOTANICAL NAME	WIDTH (ft)	HEIGHT (ft)	CLEAR TRUNK (ft)	HEALTH CONDITION	OBSERVATIONS	DISPOSITION
1	Montgomery Palm	*Veitchia montgomeryana*			10'/11' GW	FAIR	Double trunk, crowding adjacent Sea Grape	REMOVE
2	Sea Grape Tree	*Coccoloba uvifera*	15	20		GOOD	Under powerline	REMAIN
3	Sea Grape Tree	*Coccoloba uvifera*	16	20		FAIR	Low crotch, some storm damage	REMAIN
4	Sea Grape Tree	*Coccoloba uvifera*	12	19		POOR	Low crotch, limited foliage, NO symmetry	REMAIN
5	Green Buttonwood	*Conocarpus erectus*	18	18		FAIR	Exposed roots, storm damage (leaning), poor structure	REMAIN
6	Green Buttonwood	*Conocarpus erectus*	16	20		FAIR	Multistem, split at ground, poor form	REMAIN
7	Sea Grape Tree	*Coccoloba uvifera*	7	11		FAIR	Leaning, poor form	REMAIN
8	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Nutrient deficiency, thin DEH, crowded by adjacent trees	REMOVE
9	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Chlorosis, nutrient deficiency, thin DEH	REMOVE
10	Montgomery Palm	*Veitchia montgomeryana*			7'GW	POOR	Chlorosis, nutrient deficiency, penciling	REMOVE
11	Sea Grape Tree	*Coccoloba uvifera*	12	12		FAIR	Leaning, poor form	REMAIN
12	Green Buttonwood	*Conocarpus erectus*	19	20		FAIR	Poor form, low fork at 3'	REMAIN
13	Coconut Palm	*Cocos nucifera*			2' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
14	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Thin trunk, overcrowded by adjacent vegetation	REMAIN
15	Sea Grape Tree	*Coccoloba uvifera*	9	12		FAIR	Aggressive lean / curved trunk, overcrowded by adjacent vegetation	REMAIN
16	Mahogany Tree	*Swietenia mahogani*	9	14		FAIR	Leaning	REMAIN
17	Green Buttonwood	*Conocarpus erectus*	12	25		FAIR	Poor form, low fork at 4', no symmetry	REMAIN
18	Coconut Palm	*Cocos nucifera*			7' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
19	Sea Grape Tree	*Coccoloba uvifera*	8	13		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
20	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
21	Coconut Palm	*Cocos nucifera*			3' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
22	Coconut Palm	*Cocos nucifera*			6' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
23	Green Buttonwood	*Conocarpus erectus*	21	25		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
24	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
25	Rubber Tree	*Ficus elastica*	15	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
26	Mahogany Tree	*Swietenia mahogani*	10	25		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
27	Sea Grape Tree	*Coccoloba uvifera*	6	13		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
28	Green Buttonwood	*Conocarpus erectus*	22	25		FAIR	Leaning, poor form	REMAIN
29	Mahogany Tree	*Swietenia mahogani*	8	29		FAIR	Straight trunk, overcrowded by adjacent vegetation	REMAIN
30	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
31	Gumbo Limbo	*Bursera simaruba*	10	15		FAIR	Low fork, poor form	REMAIN
32	Mahogany Tree	*Swietenia mahogani*	12	19		FAIR	Leaning, poor form, storm damage	REMAIN
33	Mahogany Tree	*Swietenia mahogani*	13	15	2' GW	FAIR	Poor form	REMOVE
34	Coconut Palm	*Cocos nucifera*			15' GW	GOOD	Some nutrient deficiency	REMOVE
35	Montgomery Palm	*Veitchia montgomeryana*			12'/12' GW	POOR	Double trunk, crowding adjacent Sea Grape	REMOVE
36	Mahogany Tree	*Swietenia mahogani*	15	16		GOOD	Close to overhead power lines.	RELOCATE
37	Pigeon Plum	*Coccoloba diversifolia*	4	7		GOOD	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
38	Pigeon Plum	*Coccoloba diversifolia*	3	10		POOR	SIGNIFICANT DIEBACK, LEANING	REMOVE
39	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Some nutrient deficiency, some penciling	REMOVE
40	Coconut Palm	*Cocos nucifera*			21' GW	GOOD	Some nutrient deficiency	REMOVE
41	Mahogany Tree	*Swietenia mahogani*	16	15		FAIR	Leaning, poor form, some canopy dieback	REMOVE
42	Coconut Palm	*Cocos nucifera*			20' GW	GOOD	Some nutrient deficiency	RELOCATE
43	Coconut Palm	*Cocos nucifera*			18' GW	POOR	Nutrient deficiency, chlorose, some penciling	REMOVE
44	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
45	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
46	Mahogany Tree	*Swietenia mahogani*	9	13		FAIR	Poor form	RELOCATE
47	Coconut Palm	*Cocos nucifera*			24' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
48	Mahogany Tree	*Swietenia mahogani*	12	3		FAIR	Poor form, non-symmitrical canopy, apparent storm damage	REMOVE
49	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Overpruned, some penciling, nutrient deficient	REMOVE
50	Mahogany Tree	*Swietenia mahogani*	8	12		FAIR	Poor form, apparent storm damage, some canopy dieback	REMOVE
51	Coconut Palm	*Cocos nucifera*			16' GW	FAIR	Overpruned	REMOVE
52	Montgomery Palm	*Veitchia montgomeryana*			15',12', 9' GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
53	Pigeon Plum	*Coccoloba diversifolia*	3	5		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
54	Pigeon Plum	*Coccoloba diversifolia*	4	7		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
55	Coconut Palm	*Cocos nucifera*			14'GW	FAIR	Some nutrient deficiency	REMOVE
56	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency	REMOVE
57	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency, overpruned crown	REMOVE
58	Pigeon Plum	*Coccoloba diversifolia*	4	9		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
59	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
60	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Leaning	REMOVE
61	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown	REMOVE
62	Mahogany Tree	*Swietenia mahogani*	10	14		FAIR	Minimal space for rootball (adjacent hydrant)	REMOVE
63	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown	REMOVE
64	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Good form, canopy somewhat sparse	RELOCATE
65	Montgomery Palm	*Veitchia montgomeryana*			15'GW, 16'GW	FAIR	Triple trunk, one dead stem, nutrient deficiency	REMOVE
66	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
67	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
68	Mahogany Tree	*Swietenia mahogani*	15	15		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
69	Pigeon Plum	*Coccoloba diversifolia*	3	7		FAIR	leaning, canopy dieback	REMOVE
70	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	leaning, canopy dieback, asymmetry	REMOVE
71	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	overpruned, sparse crown	REMOVE
72	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Overpruned, penciling	REMOVE
72a	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Slight lean, poor form	REMOVE
73	Coconut Palm	*Cocos nucifera*			21'GW		Leaning, storm damage	REMOVE
74	Coconut Palm	*Cocos nucifera*			16'GW		Overcrowd, penciling	REMOVE
75	Pigeon Plum	*Coccoloba diversifolia*	7	9		POOR	Leaning, poor form, canopy dieback	REMOVE
76	Pigeon Plum	*Coccoloba diversifolia*	5	12		GOOD	Full canopy	RELOCATE
77	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency, penciling	REMOVE
78	Mahogany Tree	*Swietenia mahogani*	7	12		POOR	Some canopy dieback, poor form, non symmetrical canopy	REMOVE
79	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
80	Mahogany Tree	*Swietenia mahogani*	8	12		POOR	Some canopy dieback, poor form	REMOVE
81	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Some canopy dieback, poor form	REMOVE
82	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
83	Mahogany Tree	*Swietenia mahogani*	6	12		POOR	Poor form, leaning,canopy dieback, apparent storm damage	REMOVE
84	Montgomery Palm	*Veitchia montgomeryana*			10',10', 7'GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
85	Mahogany Tree	*Swietenia mahogani*	13	16		GOOD		RELOCATE
86	Coconut Palm	*Cocos nucifera*			25'GW	FAIR		REMOVE
87	Mahogany Tree	*Swietenia mahogani*	8	12		POOR	Poor form, canopy dieback, non-symetrical canopy, apparent storm damage	REMOVE
88	Coconut Palm	*Cocos nucifera*			8'GW	FAIR	OFF SITE ON ADJACENT PROPERTY	REMOVE
89	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-symetrical canopy, apparent storm damage	REMOVE
90	Gumbo Limbo	*Bursera simaruba*	10	13		FAIR	Poor form, some canopy dieback	REMOVE
90A	Gumbo Limbo	*Bursera simaruba*	18	15		GOOD		RELOCATE
91	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
92	Gumbo Limbo	*Bursera simaruba*	12	10		FAIR	Some storm damage and canopy dieback	REMOVE
93	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
94	Gumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-symetrical canopy, apparent storm damage	REMOVE
95	Cabbage Palm	*Sabal palmetto*						REMAIN
96	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
97	Cabbage Palm	*Sabal palmetto*			12'GW	GOOD		REMAIN
98	Cabbage Palm	*Sabal palmetto*			12'GW	FAIR		REMAIN
99	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
100	Cabbage Palm	*Sabal palmetto*						REMAIN
101	Cabbage Palm	*Sabal palmetto*						REMAIN
102	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
103	Coconut Palm	*Cocos nucifera*						REMOVE
104	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
105	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
106	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
107	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
108	Coconut Palm	*Cocos nucifera*						REMOVE
109	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
110	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
111	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
112	Coconut Palm	*Cocos nucifera*						REMOVE
113	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
114	Screw Pine	*Pandanus utilis*						REMAIN
115	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
116	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
117	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
118	Pacific Palm	*Acoelorrhaphe wrightii*						REMAIN
119	Alexander Palm	*Ptychosperma elegans*						REMAIN
120	Alexander Palm	*Ptychosperma elegans*						REMAIN
121	Alexander Palm	*Ptychosperma elegans*						REMAIN
122	Coconut Palm	*Cocos nucifera*						REMOVE
123	Alexander Palm	*Ptychosperma elegans*						REMAIN
124	Alexander Palm	*Ptychosperma elegans*						REMAIN
125	Alexander Palm	*Ptychosperma elegans*						REMAIN
126	Alexander Palm	*Ptychosperma elegans*						REMAIN
127	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
128	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
129	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
130	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
131	Coconut Palm	*Cocos nucifera*						REMOVE
132	Coconut Palm	*Cocos nucifera*						REMOVE
133	Coconut Palm	*Cocos nucifera*						REMOVE
134	Coconut Palm	*Cocos nucifera*						REMOVE
135	Coconut Palm	*Cocos nucifera*						REMOVE
136	Coconut Palm	*Cocos nucifera*						REMOVE
137	Coconut Palm	*Cocos nucifera*						REMOVE
138	Coconut Palm	*Cocos nucifera*						REMOVE
139	Coconut Palm	*Cocos nucifera*						REMOVE
140	Coconut Palm	*Cocos nucifera*						REMOVE
141	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
142	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
143	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
144	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
145	Coconut Palm	*Cocos nucifera*						REMOVE
146	Coconut Palm	*Cocos nucifera*						REMOVE
147	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
148	Coconut Palm	*Cocos nucifera*						REMOVE
149	Coconut Palm	*Cocos nucifera*						REMOVE
150	Screw Pine	*Pandanus utilis*						REMOVE
151	Coconut Palm	*Cocos nucifera*						REMOVE
152	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
153	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
154	Coconut Palm	*Cocos nucifera*						REMOVE
155	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
156	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
157	Coconut Palm	*Cocos nucifera*						REMOVE
158	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
159	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
160	Coconut Palm	*Cocos nucifera*						REMOVE
161	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
162	Cabbage Palm	*Sabal palmetto*						REMAIN
163	Cabbage Palm	*Sabal palmetto*						REMAIN
164	Cabbage Palm	*Sabal palmetto*						REMAIN
165	Cabbage Palm	*Sabal palmetto*						REMAIN
166	Cabbage Palm	*Sabal palmetto*						REMAIN
167	Cabbage Palm	*Sabal palmetto*						REMAIN
168	Veravwood	*Bulnesia arborea*						REMAIN
169	Mahogany Tree	*Swietenia mahogani*						REMAIN
170	Veravwood	*Bulnesia arborea*						REMAIN
171	Alexander Palm	*Ptychosperma elegans*						REMAIN
172	Alexander Palm	*Ptychosperma elegans*						REMAIN
173	Mahogany Tree	*Swietenia mahogani*						REMAIN
174	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
175	Veravwood	*Bulnesia arborea*						REMAIN
176	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
177	Mahogany Tree	*Swietenia mahogani*						REMAIN
178	Alexander Palm	*Ptychosperma elegans*						REMAIN
179	Veravwood	*Bulnesia arborea*						REMAIN
180	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
181	Alexander Palm	*Ptychosperma elegans*						REMAIN
181a	Mahogany Tree	*Swietenia mahogani*						REMAIN
182	Alexander Palm	*Ptychosperma elegans*						REMAIN
183	Veravwood	*Bulnesia arborea*						REMAIN
184	Mahogany Tree	*Swietenia mahogani*						REMAIN
185	Coconut Palm	*Cocos nucifera*			31'GW	FAIR	Some overpruning	REMAIN
186	Orange Geiger Tree	*Cordia sebestena*	5	12		FAIR		REMAIN
187	Orange Geiger Tree	*Cordia sebestena*	6	16		FAIR		REMAIN
188	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMOVE
189	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMOVE
189A	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
190	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Some overpruning	REMOVE
191	Pigeon Plum	*Coccoloba diversifolia*	4	8		GOOD		REMAIN
192	Pigeon Plum	*Coccoloba diversifolia*	10	10		FAIR	Poor form, asymmetrical canopy, storm damage, canopy dieback	REMOVE
193	Gumbo Limbo	*Bursera simaruba*	12	12		FAIR	Poor form, some canopy dieback	RELOCATE
193A	Pigeon Plum	*Coccoloba diversifolia*	6	6		GOOD	Leaning	RELOCATE
193B	Pigeon Plum	*Coccoloba diversifolia*	6	11		GOOD	Leaning	REMAIN
193C	Green Buttonwood	*Conocarpus erectus*	4	8		FAIR		REMOVE
193D	Green Buttonwood	*Conocarpus erectus*	5	11		FAIR		REMOVE
193E	Green Buttonwood	*Conocarpus erectus*	4	9		FAIR		REMOVE
194	Gumbo Limbo	*Bursera simaruba*						REMAIN
195	Cabbage Palm	*Sabal palmetto*						RELOCATE
196	Cabbage Palm	*Sabal palmetto*						RELOCATE
197	Cabbage Palm	*Sabal palmetto*						RELOCATE
198	Marlberry	*Ardisia escallonioides*						REMAIN
199	Marlberry	*Ardisia escallonioides*						REMAIN
200	Joewood	*Jacquinia keyensis*						REMAIN
201	Gumbo Limbo	*Bursera simaruba*						REMAIN
202	Simpson stopper	*Myrcianthes fragrans*						REMAIN
203	Cabbage Palm	*Sabal palmetto*						RELOCATE
204	Cabbage Palm	*Sabal palmetto*						RELOCATE
205	Cabbage Palm	*Sabal palmetto*						RELOCATE
206	Gumbo Limbo	*Bursera simaruba*						REMAIN
207	Joewood	*Jacquinia keyensis*						REMAIN
208	Thatch Palm	*Thrinax radiata*						REMAIN
209	Joewood	*Jacquinia keyensis*						REMAIN
210	Simpson stopper	*Myrcianthes fragrans*						REMAIN
211	Cabbage Palm	*Sabal palmetto*						REMAIN
212	Crabwood	*Gymnanthes lucida*						REMAIN
213	Cabbage Palm	*Sabal palmetto*						RELOCATE
214	Cabbage Palm	*Sabal palmetto*						RELOCATE
215	Cabbage Palm	*Sabal palmetto*						RELOCATE
216	Joewood	*Jacquinia keyensis*						REMAIN
217	Sea Toechwood	*Amyris elemifera*						REMAIN
218	Marlberry	*Ardisia escallonioides*						REMAIN
219	Marlberry	*Ardisia escallonioides*						REMAIN
220	Cabbage Palm	*Sabal palmetto*						RELOCATE
221	Cabbage Palm	*Sabal palmetto*						RELOCATE
222	Cabbage Palm	*Sabal palmetto*						RELOCATE
223	Crabwood	*Gymnanthes lucida*						REMAIN
224	Marlberry	*Ardisia escallonioides*						REMAIN
225	Autograph Tree	*Clusia rosea*						REMAIN
226	Sea Toechwood	*Amyris elemifera*						REMAIN
227	Joewood	*Jacquinia keyensis*						REMAIN
228	Simpson stopper	*Myrcianthes fragrans*						REMAIN
229	Thatch Palm	*Thrinax radiata*						REMAIN
230	Cabbage Palm	*Sabal palmetto*						REMAIN
231	Cabbage Palm	*Sabal palmetto*						REMAIN
232	Cabbage Palm	*Sabal palmetto*						REMAIN
267	Cabbage Palm	*Sabal palmetto*						REMAIN
268	Cabbage Palm	*Sabal palmetto*						REMAIN
269	Cabbage Palm	*Sabal palmetto*						REMAIN
270	Thatch Palm	*Thrinax radiata*						REMAIN
271	Cabbage Palm	*Sabal palmetto*						REMAIN
272	Thatch Palm	*Thrinax radiata*						REMAIN
273	Cabbage Palm	*Sabal palmetto*						REMAIN
274	Thatch Palm	*Thrinax radiata*						REMAIN
275	Gumbo Limbo	*Bursera simaruba*						REMAIN
276	Cabbage Palm	*Sabal palmetto*						REMAIN
277	Cabbage Palm	*Sabal palmetto*						REMAIN
278	Cabbage Palm	*Sabal palmetto*						REMAIN
279	Cabbage Palm	*Sabal palmetto*						REMAIN
280	Cabbage Palm	*Sabal palmetto*						REMAIN
281	Cabbage Palm	*Sabal palmetto*						REMAIN
282	Cabbage Palm	*Sabal palmetto*						REMAIN
283	Cabbage Palm	*Sabal palmetto*						REMAIN
284	Cabbage Palm	*Sabal palmetto*						REMAIN
285	Gumbo Limbo	*Bursera simaruba*						REMAIN
286	Thatch Palm	*Thrinax radiata*						REMAIN
287	Cabbage Palm	*Sabal palmetto*						REMAIN
288	Cabbage Palm	*Sabal palmetto*						REMAIN
289	Thatch Palm	*Thrinax radiata*						REMAIN
290	Cabbage Palm	*Sabal palmetto*						REMAIN
291	Thatch Palm	*Thrinax radiata*						REMAIN
292	Thatch Palm	*Thrinax radiata*						REMAIN
293	Thatch Palm	*Thrinax radiata*						REMAIN
294	Cabbage Palm	*Sabal palmetto*						REMAIN
295	Cabbage Palm	*Sabal palmetto*						REMAIN
296	Mahogany Tree	*Swietenia mahogani*						REMAIN
297	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
298	Cabbage Palm	*Sabal palmetto*						REMAIN
299	Simpson stopper	*Myrcianthes fragrans*						REMAIN
300	Green Buttonwood	*Conocarpus erectus*						REMAIN
301	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
302	Cabbage Palm	*Sabal palmetto*						REMAIN
303	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE
304	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE
305	Gumbo Limbo	*Bursera simaruba*						REMAIN
306	Cabbage Palm	*Sabal palmetto*						REMAIN
307	Cabbage Palm	*Sabal palmetto*						REMAIN
308	Cabbage Palm	*Sabal palmetto*						REMAIN
309	Cabbage Palm	*Sabal palmetto*						RELOCATE
310	Wild Dilly	*Manilkara bahamensis*	6	11		FAIR	Sparse canopy	REMAIN
311	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
312	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	RELOCATE
313	Mahogany Tree	*Swietenia mahogani*	12	18		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMAIN
314	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Straight trunk, slight lean	REMAIN
315	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR		RELOCATE
316	Green Buttonwood	*Conocarpus erectus*						REMAIN
317	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
318	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
319	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
320	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
321	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
322	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
323	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323B	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
325	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
326	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
327	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
328	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
329	Simpson stopper	*Myrcianthes fragrans*	4	8		FAIR	Overpruned	REMAIN
330	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD		REMAIN
331	Thatch Palm	*Thrinax radiata*			8'GW	FAIR		REMAIN
331A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
332	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
333	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	RELOCATE
334	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
335	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
336	Gumbo Limbo	*Bursera simaruba*	10	10				REMAIN
337	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
338	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
339	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
340	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
341	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
342	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
343	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
344	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
345	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
346	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
347	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
348	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
349	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
350	Cabbage Palm	*Sabal palmetto*			16'GW	FAIR	Curved character trunk	REMAIN
351	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
352	Cabbage Palm	*Sabal palmetto*			16'GW

416	Cabbage Palm	*Sabal palmetto*						RELOCATE
417	Thatch Palm	*Thrinax radiata*						RELOCATE
418	Cabbage Palm	*Sabal palmetto*						REMAIN
419	Crabwood	*Gymnanthes lucida*						REMAIN
420	Bahama Strongbark	*Bourreria succulenta*						REMAIN
421	Thatch Palm	*Thrinax radiata*						RELOCATE
422	Joewood	*Jacquinia keyensis*						RELOCATE
423	Lignum vitae	*Guiacum sanctum*						REMOVE
424	Cabbage Palm	*Sabal palmetto*						RELOCATE
425	Cabbage Palm	*Sabal palmetto*						RELOCATE
426	Lignum vitae	*Guiacum sanctum*						REMOVE
427	Thatch Palm	*Thrinax radiata*						RELOCATE
428	Lancewood	*Nectandra coriacea*						REMAIN
429	Cabbage Palm	*Sabal palmetto*						REMAIN
430	Thatch Palm	*Thrinax radiata*						RELOCATE
431	Bahama Strongbark	*Bourreria succulenta*						REMOVE
432	Marlberry	*Ardisia escallonioides*						REMOVE
433	Cabbage Palm	*Sabal palmetto*						RELOCATE
434	Marlberry	*Ardisia escallonioides*						REMOVE
435	Joewood	Jacquinia keyensis						REMOVE
436	Thatch Palm	*Thrinax radiata*						RELOCATE
437	Pigeon Plum	*Coccoloba diversifolia*						REMOVE
438	Cabbage Palm	*Sabal palmetto*						RELOCATE
439	Joewood	Jacquinia keyensis						REMOVE
440	Lignum vitae	*Guiacum sanctum*						REMOVE
441	Cabbage Palm	*Sabal palmetto*						RELOCATE
442	Cabbage Palm	*Sabal palmetto*						RELOCATE
443	Cabbage Palm	*Sabal palmetto*						RELOCATE
444	Cabbage Palm	*Sabal palmetto*						RELOCATE
445	Cabbage Palm	*Sabal palmetto*						RELOCATE
446	Cabbage Palm	*Sabal palmetto*						RELOCATE
447	Gumbo Limbo	*Bursera simaruba*						REMOVE
448	Wild Cinnamon	*Canella winterana*						REMOVE
449	Gumbo Limbo	*Bursera simaruba*						REMOVE
450	Satinleaf	*Chrysophyllum oliviforme*						REMOVE
451	Wild Cinnamon	*Canella winterana*						REMOVE
452	Gumbo Limbo	*Bursera simaruba*						REMOVE
453	Green Buttonwood	*Conocarpus erectus*						REMOVE
454	Gumbo Limbo	*Bursera simaruba*						REMOVE
455	Joewood	Jacquinia keyensis						REMOVE
456	Cabbage Palm	*Sabal palmetto*						RELOCATE
457	Green Buttonwood	*Conocarpus erectus*						REMOVE
458	Lignum vitae	*Guiacum sanctum*						REMOVE
459	Cabbage Palm	*Sabal palmetto*						RELOCATE
460	Cabbage Palm	*Sabal palmetto*						RELOCATE
461	Cabbage Palm	*Sabal palmetto*						RELOCATE
462	Gumbo Limbo	*Bursera simaruba*						REMOVE
463	Coconut Palm	*Cocos nucifera*						REMOVE
464	Coconut Palm	*Cocos nucifera*						REMOVE
465	Coconut Palm	*Cocos nucifera*						REMOVE
466	Coconut Palm	*Cocos nucifera*						REMOVE
467	Coconut Palm	*Cocos nucifera*						REMOVE
468	Coconut Palm	*Cocos nucifera*						REMOVE
469	Bay Rum Tree	*Pimenta racemosa*						REMOVE
470	Cabbage Palm	*Sabal palmetto*						RELOCATE
471	Green Buttonwood	*Conocarpus erectus*						REMOVE
472	Cabbage Palm	*Sabal palmetto*						RELOCATE
473	Cabbage Palm	*Sabal palmetto*						RELOCATE
474	Cabbage Palm	*Sabal palmetto*						RELOCATE
475	Cabbage Palm	*Sabal palmetto*						RELOCATE
476	Thatch Palm	*Thrinax radiata*						RELOCATE
477	Thatch Palm	*Thrinax radiata*						RELOCATE
478	Thatch Palm	*Thrinax radiata*						RELOCATE
479	Thatch Palm	*Thrinax radiata*						RELOCATE
480	Coconut Palm	*Cocos nucifera*						REMOVE
481	Thatch Palm	*Thrinax radiata*						RELOCATE
482	Thatch Palm	*Thrinax radiata*						RELOCATE
483	Thatch Palm	*Thrinax radiata*						RELOCATE
484	Thatch Palm	*Thrinax radiata*						RELOCATE
485	Cabbage Palm	*Sabal palmetto*						RELOCATE
486	Cabbage Palm	*Sabal palmetto*						RELOCATE
487	Cabbage Palm	*Sabal palmetto*						REMAIN
488	Coconut Palm	*Cocos nucifera*						REMOVE
489	Coconut Palm	*Cocos nucifera*						REMOVE
490	Coconut Palm	*Cocos nucifera*						REMOVE
491	Coconut Palm	*Cocos nucifera*						REMOVE
492	Coconut Palm	*Cocos nucifera*						REMOVE
493	Coconut Palm	*Cocos nucifera*						REMOVE
494	Coconut Palm	*Cocos nucifera*						REMOVE
495	Coconut Palm	*Cocos nucifera*						REMOVE
496	Coconut Palm	*Cocos nucifera*						REMOVE
497	Coconut Palm	*Cocos nucifera*						REMOVE
498	Coconut Palm	*Cocos nucifera*						REMOVE
499	Coconut Palm	*Cocos nucifera*						REMOVE
500	Coconut Palm	*Cocos nucifera*						REMOVE
501	Coconut Palm	*Cocos nucifera*						REMOVE
502	Coconut Palm	*Cocos nucifera*						REMOVE
503	Coconut Palm	*Cocos nucifera*						REMOVE
504	Coconut Palm	*Cocos nucifera*						REMOVE
505	Coconut Palm	*Cocos nucifera*						REMOVE
506	Coconut Palm	*Cocos nucifera*						REMOVE
507	Coconut Palm	*Cocos nucifera*						REMOVE
508	Coconut Palm	*Cocos nucifera*						REMOVE
509	Coconut Palm	*Cocos nucifera*						REMOVE
510	Coconut Palm	*Cocos nucifera*						REMOVE
511	Coconut Palm	*Cocos nucifera*						REMOVE
512	Coconut Palm	*Cocos nucifera*						REMOVE
513	Coconut Palm	*Cocos nucifera*						REMOVE
514	Coconut Palm	*Cocos nucifera*						REMOVE
515	Coconut Palm	*Cocos nucifera*						REMOVE
516	Coconut Palm	*Cocos nucifera*						REMOVE
517	Coconut Palm	*Cocos nucifera*						REMOVE
518	Coconut Palm	*Cocos nucifera*						REMOVE
519	Coconut Palm	*Cocos nucifera*						REMOVE
520	Coconut Palm	*Cocos nucifera*						REMOVE
521	Coconut Palm	*Cocos nucifera*						REMOVE
522	Coconut Palm	*Cocos nucifera*						REMOVE
523	Coconut Palm	*Cocos nucifera*						REMOVE
524	Coconut Palm	*Cocos nucifera*						REMOVE
525	Coconut Palm	*Cocos nucifera*						REMOVE
526	Coconut Palm	*Cocos nucifera*						REMOVE
527	Coconut Palm	*Cocos nucifera*						REMOVE
528	Coconut Palm	*Cocos nucifera*						REMOVE
529	Coconut Palm	*Cocos nucifera*						REMOVE
530	Coconut Palm	*Cocos nucifera*						REMOVE
531	Coconut Palm	*Cocos nucifera*						REMOVE
532	Coconut Palm	*Cocos nucifera*						REMOVE
533	Coconut Palm	*Cocos nucifera*						REMOVE
534	Coconut Palm	*Cocos nucifera*						REMOVE
535	Coconut Palm	*Cocos nucifera*						REMOVE
536	Coconut Palm	*Cocos nucifera*						REMOVE
537	Coconut Palm	*Cocos nucifera*						REMOVE
538	Coconut Palm	*Cocos nucifera*						REMOVE
539	Coconut Palm	*Cocos nucifera*						REMOVE
540	Coconut Palm	*Cocos nucifera*						REMOVE
541	Coconut Palm	*Cocos nucifera*						REMOVE
542	Coconut Palm	*Cocos nucifera*						REMOVE
543	Coconut Palm	*Cocos nucifera*						REMOVE
544	Coconut Palm	*Cocos nucifera*						REMOVE
545	Coconut Palm	*Cocos nucifera*						REMOVE
546	Coconut Palm	*Cocos nucifera*						REMOVE

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2023-243

PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS & MANAGEMENT STRATEGIES
320 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.463.4732 www.ecoplanfl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

DISPOSITION OF EXISTING TREES

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

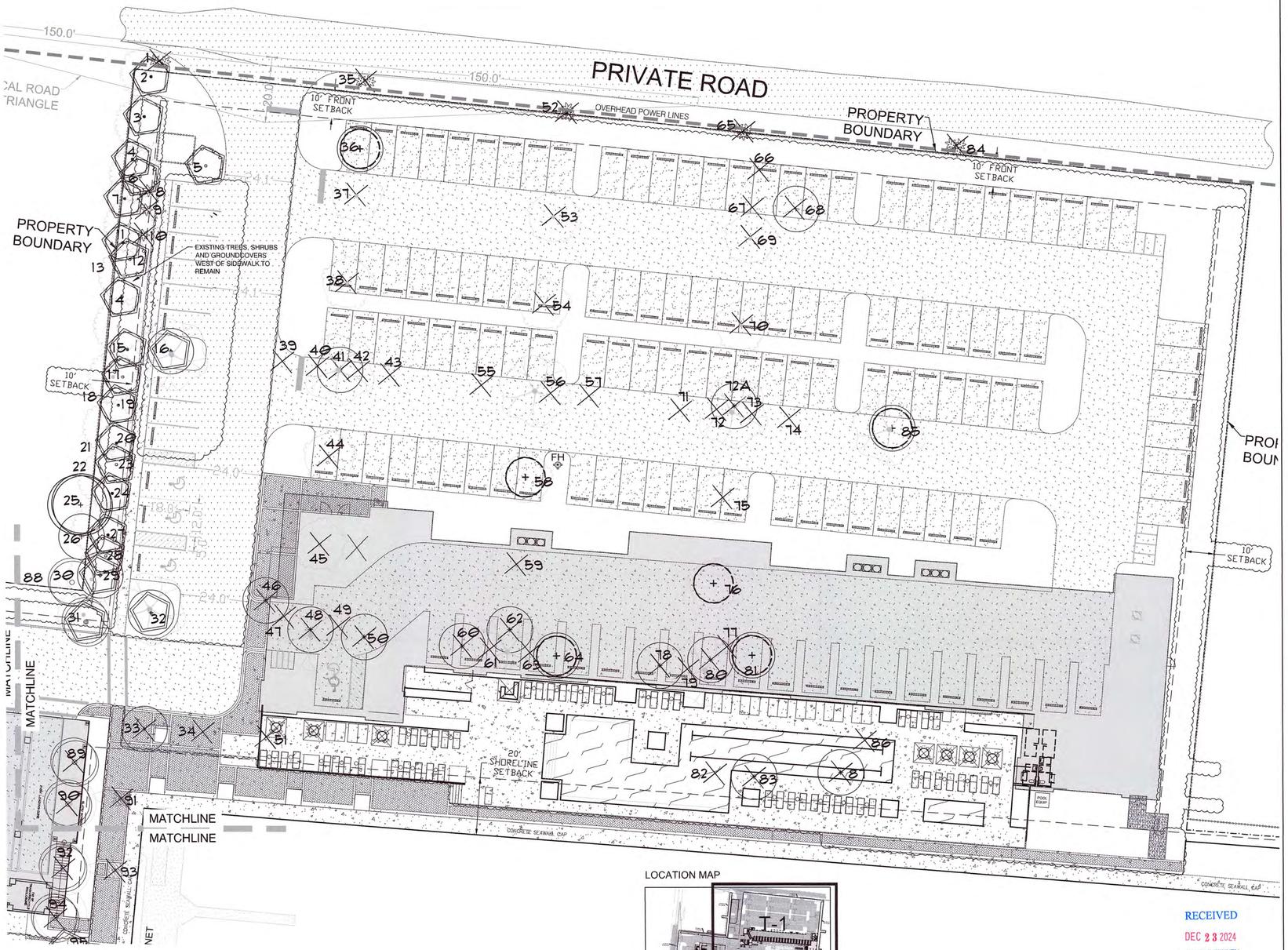
REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 9-2024
3 Revised as per County Comments 11-2024

SEAL:

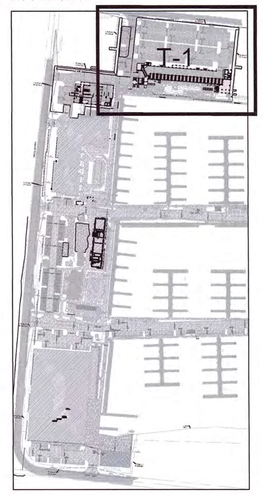
11/7/24

SHEET NUMBER:
T-0.1

TREE #	COMMON NAME	BOTANICAL NAME
	Observation 7/19/23	Perry Key West Expansion Pro
1	Montgomery Palm	*Vietchia montgomeryana*
2	Sea Grape Tree	*Coccoloba uvifera*
3	Sea Grape Tree	*Coccoloba uvifera*
4	Sea Grape Tree	*Coccoloba uvifera*
5	Green Buttonwood	*Conocarpus erectus*
6	Green Buttonwood	*Conocarpus erectus*
7	Sea Grape Tree	*Coccoloba uvifera*
8	Montgomery Palm	*Vietchia montgomeryana*
9	Montgomery Palm	*Vietchia montgomeryana*
10	Montgomery Palm	*Vietchia montgomeryana*
11	Sea Grape Tree	*Coccoloba uvifera*
12	Green Buttonwood	*Conocarpus erectus*
13	Coconut Palm	*Cocos nucifera*
14	Sea Grape Tree	*Coccoloba uvifera*
15	Sea Grape Tree	*Coccoloba uvifera*
16	Mahogany Tree	*Swietenia mahoganii*
17	Green Buttonwood	*Conocarpus erectus*
18	Coconut Palm	*Cocos nucifera*
19	Sea Grape Tree	*Coccoloba uvifera*
20	Sea Grape Tree	*Coccoloba uvifera*
21	Coconut Palm	*Cocos nucifera*
22	Coconut Palm	*Cocos nucifera*
23	Green Buttonwood	*Conocarpus erectus*
24	Sea Grape Tree	*Coccoloba uvifera*
25	Rubber Tree	*Ficus elastica*
26	Mahogany Tree	*Swietenia mahoganii*
27	Sea Grape Tree	*Coccoloba uvifera*
28	Green Buttonwood	*Conocarpus erectus*
29	Mahogany Tree	*Swietenia mahoganii*
30	Gumbo Limbo	*Bursera simaruba*
31	Gumbo Limbo	*Bursera simaruba*
32	Mahogany Tree	*Swietenia mahoganii*
33	Mahogany Tree	*Swietenia mahoganii*
34	Coconut Palm	*Cocos nucifera*
35	Montgomery Palm	*Vietchia montgomeryana*
36	Mahogany Tree	*Swietenia mahoganii*
37	Pigeon Plum	*Coccoloba diversifolia*
38	Pigeon Plum	*Coccoloba diversifolia*
39	Coconut Palm	*Cocos nucifera*
40	Coconut Palm	*Cocos nucifera*
41	Mahogany Tree	*Swietenia mahoganii*
42	Coconut Palm	*Cocos nucifera*
43	Coconut Palm	*Cocos nucifera*
44	Pigeon Plum	*Coccoloba diversifolia*
45	Pigeon Plum	*Coccoloba diversifolia*
46	Mahogany Tree	*Swietenia mahoganii*
47	Coconut Palm	*Cocos nucifera*
48	Mahogany Tree	*Swietenia mahoganii*
49	Coconut Palm	*Cocos nucifera*
50	Mahogany Tree	*Swietenia mahoganii*
51	Coconut Palm	*Cocos nucifera*
52	Montgomery Palm	*Vietchia montgomeryana*
53	Pigeon Plum	*Coccoloba diversifolia*
54	Pigeon Plum	*Coccoloba diversifolia*
55	Coconut Palm	*Cocos nucifera*
56	Coconut Palm	*Cocos nucifera*
57	Coconut Palm	*Cocos nucifera*
58	Pigeon Plum	*Coccoloba diversifolia*
59	Pigeon Plum	*Coccoloba diversifolia*
60	Mahogany Tree	*Swietenia mahoganii*
61	Coconut Palm	*Cocos nucifera*
62	Mahogany Tree	*Swietenia mahoganii*
63	Coconut Palm	*Cocos nucifera*
64	Mahogany Tree	*Swietenia mahoganii*
65	Montgomery Palm	*Vietchia montgomeryana*
66	Coconut Palm	*Cocos nucifera*
67	Coconut Palm	*Cocos nucifera*
68	Mahogany Tree	*Swietenia mahoganii*
69	Pigeon Plum	*Coccoloba diversifolia*
70	Pigeon Plum	*Coccoloba diversifolia*
71	Coconut Palm	*Cocos nucifera*
72	Coconut Palm	*Cocos nucifera*
72a	Mahogany Tree	*Swietenia mahoganii*
73	Coconut Palm	*Cocos nucifera*
74	Coconut Palm	*Cocos nucifera*
75	Pigeon Plum	*Coccoloba diversifolia*
76	Pigeon Plum	*Coccoloba diversifolia*
77	Coconut Palm	*Cocos nucifera*
78	Mahogany Tree	*Swietenia mahoganii*
79	Coconut Palm	*Cocos nucifera*
80	Mahogany Tree	*Swietenia mahoganii*
81	Mahogany Tree	*Swietenia mahoganii*
82	Coconut Palm	*Cocos nucifera*
83	Mahogany Tree	*Swietenia mahoganii*
84	Montgomery Palm	*Vietchia montgomeryana*
85	Mahogany Tree	*Swietenia mahoganii*
86	Coconut Palm	*Cocos nucifera*
87	Mahogany Tree	*Swietenia mahoganii*
88	Coconut Palm	*Cocos nucifera*
89	Gumbo Limbo	*Bursera simaruba*
90	Gumbo Limbo	*Bursera simaruba*
90A	Gumbo Limbo	*Bursera simaruba*
91	Coconut Palm	*Cocos nucifera*



LOCATION MAP



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2023-243

LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

Scale: 1" = 20'-00"

0 10 20 40 60

North

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LANDSCAPE ARCHITECTURE
310 SOUTHEAST 18TH STREET
FORT LAUDERDALE, FLORIDA 33316
954.537.2004 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-202
2 Revised as per County Comments 5-202
3 Revised as per County Comments 11-202

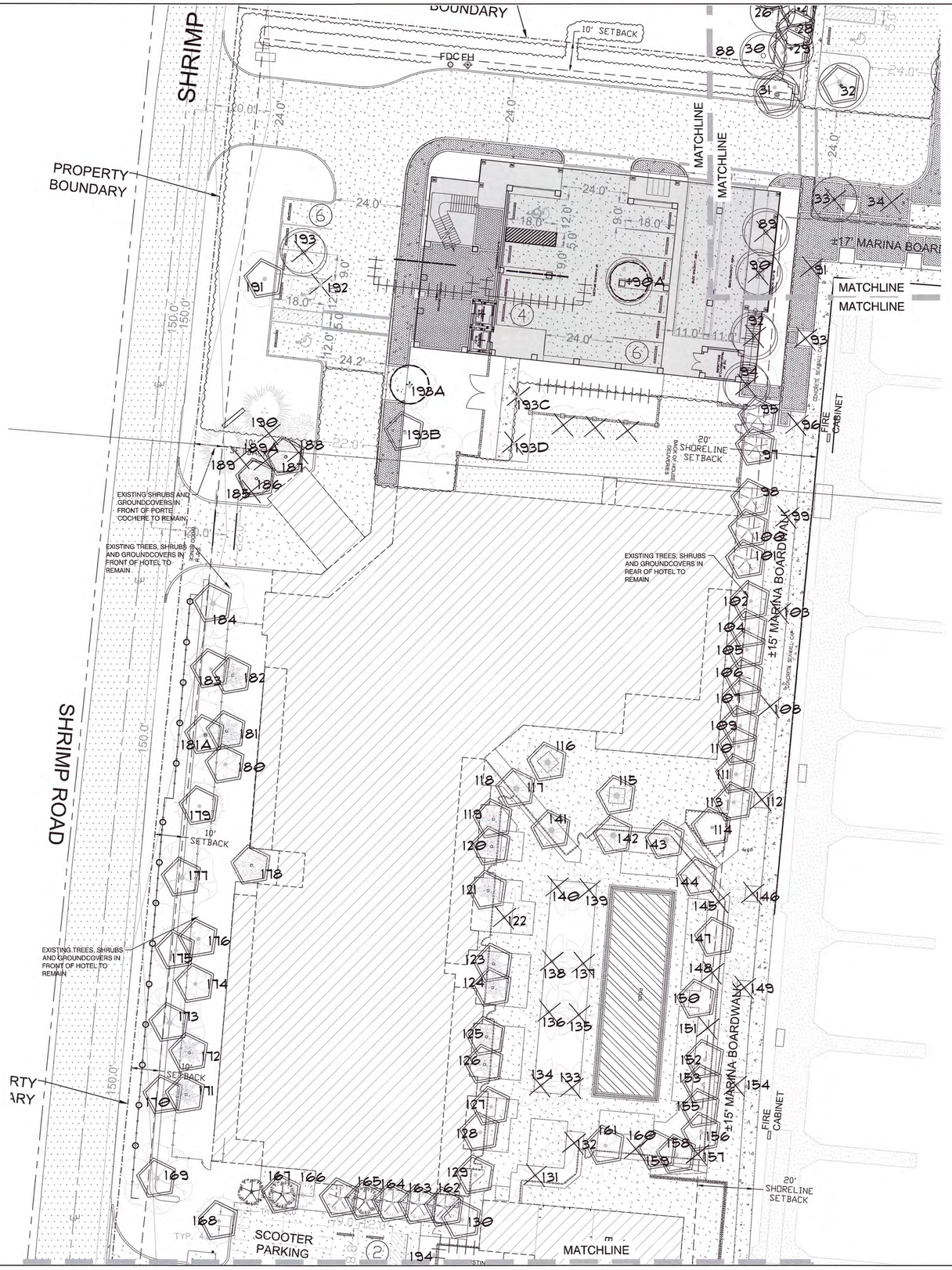
SEAL:

11/17/24

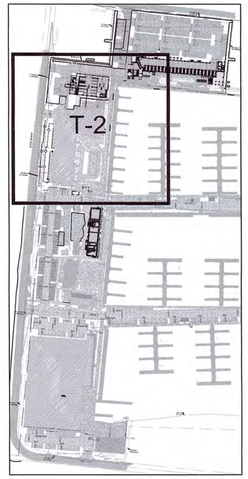
SHEET NUMBER:
T-1

91	Coconut Palm	*Cocos nucifera*
92	Gumbo Limbo	*Bursera simaruba*
93	Coconut Palm	*Cocos nucifera*
94	Gumbo Limbo	*Bursera simaruba*
95	Cabbage Palm	*Sabal palmetto*
96	Coconut Palm	*Cocos nucifera*
97	Cabbage Palm	*Sabal palmetto*
98	Cabbage Palm	*Sabal palmetto*
99	Coconut Palm	*Cocos nucifera*
100	Cabbage Palm	*Sabal palmetto*
101	Cabbage Palm	*Sabal palmetto*
102	Montgomery Palm	*Vietchia montgomeryana*
103	Coconut Palm	*Cocos nucifera*
104	Montgomery Palm	*Vietchia montgomeryana*
105	Montgomery Palm	*Vietchia montgomeryana*
106	Montgomery Palm	*Vietchia montgomeryana*
107	Montgomery Palm	*Vietchia montgomeryana*
108	Coconut Palm	*Cocos nucifera*
109	Montgomery Palm	*Vietchia montgomeryana*
110	Montgomery Palm	*Vietchia montgomeryana*
111	Montgomery Palm	*Vietchia montgomeryana*
112	Coconut Palm	*Cocos nucifera*
113	Montgomery Palm	*Vietchia montgomeryana*
114	Screw Pine	*Pandanus utilis*
115	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
116	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
117	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
118	Paurotis Palm	*Acoelorrhaphe wrightii*
119	Alexander Palm	*Ptychosperma elegans*
120	Alexander Palm	*Ptychosperma elegans*
121	Alexander Palm	*Ptychosperma elegans*
122	Coconut Palm	*Cocos nucifera*
123	Alexander Palm	*Ptychosperma elegans*
124	Alexander Palm	*Ptychosperma elegans*
125	Alexander Palm	*Ptychosperma elegans*
126	Alexander Palm	*Ptychosperma elegans*
127	Montgomery Palm	*Vietchia montgomeryana*
128	Montgomery Palm	*Vietchia montgomeryana*
129	Montgomery Palm	*Vietchia montgomeryana*
130	Montgomery Palm	*Vietchia montgomeryana*
131	Coconut Palm	*Cocos nucifera*
132	Coconut Palm	*Cocos nucifera*
133	Coconut Palm	*Cocos nucifera*
134	Coconut Palm	*Cocos nucifera*
135	Coconut Palm	*Cocos nucifera*
136	Coconut Palm	*Cocos nucifera*
137	Coconut Palm	*Cocos nucifera*
138	Coconut Palm	*Cocos nucifera*
139	Coconut Palm	*Cocos nucifera*
140	Coconut Palm	*Cocos nucifera*
141	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
142	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
143	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*
144	Montgomery Palm	*Vietchia montgomeryana*
145	Coconut Palm	*Cocos nucifera*
146	Coconut Palm	*Cocos nucifera*
147	Montgomery Palm	*Vietchia montgomeryana*
148	Coconut Palm	*Cocos nucifera*
149	Coconut Palm	*Cocos nucifera*
150	Screw Pine	*Pandanus utilis*
151	Coconut Palm	*Cocos nucifera*
152	Montgomery Palm	*Vietchia montgomeryana*
153	Montgomery Palm	*Vietchia montgomeryana*
154	Coconut Palm	*Cocos nucifera*
155	Montgomery Palm	*Vietchia montgomeryana*
156	Montgomery Palm	*Vietchia montgomeryana*
157	Coconut Palm	*Cocos nucifera*
158	Montgomery Palm	*Vietchia montgomeryana*
159	Montgomery Palm	*Vietchia montgomeryana*
160	Coconut Palm	*Cocos nucifera*
161	Montgomery Palm	*Vietchia montgomeryana*
162	Cabbage Palm	*Sabal palmetto*
163	Cabbage Palm	*Sabal palmetto*
164	Cabbage Palm	*Sabal palmetto*

165	Cabbage Palm	*Sabal palmetto*
166	Cabbage Palm	*Sabal palmetto*
167	Cabbage Palm	*Sabal palmetto*
168	Verawood	*Bulnesia arborea*
169	Mahogany Tree	*Swietenia mahoganii*
170	Verawood	*Bulnesia arborea*
171	Alexander Palm	*Ptychosperma elegans*
172	Alexander Palm	*Ptychosperma elegans*
173	Mahogany Tree	*Swietenia mahoganii*
174	Montgomery Palm	*Vietchia montgomeryana*
175	Verawood	*Bulnesia arborea*
176	Montgomery Palm	*Vietchia montgomeryana*
177	Mahogany Tree	*Swietenia mahoganii*
178	Alexander Palm	*Ptychosperma elegans*
179	Verawood	*Bulnesia arborea*
180	Montgomery Palm	*Vietchia montgomeryana*
181	Alexander Palm	*Ptychosperma elegans*
181a	Mahogany Tree	*Swietenia mahoganii*
182	Alexander Palm	*Ptychosperma elegans*
183	Verawood	*Bulnesia arborea*
184	Mahogany Tree	*Swietenia mahoganii*
185	Coconut Palm	*Cocos nucifera*
186	Orange Geiger Tree	*Cordia sebestana*
187	Orange Geiger Tree	*Cordia sebestana*
188	Coconut Palm	*Cocos nucifera*
189	Coconut Palm	*Cocos nucifera*
189A	Coconut Palm	*Cocos nucifera*
190	Coconut Palm	*Cocos nucifera*
191	Pigeon Plum	*Coccoloba diversifolia*
192	Pigeon Plum	*Coccoloba diversifolia*
193	Gumbo Limbo	*Bursera simaruba*
193A	Pigeon Plum	*Coccoloba diversifolia*
193B	Pigeon Plum	*Coccoloba diversifolia*
193C	Green Buttonwood	*Conocarpus erectus*
193D	Green Buttonwood	*Conocarpus erectus*
193E	Green Buttonwood	*Conocarpus erectus*



LOCATION MAP



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2023-243

LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

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Scale: 1" = 20'-00"

0 10 20 40 60

North

PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL/ LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
70 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FL 33316
954.524.3722 www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

1	Revised as per County Comments	3-2024
2	Revised as per County Comments	5-2024
3	Revised as per County Comments	11-2024

SEAL:

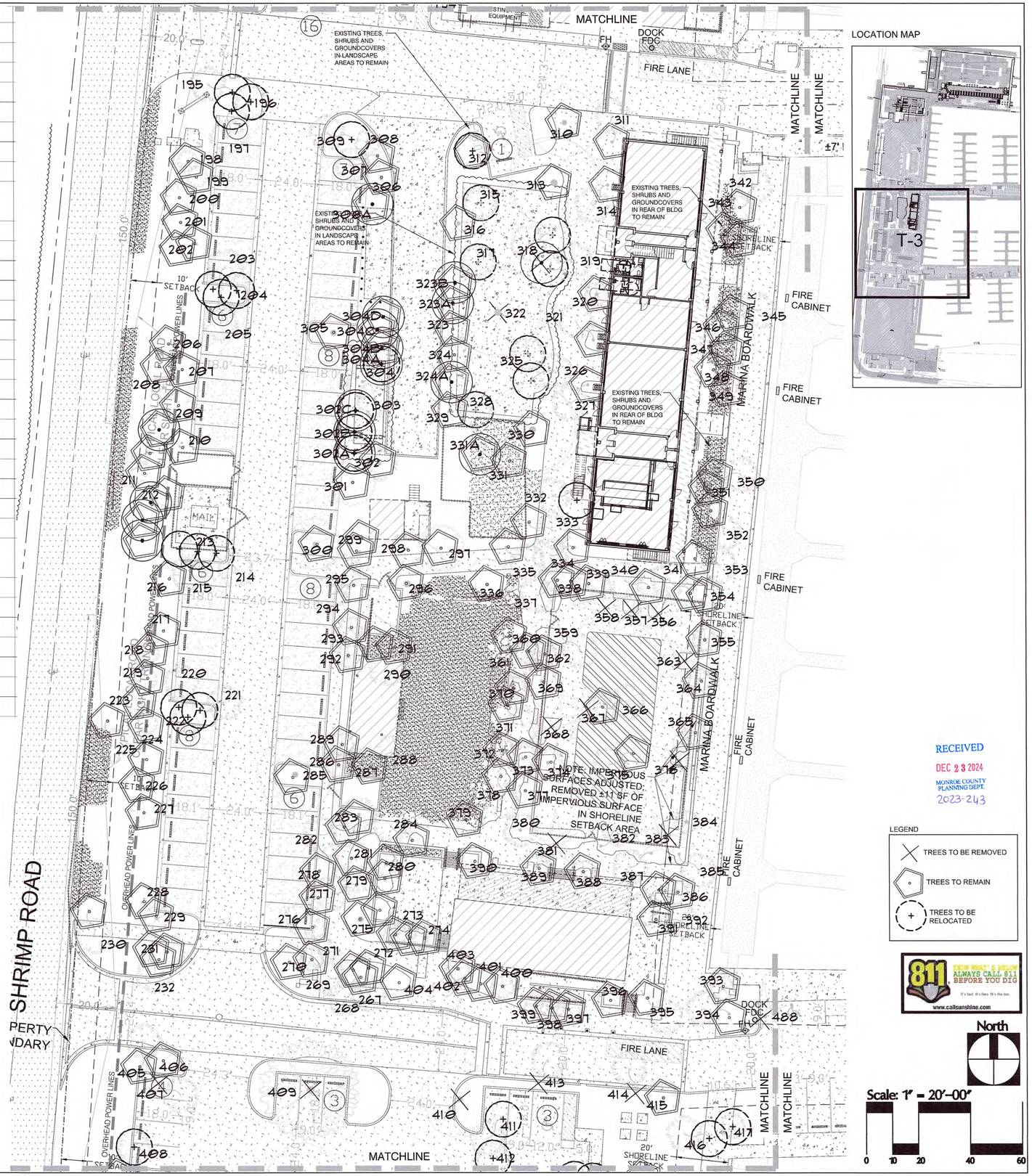
11/7/24

SHEET NUMBER: T-2

194	Gumbo Limbo	*Bursera simaruba*	
195	Cabbage Palm	*Sabal palmetto*	
196	Cabbage Palm	*Sabal palmetto*	
197	Cabbage Palm	*Sabal palmetto*	
198	Marlberry	*Ardisia escallonioides*	
199	Marlberry	*Ardisia escallonioides*	
200	Joewood	*Jacquinia keyensis*	
201	Gumbo Limbo	*Bursera simaruba*	
202	Simpson stopper	*Myrcianthes fragrans*	
203	Cabbage Palm	*Sabal palmetto*	
204	Cabbage Palm	*Sabal palmetto*	
205	Cabbage Palm	*Sabal palmetto*	
206	Gumbo Limbo	*Bursera simaruba*	
207	Joewood	*Jacquinia keyensis*	
208	Thatch Palm	*Thrinax radiata*	
209	Joewood	*Jacquinia keyensis*	
210	Simpson stopper	*Myrcianthes fragrans*	
211	Cabbage Palm	*Sabal palmetto*	
212	Crabwood	*Gymnanthes lucida*	
213	Cabbage Palm	*Sabal palmetto*	
214	Cabbage Palm	*Sabal palmetto*	
215	Cabbage Palm	*Sabal palmetto*	
216	Joewood	*Jacquinia keyensis*	
217	Sea Torchwood	*Amyris elemifera*	
218	Marlberry	*Ardisia escallonioides*	
219	Marlberry	*Ardisia escallonioides*	
220	Cabbage Palm	*Sabal palmetto*	
221	Cabbage Palm	*Sabal palmetto*	
222	Cabbage Palm	*Sabal palmetto*	
223	Crabwood	*Gymnanthes lucida*	
224	Marlberry	*Ardisia escallonioides*	
225	Autograph Tree	*Clusia rosea*	
226	Sea Torchwood	*Amyris elemifera*	
227	Joewood	*Jacquinia keyensis*	
228	Simpson stopper	*Myrcianthes fragrans*	
229	Thatch Palm	*Thrinax radiata*	
230	Cabbage Palm	*Sabal palmetto*	
231	Cabbage Palm	*Sabal palmetto*	
232	Cabbage Palm	*Sabal palmetto*	
267	Cabbage Palm	*Sabal palmetto*	
268	Cabbage Palm	*Sabal palmetto*	
269	Cabbage Palm	*Sabal palmetto*	
270	Thatch Palm	*Thrinax radiata*	
271	Cabbage Palm	*Sabal palmetto*	
272	Thatch Palm	*Thrinax radiata*	
273	Cabbage Palm	*Sabal palmetto*	
274	Thatch Palm	*Thrinax radiata*	
275	Gumbo Limbo	*Bursera simaruba*	
276	Cabbage Palm	*Sabal palmetto*	
277	Cabbage Palm	*Sabal palmetto*	
278	Cabbage Palm	*Sabal palmetto*	
279	Cabbage Palm	*Sabal palmetto*	
280	Cabbage Palm	*Sabal palmetto*	
281	Cabbage Palm	*Sabal palmetto*	
282	Cabbage Palm	*Sabal palmetto*	
283	Cabbage Palm	*Sabal palmetto*	
284	Cabbage Palm	*Sabal palmetto*	
285	Gumbo Limbo	*Bursera simaruba*	
286	Thatch Palm	*Thrinax radiata*	
287	Cabbage Palm	*Sabal palmetto*	
288	Cabbage Palm	*Sabal palmetto*	
289	Thatch Palm	*Thrinax radiata*	
290	Cabbage Palm	*Sabal palmetto*	
291	Thatch Palm	*Thrinax radiata*	
292	Thatch Palm	*Thrinax radiata*	
293	Thatch Palm	*Thrinax radiata*	
294	Cabbage Palm	*Sabal palmetto*	
295	Cabbage Palm	*Sabal palmetto*	
296	Mahogany Tree	*Swietenia mahoganii*	
297	Jamaican Dogwood	*Piscidia piscipula*	
298	Cabbage Palm	*Sabal palmetto*	
299	Simpson stopper	*Myrcianthes fragrans*	
300	Green Buttonwood	*Conocarpus erectus*	
301	Jamaican Dogwood	*Piscidia piscipula*	
302	Cabbage Palm	*Sabal palmetto*	
303	Cabbage Palm	*Sabal palmetto*	

304	Cabbage Palm	*Sabal palmetto*	
305	Gumbo Limbo	*Bursera simaruba*	
306	Cabbage Palm	*Sabal palmetto*	
307	Cabbage Palm	*Sabal palmetto*	
308	Cabbage Palm	*Sabal palmetto*	
309	Cabbage Palm	*Sabal palmetto*	
310	Wild Dilly	*Manilkara bahamensis*	
311	Cabbage Palm	*Sabal palmetto*	
312	Cabbage Palm	*Sabal palmetto*	
313	Mahogany Tree	*Swietenia mahoganii*	
314	Cabbage Palm	*Sabal palmetto*	
315	Cabbage Palm	*Sabal palmetto*	
316	Green Buttonwood	*Conocarpus erectus*	
317	Cabbage Palm	*Sabal palmetto*	
318	Cabbage Palm	*Sabal palmetto*	
319	Cabbage Palm	*Sabal palmetto*	
320	Cabbage Palm	*Sabal palmetto*	
321	Cabbage Palm	*Sabal palmetto*	
322	Mahogany Tree	*Swietenia mahoganii*	
323	Cabbage Palm	*Sabal palmetto*	
323A	Cabbage Palm	*Sabal palmetto*	
323B	Cabbage Palm	*Sabal palmetto*	
324	Cabbage Palm	*Sabal palmetto*	
324A	Cabbage Palm	*Sabal palmetto*	
325	Cabbage Palm	*Sabal palmetto*	
326	Cabbage Palm	*Sabal palmetto*	
327	Cabbage Palm	*Sabal palmetto*	
328	Cabbage Palm	*Sabal palmetto*	
329	Simpson stopper	*Myrcianthes fragrans*	
330	Mahogany Tree	*Swietenia mahoganii*	
331	Thatch Palm	*Thrinax radiata*	
331A	Cabbage Palm	*Sabal palmetto*	
332	Cabbage Palm	*Sabal palmetto*	
333	Cabbage Palm	*Sabal palmetto*	
334	Cabbage Palm	*Sabal palmetto*	
335	Cabbage Palm	*Sabal palmetto*	
336	Gumbo Limbo	*Bursera simaruba*	
337	Cabbage Palm	*Sabal palmetto*	
338	Cabbage Palm	*Sabal palmetto*	
339	Cabbage Palm	*Sabal palmetto*	
340	Cabbage Palm	*Sabal palmetto*	
341	Cabbage Palm	*Sabal palmetto*	
342	Cabbage Palm	*Sabal palmetto*	
343	Cabbage Palm	*Sabal palmetto*	
344	Cabbage Palm	*Sabal palmetto*	
345	Cabbage Palm	*Sabal palmetto*	
346	Cabbage Palm	*Sabal palmetto*	
347	Cabbage Palm	*Sabal palmetto*	
348	Cabbage Palm	*Sabal palmetto*	
349	Cabbage Palm	*Sabal palmetto*	
350	Cabbage Palm	*Sabal palmetto*	
351	Cabbage Palm	*Sabal palmetto*	
352	Cabbage Palm	*Sabal palmetto*	
353	Cabbage Palm	*Sabal palmetto*	
354	Cabbage Palm	*Sabal palmetto*	
355	Thatch Palm	*Thrinax radiata*	
356	Coconut Palm	*Cocos nucifera*	
357	Coconut Palm	*Cocos nucifera*	
358	Coconut Palm	*Cocos nucifera*	
359	Cabbage Palm	*Sabal palmetto*	
360	Cabbage Palm	*Sabal palmetto*	
361	Thatch Palm	*Thrinax radiata*	
362	Thatch Palm	*Thrinax radiata*	
363	Coconut Palm	*Cocos nucifera*	
364	Thatch Palm	*Thrinax radiata*	
365	Thatch Palm	*Thrinax radiata*	
366	Cabbage Palm	*Sabal palmetto*	
367	Coconut Palm	*Cocos nucifera*	
368	Coconut Palm	*Cocos nucifera*	

369	Cabbage Palm	*Sabal palmetto*	
370	Thatch Palm	*Thrinax radiata*	
371	Cabbage Palm	*Sabal palmetto*	
372	Thatch Palm	*Thrinax radiata*	
373	Cabbage Palm	*Sabal palmetto*	
374	Cabbage Palm	*Sabal palmetto*	
375	Cabbage Palm	*Sabal palmetto*	
376	Coconut Palm	*Cocos nucifera*	
377	Lignum vitae	*Guiacum sanctum*	
378	Cabbage Palm	*Sabal palmetto*	
379	Cabbage Palm	*Sabal palmetto*	
380	Cabbage Palm	*Sabal palmetto*	
381	Coconut Palm	*Cocos nucifera*	
382	Cabbage Palm	*Sabal palmetto*	
383	Cabbage Palm	*Sabal palmetto*	
384	Thatch Palm	*Thrinax radiata*	
385	Cabbage Palm	*Sabal palmetto*	
386	Thatch Palm	*Thrinax radiata*	
387	Cabbage Palm	*Sabal palmetto*	
388	Thatch Palm	*Thrinax radiata*	
389	Thatch Palm	*Thrinax radiata*	
390	Lignum vitae	*Guiacum sanctum*	
391	Cabbage Palm	*Sabal palmetto*	
392	Cabbage Palm	*Sabal palmetto*	
393	Thatch Palm	*Thrinax radiata*	
394	Cabbage Palm	*Sabal palmetto*	
395	Cabbage Palm	*Sabal palmetto*	
396	Lignum vitae	*Guiacum sanctum*	
397	Thatch Palm	*Thrinax radiata*	
398	Thatch Palm	*Thrinax radiata*	
399	Thatch Palm	*Thrinax radiata*	
400	Thatch Palm	*Thrinax radiata*	
401	Cabbage Palm	*Sabal palmetto*	
402	Cabbage Palm	*Sabal palmetto*	
403	Thatch Palm	*Thrinax radiata*	
404	Lignum vitae	*Guiacum sanctum*	



LOCATION MAP

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LEGEND

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0 10 20 40 60

PREPARED BY:

ECOPLAN

ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LANDSCAPE ARCHITECTURE / RESOURCE MANAGEMENT
710 SOUTHEAST 19TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.3722 • www.ecoplan-fl.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

