

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board members

From: Patrick Wright, Planner II

Through: Thaddeus Cohen, Planning Director

Meeting Date: October 15, 2015

Agenda Item: **Major Development Plan –410 Simonton, 414 Simonton, 411 Bahama and 418 Bahama Streets (RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751)** - A request for major development plan approval for the reconstruction and relocation of 14 existing transient units and 3 non-transient units on property located within Historic Neighborhood Commercial – Truman/Simonton (HNC-1) and Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning districts pursuant to Section 108-91.A.2.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Major development plan approval for the reconstruction and relocation of 14 existing transient units and 3 non-transient units.

Applicant: Thomas E. Pope, P.A.

Property Owners: Inter-Oceans Holdings, LLC

Location: 410 Simonton, 414 Simonton, 411 Bahama and 418 Bahama Streets
(RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751)

Zoning: Historic Neighborhood Commercial – Truman/Simonton (HNC-1) and Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)



Background / Proposed Development:

The subject properties are located on the 400 block of Simonton Street and 400 block of Bahama Street in the HNC-1 and HRCC-1 zoning districts. 410 Simonton, 414 Simonton and 411 Bahama are contiguous parcels on the same block bound by Simonton, Eaton, Bahama and Fleming Streets. 418 Bahama Street is located roughly 100 feet south from 411 Bahama Street.

414 Simonton Street and 411 Bahama Street have historically been operated as the Pilot House Guesthouse containing a total of 14 transient units. 410 Simonton Street, also known as the William Kerr House has historically been a three (3) unit non-transient residential structure and cottage. 418 Bahama Street is currently a 16 space parking lot.

The proposed project calls for demolition and reconstruction of the building located at 411 Bahama Street as well as a relocation of the 14 transient and 3 non-transient units spread across the three residential properties. Transient and non-transient units are permitted to be relocated on a property as long as a unity of title is in place. A unity of title is a condition of approval for the proposed configuration. There will be no net increase in total transient or non-transient units on the site as a result. Essentially 414 Simonton will relocate (4) four transient units, (2) two units to 410 Simonton Street and (2) two units to the reconstructed 411 Bahama Street building. 410 Simonton will relocate (1) one non-transient unit to 414 Simonton Street. The resulting configuration of units is depicted in the table below:

MARQUESA II UNIT CONFIGURATION						
Address	Transient		Non-Transient		Total Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
410 Simonton St.	0	2	3	2	3	4
414 Simonton St.	8	4	0	1	8	5
411 Bahama St.	6	8	0	0	6	8
Total	14	14	3	3	17	17

The property located at 418 Bahama Street will be maintained as a satellite 16 space parking lot with a handicap space and accessible path as outline on sheet A0.2.

In order to allow the proposed development, the following development approvals would be necessary or are requested by the applicant:

- Major Development Plan review is required due to the reconstruction of five or more residential units, pursuant to Section 108-91.A.2.(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”); and

Surrounding Zoning and Uses:

Surrounding properties are located within the Historic Medium Density Residential (HMDR), Historic Neighborhood Commercial – Truman/Simonton (HNC-1), Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1). Surrounding uses include a mix of residential and commercial uses as well as a church, art studios and theater. Zoning districts within 300 feet of the property are HNC-1, HRCC-1, HMDR, HHDR and HNC-2.

Process:

Development Review Committee (DRC):	August 27, 2015
Preliminary Tree Commission:	September 16, 2015
Planning Board:	October 15, 2015
HARC:	pending
Final Tree Commission:	pending
City Commission:	pending
DEO review	Up to 45 days, following local appeal period

Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan

City Code Section 108-91.A.2.(a) requires the reconstruction of five or more transient residential units to be reviewed as a Major Development Plan. City Code Section 108-196(a) states after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations therefor, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and comprehensive plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial. The Planning Board’s decision on a Major Development Plan in the historic district shall be advisory to the City Commission.

Planning staff, as required by Chapter 108 of the City LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan as summarized in the following table.

Project Data Summary				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Zoning District	HNC-1/HRCC-1			
Flood Zone	X Zone			
Site size	16,054 sq. ft.			
Maximum density	16 du/acre	17 units = 46.12 du/acre	17 units = 46.12 du/acre	Existing Nonconforming
Maximum height	35 feet	Not indicated; existing 2-story bldgs.	29.3 feet	In compliance
Maximum building coverage	50%	40.7% (6,538 sq. ft.)	49.6% (7,955 sq. ft.)	In compliance
Maximum impervious surface	60%	85.9% (13,628 sq. ft.)	71.6% (11,487 sq. ft.)	Improving nonconformity
Minimum lot size	4,000 SF	16,054 sq. ft.	16,054 sq. ft.	In compliance
Minimum front setback (Simonton/Bahama)	5 feet	21 feet (Simonton Street) 14.6 feet (Bahama Street)	21 feet (Simonton Street) 5 feet (Bahama Street)	In compliance
Minimum side setback (North)	5 feet	6" (To Cottage) 0 feet (To 411 Bahama)	6" (To Cottage) 5 feet (To 411 Bahama)	In compliance Existing nonconformity
Minimum side setback (South)	5 feet	6 feet (To 414 Simonton) 7 feet (To 411 Bahama)	6 Feet (To 414 Simonton) 9 Feet (To 411 Bahama)	In compliance
Minimum rear setback	15 feet	6" (To spa building)	6" (To spa building)	In compliance Existing nonconformity
Minimum vehicular parking (single-family)	1 space per dwelling unit (17 spaces)	1 space	16 spaces	Improving nonconformity
Minimum open space	35%	12%	25%	Improving nonconformity

Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. City Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency

analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in City Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. This portion of the report shall serve as the required written determination of compliance.

1. Potable water supply

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The potable water LOS standard for residential uses is 93 gallons per capita per day, pursuant to City Code Section 94-68. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita residential: 93 gal/capita/day x 42.5 persons (2.5 per unit) = 4,220 gal/day

Therefore, the adopted potable water LOS standard is anticipated to be adequate to serve the proposed development. The property is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA), which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The sanitary sewer LOS standard for residential uses is 100 gallons per capita per day, pursuant to City Code Section 94-67. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita residential: 100 gal/capita/day x 42.5 persons (2.5 per unit) = 4,220 gal/day

Therefore, the adopted sanitary sewer capacity LOS standard is anticipated to be adequate to serve the proposed development.

3. Water quality

The property is served by the City's central sewer system. The property is not adjacent to any bodies of water. Therefore, no adverse impacts to water quality are anticipated.

4. Stormwater management / drainage

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

A drainage plan was submitted indicating that a full stormwater management system would be installed. Stormwater would be retained on-site through an exfiltration trench. Impervious

and open space is being increased on the site. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste

As there is no net increase in number of units the following concurrency calculations show both the existing and proposed demands. The solid waste LOS standard for residential uses is 2.66 pounds per capita per day, pursuant to City Code Section 94-71. The proposed development is anticipated to accommodate 42.5 persons. Utilizing this LOS standard, the demand for solid waste collection and disposal capacity is estimated as follows:

Proposed development: $2.66 \text{ lb/capita/day} \times 42.5 \text{ persons} = 113.05 \text{ lbs/day}$

According to the City's General Services Division, the contract with Waste Management (WM) accounts for a 20 year "window" for waste processing at the Wheelabrator Waste-to-Energy site. There are other facilities in South Florida also owned by WM for continued use into the future. Therefore, the adopted solid waste LOS standard is anticipated to be adequate to serve the proposed development.

6. Roadways

The roadway LOS standard is set forth in City Code Section 94-72. A traffic study was not required as there is no net increase in units, roadway levels of service will not be affected.

7. Recreation

The recreation LOS standard is five acres of recreation and open space per 1,000 permanent residents pursuant to City Code Section 94-70. According to the 2013 Comprehensive Plan Data and Analysis, the City is currently providing ample recreation and open space.

8. Fire Protection

A satisfactory life safety plan was provided to the Fire Department. The proposed development shall comply with the life safety requirements per the Fire Marshall's direction.

9. Reclaimed water system

No reclaimed water system is being proposed.

10. Other public facilities

Based on comments received from the DRC members, and based on the Applicant's concurrency analysis, all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

Appearance, design and compatibility (City Code Section 108-234)

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is located within the Key West Historic District and the proposed development would need to obtain Certificates of Appropriateness from the Historic Architectural Review Commission (HARC) for the proposed demolition and reconstruction.

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

The proposed site plan is analyzed in greater detail below. Open space will be increasing as a result of the proposed reconstruction, existing screening and buffers to remain the same.

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to be in compliance in the concurrency determination above.

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

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

Site location and character of use (City Code Section 108-235)

- (a) *Compliance.* The submitted development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Code Chapter 102 (historic preservation), Code Chapter 106 (performance standards), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).
- (b) *Vicinity map.* A location map is indicated on the survey.
- (c) *Land use compatibility.* Properties within 100 feet are located within the HNC-1, HRCC-1, HMDR and HHDR Zoning Districts. Adjacent land uses within 300 feet include a mix of residential and commercial uses as well as a church, art studios and theater. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.
- (d) *Historic and archeological resource protection.* The project's impact on archaeological and historic resources is being coordinated through the DRC and would be reviewed by the HARC through a Certificate of Appropriateness.
- (e) *Subdivision of land.* No subdivision of land is proposed at this time. A unity of title will be required as a condition of approval.

Appearance of site and structures (City Code Section 108-236)

The Applicant submitted a development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed and reflected in the staff recommendation below.

Site plan (City Code Section 108-237)

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

Architectural drawings (City Code Section 108-238)

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

Site amenities (City Code Section 108-239)

Proposed site amenities include 16 off-street parking spaces, improved open space, landscaping and stormwater management as well as a reduction of existing nonconformities on the site. This project also qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240)

The Applicant submitted a site survey pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241)

Not applicable.

Environmentally sensitive areas (City Code Section 108-242)

No environmentally sensitive areas are located on or near the property, which is located within the X flood zone.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (City Code Section 108-243)

- (a) *Land clearing, excavation and fill.* The existing land is currently developed, no excavation or fill are being proposed.
- (b) *Tree protection.* The City's Urban Forestry Manager and the Tree Commission are reviewing the proposed tree removal and landscape plans. Conceptual approval was granted on September 16, 2015.
- (c) *Landscaping plan.* The submitted plan indicates new landscaping incorporated throughout the site. Landscaped open space would be increased above the existing amount. The landscape plan received preliminary conceptual approval at the September 16, 2015 Tree Commission meeting. Final landscape approval will be required before the project moves to City Commission. No environmentally sensitive areas exist.
- (d) *Irrigation plan.* An irrigation plan was provided and reviewed by the Tree Commission.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244)

The applicant has provided additional parking through an existing 15 space parking lot located at 418 Bahama Street. There is also (1) one additional off street space located at 410 Simonton Street that will remain. Pedestrian access will be incorporated into the reconstruction at 411 Bahama Street and maintained throughout the rest of the site.

The proposed plan will incorporate (7) seven bicycle spaces in front of 414 Simonton Street with access off of Simonton Street.

Housing (City Code Section 108-245)

The existing number of units would not change. As mentioned above the property contains a total of 14 transient units and (3) three non-transient units. No affordable units are proposed as part of this development.

Economic resources (City Code Section 108-246)

An analysis of estimated average ad valorem tax yield from the proposed project was not submitted by the applicant. However, it is expected the tax yield would be greater than that from the existing improvements on the property. No construction expenditure was given by the applicant.

Special considerations (City Code Section 108-247)

- (a) The relationship of the proposed development to the City's land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The project located within the historic district and the X flood zone.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) The project does not front a shoreline, so shoreline access would not be impeded.
- (e) No special facilities are proposed to accommodate bus ridership, although the property is served by routes running along Simonton, Eaton and Fleming Streets.
- (f) No energy saving devices are being proposed
- (g) The property is located within the X flood zone and therefore does not have a base flood elevation.
- (h) The proposed development would increase open space.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) No wetlands or submerged land would be impacted.

Construction management plan and inspection schedule (City Code Section 108-248)

The project would be completed in one phase. A detailed construction schedule was not submitted; however, temporary construction fencing and erosion barrier shall be installed and maintained during all phases of demolition and construction. All City streets and sidewalks shall be kept clean and safe during all phases of demolition and construction.

Truman Waterfront Port facilities (City Code Section 108-249)

Not applicable.

Site plan (City Code Chapter 108, Article III)

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277)

The HNC-1 and HRCC-1 zoning district allow transient and non-transient dwellings as a permitted use. The current site location will not change, only the layout of the units.

Appearance of site and structures (City Code Section 108-278)

The proposed buildings are required to be approved by HARC and in keeping with their standards and guidelines.

Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section 108-279)

Mechanical equipment utility hardware and waste storage areas screening and location will be provided be depicted sheet A0.1 of the plans.

Front-end loaded refuse container location requirements (City Code Section 108-280)

The City will coordinate the location and type of refuse containers through the DRC and with Waste Management to ensure adequate service access.

Roll-off compactor container location requirements (City Code Section 108-281)

None proposed.

Utility lines (City Code Section 108-282)

No change in utility lines is being proposed. At time of building permit review KEYS Energy will do a full project review.

Commercial and manufacturing activities conducted in enclosed buildings (City Code Section 108-283)

No commercial and manufacturing activities are proposed other than transient units.

Exterior lighting (City Code Section 108-284)

No exterior lighting information was provided. Staff recommends an outdoor lighting plan be submitted prior to the City Commission hearing.

Signs (City Code Section 108-285)

Any new signage would have to obtain HARC approval and building permits.

Pedestrian sidewalks (City Code Section 108-286)

The plans indicate pedestrian access to be maintained and incorporated throughout the site.

Loading docks (City Code Section 108-287)

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

Storage areas (City Code Section 108-288)

No exterior storage areas are proposed.

Land clearing, excavation or fill (City Code Section 108-289)

No work would impact a floodplain or a conservation area. A proposed stormwater management would address drainage and runoff from the site. Any vegetation removal is being reviewed by the Urban Forestry Manager and the Tree Commission. Temporary fencing and silt barriers shall be in place during demolition and construction to prevent soil and debris from running into City streets and sidewalks.

Landscaping (Code Chapter 108, Article VI)

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates new landscaping incorporated along the perimeters of the property, as well as within the proposed development area. Many improvements to current landscaping including improvements in open space and impervious surface, existing screening

and buffers will remain in place. The applicant received preliminary tree Commission approval on September 16, 2015. Final landscape plan approval will be required prior to City Commission.

Off-street parking and loading (Code Chapter 108, Article VII)

The code requires one space per dwelling unit for both transient and non-transient, this would bring the total required parking to 17 spaces. The applicant has provided a total of 16 off street spaces. Due to the fact that the applicant is not increasing the number of units full compliance with parking is not required, as long as existing off street parking is not decreased in any way.

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

A stormwater management plan was submitted indicating that surface water management is designed for the 25-year/72-hour storm event, as required. Stormwater would be retained on-site through an exfiltration trench.

Utilities (Code Chapter 108, Article IX)

Access to potable water, access to wastewater disposal systems and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487)

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set-aside for the acquisition, commission and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. A construction cost estimate was not provided by the applicant. A full public art plan would be required to be approved by the AIPP Board prior to building permit issuance.

RECOMMENDATION

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan be **APPROVED** with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated September 8, 2015 by Thomas E. Pope, P.A., and the landscape plans dated August 25, 2015 by Craig Reynolds, Landscape Architect; notwithstanding the revisions requested and recommended by staff.
2. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall obtain final landscape plan approval from the Tree Commission.

4. The applicant shall provide a construction cost estimate to be associated for the 1% set aside requirement for Art in Public Places.
5. The applicant shall submit an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

6. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
7. The applicant shall execute a unity of title for the three contiguous parcels known as 410 Simonton Street, 414 Simonton Street and 411 Bahama Street. This approval is not valid without a unity of title for the properties indicated above.

Conditions prior to issuance of a Certificate of Occupancy:

8. The applicant shall coordinate with the City on obtaining any required approvals or permits to have a striped handicapped walkway across Bahama Street in City right-of-way as indicated on sheet A0.2 to meet ADA access requirements.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN PURSUANT TO SECTION 108-91.A.2. (A) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE RECONSTRUCTION AND RELOCATION OF 14 EXISTING TRANSIENT UNITS AND 3 NON-TRANSIENT UNITS ON PROPERTY LOCATED AT 410 SIMONTON STREET, 414 SIMONTON STREET, 411 BAHAMA STREET AND 418 BAHAMA STREET (RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751) WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) AND HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition of permanent residential development addition or reconstruction of five or more units; and

WHEREAS, Code Sections 108-196(a) the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 15, 2015; and

WHEREAS, the granting of a Major Development Plan is consistent with the criteria of the

_____Chairman

_____Planning Director

Code of Ordinances; and

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

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

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

Section 2. The Major Development Plan for the reconstruction and relocation of 14 existing transient units and 3 non-transient units on property located at 410 Simonton Street, 414 Simonton Street, 411 Bahama Street and 418 Bahama Street (RE # 00006470-000000; AK # 1006700, RE # 00006460-000000; AK # 1006696, RE # 00006390-000200; AK # 8613482, RE # 00006520-000000; AK # 1006751) within the within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) and Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) zoning district pursuant to Sections 108-91.A.2.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated September 8, 2015 by Thomas E. Pope, P.A., and the landscape plans dated August 25, 2015 by Craig Reynolds, Landscape Architect; notwithstanding the revisions requested

and recommended by staff.

2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.

Conditions prior to the City Commission hearing:

3. The applicant shall obtain final landscape plan approval from the Tree Commission.

4. The applicant shall provide a construction cost estimate to be associated for the 1% set aside requirement for Art in Public Places.

5. The applicant shall obtain an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

6. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee

7. The applicant shall execute a unity of title for the three contiguous parcels known as 410 Simonton Street, 414 Simonton Street and 411 Bahama Street. This approval is not valid without a unity of title for the properties indicated above.

8. The applicant shall coordinate with the City on obtaining any required approvals or permits to have a striped handicapped walkway across Bahama Street in City right-of-way as indicated on sheet A0.2 to meet ADA access requirements.

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

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

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

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

Read and passed on first reading at a regularly scheduled meeting held this 15th day of October, 2015.

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

_____Chairman

_____ Planning Director

Richard Klitenick, Planning Board Chairman

Date

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major ☒
Minor _____

Conditional Use

Historic District

Yes ☒
No _____

Please print or type:

- 1) Site Address 410 Simonton . 414 Simonton 411 Bahama St 418 Bahama St.
- 2) Name of Applicant Thomas Pope
- 3) Applicant is: Owner _____ Authorized Representative ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 610 White St.
Key West, FL. 33040
- 5) Applicant's Phone # 305-296-3611 Email tpope.pa@aol.com
- 6) Email Address: tpope.pa@aol.com
- 7) Name of Owner, if different than above Inter-Ocean Holdings LLC.
- 8) Address of Owner 600 Fleming St
- 9) Owner Phone # 305-304-5757 Email eddelmer@billscott.net
- 10) Zoning District of Parcel HNC-1 + HRCC-1 RE# 00006010-000000 00006310-000000 00006460-000000 00006520-000000
- 11) Is Subject Property located within the Historic District? Yes ☒ No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
See Attached .

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No ✓

If Yes, describe and attach relevant documents.

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

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

5/27/2015

**Marquesa Hotel Annex
Planning Board application**

Line 12. Description of Proposed Development and Use

The Project consists of a merger of the Pilot House Guesthouse (414 Simonton St. and 411 Bahama St.) and the William Kerr House (410 Simonton St.). The existing unit count of 14 transient units and 3 non-transient residential units will be unchanged. The Project will function as a 14-room annex to the Marquesa Hotel at 600 Fleming St. with a 3-unit non-transient component, a total of 17 units. All current units are properly licensed by the City of Key West.

410 Simonton St. is a historic building known as the William Kerr House which currently contains 3 non-transient apartments and a common laundry facility. The planned use is 2 transient units, 2 non-transient apartments, a check-in lobby, and the laundry facility. This property was recently renovated in 2014 and 2015.

414 Simonton St. currently contains 8 transient units on three floors of a historic building. The planned use is 4 transient units, and 1 non-transient apartment on two floors. The third floor living space will be converted to attic mechanical space. The design achieves 100% vertical accessibility by wheelchair.

411 Bahama St. is currently a 1995 concrete block structure containing 6 transient units with 4 parking spaces backing directly out onto Bahama St. The building will be demolished and replaced with a 2-story wood-frame structure containing 8 transient units and an elevator. The current parking is being abandoned due to its non-conforming configuration.

418 Bahama St. will be utilized to replace the 4 parking spaces at 411 Bahama St. and provide additional parking to the Project.

Section 108-228 Identification of Key Persons

Erik deBoer , Partner
Richard Manley, Partner
Carol Wightman, Partner

Pilot House project
A 17-unit annex to the Marquesa Hotel

5/27/15

Transient units	Existing	Proposed
410 Simonton St.	0	2
414 Simonton St.	8	4
411 Bahama St.	6	8
Total transient units	14	14

Non-transient units	Existing	Proposed
410 Simonton St.	3	2
414 Simonton St.	0	1
411 Bahama St.	0	0
Total non-transient units	3	3

Total units	Existing	Proposed
410 Simonton St.	3	4
414 Simonton St.	8	5
411 Bahama St.	6	8
Total project units	17	17

Inter-Ocean Holdings LLC

The Marquesa Hotel
600 Fleming St.
Key West, Florida 33040

9/8/2015

Planning Department
City of Key West

Dear Sirs:

This letter is to confirm that we accept formalizing unity of title as a condition of all development approvals for the project known as Marquesa Annex including the three contiguous properties listed below:

410 Simonton St.
414 Simonton St.
411 Bahama St.

These properties are currently owned by Inter-Ocean Holdings, dba The Marquesa Hotel. Our attorney, Ginny Stones, will file all necessary deeds, etc. to effectuate the unity of title when our conditional approval is complete.

Best regards,

A handwritten signature in black ink, appearing to read "Erik deBoer". The signature is fluid and cursive, with the first name "Erik" and last name "deBoer" clearly distinguishable.

Erik deBoer
Managing Partner of Inter-Ocean Holdings LLC

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Erik deBoer, in my capacity as Managing Member
(print name) (print position, president, managing member)
of Inter - Ocean Holdings LLC
(print name of entity serving as Authorized Representative)

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

40 Simonton, 44 Simonton, 411 Bahama, 418 Bahama
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Erik deBoer
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/2/2015 by
date
Erik deBoer
Name of Authorized Representative

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

M. Holly Booton
Notary Signature and Seal

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

FF070470
Commission Number, if any



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded thru Registry Services

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

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

410 Summerton, 414 Summerton, 411 Bahama St. 418 Bahama
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Thomas Pope
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 30, 2015 by
date

Tom Pope
Name of Authorized Representative

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

Jo Bennett
Notary's Signature and Seal

Jo Bennett
Name of Acknowledger typed, printed or stamped



FF 222256

Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Erik de Boer as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Inter-Ocean Holdings LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Thomas Pope
Please Print Name of Representative

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

Erik de Boer
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this June 30, 2015
Date

by Erik de Boer
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Jo Bennett
Name of Acknowledger typed, printed or stamped

FF222256
Commission Number, if any



Deed

410 Simonton

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 12-312-McCloud

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of November, 2012 between Steven W. McCloud, also known as Steven Wayne McCloud, a single man whose post office address is 1709 NE 20th Avenue, Fort Lauderdale, FL 33305, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 600 Fleming Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, and is part of Lot 2, of Square 37, according to William A. Whitehead's map or plan of said Island delineated in February 1829, and described by metes and bounds as follows:

Commencing at a point on Simonton Street 100 feet Southeasterly from the corner of Eaton and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeasterly direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwesterly direction 60 feet; then at right angles in a Northeasterly direction 106 feet; back to the Point of Beginning.

Parcel Identification Number: 00006470-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

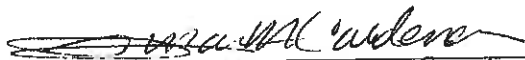
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Susan M Cardenas

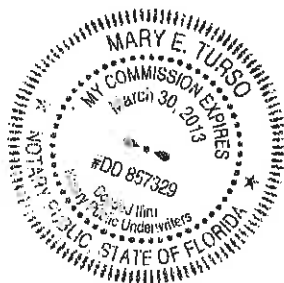
 (Seal)
Steven W. McCloud

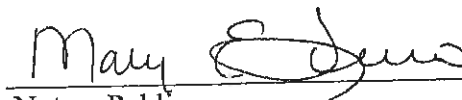

Witness Name: Mary E. Turso

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 29th day of November, 2012 by Steven W. McCloud, who ☐ is personally known or ☐ has produced a drivers license as identification.

[Notary Seal]




Notary Public

Printed Name: Mary E. Turso

My Commission Expires: _____

414 Simonton

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 15-119-Pilot
Sales price.: \$2,400,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of August, 2015 between Pilot House, L.L.C., a Florida limited liability company whose post office address is 414 Simonton Street, Key West, FL 33040, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 1109 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

PARCEL 1:

In the City of Key West, Monroe County, Florida, known and described on the Map or Plan of said City as delineated by William A. Whitehead in February, 1829, as in Lots 1 and 2, Square 37, beginning at a point on Simonton Street 160 feet from the corner of Eaton and Simonton Streets and running thence on Simonton Street in a Southeasterly direction 42 feet; thence at right angles in a Southwesterly direction 106 feet; thence at right angles in a Northwesterly direction, a distance of 42 feet; thence at right angles in a Northerly direction, a distance of 106 feet to the PLACE OF BEGINNING on Simonton Street.

Parcel Identification Number: 00006460-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

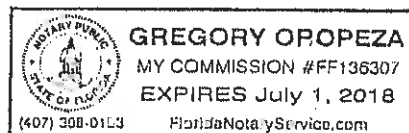
Gregory Opopeza
Witness Name: Gregory Opopeza
Madison Fallon
Witness Name: Madison Fallon

Pilot House, L.L.C., a Florida limited liability company
By: Lynn H. Kephart
Lynn H. Kephart, Manager

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12 day of August, 2015 by Lynn H. Kephart, Manager of Pilot House, L.L.C., a Florida limited liability company, on behalf of the corporation. He ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Gregory Opopeza
Notary Public

Printed Name: _____

My Commission Expires: _____

411 ~~411~~ Bahama

Prepared by and return to:
Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 15-119-Pilot
Sales Price.: \$1,800,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of August, 2015 between Lynn H. Kephart, a single man whose post office address is 414 Simonton Street, Key West, FL 33040, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 1109 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

PARCEL 2:

On the Island of Key West, known on William A. Whitehead's map delineated in February, 1829, as a part of Square Thirty Seven.

COMMENCING at a point One Hundred (100) feet from the corner of Eaton and Bahama Streets and running thence in a Southeasterly direction along the line of Bahama Street 50.00 feet; thence at right angles in a Northeasterly direction 106 feet; thence at right angles and parallel with Bahama Street in a Northwesterly direction 50.00 feet; thence in a Southwesterly direction 106 feet to the Place of Beginning.

and also

On the Island of Key West, Monroe County, Florida and being a portion of Lot 4, Square 37, according to William A. Whitehead's map of the said island, delineated in February A.D. 1829, but being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Northeasterly Right-of-Way Line of Bahama Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Bahama Street for 150.00 feet; thence at a right angle and in a Northeasterly direction for 109.25 feet to the Point of Beginning, thence continue in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Southeasterly direction for 16.00 feet; thence at a right angle and in a Southwesterly direction for 5.00 feet; thence at a right angle and in a Northwesterly direction for 16.00 feet to the Point of Beginning.

Parcel Identification Number: 00006390-000200

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

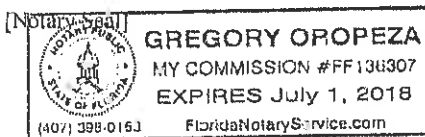
[Signature]
Witness Name: Gregory Oropeza

[Signature]
Witness Name: Morrison Fallon

[Signature]
Lynn H. Kephart

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12 day of August, 2015 by Lynn H. Kephart, who [] is personally known or [] has produced a driver's license as identification.



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

418 Bahama

Prepared by and return to:

Stones & Cardenas
221 Simonton Street
Key West, FL 33040

File Number: 15-121-PilotHou
Consideration: \$800,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of June, 2015 between Pilot House, L.L.C., a Florida limited liability company whose post office address is 414 Simonton Street, Key West, FL 33040, grantor, and Inter-Ocean Holdings, LLC, a Florida Limited Liability Company whose post office address is 1109 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, Monroe County, Florida, and being a portion of Lot 4, Square 37, according to William A. Whitehead's Map of said Island, delineated in February, 1829, being more particularly described as follows:

COMMENCE at the Southeasterly right-of-way line of Eaton Street and the Southwesterly right-of-way line of Bahama Street (the "POINT OF BEGINNING"); thence Southeasterly along the said Southwesterly right-of-way line of Bahama Street, a distance of 201.00 feet; thence continue Southeasterly along the said Southwesterly right-of-way line of Bahama Street, a distance of 51.00 feet; thence at a right angle and in a Southwesterly direction, a distance of 94.25 feet; thence at a right angle and in a Northwesterly direction, a distance of 10.00 feet; thence at a right angle and in a Southwesterly direction, a distance of 22.00 feet; thence at a right angle and in a Northwesterly direction, a distance of 41.00 feet; thence at a right angle and in a Northeasterly direction, a distance of 116.25 feet to the said Southwesterly right-of-way line of Bahama Street and the POINT OF BEGINNING.

Parcel Identification Number: 00006520-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

DoubleTimes

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gregory Oropeza
Witness Name: Gregory Oropeza

Madison Fallon
Witness Name: Madison Fallon

Pilot House, L.L.C., a Florida limited liability company

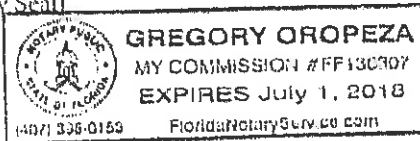
By: Lynn H. Kephart
Lynn H. Kephart, Managing Member

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 2 day of June, 2015 by Lynn H. Kephart, Manager of Pilot House, L.L.C., a Florida limited liability company, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

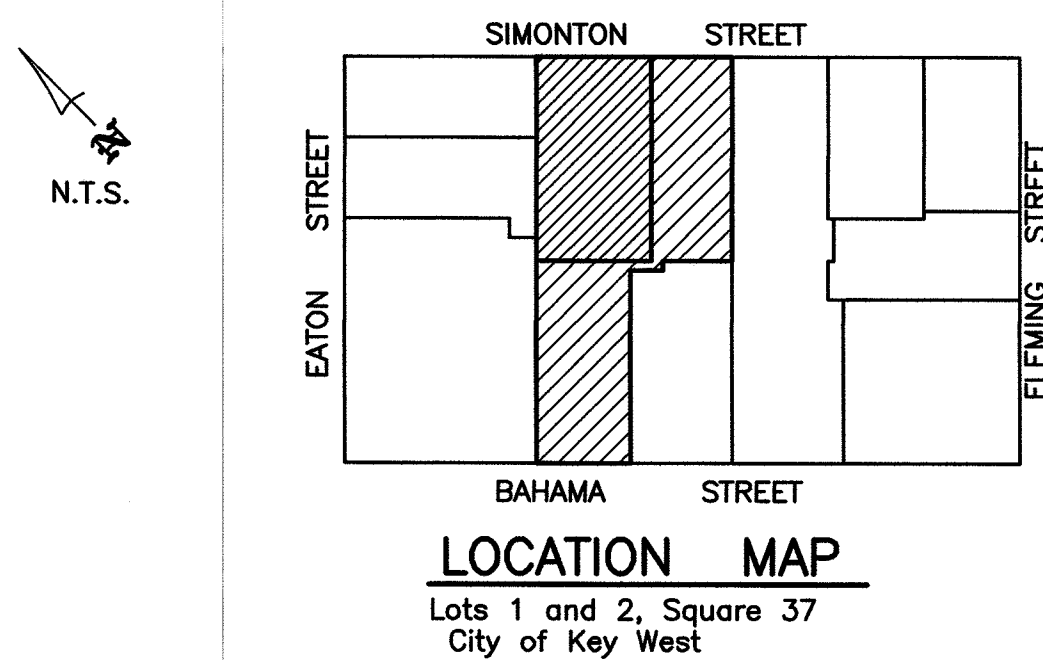


Gregory Oropeza
Notary Public

Printed Name: _____

My Commission Expires: _____

Survey



LEGAL DESCRIPTION (PARCEL A):

In the City of Key West, known and described on the map or plan of said City as delineated by William A. Whitehead in February A.D. 1829, as Lots 1 and 2, square 37. Beginning at a point on Simonton Street 160 feet from the corner of Eaton and Simonton Street and running there on Simonton Street in a Southeasterly direction 42 feet; thence at right angles in a Southwesterly direction for 106 feet; thence at right angles in a Northwesterly direction 42 feet; thence at right angles and in a Northeasterly direction 106 feet to the place of beginning on Simonton Street.

PARCEL B:

On the Island of Key West, Monroe County, Florida and being a portion of Lot 1, Square 37, according to William A. Whitehead's Map of said Island, delineated in february 1829, but being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly Right-of-Way line of Eaton Street and the Northeasterly Right-of-Way Line of Bahama Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Bahama Street for 100.00 feet to the Point of Beginning; thence continue Southeasterly along the said Northeasterly Right-of-Way Line of Bahama Street for 49.00 feet; thence at a right angle and in a Northeasterly direction for 100.25 feet; thence at a right angle and in a Southeasterly direction for 17.00 feet; thence at a right angle and in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Northwesterly direction for 66.00 feet; thence at a right angle and in a Southwesterly direction for 105.25 feet to the said Northeasterly Right-of-Way Line of Bahama Street and the Point of Beginning. Containing 5,242.35 Square Feet.

LEGAL DESCRIPTION: Parcel "C":

On the Island of Key West, and is a part of Lot 2, Square 37, according to William A. Whitehead's Map or Plan of said Island, delineated in February 1829, and described by metes and bounds as follows: COMMENCING at a point on Simonton Street 100 feet from the corner of Eaton and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeasterly direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwesterly direction 60 feet; then at right angles in a Northeasterly direction 106 feet back to the Point of Beginning.

LEGEND

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
C	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FPK	Found Nail & Disc	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

Concrete Utility Pole	Street Light
Fire Hydrant	Wood Utility Pole
Sanitary Sewer Clean Out	Water Meter

SURVEYOR'S NOTES:

North arrow based on Assumed Median Reference Bearing: R/W Simonton Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bench Mark No.: Basic Elevation: 14.324' Title search has not been performed on said or surrounding properties. Field Work performed on: 7/20/15

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Fd. 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute, Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CERTIFICATION made to:
Shumaker, Loop & Kendrick, LLP
Inter-Ocean Holdings, LLC
Branch Banking & Trust Company
Stones & Cardenas
Chicago Title Insurance Company

7/24/15: Added 410 Simonton, combined surveys

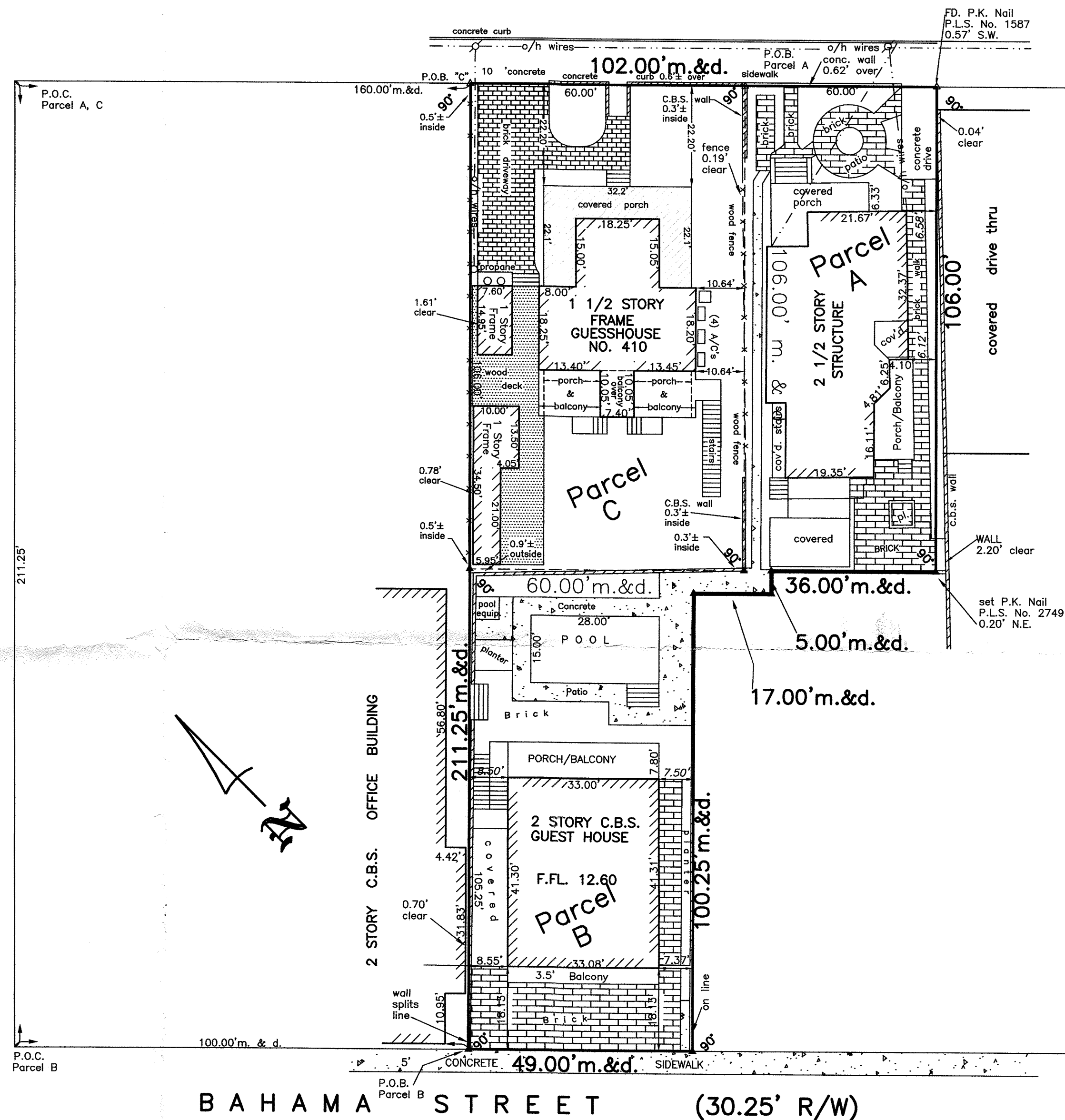
Inter-Ocean Holdings, LLC 410, 414 Simonton St. & Bahama St., Key West, FL.			
BOUNDARY SURVEY		Dwn No.: 15-377	
Scale: 1"=20'	Ref. 219-42 FILE	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/20/94		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS 4/6/07: updated, patio's cert. 4/11/07: Correct Parcel No. 11/14/12: Updated, cert., no changes f/dwg/kw/block32/410 Simonton			

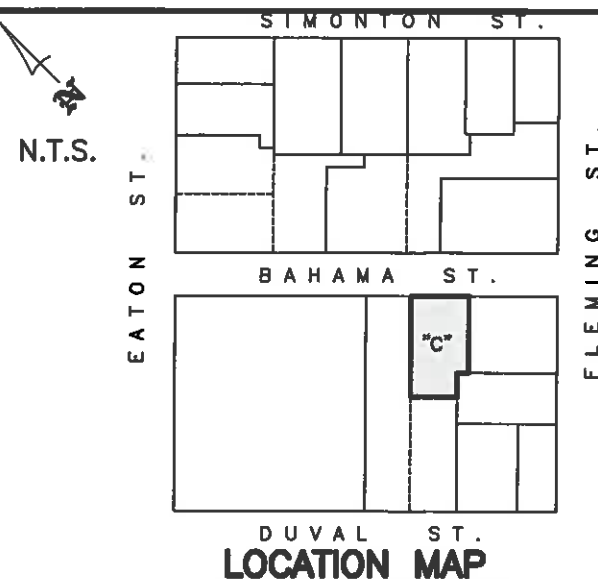
Block 32

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL. 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700





LEGAL DESCRIPTION:

Square 37, City of Key West, FL

PARCEL "C"

On the Island of Key West, Monroe County, Florida and being a portion of Lot 4 Square 37 according to William A. Whitehead's map of said Island, delineated in February A.D., 1829 but more particularly described as follows:

Commence at the Southeasterly right of way line of Eaton Street and the Southwesterly right of way line of Bahama Street; thence Southeasterly along the said Southwesterly right of way line of Bahama Street for 201.00 feet; thence continue Southwesterly along the said Southwesterly right of way line of Bahama Street for 51.00 feet; thence at a right angle and in a Southwesterly direction for 94.25 feet; thence at a right angle and in a Northwesterly direction for 10.00 feet; thence at a right angle and in Southwesterly direction for 22.00 feet; thence at a right angle and in a Northwesterly direction for 41.00 feet; thence at a right angle and in a Northeasterly direction for 116.25 feet to the said Southwesterly right of way line of Bahama Street and the Point of Beginning containing 5,708.75 Square feet.