1	Revised as per County Comments	3-2024
2	Revised as per County Comments	5-2024
3	Revised as per County Comments	11-2024

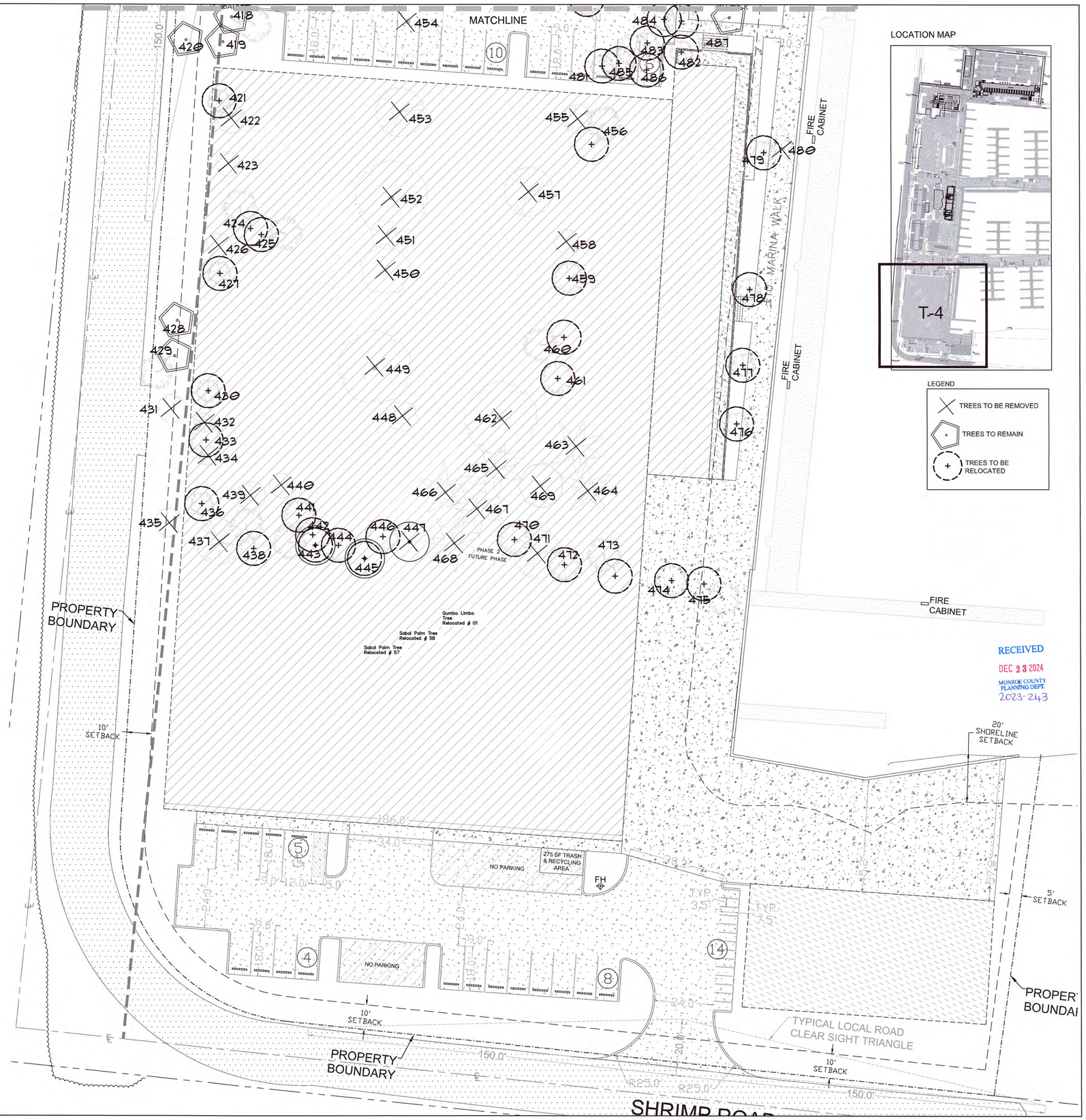
SEAL:

11/19/24

SHEET NUMBER: T-3

418	Cabbage Palm	*Sabal palmetto*
419	Crabwood	*Gymnanthes lucida*
420	Bahama Strongbark	*Bourreria succulenta*
421	Thatch Palm	*Thrinax radiata*
422	Joewood	*Jacquinia keyensis*
423	Lignum vitae	*Guiacum sanctum*
424	Cabbage Palm	*Sabal palmetto*
425	Cabbage Palm	*Sabal palmetto*
426	Lignum vitae	*Guiacum sanctum*
427	Thatch Palm	*Thrinax radiata*
428	Lancewood	*Nectandra coriacea*
429	Cabbage Palm	*Sabal palmetto*
430	Thatch Palm	*Thrinax radiata*
431	Bahama Strongbark	*Bourreria succulenta*
432	Marlberry	*Ardisia escallonioides*
433	Cabbage Palm	*Sabal palmetto*
434	Marlberry	*Ardisia escallonioides*
435	Joewood	*Jacquinia keyensis*
436	Thatch Palm	*Thrinax radiata*
437	Pigeon Plum	*Coccoloba diversifolia*
438	Cabbage Palm	*Sabal palmetto*
439	Joewood	*Jacquinia keyensis*
440	Lignum vitae	*Guiacum sanctum*
441	Cabbage Palm	*Sabal palmetto*
442	Cabbage Palm	*Sabal palmetto*
443	Cabbage Palm	*Sabal palmetto*
444	Cabbage Palm	*Sabal palmetto*
445	Cabbage Palm	*Sabal palmetto*
446	Cabbage Palm	*Sabal palmetto*
447	Gumbo Limbo	*Bursera simaruba*
448	Wild Cinnamon	*Canella winterana*
449	Gumbo Limbo	*Bursera simaruba*
450	Satinleaf	*Chrysophyllum olivioforme*
451	Wild Cinnamon	*Canella winterana*
452	Gumbo Limbo	*Bursera simaruba*
453	Green Buttonwood	*Conocarpus erectus*
454	Gumbo Limbo	*Bursera simaruba*
455	Joewood	*Jacquinia keyensis*
456	Cabbage Palm	*Sabal palmetto*
457	Green Buttonwood	*Conocarpus erectus*
458	Lignum vitae	*Guiacum sanctum*

459	Cabbage Palm	*Sabal palmetto*
460	Cabbage Palm	*Sabal palmetto*
461	Cabbage Palm	*Sabal palmetto*
462	Gumbo Limbo	*Bursera simaruba*
463	Coconut Palm	*Cocos nucifera*
464	Coconut Palm	*Cocos nucifera*
465	Coconut Palm	*Cocos nucifera*
466	Coconut Palm	*Cocos nucifera*
467	Coconut Palm	*Cocos nucifera*
468	Coconut Palm	*Cocos nucifera*
469	Bay Rum Tree	*Pimenta racemosa*
470	Cabbage Palm	*Sabal palmetto*
471	Green Buttonwood	*Conocarpus erectus*
472	Cabbage Palm	*Sabal palmetto*
473	Cabbage Palm	*Sabal palmetto*
474	Cabbage Palm	*Sabal palmetto*
475	Cabbage Palm	*Sabal palmetto*
476	Thatch Palm	*Thrinax radiata*
477	Thatch Palm	*Thrinax radiata*
478	Thatch Palm	*Thrinax radiata*
479	Thatch Palm	*Thrinax radiata*
480	Coconut Palm	*Cocos nucifera*
481	Thatch Palm	*Thrinax radiata*
482	Thatch Palm	*Thrinax radiata*
483	Thatch Palm	*Thrinax radiata*
484	Thatch Palm	*Thrinax radiata*
485	Cabbage Palm	*Sabal palmetto*
486	Cabbage Palm	*Sabal palmetto*
487	Cabbage Palm	*Sabal palmetto*



LOCATION MAP

LEGEND

- TREES TO BE REMOVED
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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

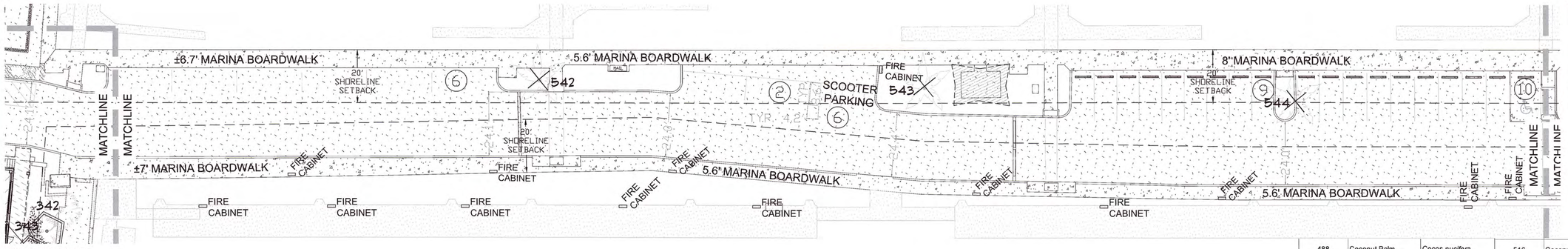
EXISTING TREE DISPOSITION PLAN

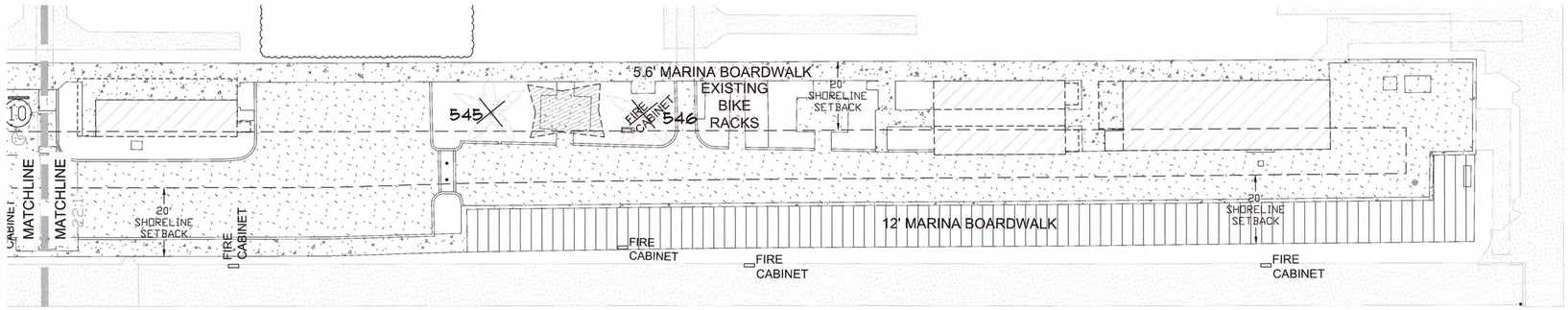
DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

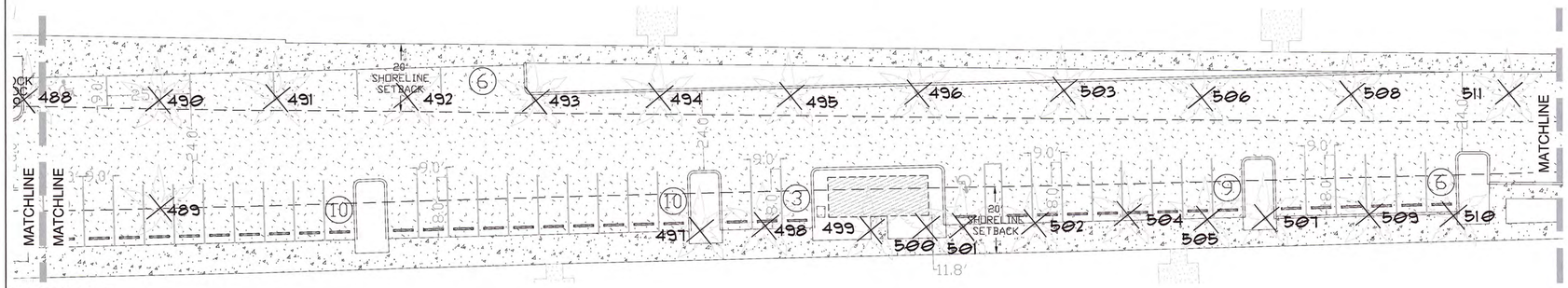
REVISIONS:
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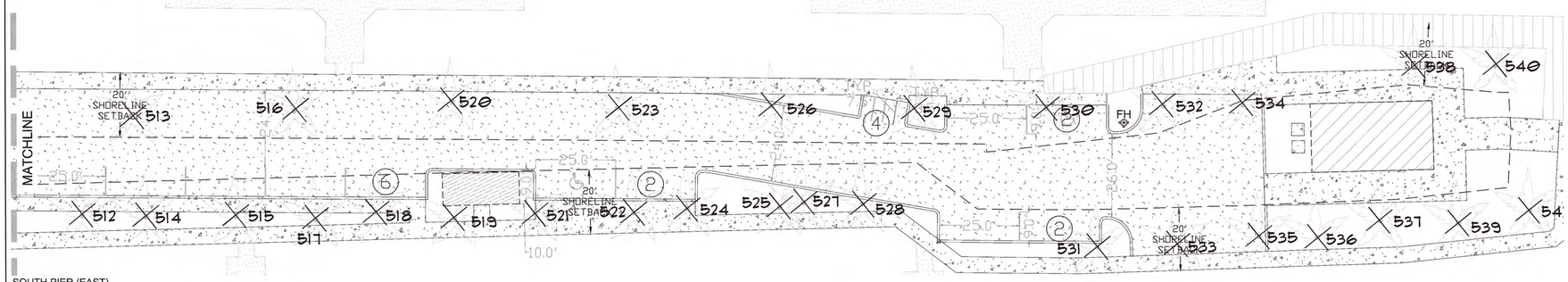
SEAL:

SHEET NUMBER:
T-4



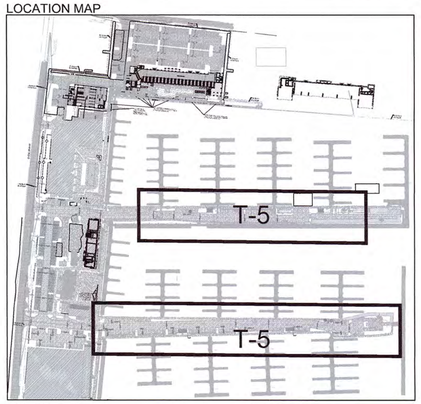






488	Coconut Palm	*Cocos nucifera*	516	Coconut Palm	*Cocos nucifera*
489	Coconut Palm	*Cocos nucifera*	517	Coconut Palm	*Cocos nucifera*
490	Coconut Palm	*Cocos nucifera*	518	Coconut Palm	*Cocos nucifera*
491	Coconut Palm	*Cocos nucifera*	519	Coconut Palm	*Cocos nucifera*
492	Coconut Palm	*Cocos nucifera*	520	Coconut Palm	*Cocos nucifera*
493	Coconut Palm	*Cocos nucifera*	521	Coconut Palm	*Cocos nucifera*
494	Coconut Palm	*Cocos nucifera*	522	Coconut Palm	*Cocos nucifera*
495	Coconut Palm	*Cocos nucifera*	523	Coconut Palm	*Cocos nucifera*
496	Coconut Palm	*Cocos nucifera*	524	Coconut Palm	*Cocos nucifera*
497	Coconut Palm	*Cocos nucifera*	525	Coconut Palm	*Cocos nucifera*
498	Coconut Palm	*Cocos nucifera*	526	Coconut Palm	*Cocos nucifera*
499	Coconut Palm	*Cocos nucifera*	527	Coconut Palm	*Cocos nucifera*
500	Coconut Palm	*Cocos nucifera*	528	Coconut Palm	*Cocos nucifera*
501	Coconut Palm	*Cocos nucifera*	529	Coconut Palm	*Cocos nucifera*
502	Coconut Palm	*Cocos nucifera*	530	Coconut Palm	*Cocos nucifera*
503	Coconut Palm	*Cocos nucifera*	531	Coconut Palm	*Cocos nucifera*
504	Coconut Palm	*Cocos nucifera*	532	Coconut Palm	*Cocos nucifera*
505	Coconut Palm	*Cocos nucifera*	533	Coconut Palm	*Cocos nucifera*
506	Coconut Palm	*Cocos nucifera*	534	Coconut Palm	*Cocos nucifera*
507	Coconut Palm	*Cocos nucifera*	535	Coconut Palm	*Cocos nucifera*
508	Coconut Palm	*Cocos nucifera*	536	Coconut Palm	*Cocos nucifera*
509	Coconut Palm	*Cocos nucifera*	537	Coconut Palm	*Cocos nucifera*
510	Coconut Palm	*Cocos nucifera*	538	Coconut Palm	*Cocos nucifera*
511	Coconut Palm	*Cocos nucifera*	539	Coconut Palm	*Cocos nucifera*
512	Coconut Palm	*Cocos nucifera*	540	Coconut Palm	*Cocos nucifera*
513	Coconut Palm	*Cocos nucifera*	541	Coconut Palm	*Cocos nucifera*
514	Coconut Palm	*Cocos nucifera*	542	Coconut Palm	*Cocos nucifera*
515	Coconut Palm	*Cocos nucifera*	543	Coconut Palm	*Cocos nucifera*
			544	Coconut Palm	*Cocos nucifera*
			545	Coconut Palm	*Cocos nucifera*
			546	Coconut Palm	*Cocos nucifera*

LOCATION MAP



Scale: 1" = 20'-00"

0 10 20 40 60

North

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law. www.callsunshine.com

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MONROE COUNTY PLANNING DEPT.
2023-243

PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL / LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
113 SOUTHEAST 10TH STREET
FT. LAUDERDALE, FL 33316
954.524.3722 www.ecoplan-fll.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

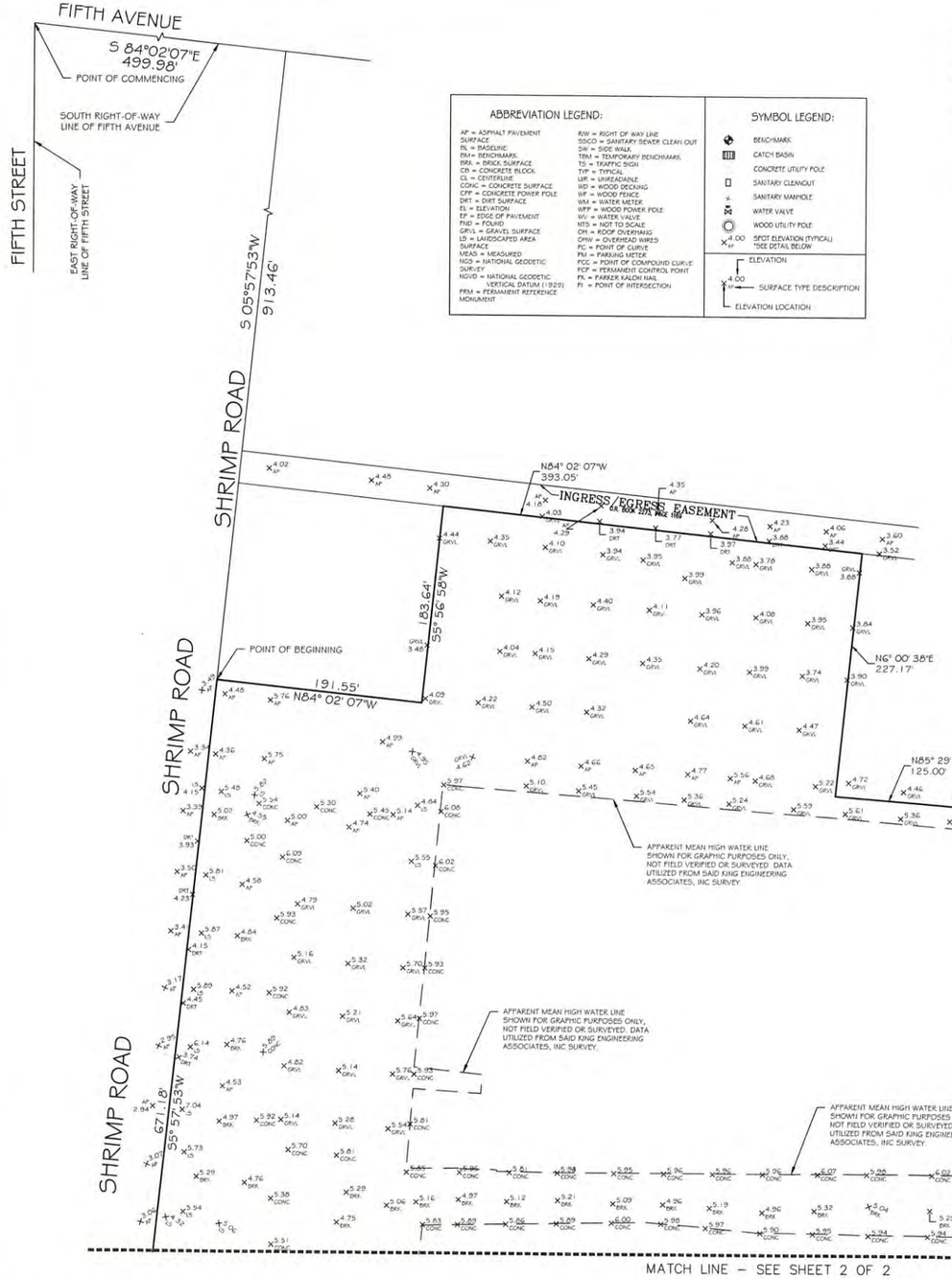
DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024

SEAL:

11/19/24

SHEET NUMBER:
T-5



ABBREVIATION LEGEND:

AP = ASPHALT PAVEMENT SURFACE	R/W = RIGHT OF WAY LINE
BL = BASELINE	SSCO = SANITARY SEWER CLEAN OUT
BM= BENCHMARK	SW = SIDE WALK
BRK = BRICK SURFACE	TBM = TEMPORARY BENCHMARK
CB = CONCRETE BLOCK	TS = TRAFFIC SIGN
CL = CENTERLINE	TYP = TYPICAL
CONC = CONCRETE SURFACE	UNP = UNREADABLE
CPP = CONCRETE POWER POLE	WD = WOOD DECKING
DIRT = DIRT SURFACE	WF = WOOD FENCE
EL = ELEVATION	WM = WATER METER
EP = EDGE OF PAVEMENT	WPP = WOOD POWER POLE
FND = FOUND	WV = WATER VALVE
GRVL = GRAVEL SURFACE	NTS = NOT TO SCALE
LS = LANDSCAPED AREA SURFACE	OH = ROOF OVERHANG
MEAS = MEASURED	OHW = OVERHEAD WIRES
NGS = NATIONAL GEODETIC SURVEY	PC = POINT OF CURVE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	PM = PARKING METER
PRM = PERMANENT REFERENCE MONUMENT	PCC = POINT OF COMPOUND CURVE
	PCP = PERMANENT CONTROL POINT
	PK = PARKER KALON NAIL
	PI = POINT OF INTERSECTION

SYMBOL LEGEND:

- BENCHMARK
- CATCH BASIN
- CONCRETE UTILITY POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- WATER VALVE
- WOOD UTILITY POLE
- 4.00 AP — SPOT ELEVATION (TYPICAL) *SEE DETAIL BELOW
- ELEVATION
- SURFACE TYPE DESCRIPTION
- ELEVATION LOCATION

LINE TABLE

LINE	LENGTH (FT)	BEARING
L1	23.73	N81°33'16"E
L2	75.93	N86°43'16"E
L3	76.27	N81°39'19"E
L4	97.85	N88°24'02"E
L5	91.35	S86°26'25"E
L6	57.82	S88°07'58"E
L7	36.47	N79°29'50"E
L8	60.16	N88°41'05"E
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L11	82.77	N86°09'28"E
L12	11.67	S75°44'52"E
L13	8.06	N80°37'17"E
L14	21.47	S85°01'19"E
L15	26.59	N83°15'58"E
L16	117.62	N85°47'17"E
L17	14.78	S61°03'44"E
L18	14.50	S84°56'08"E
L19	20.01	N06°01'16"E



LEGAL DESCRIPTION

1"=60'
0 30 60 120
*VERIFY ORIGINAL SCALE OF 2"



LOCATION MAP - N.T.S.
SECTION 35-T67S-R25E

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PLANNING DEPT.
2023-243

LEGAL DESCRIPTION OF TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

(LEGAL DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE)

PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE, ALSO KNOWN AS THE NORTHWEST CORNER OF BLOCK 57 OF McDONALDS PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

THENCE S84°02'07"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE A DISTANCE OF 499.98 FEET; THENCE S05°57'53"W A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING FOR THE PROJECT AREA PARCEL. THENCE S05°57'53"W A DISTANCE OF 671.18 FEET; THENCE S04°01'50"W A DISTANCE OF 555.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88°03'54" AND A CHORD BEARING AND DISTANCE OF S40°00'08"E FOR 104.26 FEET; THENCE S84°02'07"E A DISTANCE OF 288.11 FEET; THENCE N07°52'54"E A DISTANCE OF 138.68 FEET TO THE MEAN HIGH WATER LINE. THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING EIGHTEEN (18) COURSES, 1. N81°33'16"E A DISTANCE OF 23.73 FEET, 2. N86°43'16"E A DISTANCE OF 75.93 FEET; 3. N81°39'19"E A DISTANCE OF 76.27 FEET; 4. N88°24'02"E A DISTANCE OF 97.85 FEET; 5. S86°26'25"E A DISTANCE OF 91.35 FEET; 6. S88°07'58"E A DISTANCE OF 57.82 FEET; 7. N79°29'50"E A DISTANCE OF 36.47 FEET; 8. N88°41'05"E A DISTANCE OF 60.16 FEET; 9. S64°26'30"E A DISTANCE OF 6.15 FEET; 10. N89°59'29"E A DISTANCE OF 40.54 FEET; 11. N86°09'28"E A DISTANCE OF 82.77 FEET; 12. S75°44'52"E A DISTANCE OF 11.67 FEET 13. N80°37'17"E A DISTANCE OF 8.06 FEET; 14. S85°01'19"E A DISTANCE OF 21.47 FEET; 15. N83°15'58"E A DISTANCE OF 26.59 FEET; 16. N85°47'17"E A DISTANCE OF 117.62 FEET; 17. S61°03'44"E A DISTANCE OF 14.78 FEET; 18. S84°56'08"E A DISTANCE OF 14.50 FEET; THENCE N63°36'40"E A DISTANCE OF 192.53 FEET; THENCE N04°07'47"W A DISTANCE OF 519.93 FEET; THENCE N05°47'25"W A DISTANCE OF 392.40 FEET; THENCE N85°29'39"W A DISTANCE OF 519.58 FEET; THENCE N06°01'16"E A DISTANCE OF 20.01 FEET; THENCE N85°29'39"W A DISTANCE OF 125 FEET; THENCE N06°00'38"E A DISTANCE OF 227.17 FEET; THENCE N84°02'07"W A DISTANCE OF 393.05 FEET; THENCE S05°56'58"W A DISTANCE OF 183.64 FEET; THENCE N84°02'07"W A DISTANCE OF 191.55 FEET; TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 35.484 ACRES OF UPLANDS AND SUBMERGED LANDS MORE OR LESS.

SURVEYOR NOTES

THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY 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. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE BOUNDARY LINES AND ARE A GRAPHICAL REPRESENTATION ONLY.

THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE SHOWN HEREON IS FOR GRAPHIC PURPOSES ONLY, IT HAS NOT BEEN FIELD VERIFIED OR SURVEYED, AND IS BASED ON AND REFERENCED TO THE BOUNDARY SURVEY PERFORMED BY KING ENGINEERING ASSOCIATES, INC, TITLED 'BOUNDARY SURVEY OF A PORTION OF OF THE OVERALL STOCK ISLAND PROPERTY,' PREPARED FOR 'LONGSTOCK II, LLC' DATED MAY 3, 2007 WITH LAST REVISION OF MAY 1, 2012.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO +/- 0.1'.

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK P.I.D. AA1629. ELEVATION 10.05' (NGVD 1929).

ALL FIELD DATA WAS ACQUIRED BETWEEN 04/14/2014 - 04/16/2014.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

- EXISTING SITE ELEVATIONS OF STOCK ISLAND MARINA VILLAGE -

7009 SHRIMP ROAD, KEY WEST, MONROE COUNTY, STATE OF FLORIDA

CERTIFIED TO: LONGSTOCK II, LLC. A FLORIDA LIMITED LIABILITY COMPANY

DATE: 04/22/2014	SURVEY BY: EAI	PROJECT: S.I. MARINA TOPO
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=60'
BOOK:	CHECKED BY:	SHEET 1 OF 2

FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

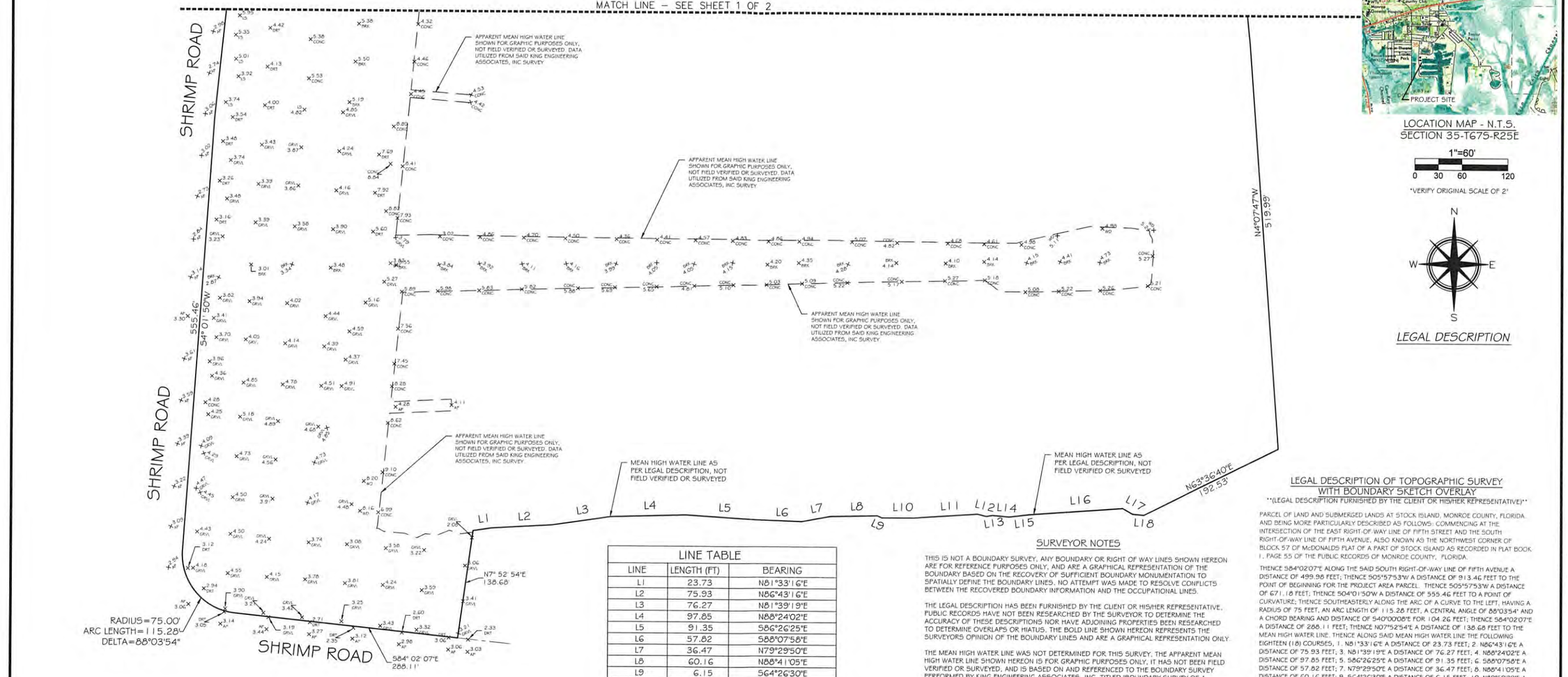
ERIC ISAACS

Digitally signed by ERIC ISAACS
DN: c=US, o=Florida, dnQualifier=A01410C000001833C2EBA9500067FE0, cn=ERIC ISAACS
Date: 2024.10.24 09:42:32 -04'00'

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

ERIC ISAACS NO. LS 6783 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER



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LINE	LENGTH (FT)	BEARING
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LOCATION MAP - N.T.S.
SECTION 35-T67S-R25E

1"=60'
0 30 60 120

*VERIFY ORIGINAL SCALE OF 2'

N
W E
S

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

(LEGAL DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE)

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SIGNED ERIC ISAACS

Digitally signed by ERIC ISAACS
DN: c=US, o=Florida, dnQualifier=A01410C000001833C2EBA9500067FE0, cn=ERIC ISAACS
Date: 2024.10.24 09:42:49 -04'00'

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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

ERIC ISAACS NUMBER 6783 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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TOPOGRAPHIC SURVEY WITH BOUNDARY SKETCH OVERLAY

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DATE: 04/22/2014	SURVEY BY: EAI	PROJECT: S.I. MARINA TOPO
ORDER:	DRAWN BY: MPB	H. SCALE: 1"=60'
BOOK:	CHECKED BY:	SHEET 2 OF 2

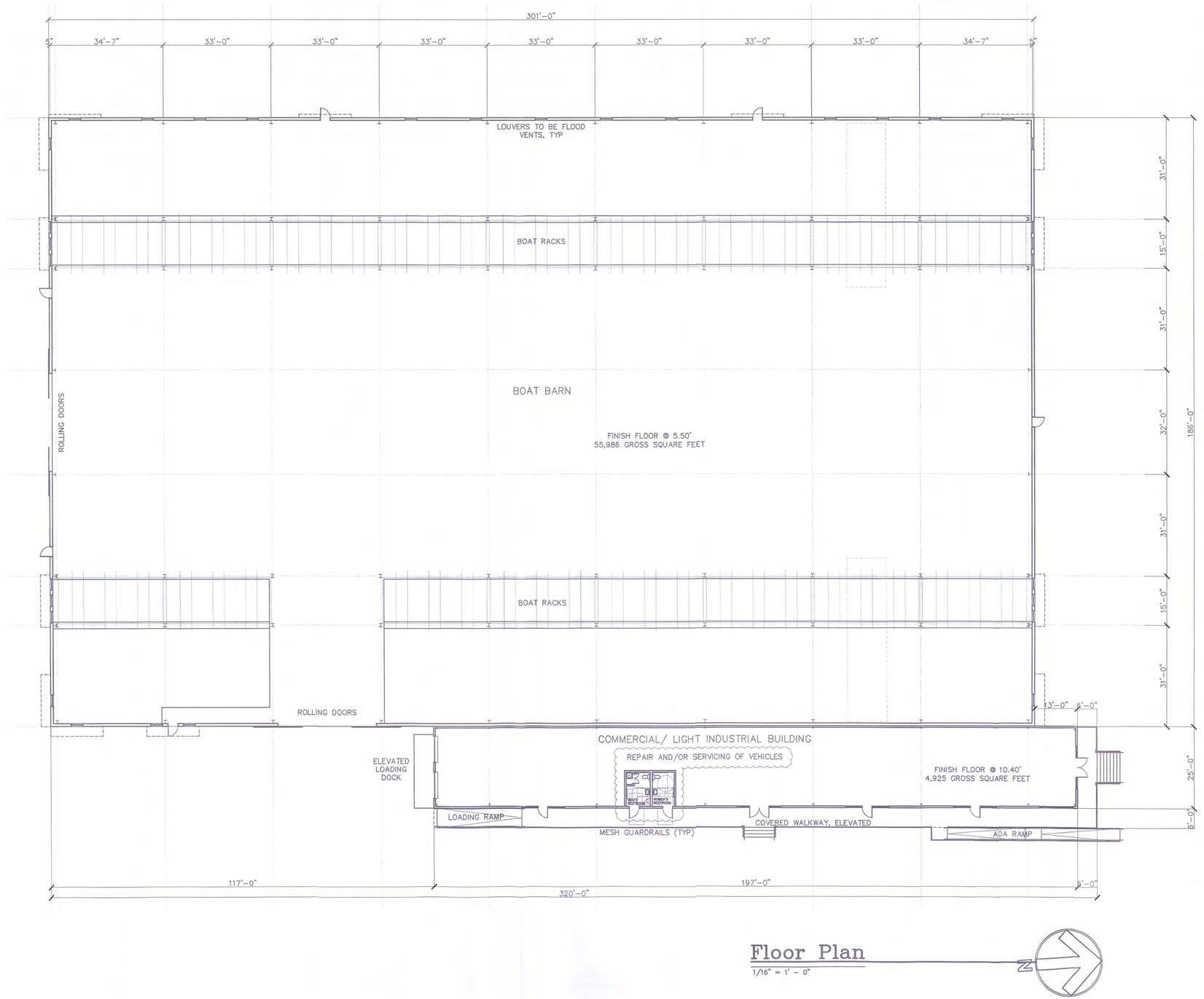
FLORIDA KEYS LAND SURVEYING
19860 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

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WATER VALVE
WOOD UTILITY POLE
SPOT ELEVATION (TYPICAL) *SEE DETAIL BELOW
4.00 ELEVATION
AP SURFACE TYPE DESCRIPTION
ELEVATION LOCATION



Floor Plan

1/16" = 1' - 0"

Perry Marina Boat Barn

Shrimp Road Stock Island, FL

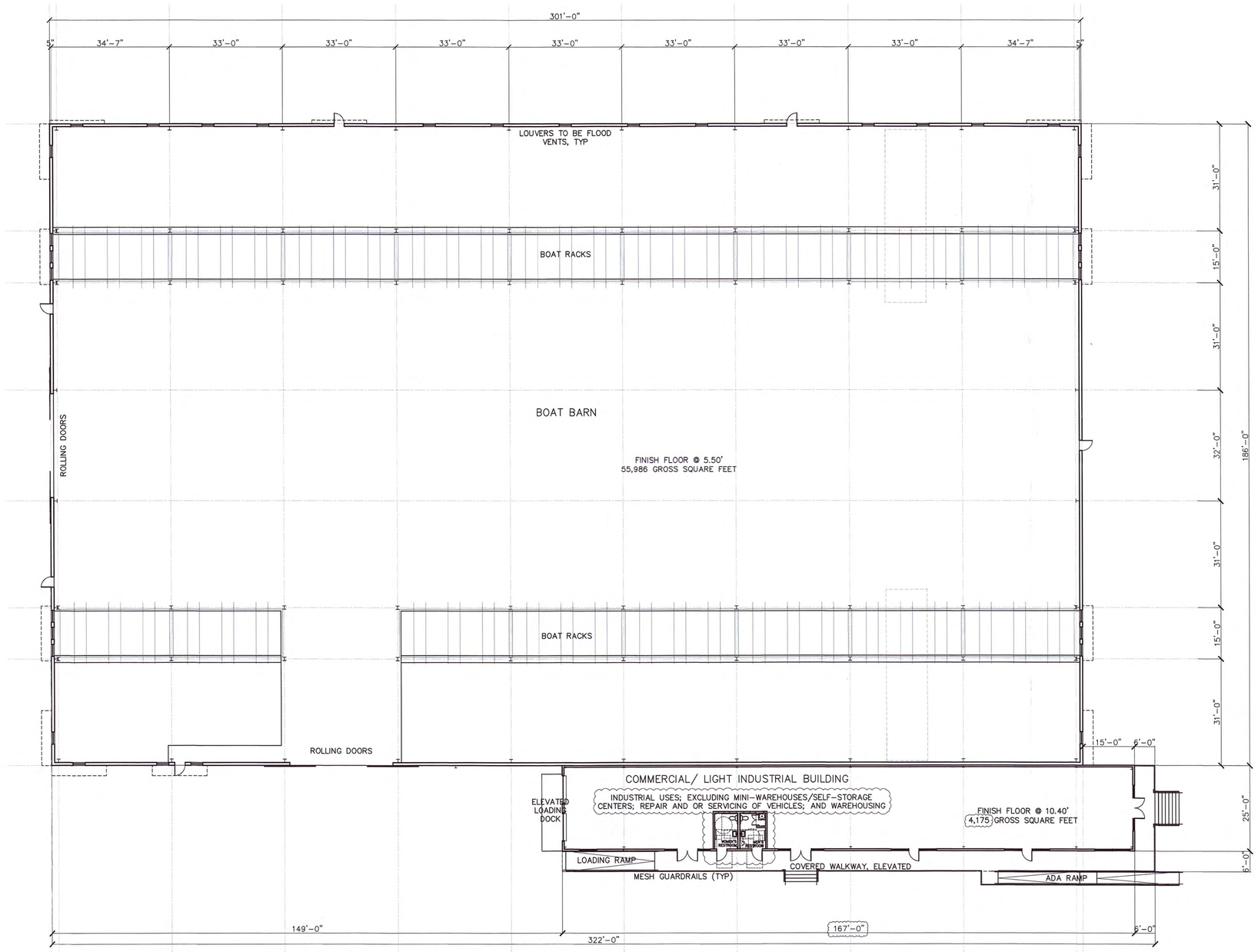
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St, Key West FL
(305) 296 3611

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MONROE COUNTY PLANNING DEPT.
2023-243

STATE OF FLORIDA
GAINES WADE SCARBROUGH
AR - 97933
12/18/24
REGISTERED ARCHITECT

date:
4/18/23
revision:
8/12/24
12/18/24

sheet:
A1.1



Floor Plan

1/16" = 1' - 0"

Perry Marina Boat Barn

Shrimp Road Stock Island, FL

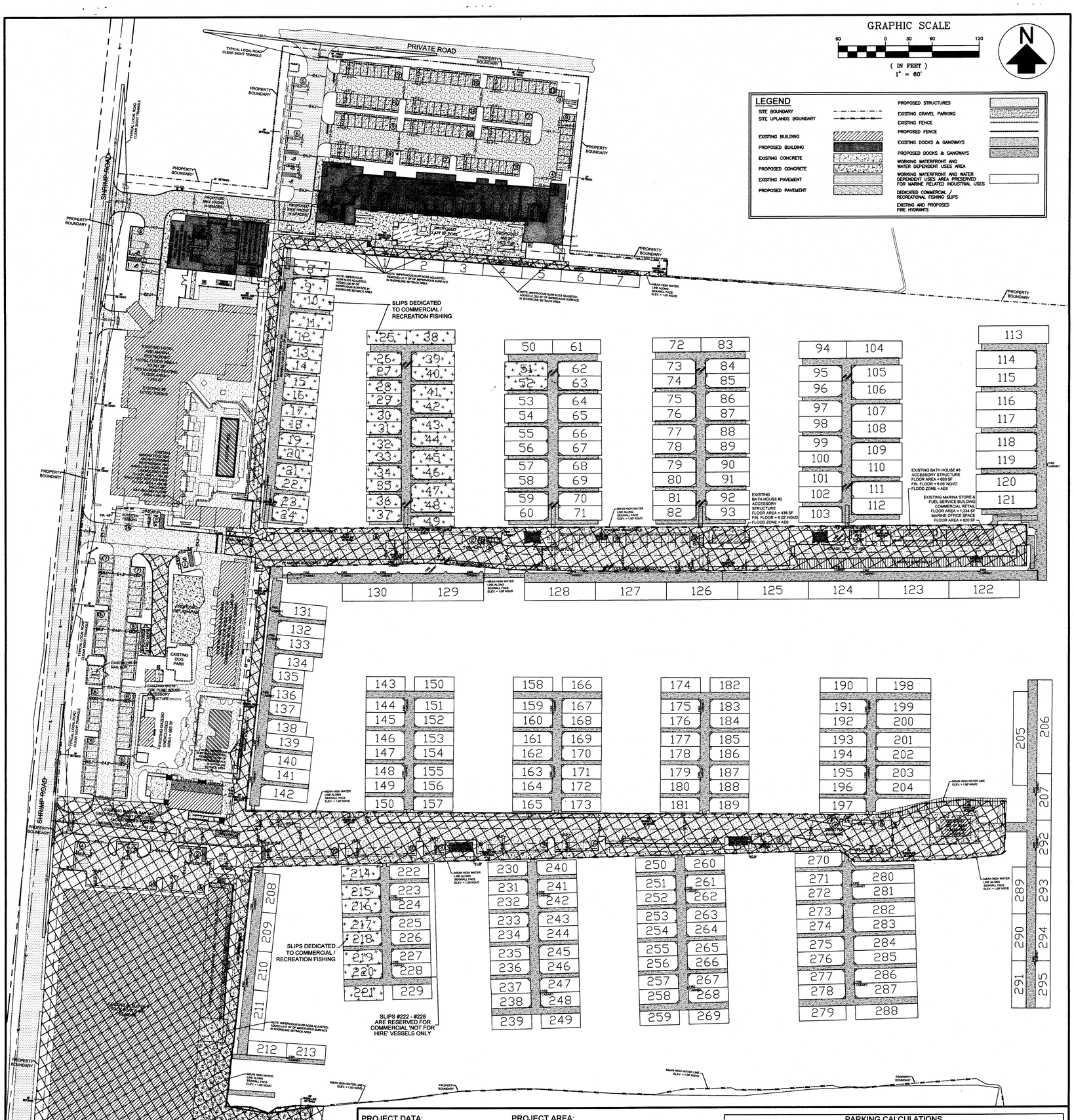
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
(305) 296 3611 610 White St, Key West FL

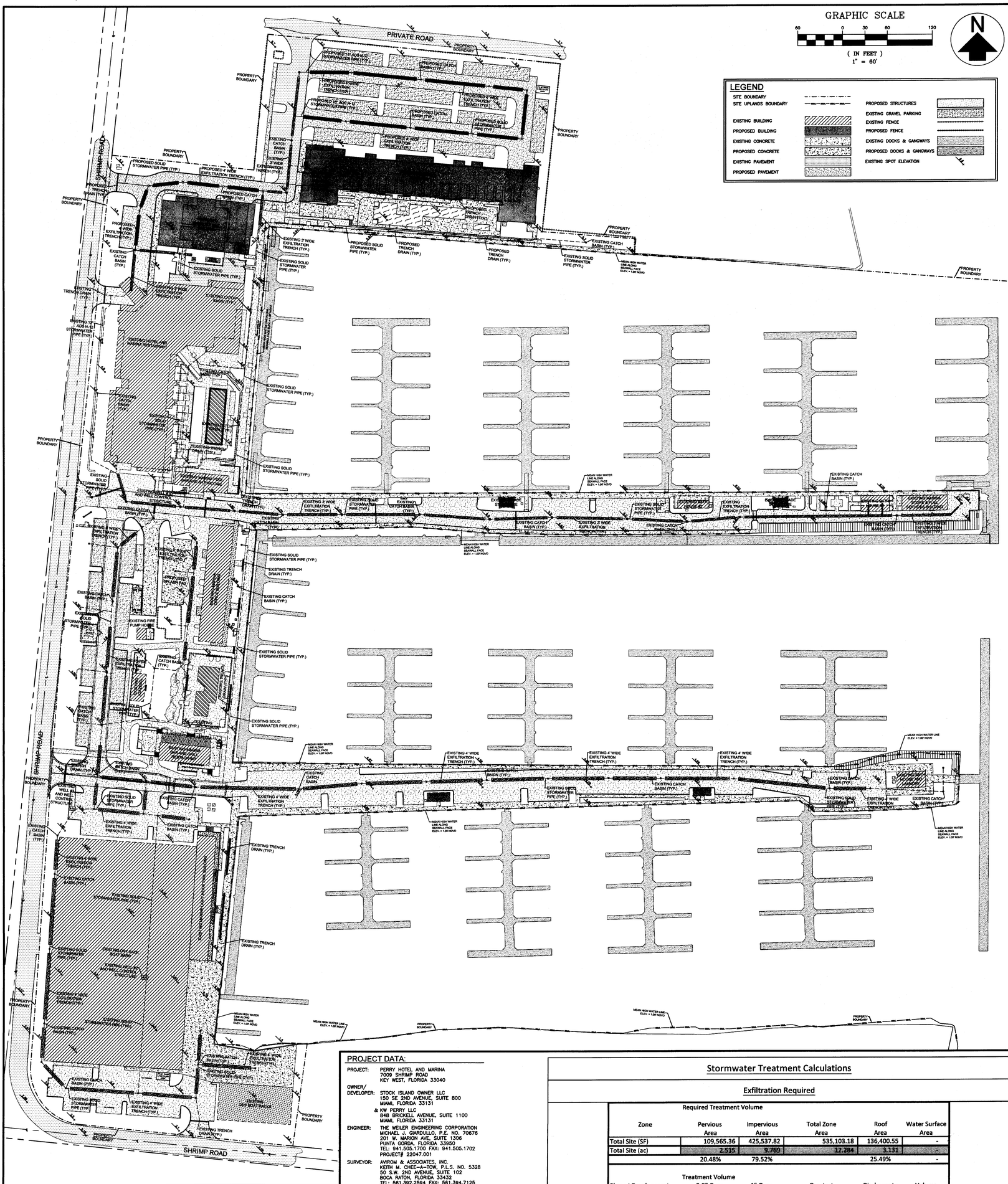
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2023-243
APR 21 2025
MONROE COUNTY PLANNING DEPT.

STATE OF FLORIDA
GRAHAM WADE SCARBROUGH
AR - 97933
4/1/25
REGISTERED ARCHITECT

date:
4/18/23
revision:
8/12/24
12/18/24
2/6/25

sheet:
A1.1


GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'
N
LEGEND
SITE BOUNDARY
SITE UPLANDS BOUNDARY
EXISTING BUILDING
PROPOSED BUILDING
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING PAVEMENT
PROPOSED PAVEMENT
PROPOSED STRUCTURES
EXISTING GRAVEL PARKING
EXISTING FENCE
PROPOSED FENCE
EXISTING DOCKS & GANGWAYS
PROPOSED DOCKS & GANGWAYS
WORKING WATERFRONT AND WATER DEPENDENT USES AREA
WORKING WATERFRONT AND WATER DEPENDENT USES AREA PRESERVED FOR MARINE RELATED INDUSTRIAL USES
DEDICATED COMMERCIAL / RECREATIONAL FISHING SLIPS
EXISTING AND PROPOSED FIRE HYDRANTS
PRIVATE ROAD
SHRIMP ROAD
SLIPS DEDICATED TO COMMERCIAL / RECREATION FISHING
SLIPS #222 - #228 ARE RESERVED FOR COMMERCIAL NOT FOR HIRE VESSELS ONLY
EXISTING BATH HOUSE #2 ACCESSORY STRUCTURE FLOOR AREA = 438 SF FIN. FLOOR = 8.02' NGVD FLOOD ZONE = AE9
EXISTING BATH HOUSE #3 ACCESSORY STRUCTURE FLOOR AREA = 633 SF FIN. FLOOR = 8.02' NGVD FLOOD ZONE = AE9
EXISTING MARINA STORE & FUEL SERVICE BUILDING COMMERCIAL RETAIL FLOOR AREA = 1,234 SF MARINA OFFICE SPACE FLOOR AREA = 820 SF
EXISTING DOG PARK
PROPOSED BIKE RACKS
PROPOSED PARKING
PROPOSED BOAT RAMP
PROPOSED DUMPSTER ENCLOSURE
PROPOSED FUEL DOCK
PROPOSED FUEL TANKS
PROPOSED FUEL LINES
PROPOSED FUEL FILL
PROPOSED FUEL VENT
PROPOSED FUEL PUMP
PROPOSED FUEL DISPENSER
PROPOSED FUEL SHUT OFF
PROPOSED FUEL SHUT OFF
PROPOSED FUEL SHUT OFF



PROJECT DATA:

PROJECT:	PERRY HOTEL AND MARINA 7009 SHRIMP ROAD KEY WEST, FLORIDA 33040
OWNER/ DEVELOPER:	STOCK ISLAND OWNER LLC 150 SE 2ND AVENUE, SUITE 800 MIAMI, FLORIDA 33131 & KW PERRY LLC 848 BRICKELL AVENUE, SUITE 1100 MIAMI, FLORIDA 33131
ENGINEER:	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 TEL: 941.505.1700 FAX: 941.505.1702 PROJECT# 22047.001
SURVEYOR:	AURIGNA & ASSOCIATES, INC. KEITH M. CHEE-A-TOW, P.L.S. NO. 5328 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AEG" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC	
SUBMERGED AREA	1,229,489.16 SF	28.23 AC	
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.49 %
TOTAL IMPERVIOUS AREA	289,137.27 SF	6.64 AC	54.03 %
TOTAL PERVIOUS AREA	109,565.36 SF	2.52 AC	20.48 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.856	1.024	1.856		1.856

$$L = \frac{V}{K((H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

L = Length of Trench Required (ft)
V = Volume to be Exfiltrated (ac-in)
W = Trench Width (ft)
K = Hydraulic Conductivity (cfs/sf-ft head)
H2 = Depth to Water Table (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (100)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT
Total Volume Provided By Exfiltration = 1.993 ac-ft			

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

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2023-243
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Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024
REVISED PER COUNTY COMMENTS	02-2025

OVERALL DRAINAGE PLAN for PERRY HOTEL AND MARINA

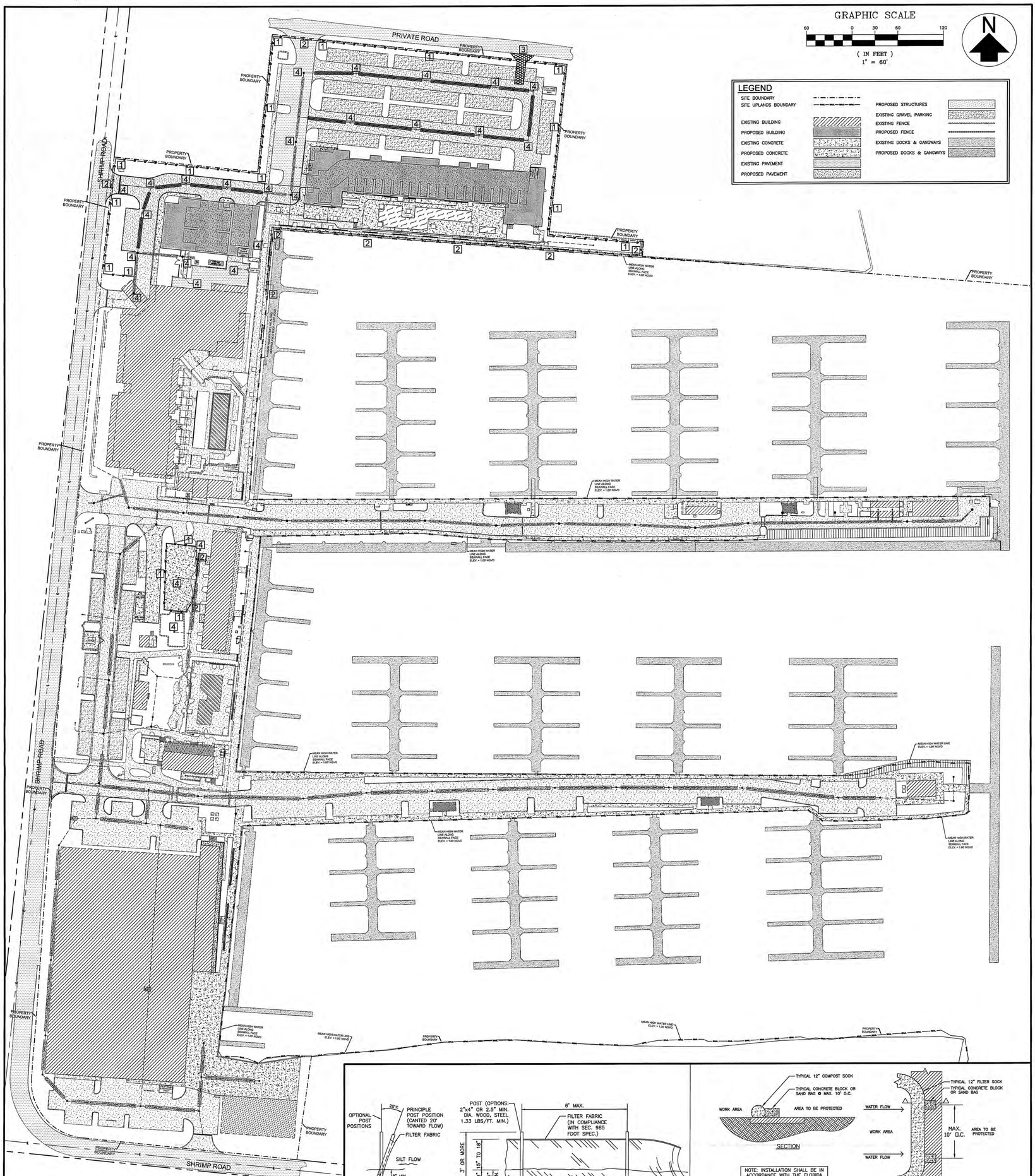
WEILER ENGINEERING CORPORATION
WEC excellence in engineering
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941.505.1700
EB #6656

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO — LICENSE — No 70676 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 03-26-2025

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	03-26-2025		
		Sheet No.	C-2.00



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS. THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS

TYPICAL FILTER SOCK LOCATIONS

BEST MANAGEMENT PRACTICE DETAIL NUMBER

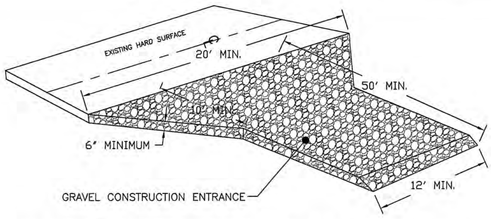
NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

1 TYPICAL SILT FENCE

NOT TO SCALE

2 TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE

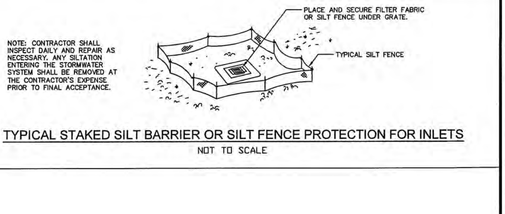
NOT TO SCALE



NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

3 TYPICAL GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE



4 TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS

NOT TO SCALE

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024
REVISED PER COUNTY COMMENTS	02-2025

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OVERALL BMP PLAN
for
PERRY HOTEL AND MARINA

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EB #6656

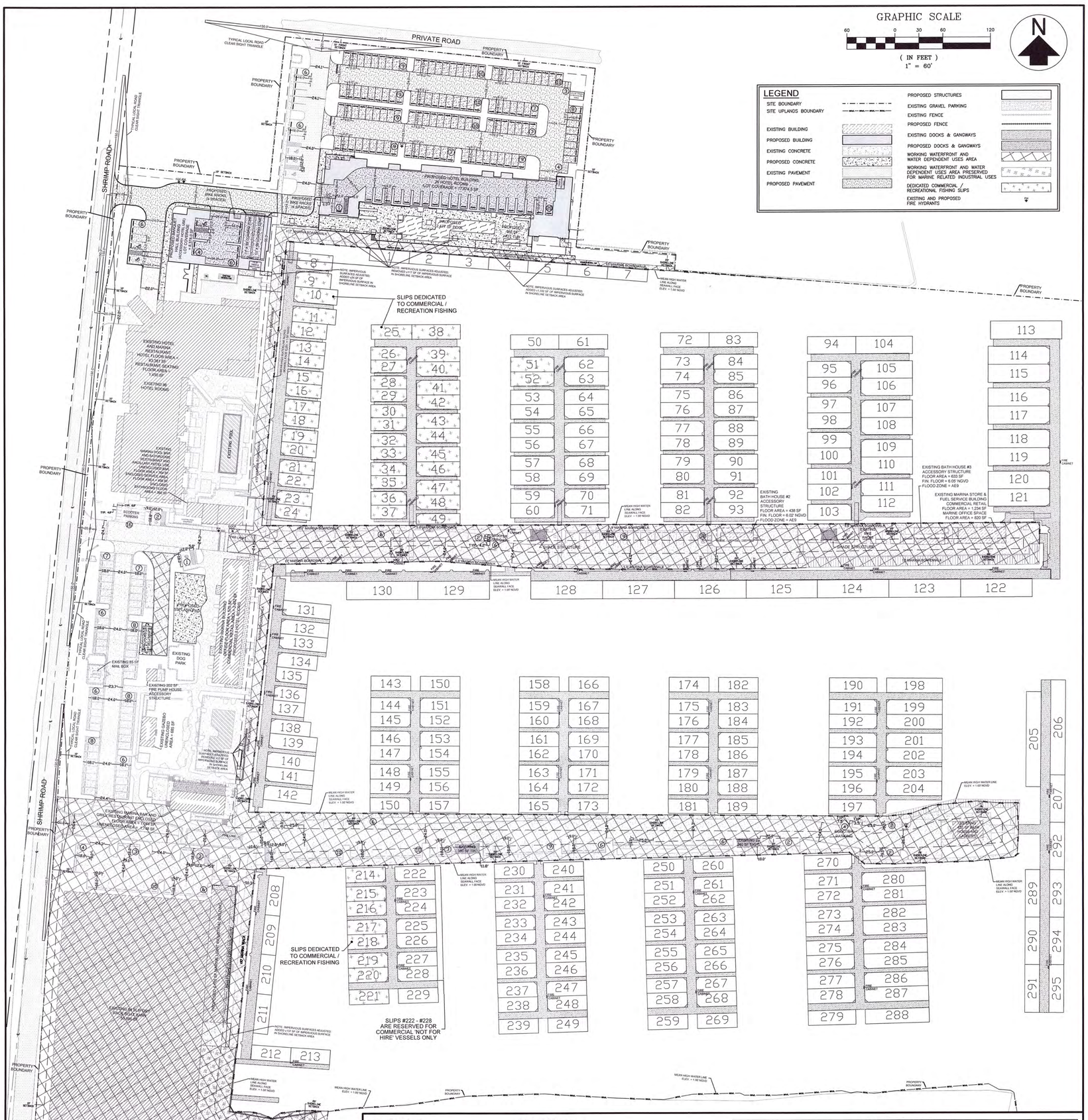
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 03-26-2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23088.001	Checked:	MJG
Date Issued:	03-26-2025		
		Sheet No.	C-3.00

Date Plotted: Mar 26, 2025 @ 3:55pm



PROJECT DATA:

PROJECT:	PERRY HOTEL AND MARINA 7009 SHRIMP ROAD KEY WEST, FLORIDA 33040
OWNER/ DEVELOPER:	STOCK ISLAND OWNER LLC 150 SE 2ND AVENUE, SUITE 800 MIAMI, FLORIDA 33131 & KW PERRY LLC 848 BRICKELL AVENUE, SUITE 1100 MIAMI, FLORIDA 33131
ENGINEER:	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 TEL: 941.505.1700 FAX: 941.505.1702 PROJECT# 22047.001
SURVEYOR:	AVIROM & ASSOCIATES, INC. KEITH M. CHEE-A-TOW, P.L.S. NO. 5328 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL: 561.392.2594 FAX: 561.394.7125

PROJECT AREA:

GROSS AREA	1,826,586.40 SF	41.93 AC
SUBMERGED AREA	1,296,461.20 SF	29.76 AC
TOTAL UPLAND AREA	530,125.20 SF	12.17 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
HOTEL AND MARINA RESTAURANT	27,986.00 SF	
MARINA POOL BAR	1,622.22 SF	
BATH HOUSE #2	794.24 SF	
BATH HOUSE #3	869.05 SF	
MARINA STORE & FUEL SERVICES	1,345.66 SF	
MARINA OFFICE	6,349.30 SF	
FIRE PUMP HOUSE	201.63 SF	
GAZEBO	685.78 SF	
MARINA BAR & GRILL	2,574.50 SF	
94 SLIP DRY RACK BOAT BARN	55,986.30 SF	
MAHINE LIGHT INDUSTRIAL	5,363.00 SF	
UNENCLOSED DRY BOAT RACKS	4,950.00 SF	
TIKI	360.10 SF	
TIKI	240.07 SF	
BATH HOUSE AND LAUNDRY	820.54 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	110,148.39 SF	2.53 AC
PROPOSED STRUCTURES:		
BANQUET HALL	8,377.86 SF	
26 ROOM HOTEL	17,874.30 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	26,252.16 SF	0.60 AC
TOTAL LOT COVERAGE BY ALL STRUCTURES	136,400.55 SF	3.13 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	186,741.45 SF	
POOLS/PLAZA	23,918.26 SF	
SIDEWALKS	67,431.43 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, PADS, WALLS, CURBS, ETC)	11,046.13 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	289,137.27 SF	6.638 AC

LOT COVERAGE SUMMARY

TOTAL UPLAND AREA	530,125.20 SF	12.17 AC
TOTAL IMPERVIOUS AREA OF UPLAND	425,537.82 SF	9.77 AC
IMPERVIOUS PERCENTAGE OF UPLAND		80.27 %
TOTAL OPEN SPACE AREA OF SITE	1,226,042.20 SF	28.15 AC
OPEN SPACE PERCENTAGE OF SITE		67.12 %
OPEN SPACE PERCENTAGE REQUIRED		0 %
TOTAL UPLAND OPEN SPACE AREA	104,587.38 SF	2.40 AC
TOTAL SUBMERGED LAND OPEN SPACE AREA	1,121,454.82 SF	25.75 AC

SHORELINE SETBACK SUMMARY:

TOTAL SHORELINE SETBACK AREA	112,679.5 SF	2.59 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	93,794.25 SF	2.15 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		83.24 %
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	18,885.25 SF	0.43 AC
EXISTING PERVIOUS PERCENTAGE IN SHORELINE SETBACK		16.76 %
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	95,161.50 SF	2.18 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		84.45 %
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	17,518.0 SF	0.40 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK		15.55 %
PROPOSED DEVELOPMENT DECREASES SHORELINE PERVIOUS AREA BY	1,367.25 SF	

PARKING CALCULATIONS

TRANSIENT "HOTEL"	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
TRANSIENT UNITS	130	1.0 SPACE PER EACH 1-BEDROOM TRANSIENT DWELLING UNIT AND 1.0 SPACE PLUS 0.5 SPACE FOR EACH ADDITIONAL BEDROOM PER 2 OR MORE BEDROOM TRANSIENT DWELLING UNIT	130
		TOTAL FOR RESIDENTIAL	130

NON-RESIDENTIAL USE	SQUARE FEET / SEATING	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
COMMERCIAL RETAIL	1,234 + 3,482 = 4,716 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING AND 1.5 SPACES PER 1,000 SF OF AREA DEVOTED TO OUTDOOR RETAIL SALES	14
LIGHT INDUSTRY	4,175 SF	2.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING; AND 1.0 SPACE PER 1,000 SF OF THE PARCEL THAT IS DEVOTED TO OUTDOOR INDUSTRIAL USE	13
EXISTING MARINA BAR AND GRILL RESTAURANT	129 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	43
HOTEL RESTAURANT AND POOL BAR	192 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	64
BOH / KITCHEN AREAS	1,637 SF	FOR OTHER AREAS, 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING SEPARATE FROM THE SEATING AREA AND DEVOTED TO ACTIVITIES OTHER THAN FOOD/BEVERAGE SERVICE	5
MARINA (WET SLIPS)	225 SLIPS	1.0 SPACE PER WET SLIP	225
MARINA (CHARTER BOATS 6 OR LESS)	25 SLIPS	2.0 SPACES PER BERTH	50
MARINA (CHARTER BOATS 6 OR MORE)	5 SLIPS	0.3 SPACE PER PASSENGER CAPACITY OF VESSEL	15
LIVEABOARDS	40 SLIPS	1.5 SPACES PER BERTH	60
PROPOSED DRY SLIPS	100 RACKS	1.0 SPACE PER DRY STORAGE	25
OFFICE	570 + 820 = 1,390 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING	4
		TOTAL PARKING FOR NON-RESIDENTIAL	515
		TOTAL PARKING FOR SITE	645

DENSITY / INTENSITY TABLE

LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL (MEDIUM INTENSITY)	0.45	530,125.20 SF	238,556.34 SF	4,716 SF	1.98 %
RESTAURANT (MEDIUM INTENSITY)	0.3	530,125.20 SF	159,037.56 SF	2,992 SF	1.88 %
OFFICE	0.50	530,125.20 SF	265,062.60 SF	1,390 SF	0.52 %
LIGHT INDUSTRY	0.45	530,125.20 SF	238,556.34 SF	4,175 SF	1.75 %
HOTEL / TRANSIENT UNITS	10 PER GROSS ACRE	12.28 AC	122.8 UNITS		
	15 PER BUILDABLE ACRE	9.824 AC	147.36 UNITS	130 UNITS	88.22 %
TOTAL				13,273 SF	94.35 %

SHARED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA WET SLIPS (88 SPACES*)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	4.4	61.6	8.8	88.0	17.6
MARINA DRY RACKS (25 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	1.25	17.5	2.5	25.0	5.0
HOTEL (130 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	97.5	97.5	130.0	97.5	130.0
DRINKING / ENTERTAINMENT (112 SPACES)					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	1.12	44.8	112.0	89.6	112.0
COMMERCIAL RETAIL (14 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.7	8.4	12.6	14.0	9.8
OFFICE (4 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.2	4.0	0.4	0.4	0.2
INDUSTRIAL (13 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.65	13.0	1.3	1.3	0.65
TOTAL PARKING REQUIRED	105.82	246.8	267.6	315.8	275.25

* PURSUANT TO P43-14 AND THE CORRESPONDING STAFF REPORT, THE EXISTING MARINA USE, MARINA OFFICE, MARINA STORE AND FUEL SERVICES BUILDING, AND LIGHT INDUSTRIAL BUILDINGS ARE LAWFULLY NONCONFORMING TO THE CURRENT PARKING SPACE REQUIREMENTS, PROVIDING 88 PARKING SPACES. NO SUBSTANTIAL IMPROVEMENT, PARKING IS BEING BROUGHT MORE INTO COMPLIANCE WITH 171 PARKING SPACES PROVIDED. SEE SEC. 102-57(F).