SURVEYOR'S NOTES:

North arrow based R/W Bahama Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

● = Found 1/2" Iron Bar, P.L.S. No. 1587
△ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story	B.M. = Bench Mark	C.B.S. = Concrete Block Stucco
R/W = Right-of-Way	P.O.C. = Point of Commence	cov'd. = Covered
fd. = Found	P.O.B. = Point of Beginning	wd. = Wood
p. = Plat	C.L.F. = Chain Link Fence	w.m. = Water Meter
m. = Measured	A/C = Air Conditioner	Bal. = Balcony
N.T.S. = Not to Scale	o/h = Overhead	Pl. = Planter
CL = Centerline	u/g = Underground	
Elev. = Elevation	F.F.L. = Finish Floor Elevation	
	conc. = concrete	
	I.P. = Iron Pipe	
	I.B. = Iron Bar	

Field Work performed on: 1/7/15

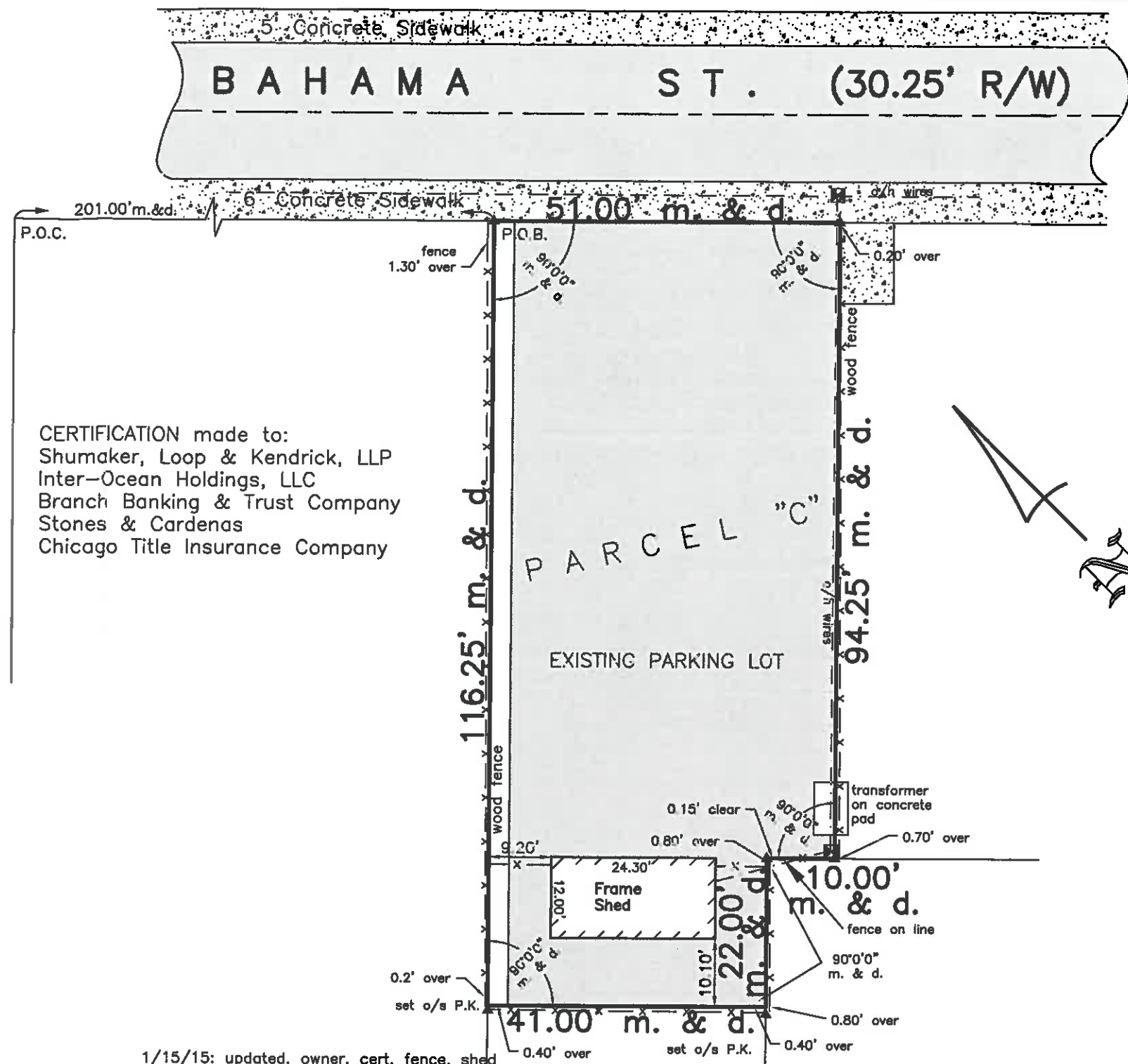
CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

EATON ST.



CERTIFICATION made to:
Shumaker, Loop & Kendrick, LLP
Inter-Ocean Holdings, LLC
Branch Banking & Trust Company
Stones & Cardenas
Chicago Title Insurance Company

1/15/15: updated, owner, cert. fence, shed
6/10/14: Updated, cert.
1/28/13: Updated, trans. pad, owner, certs.

Block 33

Inter-Ocean Holdings, LLC
Bahama Street, Key West, FL 33040

BOUNDARY SURVEY

Scale: 1" = 20'

Date: 3/21/94

Ref.
70-62
FILE

Flood panel No.
1516 K
Flood Zone: X

Dwn No.:
15-115

Dwn. By: F.H.H.
Flood Elev. -

REVISIONS AND/OR ADDITIONS

6/9/03: update
7/28/11: Updated, no changes
11/14/12: Updated, no changes, cert.

f:/datafred/dwg/keywest/block32



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Site Plans

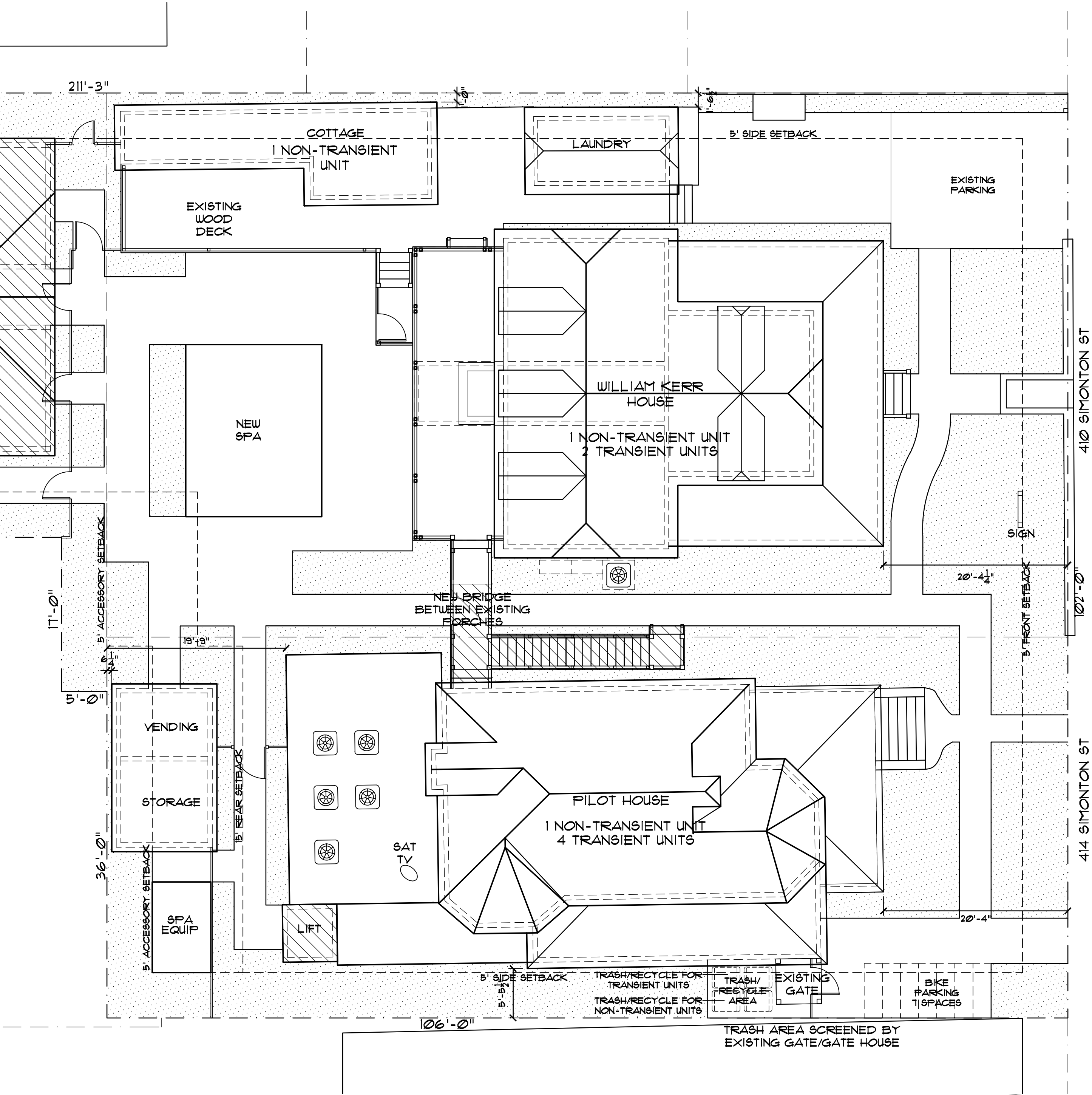
Site Data

Marquesa Hotel Annex		Key West, FL	
Zoning		HNC-1	
Flood Zone		X	
Site Area			16,054
	(AC)		0.37
Max Building Coverage		50%	8,027
Max Impervious Area		60%	9,632
Min Open Space		0.20	3,211
Max Height - 35'		Proposed 29.3'	Existing
Setbacks			
Front (Simonton St) - 5'		20'-4"	20'-4"
Front (Bahama St) - 5'		5'	14'-7"
Rear - 15'		0'-6"	0'-6"
Side (North) - 5'		1'-0"	1'-0"
Side (South) - 5'		5'-5"	5'-5"
		Proposed Areas (SF)	Existing Areas (SF)
Building Areas			
Pilot House		2,074	2,126
Kerr House		1,788	1,788
Extensor Stair/Bridge		158	90
Cottage		316	316
Laundry		163	163
Storage/Vending		215	215
Existing Building to be Demolished			1,840
New Building		3,241	
Lot Coverage Allowed (50%)		8,027	
Total Lot Coverage (SF)		7,955	6,538
Lot Coverage (%)		49.6%	40.7%
Site Areas			
Buildings		7,955	6,538
Spa		285	455
Pavers		2,742	5,482
Slabs (Equipment)		103	38
Driveway/Parking		292	1,005
Concrete Walkway		51	51
Stairs		59	59
Impervious Area Allowed (60%)		9,632	
Total Impervious Area (SF)		11,487	13,628
Impervious Area (%)		71.6%	84.9%
Wood Decks		478	478
Covered Areas		11,965	14,106
Open Space		4,089	1,948
Open Space Ratio		0.25	0.12



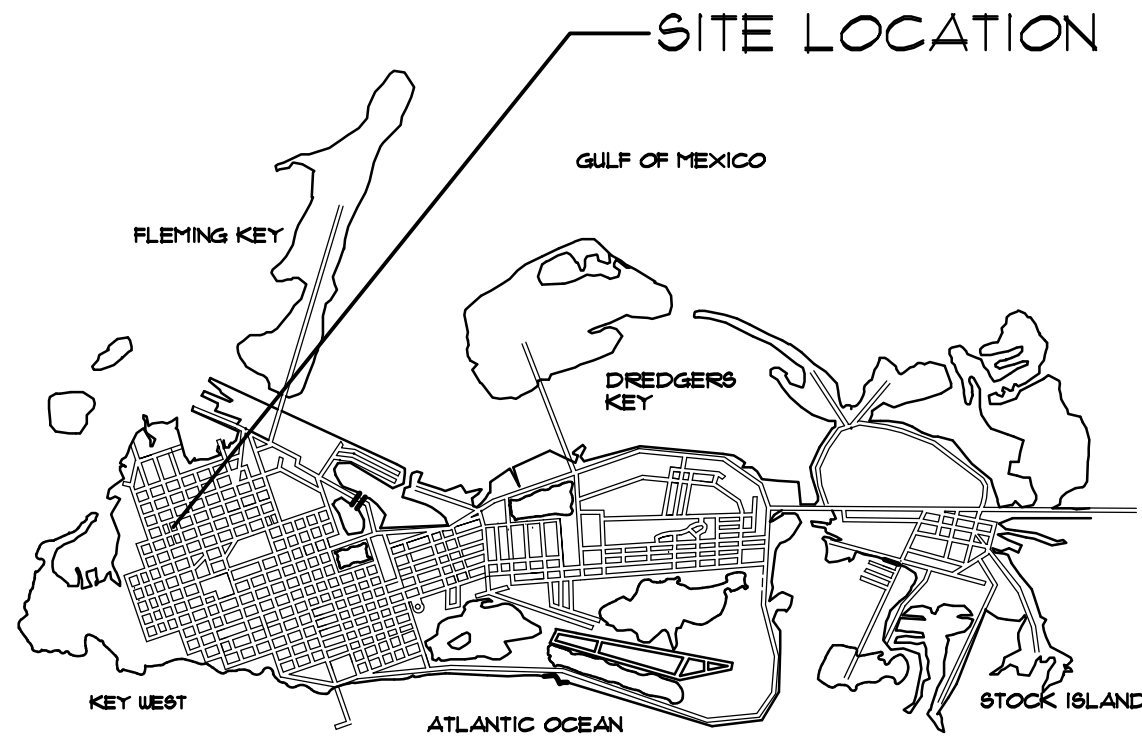
Proposed Signage

DIMENSIONS 48" WIDE X 18" TALL

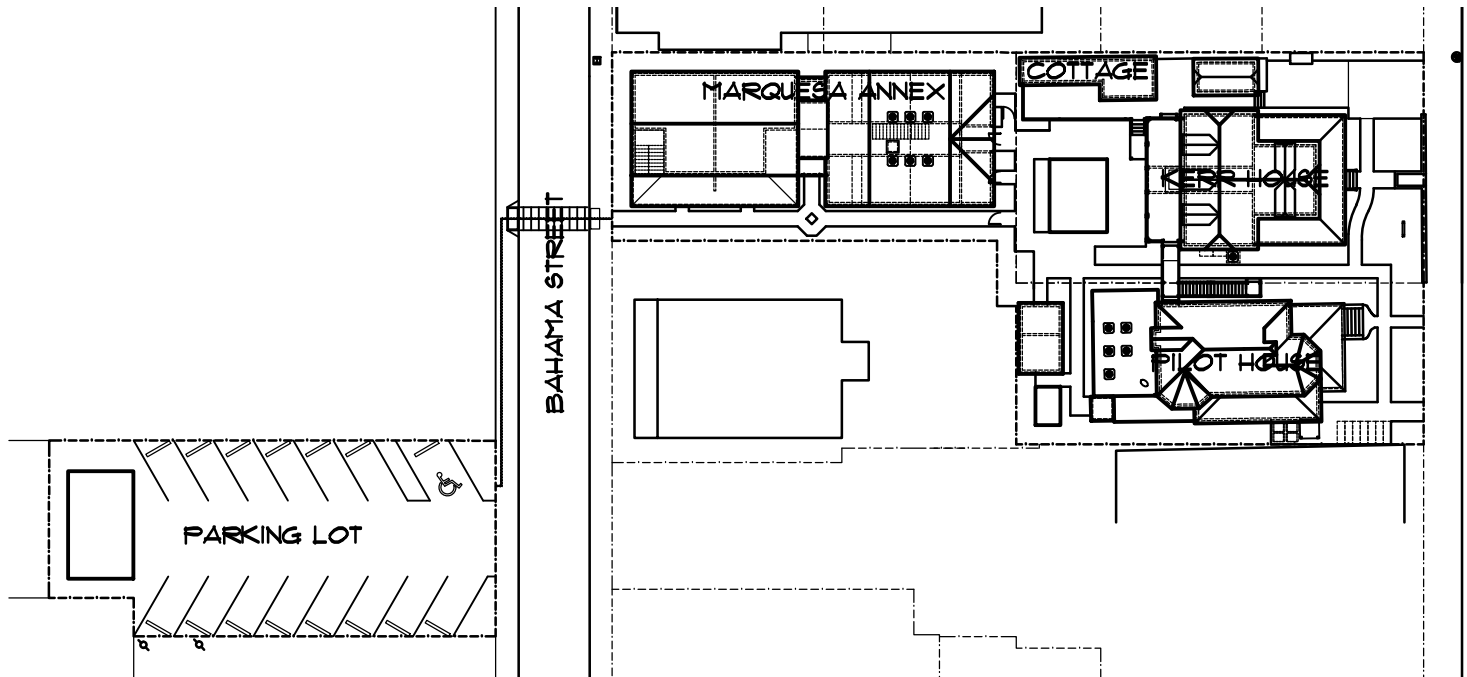


Proposed Site Plan

1/8" = 1' - 0"



LOCATION MAP



Reference Plan

1" = 50' - 0"

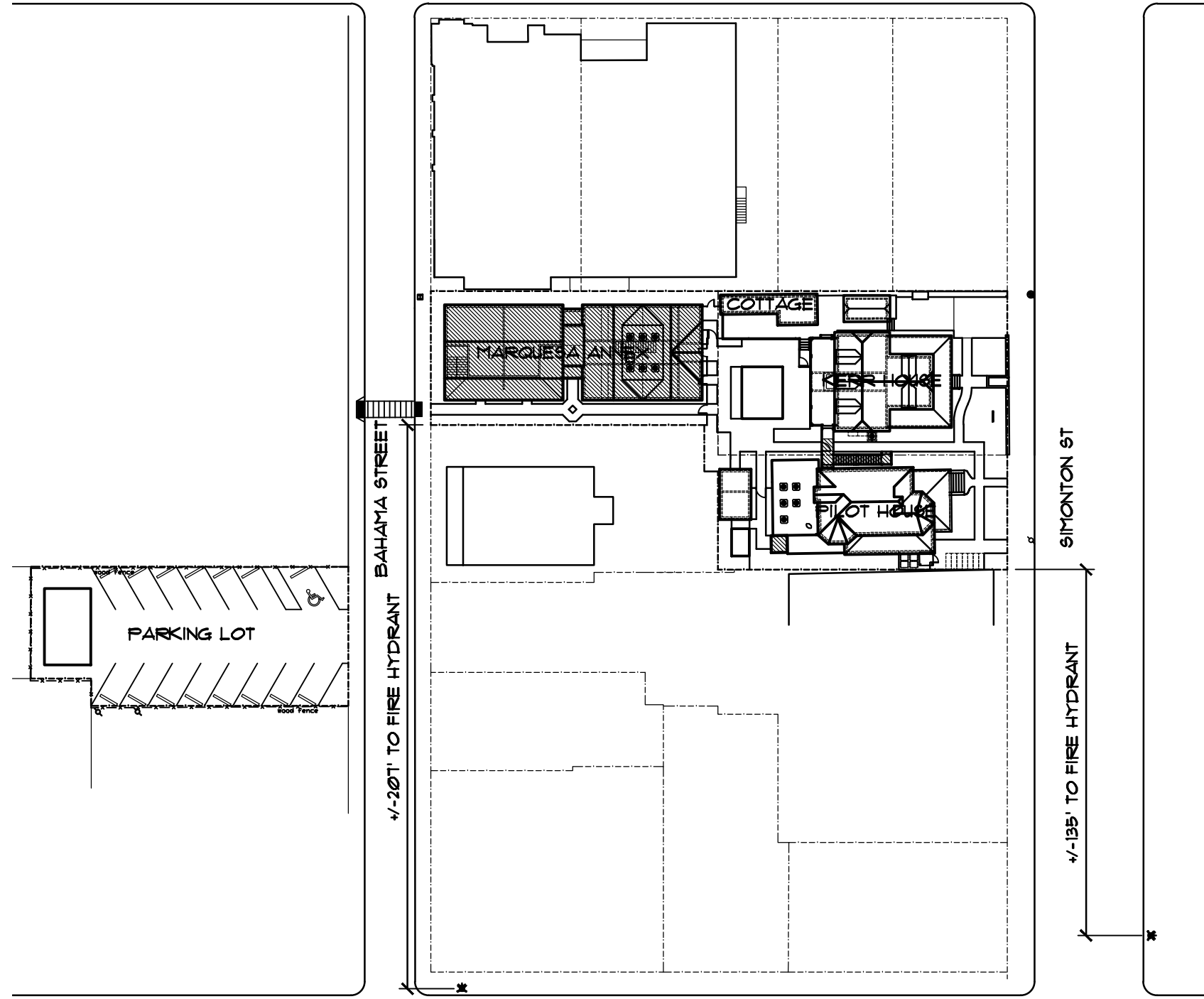
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(305) 296 3611
TEPopePA@aol.com

date:
6/30/15
revision:
9/8/15
10/12/15 - SETBACK INFO

sheet:
A0.1

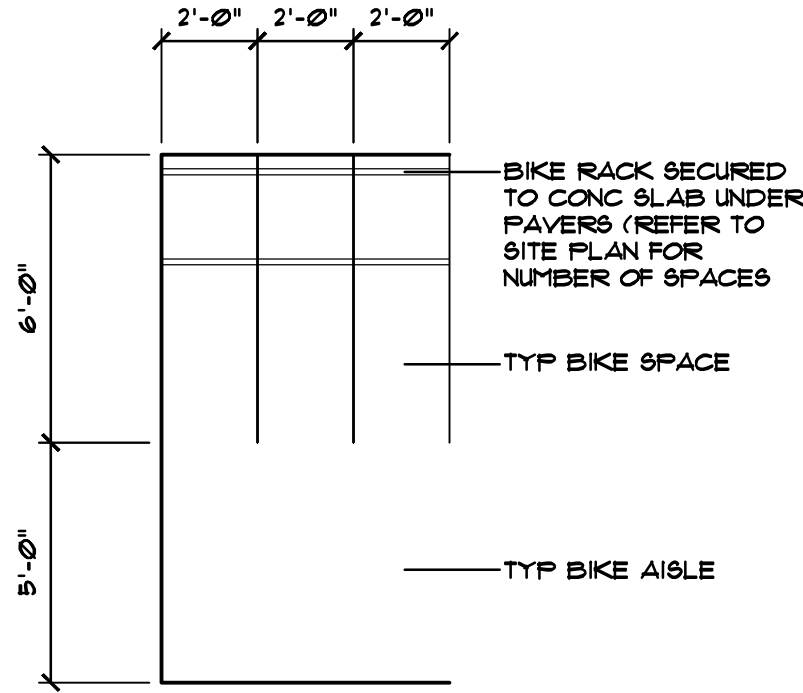
Marquesa Hotel Annex

410-414 Simonton Street Key West, FL



Reference Plan

1" = 50' - 0"



Typ Bike Parking

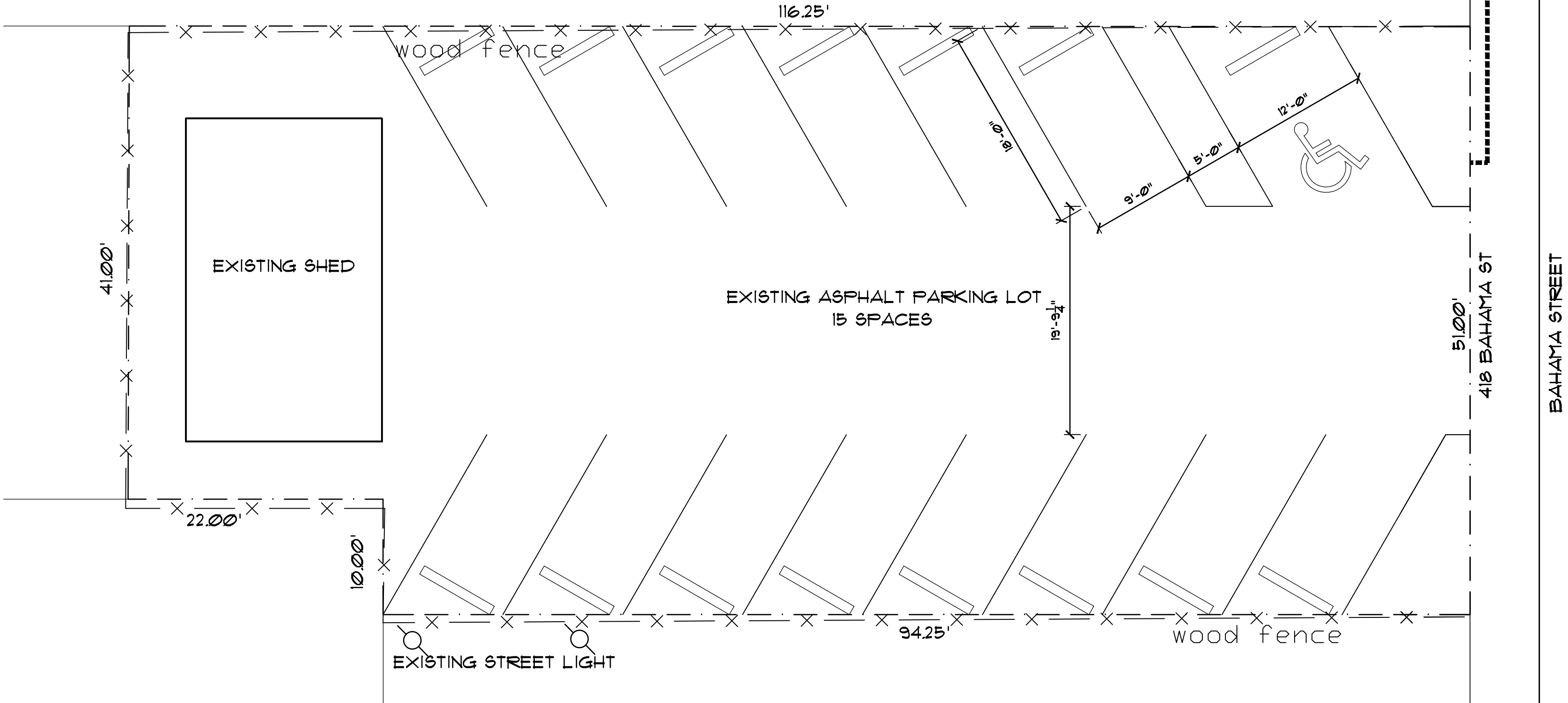
1/4" = 1' - 0"

PARKING ANALYSIS

TRANSIENT UNITS	14
MANAGERS SPACE	1
RENTAL UNITS	3
TOTAL PARKING REQUIRED	18
TOTAL PARKING PROVIDED	16

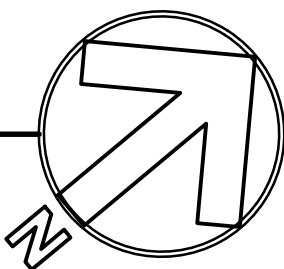
BIKE PARKING ANALYSIS

18 PARKING SPACES X 35%	
BIKE PARKING REQUIRED	6.3
BIKE PARKING PROVIDED	1



Existing Parking Lot Plan

1/8" = 1' - 0"



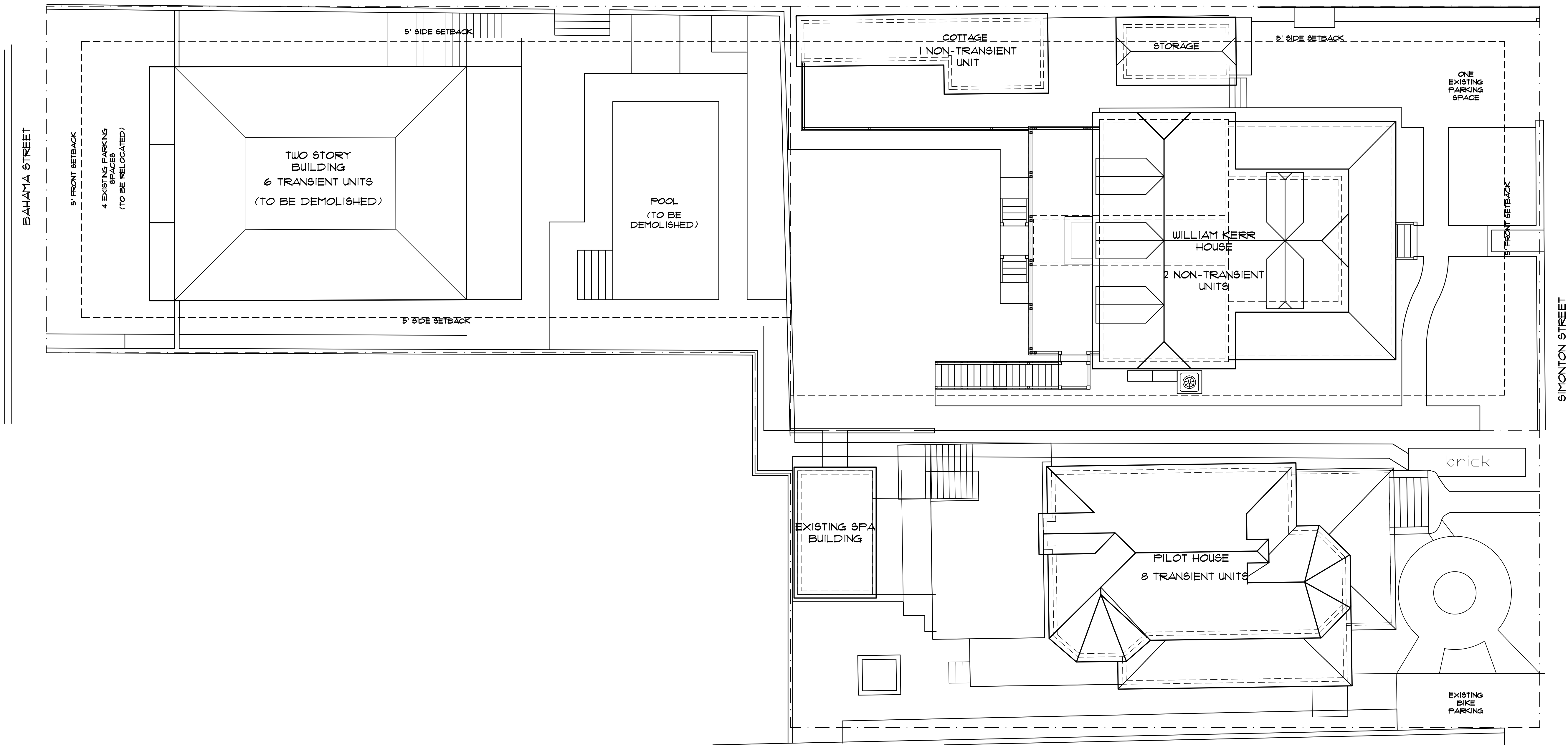
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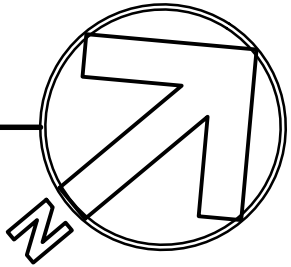
Marquesa Hotel Annex

410-414 Simonton Street Key West, FL



Existing Site Plan

1/8" = 1' - 0"

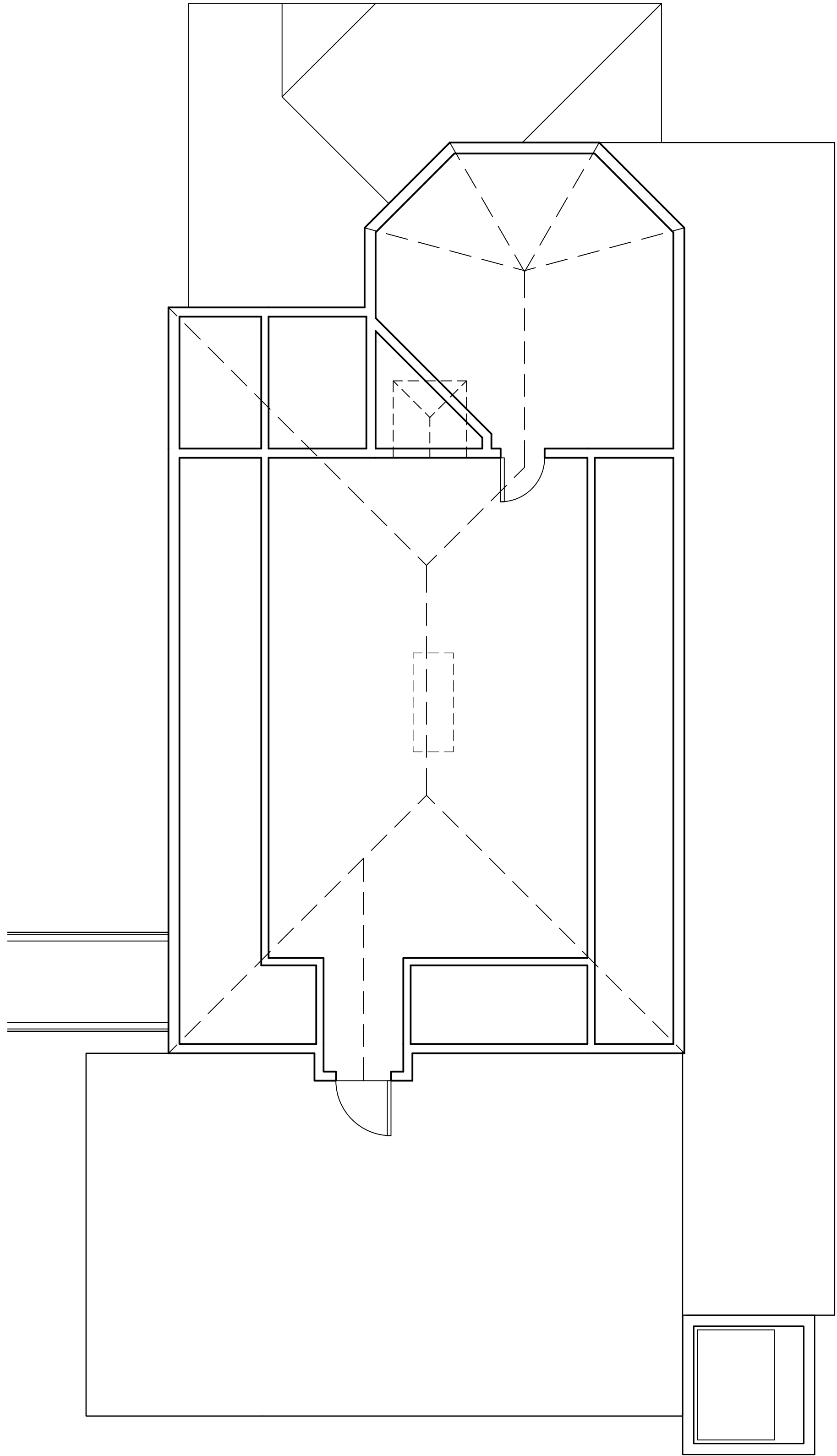


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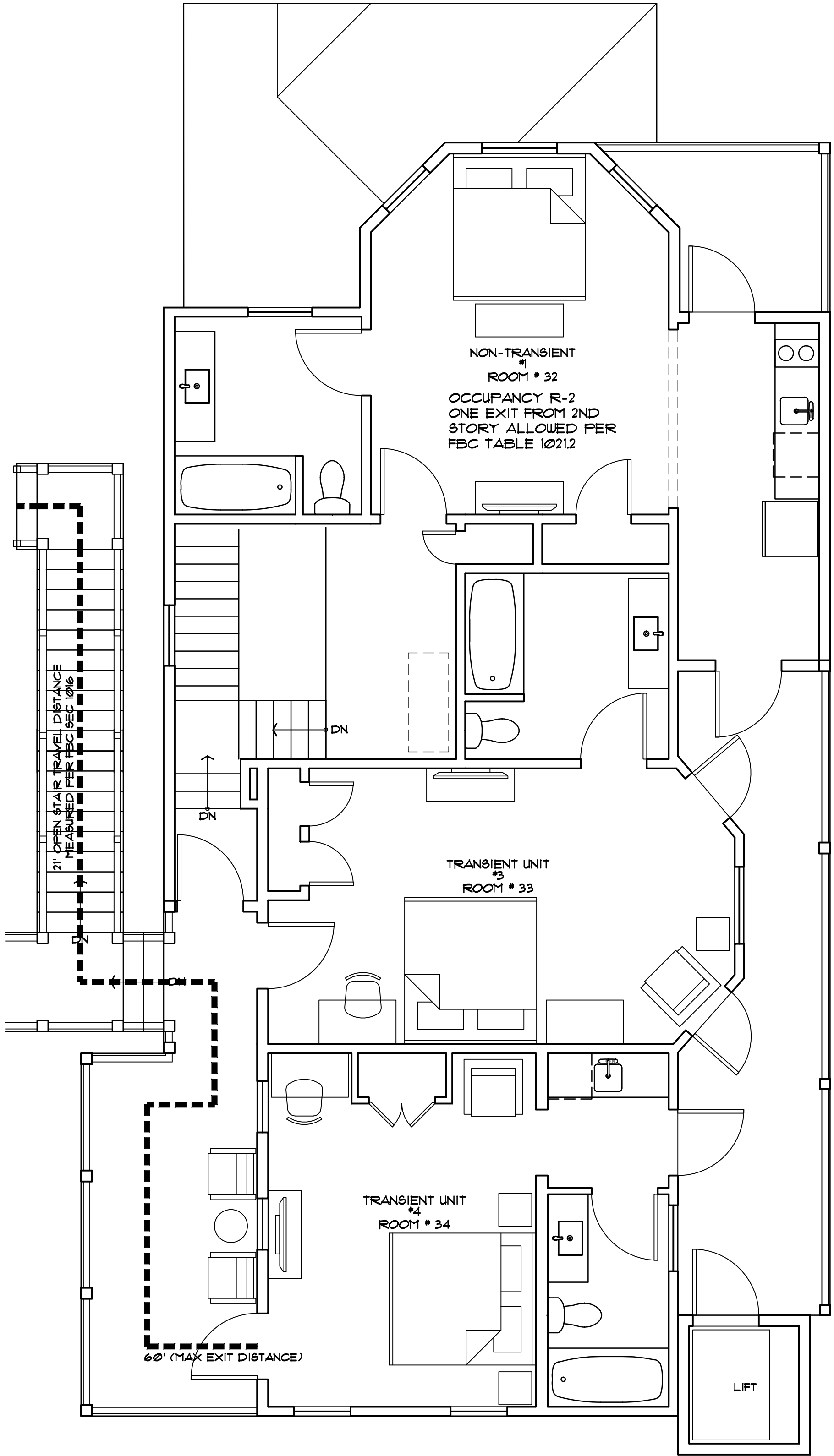
Marquesa Hotel Annex
410-414 Simonton Street Key West, FL