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE5" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129	PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005
SEWER UTILITY:	KW RESORT UTILITIES
WATER UTILITY:	FLORDA KEYS AQUADUCT AUTHORITY (FKAA)
WASTE COLLECTION:	WASTE MANAGEMENT
PARKING REQUIRED:	310 SPACES (SEE PARKING CALCULATION)
PARKING PROVIDED:	399 SPACES (336 STANDARD, 16 ACCESSIBLE, & 47 SCOOTER)

NON-RESIDENTIAL FLOOR AREA:

EXISTING HOTEL AND MARINA RESTAURANT (RESTAURANT)	1,450 SF
EXISTING MARINA POOL BAR (RESTAURANT)	498 SF
EXISTING MARINA BUILDING (OFFICE)	570 SF
EXISTING MARINA BUILDING (COMMERCIAL RETAIL)	3,482 SF
EXISTING MARINA BAR AND GRILL (RESTAURANT)	1,044 SF
EXISTING MARINE LIGHT INDUSTRIAL	4,175 SF
TOTAL	11,219 SF
ACCESSORY NON-RESIDENTIAL FLOOR AREA:	
MARINA COMMERCIAL RETAIL (ACCESSORY TO MARINA)	1,234 SF
MARINA OFFICE (ACCESSORY TO MARINA)	820 SF
BATH HOUSE #2 (ACCESSORY TO MARINA)	438 SF
BATH HOUSE #3 (ACCESSORY TO MARINA)	633 SF
BATH HOUSE AND LAUNDRY (ACCESSORY TO MARINA)	820 SF
TOTAL	3,945 SF

WORKING WATERFRONT & WATER DEPENDENT USES AREA SUMMARY:

WORKING WATERFRONT AND WATER DEPENDENT AREA	267,877.18 SF	6.15 AC 50.06 %
NON-WORKING WATERFRONT AND NON-WATER DEPENDENT AREA	267,226.00 SF	6.13 AC 49.94 %

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024
REVISED PER COUNTY COMMENTS	10-2024
REVISED PER COUNTY COMMENTS	02-2025

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OVERALL SITE PLAN for PERRY HOTEL AND MARINA

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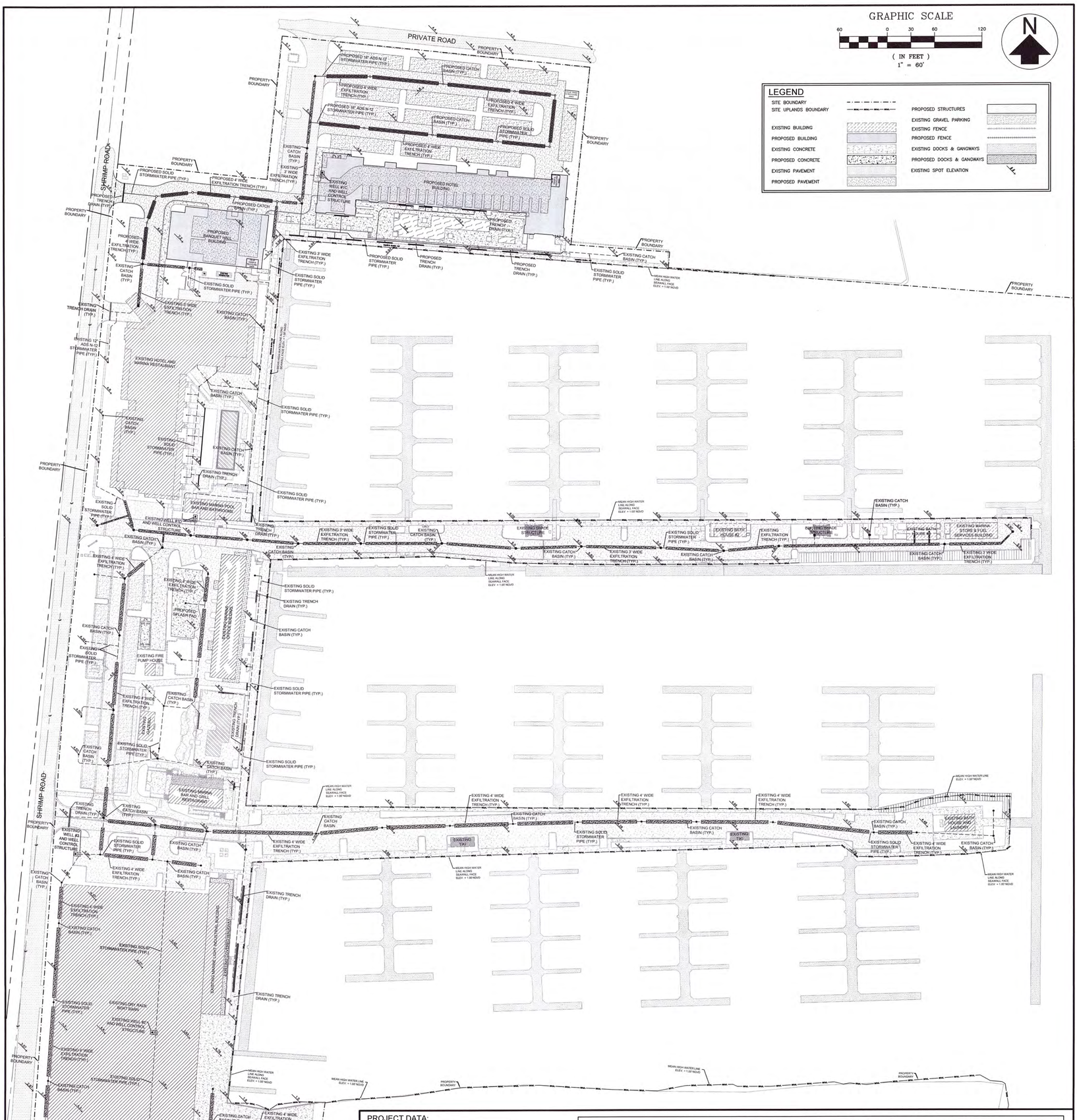
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

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MICHAEL J. GIARDULLO LICENSE No 70676 STATE OF FLORIDA PROFESSIONAL ENGINEER 06/06/2025

Approved By:	MJG
Scale:	1" = 60'
Job No:	23068.001
Date Issued:	03-26-2025
Design:	JNB/MJG
Drawn:	JNB
Checked:	MJG
Sheet No.	C-1.00

I:\2023\23068.001 Perry KW Amendment (Key)\MJG\Perry_Ex_Amendment_(10).dwg, Ex Ovr 06, 3/26/2025 @ 1:08pm



PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,764,592.34 SF	40.51 AC	
SUBMERGED AREA	1,229,489.16 SF	28.23 AC	
TOTAL UPLAND AREA	535,103.18 SF	12.28 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.49 %
TOTAL IMPERVIOUS AREA	289,137.27 SF	6.64 AC	54.03 %
TOTAL PERVIOUS AREA	109,565.36 SF	2.52 AC	20.48 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.855	1.024	1.856		1.856

$$L = \frac{V}{K(H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

L = Length of Trench Required (ft)
V = Volume to be Exfiltrated (ac-in)
W = Trench Width (ft)
K = Hydraulic Conductivity (cfs/sf-ft head)
H2 = Depth to Water Table (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (300)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT
Total Volume Provided By Exfiltration = 1.993 ac-ft			

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

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06/03/2025
JUN 16 2025
MONROE COUNTY PLANNING DEPT

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024
REVISED PER COUNTY COMMENTS	02-2025

OVERALL DRAINAGE PLAN for PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
WEC 30 Years of Service
Excellence in engineering
201 W. MARION AVE
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941.505.1700
EB #6656

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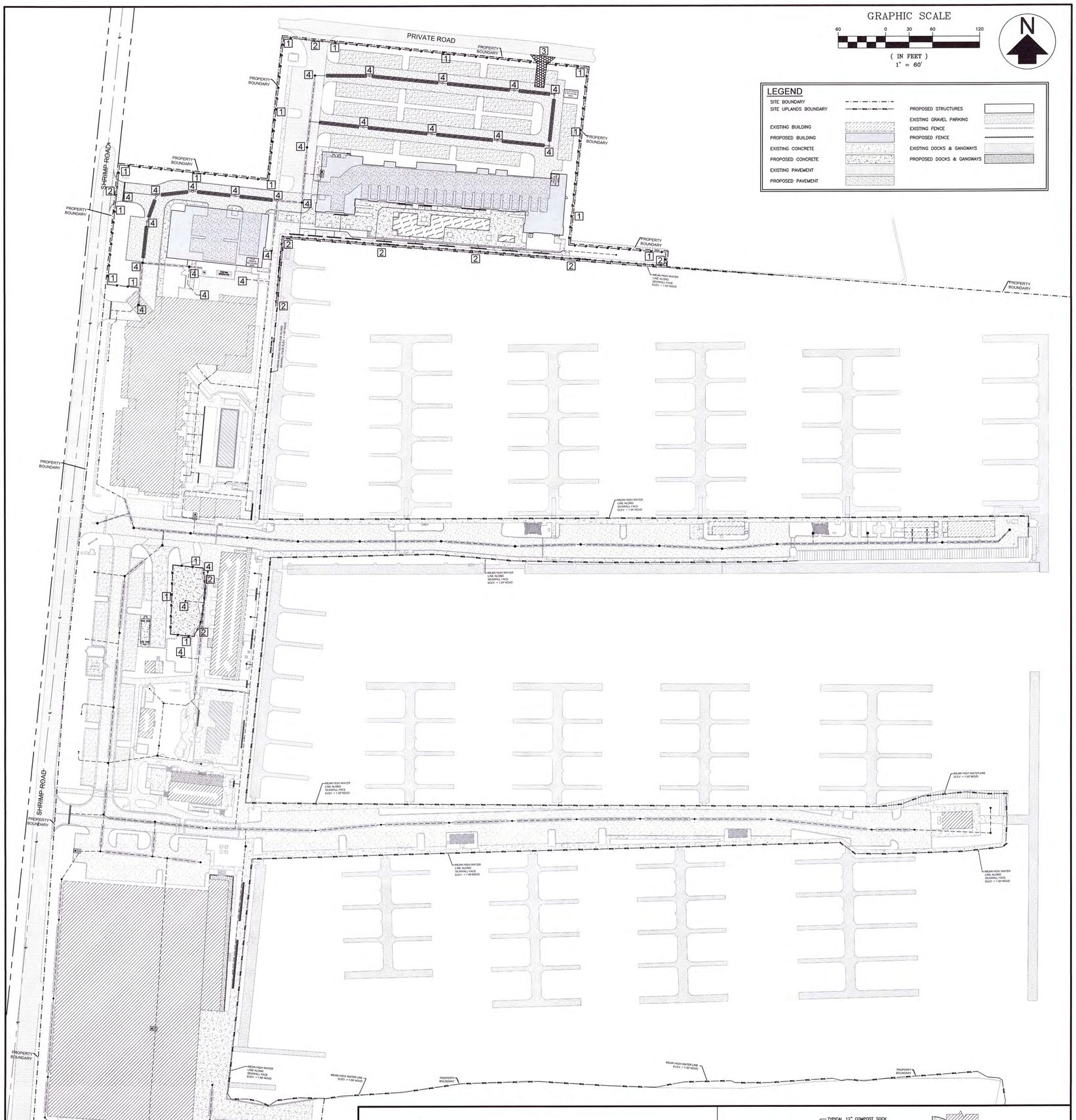
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I:\2023\23068.001 Perry KW Amendment Dwg Xref\23067Perry_DU_Amendment_v13.dwg, 06 Jun 25, 2025 @ 1:07pm



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

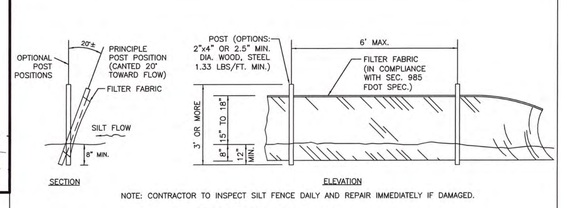
ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS: THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS

TYPICAL FILTER SOCK LOCATIONS

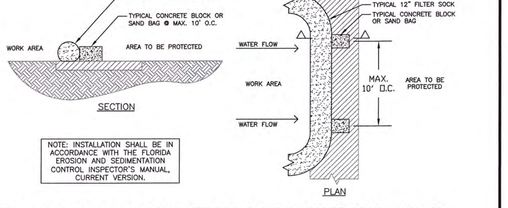
BEST MANAGEMENT PRACTICE DETAIL NUMBER (#)



NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

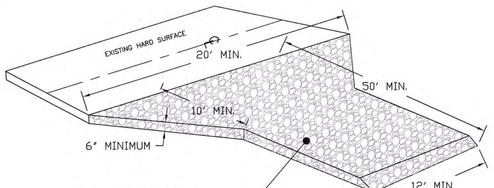
1 TYPICAL SILT FENCE

NOT TO SCALE



2 TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE

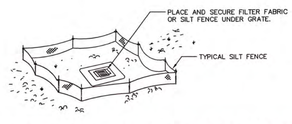
NOT TO SCALE



NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE, THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

3 TYPICAL GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE



4 TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS

NOT TO SCALE

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024
REVISED PER COUNTY COMMENTS	02-2025

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2023-249
JUN 16 2025
MONROE COUNTY PLANNING DEPT.

OVERALL BMP PLAN for PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
30 Years of Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

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		Sheet No.	C-3.00

I:\2023\23068.001 Perry KW Amendment\Dwg Info\CAD\Perry_EC_Amendment_V13.dwg, 6/6/2025 4:13:pm

THE PERRY HOTEL KEY WEST EXPANSION

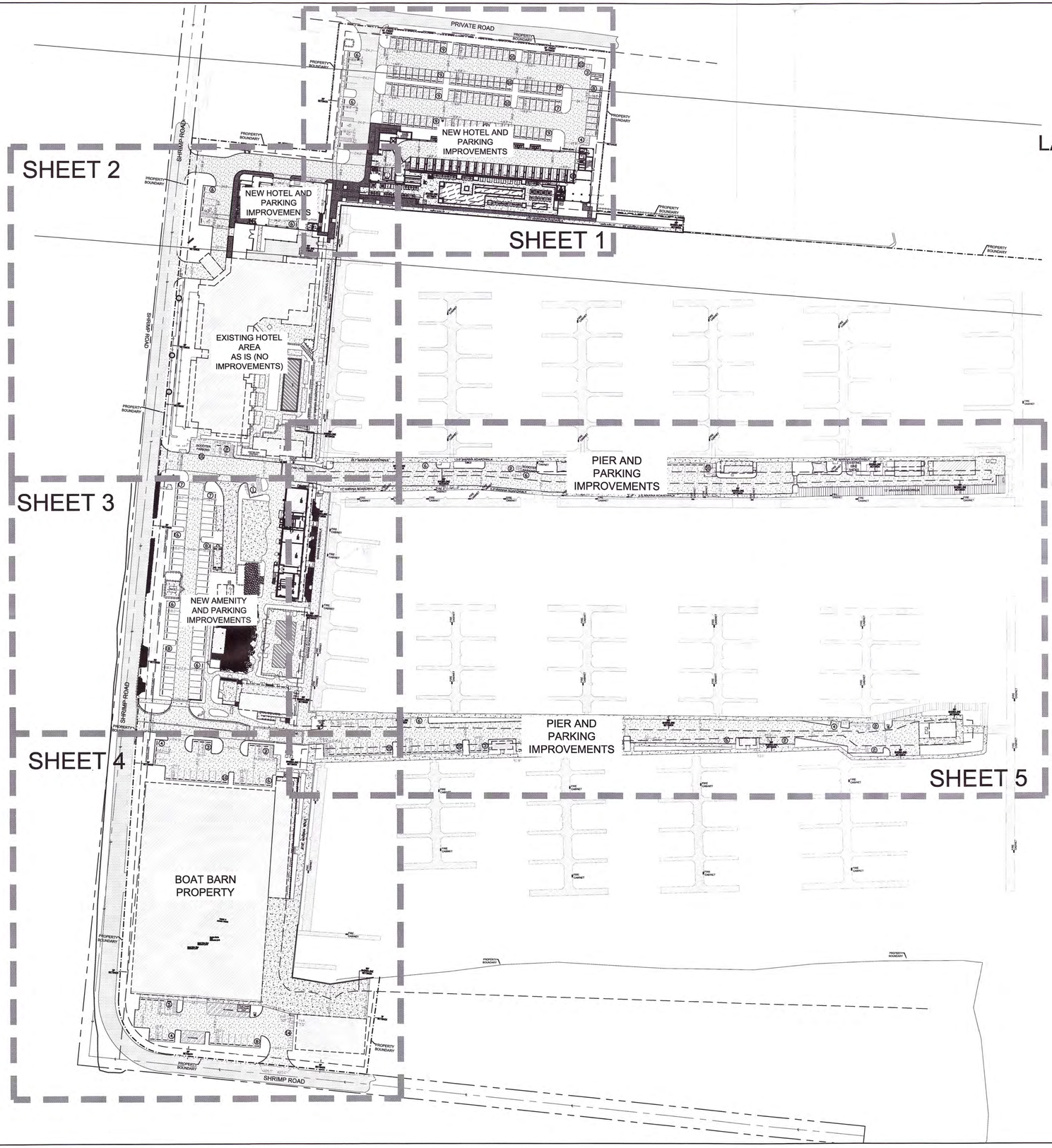
LANDSCAPE ARCHITECTURAL DESIGN DOCUMENTS
DRAWING LIST

T-0 DISPOSITION OF EXISTING TREES TABLE
T-0.1 DISPOSITION OF EXISTING TREES TABLE

T-1 EXISTING TREE DISPOSITION PLAN 1
T-2 EXISTING TREE DISPOSITION PLAN 2
T-3 EXISTING TREE DISPOSITION PLAN 3
T-4 EXISTING TREE DISPOSITION PLAN 3
T-5 EXISTING TREE DISPOSITION PLAN 3

LA-1 LANDSCAPE PLAN 1
LA-2 LANDSCAPE PLAN 2
LA-3 LANDSCAPE PLAN 3
LA-4 LANDSCAPE PLAN 3
LA-5 LANDSCAPE PLAN 3

LA-6 PLANT LIST, NOTES AND CALCULATIONS
LA-7 LANDSCAPE DETAILS



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JUN 16 2025
MONROE COUNTY PLANNING DEPT.

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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
1934 HARRISON STREET, SUITE 201
FT. LAUDERDALE, FLORIDA 33316
954.524.0722 www.ecoplan-fla.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

COVER AND OVERALL SHEET MAP

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:
6/9/25

SHEET NUMBER:
COVER

Observation 7/19/23 - Perry Key West Expansion Project

TREE #	COMMON NAME	BOTANICAL NAME	WIDTH (ft)	HEIGHT (ft)	CLEAR TRUNK (ft)	HEALTH CONDITION	OBSERVATIONS	DISPOSITION
1	Montgomery Palm	*Veitchia montgomeryana*			10'/11' GW	FAIR	Double trunk, crowding adjacent Sea Grape	REMOVE
2	Sea Grape Tree	*Coccoloba uvifera*	15	20		GOOD	Under powerline	REMAIN
3	Sea Grape Tree	*Coccoloba uvifera*	16	20		FAIR	Low crotch, some storm damage	REMAIN
4	Sea Grape Tree	*Coccoloba uvifera*	12	15		POOR	Low crotch, limited foliage, NO symmetry	REMAIN
5	Green Buttonwood	*Conocarpus erectus*	16	18		FAIR	Exposed roots, storm damage (leaning), poor structure	REMAIN
6	Green Buttonwood	*Conocarpus erectus*	16	20		FAIR	Multistem, split at ground, poor form	REMAIN
7	Sea Grape Tree	*Coccoloba uvifera*	7	11		FAIR	Leaning, poor form	REMAIN
8	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Nutrient deficiency, thin DBH, crowded by adjacent trees	REMOVE
9	Montgomery Palm	*Veitchia montgomeryana*			9'GW	FAIR	Chlorosis, nutrient deficiency, thin DBH	REMOVE
10	Montgomery Palm	*Veitchia montgomeryana*			7'GW	POOR	Chlorosis, nutrient deficiency, pencilling	REMOVE
11	Sea Grape Tree	*Coccoloba uvifera*	12	12		FAIR	Leaning, poor form	REMAIN
12	Green Buttonwood	*Conocarpus erectus*	15	20		FAIR	Poor form, low fork at 3'	REMAIN
13	Coconut Palm	*Cocos nucifera*			3' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
14	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Thin trunk, overcrowded by adjacent vegetation	REMAIN
15	Sea Grape Tree	*Coccoloba uvifera*	9	12		FAIR	Aggressive lean / curved trunk, overcrowded by adjacent vegetation	REMAIN
16	Mahogany Tree	*Swietenia mahogani*	9	14		FAIR	Leaning	REMAIN
17	Green Buttonwood	*Conocarpus erectus*	12	20		FAIR	Poor form, low fork at 4', no symmetry	REMAIN
18	Coconut Palm	*Cocos nucifera*			7' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
19	Sea Grape Tree	*Coccoloba uvifera*	8	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
20	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
21	Coconut Palm	*Cocos nucifera*			3' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
22	Coconut Palm	*Cocos nucifera*			6' GW	GOOD	OFF SITE ON ADJACENT PROPERTY	REMAIN - OFF SITE
23	Green Buttonwood	*Conocarpus erectus*	21	26		FAIR	Poor form, overcrowded by adjacent vegetation	REMAIN
24	Sea Grape Tree	*Coccoloba uvifera*	10	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
25	Rubber Tree	*Ficus elastica*	15	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
26	Mahogany Tree	*Swietenia mahogani*	10	26		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
27	Sea Grape Tree	*Coccoloba uvifera*	6	12		FAIR	Leaning, poor form, overcrowded by adjacent vegetation	REMAIN
28	Green Buttonwood	*Conocarpus erectus*	22	26		FAIR	Leaning, poor form	REMAIN
29	Mahogany Tree	*Swietenia mahogani*	9	20		FAIR	Straight trunk, overcrowded by adjacent vegetation	REMAIN
30	Oumbo Limbo	*Bursera simaruba*	10	15		FAIR	OFF SITE ON ADJACENT PROPERTY	REMAIN
31	Oumbo Limbo	*Bursera simaruba*	10	15		FAIR	Low fork, poor form	REMAIN
32	Mahogany Tree	*Swietenia mahogani*	12	15		FAIR	Leaning, poor form, storm damage	REMAIN
33	Mahogany Tree	*Swietenia mahogani*	13	15	7' GW	FAIR	Poor form	REMOVE
34	Coconut Palm	*Cocos nucifera*			18' GW	GOOD	Some nutrient deficiency	REMOVE
35	Montgomery Palm	*Veitchia montgomeryana*			12'/12' GW	POOR	Double trunk, crowding adjacent Sea Grape	REMOVE
36	Mahogany Tree	*Swietenia mahogani*	18	18		GOOD	Close to overhead power lines	RELOCATE
37	Pigeon Plum	*Coccoloba diversifolia*	4	7		GOOD	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
38	Pigeon Plum	*Coccoloba diversifolia*	3	10		POOR	SIGNIFICANT DIEBACK, LEANING	REMOVE
39	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Some nutrient deficiency, some pencilling	REMOVE
40	Coconut Palm	*Cocos nucifera*			21' GW	GOOD	Some nutrient deficiency	REMOVE
41	Mahogany Tree	*Swietenia mahogani*	18	15		FAIR	Leaning, poor form, some canopy dieback	REMOVE
42	Coconut Palm	*Cocos nucifera*			20' GW	GOOD	Some nutrient deficiency	RELOCATE
43	Coconut Palm	*Cocos nucifera*			18' GW	POOR	Nutrient deficiency, chlorosis, some pencilling	REMOVE
44	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
45	Pigeon Plum	*Coccoloba diversifolia*	4	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
46	Mahogany Tree	*Swietenia mahogani*	9	12		FAIR	Poor form	RELOCATE
47	Coconut Palm	*Cocos nucifera*			24' GW	FAIR	Overpruned, some pencilling, nutrient deficient	REMOVE
48	Mahogany Tree	*Swietenia mahogani*	12	3		FAIR	Poor form, non-eyemitical canopy, apparent storm damage	REMOVE
49	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Overpruned, some pencilling, nutrient deficient	REMOVE
50	Mahogany Tree	*Swietenia mahogani*	8	12		FAIR	Poor form, apparent storm damage, some canopy dieback	REMOVE
51	Coconut Palm	*Cocos nucifera*			18' GW	FAIR	Overpruned	REMOVE
52	Montgomery Palm	*Veitchia montgomeryana*			15',10', 9' GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
53	Pigeon Plum	*Coccoloba diversifolia*	3	5		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
54	Pigeon Plum	*Coccoloba diversifolia*	4	7		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
55	Coconut Palm	*Cocos nucifera*			14'GW	FAIR	Some nutrient deficiency	REMOVE
56	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Some nutrient deficiency	REMOVE
57	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Some nutrient deficiency, overpruned crown	REMOVE
58	Pigeon Plum	*Coccoloba diversifolia*	4	9		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
59	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	NOT A TREE, UNDERSIZED, POOR FORM	REMOVE
60	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Leaning	REMOVE
61	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown	REMOVE
62	Mahogany Tree	*Swietenia mahogani*	10	14		FAIR	Minimal space for footfall (adjacent hydrant)	REMOVE
63	Coconut Palm	*Cocos nucifera*			16'GW	FAIR	Overpruned crown	REMOVE
64	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Good form, canopy somethat sparse	RELOCATE
65	Montgomery Palm	*Veitchia montgomeryana*			10'GW, 10'GW	FAIR	Triple trunk, one dead stem, nutrient deficiency	REMOVE
66	Coconut Palm	*Cocos nucifera*			18'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
67	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
68	Mahogany Tree	*Swietenia mahogani*	15	15		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
69	Pigeon Plum	*Coccoloba diversifolia*	3	7		FAIR	leaning, canopy dieback	REMOVE
70	Pigeon Plum	*Coccoloba diversifolia*	3	6		FAIR	leaning, canopy dieback, asymmetry	REMOVE
71	Coconut Palm	*Cocos nucifera*			20'GW	FAIR	overpruned, sparse crown	REMOVE
72	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Overpruned, pencilling	REMOVE
73A	Mahogany Tree	*Swietenia mahogani*	10	12		FAIR	Slight lean, poor form	REMOVE
73	Coconut Palm	*Cocos nucifera*			21'GW		Leaning, storm damage	REMOVE
74	Coconut Palm	*Cocos nucifera*			16'GW		Overpruned, pencilling	REMOVE
75	Pigeon Plum	*Coccoloba diversifolia*	7	9		POOR	Leaning, poor form, canopy dieback	REMOVE
76	Pigeon Plum	*Coccoloba diversifolia*	5	12		GOOD	Full canopy	RELOCATE
77	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency, pencilling	REMOVE
78	Mahogany Tree	*Swietenia mahogani*	7	12		POOR	Some canopy dieback, poor form, non symmetrical canopy	REMOVE
79	Coconut Palm	*Cocos nucifera*			15'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
80	Mahogany Tree	*Swietenia mahogani*	8	12		POOR	Some canopy dieback, poor form	REMOVE
81	Mahogany Tree	*Swietenia mahogani*	8	13		FAIR	Some canopy dieback, poor form	REMOVE
82	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Overpruned crown, some nutrient deficiency	REMOVE
83	Mahogany Tree	*Swietenia mahogani*	6	12		POOR	Poor form, leaning,canopy dieback, apparent storm damage	REMOVE
84	Montgomery Palm	*Veitchia montgomeryana*			10',10', 7GW	POOR	Triple trunk, nutrient deficiency, chlorosis	REMOVE
85	Mahogany Tree	*Swietenia mahogani*	13	16		GOOD		RELOCATE
86	Coconut Palm	*Cocos nucifera*			25'GW	FAIR		REMOVE
87	Mahogany Tree	*Swietenia mahogani*	6	12		POOR	Poor form, canopy dieback, non-eyemitical canopy, apparent storm damage	REMOVE
88	Coconut Palm	*Cocos nucifera*			6'GW	FAIR	OFF SITE ON ADJACENT PROPERTY	REMOVE
89	Oumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-eyemitical canopy, apparent storm damage	REMOVE
90	Oumbo Limbo	*Bursera simaruba*	10	12		FAIR	Poor form, some canopy dieback	REMOVE
90A	Oumbo Limbo	*Bursera simaruba*	16	15		GOOD		RELOCATE
91	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
92	Oumbo Limbo	*Bursera simaruba*	12	10		FAIR	Some storm damage and canopy dieback	REMOVE
93	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
94	Oumbo Limbo	*Bursera simaruba*	10	10		POOR	Poor form, canopy dieback, non-eyemitical canopy, apparent storm damage	REMOVE
95	Cabbage Palm	*Sabal palmetto*						REMAIN
96	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMAIN
97	Cabbage Palm	*Sabal palmetto*			12'GW	GOOD		REMAIN
98	Cabbage Palm	*Sabal palmetto*			12'GW	FAIR		REMAIN
99	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
100	Cabbage Palm	*Sabal palmetto*						REMAIN
101	Cabbage Palm	*Sabal palmetto*						REMAIN
102	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
103	Coconut Palm	*Cocos nucifera*						REMOVE
104	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
105	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
106	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
107	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
108	Coconut Palm	*Cocos nucifera*						REMOVE
109	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
110	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
111	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
113	Coconut Palm	*Cocos nucifera*						REMOVE
113	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
114	Screw Pine	*Pandanus utilis*						REMAIN
115	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
116	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
117	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
118	Florida Palm	*Acoelorraphe wrightii*						REMAIN
119	Alexander Palm	*Ptychosperma elegans*						REMAIN
120	Alexander Palm	*Ptychosperma elegans*						REMAIN
121	Alexander Palm	*Ptychosperma elegans*						REMAIN
122	Coconut Palm	*Cocos nucifera*						REMOVE
123	Alexander Palm	*Ptychosperma elegans*						REMAIN
124	Alexander Palm	*Ptychosperma elegans*						REMAIN
125	Alexander Palm	*Ptychosperma elegans*						REMAIN
126	Alexander Palm	*Ptychosperma elegans*						REMAIN
127	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
128	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
129	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
130	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
131	Coconut Palm	*Cocos nucifera*						REMOVE
132	Coconut Palm	*Cocos nucifera*						REMOVE
133	Coconut Palm	*Cocos nucifera*						REMOVE
134	Coconut Palm	*Cocos nucifera*						REMOVE
135	Coconut Palm	*Cocos nucifera*						REMOVE
136	Coconut Palm	*Cocos nucifera*						REMOVE
137	Coconut Palm	*Cocos nucifera*						REMOVE
138	Coconut Palm	*Cocos nucifera*						REMOVE
139	Coconut Palm	*Cocos nucifera*						REMOVE
140	Coconut Palm	*Cocos nucifera*						REMOVE
141	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
142	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
143	Medjool Date Palm	*Phoenix dactylifera 'Medjool'*						REMAIN
144	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
145	Coconut Palm	*Cocos nucifera*						REMOVE
146	Coconut Palm	*Cocos nucifera*						REMOVE
147	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
148	Coconut Palm	*Cocos nucifera*						REMOVE
149	Coconut Palm	*Cocos nucifera*						REMOVE
150	Screw Pine	*Pandanus utilis*						REMAIN
151	Coconut Palm	*Cocos nucifera*						REMOVE
152	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
153	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
154	Coconut Palm	*Cocos nucifera*						REMOVE
155	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
156	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
157	Coconut Palm	*Cocos nucifera*						REMOVE
158	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
159	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
160	Coconut Palm	*Cocos nucifera*						REMOVE
161	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
162	Cabbage Palm	*Sabal palmetto*						REMAIN
163	Cabbage Palm	*Sabal palmetto*						REMAIN
164	Cabbage Palm	*Sabal palmetto*						REMAIN
165	Cabbage Palm	*Sabal palmetto*						REMAIN
166	Cabbage Palm	*Sabal palmetto*						REMAIN
167	Cabbage Palm	*Sabal palmetto*						REMAIN
168	Vanlwood	*Bulnesia arborea*						REMAIN
169	Mahogany Tree	*Swietenia mahogani*						REMAIN
170	Vanlwood	*Bulnesia arborea*						REMAIN
171	Alexander Palm	*Ptychosperma elegans*						REMAIN
172	Alexander Palm	*Ptychosperma elegans*						REMAIN
173	Mahogany Tree	*Swietenia mahogani*						REMAIN
174	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
175	Vanlwood	*Bulnesia arborea*						REMAIN
176	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
177	Mahogany Tree	*Swietenia mahogani*						REMAIN
178	Alexander Palm	*Ptychosperma elegans*						REMAIN
179	Vanlwood	*Bulnesia arborea*						REMAIN
180	Montgomery Palm	*Veitchia montgomeryana*						REMAIN
181	Alexander Palm	*Ptychosperma elegans*						REMAIN
181a	Mahogany Tree	*Swietenia mahogani*						REMAIN
182	Alexander Palm	*Ptychosperma elegans*						REMAIN
183	Vanlwood	*Bulnesia arborea*						REMAIN
184	Mahogany Tree	*Swietenia mahogani*						REMAIN
185	Coconut Palm	*Cocos nucifera*			21'GW	FAIR	Some overpruning	REMAIN
186	Orange Geiger Tree	*Cordia sebestena*	5	12		FAIR		REMAIN
187	Orange Geiger Tree	*Cordia sebestena*	6	15		FAIR		REMAIN
188	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMOVE
189	Coconut Palm	*Cocos nucifera*			22'GW	FAIR	Some overpruning	REMOVE
189A	Coconut Palm	*Cocos nucifera*			24'GW	FAIR	Some overpruning	REMOVE
190	Coconut Palm	*Cocos nucifera*			25'GW	FAIR	Some overpruning	REMOVE
191	Pigeon Plum	*Coccoloba diversifolia*	4	8		GOOD		REMOVE
192	Pigeon Plum	*Coccoloba diversifolia*	10	10		FAIR	Poor form, assymetrical canopy, storm damage, canopy dieback	REMOVE
193	Gumbo Limbo	*Bursera simaruba*	12	12		FAIR	Poor form, some canopy dieback	RELOCATE
193A	Pigeon Plum	*Coccoloba diversifolia*	6	6		GOOD	Leaning	RELOCATE
193B	Pigeon Plum	*Coccoloba diversifolia*	6	11		GOOD	Leaning	REMAIN
193C	Green Buttonwood	*Conocarpus erectus*	4	6		FAIR		REMOVE
193D	Green Buttonwood	*Conocarpus erectus*	5	11		FAIR		REMOVE
193E	Green Buttonwood	*Conocarpus erectus*	4	6		FAIR		REMOVE
194	Gumbo Limbo	*Bursera simaruba*						REMAIN
195	Cabbage Palm	*Sabal palmetto*						RELOCATE
196	Cabbage Palm	*Sabal palmetto*						RELOCATE
197	Cabbage Palm	*Sabal palmetto*						RELOCATE
198	Marlberry	*Ardisia escallonioides*						REMAIN
199	Marlberry	*Ardisia escallonioides*						REMAIN
200	Joewood	*Jacquinia keyensis*						REMAIN
201	Gumbo Limbo	*Bursera simaruba*						REMAIN
202	Simpsou stopper	*Myrcianthes fragrans*						REMAIN
203	Cabbage Palm	*Sabal palmetto*						RELOCATE
204	Cabbage Palm	*Sabal palmetto*						RELOCATE
205	Cabbage Palm	*Sabal palmetto*						RELOCATE
206	Gumbo Limbo	*Bursera simaruba*						REMAIN
207	Joewood	*Jacquinia keyensis*						REMAIN
208	Thatch Palm	*Thrinax radiata*						REMAIN
209	Joewood	*Jacquinia keyensis*						REMAIN
210	Simpsou stopper	*Myrcianthes fragrans*						REMAIN
211	Cabbage Palm	*Sabal palmetto*						REMAIN
212	Castwood	*Gymnanthes lucida*						REMAIN
213	Cabbage Palm	*Sabal palmetto*						RELOCATE
214	Cabbage Palm	*Sabal palmetto*						RELOCATE
215	Cabbage Palm	*Sabal palmetto*						RELOCATE
216	Joewood	*Jacquinia keyensis*						REMAIN
217	Sea Torchwood	*Amyris elemifera*						REMAIN
218	Marlberry	*Ardisia escallonioides*						REMAIN
219	Marlberry	*Ardisia escallonioides*						REMAIN
220	Cabbage Palm	*Sabal palmetto*						RELOCATE
221	Cabbage Palm	*Sabal palmetto*						RELOCATE
222	Cabbage Palm	*Sabal palmetto*						RELOCATE
223	Castwood	*Gymnanthes lucida*						REMAIN
224	Marlberry	*Ardisia escallonioides*						REMAIN
225	Autograph Tree	*Clusia rosea*						REMAIN
226	Sea Torchwood	*Amyris elemifera*						REMAIN
227	Joewood	*Jacquinia keyensis*						REMAIN
228	Simpsou stopper	*Myrcianthes fragrans*						REMAIN
229	Thatch Palm	*Thrinax radiata*						REMAIN
230	Cabbage Palm	*Sabal palmetto*						REMAIN
231	Cabbage Palm	*Sabal palmetto*						REMAIN
232	Cabbage Palm	*Sabal palmetto*						REMAIN
267	Cabbage Palm	*Sabal palmetto*						REMAIN
268	Cabbage Palm	*Sabal palmetto*						REMAIN
269	Cabbage Palm	*Sabal palmetto*						REMAIN
270	Thatch Palm	*Thrinax radiata*						REMAIN
271	Cabbage Palm	*Sabal palmetto*						REMAIN
272	Thatch Palm	*Thrinax radiata*						REMAIN
273	Cabbage Palm	*Sabal palmetto*						REMAIN
274	Thatch Palm	*Thrinax radiata*						REMAIN
275	Gumbo Limbo	*Bursera simaruba*						REMAIN
276	Cabbage Palm	*Sabal palmetto*						REMAIN
277	Cabbage Palm	*Sabal palmetto*						REMAIN
278	Cabbage Palm	*Sabal palmetto*						REMAIN
279	Cabbage Palm	*Sabal palmetto*						REMAIN
280	Cabbage Palm	*Sabal palmetto*						REMAIN
281	Cabbage Palm	*Sabal palmetto*						REMAIN
282	Cabbage Palm	*Sabal palmetto*						REMAIN
283	Cabbage Palm	*Sabal palmetto*						REMAIN
284	Cabbage Palm	*Sabal palmetto*						REMAIN
286	Gumbo Limbo	*Bursera simaruba*						REMAIN
285	Thatch Palm	*Thrinax radiata*						REMAIN
287	Cabbage Palm	*Sabal palmetto*						REMAIN
288	Cabbage Palm	*Sabal palmetto*						REMAIN
289	Thatch Palm	*Thrinax radiata*						REMAIN
290	Cabbage Palm	*Sabal palmetto*						REMAIN
291	Thatch Palm	*Thrinax radiata*						REMAIN
292	Thatch Palm	*Thrinax radiata*						REMAIN
293	Thatch Palm	*Thrinax radiata*						REMAIN
294	Cabbage Palm	*Sabal palmetto*						REMAIN
295	Cabbage Palm	*Sabal palmetto*						REMAIN
296	Mahogany Tree	*Swietenia mahogani*						REMAIN
297	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
298	Cabbage Palm	*Sabal palmetto*						REMAIN
299	Simpsou stopper	*Myrcianthes fragrans*						REMAIN
300	Green Buttonwood	*Conocarpus erectus*						REMAIN
301	Jamaican Dogwood	*Piscidia piscipula*						REMAIN
302	Cabbage Palm	*Sabal palmetto*						REMAIN
303	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR		RELOCATE
304	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR		RELOCATE
305	Gumbo Limbo	*Bursera simaruba*						REMAIN
306	Cabbage Palm	*Sabal palmetto*						REMAIN
307	Cabbage Palm	*Sabal palmetto*						REMAIN
308	Cabbage Palm	*Sabal palmetto*						REMAIN
309	Cabbage Palm	*Sabal palmetto*						RELOCATE
310	Wild Dilly	*Manilkara bahaensis*	6	11		FAIR	Sparse canopy	REMAIN
311	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Straight trunk, slight lean	REMAIN
312	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Straight trunk, slight lean	RELOCATE
313	Mahogany Tree	*Swietenia mahogani*	12	18		FAIR	Leaning, poor form, some canopy dieback (storm damage)	REMAIN
314	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Straight trunk, slight lean	REMAIN
315	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR		RELOCATE
316	Green Buttonwood	*Conocarpus erectus*						REMAIN
317	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
318	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	RELOCATE
319	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	RELOCATE
320	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
321	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
322	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD	Leaning, poor form, some canopy dieback (storm damage)	REMOVE
323	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
323B	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
324A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
329	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
325	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	RELOCATE
327	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
328	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		RELOCATE
329	Simpsou stopper	*Myrcianthes fragrans*	4	8		FAIR	Overpruned	REMAIN
330	Mahogany Tree	*Swietenia mahogani*	14	22		GOOD		REMAIN
331	Thatch Palm	*Thrinax radiata*			8'GW	FAIR		REMAIN
331A	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
332	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
333	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	RELOCATE
334	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
335	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
336	Oumbo Limbo	*Bursera simaruba*	10	10		FAIR		REMAIN
337	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
338	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
339	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
340	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
341	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
342	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
343	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
344	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
345	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
346	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
347	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
348	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
349	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
350	Cabbage Palm	*Sabal palmetto*			18'GW	FAIR	Curved character trunk	REMAIN
351	Cabbage Palm	*Sabal palmetto*			14'GW	FAIR		REMAIN
352	Cab

416	Cabbage Palm	*Sabal palmetto*						RELOCATE
417	Thatch Palm	*Thrinax radiata*						RELOCATE
418	Cabbage Palm	*Sabal palmetto*						REMAIN
419	Crabwood	*Gymnanthes lucida*						REMAIN
420	Bahama Strongbark	*Bourreria succulenta*						REMAIN
421	Thatch Palm	*Thrinax radiata*						RELOCATE
422	Joewood	*Jacquinia keyensis*						RELOCATE
423	Lignum vitae	*Guiacum sanctum*						REMOVE
424	Cabbage Palm	*Sabal palmetto*						RELOCATE
425	Cabbage Palm	*Sabal palmetto*						RELOCATE
426	Lignum vitae	*Guiacum sanctum*						REMOVE
427	Thatch Palm	*Thrinax radiata*						RELOCATE
428	Lancewood	*Nectandra coriacea*						REMAIN
429	Cabbage Palm	*Sabal palmetto*						REMAIN
430	Thatch Palm	*Thrinax radiata*						RELOCATE
431	Bahama Strongbark	*Bourreria succulenta*						REMOVE
432	Marlberry	*Ardisia escallonioides*						REMOVE
433	Cabbage Palm	*Sabal palmetto*						RELOCATE
434	Marlberry	*Ardisia escallonioides*						REMOVE
435	Joewood	*Jacquinia keyensis*						REMOVE
436	Thatch Palm	*Thrinax radiata*						RELOCATE
437	Pigeon Plum	*Coccoloba diversifolia*						REMOVE
438	Cabbage Palm	*Sabal palmetto*						RELOCATE
439	Joewood	*Jacquinia keyensis*						REMOVE
440	Lignum vitae	*Guiacum sanctum*						REMOVE
441	Cabbage Palm	*Sabal palmetto*						RELOCATE
442	Cabbage Palm	*Sabal palmetto*						RELOCATE
443	Cabbage Palm	*Sabal palmetto*						RELOCATE
444	Cabbage Palm	*Sabal palmetto*						RELOCATE
445	Cabbage Palm	*Sabal palmetto*						RELOCATE
446	Cabbage Palm	*Sabal palmetto*						RELOCATE
447	Gumbo Limbo	*Bursera simaruba*						REMOVE
448	Wild Cinnamon	*Canella winterana*						REMOVE
449	Gumbo Limbo	*Bursera simaruba*						REMOVE
450	Satinleaf	*Chrysophyllum oliviforme*						REMOVE
451	Wild Cinnamon	*Canella winterana*						REMOVE
452	Gumbo Limbo	*Bursera simaruba*						REMOVE
453	Green Buttonwood	*Conocarpus erectus*						REMOVE
454	Gumbo Limbo	*Bursera simaruba*						REMOVE
455	Joewood	*Jacquinia keyensis*						REMOVE
456	Cabbage Palm	*Sabal palmetto*						RELOCATE
457	Green Buttonwood	*Conocarpus erectus*						REMOVE
458	Lignum vitae	*Guiacum sanctum*						REMOVE
459	Cabbage Palm	*Sabal palmetto*						RELOCATE
460	Cabbage Palm	*Sabal palmetto*						RELOCATE
461	Cabbage Palm	*Sabal palmetto*						RELOCATE
462	Gumbo Limbo	*Bursera simaruba*						REMOVE
463	Coconut Palm	*Cocos nucifera*						REMOVE
464	Coconut Palm	*Cocos nucifera*						REMOVE
465	Coconut Palm	*Cocos nucifera*						REMOVE
466	Coconut Palm	*Cocos nucifera*						REMOVE
467	Coconut Palm	*Cocos nucifera*						REMOVE
468	Coconut Palm	*Cocos nucifera*						REMOVE
469	Bay Rum Tree	*Pimenta racemosa*						REMOVE
470	Cabbage Palm	*Sabal palmetto*						RELOCATE
471	Green Buttonwood	*Conocarpus erectus*						REMOVE
472	Cabbage Palm	*Sabal palmetto*						RELOCATE
473	Cabbage Palm	*Sabal palmetto*						RELOCATE
474	Cabbage Palm	*Sabal palmetto*						RELOCATE
475	Cabbage Palm	*Sabal palmetto*						RELOCATE
476	Thatch Palm	*Thrinax radiata*						RELOCATE
477	Thatch Palm	*Thrinax radiata*						RELOCATE
478	Thatch Palm	*Thrinax radiata*						RELOCATE
479	Thatch Palm	*Thrinax radiata*						RELOCATE
480	Coconut Palm	*Cocos nucifera*						REMOVE
481	Thatch Palm	*Thrinax radiata*						RELOCATE
482	Thatch Palm	*Thrinax radiata*						RELOCATE
483	Thatch Palm	*Thrinax radiata*						RELOCATE
484	Thatch Palm	*Thrinax radiata*						RELOCATE
485	Cabbage Palm	*Sabal palmetto*						RELOCATE
486	Cabbage Palm	*Sabal palmetto*						RELOCATE
487	Cabbage Palm	*Sabal palmetto*						REMAIN
488	Coconut Palm	*Cocos nucifera*						REMOVE
489	Coconut Palm	*Cocos nucifera*						REMOVE
490	Coconut Palm	*Cocos nucifera*						REMOVE
491	Coconut Palm	*Cocos nucifera*						REMOVE
492	Coconut Palm	*Cocos nucifera*						REMOVE
493	Coconut Palm	*Cocos nucifera*						REMOVE
494	Coconut Palm	*Cocos nucifera*						REMOVE
495	Coconut Palm	*Cocos nucifera*						REMOVE
496	Coconut Palm	*Cocos nucifera*						REMOVE
497	Coconut Palm	*Cocos nucifera*						REMOVE
498	Coconut Palm	*Cocos nucifera*						REMOVE
499	Coconut Palm	*Cocos nucifera*						REMOVE
500	Coconut Palm	*Cocos nucifera*						REMOVE
501	Coconut Palm	*Cocos nucifera*						REMOVE
502	Coconut Palm	*Cocos nucifera*						REMOVE
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3 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.522.7676 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

DISPOSITION OF EXISTING TREES

DATE 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

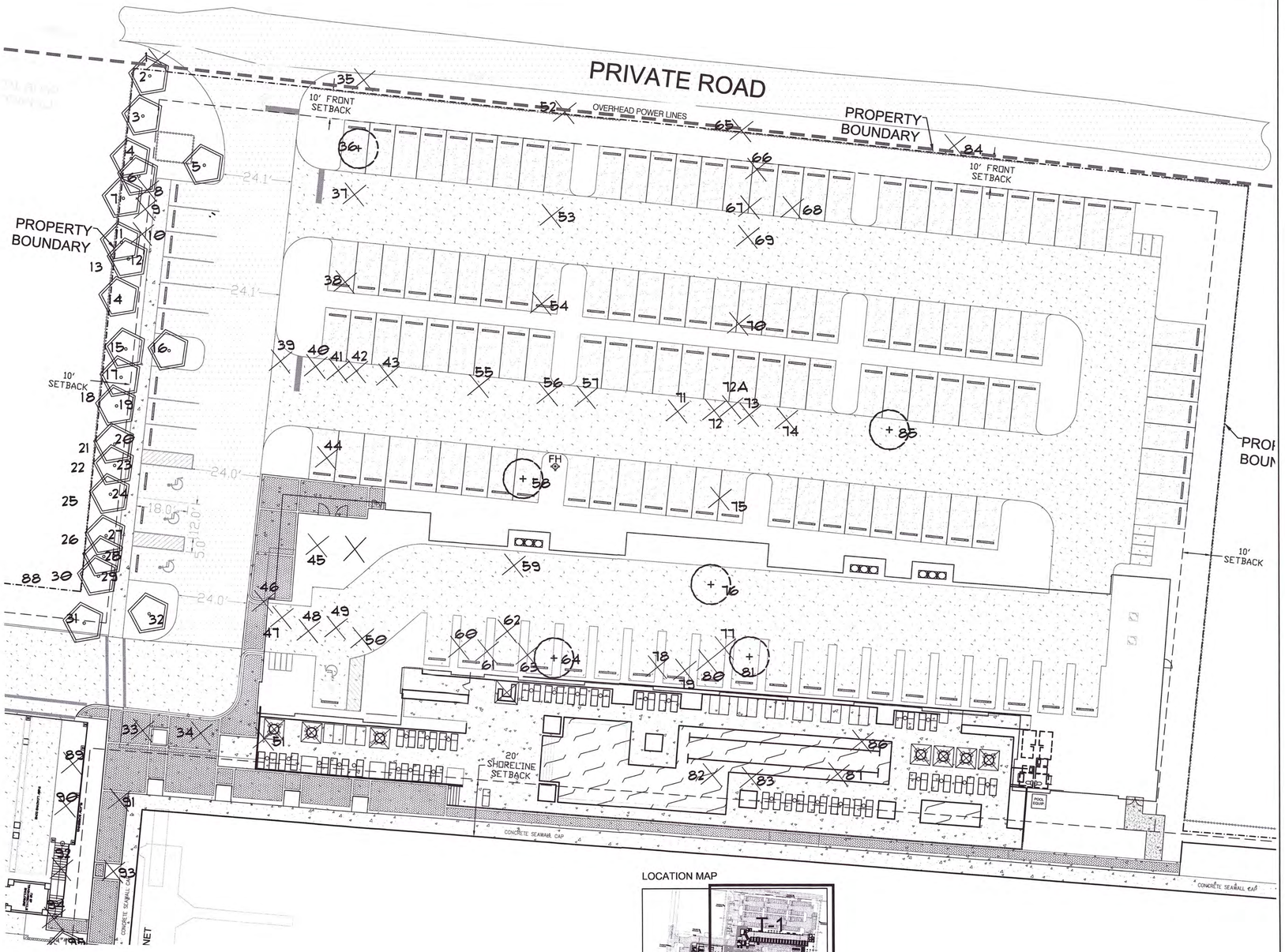
REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:

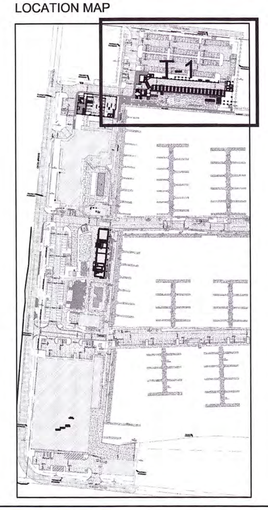
6/9/25

SHEET NUMBER:
T-0.1

[redacted]



LOCATION MAP



LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

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2023-243
JUN 16 2025
MONROE COUNTY PLANNING DEPT.

Scale: 1" = 20'-00"

0 10 20 40 60

North

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FT. LAUDERDALE, FLORIDA 33316
954-463-0625 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
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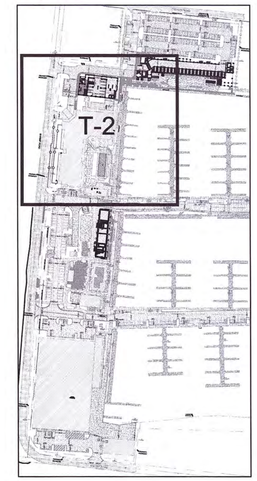
SEAL:

6/9/25

SHEET NUMBER:
T-1



LOCATION MAP



LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

Scale: 1" = 20'-00"

0 10 20 40 60

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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:

6/4/25

SHEET NUMBER:
T-2

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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

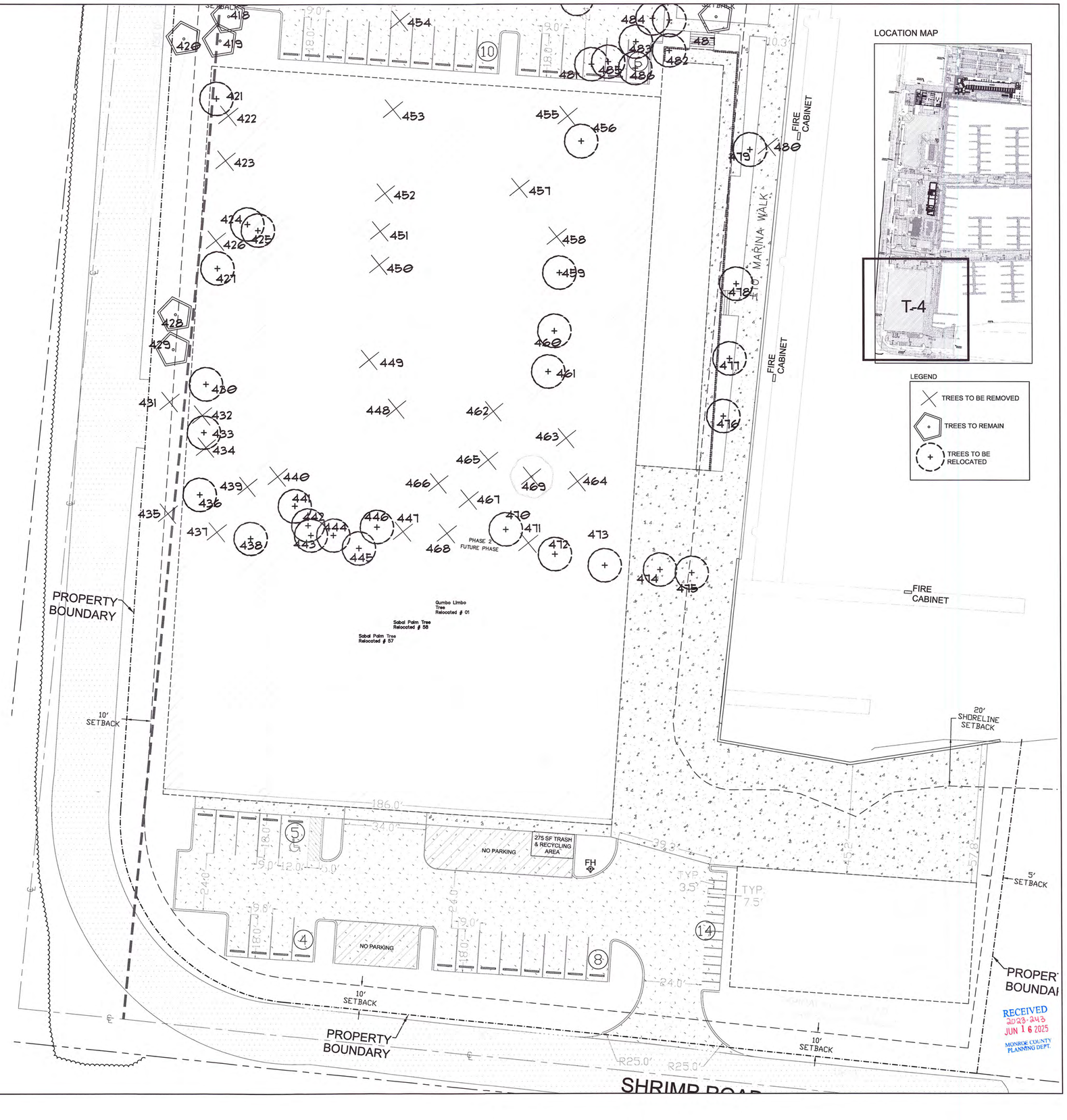
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
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4 Revised as per County Comments 6-2025

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FT. LAUDERDALE, FLORIDA 33316
954.524.2722 www.ecoplan.com

SITE PLAN
SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING
TREE
DISPOSITION
PLAN

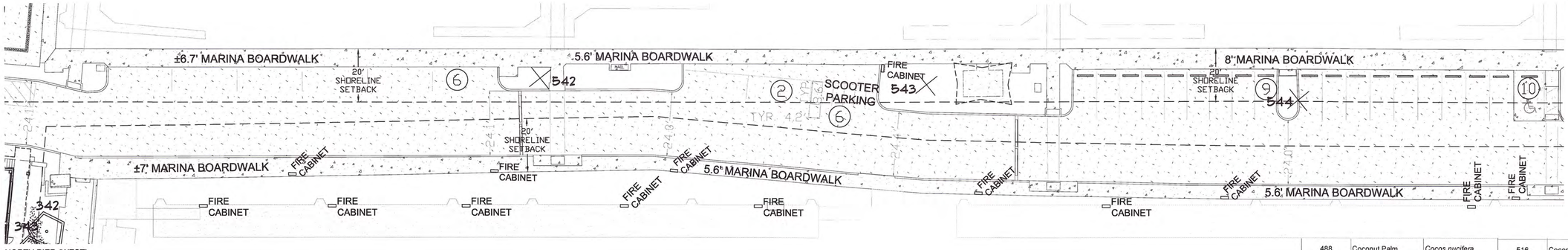
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DRAWN BY: HP
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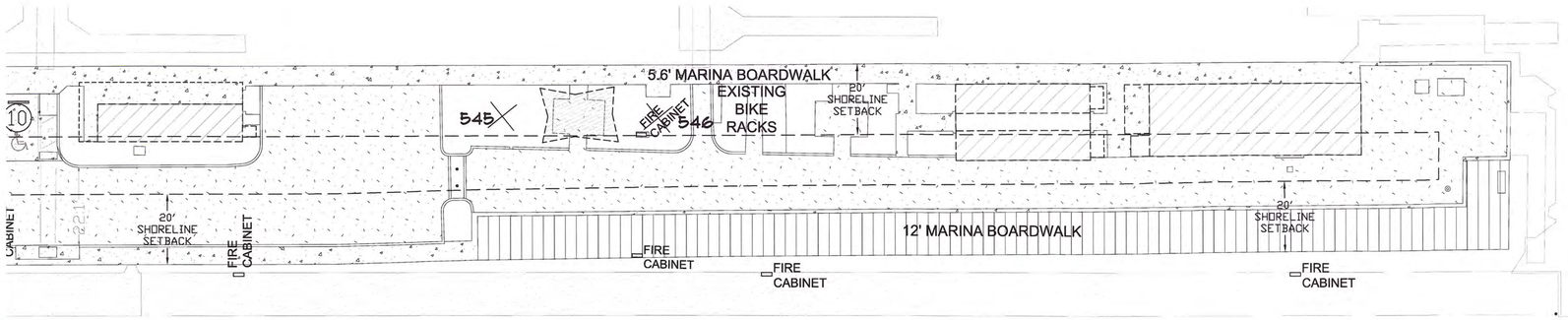
SEAL:

6/9/25

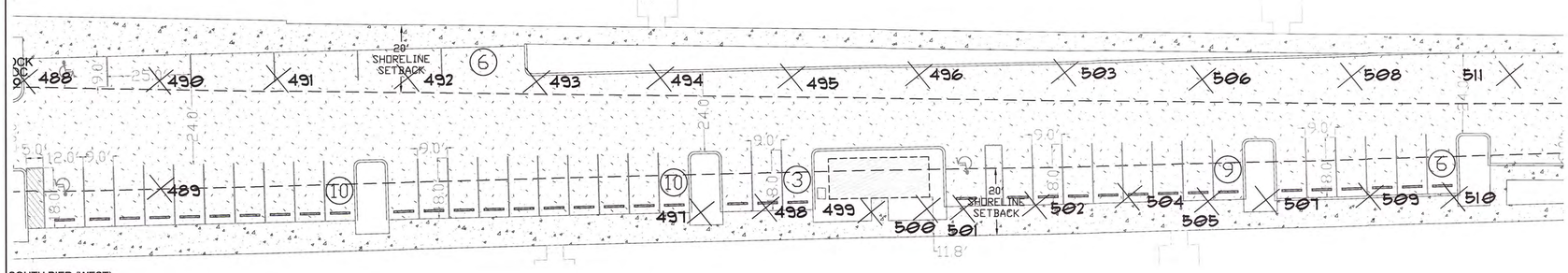
SHEET NUMBER:
T-4



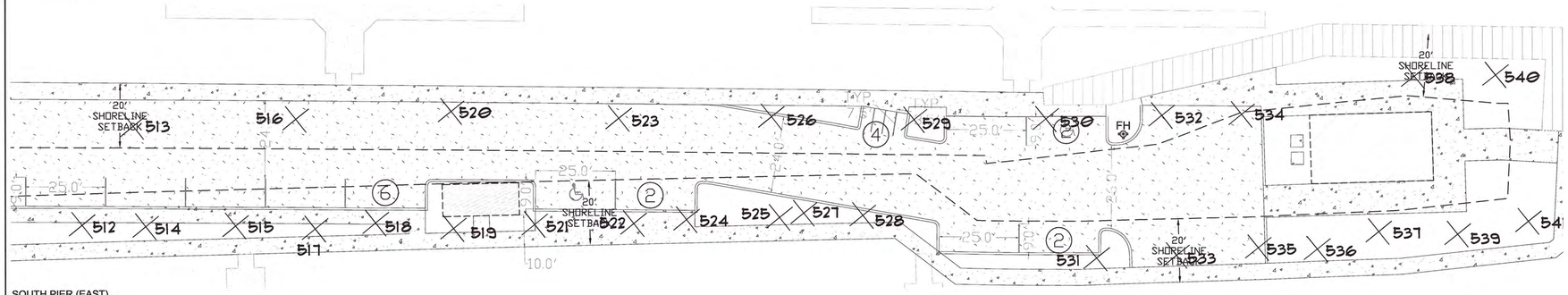
NORTH PIER (WEST)