Proposed
Attic Plan

1/4" = 1' - 0"
THIRD FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 0
RENTAL APARTMENTS 0

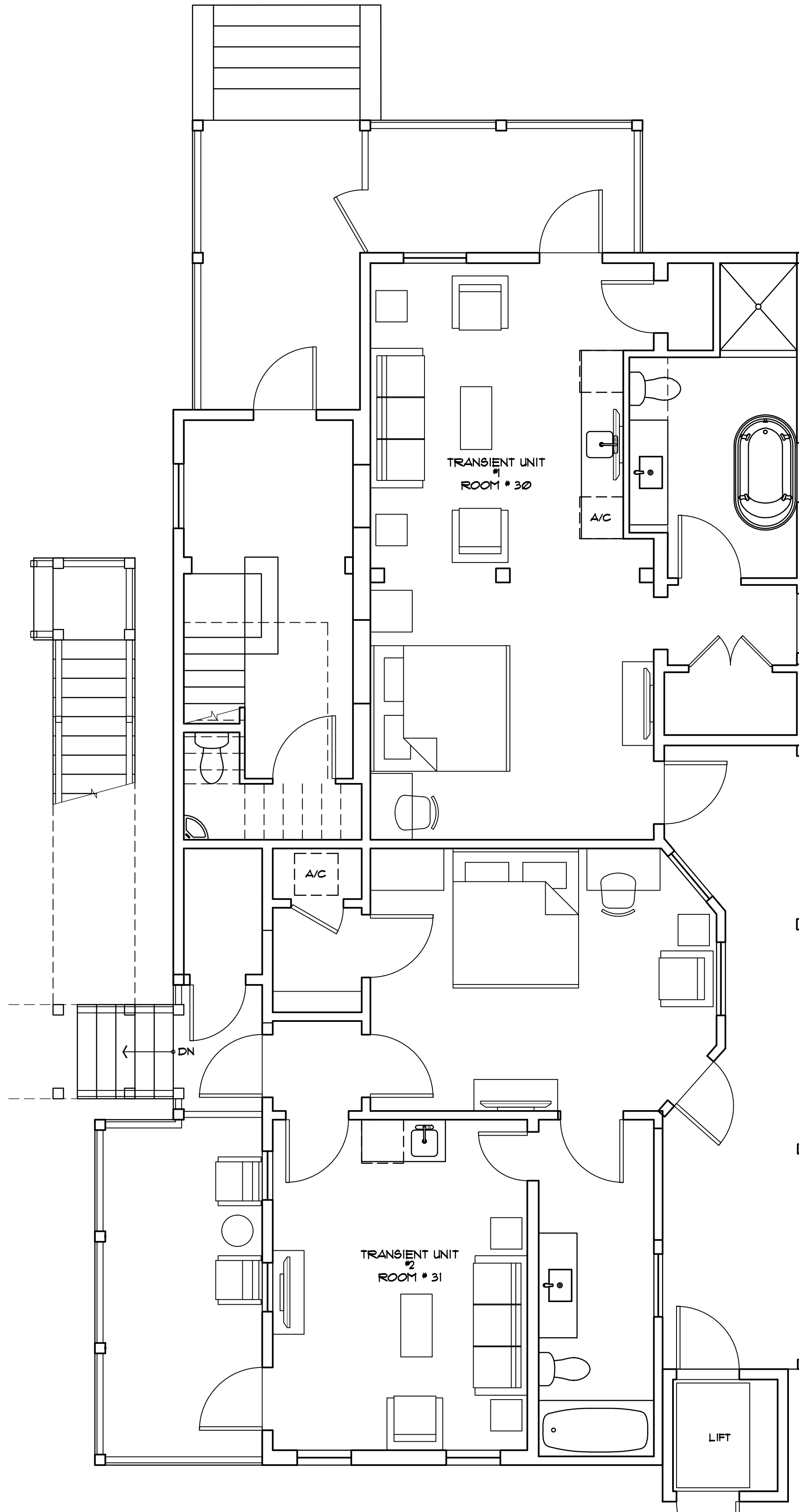
PILOT HOUSE



Proposed
Second Floor Plan

1/4" = 1' - 0"
SECOND FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 2
RENTAL APARTMENTS 1

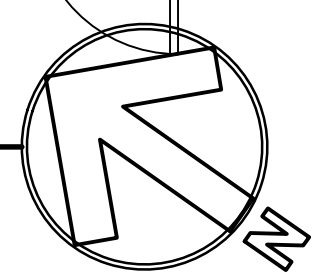
PILOT HOUSE



Proposed
First Floor Plan

1/4" = 1' - 0"
FIRST FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 2
RENTAL APARTMENTS 0

PILOT HOUSE



LIFE SAFETY NOTES

BUILDING EQUIPPED WITH FIRE SPRINKLERS
FBC 2010 TABLE 1016.1
OCCUPANCY TYPE R-1 200 FT TO EXIT (MAX ALLOWED)
HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
CORRIDOR & DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
ALL GUESTROOMS TO HAVE SMOKE DETECTORS & CARBON DETECTORS (COMBINED), REFER TO ENLARGED GUESTROOM PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR & FIRE ALARM LOCATIONS

LEDGEND

----- EXIT PASSAGE

Marquesa Hotel Annex
Pilot House

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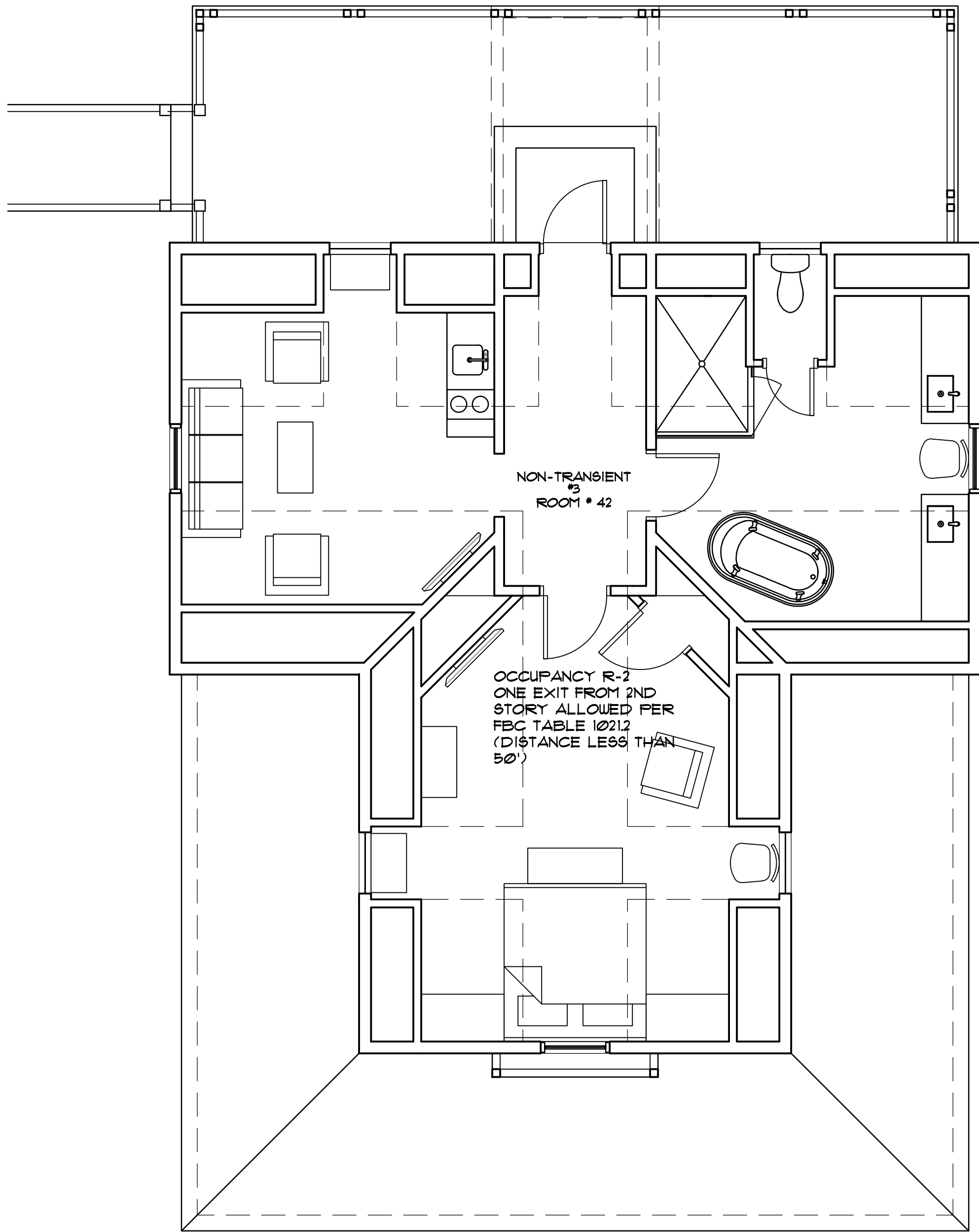
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BUILDING EQUIPPED WITH FIRE SPRINKLERS
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LOCATIONS

LEDGEND

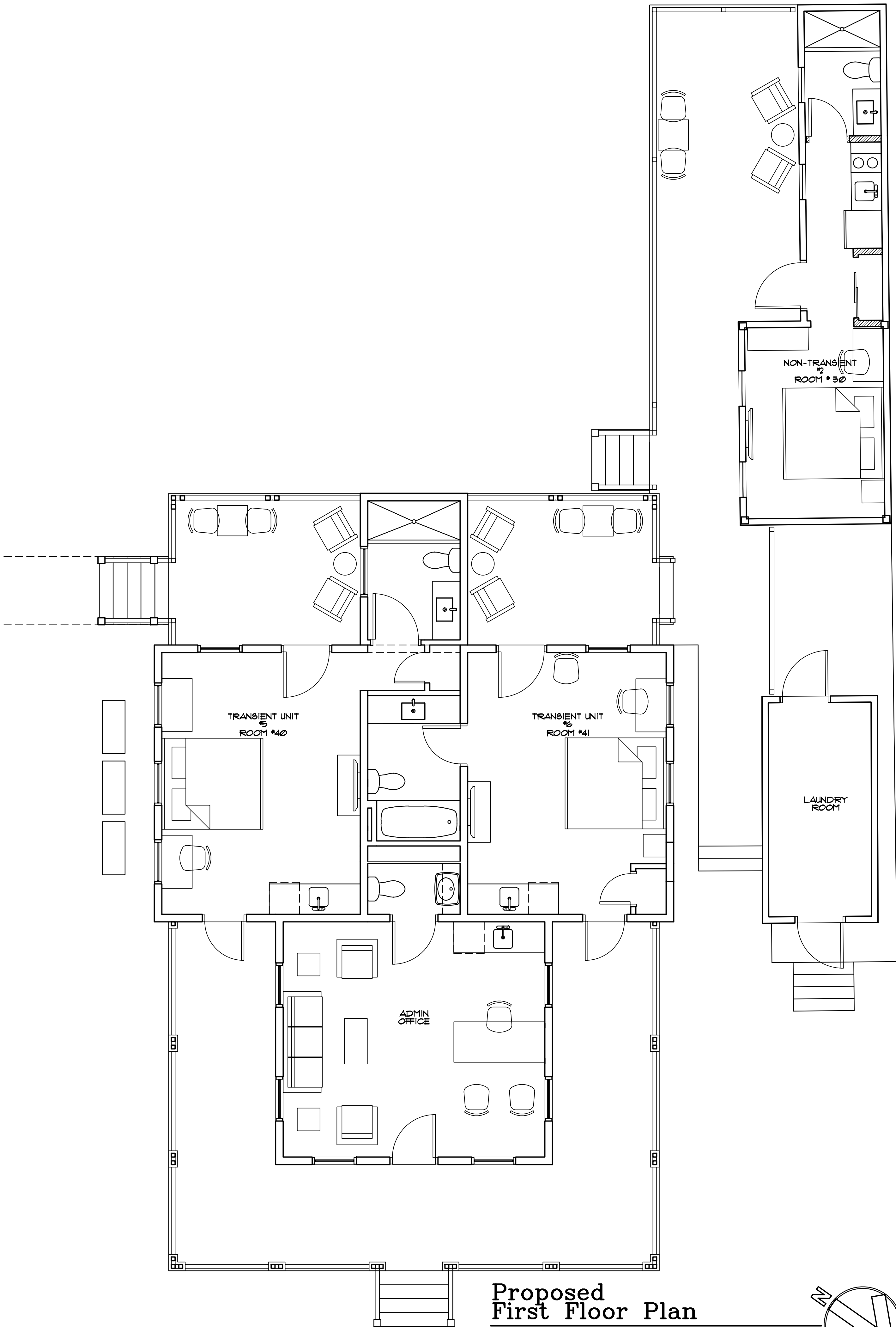
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Proposed
Second Floor Plan

1/4" = 1' - 0"
SECOND FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 0
RENTAL APARTMENTS 1

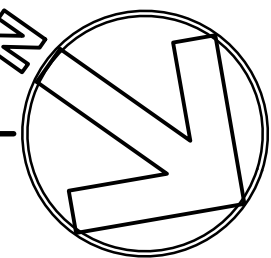
KERR HOUSE



Proposed
First Floor Plan

1/4" = 1' - 0"
FIRST FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 2
RENTAL APARTMENTS 1

KERR HOUSE



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A1.2

Marquesa Hotel Annex
Kerr House
410-414 Simonton Street Key West, FL

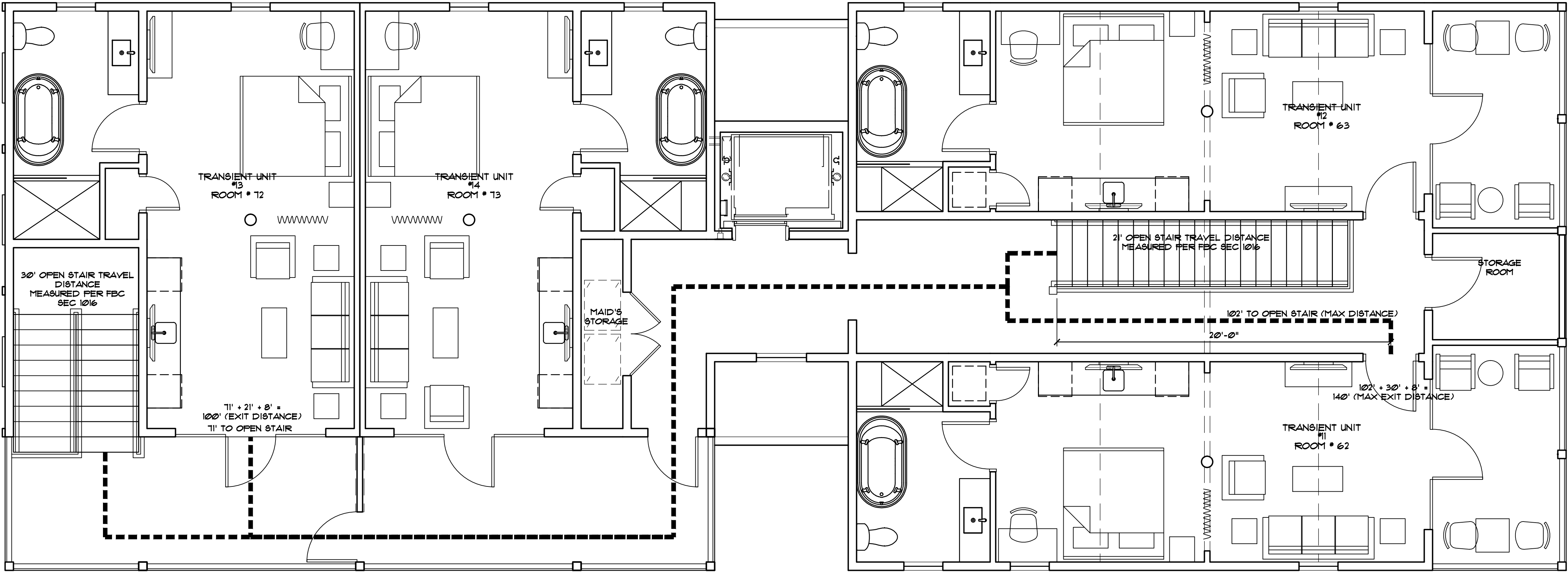
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LIFE SAFETY NOTES

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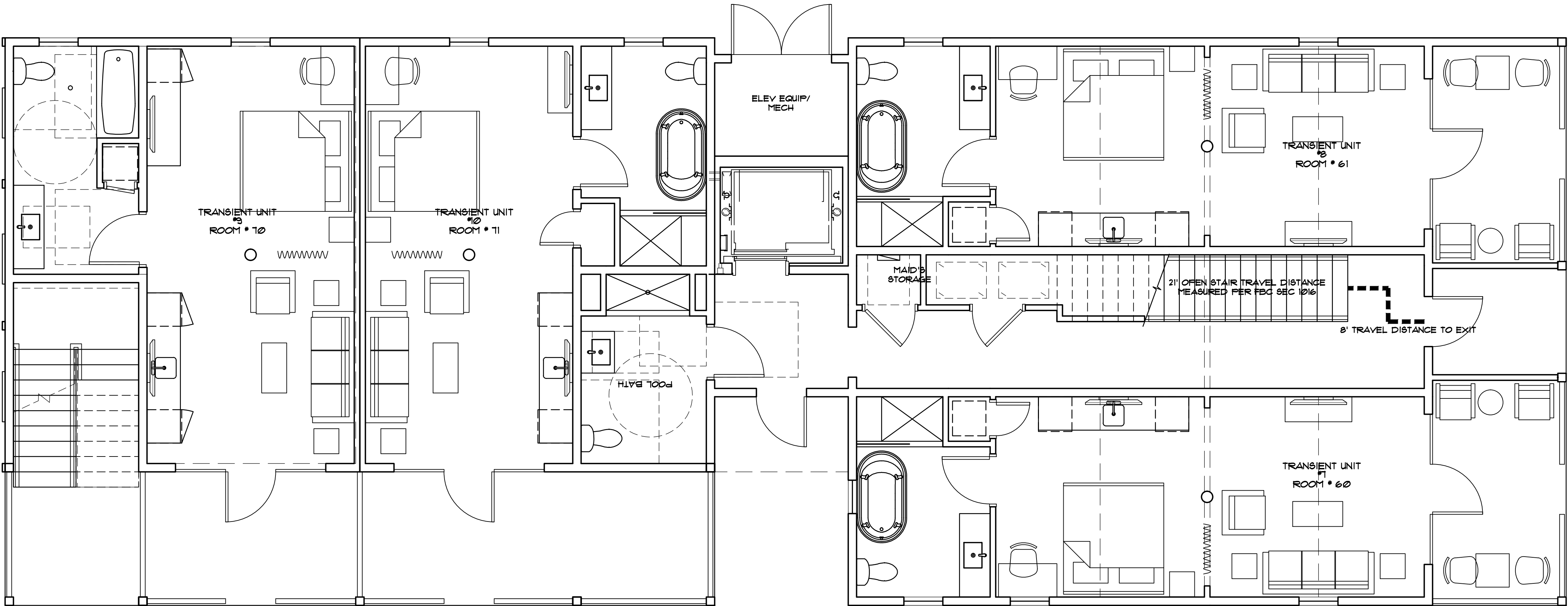
LEDGEND