NORTH PIER (WEST)



SOUTH PIER (WEST)



SOUTH PIER (EAST)

Scale: 1" = 20'-00"

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North

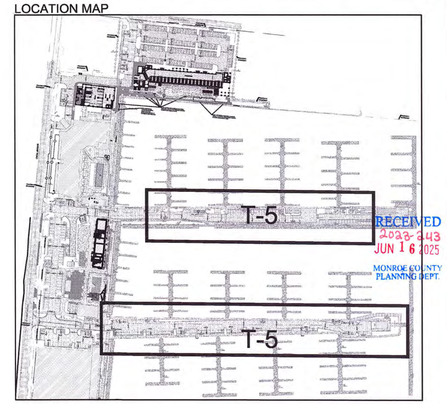
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488	Coconut Palm	*Cocos nucifera*	516	Coconut Palm	*Cocos nucifera*
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			545	Coconut Palm	*Cocos nucifera*
			546	Coconut Palm	*Cocos nucifera*

LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREES TO BE RELOCATED

LOCATION MAP



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2700 S. ANDREWS AVENUE, SUITE 1
FT. LAUDERDALE, FLORIDA 33316
954.524.8272 www.ecoplan-llc.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

EXISTING TREE DISPOSITION PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:

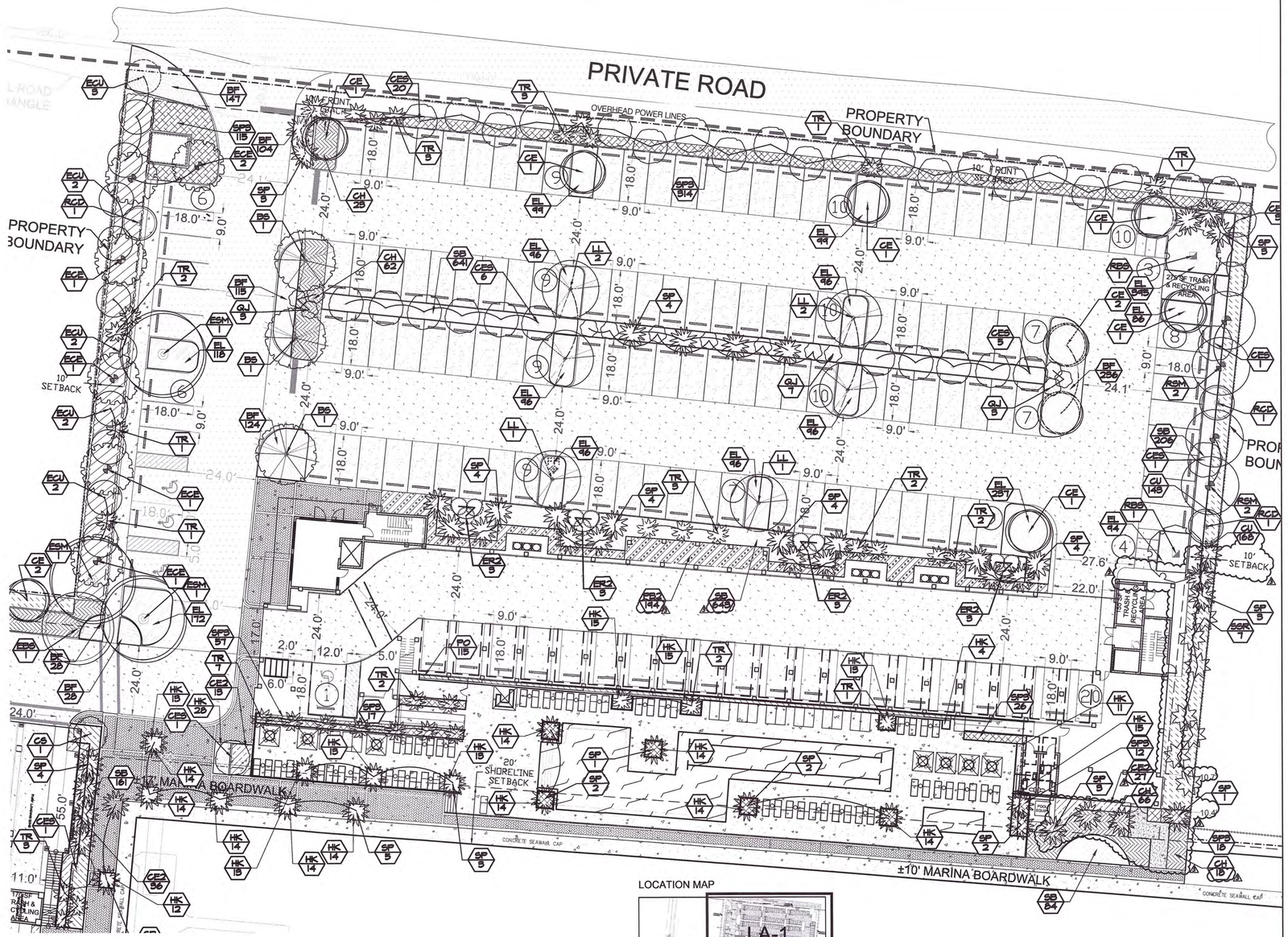
6/9/25

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T-5

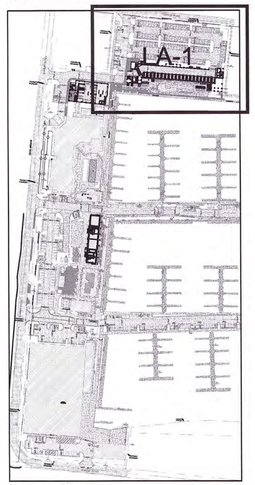
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escallonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Guaiacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	SSR	Sabal palmetto	Cabbage Palmetto
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm
PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm

SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Emodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens 'Calusa'	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
SHRUB AREAS			
	...	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwarf Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Emodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
	ERN	Emodea littoralis	Golden Creeper
	EEL	Emodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MISCELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica 'Emerald'	Emerald Zoysia



LOCATION MAP



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Scale: 1" = 20'-00"

0 10 20 40 60

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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LANDSCAPE ARCHITECTURE
311 SOUTHEAST 15TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.2212 www.ecoplan.com

SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:

6/9/25

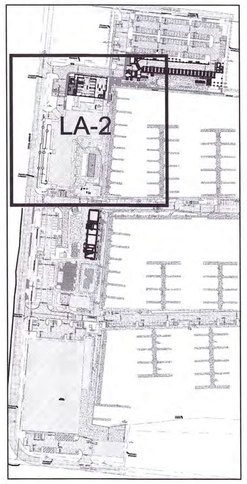
SHEET NUMBER:
LA-1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
EXISTING TREES			
	EAW	Acoelorrhaphe wrightii	Paurotis Palm
	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escalloniodes	Marlberry
	EBSS	Bourreria succulenta	Bodywood
	EBA	Bulnesia arborea	Verawood
	EBS	Bursera simaruba	Gumbo Limbo
	EBS	Bursera simaruba	Gumbo Limbo
	ECD	Coccoloba diversifolia	Pigeon Plum
	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
	EGS	Gualacum sanctum	Lignum Vitae
	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
	EMF	Myrcianthes fragrans	Simpson's Stopper
	ENC	Nectandra coriacea	Lancewood
	EOC	Olea capensis	Black Ironwood
	EPU	Pandanus utilis	Screw Pine
	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
	EPE3	Ptychosperma elegans	Triple Alexander Palm
	ESS	Sabal palmetto	Cabbage Palmetto
	ESM	Swietenia mahagoni	West Indian Mahogany
	ETR	Thrinax radiata	Florida Thatch Palm
	EVM	Veitchia montgomeryana	Montgomery Palm
RELOCATED TREES			
	RBS	Bursera simaruba	Gumbo Limbo
	RCR	Clusia rosea	Autograph Tree
	RCD	Coccoloba diversifolia	Pigeon Plum
	SSC	Sabal palmetto	Cabbage Palmetto - curve
	SSR	Sabal palmetto	Cabbage Palmetto
	RSM	Swietenia mahagoni	West Indian Mahogany
	RTR	Thrinax radiata	Florida Thatch Palm
PALM TREES			
	SS3	Sabal palmetto	Cabbage Palmetto
	SP	Sabal palmetto	Cabbage Palm
	SP1	Sabal palmetto	Sabal Palm
	TR	Thrinax radiata	Florida Thatch Palm

SHRUBS			
	CU2	Coccoloba uvifera	Sea Grape
	CM3	Codiaeum variegatum 'Magnificent'	Magnificent Croton
	ERL	Ernodea littoralis	Golden Creeper
	ER2	Eugenia rhombea	Red Stopper
	EUR	Eugenia rhombea	Red Stopper
	SC2	Senna mexicana chapmanii	Bahama Senna
EXISTING SHRUBS			
	EAM	Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear
	EBG	Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo
	EBY	Byrsonima lucida	Locustberry
	ECG	Clusia guttifera	Small Leaf Clusia
	EHP	Hamelia patens `Calusa`	Firebush
	EHB	Heterosavia bahamensis	Maidenbush
	EMFS	Myrcianthes fragrans	Simpson's Stopper
	EPL	Psychotria ligustrifolia	Bahama Wild Coffee
	ESRM	Serenoa repens 'Miami Select'	Silver Saw Palmetto
	ESM	Suriana maritima	Bay Cedar
	ETD	Tripsacum dactyloides	Fakahatchee Grass
SHRUB AREAS			
	...	...	...
	CH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CS4	Clusia guttifera	Small Leaf Clusia
	CU	Coccoloba uvifera	Sea Grape
	CE2	Conocarpus erectus sericeus	Silver Button Wood
	PO	Podocarpus macrophyllus .	Podocarpus
	PB2	Psychotria ligustrifolia	Bahama Coffee
	SP3	Scaevola plumieri	Inkberry
	SB2	Spartina bakeri	Sand Cord Grass
EXISTING SHRUBS			
	EBNR	Bougainvillea x 'New River'	New River Bougainvillea
	EBSW	Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea
	EBL	Byrsonima lucida	Key Locustberry
	ECH	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	ECGN	Clusia guttifera nana	Dwaft Clusia
	EPA	Pennisetum setaceum 'Alba'	White Fountain Grass
	EPBM	Philodendron x 'Burle Marx'	Burle Marx Philodendron
	EPR	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron
	EPL	Psychotria ligustrifolia	Bahama Coffee
	EPN	Psychotria nervosa	Wild Coffee
	ESB	Savia bahamensis	Maidenhair Bush
	ESR	Serenoa repens	Saw Palmetto
	ETF	Tripsacum floridanum	Florida Gamagrass
GROUND COVERS			
	AE2	Arachis glabrata	Perennial Peanut
	BF	Borrichia frutescens	Sea Ox-eye Daisy
	EL	Ernodea littoralis	Golden Creeper
	HK2	Hymenocallis keyensis	Spider Lily
	HK	Hymenocallis keyensis	Spider lily
	IP	Ipomoea pes-caprae	Beach Morning Glory
	MC5	Muhlenbergia capillaris	Pink Muhly
	MC6	Muhlenbergia capillaris "White Cloud"	White Muhly
	SB	Spartina bakeri	Sand Cord Grass
EXISTING GROUNDCOVERS			
	EAR	Arachis glabrata	Perennial Peanut
	ECIR	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum
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	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod
	ZOY	Zoysia japonica `Emerald`	Emerald Zoysia

LOCATION MAP

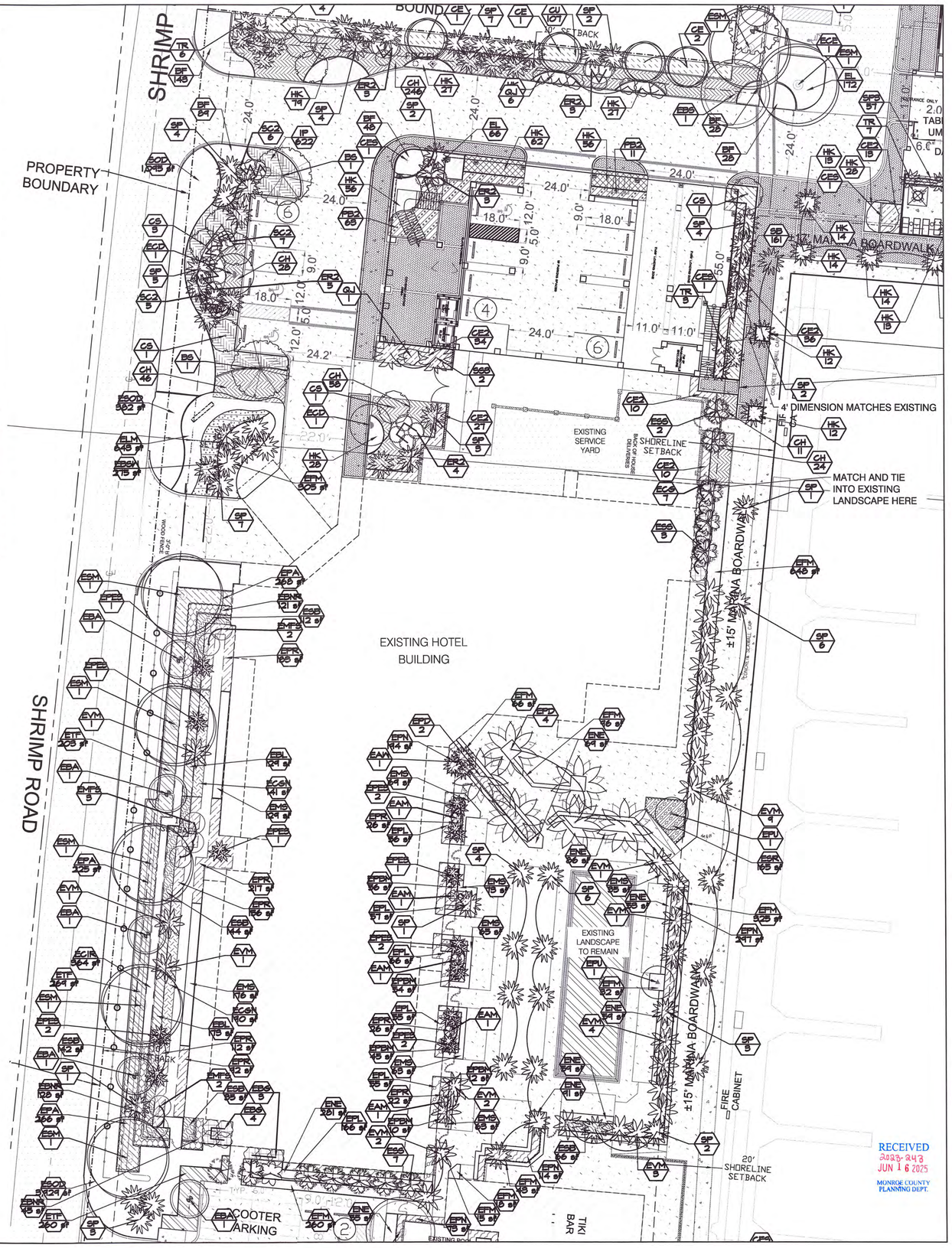


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RECEIVED
2025-243
JUN 16 2025
MONROE COUNTY PLANNING DEPT.

PREPARED BY:
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LANDSCAPE ARCHITECTURE
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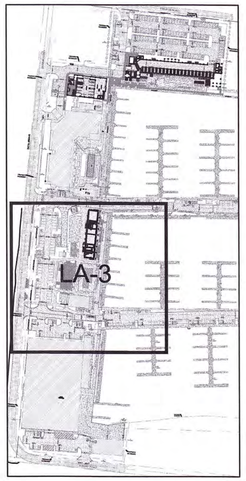
SHEET NUMBER:
LA-2

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BS	Bursera simaruba	Gumbo Limbo
	CR1	Clusia rosea	Autograph Tree
	COD	Coccoloba diversifolia	Pigeon Plum
	CE	Conocarpus erectus	Green Buttonwood
	CES	Conocarpus erectus 'sericeus'	Silver Buttonwood
	CS	Cordia sebestena	Orange Geiger Tree
	EA	Eugenia axillaris	White Stopper
	LL	Lysiloma latisiliqua	Wild Tamarind
	QJ	Quadrella jamaicensis	Jamaica Caper Tree
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	EAET	Amyris elemifera	Sea Torchwood
	EAE	Ardisia escalonioides	Marlberry
	EBSS	Bourreria succulenta	Bodywood
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	ECU	Coccoloba uvifera	Sea Grape
	ECE	Conocarpus erectus	Buttonwood
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	EGL	Gymnanthes lucida	Crabwood
	EJK	Jacquinia keyensis	Joewood
	EMB	Manilkara bahamensis	Wild Dilly
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	EPD	Phoenix dactylifera 'Medjool'	Medjool Date Palm
	EPP	Piscidia piscipula	Jamaican Dogwood
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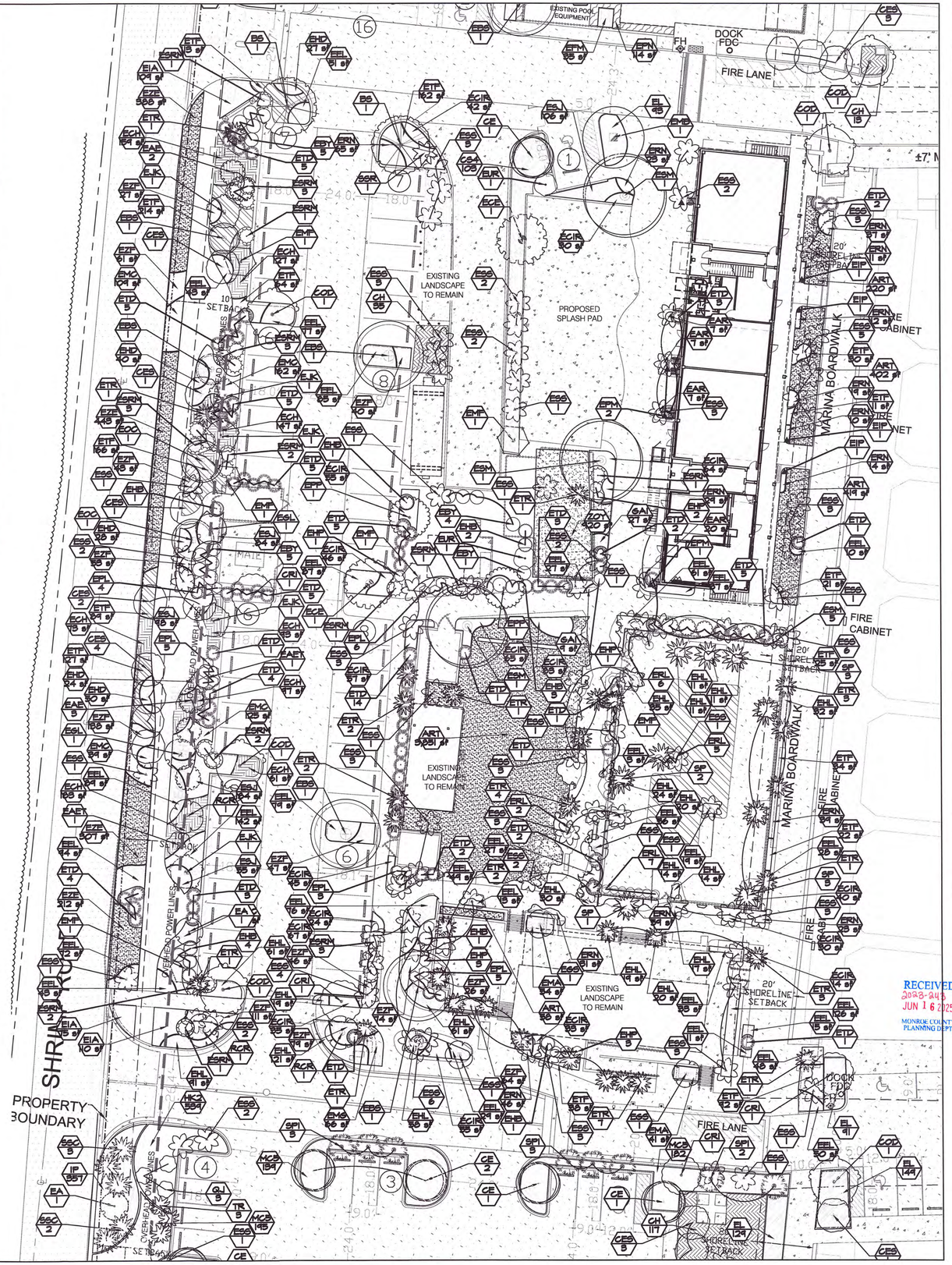
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FT. LAUDERDALE, FLORIDA 33316
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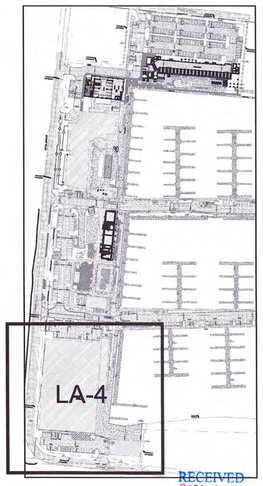
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LA-3



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	ERN	Ernodea littoralis	Golden Creeper
	EEL	Ernodea littoralis	Golden Creeper
	EFM	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig
	GAI	Gaillardia pulchella	Blanket Flower
	EHD	Helianthus debilis	Beach Sunflower
	EHL	Hymenocallis latifolia	Spider Lily
	EHL	Hymenocallis latifolia	Spider Lily
	EIA	Ipomoea pes-caprae brasiliensis	Beach Morning Glory
	ELM	Liriope muscari	Lilyturf
	EMS	Microsorum scolopendria	Wart Fern
	EMA	Muehlenbeckia axillaris	Creeping Wire Vine
	EMC	Muhlenbergia capillaris	Pink Muhly Grass
	EMG	Muhlenbergia capillaris	Muhly Grass
	ENE	Nephrolepis exaltata	Boston Fern
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESJ	Stachytarpheta jamaicensis	Blue Porterweed
	ESOD	Stenotaphrum secundatum	St. Augustine Grass
	ETF	Tripsacum floridanum	Dwarf Fakahatchee Grass
	EZF	Zamia floridana	Coontie
	EZF	Zamia floridana	Florida Coontie
	EZE	Zoysia japonica 'Empire'	Empire Zoysia Grass
MICELLANEOUS			
	ART	Artificial Turf	Artificial Turf
	ART	Artificial Turf	Artificial Turf
SOD/SEED			
	SOD	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod
	ZOY	Zoysia japonica 'Emerald'	Emerald Zoysia

LOCATION MAP



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Scale: 1" = 20'-00"
0 10 20 40 60

North

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LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
3191 MAGUIRE BLVD. SUITE 257
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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

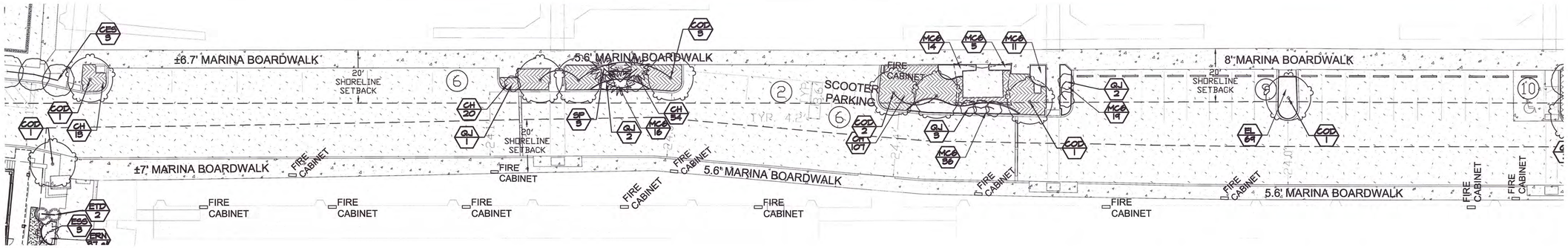
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
1 Revised as per County Comments 5-2024
2 Revised as per County Comments 11-2024
3 Revised as per County Comments 6-2025

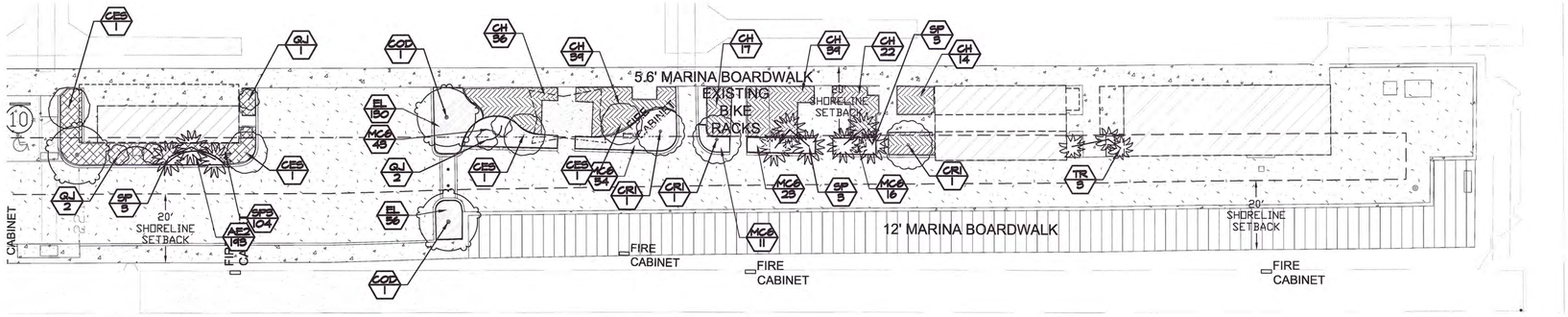
SEAL:

6/9/25

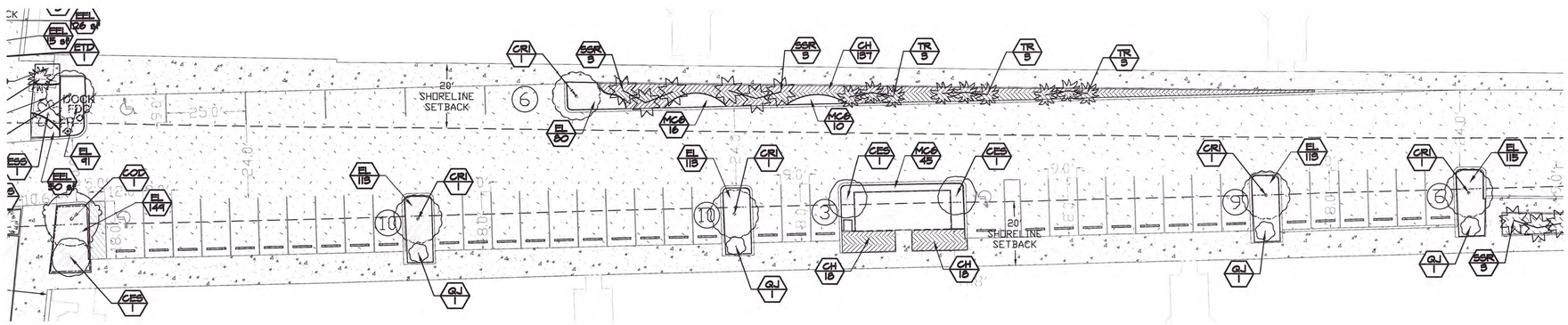
SHEET NUMBER:
LA-4



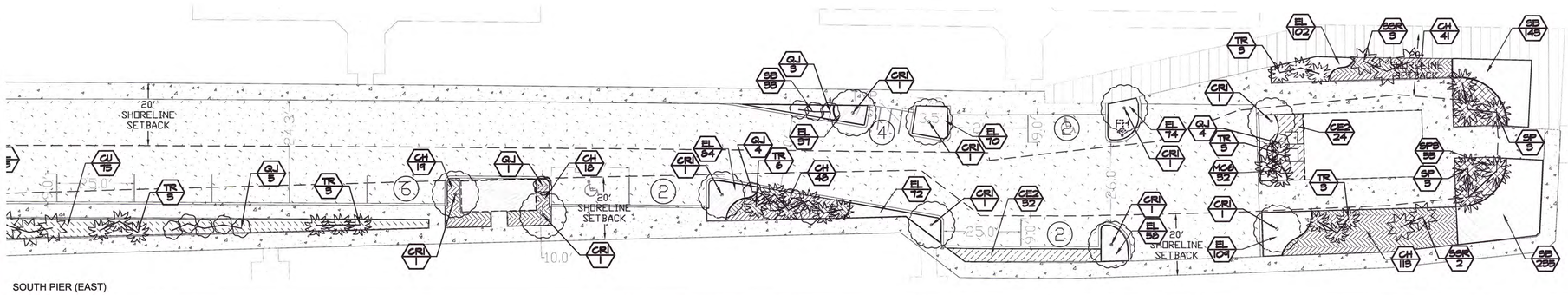
NORTH PIER (WEST)



NORTH PIER (WEST)

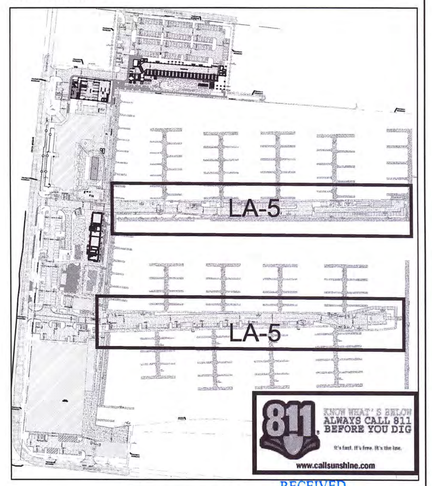


SOUTH PIER (WEST)



SOUTH PIER (EAST)

LOCATION MAP



Scale: 1" = 20'-00"

0 10 20 40 60

North

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1934 HARRISON STREET, SUITE 201
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SITE PLAN SUBMITTAL

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

LANDSCAPE PLAN

DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
1 Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:

6/9/25

SHEET NUMBER:
LA-5

PLANT SCHEDULE

SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER
TREES								
	BS	11		Bursera simaruba	Gumbo Limbo	FG/B&B	12`-14` HT, 6` SPR	4" cal.
	CR1	22		Clusia rosea	Autograph Tree	65 Gal. Min.	14` HT X 6` SPR X 6.5` CT	2.5" - 3"
	COD	16		Coccoloba diversifolia	Pigeon Plum	65 gal	3"-4"	10`-12` OA
	CE	28		Conocarpus erectus	Green Buttonwood	FG/B&B	12` HT x 6` SPR, 6` CT	2.5" cal, standard
	CES	68		Conocarpus erectus 'sericeus'	Silver Buttonwood	FG/B&B	12` HT x 6` SPR, 6` CT	2.5" cal, standard
	CS	10		Cordia sebestena	Orange Geiger Tree	FG/B&B	10` HT x 6` SPR	10` HT. x 5` SPR.
	EA	5		Eugenia axillaris	White Stopper	45 gal.	8-9` HT	
	LL	6		Lysiloma latisiliqua	Wild Tamarind	FG/B&B	14` HT. X 7` SPR.	4" cal.
	QJ	67		Quadrella jamaicensis	Jamaica Caper Tree	45 gal.	5` HT	
EXISTING TREES								
	EAW	1		Acoelorrhaphe wrightii	Paurotis Palm	EXISTING	Existing	
	EAET	2		Amyris elemifera	Sea Torchwood	EXISTING	Existing	
	EAE	5		Ardisia escallonioides	Marlberry	EXISTING	Existing	
	EBSS	1		Bourreria succulenta	Bodywood	EXISTING	Existing	
	EBA	5		Bulnesia arborea	Verawood	EXISTING	Existing	
	EBS	5		Bursera simaruba	Gumbo Limbo	EXISTING		
	EBS	2		Bursera simaruba	Gumbo Limbo	EXISTING	Existing	
	ECD	2		Coccoloba diversifolia	Pigeon Plum	EXISTING		
	ECU	11		Coccoloba uvifera	Sea Grape	EXISTING	Existing	
	ECE	8		Conocarpus erectus	Buttonwood	EXISTING	Existing	
	EGS	4		Guaiacum sanctum	Lignum Vitae	EXISTING	Existing	
	EGL	3		Gymnanthes lucida	Crabwood	EXISTING	Existing	
	EJK	5		Jacquinia keyensis	Joewood	EXISTING	Existing	
	EMB	1		Manilkara bahamensis	Wild Dilly	EXISTING	Existing	
	EMF	6		Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing	
	ENC	1		Nectandra coriacea	Lancewood	EXISTING	Existing	
	EOC	2		Olea capensis	Black Ironwood	EXISTING	Existing	
	EPU	2		Pandanus utilis	Screw Pine	EXISTING	Existing	
	EPD	6		Phoenix dactylifera 'Medjool'	Medjool Date Palm	EXISTING	Existing	
	EPP	2		Piscidia piscipula	Jamaican Dogwood	EXISTING	Existing	
	EPE3	12		Ptychosperma elegans	Triple Alexander Palm	EXISTING		
	ESS	108		Sabal palmetto	Cabbage Palmetto	EXISTING	Existing	
	ESM	11		Swietenia mahagoni	West Indian Mahogany	EXISTING		
	ETR	31		Thrinax radiata	Florida Thatch Palm	EXISTING	Existing	
	EVM	25		Veitchia montgomeryana	Montgomery Palm	EXISTING	Existing	
RELOCATED TREES								
	RBS	2		Bursera simaruba	Gumbo Limbo	RELOCATED	Relocated	
	RCR	3		Clusia rosea	Autograph Tree	RELOCATED	Relocated	
	RCD	3		Coccoloba diversifolia	Pigeon Plum	FG/BB	Relocated	
	SSC	11		Sabal palmetto	Cabbage Palmetto - curve	RELOCATED	Relocated	
	SSR	38		Sabal palmetto	Cabbage Palmetto	RELOCATED	Relocated	
	RSM	4		Swietenia mahagoni	West Indian Mahogany	RELOCATED	Relocated	
	RTR	13		Thrinax radiata	Florida Thatch Palm	---	Relocated	

SYMBOL	CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	
PALM TREES								
	SS3	2		Sabal palmetto	Cabbage Palmetto	FG/B&B	10-14` CT	
	SP	143		Sabal palmetto	Cabbage Palm	FG/B&B	14`-18` CT, VARY HEIGHTS	12" MIN.
	SP1	37		Sabal palmetto	Sabal Palm	FG/BB	10`-14` CT, STAGGER HEIGHTS	
	TR	85		Thrinax radiata	Florida Thatch Palm	FG/B&B	10-12` HT	
SHRUBS								
	CU2	43		Coccoloba uvifera	Sea Grape	25 gal.	6' MIN. HT. X 4' MIN. SPR.	
	CM3	5		Codiaeum variegatum 'Magnificent'	Magnificent Croton	7 gal.		
	ERL	34		Ernodea littoralis	Golden Creeper	Y	36" o.c.	
	ER2	30		Eugenia rhombea	Red Stopper	10 gal.	6` HT	
	EUR	2		Eugenia rhombea	Red Stopper	Y	See Plan	
	SC2	18		Senna mexicana chapmanii	Bahama Senna	7 gal.	42" HT	
EXISTING SHRUBS								
	EAM	5		Alocasia macrorrhizos 'Lutea'	Golden Elephant's Ear	B&B	Existing	
	EBG	7		Bambusa textilis 'Gracilis'	Slender Weaver's Bamboo	EXISTING	Existing	
	EBY	16		Byrsonima lucida	Locustberry	EXISTING	Existing	
	ECG	7		Clusia guttifera	Small Leaf Clusia	EXISTING	Existing	
	EHP	10		Hamelia patens `Calusa`	Firebush	EXISTING	Existing	
	EHB	13		Heterosavia bahamensis	Maidenbush	EXISTING	Existing	
	EMFS	7		Myrcianthes fragrans	Simpson's Stopper	EXISTING	Existing	
	EPL	23		Psychotria ligustrifolia	Bahama Wild Coffee	EXISTING	Existing	
	ESRM	24		Serenoa repens 'Miami Select'	Silver Saw Palmetto	EXISTING	Existing	
	ESM	5		Suriana maritima	Bay Cedar	EXISTING	Existing	
	ETD	81		Tripsacum dactyloides	Fakahatchee Grass	BULB	Existing	
SHRUB AREAS								
	CH	1,598		Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	3 gal@ 24" HT	24" X 24"	
	CS4	103		Clusia guttifera	Small Leaf Clusia	36" HT x 36" SPR		
	CU	639		Coccoloba uvifera	Sea Grape	7 gal	36" HT X 30"W	
	CE2	213		Conocarpus erectus sericeus	Silver Button Wood	7 gal@ 30" HT		
	PO	115		Podocarpus macrophyllus .	Podocarpus	36" x 18"		
	PB2	268		Psychotria ligustrifolia	Bahama Coffee	3 gal	24"HT x 18"SPR	
	SP3	774		Scaevola plumieri	Inkberry	7 gal	24" HT x 24" SPR	
	SB2	219		Spartina bakeri	Sand Cord Grass	1 gal@		
EXISTING SHRUBS								
	EBNR	294 sf		Bougainvillea x 'New River'	New River Bougainvillea	Existing to Remain	Existing	
	EBSW	275 sf		Bougainvillea x 'Singapore White'	Ms. Alice™ Bougainvillea	Existing to Remain	Existing	
	EBL	302 sf		Byrsonima lucida	Key Locustberry	Existing to Remain	Existing	
	ECH	940 sf		Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum	Existing	Existing	
	ECGN	331 sf		Clusia guttifera nana	Dwaft Clusia	Existing to Remain	Existing	
	EPA	759 sf		Pennisetum setaceum 'Alba'	White Fountain Grass	Existing to Remain	Existing	
	EPBM	193 sf		Philodendron x 'Burle Marx'	Burle Marx Philodendron	Existing to Remain	Existing	
	EPR	904 sf		Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	Existing to Remain	Existing	
	EPL	455 sf		Psychotria ligustrifolia	Bahama Coffee	Existing to Remain	Existing	
	EPN	792 sf		Psychotria nervosa	Wild Coffee	Existing to Remain	Existing	
	ESB	499 sf		Savia bahamensis	Maidenhair Bush	Existing to Remain	Existing	
	ESR	165 sf		Serenoa repens	Saw Palmetto	Existing to Remain	Existing	
	ETF	1,441 sf		Tripsacum floridanum	Florida Gamagrass	Existing to Remain	Existing	
GROUND COVERS								
	AE2	193		Arachis glabrata	Perennial Peanut	6"x6"		
	BF	1,062		Borrichia frutescens	Sea Ox-eye Daisy	1 Gal.	10"x10"	
	EL	5,694		Ernodea littoralis	Golden Creeper	1 Gal.	8"x12"	
	HK2	539		Hymenocallis keyensis	Spider Lily	1 Gal.	18" HT x 18" SPR	
	HK	679		Hymenocallis keyensis	Spider lily	1 gal@ 18" HT	18" x 18"	
	IP	1,514		Ipomoea pes-caprae	Beach Morning Glory	1 Gal.	8"x12"	
	MC5	770		Muhlenbergia capillaris	Pink Muhly	24" HT x 24" SPR	24" OC	
	MC6	676		Muhlenbergia capillaris "White Cloud"	White Muhly	24" HT x 24" SPR	24" OC	
	SB	2,146		Spartina bakeri	Sand Cord Grass	1 gal	12"x12"	
EXISTING GROUNDCOVERS								
	EAR	41 sf		Arachis glabrata	Perennial Peanut	Existing	Existing	
	ECIR	364 sf		Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	Existing to Remain	Existing	
	ECIR	854 sf		Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	Existing	Existing	
	ERN	421 sf		Ernodea littoralis	Golden Creeper	Existing	Cuttings	
	EEL	1,604 sf		Ernodea littoralis	Golden Creeper	Existing	Existing	
	EFM	1,843 sf		Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	Existing	Existing	
	GAI	36 sf		Gaillardia pulchella	Blanket Flower	Existing	Existing	
	EHD	169 sf		Helianthus debilis	Beach Sunflower	Existing	Existing	
	EHL	292 sf		Hymenocallis latifolia	Spider Lily	Existing	Existing	
	EHL	380 sf		Hymenocallis latifolia	Spider Lily	Existing	Existing	
	EIA	294 sf		Ipomoea pes-caprae brasiliensis	Beach Morning Glory	Existing	Existing	
	ELM	643 sf		Liriope muscari	Lilyturf	Existing	Existing	
	EMS	673 sf		Microsorum scolopendria	Wart Fern	Existing	Existing	

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

		Bufferyard width Req'd	Bufferyard width Provided
SEC. 114-126. District Boundary Buffers			
-North Property Line 393LF (MI/MU) = Bufferyard C		-	-
**SEC. 114-126.(d)(1) Where a street separates a parcel boundary from the district boundary, no buffer is required if specified buffer is an A or B buffer*		-	-
-East Property Line 227LF (MI - MI) = No Bufferyard Required		-	-
-West Property Line (Phase 1 Hotel Parcel Only) 473LF (MI - PR) = No Bufferyard Required		-	-
-West Property Line (Phase 2 Only) 373LF (MI - MI) = No Bufferyard Required		-	-

SEC. 114-104. Street Trees		Total Required	Total Provided
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length			
North Property Line = 339LF / 100'		4	4
West Property Line (Phase 1 Hotel Parcel) = 473LF / 100'		5	5
West Property Line (Phase 2 Parcel) = 373LF / 100'		4	4
West Property Line (boat storage) = 445LF / 100'		5	5
South Property Line (boat storage) = 347LF / 100'		4	4
SEC. 114-100. Required Landscaping	**Area (SF)**	**Total SF Required**	**Total SF Provided**
(a.)(3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.			
Gross parking area north parking lot	42,692	8,538	14,035
Gross parking area @ hotel arrival and north of new banquet bldg.	13,756	2,751	5,319
Gross parking area @ phase 2 parcel	33,120	6,624	10,118
Gross parking area @ boat storage	33,625	6,725	8,578
Gross parking area @ north pier	29,402	5,880	3,672
Gross parking area @ south pier	34,146	6,829	5,867
Total	**186,741**	**37,348**	**47,589 (25.5%)**
(a.)(7.) 1 tree per 1000sf of gross parking area	**Area (SF)**	**Trees Required**	**Trees Provided**
Gross parking area north parking lot	42,692	43	43
Gross parking area @ hotel arrival and north of new banquet bldg.	13,756	14	14
Gross parking area @ phase 2 parcel	33,120	34	34
Gross parking area @ boat storage	33,625	34	34
Gross parking area @ north pier	29,402	30	30
Gross parking area @ south pier	34,146	35	35
Total	**186,741**	**190**	**190**
(a.)(8.) 4 shrubs per 1000sf of gross parking area	**Area (SF)**	**Shrubs Required**	**Shrubs Provided**
Gross parking area north parking lot	42,692	171	171
Gross parking area @ hotel arrival and north of new banquet bldg.	13,756	55	55
Gross parking area @ phase 2 parcel	33,120	132	132
Gross parking area @ boat storage	33,625	135	135
Gross parking area @ north pier	29,402	118	118
Gross parking area @ south pier	34,146	137	137
Total	**186,741**	**748**	**748**
(a.)(10.) Minimum 50% required trees shall be native canopy trees	**Prop. Trees**	**Native Canopy Req'd**	**Nat. Canopy Provided**
Gross parking area north parking lot	43	22	22
Gross parking area @ hotel arrival and north of new banquet bldg.	13	7	7
Gross parking area @ phase 2 parcel	32	16	16
Gross parking area @ boat storage	10	5	5
Gross parking area @ north pier	31	16	16
Gross parking area @ south pier	36	18	18
Total	165	55	55
(a.)(11.) Minimum 40% required trees shall be native understory trees	**Prop. Trees**	**Nat. Understory Req'd**	**Nat. Understory Prov.**
Gross parking area north parking lot	43	18	18
Gross parking area @ hotel arrival and north of new banquet bldg.	13	6	6
Gross parking area @ phase 2 parcel	32	13	13
Gross parking area @ boat storage	10	4	4
Gross parking area @ north pier	31	13	13
Gross parking area @ south pier	36	15	15
Total	165	69	69
(a.)(12.) Maximum 10% required trees may be native palms	**Prop. Trees**	**Max Nat. Palm**	**Nat. Palms Provided**
Gross parking area north parking lot	43	4	4
Gross parking area @ hotel arrival and north of new banquet bldg.	13	1	1
Gross parking area @ phase 2 parcel	32	3	3
Gross parking area @ boat storage	10	1	1
Gross parking area @ north pier	31	3	3
Gross parking area @ south pier	36	3	3
Total	165	15	15

SEC. 130-140(f)(3)e.4. Non-Waterside Perimeter Setback Class C Bufferyard		Total Required	Total Provided
North Property Line (north parcel) = 393lf - existing overhead utility lines			
-Canopy Trees 5 per 100` (393LF /100' x 5)		20	20
-Understory Trees 2 per 100` (393LF /100' x 2)		8	8
-Shrubs 20 per 100` (393LF /100' x 20)		79	79
East Property Line (north parcel) = 227lf			
-Canopy Trees 5 per 100` (227LF /100' x 5)		12	12
-Understory Trees 2 per 100` (227LF /100' x 2)		5	5
-Shrubs 20 per 100` (227LF /100' x 20)		45	45
West Property Line (north parcel) = 184lf			
-Canopy Trees 5 per 100` (184LF /100' x 5)		10	10
-Understory Trees 2 per 100` (184LF /100' x 2)		4	4
-Shrubs 20 per 100` (184LF /100' x 20)		40	40
North Property Line (existing hotel parcel) = 192lf			
-Canopy Trees 5 per 100` (192LF /100' x 5)		20	20
-Understory Trees 2 per 100` (192LF /100' x 2)		8	8
-Shrubs 20 per 100` (192LF /100' x 20)		79	79
West Property Line (existing hotel parcel = 447lf)			
-Canopy Trees 5 per 100` (447LF /100' x 5)		23	23
-Understory Trees 2 per 100` (477LF /100' x 2)		9	9
-Shrubs 20 per 100` (447LF /100' x 20)		90	90
West Property Line (south exist. dev parcel = 348lf) existing overhead utility lines			
-Canopy Trees 5 per 100` (348LF /100' x 5)		18	18
-Understory Trees 2 per 100` (348LF /100' x 2)		7	7
-Shrubs 20 per 100` (348LF /100' x 20)		70	70
West Property Line (boat storage parcel = 445lf) existing overhead utility lines			
-Canopy Trees 5 per 100` (445LF /100' x 5)		25	25
-Understory Trees 2 per 100` (445LF /100' x 2)		10	10
-Shrubs 20 per 100` (445LF /100' x 20)		100	100
South Property Line (boat storage parcel = 347lf)			
-Canopy Trees 5 per 100` (347LF /100' x 5)		20	20
-Understory Trees 2 per 100` (347LF /100' x 2)		8	8
-Shrubs 20 per 100` (347LF /100' x 20)		80	80
East Property Line (boat storage parcel = 138lf)			
-Canopy Trees 5 per 100` (138LF /100' x 5)		10	10
-Understory Trees 2 per 100` (138LF /100' x 2)		4	4
-Shrubs 20 per 100` (138LF /100' x 20)		40	40

SOD/SEED						
	EMA	95 sf	Muehlenbeckia axillaris	Creeping Wire Vine	Existing	Existing
	EMC	571 sf	Muhlenbergia capillaris	Pink Muhly Grass	Existing	Existing
	EMG	66 sf	Muhlenbergia capillaris	Muhly Grass	Existing	Existing
	ENE	753 sf	Nephrolepis exaltata	Boston Fern	Existing	Existing
	ESJ	106 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Cuttings
	ESJ	421 sf	Stachytarpheta jamaicensis	Blue Porterweed	Existing	Existing
	ESOD	4,311 sf	Stenotaphrum secundatum	St. Augustine Grass	Existing	Existing
	ETF	499 sf	Tripsacum floridanum	Dwarf Fakahatchee Grass	Existing	Existing
	EZF	376 sf	Zamia floridana	Coontie	Existing	Cuttings
	EZF	433 sf	Zamia floridana	Florida Coontie	Existing	Existing
	EZE	1,350 sf	Zoysia japonica 'Empire'	Empire Zoysia Grass	Existing	Existing
MICELLANEOUS						
	ART	4,952 sf	Artificial Turf	Artificial Turf	N	
SOD/SEED						
	SOD	8,921 sf	Stenotaphrum secundatum `Palmetto`	`Palmetto` St. Augustine Sod	sod	
	ZOY	993 sf	Zoysia japonica 'Emerald'	Emerald Zoysia	N	

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ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND DESIGN / LANDSCAPE ARCHITECTURE
310 DOLPHIN 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.2122 www.ecoplan.com

THE PERRY HOTEL KEY WEST

7001 Shrimp Road, Key West, FL 33040

SITE PLAN SUBMITTAL

PLANT LIST, NOTES AND CALCULATIONS

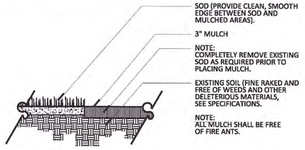
DATE: 8/23/2023
PROJECT #: 2128
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:
Revised as per County Comments 3-2024
2 Revised as per County Comments 5-2024
3 Revised as per County Comments 11-2024
4 Revised as per County Comments 6-2025

SEAL:

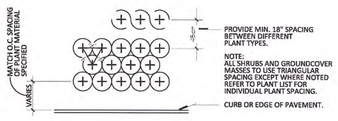
6/9/25

SHEET NUMBER:
LA-6



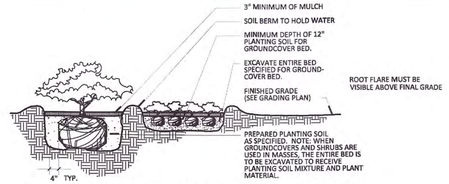
1 GRASS / MULCH EDGE DETAIL

PLAN SCALE= NTS



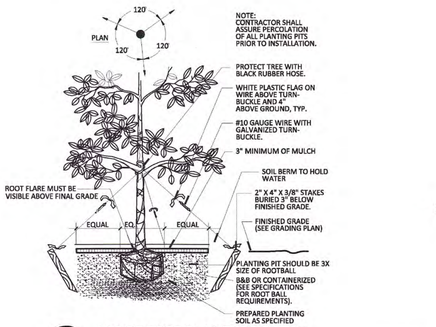
2 SHRUB AND GROUNDCOVER LAYOUT

SECTION SCALE= NTS



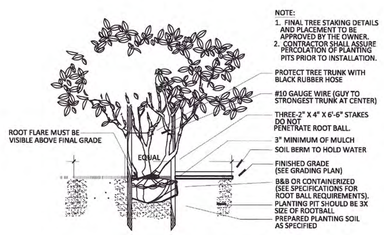
3 SHRUB / GROUNDCOVER PLANTING

SECTION SCALE= NTS



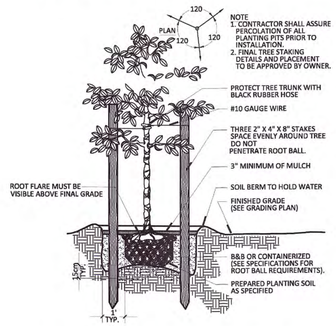
4 LARGE TREE PLANTING DETAIL

SECTION SCALE= NTS



5 SMALL ORNAMENTAL TREE DETAIL

SECTION SCALE= NTS



6 SMALL TREE PLANTING DETAIL

SCALE= NTS

7 PALM DETAIL

SECTION SCALE= NTS

8 TREE PROTECTION FENCE

SECTION SCALE= NTS

9 TREE PROTECTION FENCE

PLAN SCALE= NTS

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.

2. QUANTITIES, SIZES AND LOCATION OF PLANTS WILL BE DETERMINED BY PLAN AND PLANT LISTS. SIZE OF PLANTS SHALL TAKE PRECEDENT OVER CONTAINER SIZE. SPACING OF GROUNDCOVERS WILL BE DETERMINED BY PLANT LIST. QUANTITIES SHOWN ON PLANT LIST ARE TO BE USED AS A GUIDELINE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES CALLED FOR ON PLANS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.

4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.

5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.

6. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.

11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.

13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.

16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.

17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.

18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.

19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

21. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

22. ALL PLANT MATERIAL MUST BE FLORIDA GRADE #1 OR BETTER, IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DIVISION OF PLANT INDUSTRY). PLANTS WHICH DO NOT MEET THE SPECIFICATION WILL NOT BE ACCEPTED.

23. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ANY INTENDED SUBSTITUTIONS SHALL BE DETAILED ON THE BID.

24. PLANT MATERIAL SHALL BE FERTILIZED THROUGHOUT THE WARRANTY PERIOD AND THEREAFTER BY THE OWNER 3-4 TIMES PER YEAR. UTILIZE A GENERAL FERTILIZER WITH AN ANALYSIS OF 8-2-12 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR. FOLLOW MANUFACTURER RECOMMENDED RATES AND METHODS OF APPLICATION.

25. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

26. IN THE ABSENCE OF IRRIGATION, PLANT MATERIAL SHALL BE HAND WATERED A MINIMUM OF EVERY DAY FOR 6 WEEKS AFTER PLANTING. THE CLIENT SHOULD CONTINUE HAND WATERING UNTIL ALL MATERIAL IS FULLY ESTABLISHED.

27. ALL PLANT MATERIAL SHALL BE PLANTED WITH ROOT FLARE VISIBLE AT FINISHED GRADE. DO NOT PLANT MATERIAL TOO DEEP.

28. THE CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT AND CLIENT TO REVIEW ANY ISSUES. PRIOR TO COMMENCING THE PROJECT.

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

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ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
1111 KENNEDY DRIVE, SUITE 205
KEY WEST, FLORIDA 33040
305.293.9316
954.534.5722 www.ecoplan-fla.com

THE PERRY HOTEL KEY WEST
7001 Shrimp Road, Key West, FL 33040

SITE PLAN SUBMITTAL

LANDSCAPE DETAILS

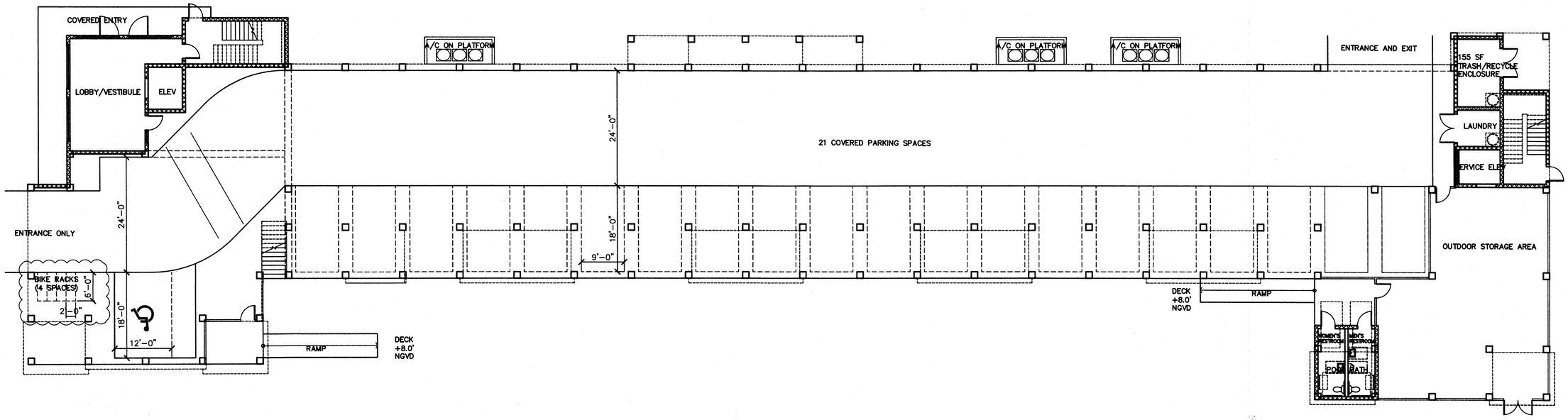
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PROJECT #: 2128
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CHECKED BY: JH
SCALE: INDICATED

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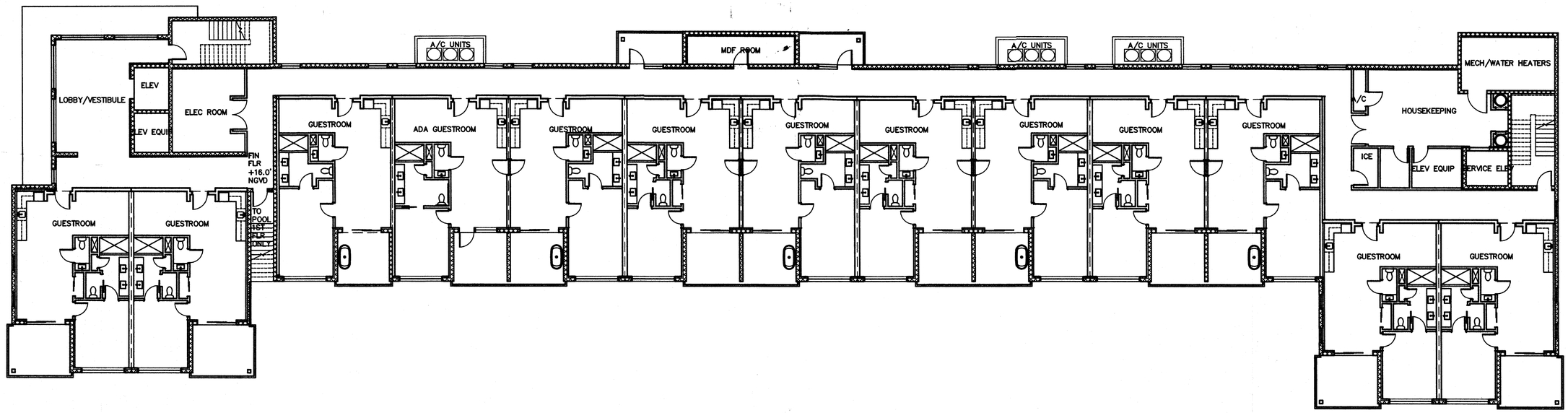
6/9/25

SHEET NUMBER:
LA-7



Ground Floor Plan

3/32" = 1' - 0"



First Floor Plan

3/32" = 1' - 0"

Gavin W Scarbrough

Digitally signed by Gavin W Scarbrough
Date: 2025.06.06 14:50:11 -04'00'

STATE OF FLORIDA
GAVIN WADE SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

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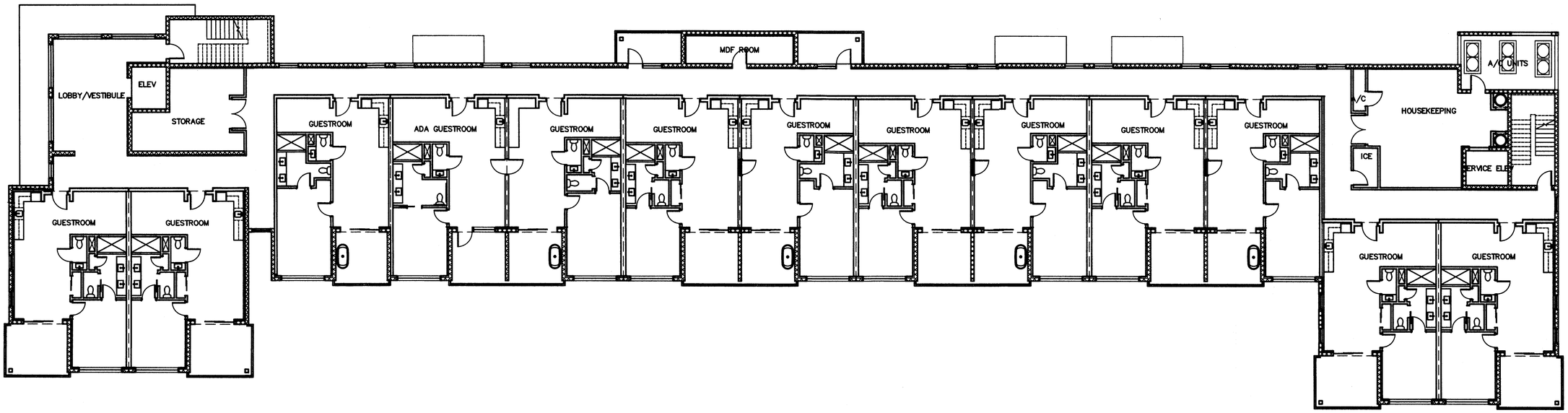
The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

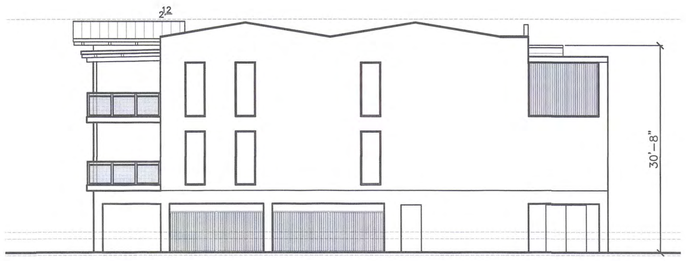
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revision: 2/20/24

sheet: A1.1


MDF ROOM
A/C UNITS
LOBBY/VESTIBULE
ELEV
STORAGE
GUESTROOM
ADA GUESTROOM
GUESTROOM
GUESTROOM



Rear (Marina) Elevation
3/32" = 1' - 0"



Side (North) Elevation
3/32" = 1' - 0"



Side (South) Elevation
3/32" = 1' - 0"



Front (Parking) Elevation
3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion
6805 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

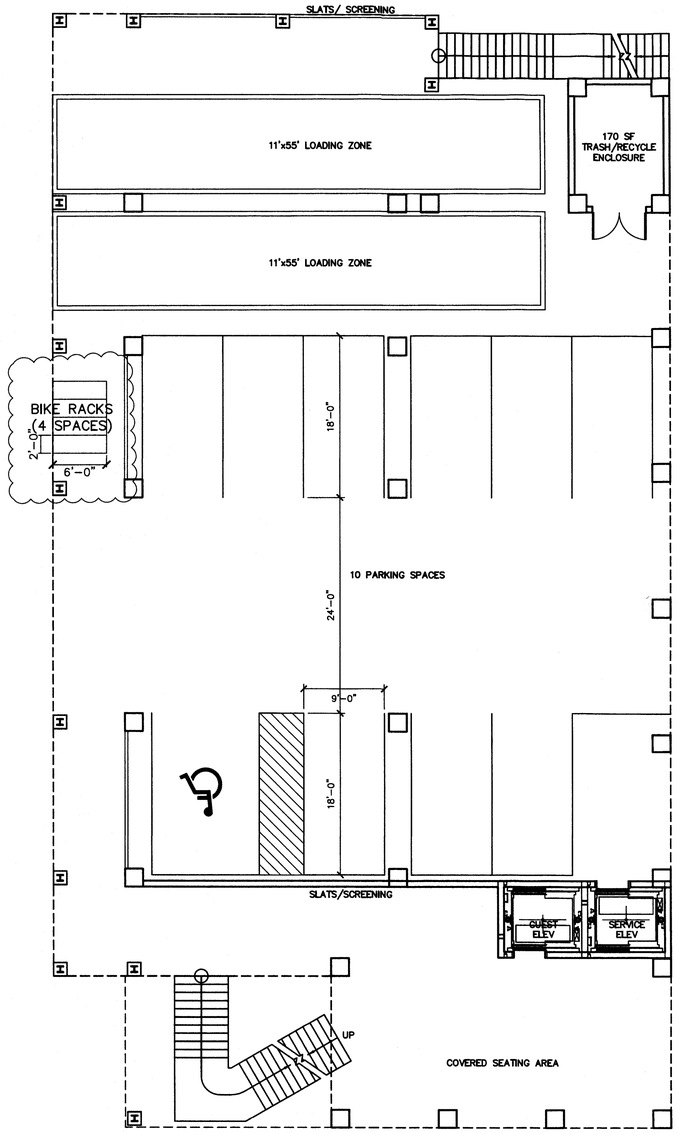
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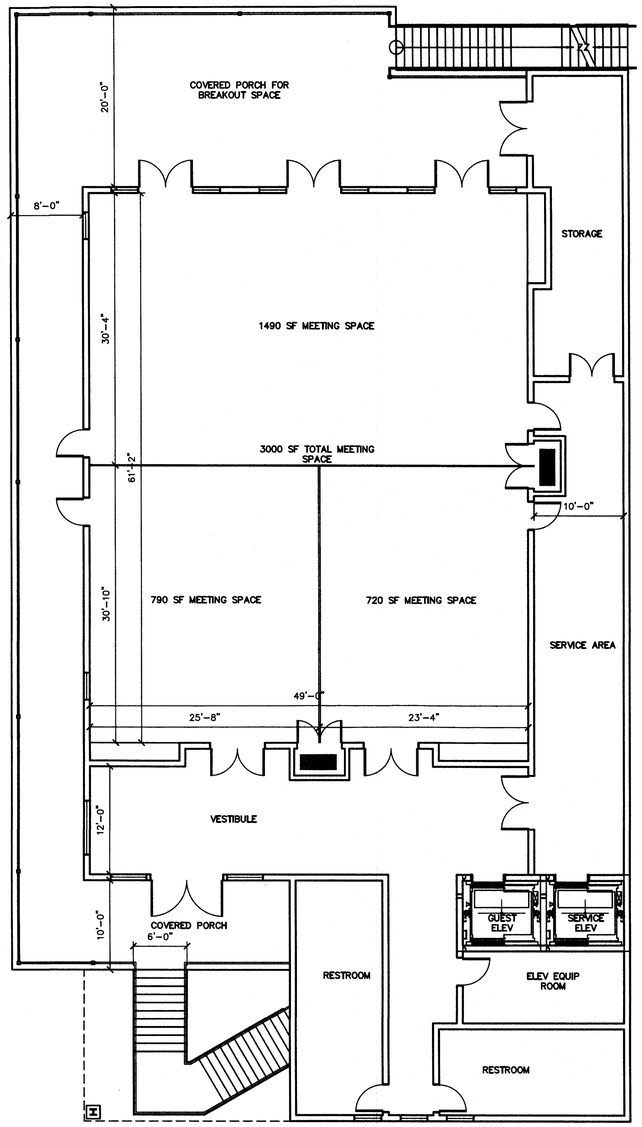
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GAVIN WADE SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

sheet: A2.1



Ground Floor Plan

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"