----- EXIT PASSAGE



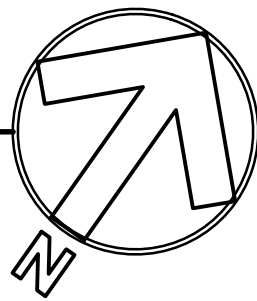
Proposed
Second Floor Plan

1/4" = 1' - 0"
SECOND FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 4
MARQUESA ANNEX



Proposed
First Floor Plan

1/4" = 1' - 0"
FIRST FLOOR UNIT BREAKDOWN
TRANSIENT UNITS 4
MARQUESA ANNEX



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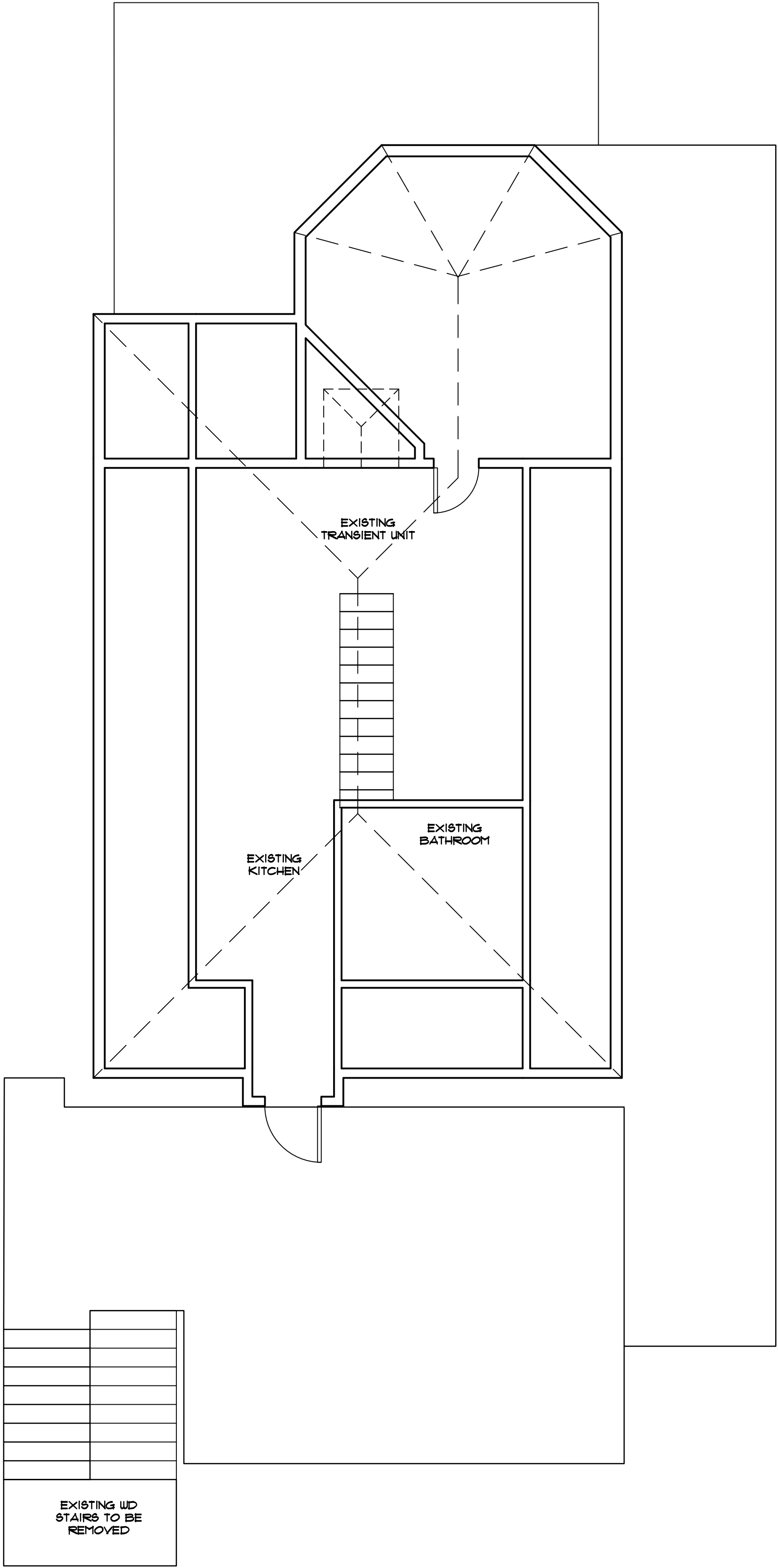
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Marquesa Hotel Annex

410-414 Simonton Street Key West, FL

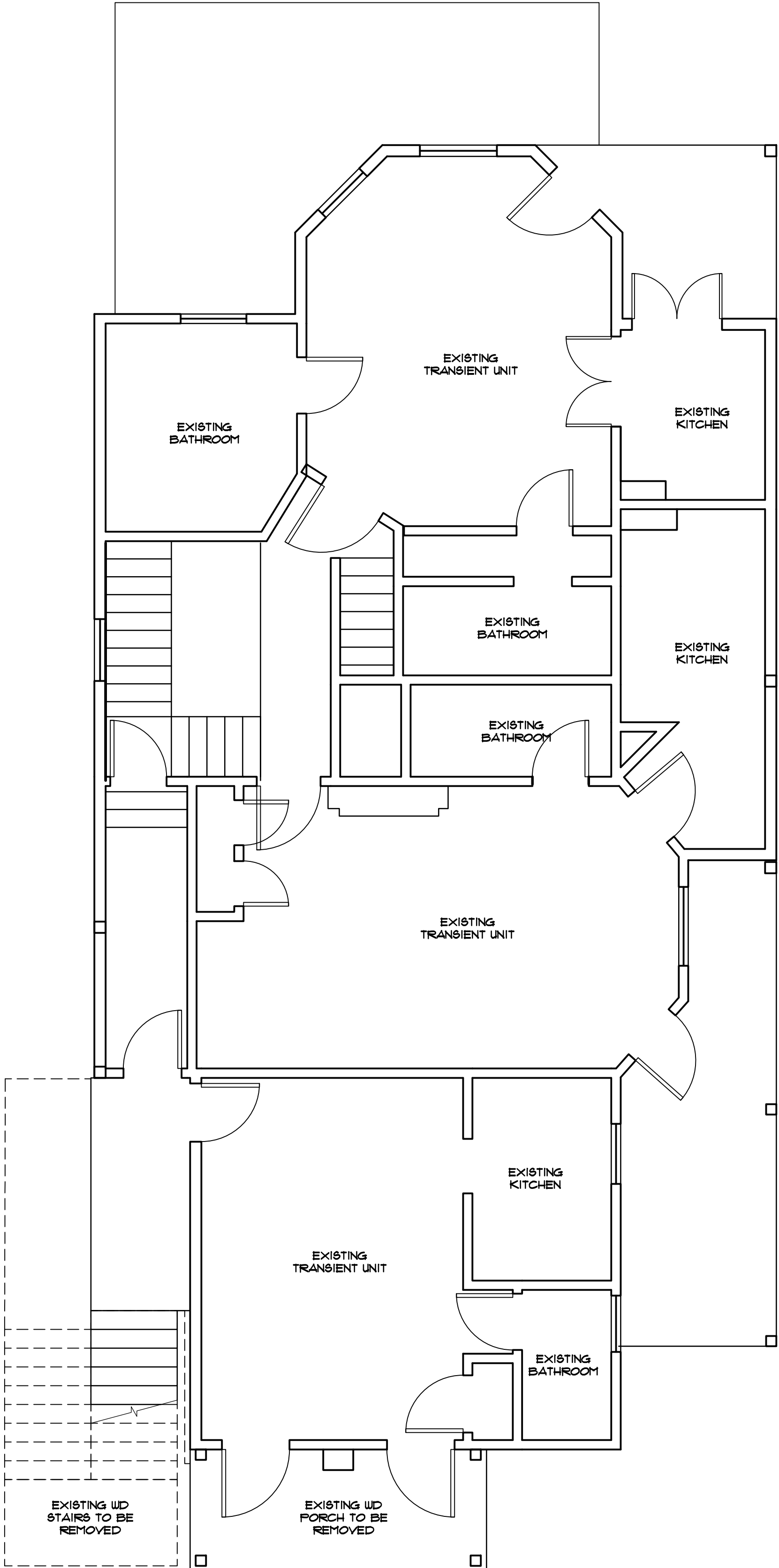
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Existing
Third Floor Plan

1/4" = 1' - 0"

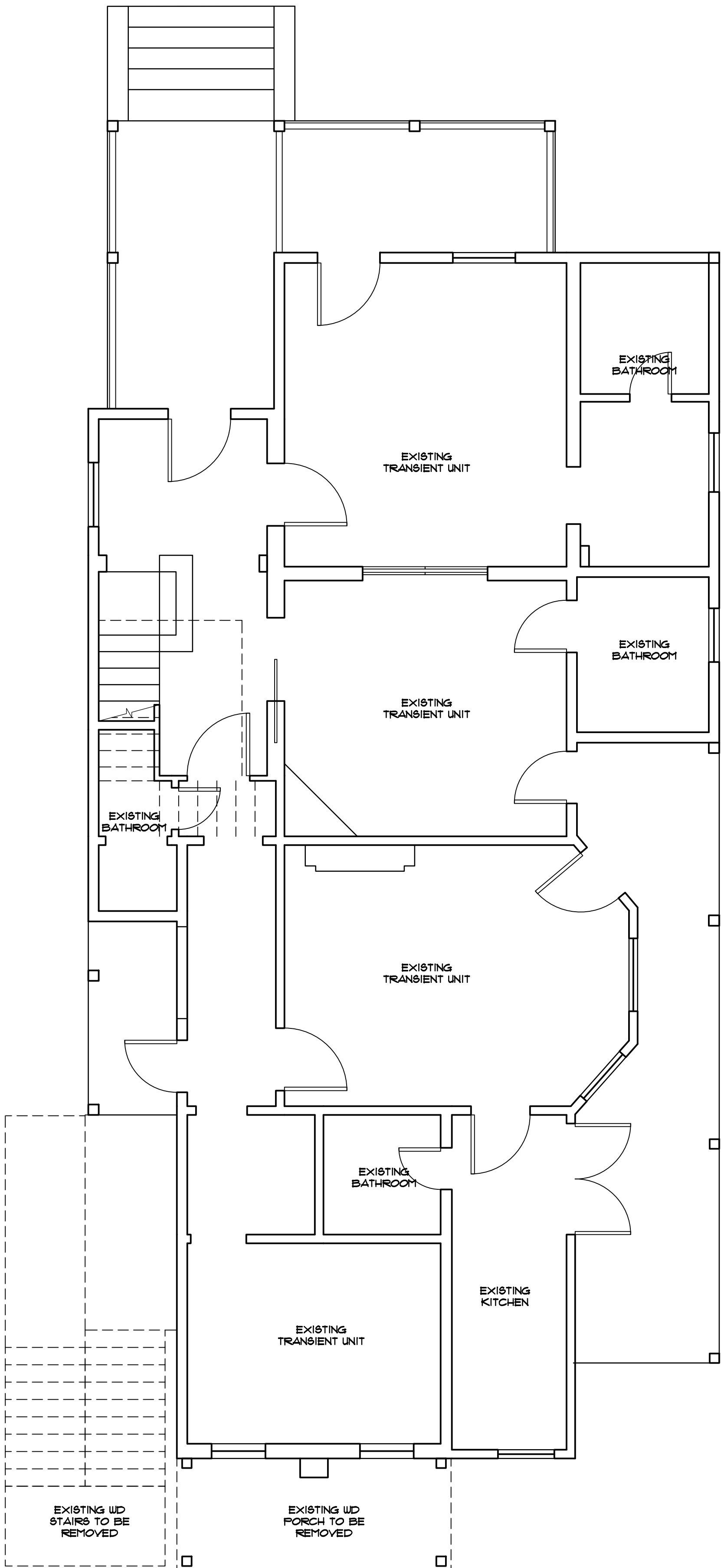
PILOT HOUSE



Existing
Second Floor Plan

1/4" = 1' - 0"

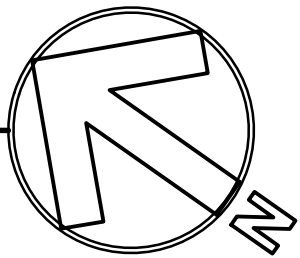
PILOT HOUSE



Existing
First Floor Plan

1/4" = 1' - 0"

PILOT HOUSE

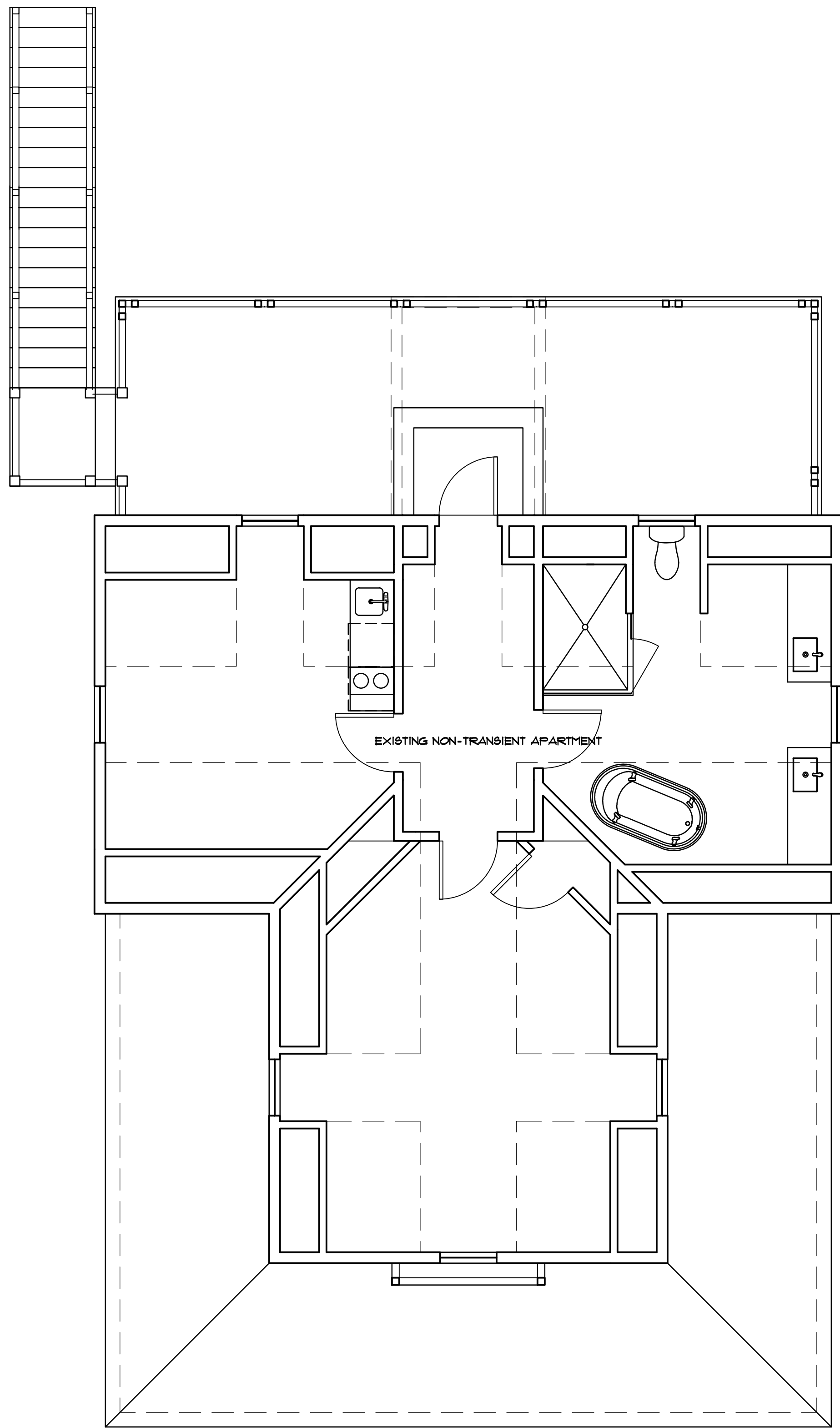


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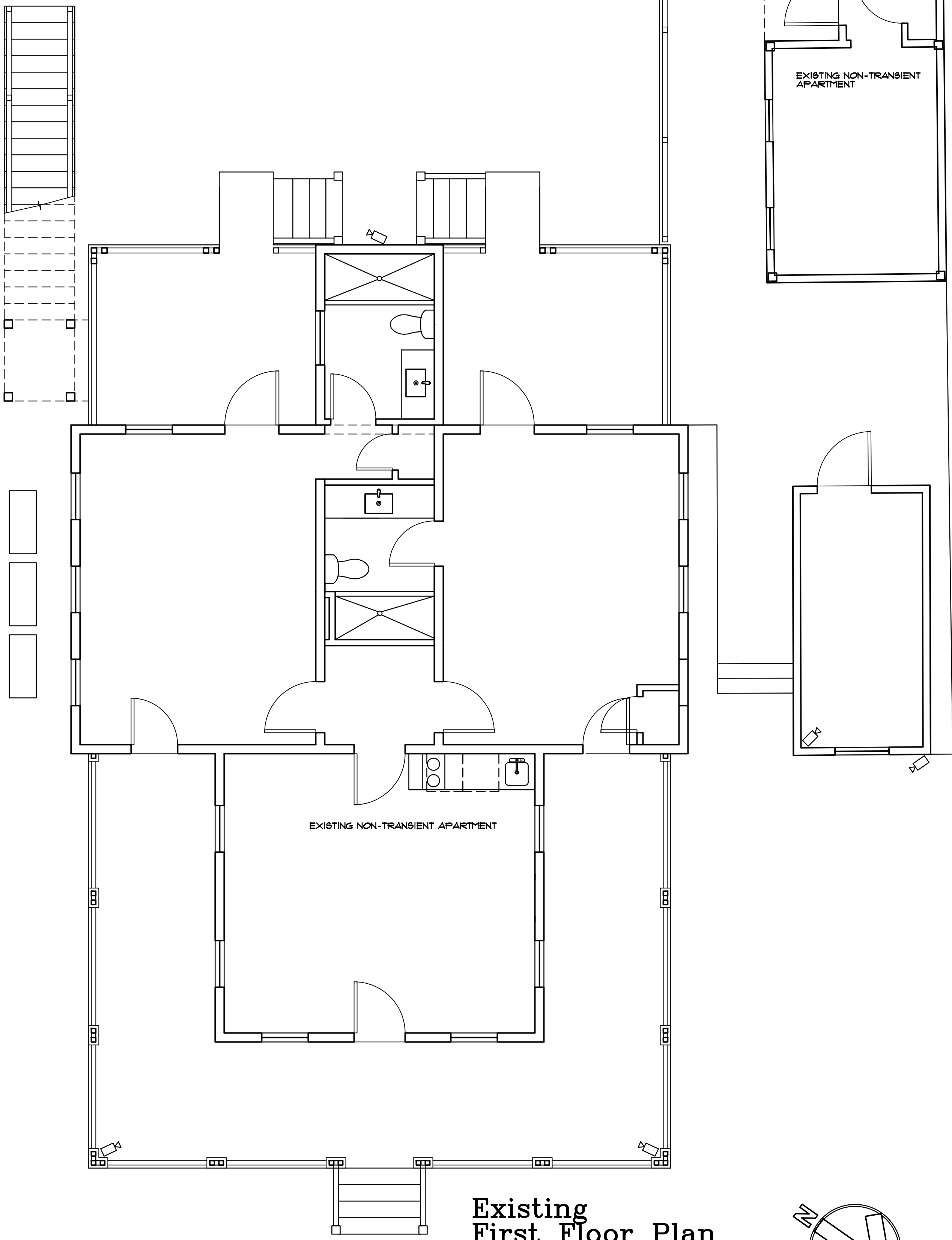
Marquesa Hotel Annex
Pilot House
410-414 Simonton Street
Key West, FL