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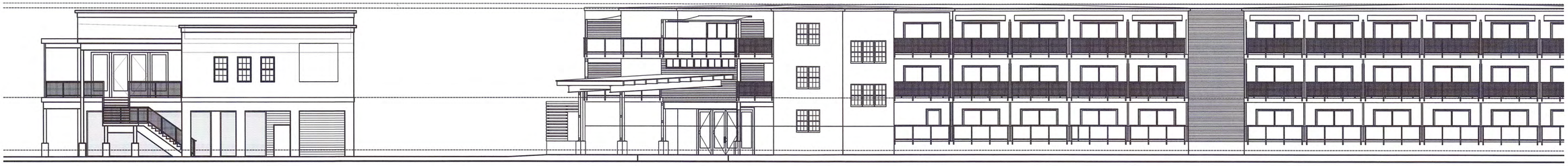
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The Perry Hotel and Marina
Banquet Hall
6991 Shrimp Road Key West, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St, Key West FL
(305) 296 3611

date: 7/27/23
revision: 2/20/24

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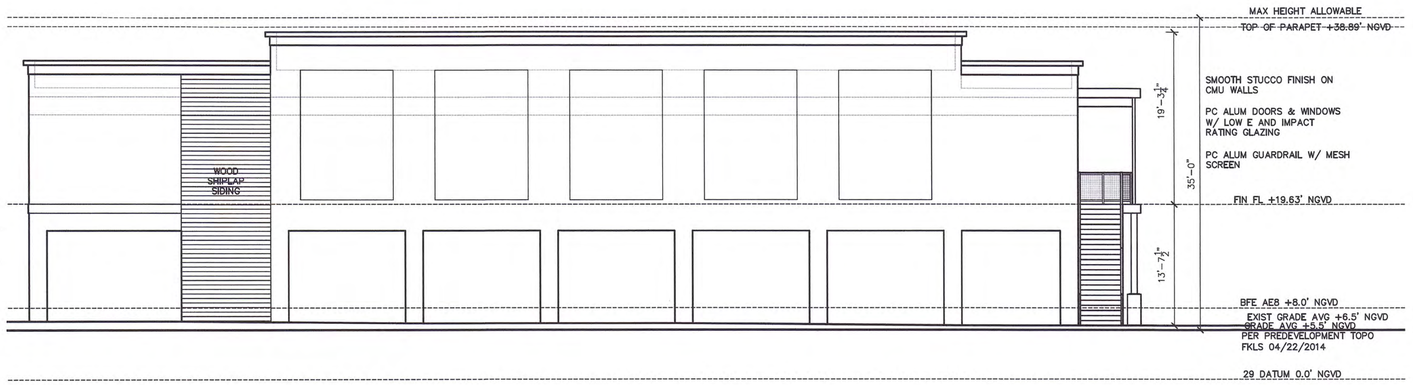
Shrimp Rd Streetscape

3/32" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

The Perry Hotel and Marina
Banquet Hall

6991 Shrimp Road Key West, FL

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

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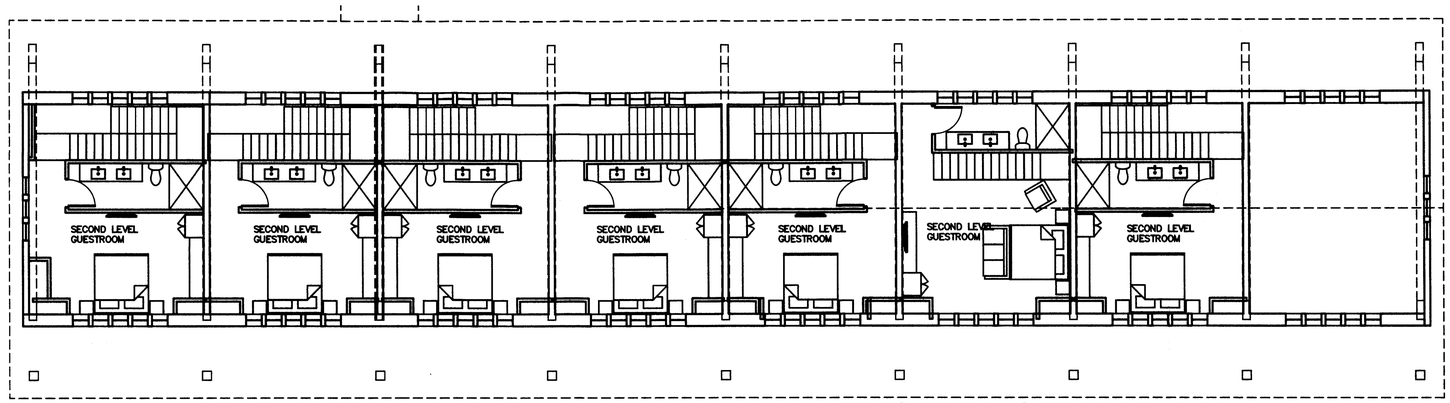
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Date: 2025.06.06 14:53:33 -04'00'

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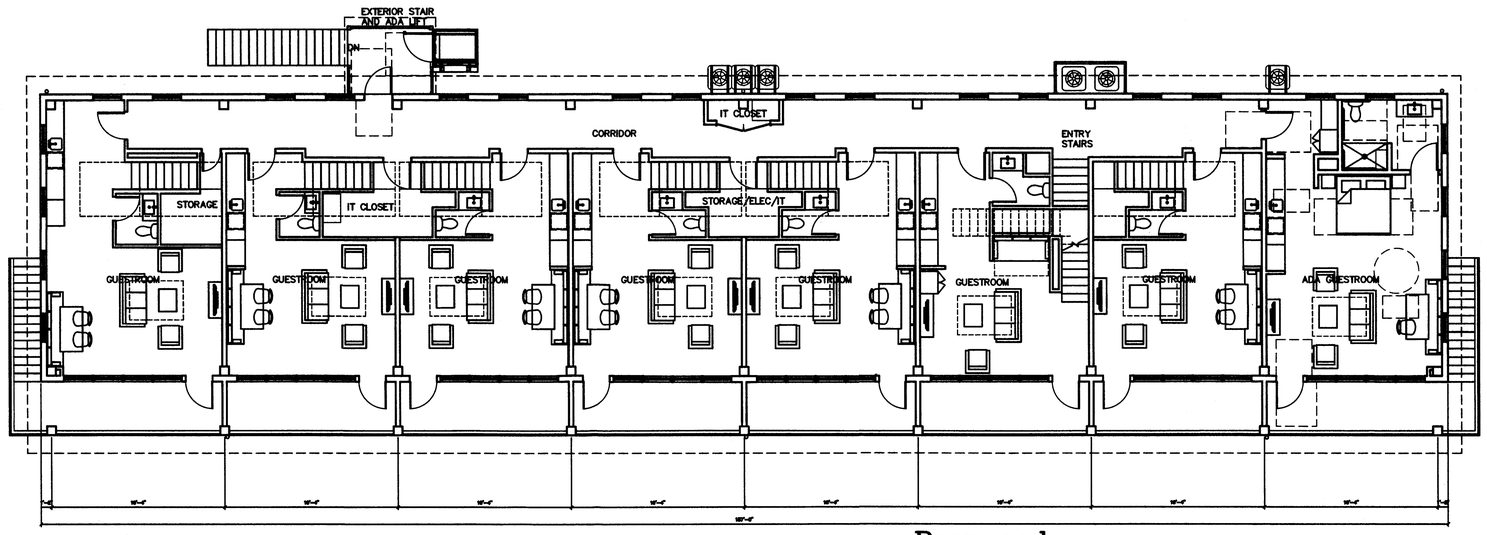
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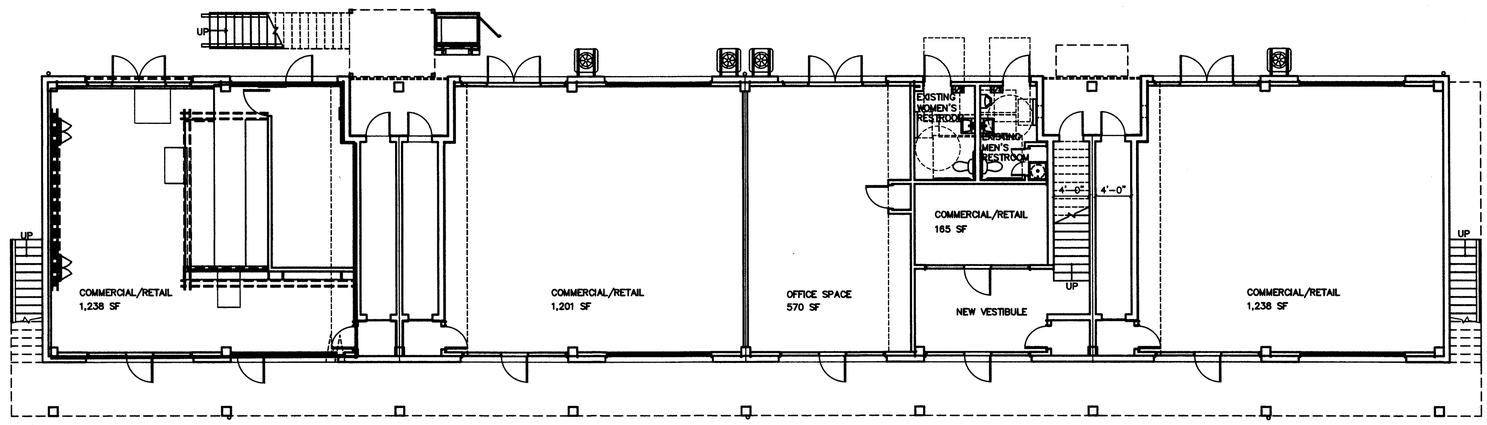
Proposed Third Level Plan

1/8" = 1' - 0"



Proposed Second Floor Plan

1/8" = 1' - 0"



Proposed Ground Floor Plan

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD

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The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Shrimp Road Stock Island, FL

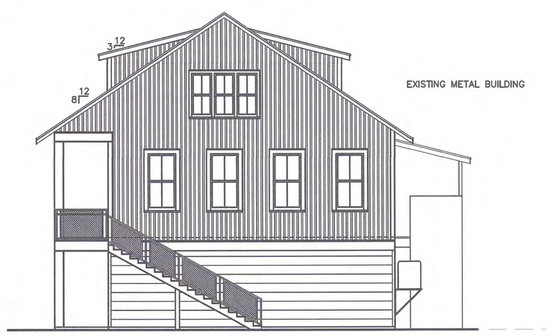
THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

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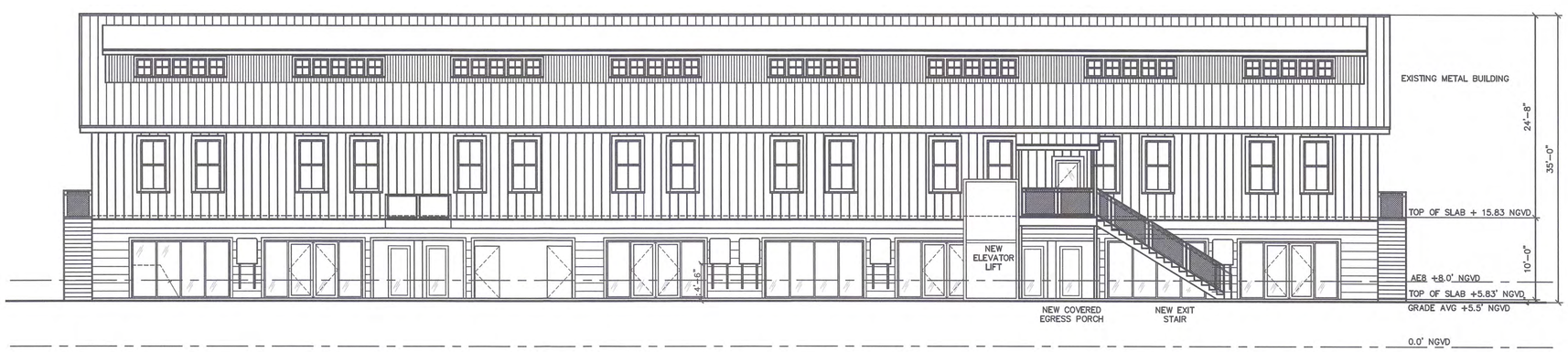
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Side Elevation

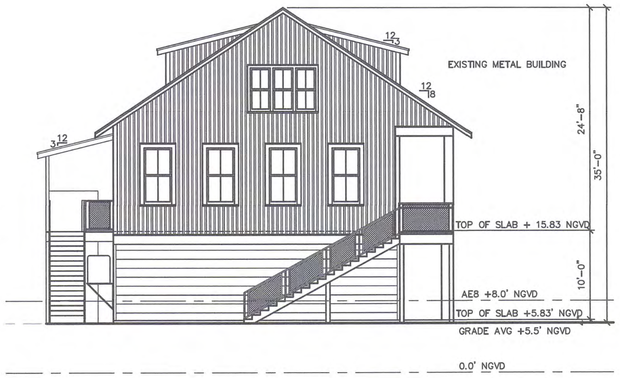
1/8" = 1' – 0"



Front Elevation

1/8" = 1' – 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD



Side Elevation

1/8" = 1' – 0"



Rear Elevation

1/8" = 1' – 0"

The Perry Hotel and Marina
Coral Lagoon Renovation

7009 Shrimp Road Stock Island, FL

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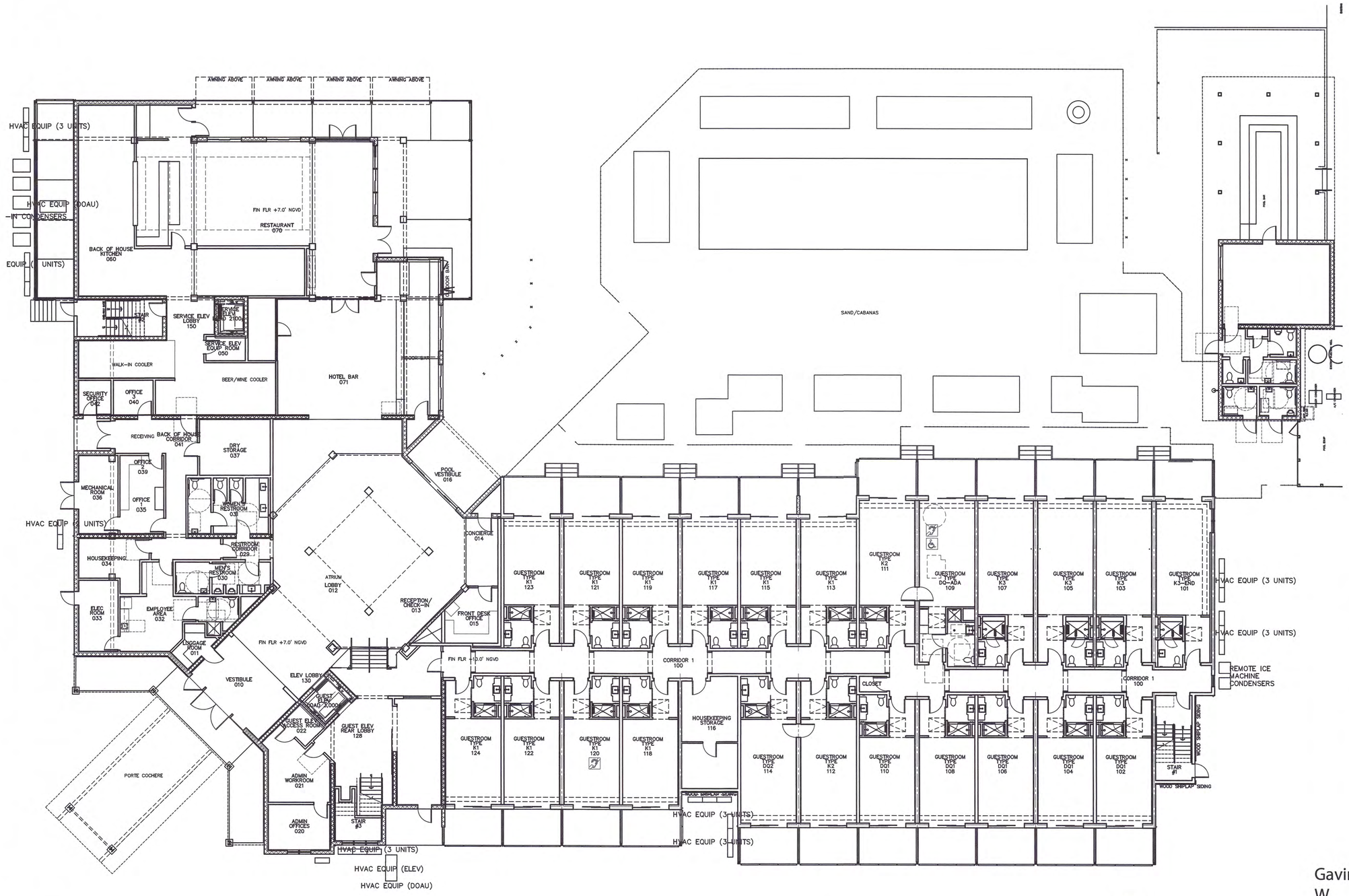
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revision:

sheet: A6.1



ACCESSIBILTY ANALYSIS

96 HOTEL UNITS

ACCESSIBLE ROOMS	3
ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	2
TOTAL ACCESSIBLE ROOMS	5
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	10

ROOMS PER FLOOR BREAKDOWN

96 HOTEL UNITS

FIRST FLOOR UNITS	23
SECOND FLOOR UNITS	33
THIRD FLOOR UNITS	40

First Floor Plan

3/32" = 1' - 0"

N

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

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POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

date: 3/18/24
revision:

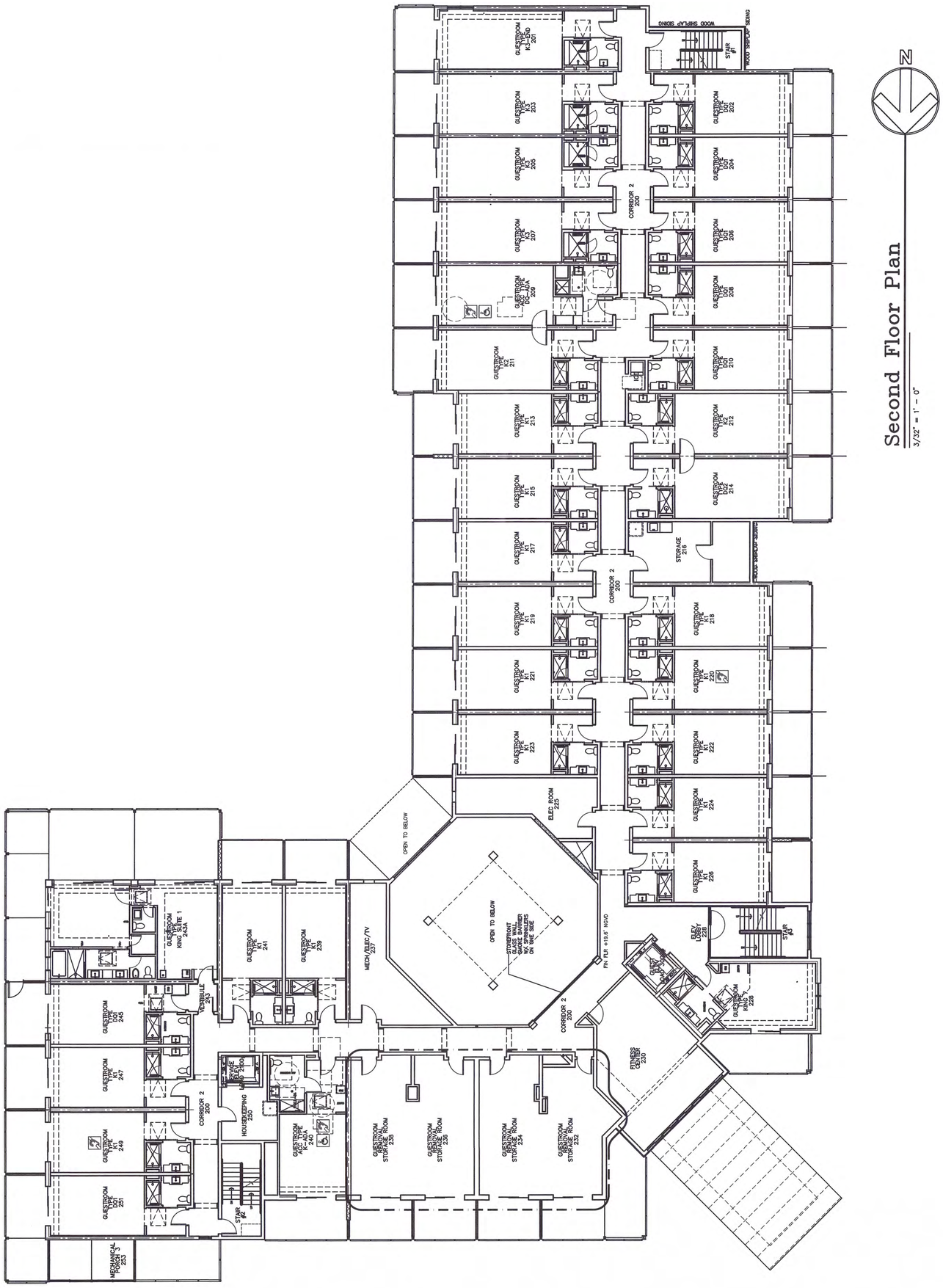
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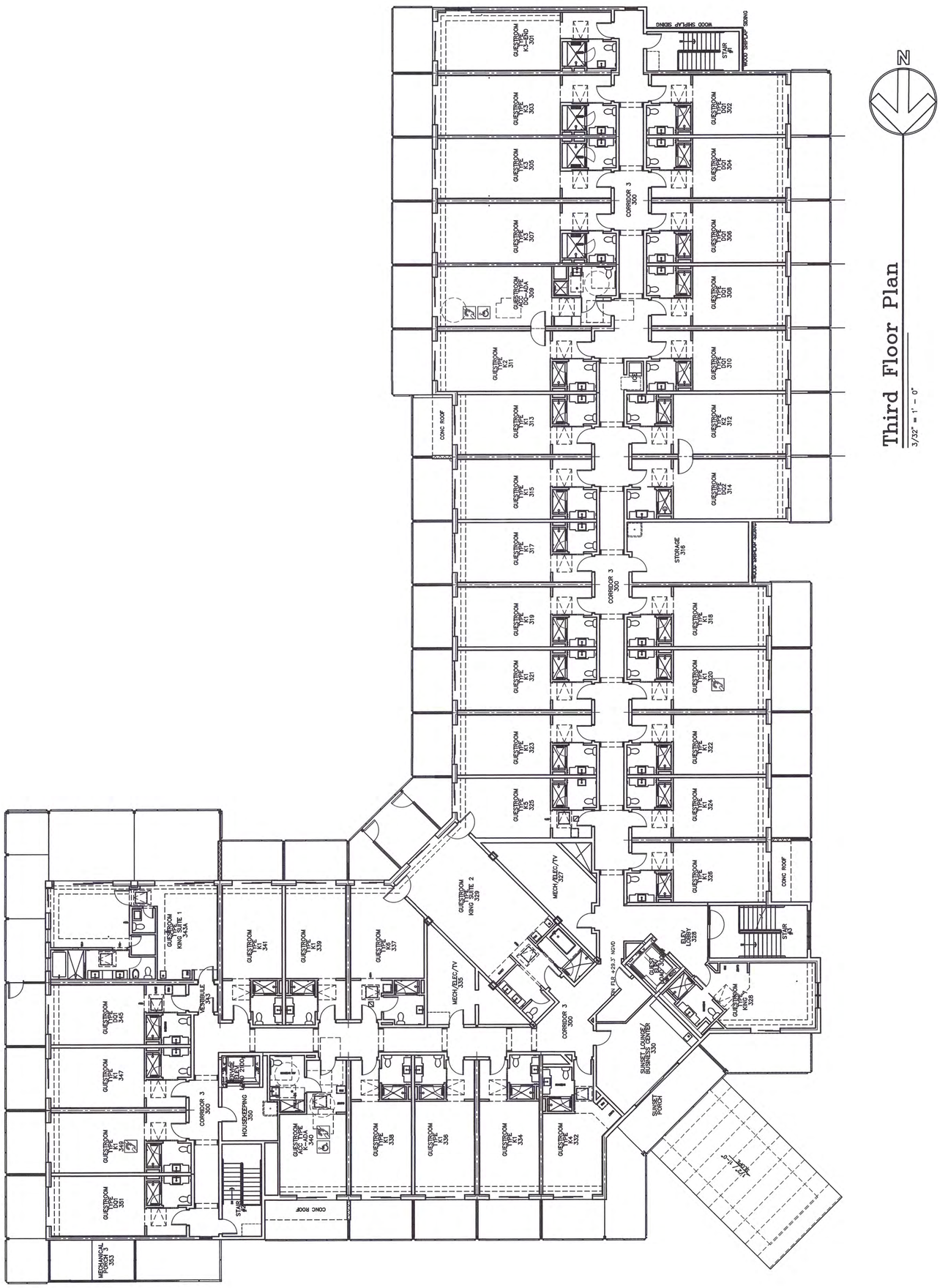
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Digitally signed by Gavin W Scarbrough
Date: 2025.06.06 14:57:51 -04'00'

STATE OF FLORIDA
GAVIN WADE SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

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The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL





Third Floor Plan

3/32" = 1' - 0"

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL.

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

Gavin W Scarbrough

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STATE OF FLORIDA
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AR - 97933
REGISTERED ARCHITECT

date: 3/18/24
revision:

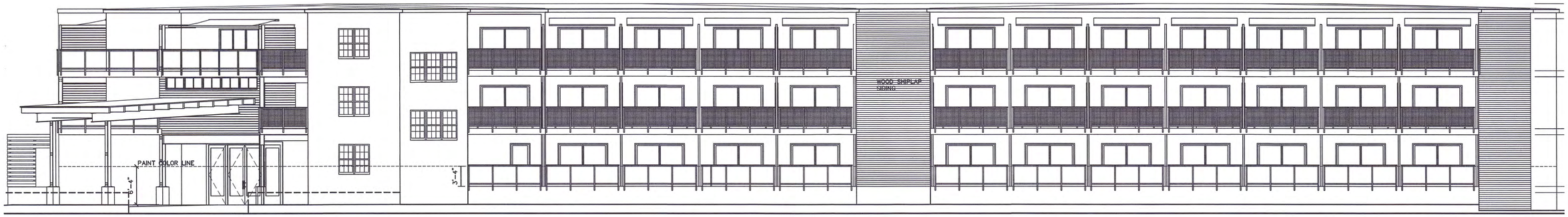
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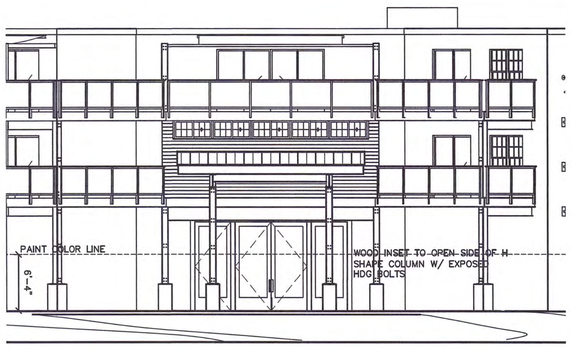
Right Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"

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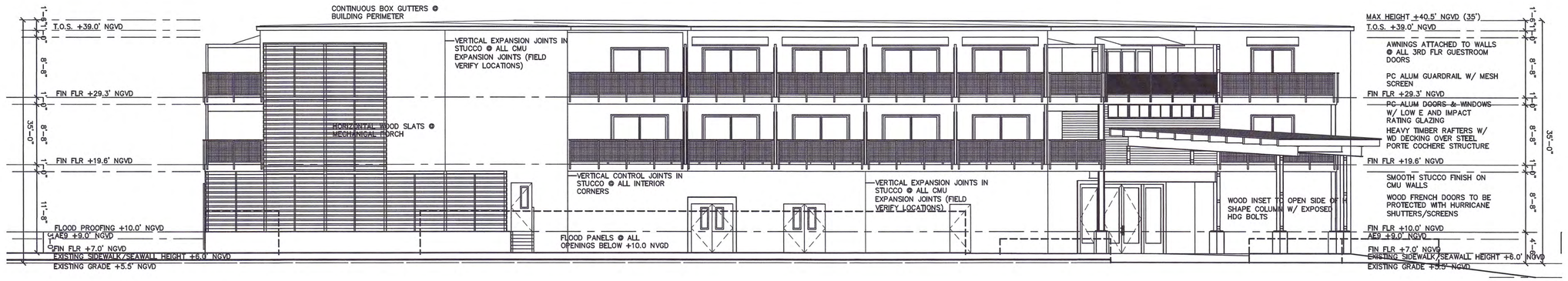
STATE OF FLORIDA
GAVIN WADE SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

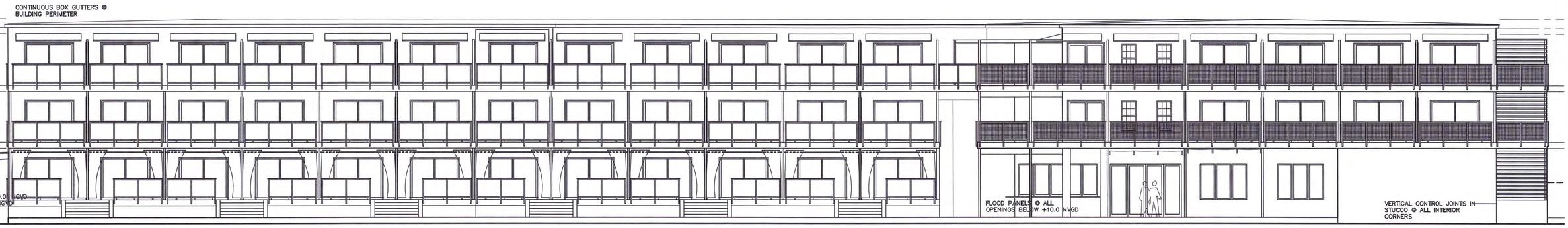
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revision:

sheet: A8.1



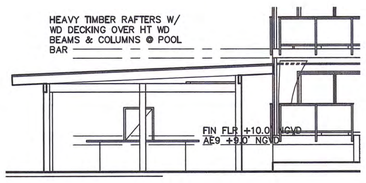
Left Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



The Perry Hotel and Marina
Existing Hotel Building

Key West, FL

7009 Shrimp Road

THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

Gavin W Scarbrough

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Date: 2025.06.06 15:00:03 -04'00'

STATE OF FLORIDA
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AR - 97933
REGISTERED ARCHITECT

date: 3/18/24
revision:

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INDEX OF DRAWINGS

	STRUCTURAL SHEETS
S0.1	STRUCTURAL SPECIFICATIONS
S0.2	STRUCTURAL SPECIFICATIONS
S0.3	WIND LOAD TABLES, SCHEDULES
S0.4	STRUCTURAL SPECIFICATIONS
S1.0-1	PILE PLAN, DETAILS
S1.0-2	POOL AREA PILE, SITE WALL PLAN
S1.0-3	GAZEBO, LIFT STATION PILE PLAN
S1.1	FIRST FLOOR PLAN
S1.2	GAZEBO PLANS, SECTIONS, DETAILS
S1.3	TRELLIS PLANS, SECTIONS, DETAILS
S2.0	ROOF FRAMING PLAN, BEAM SCHEDULE
S3.0	FOUNDATION DETAILS
S3.1	DETAILS
S4.0	ROOF FRAMING DETAILS
S4.1	BUILDING SECTION

	ARCHITECTURAL SHEETS
A0.0	DATA
A0.1	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	ROOF PLAN
A1.3	REFLECTED CEILING PLAN
A1.4	FLOOR FINISHES PLAN
A1.5	EQUIPMENT PLAN, SCHEDULE
A1.6	FURNITURE PLAN
A1.7	GAZEBO PLAN, ELEVATIONS
A1.8	LIFE SAFETY PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTION
A3.2	BUILDING SECTION, GAZEBO SECTION
A3.3	WINDOW DETAILS, WALL DETAILS
A3.4	DETAILS
A4.1	ENLARGED BATHROOM PLANS
A4.2	BATHROOM INTERIOR ELEVATIONS
A4.3	BATHROOM INTERIOR ELEVATIONS
A4.4	BATHROOM INTERIOR ELEVATIONS

	FIRE PROTECTION SHEETS
FP0.1	FIRE PROTECTION SPECICATIONS
FP1.1	FIRE PROTECTION FLOOR PLAN
FP1.2	FIRE PROTECTION ROOF PLAN
FP2.1	FIRE PROTECTION ELEVATIONS
FP2.2	FIRE PROTECTION DETAILS
FA0.1	FIRE ALARM SPECIFICATIONS
FA1.0	FIRE ALARM FLOOR PLAN

	PLUMBING SHEETS
P0.1	PLUMBING SPECIFICATIONS
P1.1	SANITARY, CONDENSATE, GREASE WASTER FLOOR PLAN
P1.2	DOMESTIC WATER AND LP GAS FLOOR PLAN
P2.1	PLUMBING ISOMETRICS
P3.1	PLUMBING DETAILS

	MECHANICAL SHEETS
M0.1	MECHANICAL SPECIFICATIONS, SCHEDULES
M1.1	MECHANICAL FLOOR PLAN
M1.2	MECHANICAL ROOF PLAN
M2.1	DETAILS
M2.2	DETAILS

	ELECTRICAL SHEETS
E0.1	ELECTRICAL SPECIFICIATIONS, SCHEDULES
E1.1	SITE PLAN ELECTRICAL POWER
E1.2	SITE PLAN ELECTRICAL POWER
E1.3	LANDSCAPE LIGHTING PLAN
E1.4	LANDSCAPE LIGHTING PLAN
E2.1	POWER PLAN
E2.2	LIGHTING PLAN
E3.1	ELECTRICAL RISER DIAGRAM
E4.1	ELECTRICAL DETAILS

LEGEND

PLAN SYMBOLS

ROOM NAME XXXXX — ROOM NAME/NUMBER

COLUMN CENTERLINE

ACCESSORY

INTERIOR DOOR TAG

EXTERIOR DOOR TAG

WINDOW TAG

WALL TAG

BUILDING, WALL SECTION

ELEVATION

SECTION DETAIL

PLAN, BLOW-UP DETAIL

INTERIOR ELEVATION INDICATOR

INTERIOR ELEVATION INDICATOR

CEILING INDICATOR

ELEC/ MECH SYMBOLS

J-BOX (CEILING / WALL)

J-BOX (WALL) PLAN VIEW

DUPLEX OUTLET-WALL MOUNTED - (PLAN VIEW)
MOUNTED AT +18" A.F.F. UNLESS OTHERWISE NOTED

CONVENIENCE OUTLET-FLOOR / CLNG. MOUNTED

QUAD RECEPTACLE OUTLET
MOUNTED AT +18" A.F.F. UNLESS OTHERWISE NOTED

GFI OUTLET
MOUNTED AT +48" A.F.F. UNLESS OTHERWISE NOTED

SINGLE RECEPTACLE OUTLET
MOUNTED AT +18" A.F.F. UNLESS OTHERWISE NOTED

SHAVER OUTLET
MOUNTED AT +48" A.F.F. UNLESS OTHERWISE NOTED

DOUBLE OUTLET WITH ONE SWITCHED FROM REMOTE LOCATION
MOUNTED AT +18" A.F.F. UNLESS OTHERWISE NOTED

TELEPHONE OUTLET-WALL MOUNTED
MOUNTED AT +18" A.F.F. UNLESS OTHERWISE NOTED

TELEPHONE OUTLET-FLOOR MOUNTED

VOICE/DATA - WALL MOUNTED
MOUNTED AT +18" A.F.F. UNLESS OTHERWISE NOTED

WALL SWITCH MOUNTED AT +48" A.F.F.
UNLESS OTHERWISE NOTED

3-WAY WALL SWITCH MOUNTED AT +48" A.F.F.
UNLESS OTHERWISE NOTED

ELECTRICAL PANEL

CLOCK OUTLET

CABLE TV OUTLET

FIRE ALARM

THERMOSTAT

MECHANICAL AIR DIFFUSER

MECHANICAL AIR RETURN

CONCEALED HINGED ACCESS PANEL

LINEAR FLUSH MOUNTED SUPPLY/RETURN AIR GRILLE

SAG / RAG — SUPPLY/RETURN AIR GRILLE

FCU — FAN COIL UNIT

SPRINKLER - CEILING MOUNTED

SMOKE DETECTOR - CEILING MOUNTED

4" RECESSED DOWN LIGHT

6" RECESSED DOWN LIGHT

RECESSED ADJUSTABLE DOWNLIGHT

RECESSED WALL-WASHER

TABLE / FLOOR LAMP

PENDANT/CHANDELIER

WALL SCONCE LIGHT FIXTURE

PROJECT DATA

PROJECT SCOPE OF WORK

SITE WORK AND NEW POOL BAR AND GAZEBO. ALL WORK TO COMPLY WITH APPLICABLE CODES. WORK INCLUDES ACCESSIBLE BATHROOMS THAT WILL BE FULLY COMPLIANT WITH 2017 FBC, ACCESSIBLE AND ADA.

PROJECT CODES

FLORIDA BUILDING CODE, 6TH EDITION (2017) BUILDING, EXISTING BUILDING
FLORIDA BUILDING CODE, 6TH EDITION (2017) BUILDING
FLORIDA BUILDING CODE, 6TH EDITION (2017) ACCESSIBILITY
FLORIDA BUILDING CODE, 6TH EDITION (2017) ENERGY CONSERVATION
FLORIDA BUILDING CODE, 6TH EDITION (2017) FUEL GAS
FLORIDA BUILDING CODE, 6TH EDITION (2017) MECHANICAL
FLORIDA BUILDING CODE, 6TH EDITION (2017) PLUMBING
FLORIDA FIRE PREVENTION CODE
NFPA 70: NATIONAL ELECTRICAL CODE

BUILDING NOTES	PROPOSED USE OF SPACE
OCCUPANCY	A-2 (BAR)
TYPE OF CONSTRUCTION	TYPE IIIB
PER TABLE 506.2 PER TABLE 504.4	36,000 SF ALLOWABLE 2 STORY ALLOWABLE
EXTERIOR WALL FIRE RATING PER TABLE 602	MORE THAN 30' FROM ADJACENT BUILDINGS NO FIRE RATING REQ'D
AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.2.12	OCCUPANT LOAD MORE THAN 100 SPRINKLERS REQUIRED
PROPOSED BUILDING SF PROPOSED BUILDING STORIES	3,488 SF EXISTING 1 STORY

AREA SUMMARY:

	ENCLOSED	UNENCLOSED	TOTAL
POOL BAR	1,044 SF	1,748 SF	2,792 SF
GAZEBO		500 SF	500 SF

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
FLORIDA BUILDING CODE 2017, BUILDING
FROM TABLE 1004.1.2

	FLOOR AREA (SF)	SF PER OCCUPANT	# OF OCCUPANTS
RESTAURANT BUILDING AREAS			
OUTDOOR ASSEMBLY (UNCONCENTRATED)	1,136	15 NET	75.7
KITCHENS, COMMERCIAL	463	200 GROSS	2.3
ASSEMBLY (CONCENTRATED)	246	7 NET	35.1
KITCHENS, COMMERCIAL	292	200 GROSS	1.5
LOCKER ROOMS	457	50 GROSS	9.1
RESTAURANT AREA OCCUPANTS			123.8
OUTDOOR ASSEMBLY, DECK	557	5 GROSS	111.4
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	37.14
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	24.76

NUMBERING SYSTEM:

DISCIPLINE:
C-CIVIL
L-LANDSCAPE
A-ARCHITECTURE
M-MECHANICAL
E-ELECTRICAL
P-PLUMBING
S-STRUCTURAL
K-FOOD SERVICE
ID-INTERIOR DESIGN

SERIES NUMBER
SHEET NUMBER WITHIN SERIES
NUMBER OF PLAN, DETAIL ETC. ON SHEET

A2.1/1

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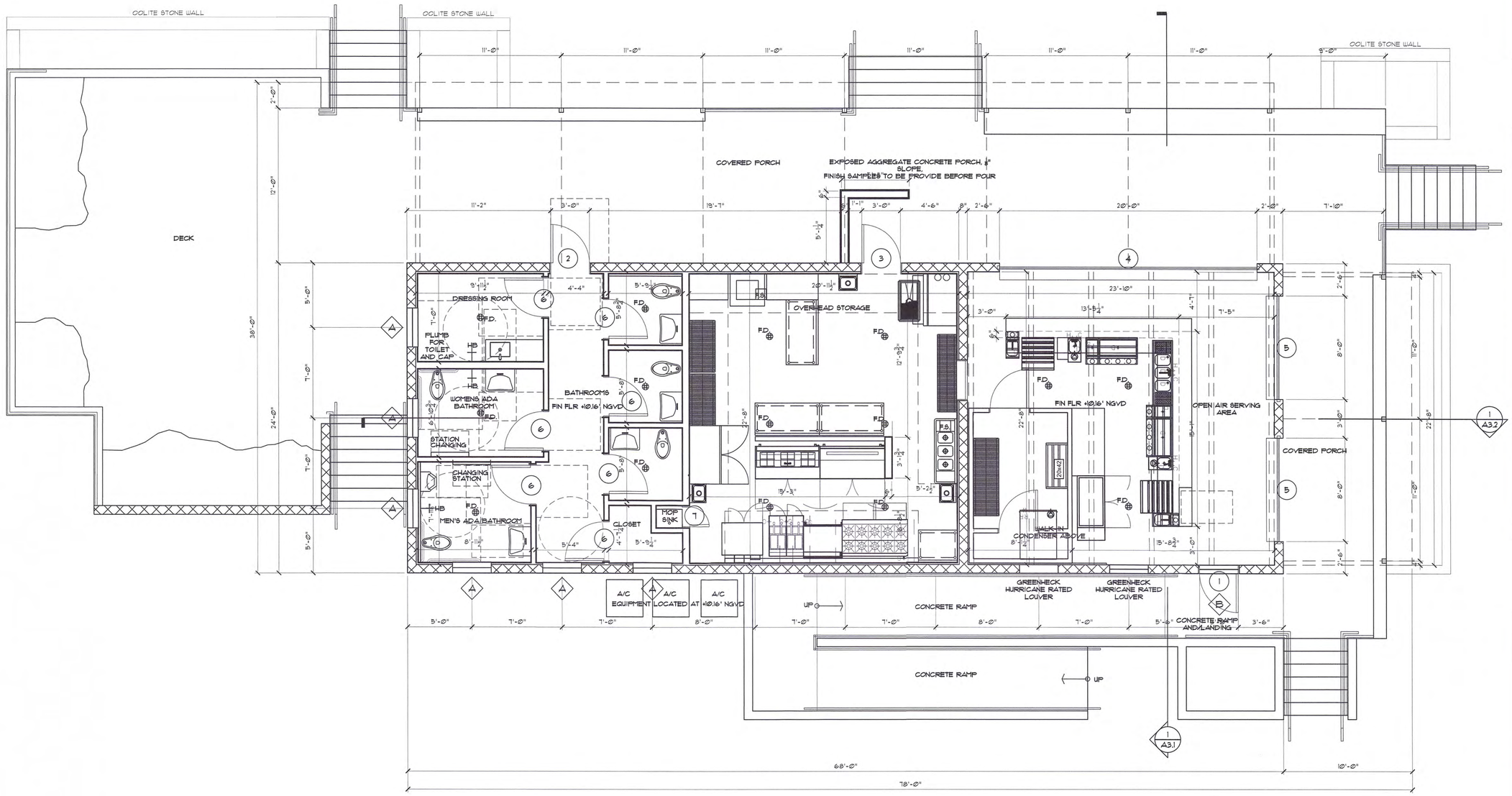
STATE OF FLORIDA — THOMAS E. POPE — AR-2095 — 6/22/18 — NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

SIMV Pool Bar
7011 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
8/22/18
revision:

sheet:
A0.0



SIMV Pool Bar

7011 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

DOOR SCHEDULE

NO	SIZE	TYPE	MATERIAL: SINGLE LITE IMPACT	MATERIAL: INT WD FLUSH	MATERIAL: ROLLING GARAGE DOOR	FRAME: ALUMINUM	FRAME: GALV STEEL	MISC: IMPACT RATED	MISC: VIEWING WINDOW	MISC: TRANSOM WINDOW	MISC: 1/3 HR RATED DOOR	REMARKS
1	3'-0" x 6'-8" x 1 3/4"	A	O			O		O				
2	3'-0" x 6'-8" x 1 3/4"	B	O			O		O				
3	3'-0" x 6'-8" x 1 3/4"	C	O			O		O	O			
4	20'-0" x 8'-6" x 3"	D			O		O	O				
5	8'-0" x 8'-6" x 3"	E			O		O	O				
6	3'-0" x 6'-8" x 1 3/8"	B	O				O					
7	1'-6" x 6'-8" x 1 3/8"	B	O				O					

NOTE:

A B C D E

WINDOW SCHEDULE

MARK	FRAME SIZE	MANUFACTURER	MISC: ALUMINUM	MISC: 1 LITE	MISC: PROJECT OUT	MISC: TRANSOM	MISC: FIXED	MISC: IMPACT RATED	REMARKS
A	3'-0" X 3'-8"	SIW SERIES S-450	O	O	O		O	O	
B	3'-0" X 3'-0"	SIW SERIES S-300	O	O		O	O	O	

NOTE:

A B

First Floor Plan

1/4" = 1' - 0"

N

BUILDING AREAS:

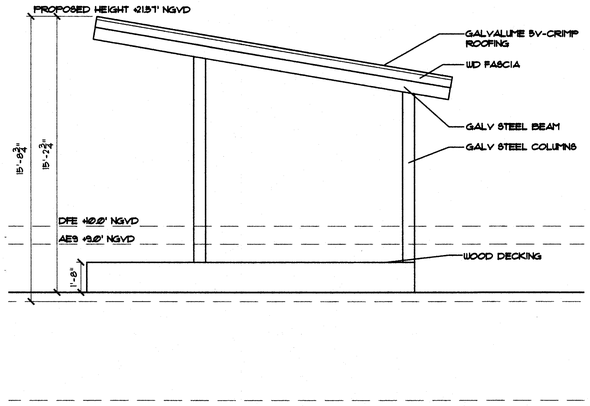
ENCLOSED AREA:	1,044 SF
UNENCLOSED AREA:	1,748 SF
TOTAL AREA:	2,792 SF

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STATE OF FLORIDA
THOMAS EDWARD POPE
AR-7095
REGISTERED ARCHITECT

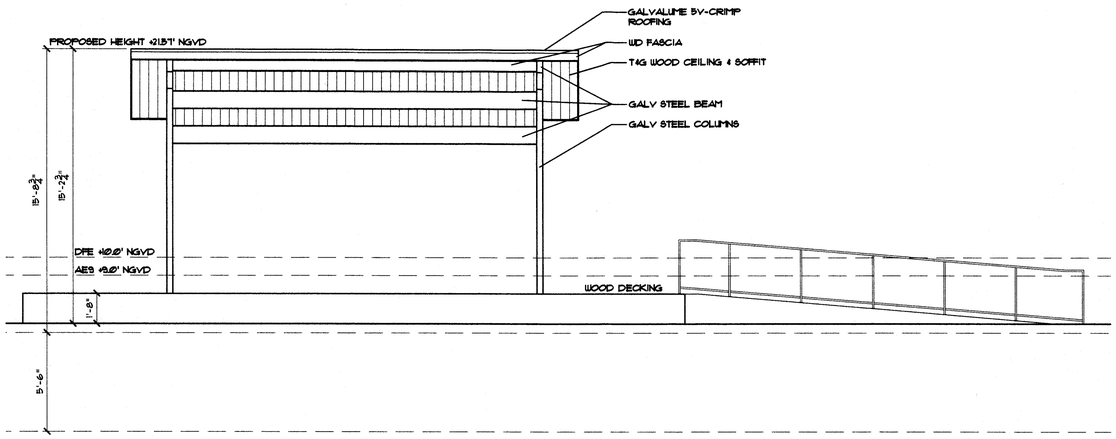
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revision:

sheet: A1.1



Side Elevation

1/4" = 1' - 0"



Front Elevation

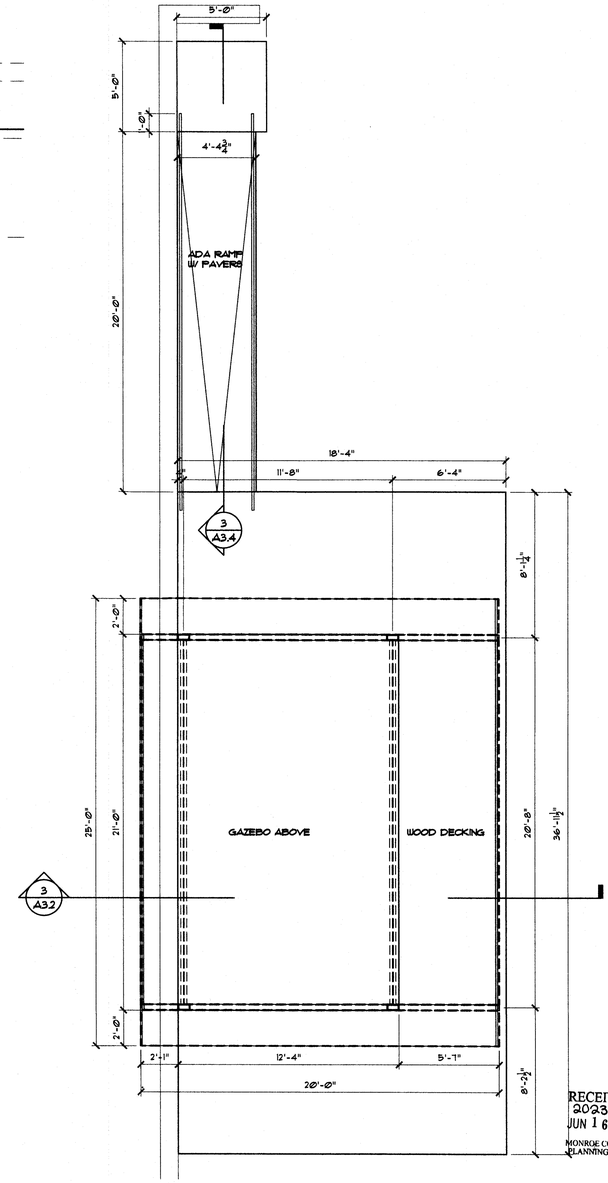
1/4" = 1' - 0"

Rear Elevation

1/4" = 1' - 0"

Side Elevation

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

BUILDING AREAS:

UNENCLOSED AREA:	500 SF
TOTAL AREA:	500 SF

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STATE OF FLORIDA — WILLIAM E. POPE — AR-0016105 — REGISTERED ARCHITECT

SIMV Pool Bar

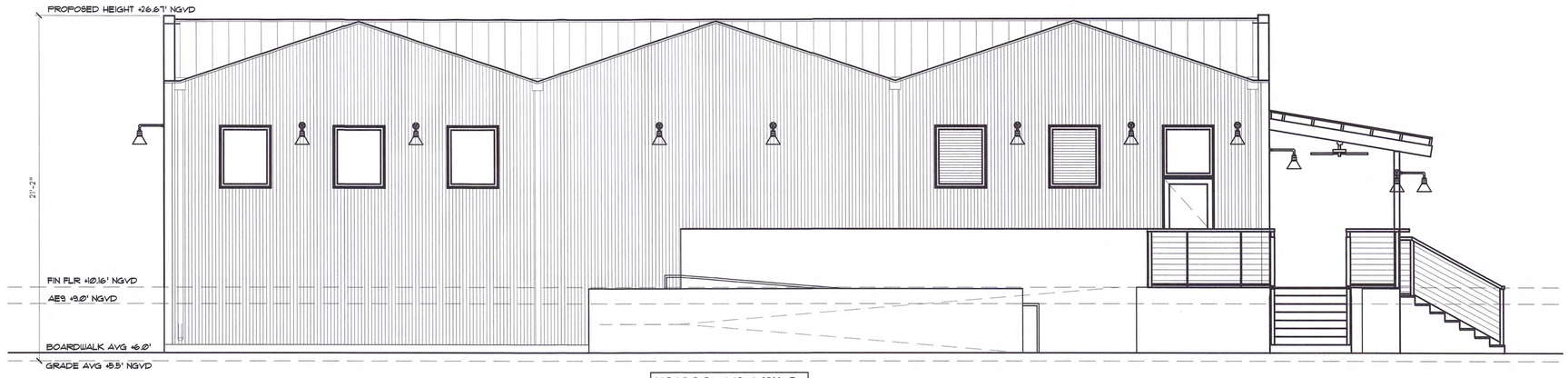
Stock Island, FL

7011 Shrimp Road

THOMAS E. POPE, P.A.
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(305) 296 3611 610 White St, Key West FL

date:
8/22/18
revision:

sheet:
A1.7

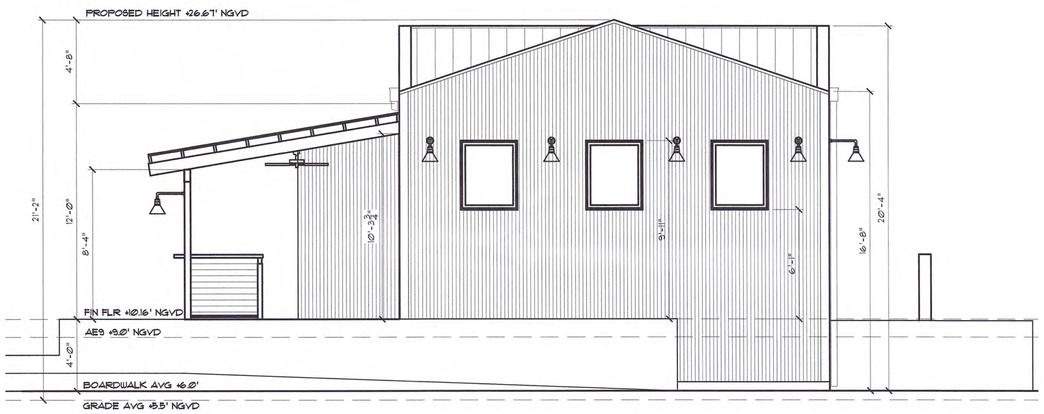


MC LDC Sec142-4.(3)b.5.
76lnftX.5ft=38 sf SIGN

Side Elevation

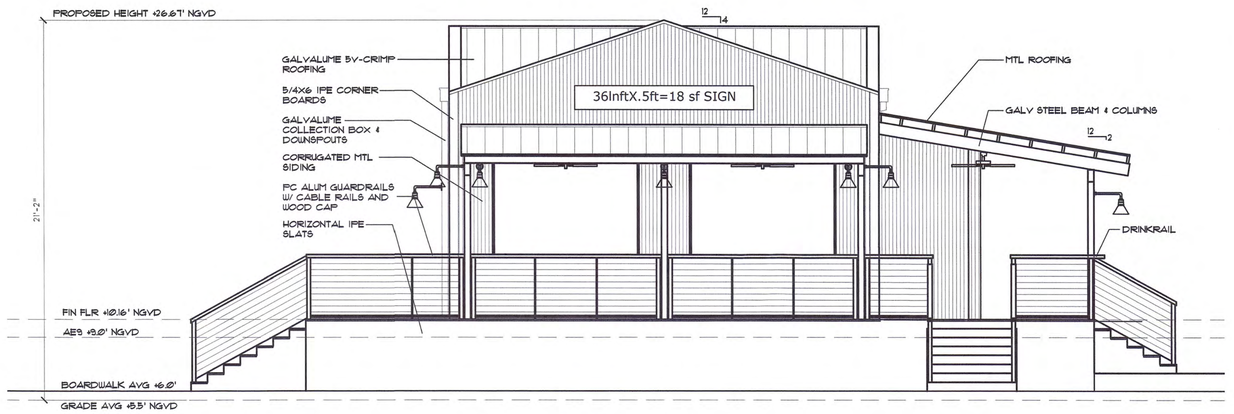
1/4" = 1' - 0"

36lnftX.5ft=18 sf SIGN



Front Elevation

1/4" = 1' - 0"



Waterfront Elevation

1/4" = 1' - 0"

MC LDC Sec142-4.(3)b.5.
76lnftX.5ft=38 sf SIGN



Side Elevation

1/4" = 1' - 0"

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THOMAS EDWARD SCARBROUGH
LIC. AR-7095
REGISTERED ARCHITECT

SIMV Pool Bar
7011 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

date: 8/22/18
revision:

sheet: A2.1

CONSTRUCTION DRAWINGS
FOR
STOCK ISLAND MARINA VILLAGE
MARINA STORE & FUEL SERVICES BUILDING
7009 SHRIMP ROAD, KEY WEST, FLORIDA 33040

PROJECT DATA AND BUILDING CODE SUMMARY:

GOVERNING BUILDING CODES:
FLORIDA BUILDING CODE (FBC) BUILDING 2010
FLORIDA BUILDING CODE (FBC) ACCESSIBILITY 2010
FLORIDA BUILDING CODE (FBC) PLUMBING 2010
FLORIDA BUILDING CODE (FBC) FUEL GAS 2010
FLORIDA BUILDING CODE (FBC) MECHANICAL 2010
FLORIDA BUILDING CODE (FBC) ENERGY CONSERVATION 2010
NATIONAL FIRE PREVENTION CODE (NFPA 70) 2011
NATIONAL ELECTRIC CODE (NEC) 2011

PROPOSED OCCUPANCY
1ST FLOOR: M (MERCANTILE) RETAIL, MOTOR FUEL-DISPENSING FACILITY
2ND FLOOR: B (OFFICE)

GENERAL BUILDING LIMITATIONS
CONSTRUCTION CLASSIFICATION: TYPE VB, SPRINKLERED
2 STORY, 9,000 S.F./ FLOOR (ALLOWED;
2 STORY, 1,200 S.F./ FLOOR; 2,400 S.F. TOTAL (PROPOSED)

TYPES OF CONSTRUCTION
TYPE VB - REINFORCED CONCRETE / MASONRY WALLS, HOLLOW-CORE PRECAST CONCRETE PLANK FLOOR/ CEILING, PRE-ENGINEERED WOOD TRUSSES-ROOFS - AUGERCAST CONCRETE PILE SUPPORTED, INTERIOR METAL STUD FRAMING
- 0 HOUR RATINGS ON TYPICAL PARTITIONS, ROOF ASSEMBLY
- 1 HOUR RATINGS ON FLOOR/ CEILING ASSEMBLIES
- 1 HOUR WALLS @ CHAIR LIFT SHAFT & WITHIN 5'-0" OF PROPERTY LINE

INTERIOR FINISHES
M & B OCCUPANCY USES: CLASS C IN CORRIDORS & ENCLOSED SPACES & CLASS B IN EXIT ENCLOSURES & EXIT PASSAGESWAYS.
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450
ALL IN ACCORDANCE WITH ASTM E 84

FIRE PROTECTION SYSTEMS
FIRE SPRINKLER SYSTEM ALL FLOORS OF BUILDING.
MANUAL FIRE ALARM: NOT REQUIRED PER 905.1 (LESS THAN 1000 PERSONS IN GROUP M OCCUPANCY, LESS THAN 500 PERSONS, AND LESS THAN 100 PERSONS AT 2ND FLOOR IN GROUP B OCCUPANCY)

EGRESS
OCCUPANT LOAD:
M USE - 1 ST FLOOR: 1,200 S.F. @ 60 S.F./OCC = 20 OCCUPANTS
B USE - 2 ND FLOOR: 1,200 S.F. @ 100 S.F./OCC = 12 OCCUPANTS
THEREFORE 44" WIDE CORRIDORS/ STAIRS - 36" DOORS (32" CLEAR)
EMERGENCY LIGHTING: 1 FOOT CANDLE ON 1-1/2 HOUR BACK UP IN ALL EXITS AND EXIT ACCESS
EXIT SIGNS: ILLUMINATED SIGNS TO BE PROVIDED AT ALL EXIT ACCESS - (EXCEPT AT MAIN EXTERNAL DOORS) PER 1016.3 - WITH 1-1/2 HOUR BATTERY BACKUP

DOORS:
ALL RATED DOORS TO HAVE HOLLOW METAL RATED FRAMES TO MATCH RATING NOTED, WITH CLOSURES
ALL HARDWARE TO BE LEVER TYPE, ADA COMPLIANT

STAIRS:
CONSTRUCTED IN ACCORDANCE WITH 1007.3
- IN ONE HOUR RATED ENCLOSURE AS PER 705.1.2.
- EXTERIOR WALLS OF STAIRS CAN BE UNRATED PER TABLE 600 (1006.1.3.2)
- ONE STAIR FROM SECOND FLOOR IS ALLOWED PER 1020.1

ACCESSIBILITY
ALL PUBLIC AREAS (1ST FLOOR) TO BE FULLY COMPLIANT WITH FLORIDA ACCESSIBILITY CODE
NO ELEVATOR TO 2ND FLOOR IS REQUIRED PER 11.4.1.3

ENERGY CONSERVATION
SEE ATTACHED CALCULATIONS PROVIDED BY: INNOVATIVE ENGINEERING

WIND LOADS AND PRESSURES
- WINDOWS/ DOORS TO COMPLY WITH MIAMI DADE PA 201, 200, 203 MEETING LARGE MISSILE TEST
- ALL CLADDING, COMPONENTS, PORCHES, SOFFITS, ROOFING, ETC. TO COMPLY WITH WIND PRESSURES AND WIND SPEED REQUIREMENTS OF FLORIDA BUILDING CODE FOR 180 MPH BASIC WIND SPEED
EXPOSURE "D" REQUIREMENT FOR "HURRICANE PRONE REGION" AND "WINDBORN DEBRIS REGION", WITH IMPORTANCE FACTOR OF 1.0
-ALL MATERIALS, FASTENERS, SYSTEMS TO BE INSTALLED AS PER TABLE 1606.2A, 2B, AND 2C



(SOUTH) FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0

INDEX OF DRAWINGS

GENERAL
G-1 COVER SHEET

ARCHITECTURAL DRAWINGS
A1.0 1ST & 2ND FLOOR PLANS
A2.0 NORTH & SOUTH ELEVATIONS
A2.1 EAST & WEST ELEVATIONS
A3.0 1ST & 2ND FLOOR REFLECTED CEILING PLANS
A4.0 INTERIOR DETAILED ELEVATIONS
A5.0 WINDOW, DOOR, FINISH, & FIXTURE SCHEDULES

STRUCTURAL DRAWINGS
S1.0 FOUNDATION PLAN & DETAILS
S2.0 1ST & 2ND FLOOR STRUCTURAL BEAM PLANS & DETAILS
S3.0 1ST & 2ND FLOOR STRUCTURAL FRAMING PLANS & FLOOD PANEL DETAILS
S4.0 2ND FLOOR FRAMING & ROOF FRAMING PLAN & DETAILS
S5.0 BUILDING SECTION AND STAIR DETAIL
S6.0 STRUCTURAL NOTES & SPECIFICATIONS

MECHANICAL DRAWINGS
M1.0 MECHANICAL SPECIFICATIONS AND DETAILS
M2.0 1ST & 2ND FLOOR MECHANICAL FLOOR PLANS

ELECTRICAL DRAWINGS
E1.0 1ST & 2ND FLOOR ELECTRICAL POWER PLANS
E2.0 1ST & 2ND FLOOR ELECTRICAL LIGHTING PLANS
E3.0 ELECTRICAL PANEL SCHEDULES AND RISER SCHEMATIC

PLUMBING DRAWINGS
P1.0 1ST & 2ND FLOOR SANITARY PLUMBING PLANS & ISOMETRICS
P2.0 1ST & 2ND FLOOR SUPPLY PLUMBING PLANS
P3.0 PLUMBING SPECIFICATIONS AND DETAILS

OWNER
LONGSTOCK II, LLC
7009 SHRIMP ROAD, SUITE 2
KEY WEST, FLORIDA 33040

PREPARED BY
THE WEILER ENGINEERING CORPORATION
201 WEST MARION AVENUE
PUNTA GORDA, FLORIDA 33950
EB # 6656
(941) 505-1700

WEC ellence in engineering
WEILER ENGINEERING CORPORATION

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

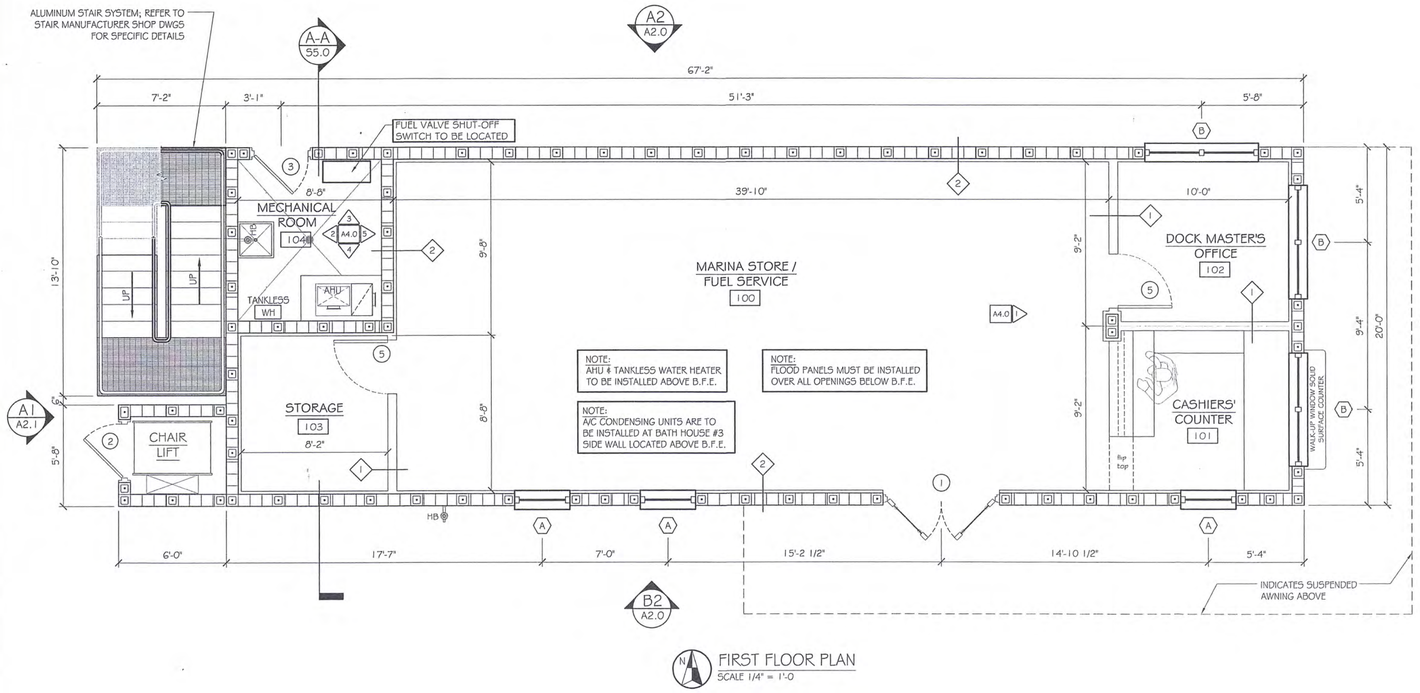
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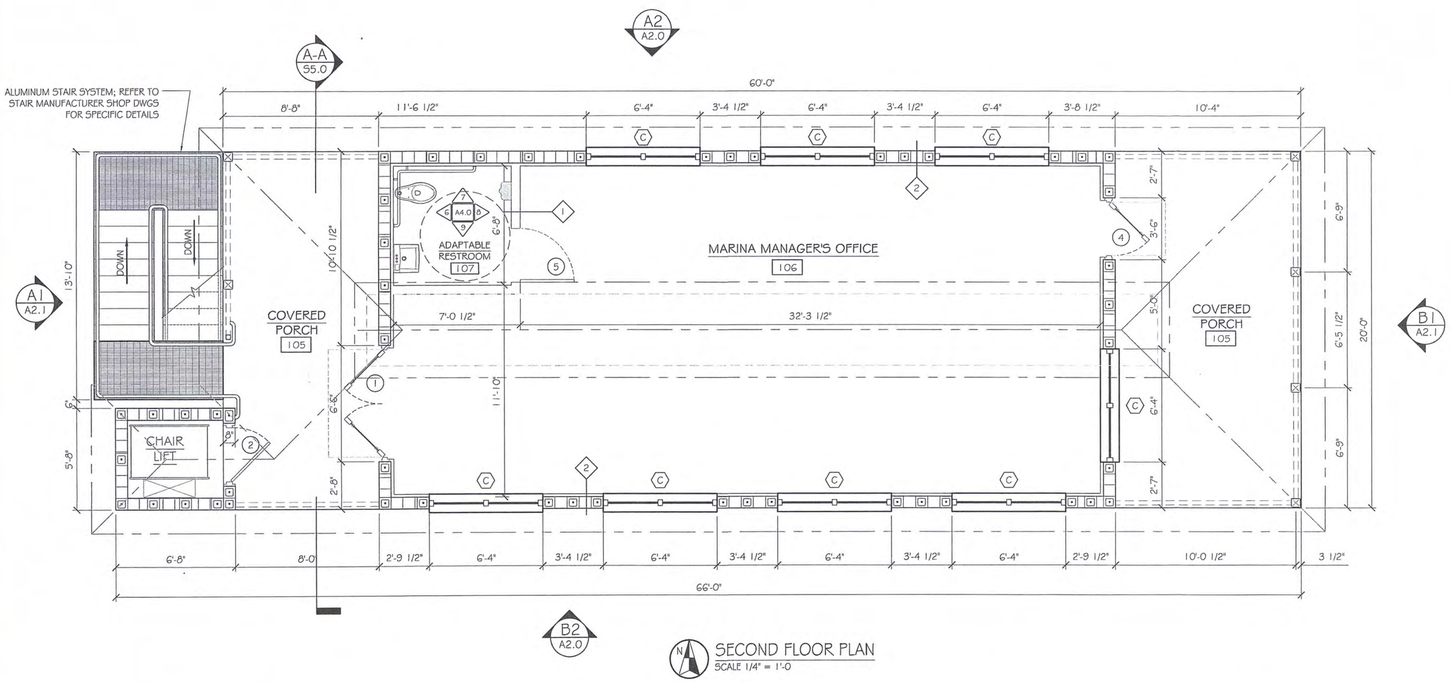
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SHEET NO. G-1
WEC PROJECT NO.
12067.008

11-16-23
Charles Tim McComsey
Professional Engineer
State of Florida
Registration No. 51805



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0

GENERAL NOTES:

1) CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

2) ALL DOORS & OPENINGS TO HAVE OPENING PROTECTION & FLOOD PROOFING PANELS.

3) INSIDE UNFINISHED MASONRY WALLS TO HAVE CONCAVE FINISHED TOOLED JOINTS.

4) FINISHES OTHER THAN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS, CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/ OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS NOTED OTHERWISE.

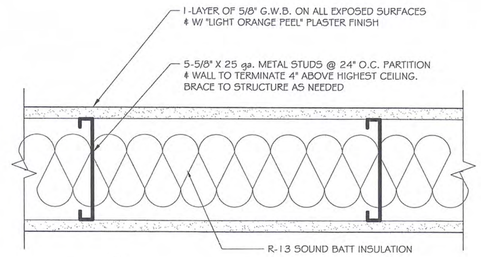
5) ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. SEE SPECIFICATIONS ON DRAWINGS IDENTIFING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

APPROXIMATE SQUARE FOOTAGE

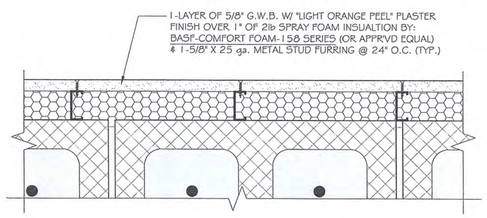
FIRST FLOOR:	
MARINA STORE	754 S.F.
CASHIER COUNTER	108 S.F.
DOCK MASTER OFFICE	108 S.F.
STORAGE ROOM	132 S.F.
FUEL SHUT-OFF RM	96 S.F.
FIRST FLOOR TOTAL	1,200 S.F.
SECOND FLOOR:	
MANAGERS OFFICE	820 S.F.
COVERED PORCH	380 S.F.
SECOND FLOOR TOTAL	1,200 S.F.
TOTAL BUIDING AREA	2,400 S.F.

WALL LEGEND:

- INDICATES 8" MASONRY WALL W/ #5 VERT. BARS @ 32" O.C. FILLED SOLID W/ 5,000 PSI MIN. GROUT (BRG. HGT. @ 13'-0" A.F.F.)
- INDICATES 2"X6" 26 Gauge STEEL STUD FRAMING @ 16" O.C.
- -SOLID FILLED CELL W/ VERT. #5 CONT. REBAR



1 SECTION DETAIL
TYPICAL INTERIOR PARTITION WALL
SCALE: 3" = 1'-0"



2 SECTION DETAIL
INTERIOR CMU WALL FURRING CONDITION
SCALE: 3" = 1'-0"

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THE WEILER ENGINEERING CORPORATION

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WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: 9AE
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficent +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Design:	STL
Drawn:	STL
Checked:	SAM
Approved By:	CTM
Scale:	AS NOTED
Job No:	12067.008
Date Issued:	03-07-2013

WEILER ENGINEERING CORPORATION
excellence in engineering
201 WEST MARION AVENUE
SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6556

STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions

Description

THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER.

MAY 07 2013

Charles Tim McConaghy
Professional Engineer
State of Florida
Registration No. 51806

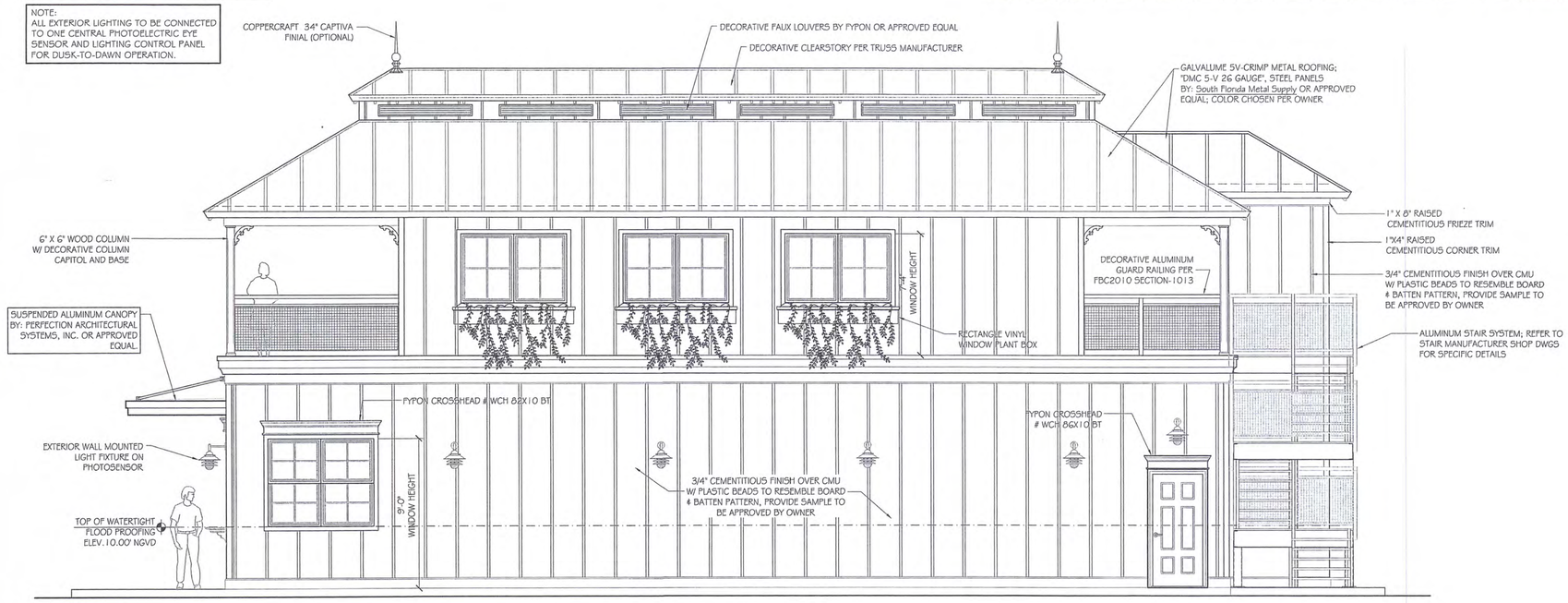
Sheet No. A1.0



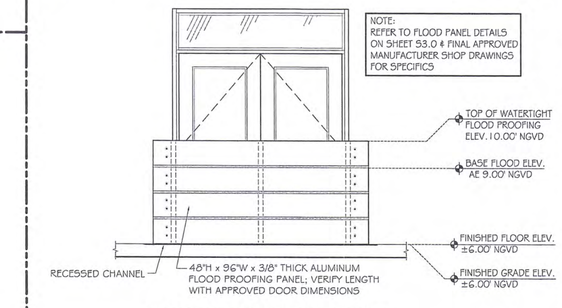
B2 / A2.0 (SOUTH) FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0

NOTE:
ALL EXTERIOR STUCCO, TRIM, COLUMNS, SOFFITS, ETC. SHALL BE FINISHED WITH 3-COATS MINIMUM SHERWIN-WILLIAMS EXTERIOR LATEX; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION.

NOTE:
ALL EXTERIOR LIGHTING TO BE CONNECTED TO ONE CENTRAL PHOTOELECTRIC EYE SENSOR AND LIGHTING CONTROL PANEL FOR DUSK-TO-DAWN OPERATION.



A2 / A2.0 (NORTH) REAR SIDE ELEVATION
SCALE 1/4" = 1'-0



FLOOD PROOFING BAFFLE
SCALE: 3/8" = 1'-0"

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WEILER ENGINEERING CORPORATION
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201 WEST MARION AVENUE
SUITE 130
PUNTA GORDA, FLORIDA 33950
(941) 505-1700
EB #6656

STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions

Description

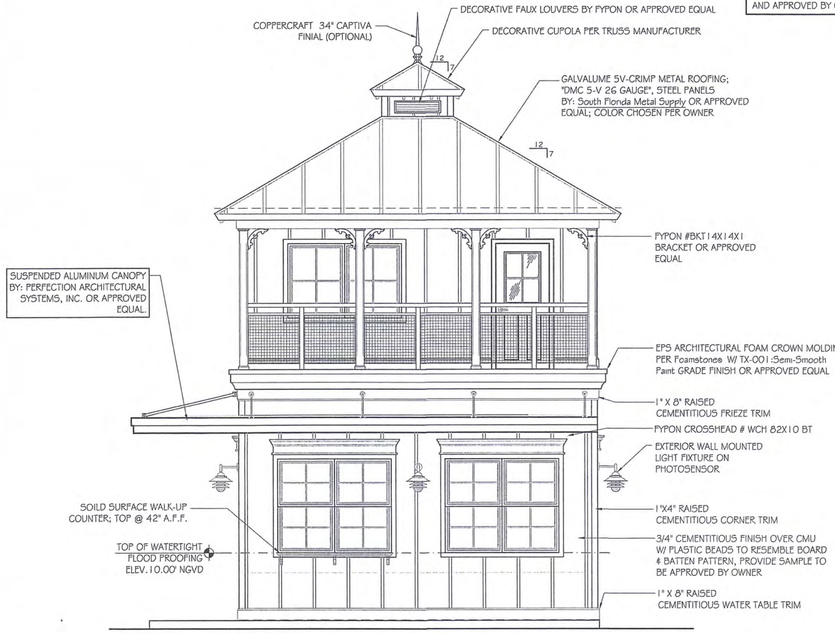
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JUNE 07, 2013

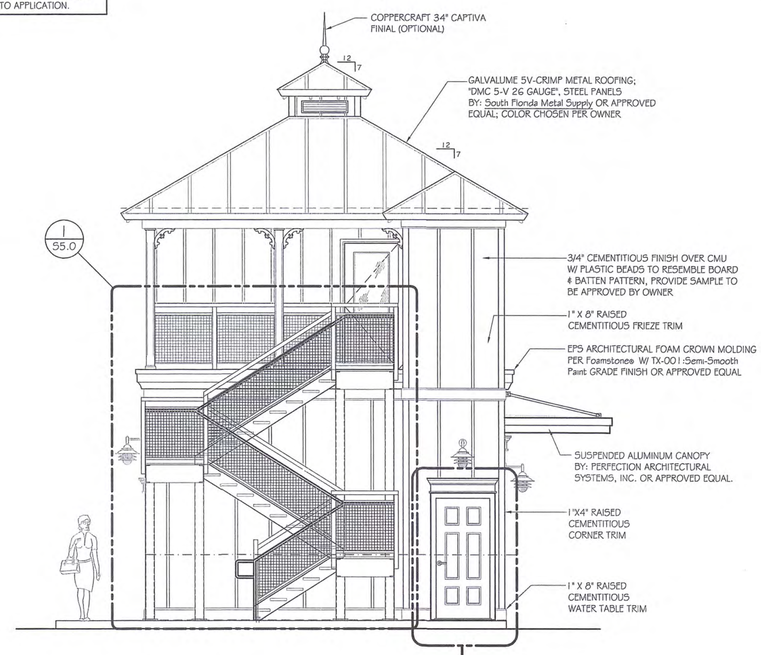
Charles Jim McConaghy
Professional Engineer
State of Florida
Registration No. 51806

Sheet No. A2.0

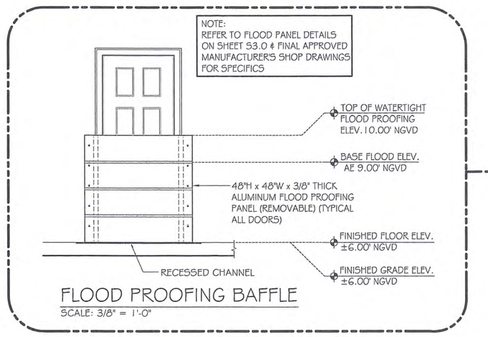
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B1 / A2.1 (EAST) RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0



A1 / A2.1 (WEST) LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0



FLOOD PROOFING BAFFLE
SCALE: 3/8" = 1'-0"

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Drawn:		Scale:	AS NOTED
Checked:		Job No:	12067.008
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WELLER ENGINEERING CORPORATION
WEC excellence in engineering
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SUITE 1306
PUNTA GORDA, FLORIDA 33950
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EB #6656

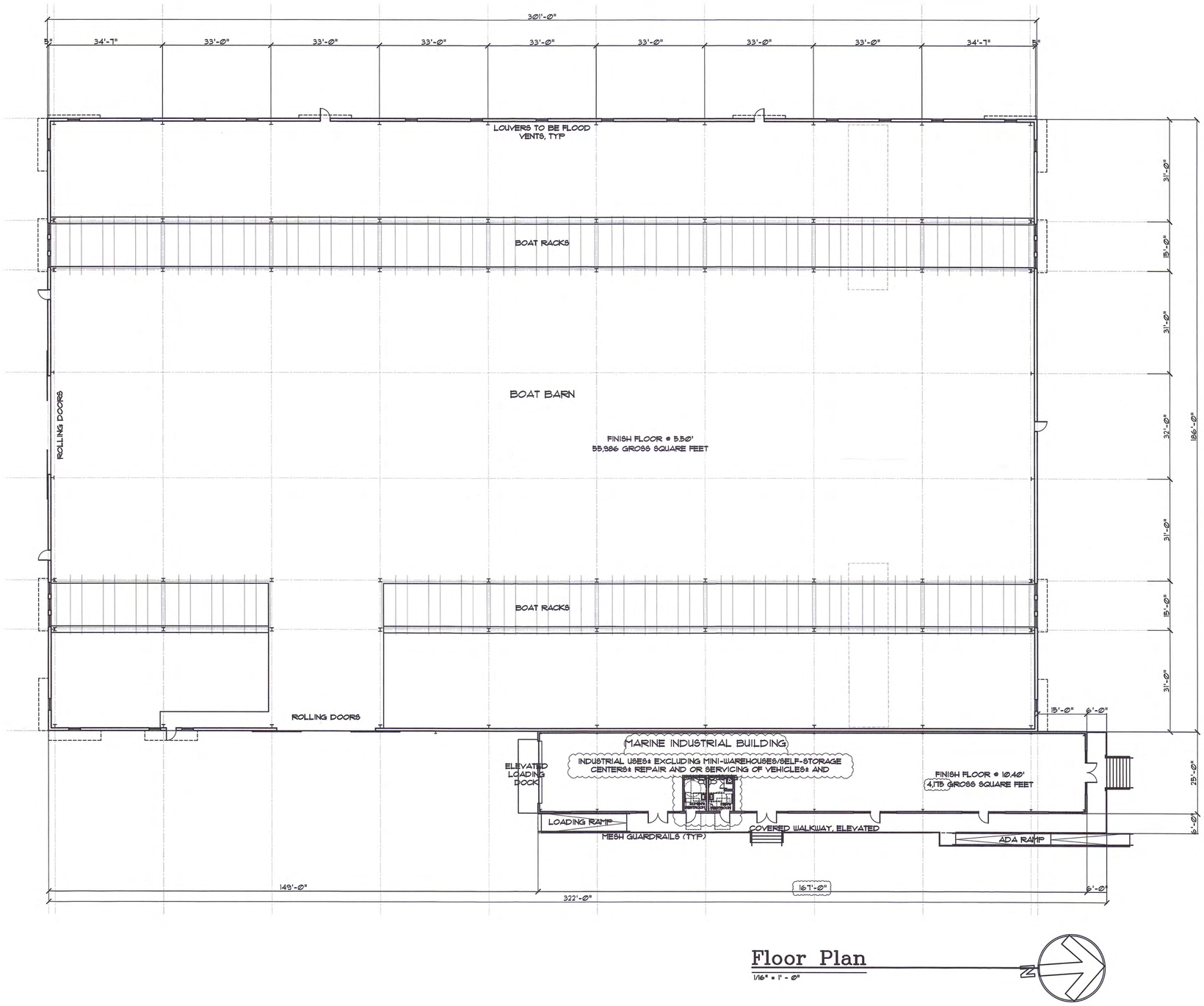
STOCK ISLAND MARINA VILLAGE
FUEL SERVICE & MARINA STORE
7009 SHRIMP ROAD, KEY WEST, FL 33040

Revisions | Description

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MAR 07 2013
Charles Tim McConaghy
Professional Engineer
State of Florida
Registration No. 51806

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Floor Plan

1/16" = 1' - 0"

Perry Marina Boat Barn

Shrimp Road — Stock Island, FL

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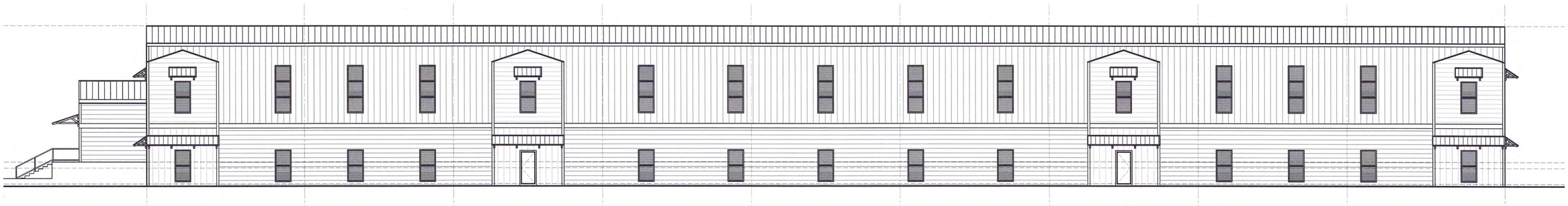
POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St, Key West FL
(305) 296 3611

Gavin W Scarbrough
Digitally signed by Gavin W Scarbrough
Date: 2025.06.06 15:01:09 -04'00'

STATE OF FLORIDA
GAVIN WADE SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

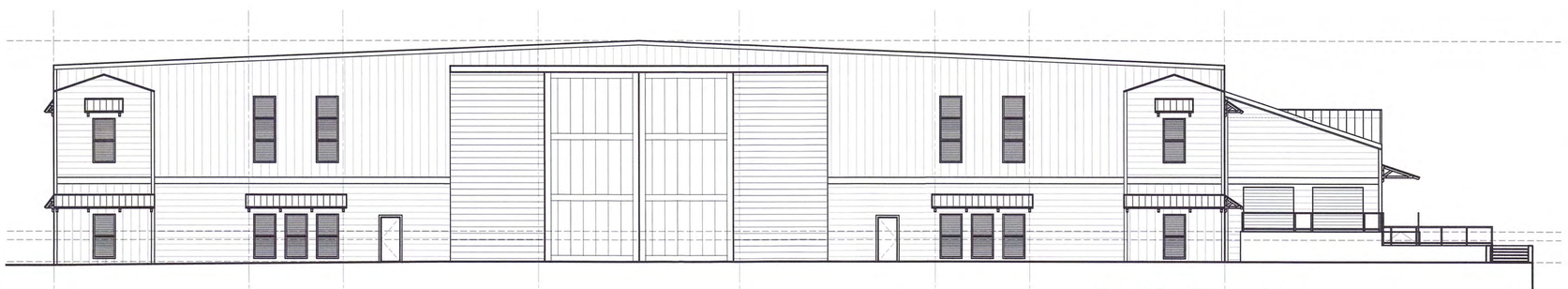
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5/15/25

sheet:
A1.1



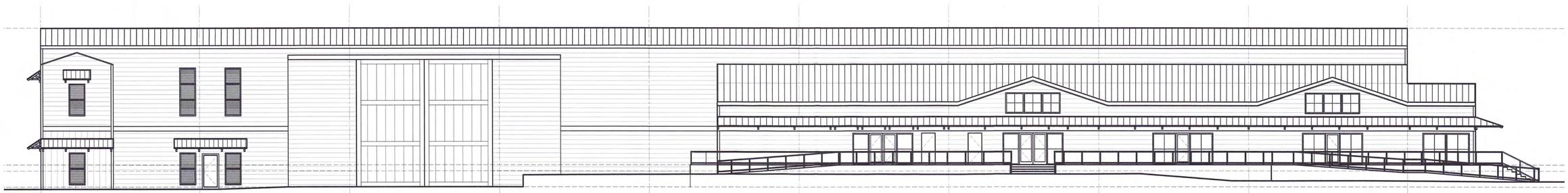
West Elevation

3/32" = 1' - 0"



South Elevation

3/32" = 1' - 0"



East Elevation

3/32" = 1' - 0"



North Elevation

3/32" = 1' - 0"

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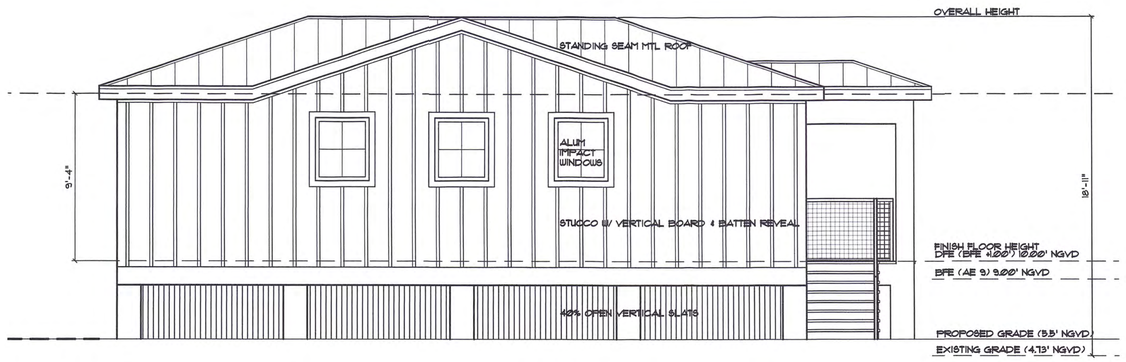
Perry Marina Boat Barn

Shrimp Road Stock Island, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St, Key West FL
(305) 296 3611

date: 4/18/23
revision: 8/12/24

sheet: A2.1



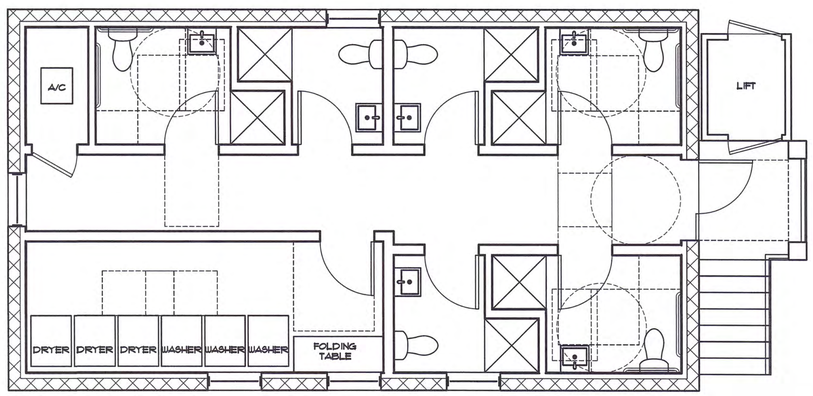
Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

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Gavin W Scarbrough

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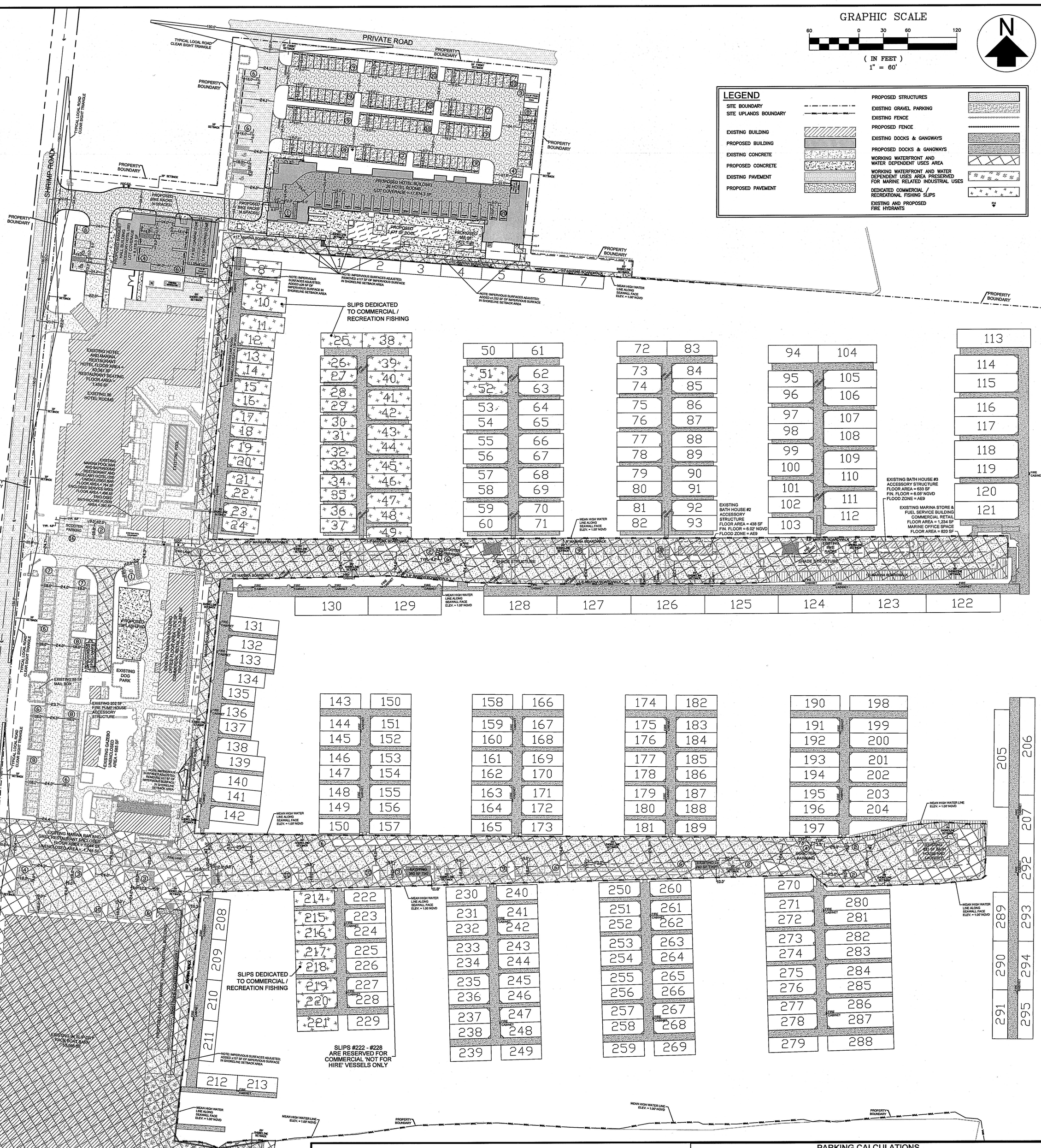
Perry Marina Bath House & Laundry

Shrimp Road — Stock Island, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St, Key West FL
(305) 296 3611

date: 4/18/23
revision:

sheet: A2.1



PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

PROJECT AREA:

GROSS AREA	1,765,051.20 SF	40.52 AC
SUBMERGED AREA	1,234,926.00 SF	28.35 AC
TOTAL UPLAND AREA	530,125.20 SF	12.17 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
HOTEL AND MARINA RESTAURANT	27,986.00 SF	
MARINA POOL BAR	1,622.22 SF	
BATH HOUSE #2	794.24 SF	
BATH HOUSE #3	869.05 SF	
MARINA STORE & FUEL SERVICES	1,345.66 SF	
MARINA OFFICE	6,349.30 SF	
FIRE PUMP HOUSE	201.63 SF	
GAZEBO	685.78 SF	
MARINA BAR & GRILL	2,574.50 SF	
94 SLIP DRY RACK BOAT BARN	55,986.30 SF	
MARINE LIGHT INDUSTRIAL	5,363.00 SF	
UNENCLOSED DRY BOAT RACKS	4,950.00 SF	
TIKI	360.10 SF	
TIKI	240.07 SF	
BATH HOUSE AND LAUNDRY	820.54 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	110,148.39 SF	2.53 AC
PROPOSED STRUCTURES:		
BANQUET HALL	8,377.86 SF	
26 ROOM HOTEL	17,874.30 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	26,252.16 SF	0.60 AC
TOTAL LOT COVERAGE BY ALL STRUCTURES	136,400.55 SF	3.13 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	186,741.45 SF	
POOLS/PLAZA	23,918.26 SF	
SIDEWALKS	67,431.43 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, PADS, WALLS, CURBS, ETC)	11,046.13 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	289,137.27 SF	6.638 AC

LOT COVERAGE SUMMARY

TOTAL UPLAND AREA	530,125.20 SF	12.17 AC
TOTAL IMPERVIOUS AREA OF UPLAND	425,537.82 SF	9.77 AC
IMPERVIOUS PERCENTAGE OF UPLAND		80.27 %
TOTAL OPEN SPACE AREA OF SITE	1,226,042.20 SF	28.15 AC
OPEN SPACE PERCENTAGE OF SITE		67.12 %
OPEN SPACE PERCENTAGE REQUIRED		0 %
TOTAL UPLAND OPEN SPACE AREA	104,587.38 SF	2.40 AC
TOTAL SUBMERGED LAND OPEN SPACE AREA	1,059,919.62 SF	24.33 AC

SHORELINE SETBACK SUMMARY:

TOTAL SHORELINE SETBACK AREA	112,679.5 SF	2.59 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	93,794.25 SF	2.15 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		83.24 %
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	18,885.25 SF	0.43 AC
EXISTING PERVIOUS PERCENTAGE IN SHORELINE SETBACK		16.76 %
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	95,161.50 SF	2.18 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		84.45 %
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	17,518.0 SF	0.40 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK		15.55 %
PROPOSED DEVELOPMENT DECREASES SHORELINE PERVIOUS AREA BY 1,367.25 SF		

PARKING CALCULATIONS

TRANSIENT "HOTEL"	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
TRANSIENT UNITS	130	1.0 SPACE PER EACH 1-BEDROOM TRANSIENT DWELLING UNIT AND 1.0 SPACE PLUS 0.5 SPACE FOR EACH ADDITIONAL BEDROOM PER 2 OR MORE BEDROOM TRANSIENT DWELLING UNIT	130	130
		TOTAL FOR RESIDENTIAL	130	130

NON-RESIDENTIAL USE	SQUARE FEET / SEATING	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
COMMERCIAL RETAIL	1,234 + 4,000 = 5,234 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING AND 1.5 SPACES PER 1,000 SF OF AREA DEVOTED TO OUTDOOR RETAIL SALES	16	14
LIGHT INDUSTRY	4,175 SF	2.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING; AND 1.0 SPACE PER 1,000 SF OF THE PARCEL THAT IS DEVOTED TO OUTDOOR INDUSTRIAL USE	8	13
EXISTING MARINA BAR AND GRILL RESTAURANT	129 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	43	43
HOTEL RESTAURANT AND POOL BAR	192 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	64	64
BOH / KITCHEN AREAS	1,637 SF	FOR OTHER AREAS, 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING SEPARATE FROM THE SEATING AREA AND DEVOTED TO ACTIVITIES OTHER THAN FOOD/BEVERAGE SERVICE	5	5
MARINA (WET SLIPS)	225 SLIPS	1.0 SPACE PER 2 WET SLIP	113	88
MARINA (CHARTER BOATS 6 OR LESS)	25 SLIPS	2.0 SPACES PER BERTH	50	
MARINA (CHARTER BOATS 6 OR MORE)	5 SLIPS	0.3 SPACE PER PASSENGER CAPACITY OF VESSEL	1.5	
LIVEABOARDS	40 SLIPS	1.5 SPACES PER BERTH	60	
PROPOSED DRY SLIPS	100 RACKS	1.0 SPACE PER 4 DRY STORAGE	25	25
OFFICE	596 + 820 = 1,416 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING	4	
		TOTAL PARKING FOR NON-RESIDENTIAL	389.5	
		TOTAL PARKING FOR SITE	519.5	382

DENSITY / INTENSITY TABLE

LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL (MEDIUM DENSITY)	0.45	530,125.20 SF	238,556.34 SF	5,234 SF	2.19 %
RESTAURANT (MEDIUM DENSITY)	0.45	530,125.20 SF	238,556.34 SF	2,992 SF	1.25 %
COMMERCIAL FISHING / MARINA (ACCESSORY USE)	0.45	530,125.20 SF	238,556.34 SF	1.891 SF	0.79 %
OFFICE	0.50	530,125.20 SF	265,062.60 SF	1,416 SF	0.53 %
LIGHT INDUSTRY	0.45	530,125.20 SF	238,556.34 SF	4,175 SF	1.75 %
HOTEL / TRANSIENT UNITS	10 PER GROSS ACRE	12.17 AC	122.8 UNITS		
	15 PER BUILDABLE ACRE	9.736 AC	146.04 UNITS	130 UNITS	89.02 %
TOTAL				13,817 SF	95.54 %

SHARED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA WET SLIPS (225 SPACES*)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	11.25	157.5	22.5	225	45.0
MARINA DRY RACKS (25 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	1.25	17.5	2.5	25.0	5.0
HOTEL (130 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	97.5	97.5	130.0	97.5	130.0
DRINKING / ENTERTAINMENT (112 SPACES)					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	1.12	44.8	112.0	89.6	112.0
COMMERCIAL RETAIL / FISHING (15 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.8	9.6	14.4	16.0	11.2
OFFICE (4 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.2	4.0	0.4	0.4	0.2
INDUSTRIAL (8 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.4	8.0	0.8	0.8	0.4
TOTAL PARKING REQUIRED	112.52	338.9	282.6	454.3	303.8

* PURSUANT TO P43-14 AND THE CORRESPONDING STAFF REPORT, THE EXISTING MARINA USE, MARINA OFFICE, MARINA STORE AND FUEL SERVICES BUILDING, AND LIGHT INDUSTRIAL BUILDINGS ARE LAWFULLY NONCONFORMING TO THE CURRENT PARKING SPACE REQUIREMENTS, PROVIDING 88 PARKING SPACES. NO SUBSTANTIAL IMPROVEMENT. PARKING IS BEING BROUGHT MORE INTO COMPLIANCE WITH 171 PARKING SPACES PROVIDED. SEE SEC. 102-57(F).

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III INFILL LAND
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005
SEWER UTILITY:	KW RESORT UTILITIES
WATER UTILITY:	FLORIDA KEYS AQUADUCT AUTHORITY (FKAA)
WASTE COLLECTION:	WASTE MANAGEMENT
PARKING REQUIRED:	455 SPACES (SEE PARKING CALCULATION)
PARKING PROVIDED:	399 SPACES (336 STANDARD, 16 ACCESSIBLE, & 47 SCOOTER)

NON-RESIDENTIAL FLOOR AREA:

EXISTING HOTEL AND MARINA RESTAURANT (RESTAURANT)	1,450 SF
EXISTING MARINA POOL BAR (RESTAURANT)	498 SF
EXISTING MARINA BUILDING (OFFICE)	596 SF
EXISTING MARINA BUILDING (COMMERCIAL RETAIL)	4,000 SF
EXISTING MARINA BAR AND GRILL (RESTAURANT)	1,044 SF
EXISTING MARINE LIGHT INDUSTRIAL	4,175 SF
TOTAL	11,763 SF
ACCESSORY NON-RESIDENTIAL FLOOR AREA:	
MARINA COMMERCIAL RETAIL (ACCESSORY TO MARINA)	1,234 SF
MARINA OFFICE (ACCESSORY TO MARINA)	820 SF
BATH HOUSE #2 (ACCESSORY TO MARINA)	438 SF
BATH HOUSE #3 (ACCESSORY TO MARINA)	633 SF
BATH HOUSE AND LAUNDRY (ACCESSORY TO MARINA)	820 SF
TOTAL	3,945 SF

WORKING WATERFRONT & WATER DEPENDENT USES AREA SUMMARY:

WORKING WATERFRONT AND WATER DEPENDENT AREA	267,877.18 SF	6.15 AC 50.06 %
NON-WORKING WATERFRONT AND NON-WATER DEPENDENT AREA	267,226.00 SF	6.13 AC 49.94 %

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REVISED PER COUNTY COMMENTS	10-2024
REVISED PER COUNTY COMMENTS	02-2025
REVISED PER COUNTY COMMENTS	07-2025

OVERALL SITE PLAN
for
PERRY HOTEL AND MARINA

WEILER ENGINEERING CORPORATION
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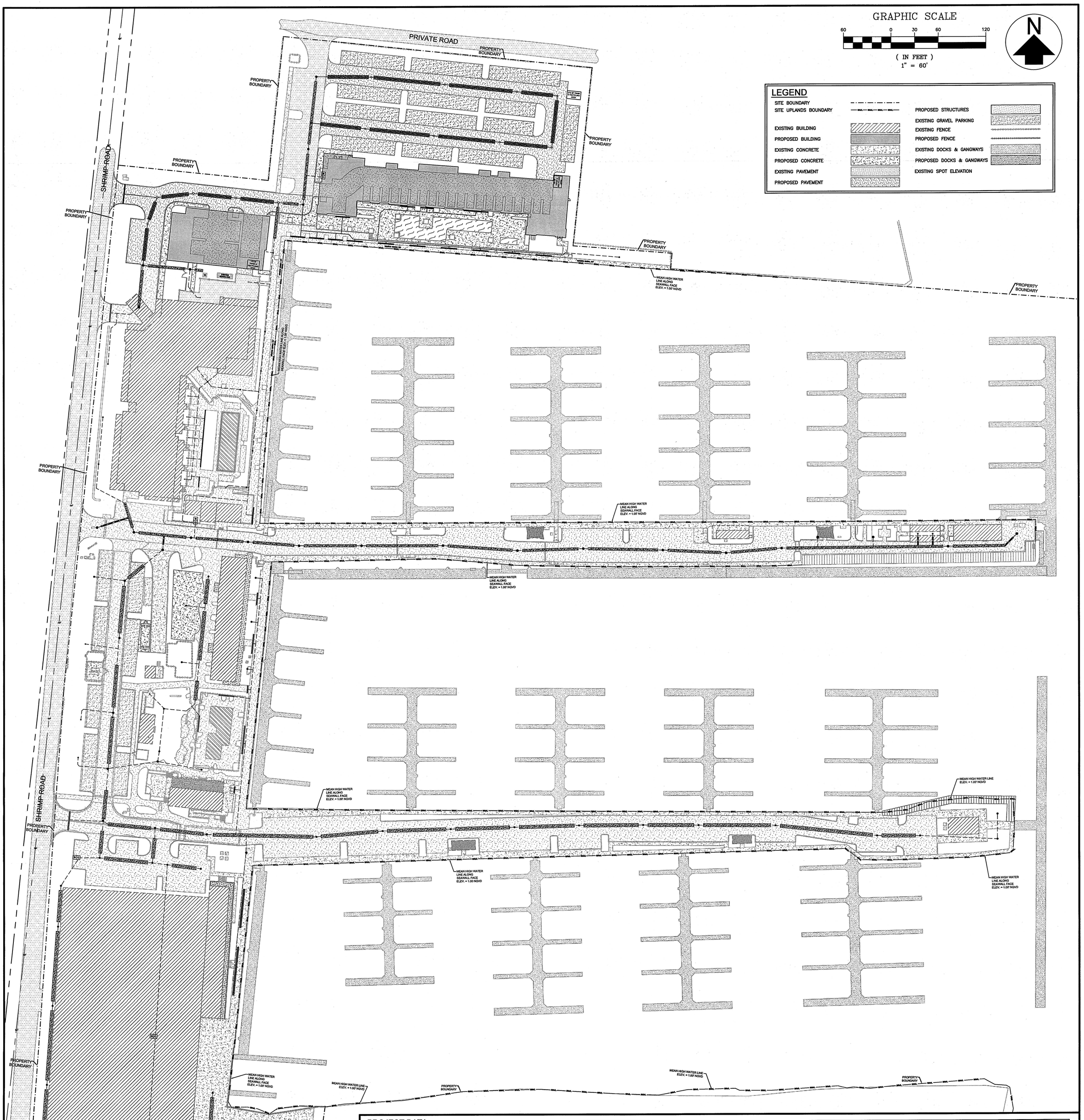
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

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MICHAEL J. GIARDULLO LICENSE No 70676 08/27/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	07-23-2025		
		Sheet No.	C-1.00

USER: JohnJMenesely PLOTTED THE CU-SITE LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Current\Perry_CU_Amendment_Rev07-23-2025.dwg, ON Aug 28, 2025 @ 3:17pm



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1" = 60'

N

LEGEND

- SITE BOUNDARY
- SITE UPLANDS BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED STRUCTURES
- EXISTING GRAVEL PARKING
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING DOCKS & GANGWAYS
- PROPOSED DOCKS & GANGWAYS
- EXISTING SPOT ELEVATION

PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III INFILL LAND
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,765,051.20 SF	40.52 AC	
SUBMERGED AREA	1,234,926.00 SF	28.35 AC	
TOTAL UPLAND AREA	530,125.20 SF	12.17 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.73 %
TOTAL IMPERVIOUS AREA	425,537.82 SF	9.77 AC	80.27 %
TOTAL PERVIOUS AREA	104,587.38 SF	2.40 AC	19.73 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.856	1.024	1.856		1.856

$$L = \frac{V}{K((H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

- L = Length of Trench Required (ft)
- V = Volume to be Exfiltrated (ac-in)
- W = Trench Width (ft)
- K = Hydraulic Conductivity (cfs/sf-ft head)
- H2 = Depth to Water Table (ft)
- Du = Non-Saturated Trench Depth (ft)
- Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (100)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT
Total Volume Provided By Exfiltration = 1.993 ac-ft			

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

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for
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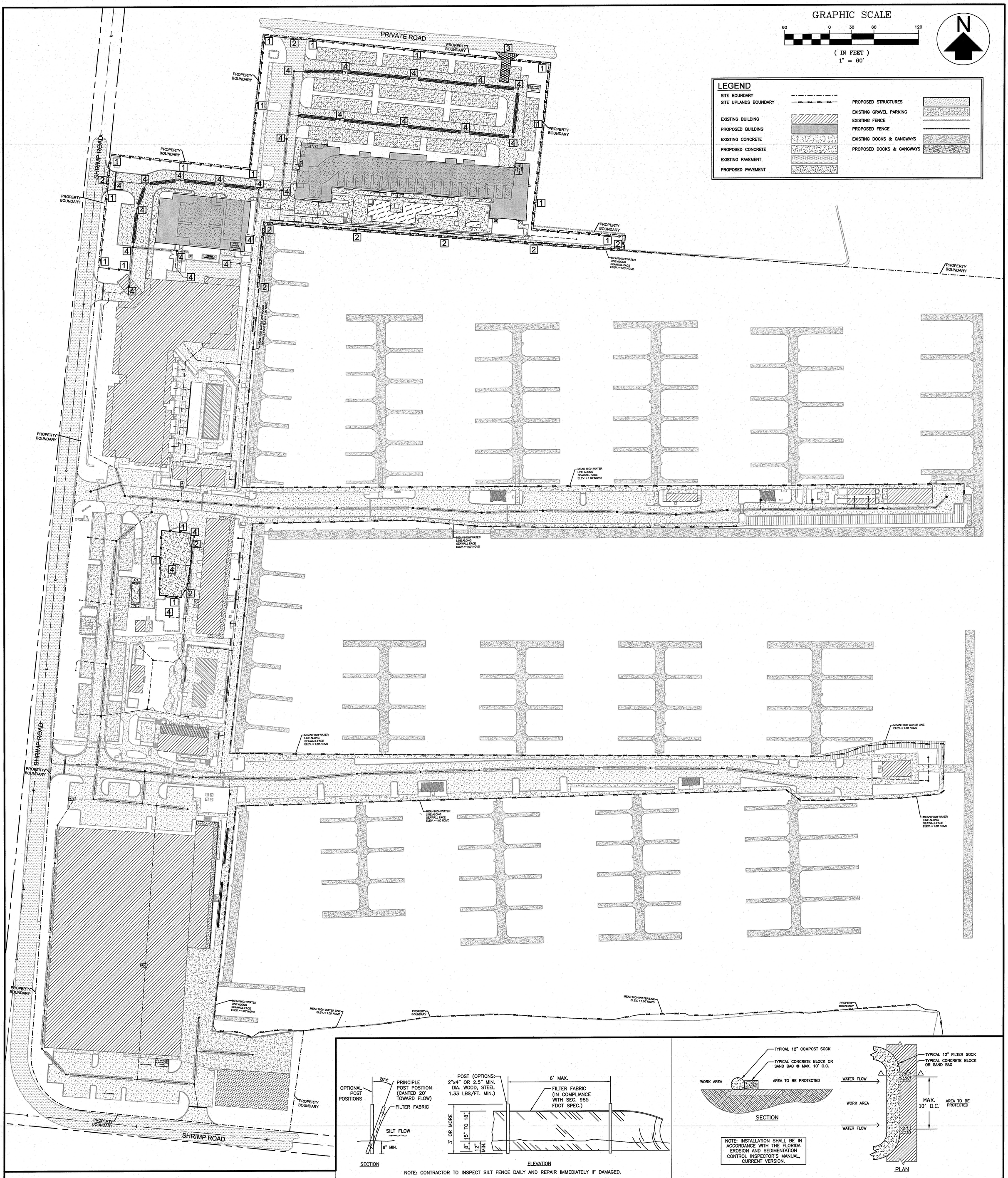
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

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08/27/2025

Approved By:	MJG	Design:	JNB/MJG
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Date Issued:	07-23-2025		
		Sheet No.	C-2.00

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EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS; THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS

TYPICAL FILTER SOCK LOCATIONS

BEST MANAGEMENT PRACTICE DETAIL NUMBER #

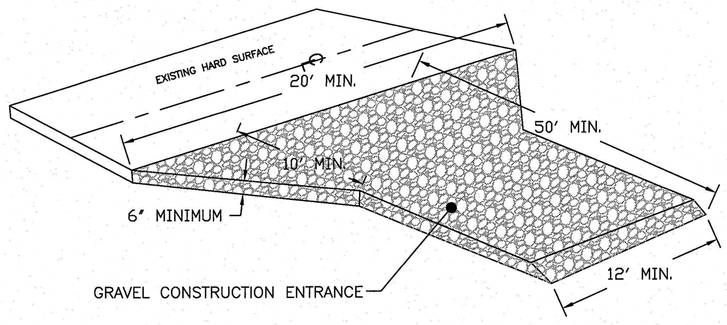
NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

[1] TYPICAL SILT FENCE

NOT TO SCALE

[2] TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE

NOT TO SCALE

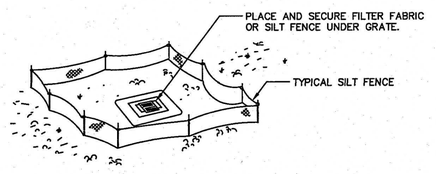


NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

[3] TYPICAL GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTE: CONTRACTOR SHALL INSPECT DAILY AND REPAIR AS NECESSARY. ANY SILTATION ENTERING THE STORMWATER SYSTEM SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE.



[4] TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS

NOT TO SCALE

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
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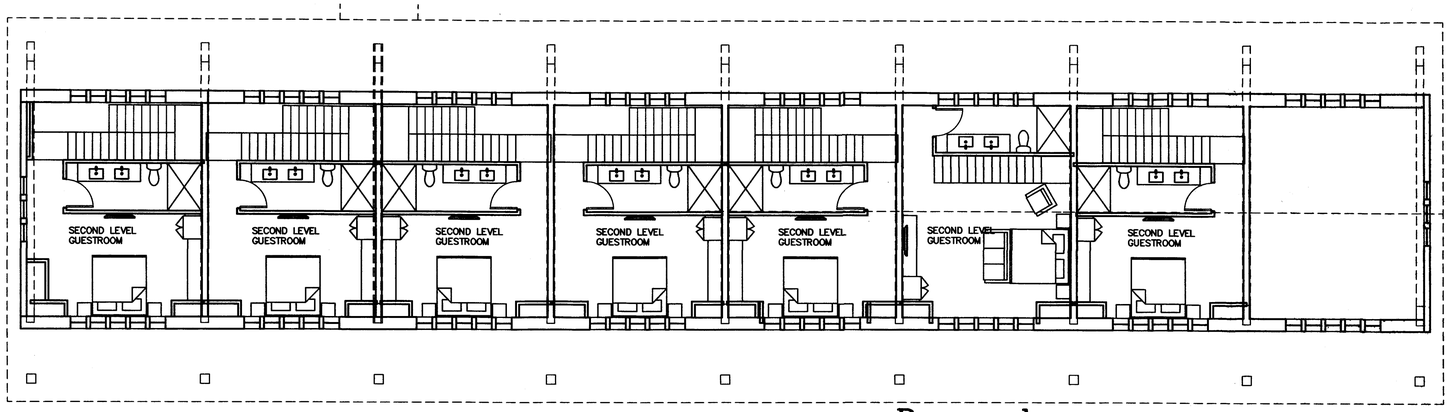
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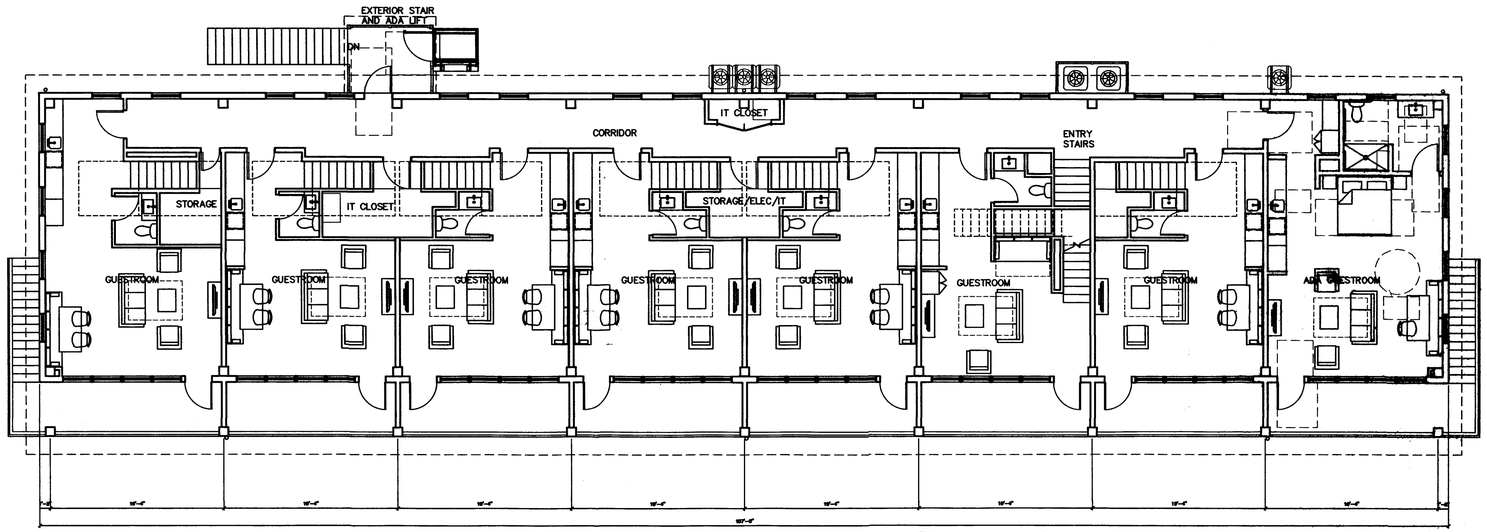
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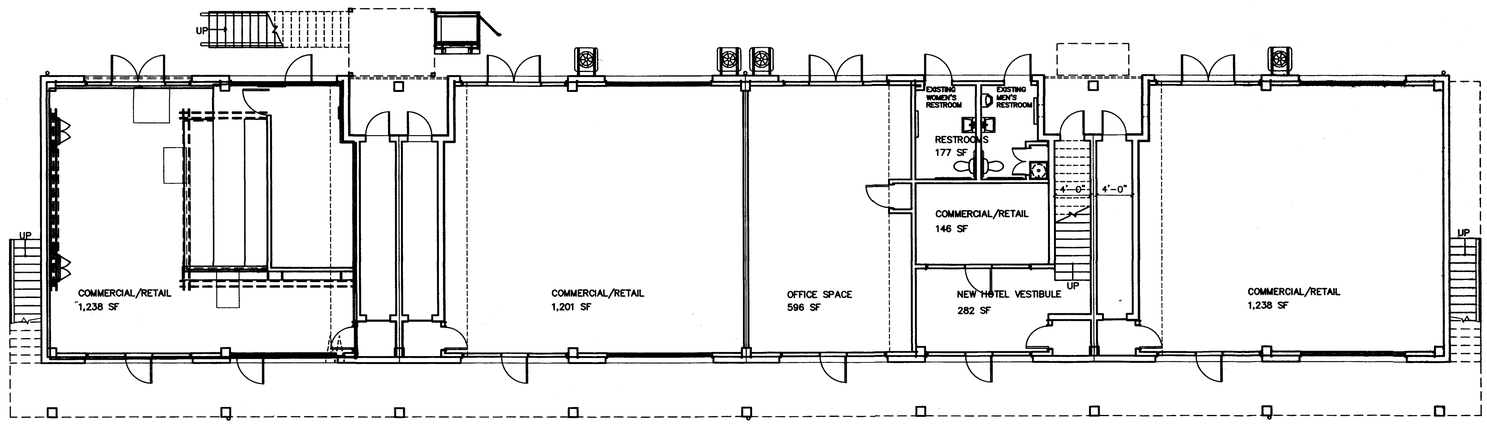
Proposed Third Level Plan

1/8" = 1' - 0"



Proposed Second Floor Plan

1/8" = 1' - 0"



Proposed Ground Floor Plan

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD

The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

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8088-243
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date: 7/27/23
revision:

STATE OF FLORIDA
THOMAS E. POPE
AR - 57933
REGISTERED ARCHITECT

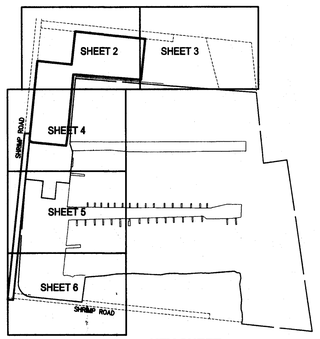
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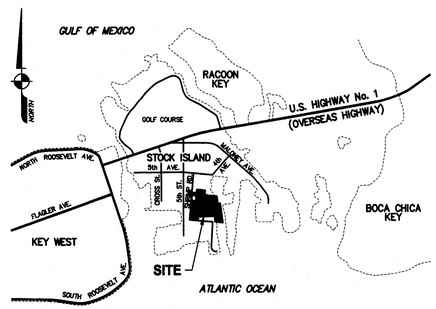
UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

- BACKFLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD OR POST (UNLESS NOTED)
- CATCH BASIN
- CATCH BASIN
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRICAL RECEPTACLE
- ELECTRICAL RECEPTACLE
- METAL UTILITY POLE
- FIRE HYDRANT
- FLAG POLE
- GUY ANCHOR
- HANDHOLD (UNK. UTILITY)
- HANDICAP PARKING SPACE
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- FIRE EXTINGUISHER
- CHAIN-LINK FENCE
- METAL FENCE
- LAMP POST
- LANDSCAPE LIGHT
- LIGHT POLE
- MONITORING WELL
- OVERHEAD WIRES
- REGULAR PARKING SPACES
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY VALVE
- SIAMESE FIRE CONNECTION
- SIGN
- SPIGOT
- TELEPHONE RISER
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- YARD DRAIN
- UTILITY SERVICE HOOKUP
- WOOD FENCE

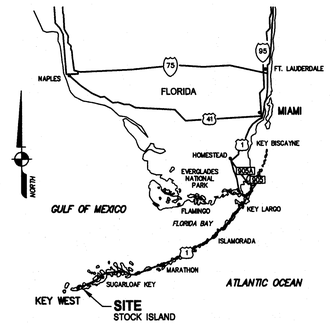
SYMBOL LEGEND



KEY SHEET
(NOT TO SCALE)



LOCATION SKETCH
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

SUMMARY TABLE FOR:

SCHEDULE B, SECTION II EXCEPTIONS TITLE COMMITMENT File No. 1062-6021364
(SEE SURVEYOR'S REPORT #2)

SCHEDULE B, SECTION II ITEM NUMBER	INSTRUMENT TYPE	DESCRIPTION	RECORDING DATA	APPLIES / DOES NOT APPLY	PLOTTED / NOT PLOTTABLE
No. 9	D.B.	Mineral Reservations	G-65 / 82	APPLIES	NOT PLOTTABLE
No. 10		INTENTIONALLY	DELETED		
No. 11	O.R.B.	Conditional Use Permit	2762 / 754	APPLIES	NOT PLOTTABLE
	O.R.B.	Conditional Use Permit	2762 / 759	APPLIES	NOT PLOTTABLE
No. 12	O.R.B.	Development Agreement	2696 / 1445	APPLIES	NOT PLOTTABLE
	O.R.B.	Development Rights	2784 / 590	APPLIES	NOT PLOTTABLE
No. 13	O.R.B.	Resolution	2699 / 1791	APPLIES	NOT PLOTTABLE
No. 14	O.R.B.	Resolution	2733 / 1848	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2758 / 203	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2768 / 158	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2882 / 1432	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2950 / 1100	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2975 / 704	APPLIES	NOT PLOTTABLE
	O.R.B.	Memoranda	2997/506	APPLIES	NOT PLOTTABLE
No. 15	O.R.B.	Condo Declaration	2781 / 1313	APPLIES	NOT PLOTTABLE
No. 16	O.R.B.	Parking Easement	2784 / 515	APPLIES	Blanket-Not Plottable
No. 17	O.R.B.	Non-Exclusive Easement	2784 / 559	APPLIES	AS SHOWN
No. 18	O.R.B.	Utility Easement	2781 / 91	APPLIES	AS SHOWN
No. 19		INTENTIONALLY	DELETED		
No. 22	O.R.B.	Non-Exclusive Easement	3101/1798	APPLIES	AS SHOWN

NOTE FOR INFORMATION ONLY: Recorded Notice of Environmental Resource Permit recorded in Official Records Book 2924, Page 575, of the Public Records of Monroe County, Florida.
NOTE FOR INFORMATION ONLY: State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Key Area of Critical State Concern recorded August 13, 1976, in Official Records Book 868, Page 43, of the Public Records of Monroe County, Florida.

NGVD 1929 ELEVATIONS

ZONING AND SITE REQUIREMENTS

ZONING DESIGNATION:	MI - Maritime Industries
BUILDING SETBACKS:	
Primary Front	Minimum: 25 feet
Secondary Front	Minimum: 25 feet
Primary Side	Minimum: 10feet
Secondary Side	Minimum: 5 feet
Rear	Minimum: 25 feet
BUILDING SIZE:	
Maximum Building Height:	35 feet
Maximum Building Size:	15 Rooms per acre for Hotel use
DENSITY:	
a. Building Density Formula:	Maximum Net Density: 2.0 Minimum Open Space Ratio: 0.20 Rooms/Buidable Acre: 15.0
PARKING:	
Parking Space Formula (Hotels):	1 Space/ 1-Bedroom Unit and 1 Space plus 0.5/ each additional Bedroom Unit
Parking Space Formula (Hotels):	1 Space/ 1-Bedroom Unit and
Parking Space Formula (Marinas):	1 Space/ Berth plus 1 Space/ 4 Dry Storage Racks

NOTE:
The above information was provided by BBG Assessments, LLC, Project Number 0522005900, dated May 19, 2022. Telephone: (470) 725-1357.