Existing
Second Floor Plan

1/4" = 1' - 0"

KERR HOUSE



Existing
First Floor Plan

1/4" = 1' - 0"

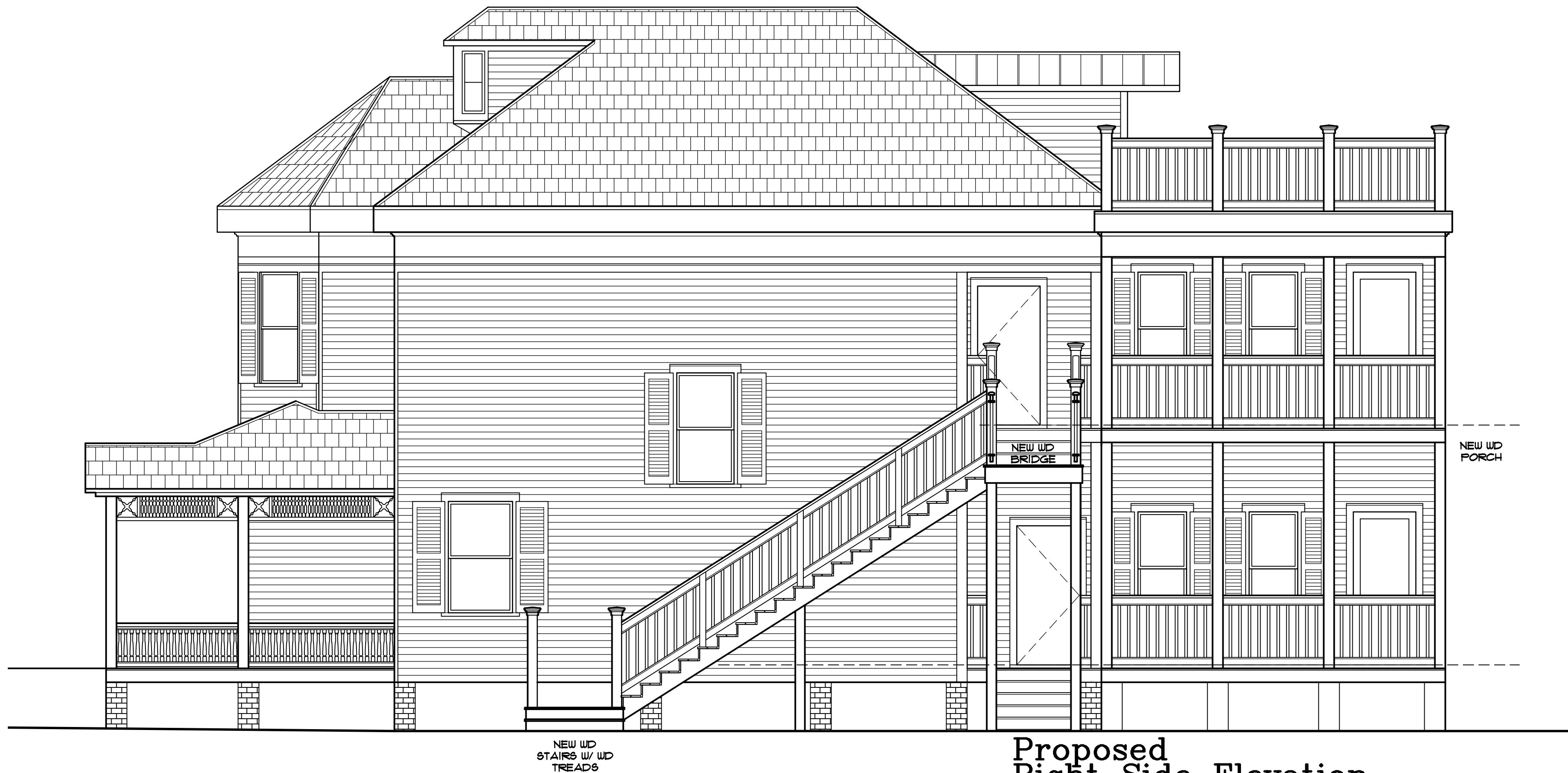
KERR HOUSE

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A1.5

Marquesa Hotel Annex
Kerr House
410-414 Simonton Street Key West, FL



Proposed
Right Side Elevation

1/4" = 1' - 0"

PILOT HOUSE



Proposed
Rear Elevation

1/4" = 1' - 0"

PILOT HOUSE



Proposed
Left Side Elevation

1/4" = 1' - 0"

PILOT HOUSE



Proposed
Front Elevation

1/4" = 1' - 0"

PILOT HOUSE

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Marquesa Hotel Annex
Pilot House
410-414 Simonton Street
Key West, FL



**Proposed
Right Side Elevation**

1/4" = 1' - 0"

KERR HOUSE



**Proposed
Rear Elevation**

1/4" = 1' - 0"

KERR HOUSE



**Proposed
Left Side Elevation**

1/4" = 1' - 0"

KERR HOUSE



**Proposed
Front Elevation**

1/4" = 1' - 0"

KERR HOUSE

Marquesa Hotel Annex
Kerr House

410-414 Simonton Street Key West, FL

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Proposed
Right Side Elevation

1/4" = 1' - 0"

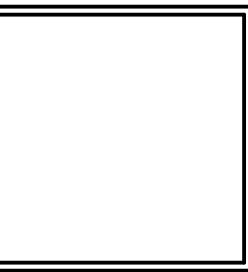
MARQUESA ANNEX



Proposed
Pool Elevation

1/4" = 1' - 0"

MARQUESA ANNEX



Marquesa Hotel Annex

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Proposed
Left Side Elevation

1/4" = 1' - 0" MARQUESA ANNEX



Proposed
Bahama St Elevation

1/4" = 1' - 0" MARQUESA ANNEX

Marquesa Hotel Annex

410-414 Simonton Street Key West, FL

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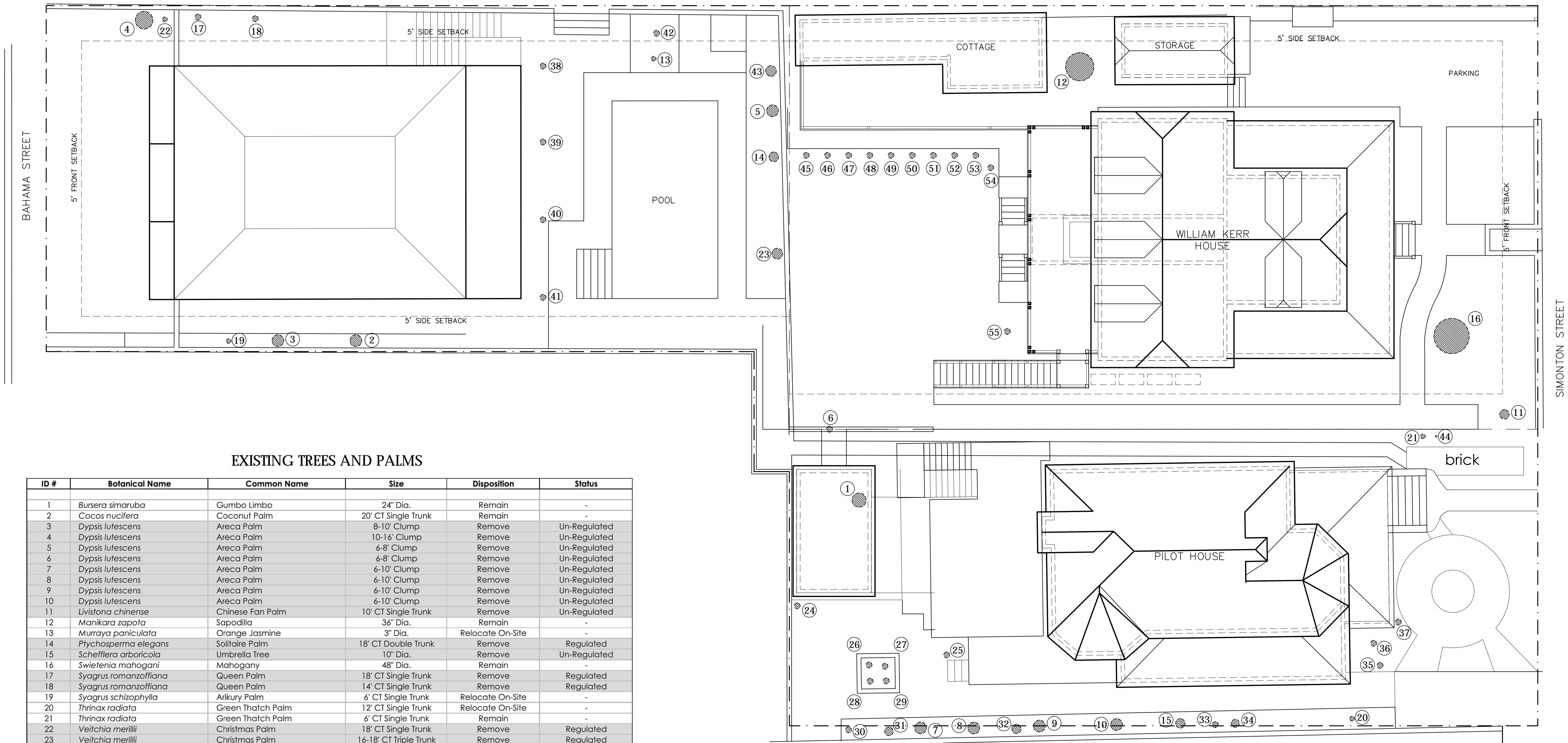
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Landscape and Civil Plans



EXISTING TREES AND PALMS

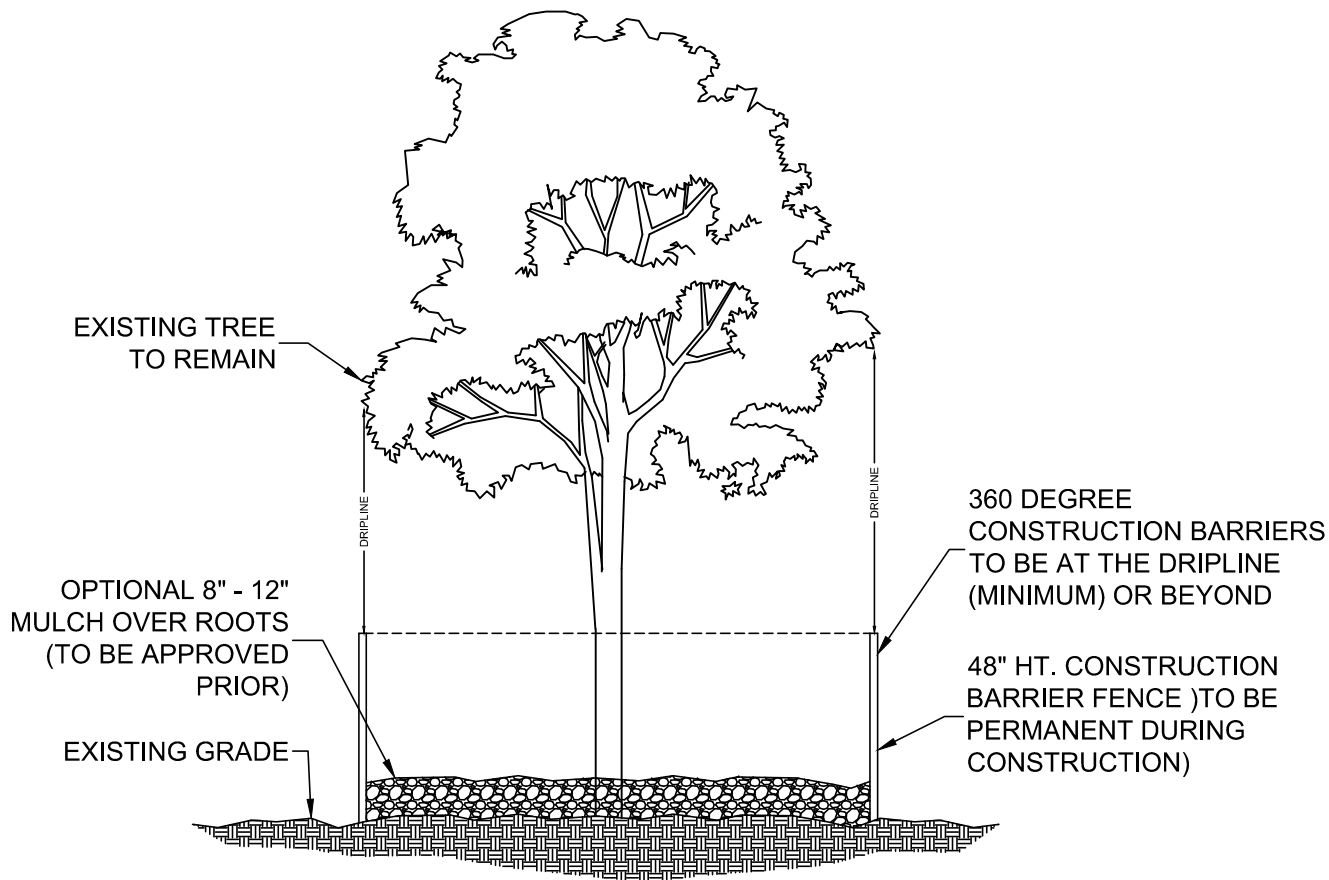
ID #	Botanical Name	Common Name	Size	Disposition	Status
1	Bursera simaruba	Gumbo Limbo	24" Dia.	Remain	-
2	Cocos nucifera	Coconut Palm	20' CT Single Trunk	Remain	-
3	Dyopsis lutescens	Areca Palm	8-10' Clump	Remove	Un-Regulated
4	Dyopsis lutescens	Areca Palm	10-16' Clump	Remove	Un-Regulated
5	Dyopsis lutescens	Areca Palm	6-8' Clump	Remove	Un-Regulated
6	Dyopsis lutescens	Areca Palm	6-8' Clump	Remove	Un-Regulated
7	Dyopsis lutescens	Areca Palm	6-10' Clump	Remove	Un-Regulated
8	Dyopsis lutescens	Areca Palm	6-10' Clump	Remove	Un-Regulated
9	Dyopsis lutescens	Areca Palm	6-10' Clump	Remove	Un-Regulated
10	Dyopsis lutescens	Areca Palm	6-10' Clump	Remove	Un-Regulated
11	Livistona chinense	Chinese Fan Palm	10' CT Single Trunk	Remove	Un-Regulated
12	Manikara zapota	Sapodilla	36" Dia.	Remain	-
13	Murraya paniculata	Orange Jasmine	3" Dia.	Relocate On-Site	-
14	Ptychosperma elegans	Solitaire Palm	18' CT Double Trunk	Remove	Regulated
15	Schefflera arboricola	Umbrella Tree	10" Dia.	Remove	Un-Regulated
16	Swietenia mahogani	Mahogany	48" Dia.	Remain	-
17	Syagrus romanzoffiana	Queen Palm	18' CT Single Trunk	Remove	Regulated
18	Syagrus romanzoffiana	Queen Palm	14' CT Single Trunk	Remove	Regulated
19	Syagrus schizophylla	Arikury Palm	6' CT Single Trunk	Relocate On-Site	-
20	Thrinax radiata	Green Thatch Palm	12' CT Single Trunk	Relocate On-Site	-
21	Thrinax radiata	Green Thatch Palm	6' CT Single Trunk	Remain	-
22	Veitchia merillii	Christmas Palm	18' CT Single Trunk	Remove	Regulated
23	Veitchia merillii	Christmas Palm	16-18' CT Triple Trunk	Remove	Regulated
24	Veitchia merillii	Christmas Palm	16' CT Single Trunk	Remain	-
25	Veitchia merillii	Christmas Palm	16' CT Single Trunk	Remove	Regulated
26	Veitchia merillii	Christmas Palm	5' CT Single Trunk	Remove	Un-Regulated
27	Veitchia merillii	Christmas Palm	18' CT Single Trunk	Remove	Regulated
28	Veitchia merillii	Christmas Palm	18' CT Single Trunk	Remove	Regulated
29	Veitchia merillii	Christmas Palm	12' CT Single Trunk	Remove	Regulated
30	Veitchia merillii	Christmas Palm	7' CT Single Trunk	Remain	-
31	Veitchia merillii	Christmas Palm	6-10' CT Double Trunk	Remain	-
32	Veitchia merillii	Christmas Palm	18' CT Double Trunk	Remain	-
33	Veitchia merillii	Christmas Palm	15' Single Trunk	Remain	-
34	Veitchia merillii	Christmas Palm	8' CT Double Trunk	Remain	-
35	Veitchia merillii	Christmas Palm	15' CT Single Trunk	Remove	Regulated
36	Veitchia merillii	Christmas Palm	15' CT Single Trunk	Remain	-
37	Veitchia merillii	Christmas Palm	15' CT Single Trunk	Remain	-
38	Veitchia montgomeryana	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
39	Veitchia montgomeryana	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
40	Veitchia montgomeryana	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
41	Veitchia montgomeryana	Montgomery Palm	20' CT Single Trunk	Remove	Regulated
42	Veitchia montgomeryana	Montgomery Palm	18' CT Single Trunk	Remove	Regulated
43	Veitchia montgomeryana	Montgomery Palm	12-14' CT Triple Trunk	Remove	Regulated
44	Bursera simaruba	Gumbo Limbo	3" Dia.	Remove	Regulated
45	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
46	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
47	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
48	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
49	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
50	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
51	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
52	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
53	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
54	Thrinax radiata	Green Thatch Palm	40" PH	Relocate On-Site	-
55	Pithecellobium keyense	Blackbead	36" x 36"	Relocate On-Site	-

GENERAL LANDSCAPE RELOCATION NOTES:

- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED.
- ALL NEWLY PLANTED OR RELOCATED PLANTS ARE TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- ALL RELOCATED TREES AND PALMS TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR AND ELECTRICAL CONTRACTOR.
- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. REFER TO PROTECTION DIAGRAM.
- ALL PALMS TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT MAXIMUM 30% OF THE RELOCATED PALMS CANOPY.
- REMOVE AND DISPOSE OF ALL INVASIVE EXOTICS SUCH AS, BUT NOT LIMITED TO, SCHEFFELERA, BRAZILIAN PEPPER, CHINESE FAN PALM, AND WASHINGTONIA PALMS

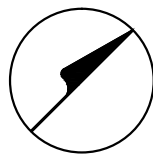
TREE PROTECTION NOTES:

- WHILE WORKING AROUND ANY TREES ON THE JOB SITE, IT IS CRITICAL AND MANDATORY THAT YOU FOLLOW THE DIAGRAM TO PREVENT DAMAGE TO THE TREES.
 - TREE PROTECTION FENCING IS A REQUIREMENT.
 - FENCING AROUND THE DRIPLINE IS THE MINIMUM REQUIREMENT.
 - IF FENCING WITHIN THE DRIPLINE IS ABSOLUTELY NECESSARY, ADDITIONAL PROTECTIVE MEASURES MUST BE
- 4 DIA. 9118" 14 933 A 55 G 1 F5G 5 F91C 18 G 15 8 19 8 C: A 1 8 7 < C J 9 F 14 9 FC C H 2 1 4 1 1 C 1 H C 14 9 DRIPLINE AT A MINIMUM. THIS METHOD IS ONLY ALLOWED IF PRIOR APPROVAL IS OBTAINED FROM PERMITTING AUTHORITY.