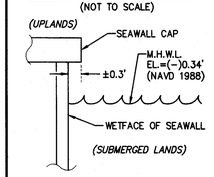
AREA TABULATION:	Acres
Uplands:	
UNIT 1 (North Parcel)	4.21
UNIT 1 (South Parcel)	1.12
COMMON ELEMENT	0.58
UNIT 2 (North Parcel)	1.08
UNIT 2 (South Parcel)	5.18
TOTAL Uplands:	**12.17**
Submerged Lands:	
UNIT 2	28.35
GROSS AREA:	**40.52**

NOTE: TOTAL ACREAGE OF SITE IS WITHIN MARITIME INDUSTRIES (MI) LAND USE (ZONING) DISTRICT AND MIXED USE COMMERCIAL (MC) FUTURE LAND USE.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the original signature and seal of a Florida licensed surveyor and mapper.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Commitment No. 1062-6021364, effective date March 2, 2022 @ 8:00 A.M. as prepared by Dickinson Wright, PLLC. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. The boundary line dimensions as shown on this survey form a mathematically closed figure within +0.01 foot.
5. There may be items delineated on the survey that could be interpreted as intrusion and/or protrusion relative to the boundary lines and such interpretation does not reflect the surveyor's opinion either explicit or implied of encroachments or violations. Encroachments are a legal determination, not a survey determination and violations are a legal and/or administrative determination.
6. This survey properly designates and locates all easements described in Schedule B, Section II of the Title Commitment and or shown on any recorded plat affecting the surveyed property.
7. The real property legally described herein has direct physical vehicular and pedestrian access to and from a paved and dedicated public right of way known as Shrimp Road.
   The real property legally described herein has indirect vehicular and pedestrian access to and from a paved and dedicated public right of way via Grant of Non-Exclusive Easement Agreement recorded as Document No. 2065645.
8. No underground improvements were located.
9. The Surveyor has not observed evidence of current earth moving work, building construction or building additions.
10. The Surveyor has no knowledge of proposed changes in street right-of-way lines. The Surveyor has not observed evidence of recent street or sidewalk construction or repairs.
11. The Surveyor has not observed evidence of site use as a solid waster dump, sump or sanitary landfill.
12. Finish Floor elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
13. Benchmark Description: National Geodetic Survey (NGS) Benchmark "872 4527 TIDAL F" (P.I.D. AA1629), Elevation= 10.05 feet (NGVD 29). North American Vertical Datum of 1988 (NAVD 88) Elevation= 8.71 feet. To convert elevations from NGVD 29 to NAVD 88, add algebraically (-) 1.34 feet to the elevation.
14. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.04' and on ground surfaces to 0.1'.
15. Bearings and coordinates shown hereon are relative to the North American Datum of 1983, Florida State Plane Coordinate System, East Zone with the easterly right-way line of Shrimp Road having a bearing of N 05°57'30" E.
16. Bearings and coordinates were established by a Real-time Kinematic (RTK) GPS 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.
    a.) Method: Wide Area Virtual GPS Reference Station Network.
    b.) Equipment Used: Trimble R8-GNSS Receiver with TSC2 Survey Controller, Serial Numbers: 4625117640 & 46261117777
    c.) Processing Software: Trimble Geomatics Office, Version 1.63.
    d.) Ties were made to National Geodetic Control Point "FLGPS MALLOY AZ MK" (P.I.D. AA1648).
17. The Property described on this survey does lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone AE (EL 9) of the Flood Insurance Rate Maps identified as Community Panel No. 125129 1528 K, bearing an effective date of February 18, 2005 & Community Panel No. 125129 1536 K, bearing an effective date of February 18, 2005.
18. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
19. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
20. Adjacent property owner information shown hereon was obtained from the Monroe County Property Appraiser's web-site.
21. (a) The Mean High Water Survey depicted hereon was performed in accord with Chapter 177, Part II Florida Statutes.
    (b) Mean High Water Elevation is (-) 0.34 feet, NAVD 1988, as located on July 15, 2014.
    (c) The Mean High Water Elevation as shown hereon was established by the interpolation of tidal data between Tidal Stations 3264 and 6137, which was obtained from the Florida Department of Environmental Protection Web Site, http://www.labins.org.
22. Address: 7009 Shrimp Road, Key West, Florida 33040.
23. Abbreviation Legend: A= Arc Length; A/C= Air conditioner; ALTA= American Land Title Association; B.M.= Benchmark; C= Calculated; C.E.= Common Element; C.L.F.= Chain link Fence; CONC.= Concrete; CONN.= Connection; D= Per Deed; E= Easting; EL.= Elevation; ELEC.= Electric; F.B.= Field Book; FD.= Found; F.F.= Finished Floor; FP&L= Florida Power & Light; ID.= Identification; I.P.= Iron Pipe; I.R.= Iron Rod; LAT.= Latitude; L.B.= Licensed Business; LONG.= Longitude; M.H.W.L.= Mean High Water Line; M.C.R.= Monroe County Records; Ms= Measured; N= Northing; NAD= North American Datum; NAVD= North American Vertical Datum; N/D= Nail & Disk; NGVD= National Geodetic Vertical Datum; NGS= National Geodetic Survey; NSPS= National Society of Professional Surveyors; O.R.B.= Official Records Book; O/S= Offset; OW= Overhead Wires; P= Per Record Plat; P.B.= Plat Book; PG.= Page; P.I.D.= Point Identifier; P.L.S.= Professional Land Surveyor; P.O.B.= Point of Beginning; P.O.C.= Point of Commencement; R= Radius; R/W= Right-of-Way; S.F.= Square Feet; T.I.I.T.F.= Trustees of the Internal Improvement Trust Fund; TYP.= Typical; Tx= Transformer; UNK.= Unknown; W/= With; W/CAP= With Surveyors Cap; Δ= Central Angle; ℄= Centerline.
24. During the course of the field work conducted on December 6, 2022, there were no cemeteries or burial grounds observed on the property.
25. During the course of the field work conducted on December 6, 2022, there were thirteen (13) buildings observed.
26. The real property as described hereon and surveyed on December 6, 2022 form a contiguous parcel without overlaps, gaps or gores.

TYPICAL SEAWALL PROFILE
(NOT TO SCALE)



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
SCOOTER	44
REGULAR	205
HANDICAP	10
TOTAL	259

LAND DESCRIPTION:

UNIT 1 (North Parcel):

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 729.82 feet to the southerly line of a 30 foot wide Ingress/Egress Easement recorded in Official Records Book 2499, Page 355, of said Public Records of Monroe County, Florida; thence S 84°02'07" E along the southerly line of said Ingress/Egress Easement, 191.68 feet to the POINT OF BEGINNING; thence S 84°03'04" E along the southerly line of said Ingress/Egress Easement, 393.11 feet; thence S 05°57'42" W a distance of 227.36 feet to the north line of a Common Element, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Common Element for the following five (5) courses and distances: thence N 85°29'39" W, 379.20 feet (1); thence S 05°32'11" W, 330.40 feet (2); thence S 07°30'52" W, 63.57 feet (3); thence N 84°30'00" W, 188.39 feet to a tangent curve; thence northwesterly along the arc of said curve, concave to the northeast having a radius of 20.00 feet, a central angle of 63°53'07" and an arc distance of 22.30 feet to a point hereinafter referred to as Reference Point "A" being on the east right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida; thence N 05°57'30" E along said east right-of-way line and its northerly extension, a distance of 437.59 feet; thence S 84°02'13" E a distance of 191.67 feet; thence N 05°58'13" E a distance of 183.72 feet to the POINT OF BEGINNING, containing an area of 183,176 Square Feet, 4.21 Acres.

TOGETHER WITH:

UNIT 1 (South Parcel):

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the aforementioned Reference Point "A"; thence S 05°57'30" W along the east right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida, a distance of 44.98 feet; to the POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave to the southeast (a radial line to said curve bears N 53°46'50" W); thence S 84°30'00" E a distance of 208.61 feet; thence S 05°46'15" W, 183.84 feet; thence N 83°46'57" W, 53.10 feet; thence S 05°33'56" W, 95.99 feet; thence N 83°36'52" W, 75.55 feet; thence N 05°59'32" E, 92.94 feet; thence N 84°00'28" W a distance of 98.38 feet to said east right-of-way line; thence N 05°57'30" E along said east right-of-way line, a distance of 174.44 feet to the POINT OF BEGINNING, containing 48,689 square feet (1.12 acres), more or less.

TOGETHER WITH (INGRESS-EGRESS EASEMENT):

An easement for ingress and egress over and upon the following described property, recorded in Official Records Book 1239, at Page 464, Official Records Book 2287, at Page 719, and in Official Records Book 2499, at Page 355, more particularly described as follows:

A parcel of land lying in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being more particularly describes as follows:

COMMENCE at the northwest corner of Block 57 of McDONALD'S PLAT OF A PART OF STOCK ISLAND, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence along the southerly right-of-way line of Fifth Avenue, South 84°02'07" East, a distance of 499.98 feet to the west line of Trustees Deed No. 20083 as recorded in Official Records Book G-65, Page 82; thence leaving said line South 05°57'53" West along said line, a distance of 699.82 feet to the POINT OF BEGINNING; thence South 84°02'07" East, parallel with the southerly line of said Fifth Avenue, a distance of 740.00 feet; thence South 05°57'53" West, a distance of 40.00 feet; thence North 84°02'07" West, a distance of 155.00 feet; thence North 05°57'53" East, a distance of 10.00 feet; thence North 84°02'07" West, a distance of 585.00 feet to the west line of said Trustees Deed; thence North 05°57'53" East along said line, a distance of 30.00 feet to the POINT OF BEGINNING.

TOGETHER WITH UNIT 2 and COMMON ELEMENT: *(CONTINUED on Sheet 1-A)*

RECEIVED
2023-243
SEP 03 2025
MONROE COUNTY
PLANNING DEPT.

CERTIFICATION:

To: KW Perry, LLC, a Delaware limited liability company; Stock Island Owner, LLC, a Florida limited liability company; Deutsche Bank Trust Company Americas; Amerant Bank, N.A., a national banking association, its successors and/or assigns as their interests may appear; First American Title Insurance Company; Dickinson Wright PLLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 06, 2022. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date of Map: 03/04/2025

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: keith@aviromsurvey.com

NOT VALID WITHOUT ALL ACCOMPANYING SHEETS

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
80 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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www.AVIROM-SURVEY.com

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REVISIONS	DATE	F.B./PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

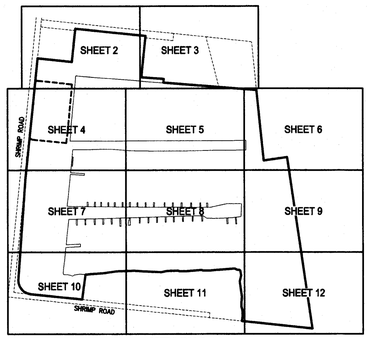
SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	1 OF 6
JOB #:	9681-17.1

ALTA/NSPS LAND TITLE SURVEY OF:

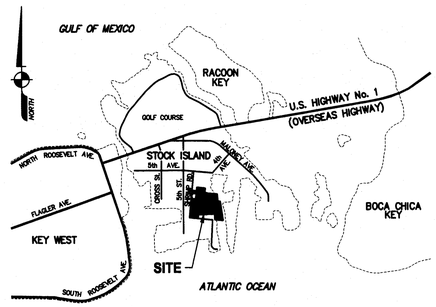
UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

- BACKFLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD OR POST (UNLESS NOTED)
- CATCH BASIN
- CATCH BASIN
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRICAL RECEPTACLE
- ELECTRICAL RECEPTACLE
- METAL UTILITY POLE
- FIRE HYDRANT
- FLAG POLE
- GUY ANCHOR
- HANDHOLD (UNK. UTILITY)
- HANDICAP PARKING SPACE
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- FIRE EXTINGUISHER
- CHAIN-LINK FENCE
- METAL FENCE
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- TELEPHONE RISER
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- WATER METER
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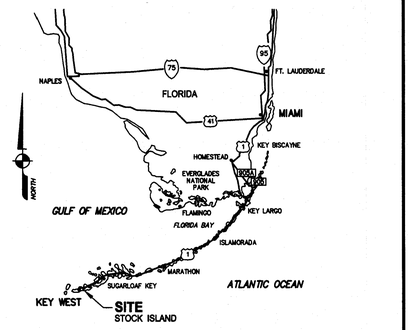
SYMBOL LEGEND



KEY SHEET
(NOT TO SCALE)



LOCATION SKETCH
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

SUMMARY TABLE FOR:
SCHEDULE B, SECTION II EXCEPTIONS TITLE COMMITMENT File No. 1062-6021364
(SEE SURVEYOR'S REPORT #2)

SCHEDULE B, SECTION II ITEM NUMBER	INSTRUMENT TYPE	DESCRIPTION	RECORDING DATA	APPLIES / DOES NOT APPLY	PLOTTED / NOT PLOTTABLE
No. 9	D.B.	Mineral Reservations	G-65 / 82	APPLIES	NOT PLOTTABLE
No. 10		INTENTIONALLY	DELETED		
No. 11	O.R.B.	Conditional Use Permit	2782 / 754	APPLIES	NOT PLOTTABLE
	O.R.B.	Conditional Use Permit	2782 / 759	APPLIES	NOT PLOTTABLE
No. 12	O.R.B.	Development Agreement	2896 / 1445	APPLIES	NOT PLOTTABLE
	O.R.B.	Development Rights	2784 / 590	APPLIES	NOT PLOTTABLE
	O.R.B.	Assignment	2983/ 940	APPLIES	NOT PLOTTABLE
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	O.R.B.	Resolution	2758 / 203	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2768 / 158	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2882 / 1432	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2850 / 1160	APPLIES	NOT PLOTTABLE
	O.R.B.	Resolution	2975 / 704	APPLIES	NOT PLOTTABLE
	O.R.B.	Memoranda	2997/506	APPLIES	NOT PLOTTABLE
	O.R.B.	Development Rights	2983/940	APPLIES	NOT PLOTTABLE
No. 15	O.R.B.	Condo Declaration	2781 / 1313	APPLIES	NOT PLOTTABLE
	O.R.B.	Assignment	2983 / 950	APPLIES	NOT PLOTTABLE
No. 16	O.R.B.	Parking Easement	2784 / 515	APPLIES	Blanket-Not Plottable
No. 17	O.R.B.	Non-Exclusive Easement	2784 / 569	APPLIES	AS SHOWN
No. 18	O.R.B.	Utility Easement	2781 / 91	APPLIES	AS SHOWN
No. 20	O.R.B.	Easement Agreement	3101 / 1798	APPLIES	AS SHOWN

NOTE FOR INFORMATION ONLY: State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Key Area of Critical State Concern recorded August 13, 1976, in Official Records Book 668, Page 43, of the Public Records of Monroe County, Florida.

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BOCA RATON, FLORIDA 33432
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AVIROM & ASSOCIATES ESTABLISHED 1981

REVISIONS	DATE	F.B. / PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	1-A OF 12
JOB #:	9681-17.2

NGVD 1929 ELEVATIONS

ZONING AND SITE REQUIREMENTS

ZONING DESIGNATION:	MI - Maritime Industries
BUILDING SETBACKS:	
Primary Front	Minimum: 25 feet
Secondary Front	Minimum: 25 feet
Primary Side	Minimum: 10feet
Secondary Side	Minimum: 5 feet
Rear	Minimum: 25 feet
BUILDING SIZE:	
Maximum Building Height:	35 feet
Maximum Building Size:	15 Rooms per acre for Hotel use
DENSITY:	
a. Building Density Formula:	Maximum Net Density: 2.0 Minimum Open Space Ratio: 0.20 Rooms/Buidable Acre: 15.0
PARKING:	
Parking Space Formula (Hotels):	1 Space/ 1-Bedroom Unit and 1 Space plus 0.5/ each additional Bedroom Unit
Parking Space Formula (Hotels):	1 Space/ 1-Bedroom Unit and
Parking Space Formula (Marinas):	1 Space/ Berth plus 1 Space/ 4 Dry Storage Racks
NOTE:	
The above information was provided by BBG Assessments, LLC, Project Number 0522005900, dated May 19, 2022. Telephone: (470) 725-1357.	

TOTAL DOCK AREA = 1.71 ACRES)

LAND DESCRIPTION:

UNIT 2:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the east right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 729.82 feet to the southerly line of a 30 foot wide Ingress/Egress Easement recorded in Official Records Book 2499, Page 355, of said Public Records of Monroe County, Florida; thence S 84°02'07" E along the southerly line of said Ingress/Egress Easement, 191.68 feet; thence S 84°03'04" E along the southerly line of said Ingress/Egress Easement being coincident with the north line of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM, a distance of 393.11 feet; thence S 05°57'42" W a distance of 227.36 feet to the north line of a Common Element; thence S 85°30'12" E along said north line, a distance of 125.05 feet; thence S 05°27'35" W a distance of 20.11 feet to the POINT OF BEGINNING of Unit 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM and the Mean High Water (MHW) line having an elevation of (–) 0.34 feet (North American Vertical Datum of 1988 (NAVD 88) being on the wet-face of an existing sea-wall; thence S 85°29'39" E along said Mean High Water line and said wet-face of sea-wall a distance of 309.84 feet to the southeast corner of the wet-face of sea-wall; thence S 85°29'39" E a distance of 209.55 feet; thence S 05°47'25" E a distance of 392.29 feet; thence N 81°44'33" E a distance of 132.19 feet; thence S 08°15'27" E a distance of 959.43 feet; thence N 84°02'07" W a distance of 393.85 feet to a point on a Mean High Water Line (the following twenty-seven courses being along said Mean High Water Line, having an elevation of (–) 0.34 feet, NAVD 1988); thence N 08°33'02" E a distance of 25.26 feet (1); thence N 01°03'10" W a distance of 36.70 feet (2); thence N 16°11'45" W a distance of 18.64 feet (3); thence N 01°20'32" W a distance of 27.71 feet (4); thence N 05°48'23" E a distance of 27.11 feet (5); thence N 07°24'12" W a distance of 86.16 feet (6); thence N 11°54'19" E a distance of 34.64 feet (7); thence N 09°22'05" W a distance of 27.51 feet (8); thence N 57°40'41" W a distance of 4.94 feet (9); thence N 84°56'08" W a distance of 14.50 feet (10); thence N 61°03'44" W a distance of 14.78 feet (11); thence S 85°47'17" W a distance of 117.62 feet (12); thence S 83°15'58" W a distance of 26.59 feet (13); thence N 85°01'19" W a distance of 21.47 feet (14); thence S 80°37'17" W a distance of 8.06 feet (15); thence N 75°44'52" W a distance of 11.67 feet (16); thence S 86°09'28" W a distance of 82.77 feet (17); thence S 89°59'29" W a distance of 40.54 feet (18); thence N 64°26'30" W a distance of 6.15 feet (19); thence S 88°41'05" W a distance of 60.16 feet (20); thence S 79°29'50" W a distance of 36.47 feet (21); thence N 88°07'58" W a distance of 57.82 feet (22); thence N 86°26'25" W a distance of 91.35 feet (23); thence S 88°24'02" W a distance of 97.85 feet (24); thence S 81°39'19" W a distance of 76.27 feet (25); thence S 86°43'16" W a distance of 75.93 feet (26); thence S 81°33'16" W a distance of 23.73 feet (27); thence S 07°55'28" W departing said Mean High Water line a distance of 138.67 feet to the northerly right-of-way line of Shrimp Road (Tract 2) as described in a Quit Claim Deed recorded in Official Records Book 2030, Page 949 of the Public Records of Monroe County, Florida; thence along the northerly and easterly right-of-way line of said Shrimp Road for the following four courses and distances, N 84°02'53" W a distance of 287.99 feet (1) to a tangent curve concave to the northeast; thence northwesterly along the arc of said curve having a radius of 75.00 feet, a central angle of 88°04'57" and an arc distance of 115.30 feet (2); thence N 04°02'04" E a distance of 555.65 feet (3); thence N 05°57'30" E a distance of 16.07 feet (4) to the southwest corner of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Unit 1 for the following five courses and distances: S 84°00'28" E a distance of 98.38 feet (1); thence S 05°59'32" W a distance of 92.94 feet (2); thence S 83°36'52" E a distance of 75.55 feet (3); thence N 05°33'56" E a distance of 95.99 feet (4); thence S 83°46'57" E a distance of 73.10 feet (5); thence along the coincident line of a Common Element for the following five courses and distances: N 05°46'15" E a distance of 173.80 feet (1); thence N 17°01'58" W, 50.74 feet (2); thence N 03°57'08" E, 84.91 feet (3); thence N 05°24'43" E, 276.65 feet (4); thence S 85°29'39" E a distance of 489.82 feet (5) to the POINT OF BEGINNING, having an area of 1,507,385 Square Feet, 34.61 acres, more or less.

TOGETHER WITH COMMON ELEMENT:

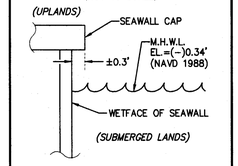
LAND DESCRIPTION:

COMMON ELEMENT:

A portion of Section 35, Township 67 South, Range 25 East, Monroe County, Florida, being a parcel of land on Stock Island, described as follows:

COMMENCE at the northwest corner of Block 57, McDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the Plat thereof, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence S 84°02'07" E along the north boundary line of said Block 57, a distance of 499.98 feet to the easterly right-of-way line of Shrimp Road (a 30 foot wide right-of-way); thence S 05°57'53" W along said easterly right-of-way line, 913.55 feet to the northwest corner of Unit 1, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence S 05°57'30" W continuing along said easterly right-of-way line of Shrimp Road, 437.59 feet to the POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave to the northeast (a radial line to said point bears S 69°23'07" W); thence southeasterly along the arc of said curve having a radius of 20.00 feet, a central angle of 63°53'07" and an arc distance of 22.30 feet to a tangent line; thence along the coincident boundary of said Unit 1 for the following four courses and distances: S 84°30'00" E a distance of 188.39 feet (1); thence N 07°30'52" E, 63.57 feet (2); thence N 05°32'11" E, 330.40 feet (3); thence S 85°29'39" E, 379.20 feet (4) to the southeast corner of said Unit 1; S 85°30'12" E a distance of 125.05 feet; thence S 05°27'35" W a distance of 20.11 feet to the north boundary of Unit 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM; thence along the coincident boundary of said Unit 2 for the following six courses and distances: N 85°29'39" W, 489.82 feet (1); thence S 05°24'43" W, 276.65 feet (2); thence S 03°57'08" W, 84.91 feet (3); thence S 17°01'58" E, 50.74 feet (4); thence S 05°46'15" W, 173.80 feet (5); thence N 83°46'57" W, 20.00 feet (6); thence along the coincident boundary of said Unit 1 for the following three courses and distances: N 05°46'15" E, 183.84 feet (1); thence N 84°30'00" W a distance of 208.61 feet (2) to a tangent curve concave to the southeast; thence southwesterly along the arc of said curve having a radius of 20.00 feet, a central angle of 59°16'50" and an arc distance of 20.69 feet (3) to the easterly right-of-way line of Shrimp Road as described in a Quit Claim Deed recorded in Official Records Book 3208, Page 454 of the Public Records of Monroe County, Florida; thence N 05°57'30" E along said easterly right-of-way line, a distance of 44.98 feet to the POINT OF BEGINNING having an area of 25,343 Square Feet, 0.58 Acres more or less.

TYPICAL SEAWALL PROFILE
(NOT TO SCALE)



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
SCOOTER	16
REGULAR	88
HANDICAP	4
TOTAL	108

AREA TABULATION:	Acres
Uplands:	
UNIT 1 (North Parcel)	4.21
UNIT 1 (South Parcel)	1.12
COMMON ELEMENT	0.58
UNIT 2 (North Parcel)	1.08
UNIT 2 (South Parcel)	5.18
TOTAL Uplands:	**12.17**
Submerged Lands:	
UNIT 2	28.35
GROSS AREA:	**40.52**

NOTE: TOTAL ACREAGE OF SITE IS WITHIN MARITIME INDUSTRIES (MI) LAND USE (ZONING) DISTRICT AND MIXED USE COMMERCIAL (MC) FUTURE LAND USE.

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ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

NGVD 1929 ELEVATIONS

NORTH

0 20 40

GRAPHIC SCALE IN FEET
1" = 20'

FIFTH AVENUE
SOUTHERLY R/W LINE OF FIFTH AVENUE

S 84°02'07" E 499.98'
470.00'

NORTH BOUNDARY LINE OF BLOCK 57
(PG. 1, PG. 55, M.C.R.)

1317.71'

913.55'

EASTERLY R/W OF SHRIMP ROAD

P.O.C.
NORTHWEST CORNER OF BLOCK 57
McDONALD'S PLAT OF PART OF STOCK ISLAND
(P.B. 1, PG. 55, M.C.R.)

FIFTH STREET

EASTERLY R/W LINE OF FIFTH STREET

S 84°02'07" E

S 05°57'53" W
729.82'
(30.00')

SOUTHERLY LINE OF INGRESS/EGRESS EASEMENT

(OWNER: SAFE HARBOR ENTERPRISES, INC.)

INGRESS / EGRESS EASEMENT
(O.R.B. 2499, PG. 355, M.C.R.)

S 84°02'07" E 191.68'

15' 15'

FD. 1/2" I.R. W/CAP (KING L.B. #2610)

S 84°03'04" E

740.00'

P.O.B. (UNIT 1)

FENCE ON LINE

ACCESS

GATE

ACCESS

NORTH LINE OF UNIT 2

ACCESS

ACCESS

ASPHALT PAVEMENT

ASPHALT PAVEMENT

393.11'

6' CHAIN LINK FENCE

183.72'

6' CHAIN LINK FENCE

CONCRETE

ELECTRIC PANEL

BUILDING SETBACK LINE

GRAVEL PARKING

SCOOTER PARKING

ASPHALT

GRAVEL PARKING

GRAVEL PARKING

GRAVEL PARKING

GRAVEL PARKING

GRAVEL PARKING

GRAVEL PARKING

GRAVEL PARKING

ASPHALT

ASPHALT

CONCRETE WALKWAY

3' WOOD FENCE

6' C.L.F.

GATE

(NOT INCLUDED)
PORTION OF SECTION 35-67-25
(OWNER: CONSTELLATION YACHTS, INC.)
TAX ID: 00123730-000100

NORTHERLY EXTENSION OF EAST LINE OF COMMON ELEMENT

UNIT 1
4.21 ACRES

WESTERLY R/W OF SHRIMP ROAD

SHRIMP ROAD
30' R/W TRACT 1
(O.R.B. 2030, Pg. 949, M.C.R.)

WEST LINE OF T.I.I.T.F. DEED No. 20083
(O.R.B. G-65, PG. 82, M.C.R.)

N 05°58'13" E

S 05°57'53" W

NW CORNER UNIT 1
PK NAIL & DISK
Cap L.B. 3300

2.4'

S 84°02'13" E

191.67'

FENCE 0.1' EAST
FENCE 2.7' SOUTH
GATE

FD. ¾" I.R. W/CAP (L.B. 3300)

15' 15'

EASTERLY R/W OF SHRIMP ROAD
437.59'

S 05°57'53" W

FD. NAIL & DISK
⊕ (ARROW TRAVERSE POINT)
Cap L.B. #4315
(NGVD 1929)

EASTERLY R/W OF SHRIMP ROAD
(BEARING BASIS)

N 05°57'30" E

ACCESS

ASPHALT PAVEMENT

CONCRETE BAND

CONC. WALKWAY

CONC. WALKWAY

57.6'

30'

80.0' BUILDING SETBACK LINE

24.0'

28'

CONCRETE

80.1'

CONCRETE

CONCRETE WALKWAY

80.4'

ASPHALT

UNIT 1
4.21 ACRES

ADDRESS #9999
ONE STORY BUILDING
F.F.=5.86
±6410 S.F.

KEYS ENERGY EASEMENT
(O.R.B. 2781, PG. 91, M.C.R.)

CROSS WALK

FD. NAIL & DISK (L.B. #3300)

14.07'

N 85°29'39" W

NORTH LINE OF COMMON ELEMENT

CONCRETE

BUILDING SETBACK LINE

CONC.

58.0'

80.0'

BLDG. HEIGHT=13.3'

14.5'

68.2'

6" CURB

ASPHALT

6" CURB

330.40'

276.65'

S 85°29'39" E

PAVER WALKWAY

PAVER WALKWAY

PAVER WALKWAY

PAVER DRIVEWAY

DRAIN STRIP

PAVER DRIVEWAY

KEYS ENERGY EASEMENT
(O.R.B. 2781, PG. 91, M.C.R.)

COMMON ELEMENT

KEYS ENERGY EASEMENT
(O.R.B. 2781, PG. 91, M.C.R.)

"CONCRETE SEAWALL CAP"

CONC. SLAB

CONC. SLAB

379.20'

489.82'

SIGN

6" CURB

PAVER DRIVEWAY

BUILDING SETBACK LINE

6" CURB

1x SLAB

GENERATOR

WALL

WALL

PAVERS

10.1'

BIKE RACK

S 05°32'11" W

N 05°24'43" E

FLOATING CONC. DOCK
AREA= 6,134 SQ. FT.

PILING (TYP.)

PLATFORM (TYP.)

GANGWAY

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

SHIPPING CONTAINER

SHIPPING CONTAINER

SHIPPING CONTAINER

SHIPPING CONTAINER

SHIPPING CONTAINER

HYD. IN CONC.

VALVE IN CONC.

GRASS/DIRT

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 4)

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PLANNING DEPT.

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SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROM-SURVEY.com

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ESTABLISHED 1991

REVISIONS	DATE	F.B./PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	2 OF 12
JOB #:	9681-17.2

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

NGVD 1929 ELEVATIONS

NORTH

0 20 40

GRAPHIC SCALE IN FEET
1" = 20'

MATCH LINE (SEE SHEET 2)

UNIT 1

S 84°02'07" E

ASPHALT PAVEMENT

393.11'
S 84°03'04" E

FD. 60d NAIL (NO ID.)

FENCE 0.2' SOUTH

10.00'
N 05°57'53" E

FENCE 0.1' EAST

227.36'

CONCRETE

6" PVC FENCE

EAST LINE OF UNIT 1

BUILDING SETBACK LINE

S 05°57'42" W

6" PVC FENCE

6' CHAIN LINK FENCE

0.5'

3.8'

FENCE 0.2' EAST

6" PVC FENCE

S 85°30'12" E

125.05'

FD. N/D L.B. #2810

NORTH LINE OF COMMON ELEMENT

1.9'
1.0'

FD. 3/4" I.R. W/ CAP L.B. 7700
S 85°47'25" W, 2.26' from
FD. NAIL & DISK (NING L.B. #2810)

1.5'

COMMON ELEMENT
KEYS ENERGY EASEMENT
(O.R.B. 2761, PG. 91, M.C.R.)
TAX ID: 00123761-000100

2.2'

20.11'
S 05°27'35" W

CONCRETE SEAWALL CAP

0.5'

FENCE 0.2' EAST

1.1'

S 85°29'39" E

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

UNIT 2
34.61 ACRES

489.82'
P.O.B.
(UNIT 2)

FD. NAIL & DISK (L.B. 7700)

18'

18' ACCESS EASEMENT
(O.R.B. 3101, PG. 1798 M.C.R.)

CONCRETE SEAWALL CAP

S 85°29'39" E 310.00' (D)
309.84' (C)

SAFE HARBOR
(SUBMERGED LANDS)

MATCH LINE (SEE SHEET 5)

740.00'

(OWNER: 3D OF KEY WEST, INC.)

INGRESS / EGRESS EASEMENT
(O.R.B. 2499, PG. 355, M.C.R.)

S 84°02'07" E 180.00' (D)

N 84°02'07" W 155.00' (D)

S 05°57'53" W 40.00'

(NOT INCLUDED)
PORTION OF SECTION 35-67-25
(OWNER: 3D OF KEY WEST, INC.)

INGRESS/EGRESS EASEMENT
(O.R.B. 2287, PG. 719, M.C.R.)
PARCEL DESCRIBED IN:
(O.R.B. 2273, PG. 1169, M.C.R.)
TAX ID: 00123740-000000

FD. NAIL & DISK (KING L.B. #2810) WITNESS 0/S WEST
S 84°02'07" E
31.66'

29.0'

CORNER FALLS IN WATER

S 83°54'54" E 255.03' (D&C)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: BERNSTEIN BENJAMIN RESIDUARY TRUST)

CORNER FALLS IN WATER

N 14°34'07" W
284.15' (D)
284.33' (C)

CONCRETE SEAWALL CAP

CONCRETE SEAWALL CAP

23.4'

0.6'

CONCRETE SEAWALL CAP

CONC.

WOOD DOCK

BOAT BASIN

CONC.

WOOD DOCK

WOOD DOCK

44.2'

18.6'

0.4'

CONCRETE SEAWALL CAP

S 05°47'25" E 265.97'

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: SAFE HARBOUR PROPERTIES, LLC)

SAFE HARBOR
(SUBMERGED LANDS)

LESS AND EXCEPT
(O.R.B. 3101, PG. 1796 M.C.R.)
TAX ID: 00123762-000000

CAP 0.2' NORTH

S 78°49'28" E
13.34'

FD. BROKEN NAIL

2.6'

CORNER FALLS IN WATER

S 85°29'39" E 209.55'

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REVISIONS	DATE	F.B./PG.	BY	CK'D
LEGAL UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
JOB #:	9681-17.2
SHEET	3 OF 12

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2,
STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

NORTH

0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

NGVD 1929 ELEVATIONS

MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 7)

UNIT 1
4.21 ACRES

ADDRESS #7001
THREE STORY BUILDING
F.F.=6.87
±21,241 S.F.

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(–)0.34'
NGVD 1929 EL.=1.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	20.00'	63°53'07"	22.30'
C2	20.00'	59°16'50"	20.69'

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REVISIONS	DATE	F.B./PG.	BY	CKD
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	4 OF 12
JOB #:	9681-17.2

MATCH LINE (SEE SHEET 3)

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

18' ACCESS EASEMENT
(O.R.B. 3101, PG. 1798 M.C.R.)

NORTH

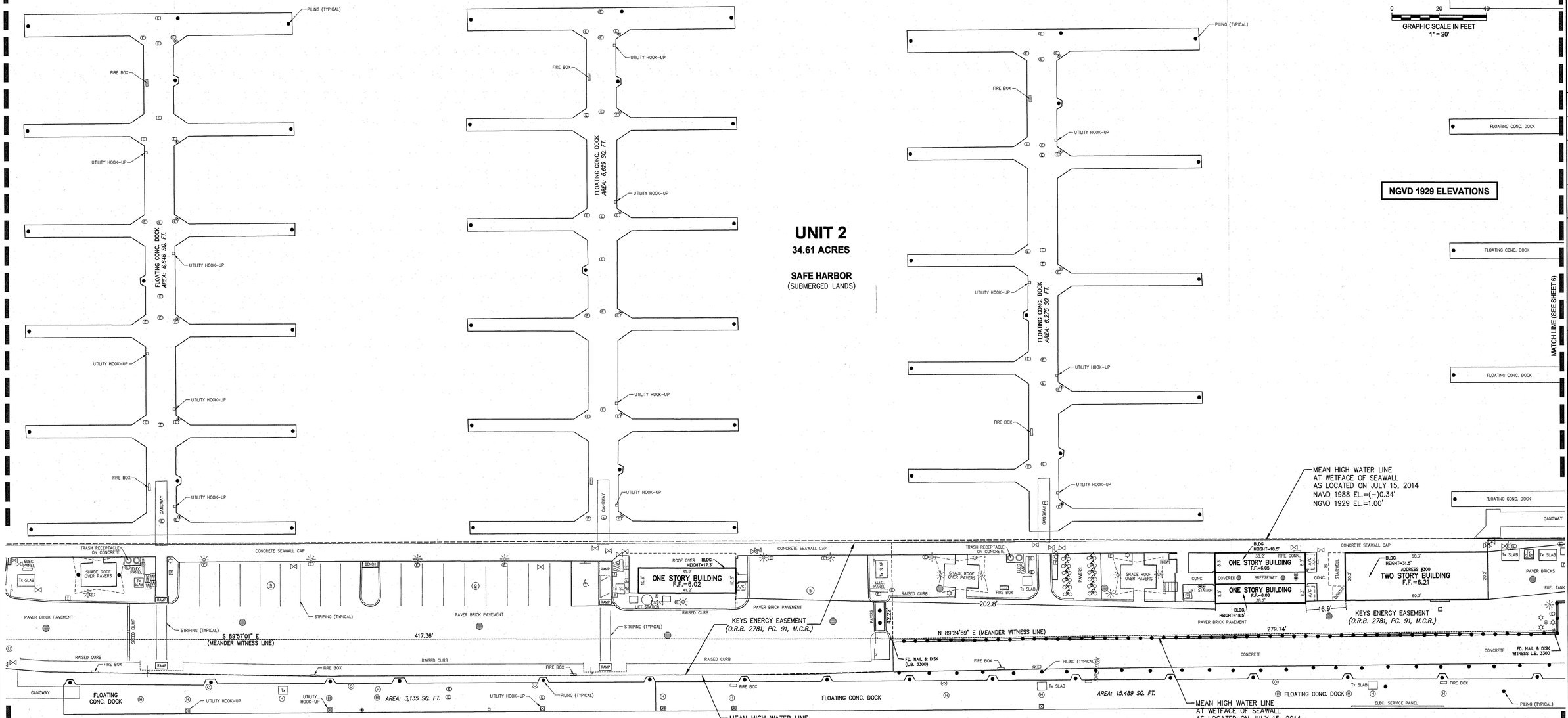
0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

NGVD 1929 ELEVATIONS

MATCH LINE (SEE SHEET 6)

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)



MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

RECEIVED
2023-243
SEP 03 2025
MONROE COUNTY
PLANNING DEPT.

NOT VALID WITHOUT ALL ACCOMPANYING SHEETS

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 8)

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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AVIROM & ASSOCIATES ESTABLISHED 1981

REVISIONS	DATE	F.B./PG.	BY	CKD
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'	JOB #:	9681-17.2
DATE:	02/16/2023		
BY:	S.A.M.		
CHECKED:	K.M.C.		
F.B.	2162	PG.	22
SHEET	5	OF	12

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

S 85°29'39" E 209.55'

MATCH LINE (SEE SHEET 3)

PILING (TYPICAL)

UTILITY HOOK-UP

UTILITY HOOK-UP

FLOATING CONC. DOCK

FIRE BOX

UTILITY HOOK-UP

AREA: 15,489 SQ. FT.

CAMERA

UTILITY HOOK-UP

129.6'

131.5'

FUEL PANEL

FUEL PUMPS

FLOATING CONC. DOCK

BAIT TANK

GANGWAY

CAMERA

FUEL PUMPS

PILING (TYPICAL)

UTILITY HOOK-UP

SHUT OFF SWITCH

FIRE BOX

FLOATING CONC. DOCK

FUEL PUMPS

MATCH LINE (SEE SHEET 5)

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: SAFE HARBOUR PROPERTIES, LLC)
TAX ID: 00123590-000000

392.29' (C)

S 05°47'25" E (D&C)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: BAMA ONE, LLC)
TAX ID: 00123570-000000

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: KEYS FRESH SEAFOOD LLC)
TAX ID: 00123540-000000

N 81°44'33" E (D&C) 132.23' (D) 132.19' (C)

CORNER FALLS IN WATER

CORNER FALLS IN WATER

959.43' (C)
959.38' (D)

S 08°15'27" E (D&C)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: KFS2 LLC)
TAX ID: 00123580-000000

MATCH LINE (SEE SHEET 9)

NORTH

0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

NGVD 1929 ELEVATIONS

MATCH LINE (SEE SHEET 8)

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MONROE COUNTY
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REVISIONS	DATE	F.B. / PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	07/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	6 OF 12
JOB #:	9681-17.2

MATCH LINE (SEE SHEET 4)

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

NORTH

GRAPHIC SCALE IN FEET
0 20 40
1" = 20'

NGVD 1929 ELEVATIONS

UNIT 1
1.12 ACRES

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(–)0.34'
NGVD 1929 EL.=1.00'

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(–)0.34'
NGVD 1929 EL.=1.00'

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(–)0.34'
NGVD 1929 EL.=1.00'

MATCH LINE (SEE SHEET 8)

MATCH LINE (SEE SHEET 10)

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REVISIONS	DATE	F.B./PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'	JOB #:	9681-17.2
DATE:	02/16/2023		
BY:	S.A.M.		
CHECKED:	K.M.C.		
F.B.	2162	PG.	22
SHEET	7	OF	12

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 7)

NORTH

0 20 40

GRAPHIC SCALE IN FEET
1" = 20'

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)
TAX ID: 00123761-000100

NGVD 1929 ELEVATIONS

PILING (TYPICAL)
FLOATING CONC. DOCK
AREA: 15,489 SQ. FT.

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

MEAN HIGH WATER LINE
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

FLOATING WOOD DOCK *AREA: 140 SQ. FT.*
FLOATING WOOD DOCK *AREA: 142 SQ. FT.*
FLOATING WOOD DOCK *AREA: 142 SQ. FT.*
FLOATING WOOD DOCK *AREA: 139 SQ. FT.*
FLOATING WOOD DOCK *AREA: 142 SQ. FT.*
FLOATING WOOD DOCK *AREA: 142 SQ. FT.*
FLOATING WOOD DOCK *AREA: 141 SQ. FT.*
FLOATING WOOD DOCK *AREA: 145 SQ. FT.*
FLOATING WOOD DOCK *AREA: 143 SQ. FT.*
FLOATING WOOD DOCK *AREA: 143 SQ. FT.*

CONCRETE SEAWALL CAP

N 87°46'58" W 730.66'
(MEANDER WITNESS LINE)

SLAB
DUMPSTER
6' WOOD FENCE

KEYS ENERGY EASEMENT
(O.R.B. 2781, PG. 91, M.C.R.)

PAVER BRICK DRIVEWAY

SLAB
ELEC. PANEL

N 83°38'34" E 31.39'
N 69°02'20" E 28.36'
N 84°31'30" E 56.30'
S 85°08'37" E 29.48'
N 89°33'16" E 21.16'
S 03°22'44" E 29.49'

PILING (TYPICAL)
WOOD DOCK
AREA: 2,302 SQ. FT.
WOOD DOCK

30.65'
41.54'
(31.80')
90°
90°
(83.26')
(48.46')

S 86°47'58" W 163.52'
(MEANDER WITNESS LINE)

FD. NAIL & DISK
(AVIROM WITNESS)
N: 84397.75
E: 411352.08

3 GARBAGE CANS
Tx SLAB
6' WOOD FENCE
ELEC. PANEL

FD. NAIL & DISK
WITNESS LB# 4000
N: 84397.35
E: 411553.35

KEYS ENERGY EASEMENT
(O.R.B. 2781, PG. 91, M.C.R.)

CONCRETE SEAWALL CAP

N 12°36'31" E 7.17'
(MEANDER WITNESS LINE)

FLOATING WOOD DOCK *AREA: 349 SQ. FT.*
FLOATING WOOD DOCK *AREA: 183 SQ. FT.*
FLOATING WOOD DOCK *AREA: 183 SQ. FT.*
FLOATING WOOD DOCK *AREA: 180 SQ. FT.*
FLOATING WOOD DOCK *AREA: 180 SQ. FT.*
FLOATING WOOD DOCK *AREA: 179 SQ. FT.*
FLOATING WOOD DOCK *AREA: 178 SQ. FT.*
FLOATING WOOD DOCK *AREA: 167 SQ. FT.*
FLOATING WOOD DOCK *AREA: 179 SQ. FT.*
FLOATING WOOD DOCK *AREA: 194 SQ. FT.*
FLOATING WOOD DOCK *AREA: 218 SQ. FT.*

MEAN HIGH WATER LINE
AT WETFACE OF SEAWALL
AS LOCATED ON JULY 15, 2014
NAVD 1988 EL.=(-)0.34'
NGVD 1929 EL.=1.00'

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)
TAX ID: 00123761-000100

FIRE BOX

MATCH LINE (SEE SHEET 11)

MATCH LINE (SEE SHEET 9)

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REVISIONS	DATE	F.B. / PG.	BY	CKD
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK	K.C.	K.M.C.

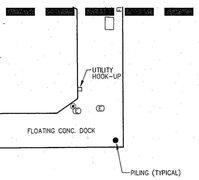
ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162 PG. 22
SHEET	8 OF 12
JOB #:	9681-17.2

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

MATCH LINE (SEE SHEET 6)



MATCH LINE (SEE SHEET 8)

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)
TAX ID: 00123761-000100

959.43' (C)
959.38' (D)

S 08°15'27" E (D&C)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: UTILITY BOARD OF KEY WEST)
TAX ID: 00123550-000000

MATCH LINE (SEE SHEET 12)



0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

NGVD 1929 ELEVATIONS

MATCH LINE (SEE SHEET 8)

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REVISIONS	BY	CK'D	DATE	F.B. / PG.

REVISIONS	DATE	F.B. / PG.
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	03/03/2025	NO FIELDWORK

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162 PG. 22
SHEET	9 OF 12
JOB #:	9681-17.2

ALTA/NSPS LAND TITLE SURVEY OF:
UNIT 1 and UNIT 2,
STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 11)

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

UNIT 2
34.61 ACRES

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: JKYD, LLC)
TAX ID: 00123720-000400

NGVD 1929 ELEVATIONS

NORTH

0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

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REVISIONS	DATE	F.B./PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	02/10/2023	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	10 OF 12
JOB #:	9681-17.2

MATCH LINE (SEE SHEET 8)

ALTA/NSPS LAND TITLE SURVEY OF:

UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

UNIT 2

34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)

LINE TABLE		
M.H.W.L. PER DEED:		
LINE	BEARING	DISTANCE
L1:	S 08°33'02" W	25.26'
L2:	N 01°03'10" W	36.70'
L3:	N 16°11'45" W	18.64'
L4:	N 01°20'32" W	27.71'
L5:	S 05°48'23" W	27.11'
L6:	S 11°54'19" W	34.64'
L7:	N 09°22'05" W	27.51'
L8:	N 57°40'41" W	4.94'
L9:	N 84°56'08" W	14.50'
L10:	N 61°03'44" W	14.78'
L11:	S 83°15'58" W	26.59'
L12:	N 85°01'19" W	21.47'
L13:	S 80°37'17" W	8.06'
L14:	N 75°44'52" W	11.67'
L15:	N 64°26'30" W	6.15'

NORTH

0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

FIRE BOX

MEAN HIGH WATER LINE PER DEED

S 88°24'02" W 97.85' (D)
N 86°26'25" W 91.35' (D)
N 88°07'58" W 57.82' (D)
36.47' (D) S 79°29'50" W
S 88°41'05" W 60.16' (D)
L15
40.54' (D) S 89°59'29" W
S 86°09'28" W 82.77' (D)
L14
L13
L12
L11
S 85°47'17" W 117.62' (D)
L10

TOP OF BANK

39.71'
30.79'
31.66'

FD. 1/2" I.R. W/CAP (WITNESS I.B. #2610) N: 84042.39 E: 411058.88

FD. 1/2" I.R. W/CAP (WITNESS I.B. #2610) N: 84048.04 E: 411478.52

(97.84') 90° (136.09') (113.41') 90° (134.45') 90° (171.82')

S 87°48'45" W 383.53'
(MEANDER WITNESS LINE)

S 89°13'45" W 419.68'
(MEANDER WITNESS LINE)

NGVD 1929 ELEVATIONS

(33.12') 90°

(158.54')

(MEANDER WITNESS LINE)
N 03°08'14" W 212.71'

MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEET 12)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: JKYD, LLC)
TAX ID: 00123720-000400

14' 14'

SHRIMP ROAD
28' PUBLIC R/W, TRACT 2
(O.R.B. 2030, PG. 949, M.C.R.)

NORTHERLY R/W LINE OF SHRIMP ROAD

SOUTHERLY R/W OF SHRIMP ROAD

14' 14'

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REVISIONS	DATE	F.B. / PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	10/10/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY

STOCK ISLAND MARINA VILLAGE

UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162 PG. 22
SHEET	11 OF 12
JOB #:	9681-17.2

ALTA/NSPS LAND TITLE SURVEY OF:
UNIT 1 and UNIT 2, STOCK ISLAND MARINA VILLAGE, A CONDOMINIUM

MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEET 9)

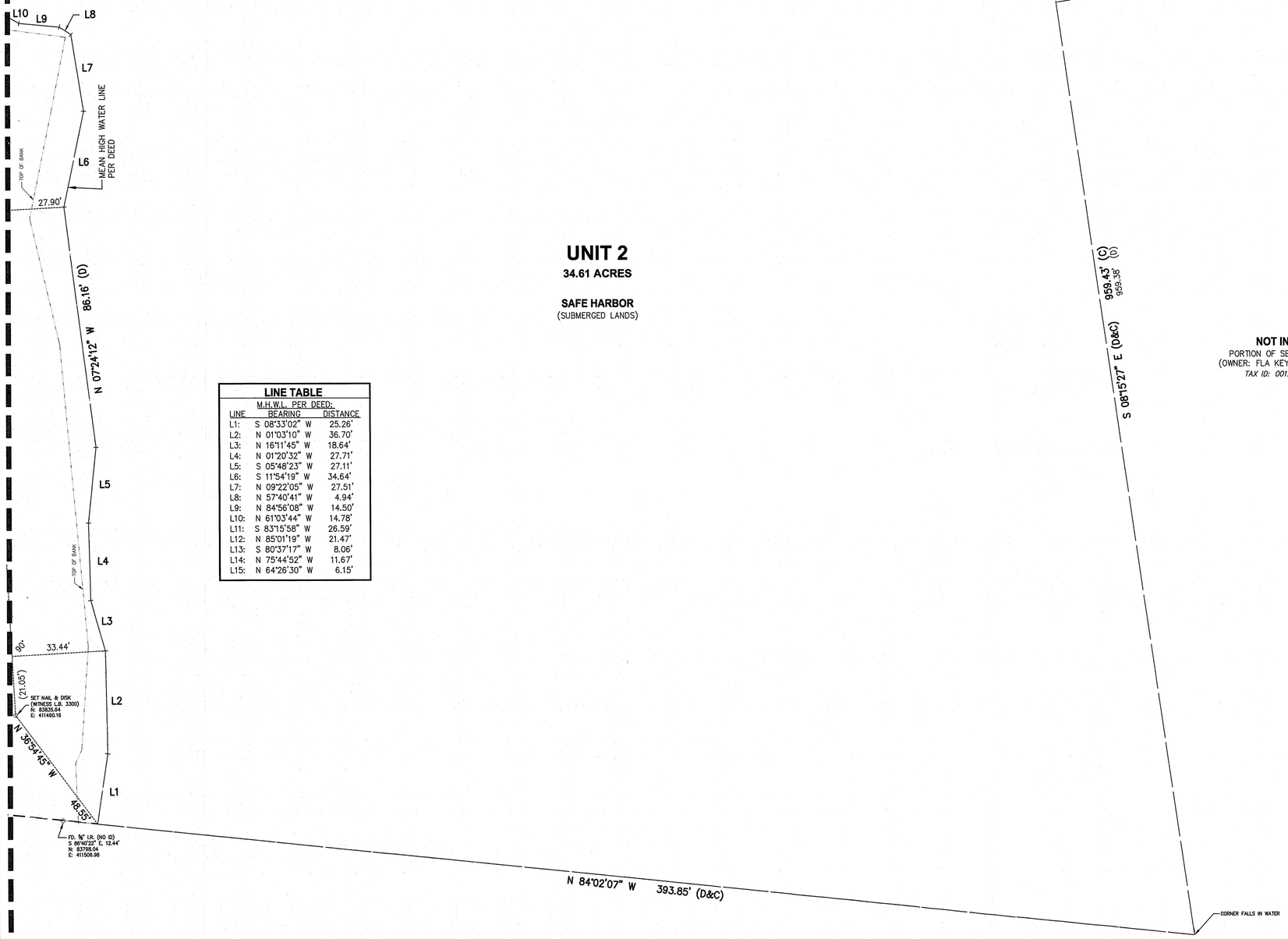
MATCH LINE (SEE SHEET 8)

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: UTILITY BOARD OF KEY WEST)
TAX ID: 00123550-000000

NOT INCLUDED
PORTION OF SECTION 35-67-25
(OWNER: FLA KEYS AQUEDUCT COMM)
TAX ID: 00123610-000000

UNIT 2
34.61 ACRES

SAFE HARBOR
(SUBMERGED LANDS)



NGVD 1929 ELEVATIONS

LINE TABLE

	M.H.W.L. PER DEED:	
LINE	BEARING	DISTANCE
L1:	S 08°33'02" W	25.26'
L2:	N 01°03'10" W	36.70'
L3:	N 16°11'45" W	18.64'
L4:	N 01°20'32" W	27.71'
L5:	S 05°48'23" W	27.11'
L6:	S 11°54'19" W	34.64'
L7:	N 09°22'05" W	27.51'
L8:	N 57°40'41" W	4.94'
L9:	N 84°56'08" W	14.50'
L10:	N 61°03'44" W	14.78'
L11:	S 83°15'58" W	26.59'
L12:	N 85°01'19" W	21.47'
L13:	S 80°37'17" W	8.06'
L14:	N 75°44'52" W	11.67'
L15:	N 64°26'30" W	6.15'

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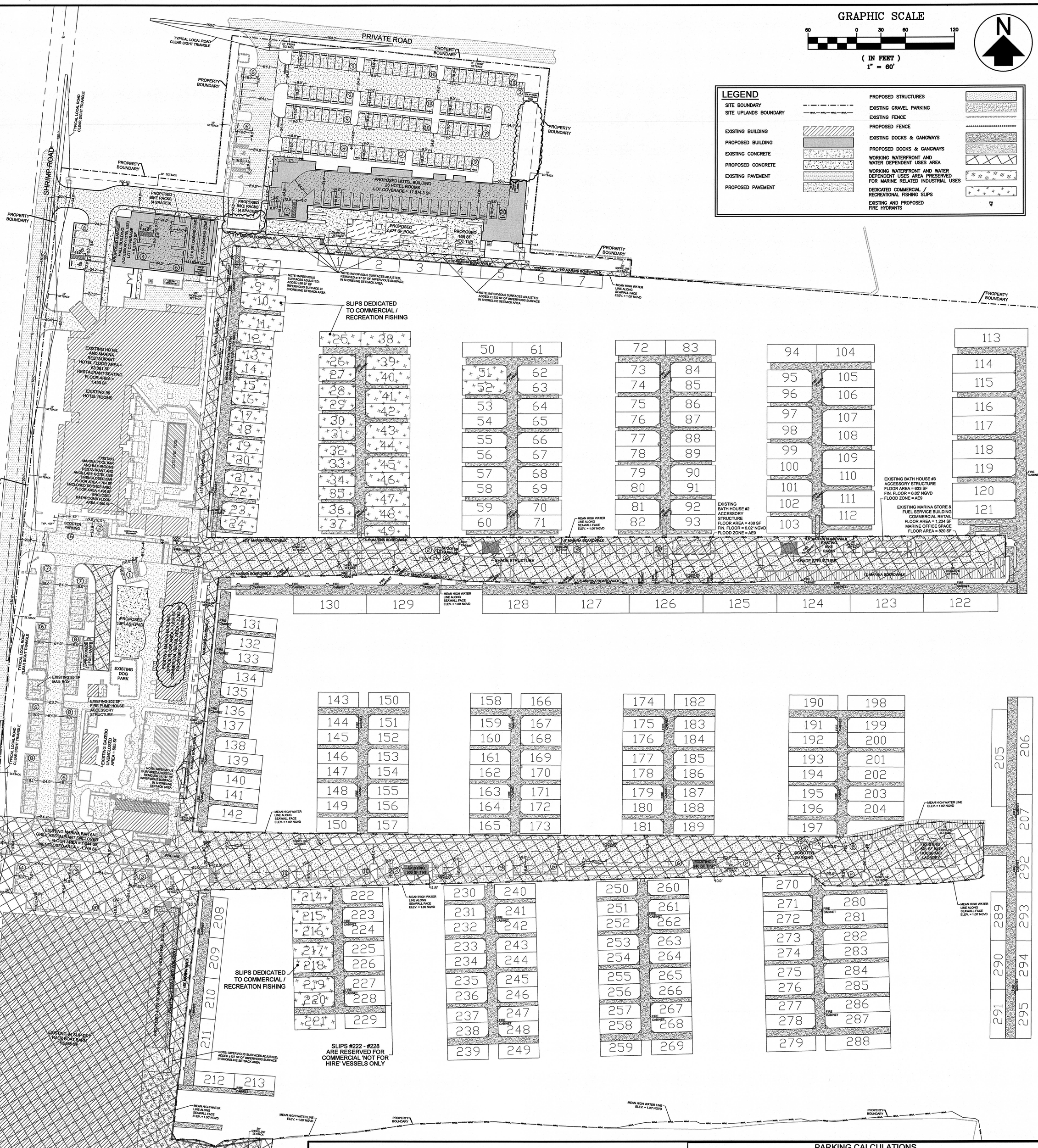
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REVISIONS	DATE	F.B. / PG.	BY	CK'D
LEGAL, UPLAND & SUBMERGED LAND CALCULATIONS	02/03/2025	NO FIELDWORK	K.C.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
STOCK ISLAND MARINA VILLAGE
UNITS 1 & 2
A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
7009 SHRIMP ROAD
STOCK ISLAND,
MONROE COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	02/16/2023
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	2162
PG.	22
SHEET	12
OF	12
JOB #:	9681-17.2



PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

PROJECT AREA:

GROSS AREA	1,765,051.20 SF	40.52 AC
SUBMERGED AREA	1,234,926.00 SF	28.35 AC
TOTAL UPLAND AREA	530,125.20 SF	12.17 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
HOTEL AND MARINA RESTAURANT	27,986.00 SF	
MARINA POOL BAR	1,622.22 SF	
BATH HOUSE #2	794.24 SF	
BATH HOUSE #3	869.05 SF	
MARINA STORE & FUEL SERVICES	1,345.66 SF	
MARINA OFFICE	6,349.30 SF	
FIRE PUMP HOUSE	201.63 SF	
GAZEBO	685.78 SF	
MARINA BAR & GRILL	2,574.50 SF	
94 SLIP DRY RACK BOAT BARN	55,986.30 SF	
MARINE LIGHT INDUSTRIAL	5,363.00 SF	
UNENCLOSED DRY BOAT RACKS	4,950.00 SF	
TIKI	360.10 SF	
TIKI	240.07 SF	
BATH HOUSE AND LAUNDRY	820.54 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	110,148.39 SF	2.53 AC
PROPOSED STRUCTURES:		
BANQUET HALL	8,377.86 SF	
26 ROOM HOTEL	17,874.30 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	26,252.16 SF	0.60 AC
TOTAL LOT COVERAGE BY ALL STRUCTURES	136,400.55 SF	3.13 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	185,343.31 SF	
POOLS/PLAZA	23,375.57 SF	
SIDEWALKS	67,431.43 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, PADS, WALLS, CURBS, ETC)	11,046.13 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	287,196.44 SF	6.593 AC

LOT COVERAGE SUMMARY

TOTAL UPLAND AREA	530,125.20 SF	12.17 AC
TOTAL IMPERVIOUS AREA OF UPLAND	423,596.99 SF	9.72 AC
IMPERVIOUS PERCENTAGE OF UPLAND		79.91 %
TOTAL OPEN SPACE AREA OF SITE	1,227,983.03 SF	28.19 AC
OPEN SPACE PERCENTAGE OF SITE		69.57 %
OPEN SPACE PERCENTAGE REQUIRED		20.00 %
OPEN SPACE PERCENTAGE PROVIDED		20.09 %
TOTAL UPLAND OPEN SPACE AREA	106,528.21 SF	2.45 AC
TOTAL SUBMERGED LAND OPEN SPACE AREA	1,059,919.82 SF	24.33 AC

SHORELINE SETBACK SUMMARY:

TOTAL SHORELINE SETBACK AREA	112,679.5 SF	2.59 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	93,794.25 SF	2.15 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		83.24 %
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	18,885.25 SF	0.43 AC
EXISTING PERVIOUS PERCENTAGE IN SHORELINE SETBACK		16.76 %
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	95,161.50 SF	2.18 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK		84.45 %
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	17,518.0 SF	0.40 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK		15.55 %
PROPOSED DEVELOPMENT DECREASES SHORELINE PERVIOUS AREA BY 1,367.25 SF		

PARKING CALCULATIONS

TRANSIENT "HOTEL"	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
TRANSIENT UNITS	130	1.0 SPACE PER EACH 1-BEDROOM TRANSIENT DWELLING UNIT AND 1.0 SPACE PLUS 0.5 SPACE FOR EACH ADDITIONAL BEDROOM PER 2 OR MORE BEDROOM TRANSIENT DWELLING UNIT	130	130
		TOTAL FOR RESIDENTIAL	130	130

NON-RESIDENTIAL USE	SQUARE FEET / SEATING	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
COMMERCIAL RETAIL	3,996 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING AND 1.5 SPACES PER 1,000 SF OF AREA DEVOTED TO OUTDOOR RETAIL SALES	12	14
LIGHT INDUSTRY	4,175 SF	3.0 SPACES PER SERVICE/REPAIR BAY OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING, WHICHEVER IS GREATER, THE SERVICE/REPAIR BAYS SHALL NOT BE COUNTED AS PARKING SPACES	8	13
EXISTING MARINA BAR AND GRILL RESTAURANT	129 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	43	43
HOTEL RESTAURANT AND POOL BAR	192 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACE PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS GREATER	64	64
BOH / KITCHEN AREAS	1,637 SF	FOR OTHER AREAS, 3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING SEPARATE FROM THE SEATING AREA AND DEVOTED TO ACTIVITIES OTHER THAN FOOD/BEVERAGE SERVICE	5	5
MARINA (WET SLIPS)	225 SLIPS	1.0 SPACE PER 2 WET SLIP	113	88
MARINA (CHARTER BOATS 6 OR LESS)	25 SLIPS	2.0 SPACES PER BERTH	50	
MARINA (MORE THAN 6)	5 SLIPS	0.3 SPACE PER PASSENGER CAPACITY OF VESSEL	15	
LIVEABOARDS	40 SLIPS	1.5 SPACES PER BERTH	60	
PROPOSED DRY SLIPS	100 RACKS	1.0 SPACE PER 4 DRY STORAGE	25	25
OFFICE	2,654 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING	5	
		TOTAL PARKING FOR NON-RESIDENTIAL	400	
		TOTAL PARKING FOR SITE	530	382

SHARED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA WET SLIPS (238 SPACES*)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	11.9	166.6	23.8	238	47.6
MARINA DRY RACKS (25 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	1.25	17.5	2.5	25.0	5.0
HOTEL (130 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	97.5	97.5	130.0	97.5	130.0
DRINKING / ENTERTAINMENT (112 SPACES)					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	1.12	44.8	112.0	89.6	112.0
COMMERCIAL RETAIL / FISHING (12 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.6	7.2	10.8	12.0	8.4
OFFICE (5 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.25	5.0	0.5	0.5	0.25
INDUSTRIAL (8 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.4	8.0	0.8	0.8	0.4
TOTAL PARKING REQUIRED	113.02	346.6	280.4	463.4	303.65

* PARKING IS BEING BROUGHT INTO COMPLIANCE TO THE GREATEST EXTENT PRACTICABLE WITH 171 PARKING SPACES PROVIDED. SEE SEC. 114-67(k)(1) AND SEC. 102.57

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III INFILL LAND
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005
SEWER UTILITY:	KW RESORT UTILITIES
WATER UTILITY:	FLORIDA KEYS AQUADUCT AUTHORITY (FKAA)
WASTE COLLECTION:	WASTE MANAGEMENT
PARKING REQUIRED:	464 SPACES (SEE PARKING CALCULATION)
PARKING PROVIDED:	387 SPACES (328 STANDARD, 16 ACCESSIBLE, & 43 SCOOTER)

NON-RESIDENTIAL FLOOR AREA:

EXISTING HOTEL AND MARINA RESTAURANT (RESTAURANT)	1,450 SF
EXISTING MARINA POOL BAR (RESTAURANT)	498 SF
EXISTING MARINA BUILDING (OFFICE)	1,834 SF
EXISTING MARINA BUILDING (COMMERCIAL RETAIL)	2,762 SF
EXISTING MARINA BAR AND GRILL (RESTAURANT)	1,044 SF
EXISTING MARINE LIGHT INDUSTRIAL	4,175 SF
TOTAL	11,763 SF
ACCESSORY NON-RESIDENTIAL FLOOR AREA:	
MARINA COMMERCIAL RETAIL (ACCESSORY TO MARINA)	1,234 SF
MARINA OFFICE (ACCESSORY TO MARINA)	820 SF
BATH HOUSE #2 (ACCESSORY TO MARINA)	438 SF
BATH HOUSE #3 (ACCESSORY TO MARINA)	633 SF
BATH HOUSE AND LAUNDRY (ACCESSORY TO MARINA)	820 SF
TOTAL	3,945 SF

WORKING WATERFRONT & WATER DEPENDENT USES AREA SUMMARY:

WORKING WATERFRONT AND	267,877.18 SF	6.15 AC
WATER DEPENDENT AREA		50.06 %
NON-WORKING WATERFRONT AND	267,226.00 SF	6.13 AC
NON-WATER DEPENDENT AREA		49.94 %

DENSITY / INTENSITY TABLE

LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
COMMERCIAL RETAIL (MEDIUM DENSITY)	0.45	530,125.20 SF	238,556.34 SF	3,996 SF	1.68 %
RESTAURANT (MEDIUM DENSITY)	0.45	530,125.20 SF	238,556.34 SF	2,992 SF	1.25 %
COMMERCIAL FISHING / MARINA (ACCESSORY USE)	0.45	530,125.20 SF	238,556.34 SF	1,891 SF	0.79 %
OFFICE	0.50	530,125.20 SF	265,062.60 SF	2,654 SF	1.00 %
LIGHT INDUSTRY	0.45	530,125.20 SF	238,556.34 SF	4,175 SF	1.75 %
HOTEL / TRANSIENT UNITS	10 PER GROSS ACRE	12.17 AC	122.8 UNITS		
	15 PER BUILDABLE ACRE	9.736 AC	146.04 UNITS	130 UNITS	89.02 %
TOTAL				13,817 SF	95.54 %

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2025-843
OCT 7 2025
MONROE COUNTY PLANNING DEPT.

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
REVISED PER COUNTY COMMENTS	08-2024
REVISED PER COUNTY COMMENTS	10-2024
REVISED PER COUNTY COMMENTS	02-2025
REVISED PER COUNTY COMMENTS	07-2025
REVISED PER COMMENTS	.

OVERALL SITE PLAN for PERRY HOTEL AND MARINA

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201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

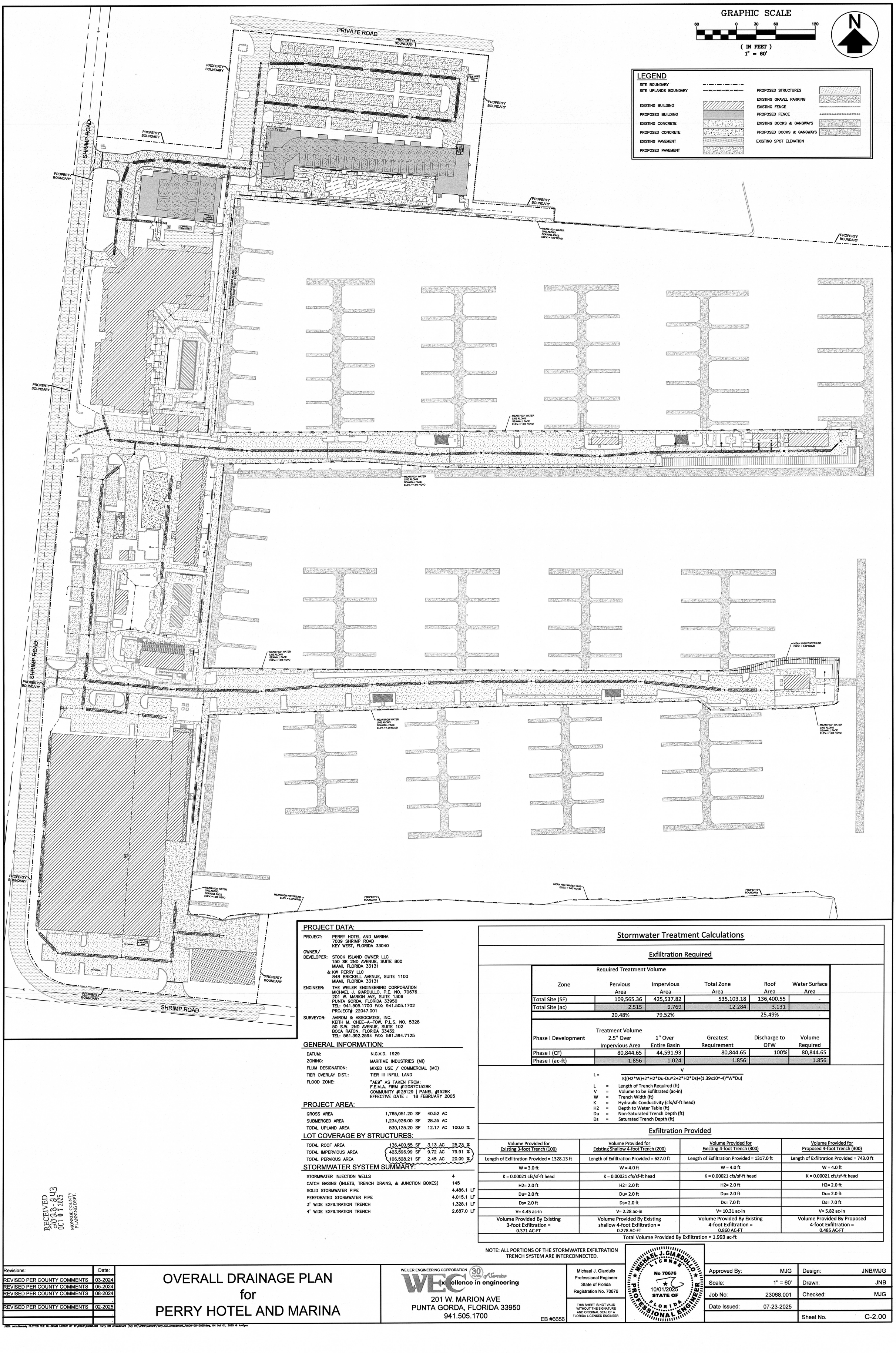
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 10/01/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	07-23-2025		
		Sheet No.	C-1.00

USER: John.Meneely PLOTTED THE CU-SITE LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Current\Perry_CU_Amendment_Rev08-25-2025.dwg, ON Oct 01, 2025 @ 4:44pm



PROJECT DATA:

PROJECT: PERRY HOTEL AND MARINA
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNER/
DEVELOPER: STOCK ISLAND OWNER LLC
150 SE 2ND AVENUE, SUITE 800
MIAMI, FLORIDA 33131
& KW PERRY LLC
848 BRICKELL AVENUE, SUITE 1100
MIAMI, FLORIDA 33131

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
TEL: 941.505.1700 FAX: 941.505.1702
PROJECT# 22047.001

SURVEYOR: AVIROM & ASSOCIATES, INC.
KEITH M. CHEE-A-TOW, P.L.S. NO. 5328
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: 561.392.2594 FAX: 561.394.7125

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MARITIME INDUSTRIES (MI)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST.:	TIER III INFILL LAND
FLOOD ZONE:	"AE9" AS TAKEN FROM: F.E.M.A. FIRM #12087C1528K COMMUNITY #125129 | PANEL #1528K EFFECTIVE DATE : 18 FEBRUARY 2005

PROJECT AREA:

GROSS AREA	1,765,051.20 SF	40.52 AC	
SUBMERGED AREA	1,234,926.00 SF	28.35 AC	
TOTAL UPLAND AREA	530,125.20 SF	12.17 AC	100.0 %

LOT COVERAGE BY STRUCTURES:

TOTAL ROOF AREA	136,400.55 SF	3.13 AC	25.73 %
TOTAL IMPERVIOUS AREA	423,596.99 SF	9.72 AC	79.91 %
TOTAL PERVIOUS AREA	106,528.21 SF	2.45 AC	20.09 %

STORMWATER SYSTEM SUMMARY:

STORMWATER INJECTION WELLS	4
CATCH BASINS (INLETS, TRENCH DRAINS, & JUNCTION BOXES)	145
SOLID STORMWATER PIPE	4,486.1 LF
PERFORATED STORMWATER PIPE	4,015.1 LF
3' WIDE EXFILTRATION TRENCH	1,328.1 LF
4' WIDE EXFILTRATION TRENCH	2,687.0 LF

Stormwater Treatment Calculations

Exfiltration Required

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	109,565.36	425,537.82	535,103.18	136,400.55	-
Total Site (ac)	2.515	9.769	12.284	3.131	-
	20.48%	79.52%		25.49%	-

Phase I Development	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Discharge to OFW	Volume Required
Phase I (CF)	80,844.65	44,591.93	80,844.65	100%	80,844.65
Phase I (ac-ft)	1.856	1.024	1.856		1.856

$$L = \frac{V}{K((H2*W)+2*H2*Du-Du^2+2*H2*Ds)+(1.39x10^{-4})*W*Du)}$$

L = Length of Trench Required (ft)
V = Volume to be Exfiltrated (ac-in)
W = Trench Width (ft)
K = Hydraulic Conductivity (cfs/sf-ft head)
H2 = Depth to Water Table (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)

Exfiltration Provided

Volume Provided for Existing 3-foot Trench (100)	Volume Provided for Existing Shallow 4-foot Trench (200)	Volume Provided for Existing 4-foot Trench (300)	Volume Provided for Proposed 4-foot Trench (300)
Length of Exfiltration Provided = 1328.13 ft	Length of Exfiltration Provided = 627.0 ft	Length of Exfiltration Provided = 1317.0 ft	Length of Exfiltration Provided = 743.0 ft
W = 3.0 ft	W = 4.0 ft	W = 4.0 ft	W = 4.0 ft
K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head	K = 0.00021 cfs/sf-ft head
H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft	H2= 2.0 ft
Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft	Du= 2.0 ft
Ds= 2.0 ft	Ds= 2.0 ft	Ds= 7.0 ft	Ds= 7.0 ft
V= 4.45 ac-in	V= 2.28 ac-in	V= 10.31 ac-in	V= 5.82 ac-in
Volume Provided By Existing 3-foot Exfiltration = 0.371 AC-FT	Volume Provided By Existing shallow 4-foot Exfiltration = 0.278 AC-FT	Volume Provided By Existing 4-foot Exfiltration = 0.860 AC-FT	Volume Provided By Proposed 4-foot Exfiltration = 0.485 AC-FT
Total Volume Provided By Exfiltration = 1.993 ac-ft			

NOTE: ALL PORTIONS OF THE STORMWATER EXFILTRATION TRENCH SYSTEM ARE INTERCONNECTED.

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PLANNING DEPT.

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
REVISED PER COUNTY COMMENTS	05-2024
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REVISED PER COUNTY COMMENTS	02-2025

OVERALL DRAINAGE PLAN
for
PERRY HOTEL AND MARINA

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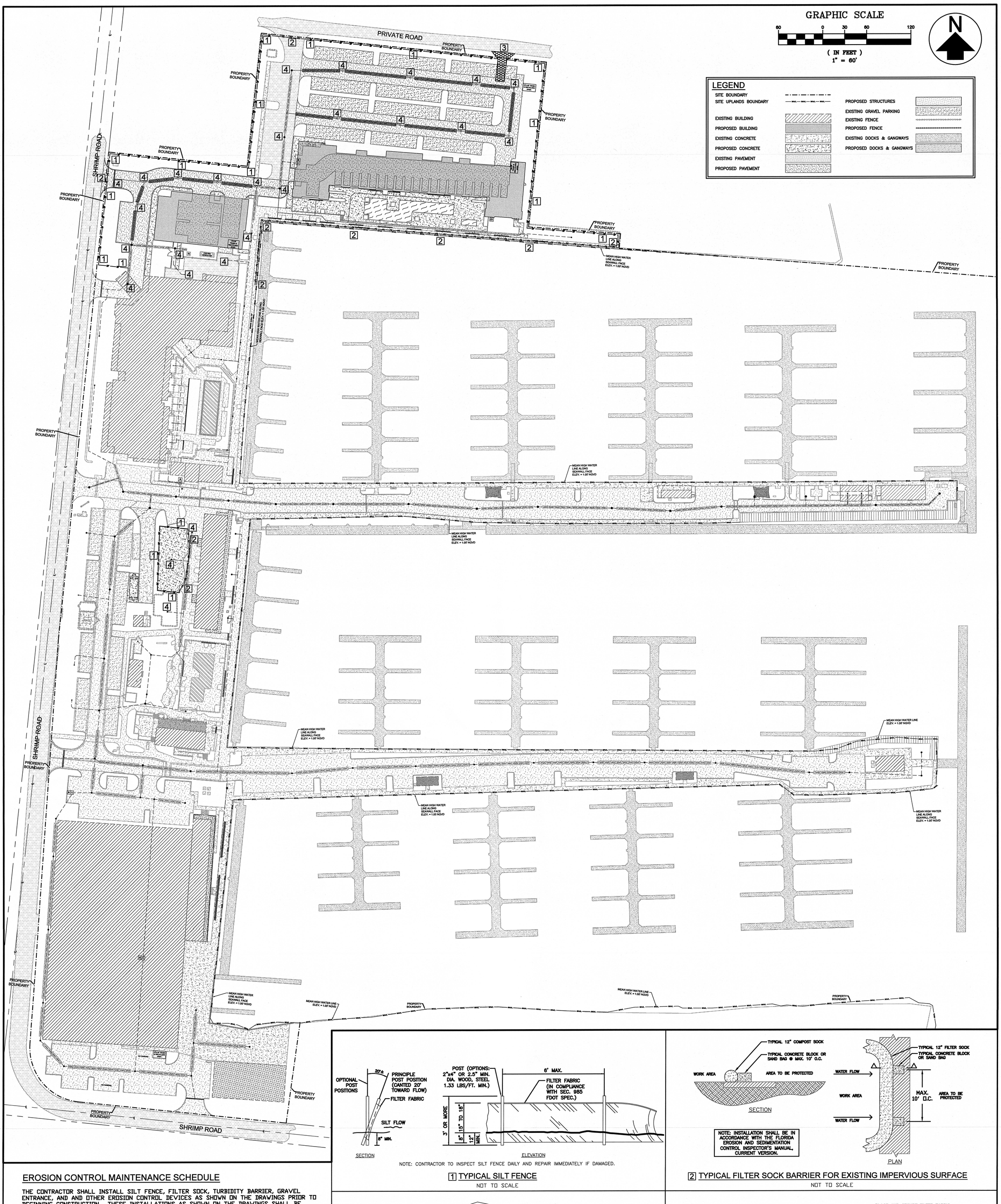
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

MICHAEL J. GIARDULLO LICENSE No 70676 10/01/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

Approved By:	MJG	Design:	JNB/MJG
Scale:	1" = 60'	Drawn:	JNB
Job No:	23068.001	Checked:	MJG
Date Issued:	07-23-2025		
		Sheet No.	C-2.00

USER: John.Meneely PLOTTED THE CU-DRAIN LAYOUT OF W:\2023\23068.001 Perry KW Amendment (Key Int)\DWG\Current\Perry_CU_Amendment_RevOct-25-2025.dwg, ON Oct 01, 2025 @ 4:45pm



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, FILTER SOCK, TURBIDITY BARRIER, GRAVEL ENTRANCE, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS; THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

TYPICAL SILT FENCE LOCATIONS

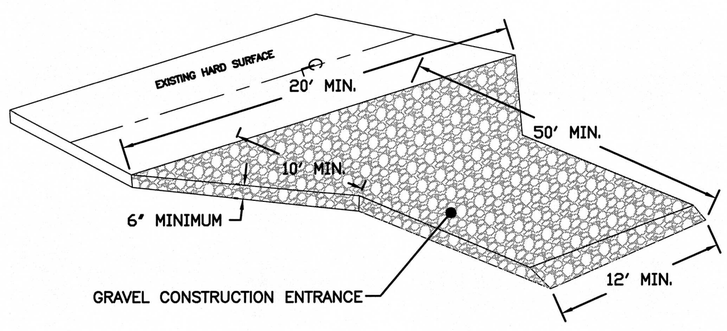
TYPICAL FILTER SOCK LOCATIONS

BEST MANAGEMENT PRACTICE DETAIL NUMBER #

NOTE: CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

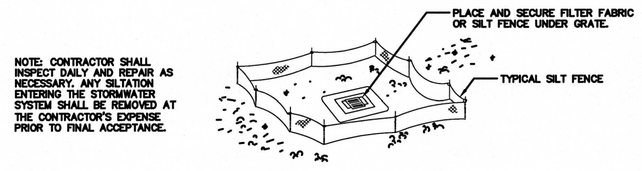
1 TYPICAL SILT FENCE
NOT TO SCALE

2 TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE
NOT TO SCALE



NOTE: GRAVEL SHALL BE WASHED ROCK OR AGGREGATE. THE LAYER SHALL BE MINIMUM 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREA. PAD SHALL BE MINIMUM 50 FEET LONG UNLESS OTHERWISE APPROVED. GEOTECH FABRIC IS RECOMMENDED FOR USE UNDER THE GRAVEL TO MINIMIZE MIGRATION OF ROCK OR AGGREGATE INTO THE UNDERLYING SOIL. IF INSUFFICIENT MUD REMOVAL RESULTS FROM TRAVELING ACROSS THE GRAVEL PAD, TIRES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROAD. WASH WATER SHALL BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND MUNICIPALITY.

3 TYPICAL GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE



4 TYPICAL STAKED SILT BARRIER OR SILT FENCE PROTECTION FOR INLETS
NOT TO SCALE

Revisions:	Date:
REVISED PER COUNTY COMMENTS	03-2024
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OVERALL BMP PLAN for PERRY HOTEL AND MARINA

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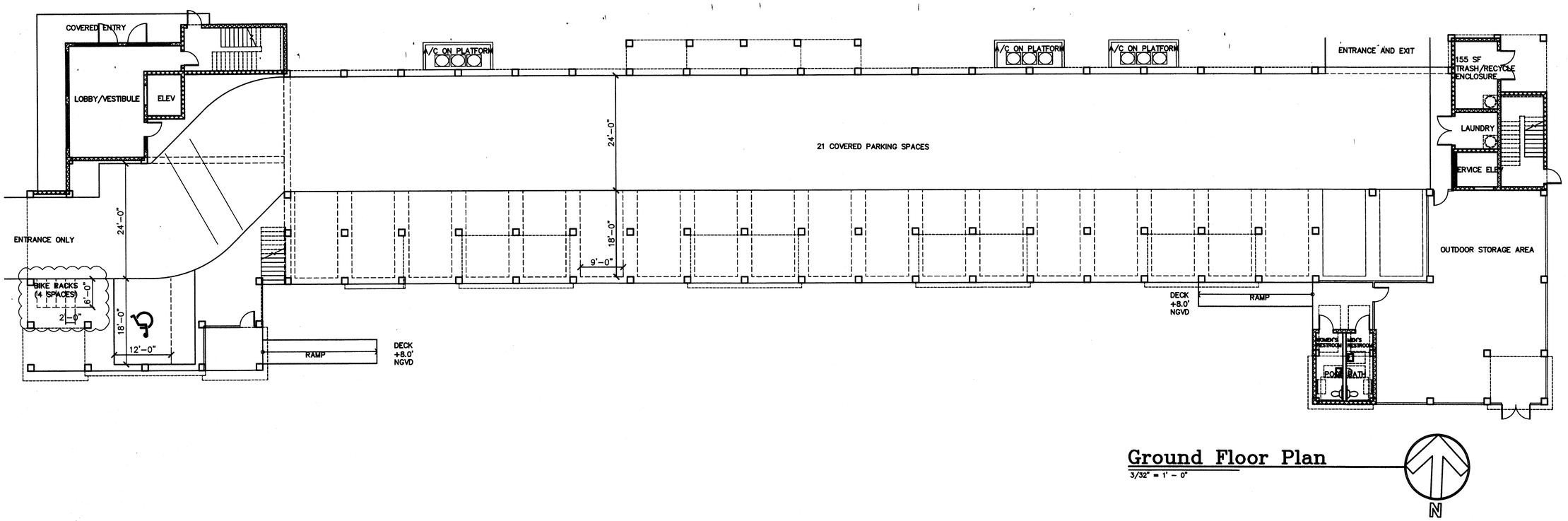
Michael J. Giardullo
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MICHAEL J. GIARDULLO LICENSE No 70676 10/01/2025 STATE OF FLORIDA PROFESSIONAL ENGINEER

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		Sheet No.	C-3.00

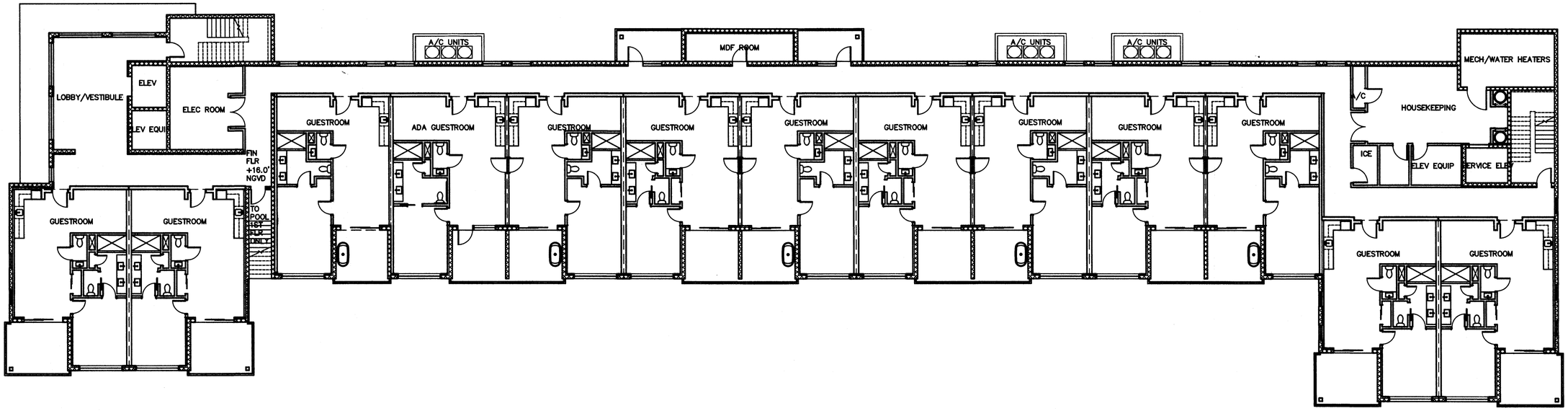
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Ground Floor Plan

3/32" = 1' - 0"

N



First Floor Plan

3/32" = 1' - 0"

N

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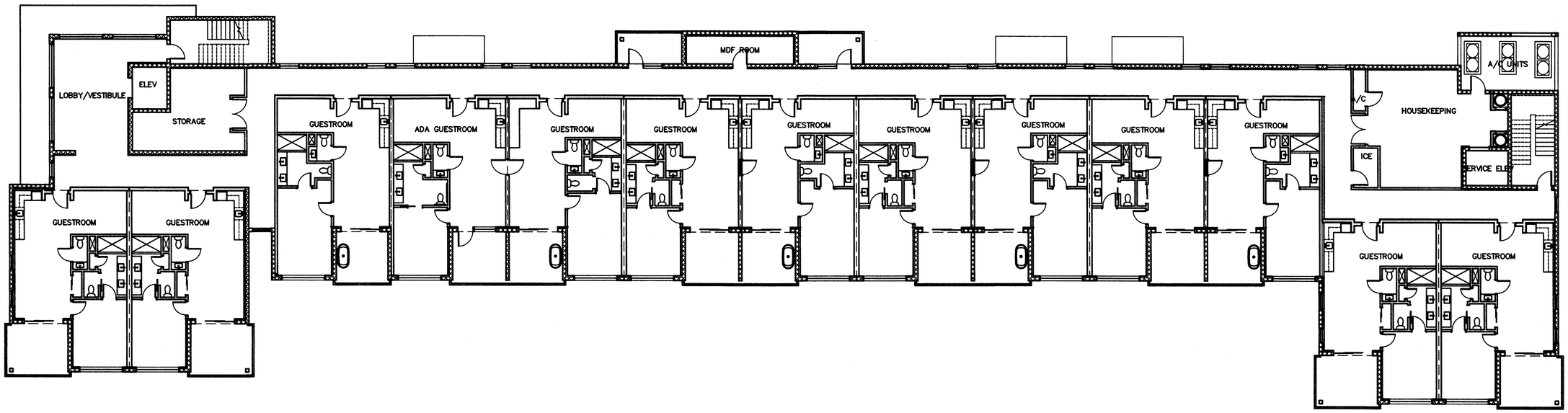
STATE OF FLORIDA
THOMAS EDWARD SCARBROUGH POPE
AR - 97833
1/27/25
REGISTERED ARCHITECT

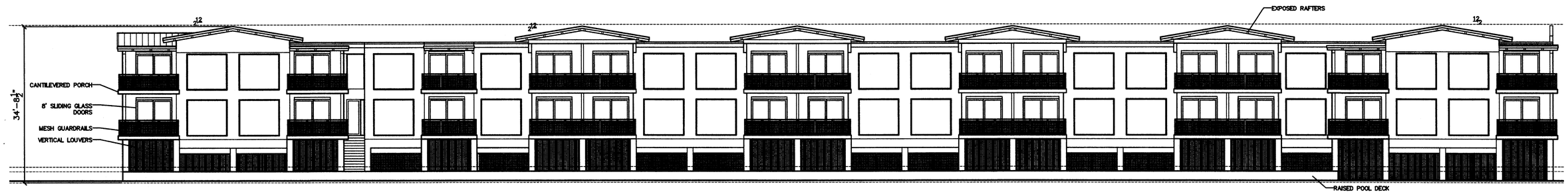
The Perry Hotel and Marina
Hotel Expansion
6805 Shrimp Road
Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
07/27/23
revision:
2/20/24

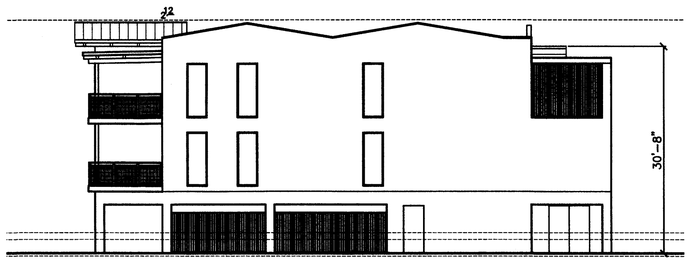
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A1.1


MDF ROOM
A/C UNITS
LOBBY/VESTIBULE
ELEV
STORAGE
GUESTROOM
ADA GUESTROOM
GUESTROOM
GUESTROOM



Rear (Marina) Elevation

3/32" = 1' - 0"



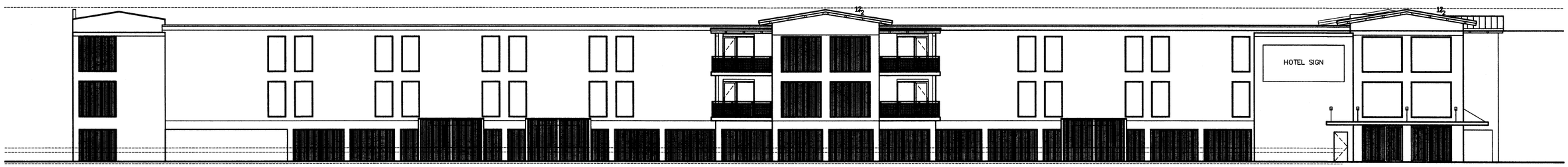
Side (North) Elevation

3/32" = 1' - 0"



Side (South) Elevation

3/32" = 1' - 0"



Front (Parking) Elevation

3/32" = 1' - 0"

The Perry Hotel and Marina
Hotel Expansion

6805 Shrimp Road Key West, FL

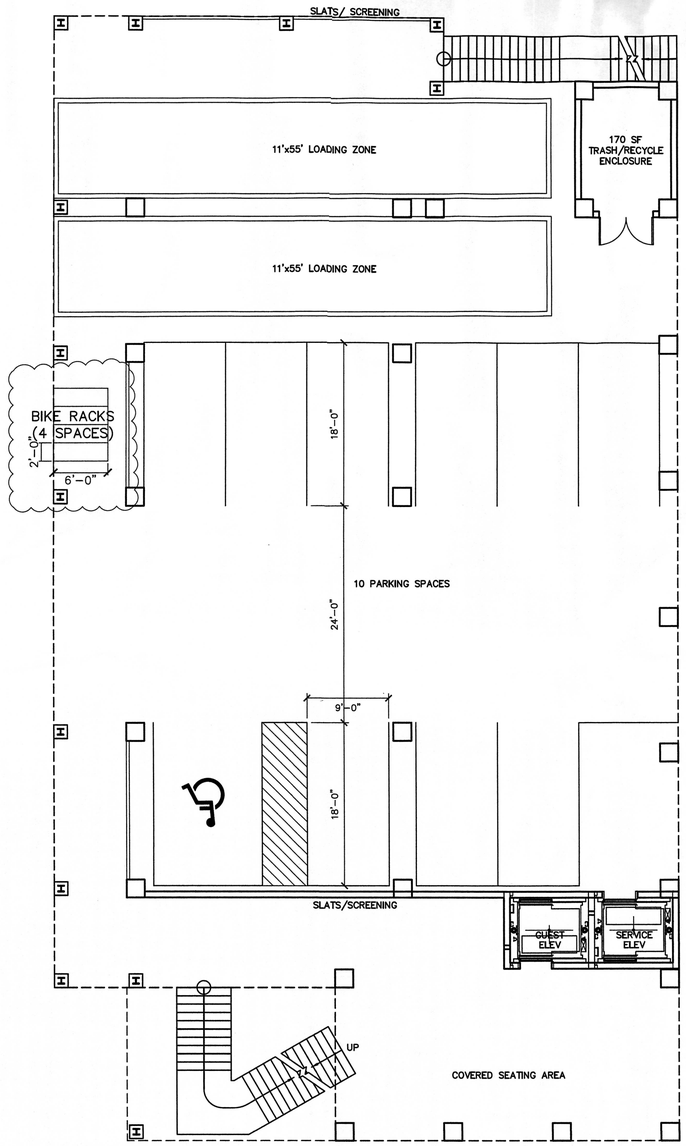
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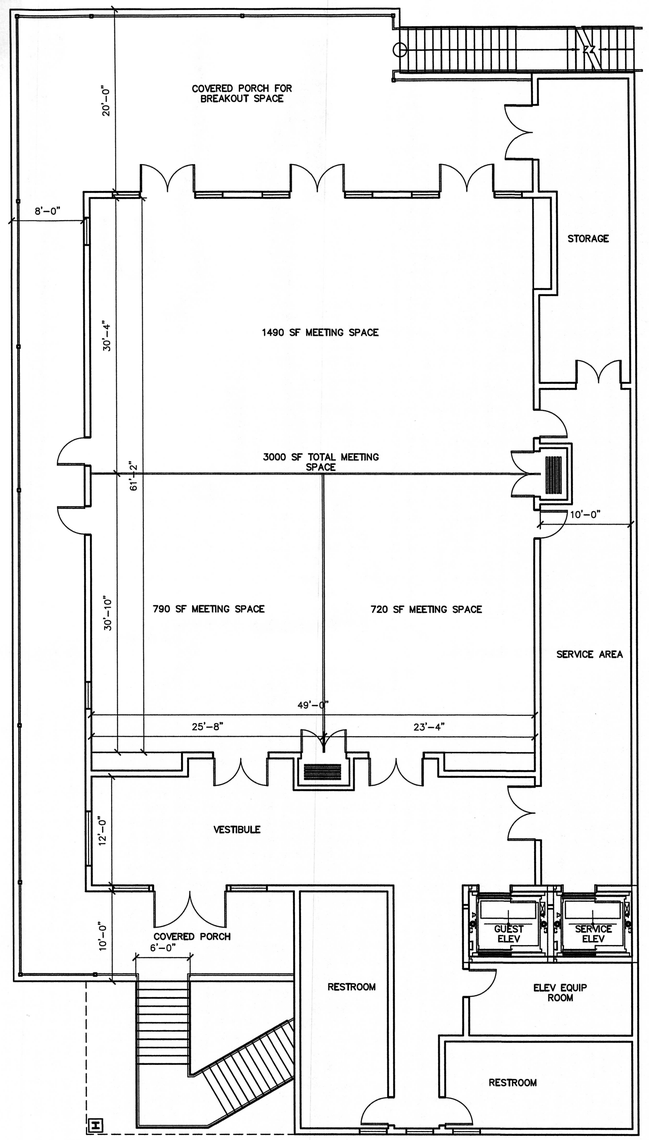


sheet:
A2.1



Ground Floor Plan

1/8" = 1' - 0"



Floor Plan

1/8" = 1' - 0"

N

The Perry Hotel and Marina
Banquet Hall
6991 Shrimp Road
Key West, FL

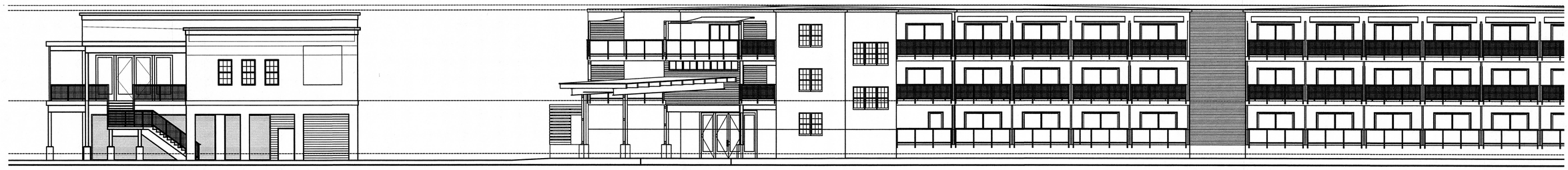
POPE-SCARBROUGH-ARCHITECTS
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Shrimp Rd Streetscape

3/32" = 1' - 0"



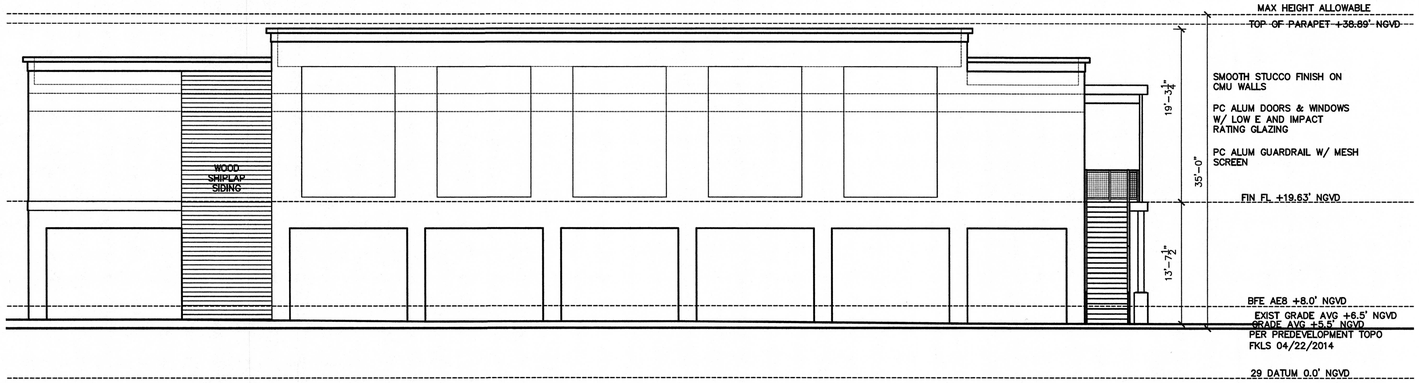
Front Elevation

1/8" = 1' - 0"



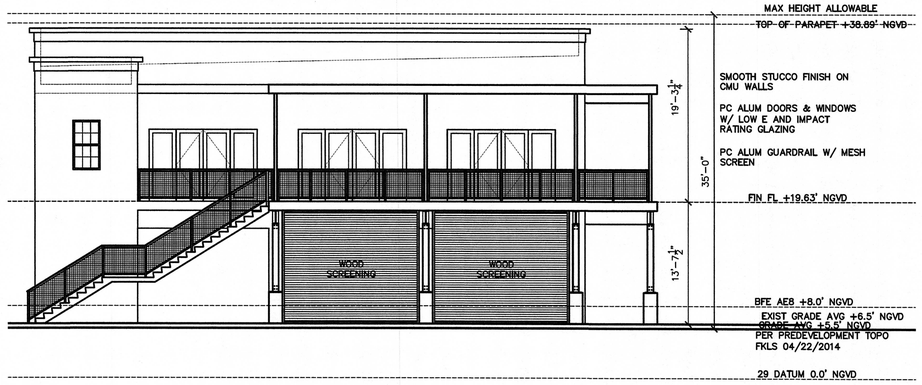
Side Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

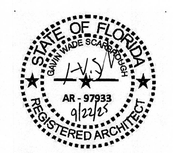
The Perry Hotel and Marina
Banquet Hall

6991 Shrimp Road Key West, FL

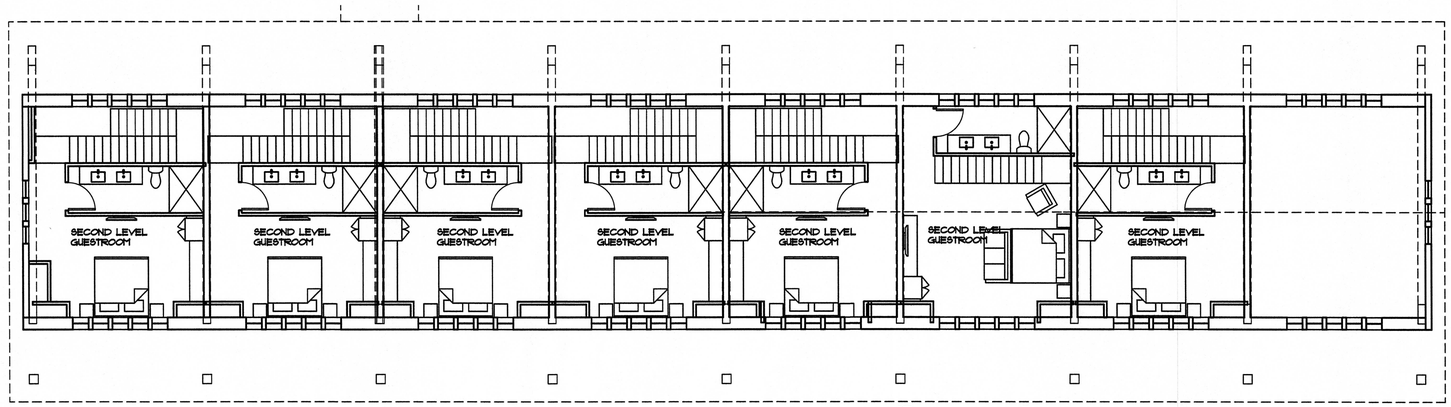
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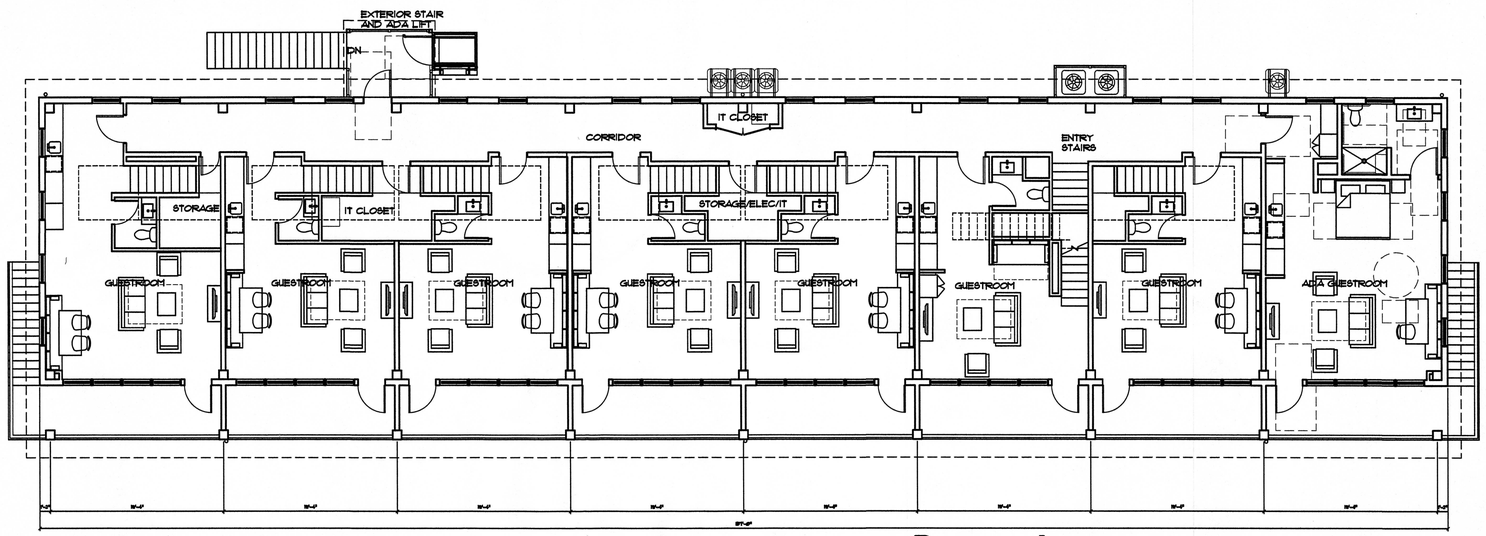


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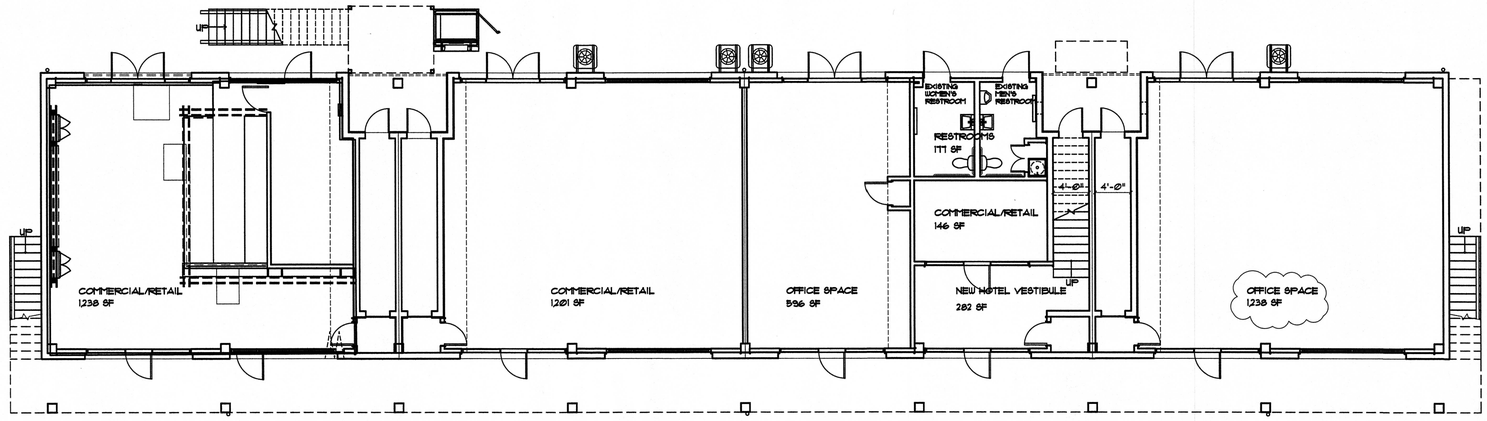
Proposed Third Level Plan

1/8" = 1' - 0"



Proposed Second Floor Plan

1/8" = 1' - 0"



Proposed Ground Floor Plan

1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD

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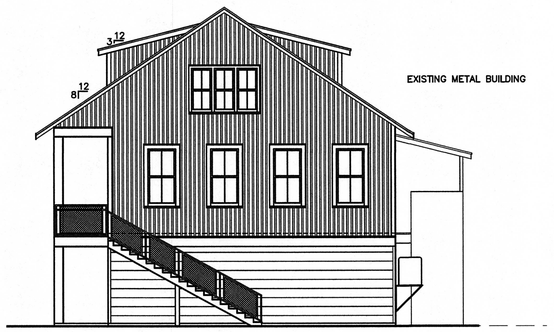
The Perry Hotel and Marina
Coral Lagoon Renovation

7009 Shrimp Road
Stock Island, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

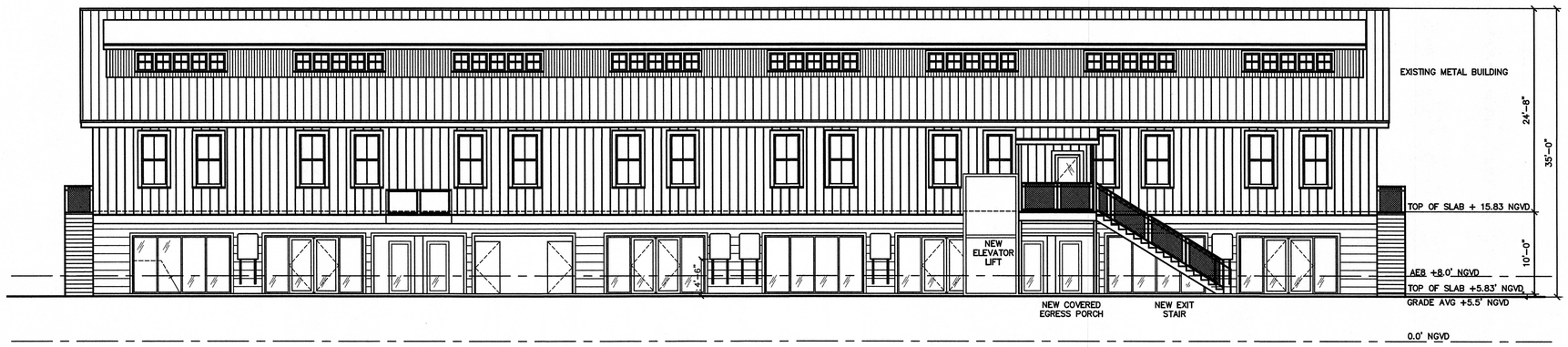
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revision:
9/15/25

sheet:
A5.1



Side Elevation

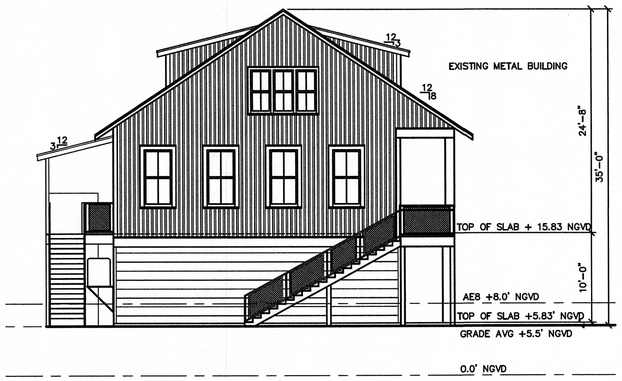
1/8" = 1' - 0"



Front Elevation

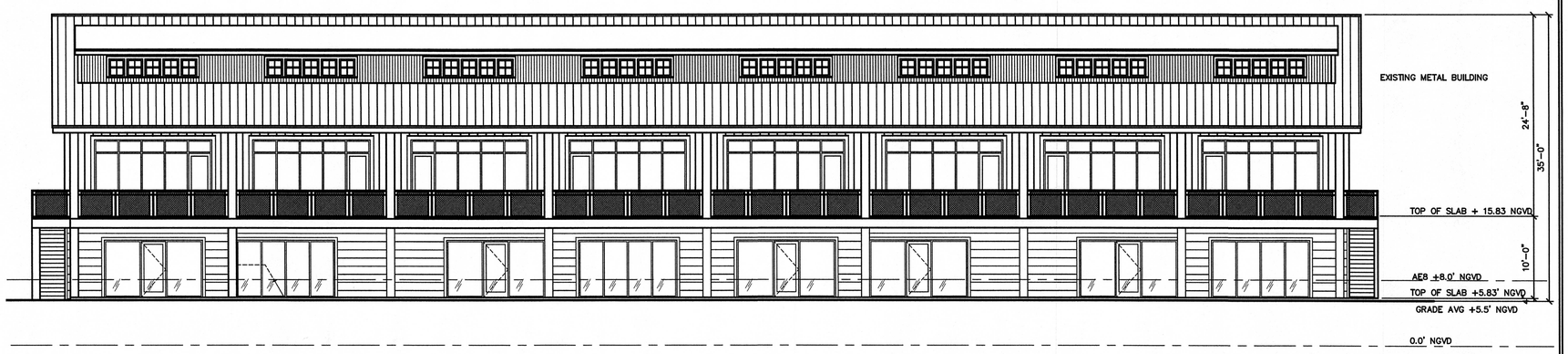
1/8" = 1' - 0"

NOTE: EXISTING BUILDING FLOOD PROOFED TO +10.0' NGVD



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"

The Perry Hotel and Marina
Coral Lagoon Renovation
7009 Shrimp Road Stock Island, FL

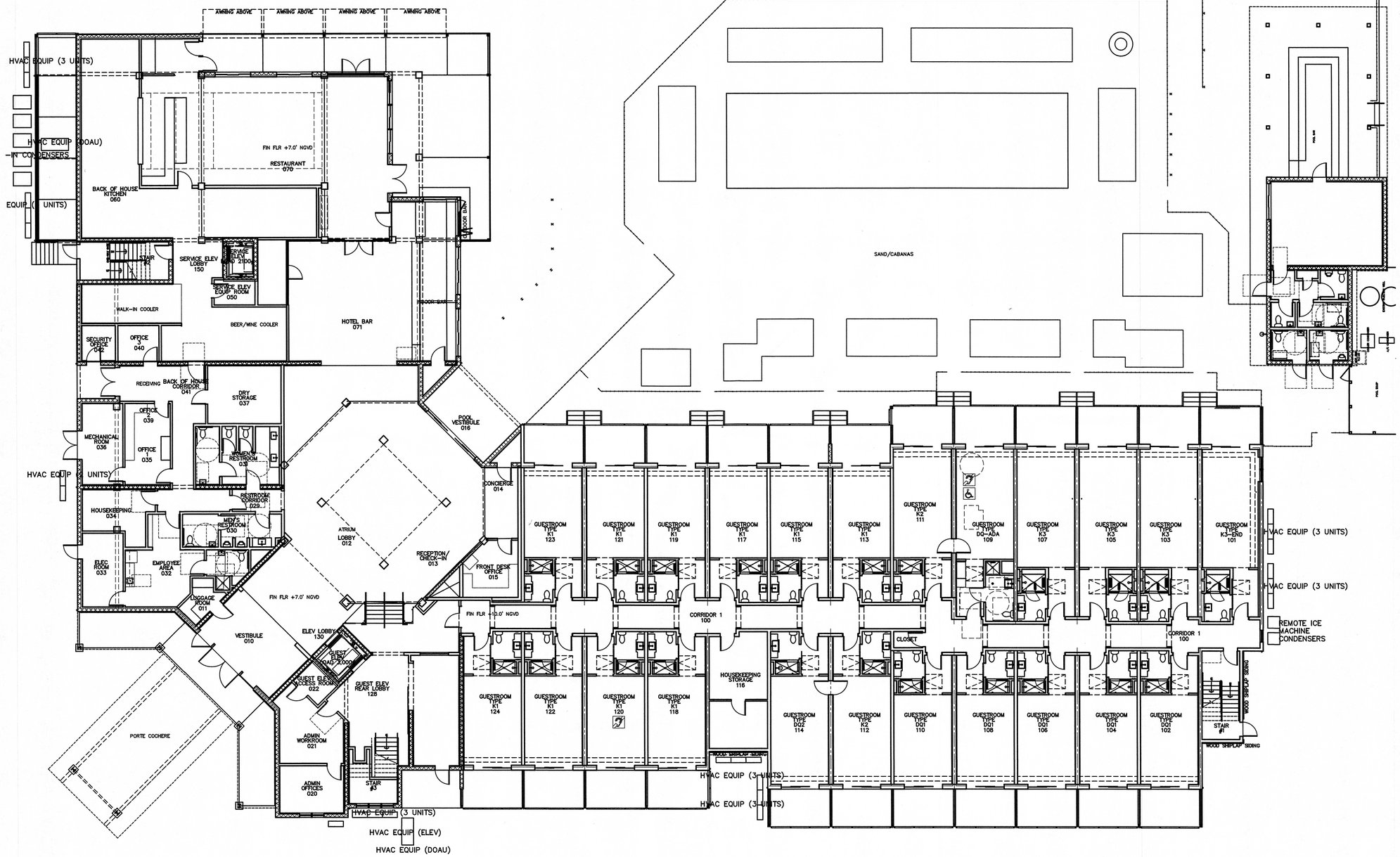
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(305) 296 3611

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ACCESSIBILTY ANALYSIS

96 HOTEL UNITS

ACCESSIBLE ROOMS	3
ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	2
TOTAL ACCESSIBLE ROOMS	5
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	10

ROOMS PER FLOOR BREAKDOWN

96 HOTEL UNITS

FIRST FLOOR UNITS	23
SECOND FLOOR UNITS	33
THIRD FLOOR UNITS	40

First Floor Plan

3/32" = 1' - 0"

N

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

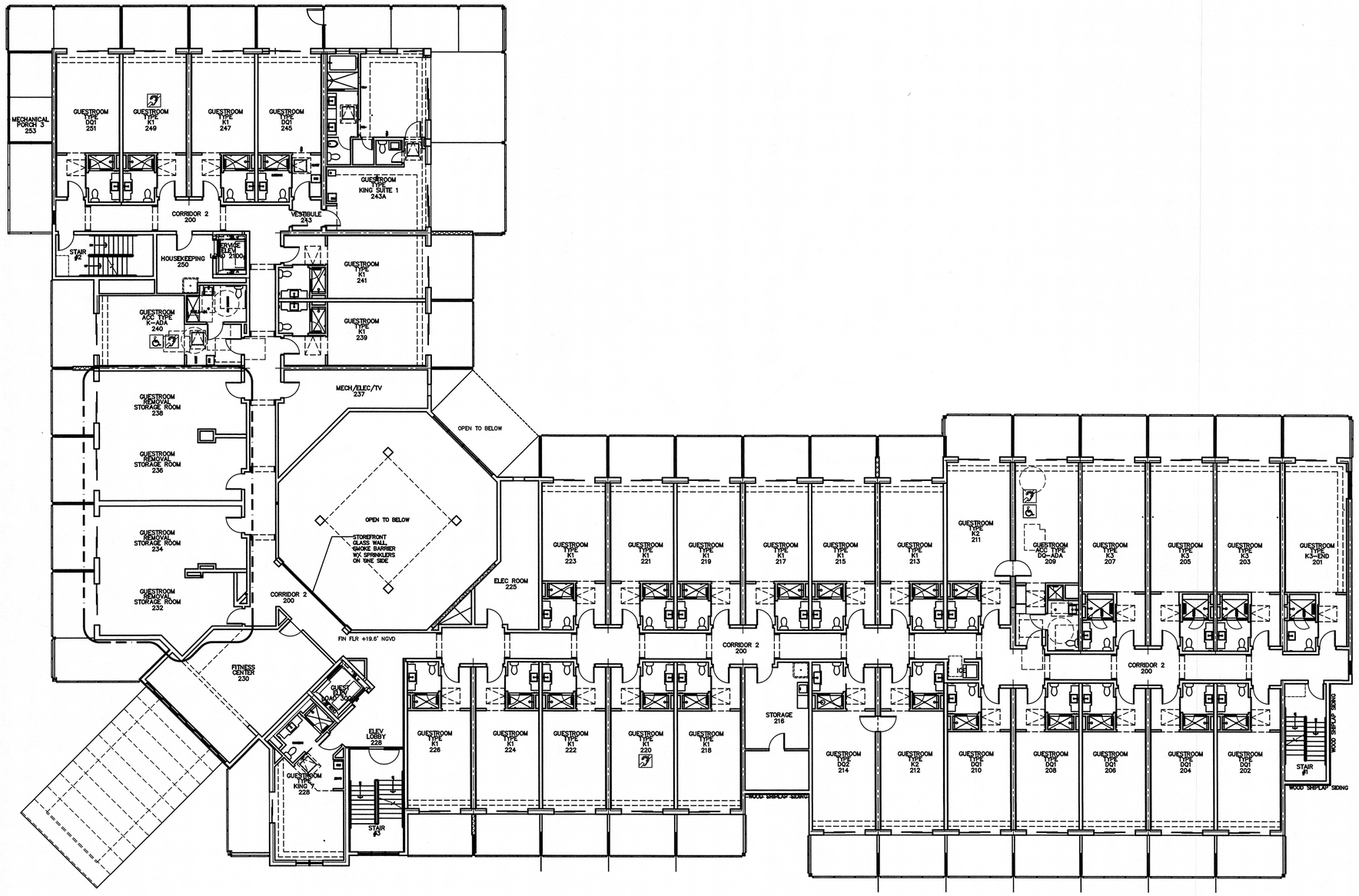
THOMAS E. POPE, P.A.
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610 White St, Key West FL
(305) 296 3611

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3/18/24
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5/14/24

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STATE OF FLORIDA
GARY WADE SCARBROUGH
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Second Floor Plan

3/32" = 1' - 0"

N

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

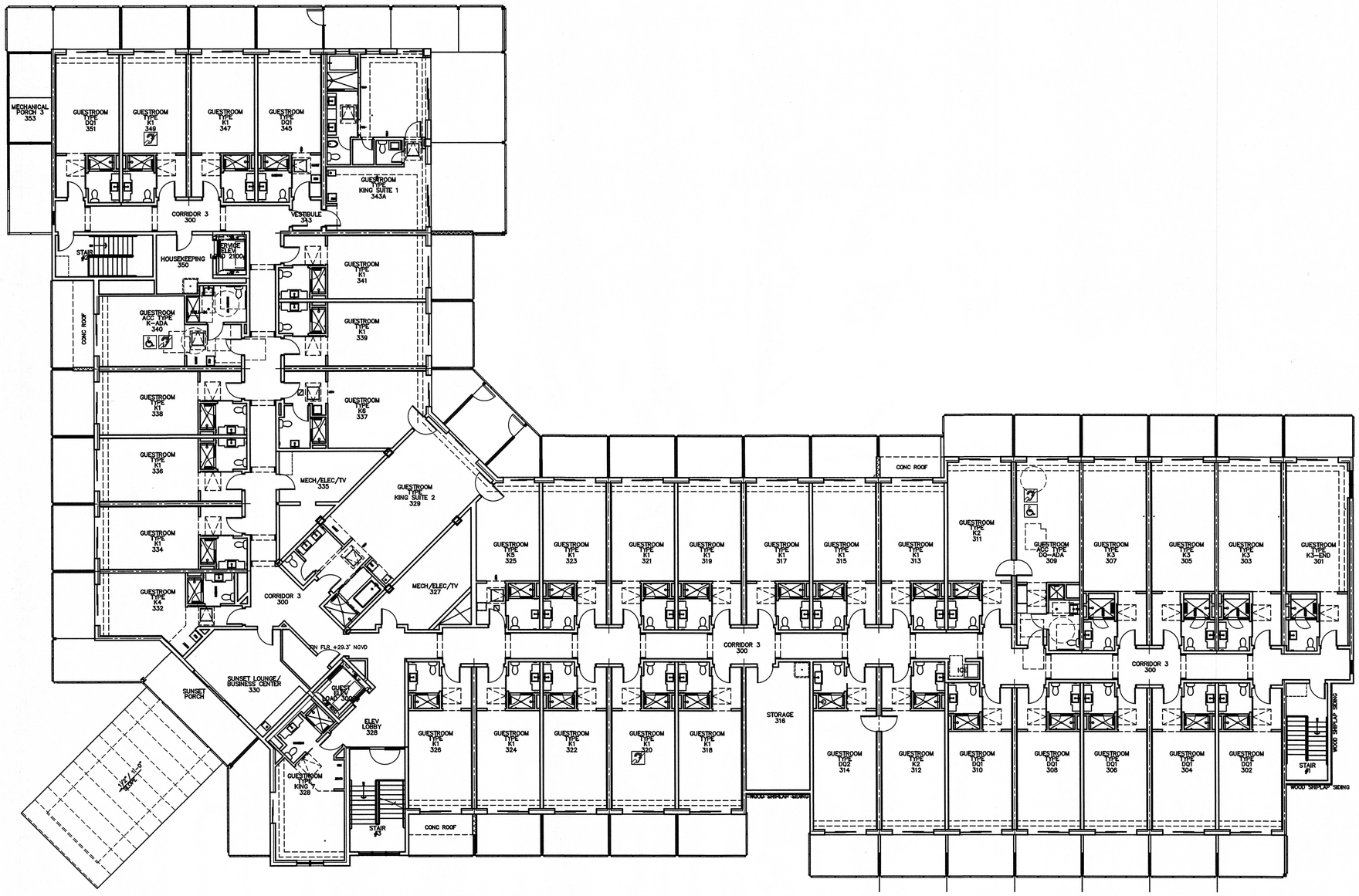
THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
3/18/24
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STATE OF FLORIDA
SAMUEL WADE SCARBROUGH
AR - 97933
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Third Floor Plan

3/32" = 1' - 0"

N

The Perry Hotel and Marina
Existing Hotel Building
7009 Shrimp Road Key West, FL

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POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

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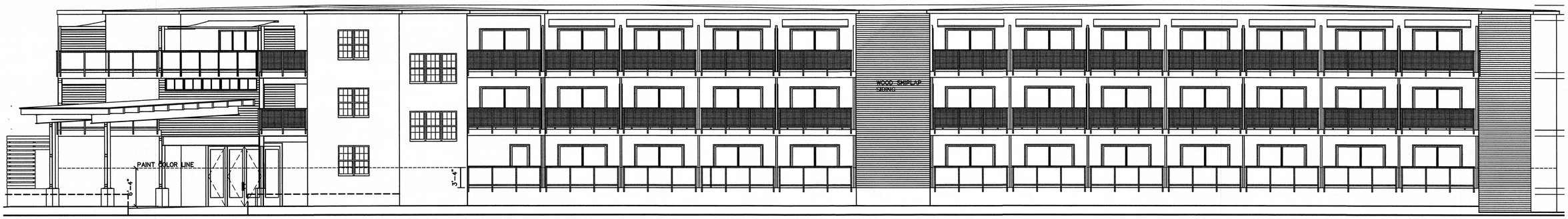
STATE OF FLORIDA
THOMAS E. SCARBROUGH
AR - 97933
REGISTERED ARCHITECT

sheet:
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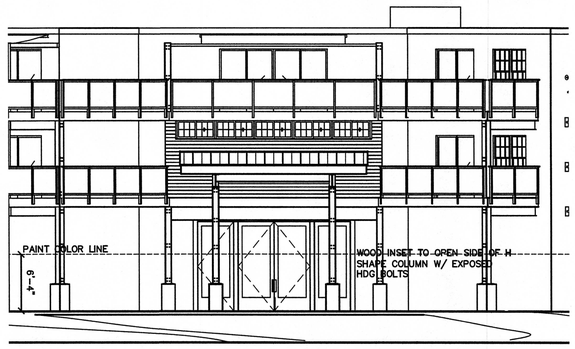
Right Side Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"



Front Elevation

1/8" = 1' - 0"

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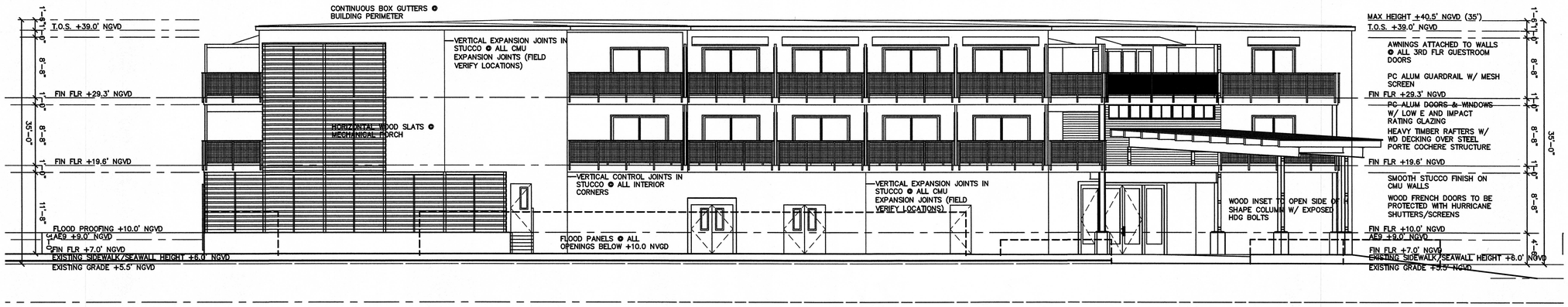
STATE OF FLORIDA
THOMAS E. POPE
AR - 97933
9/22/25
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The Perry Hotel and Marina
Existing Hotel Building
Key West, FL
7009 Shrimp Road

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
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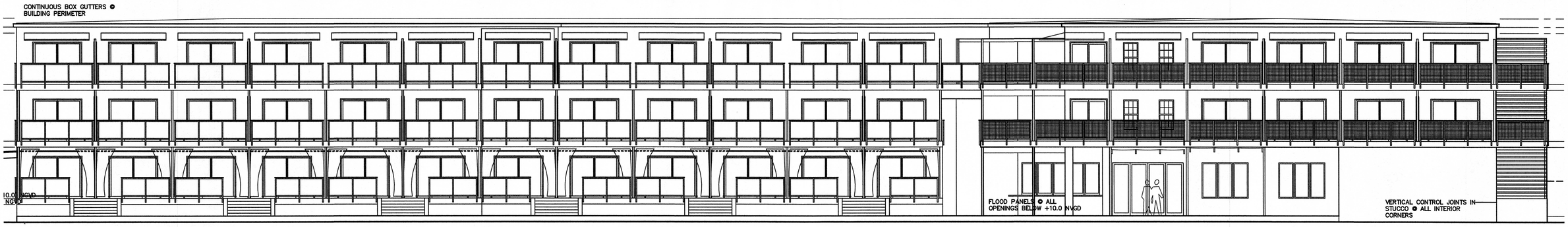
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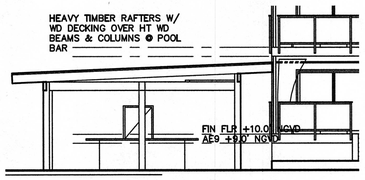
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A8.1



Left Side Elevation

1/8" = 1' - 0"





Rear Elevation

1/8" = 1' - 0"

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The Perry Hotel and Marina
Existing Hotel Building
Key West, FL
7009 Shrimp Road

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