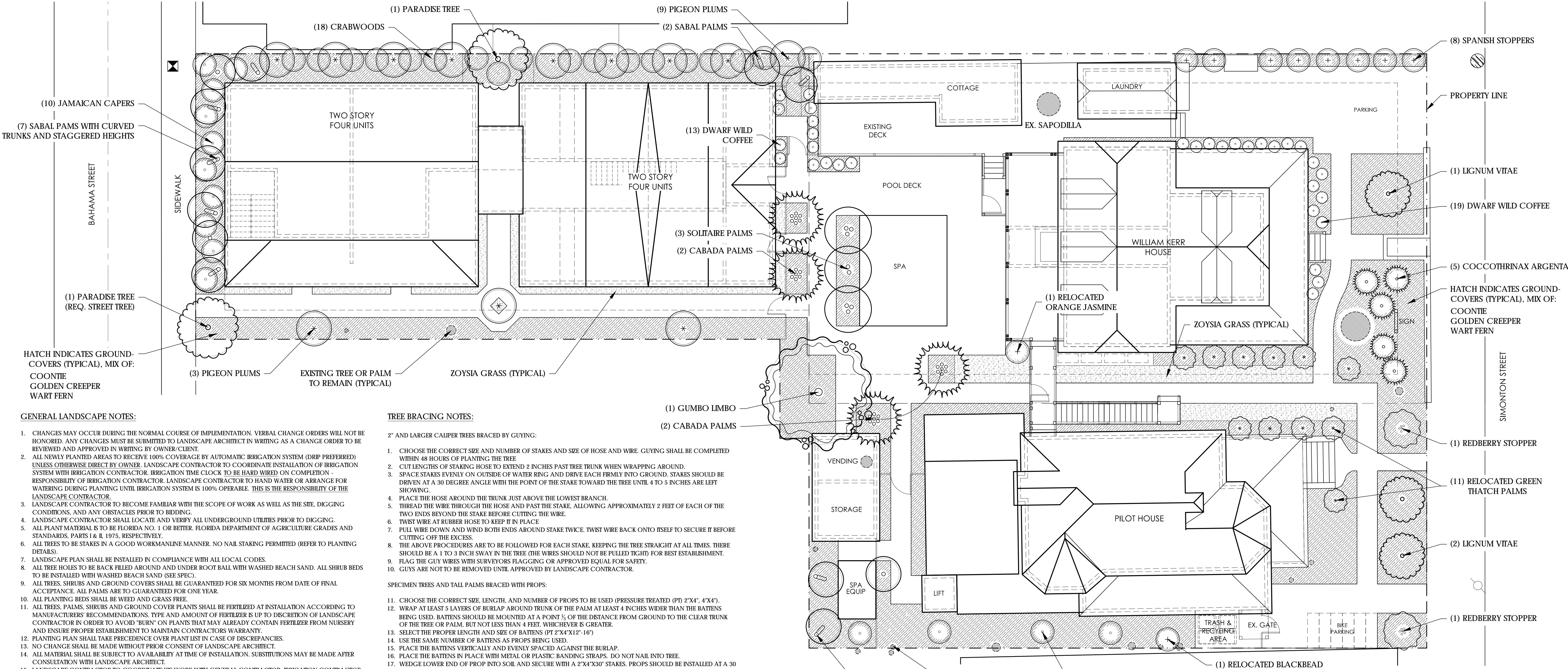


TREE PROTECTION DIAGRAM

SCALE: NONE



DATE: 08 / 25 / 15
SCALE: 1/8" = 1' - 0"
SHEET: TS-1



- GENERAL LANDSCAPE NOTES:**
- CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
 - ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECT BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
 - ALL TREES TO BE STAKES IN A GOOD WORKMANLINE MANNER. NO NAIL STAKING PERMITTED (REFER TO PLANTING DETAILS).
 - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 - ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND (SEE SPEC).
 - ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR SIX MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO GUARANTEED FOR ONE YEAR.
 - ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
 - ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
 - PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
 - NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
 - ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
 - ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
 - ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
 - AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
 - ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
 - ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
 - ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM. ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
 - LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

END

- TREE BRACING NOTES:**
- 2" AND LARGER CALIPER TREES BRACED BY GUYING:
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE
 - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 - PLACE THE HOSE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
 - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE. ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 - THREAD WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
 - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 - FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
 - GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.
- SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:**
- CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4").
 - WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/2 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
 - SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16')
 - USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
 - PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
 - PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO TREE.
 - WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKES. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.
 - CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
 - IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".
 - PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

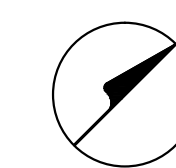
END

PLANT LIST

Qty.	Botanical Name	Common Name	Specifications	CALIPER	Native
TREES & PALMS					
1	<i>Buseira smarubia</i>	Gumbo Limbo	14-16' PH x 12-14' spread, character specimen	3" MIN.	YES
4	<i>Calyptanthus zuygium</i>	Myrtle-of-the-River	25 gallon, very full	1" MIN.	YES
10	<i>Capparis cynophallophora</i>	Jamaica Caper	15 gallon, very full	0.5" MIN.	YES
12	<i>Coccoloba diversifolia</i>	Pigeon Plum	25 gallon, 8-10' PH, very full	1" MIN.	YES
5	<i>Coccothrinax argentata</i>	Florida Silver Palm	15 gallon, very full		YES
4	<i>Dypsis cabadae</i>	Cabada Palm	12-14' PH; minimum 5 trunks		NO
2	<i>Eugenia confusa</i>	Redberry Stopper	6-8' PH, very full	1" MIN.	YES
8	<i>Eugenia foetida</i>	Spanish Stopper	15 gallon, very full	1" MIN.	YES
3	<i>Gualacum sanctum</i>	Native Lignum Vitae	6-8' PH x 6-8' spread, character specimens	1" MIN.	YES
18	<i>Gymnanthes lucida</i>	Crabwood	6-8' PH, very full	0.5" MIN.	YES
1	<i>Pithecellobium keyense</i>	Blackbead	Relocated from on-site		YES
3	<i>Pychosperma elegans</i>	Alexander Palm	(2) triple-trunk @ 12-14' PH, (1) double-trunk @ 12' PH		NO
12	<i>Sabal palmetto</i>	Sabal Palm	(7) @ 14' CT, (8) @ 12' CT, (6) @ 10' CT; curved-trunks w/ regenerated heads		YES
2	<i>Simarouba glauca</i>	Paradise Tree	16-18' PH x 12-16' spread	3" MIN.	YES
1	<i>Syagrus schizophylla</i>	Arakury Palm	Relocated from on-site		NO
11	<i>Thrinax radiata</i>	Green Thatch Palm	Relocated from on-site		YES
*Note: 17 non-native palms removed (refer to sheet TS-1) and replaced with (5) native Florida Silver Palms and (12) native Sabal Palms - 17 total palm replacements					
SHRUBS & GROUNDCOVERS					
TBD	<i>Emodea littoralis</i>	Golden Creeper	1 gallon, full 12" O.C.		YES
1	<i>Murraya paniculata</i>	Orange Jasmine	Relocated from on-site		NO
TBD	<i>Polypodium scolopendria</i>	Wart Fern	1 gallon, full, 12" O.C.		NO
33	<i>Pyschotria ligustifolia</i>	Dwarf Wild Coffee	7 gallon, very full		YES
TBD	<i>Zamia pumila</i>	Coontie	3 gallon, full, 18" O.C.		YES
TBD	<i>Zoysia 'emple'</i>	Zoysia Grass	Per Plans		NO

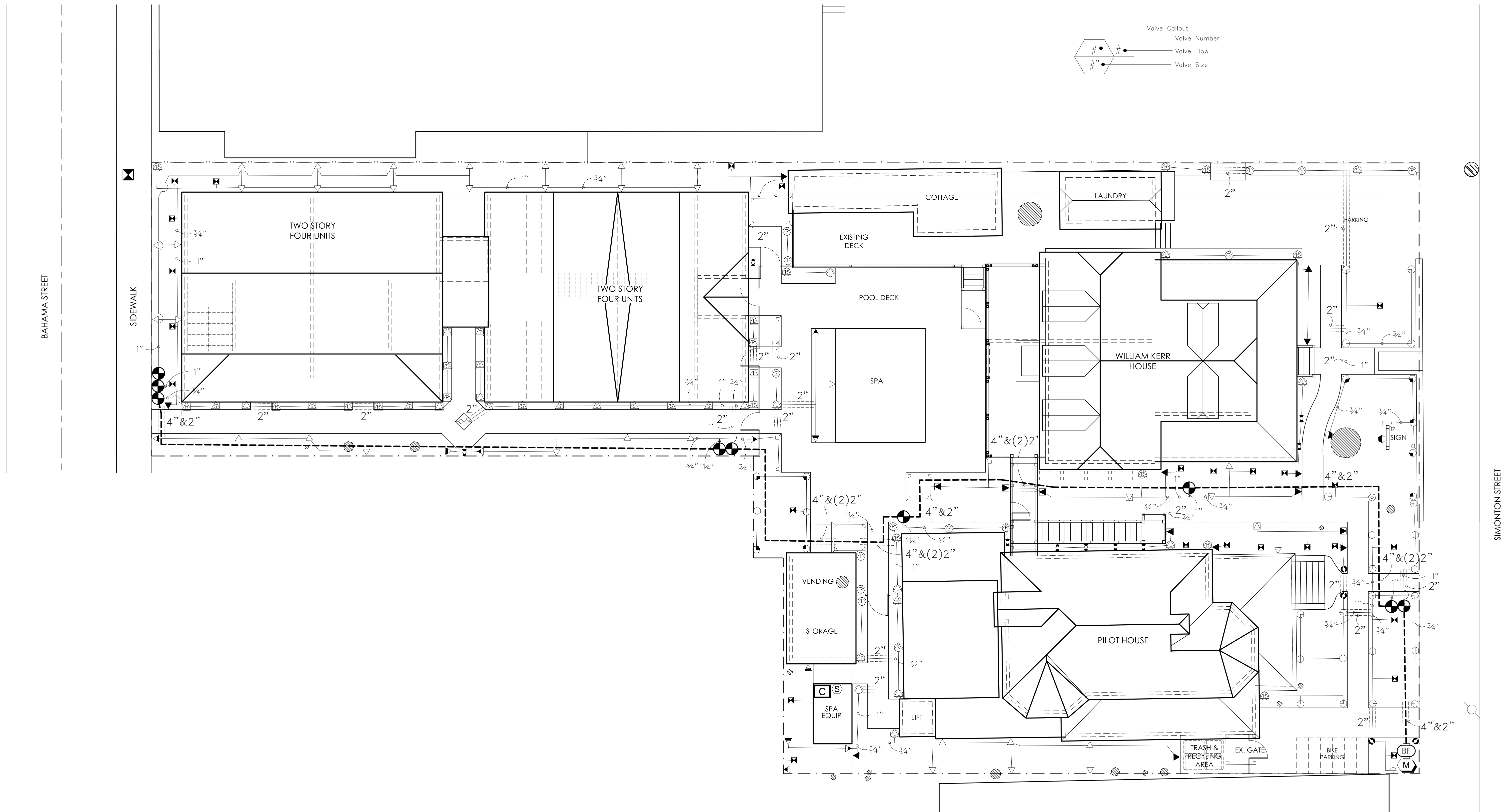
LANDSCAPE SITE DATA

PROJECT AREA	39.25 (: H
(SEC. 108-412) MINIMUM REQUIRED LANDSCAPE AREA (PROJECT AREA < 0.5 ACRE)	85.11 ± 0.05 : HL
LANDSCAPE AREA PROVIDED	84.71 ± 11.2 & : HL
(SEC. 108-413) REQUIRED RIGHT OF WAY PLANTING (SITE < 0.5 ACRE)	10' WIDTH & 40 PLANT UNITS / 100 LF
EAST RIGHT OF WAY (SIMONTON STREET)	+/- 19' WIDTH / 102 LF
REQUIRED PLANT UNITS	40.8
PROVIDED PLANT UNITS	42
WEST RIGHT OF WAY (BAHAMA STREET)	5' WIDTH / 49 LF
REQUIRED PLANT UNITS	20
PROVIDED PLANT UNITS	25
*REQUESTING MODIFICATION TO LANDSCAPE R.O.W. WIDTH REQUIREMENT ALONG BAHAMA STREET	
(SEC. 108-414) INTERIOR LANDSCAPE AREA REQUIRED	N/A
INTERIOR LANDSCAPE AREA PROVIDED	N/A
(SEC. 108-415) PERIMETER LANDSCAPE AREA REQUIRED	N/A
PERIMETER LANDSCAPE AREA PROVIDED	N/A
(SEC. 108-416) NON-VEHICULAR OPEN SPACE REQUIRED (NOS < 30%)	(HF96G#86SS : HBCG
NON-VEHICULAR OPEN SPACE PROVIDED	2 & : H
REQUIRED TREES PER NON-VEHICULAR OPEN SPACE PROVIDED	7.85
TREES PROVIDED	8
(SEC. 108-347) LANDSCAPE SCREENING / BUFFERYARD REQUIREMENTS	NOT REQUIRED
*PROPOSED USE: LOW-IMPACT COMMERCIAL	
ADJOINING USES: LOW-IMPACT COMMERCIAL	
SAME USES DO NOT REQUIRE BUFFERYARDS	



DATE: 08/25/15
SCALE: 1/8" = 1'-0"
SHEET: IR-1

CRAIG REYNOLDS
landscape architecture
craigreynolds.net 305.292.7243
517 Duval Street, Suite 204 Key West, Florida 33040



UNDERGROUND IRRIGATION SPECIFICATIONS

1.0 GENERAL

- 1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.
- 1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
 - 1. Layout of Irrigation Heads:
 - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
 - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.
- 1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
 - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
 - B. Pre-Installation Conference:
 - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
 - C. System Adjustments:
 - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
 - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
 - 3. Documentation and submittal of actual water supply performance prior to commencing installation.
- 1.4 SUBMITTALS:
- A. Record Drawings:
 - 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
 - a. Detail and dimension changes made during construction.
 - b. Significant details and dimensions not shown in original Bidding Documents.
 - 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
 - 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
 - 4. As-built drawing shall be provided in pdf format.
 - 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
 - 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
 - B. Instruction Manual:
 - 1. Provide instruction manual which lists complete instructions for system operation and maintenance.
- 1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.
- 1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
 - 1. Completed system including parts and labor.
 - 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
 - 3. System adjustment to supply proper coverage to areas to receive water.
- 1.7 MAINTENANCE:
- A. Extra Materials:
 - 1. In addition to installed system, furnish Owner with the following items at close-out:
 - a. Two sprinkler head bodies of each size and type.
 - b. Two nozzles for each size and type.
 - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

- 2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
 - B. Pipe:
 - 1. Pressure Lines: as indicated on plans.
 - 2. Lateral Lines: as indicated on plans.
 - 3. Risers: sch. 80 PVC, gray
 - C. Fittings:
 - 1. Schedule 40 PVC.
 - D. Sleeving:
 - 1. Schedule 40 PVC.
- 2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.
- 2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
 - B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBV waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
 - C. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as extra wires. These wires shall be of a different color than the others.
- 2.4 VALVES:
- A. Electric Valves:
 - 1. Make and model shown on Drawings.
 - B. Gate valves:
 - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
 - C. Automatic Controller:
 - 1. Make and model shown on Drawings.
 - D. Backflow Preventor:
 - 1. Make and model shown on Drawings.
- 2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
 - 1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
 - 2. Do not install more than one (1) valve in a single box.
 - 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

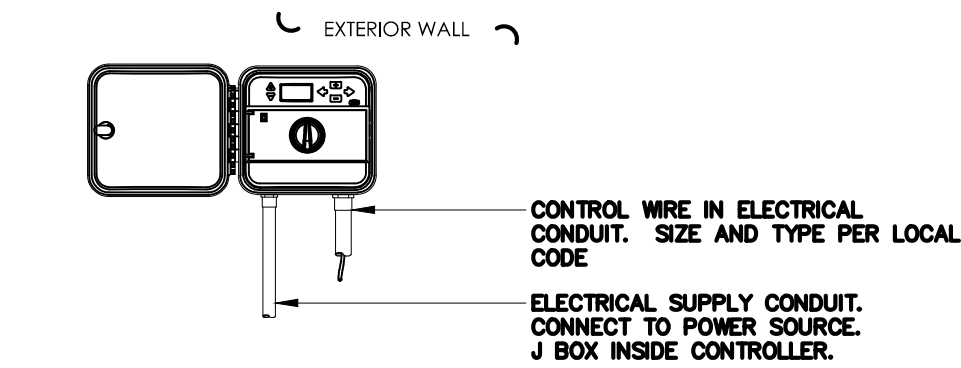
3.0 EXECUTION:

- 3.1 PREPARATION:
- A. Protection:
 - 1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.
- 3.2 INSTALLATION:
- A. Trenching and Backfilling:
 - 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
 - 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

- 3. Do not cover pressure main, sprinkler pipe, or fittings until the Landscape Architect has inspected and approved system.
- B. Installation of Plastic Pipe:
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
 6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
 7. Make solvent weld joints in the following manner:
 - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
 - b. Apply uniform coat of 711 solvent to outside of pipe.
 - c. Apply solvent to fitting in similar manner.
 - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
 - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
 - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
 - g. Wipe off solvent appearing on outer shoulder of fitting.
 - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
 - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
 8. Tape threaded connection with teflon tape.
 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
 3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
 4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
 2. Set sprinkler heads perpendicular to finish grade.
 3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.

- 3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
 - B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
 - C. Adjust watering time of valves to provide proper amounts of water to all plants.
- 3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

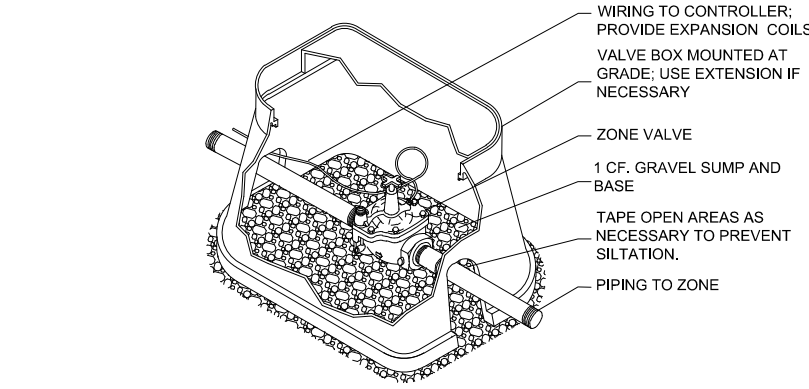
END OF SECTION



NOTE
1. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

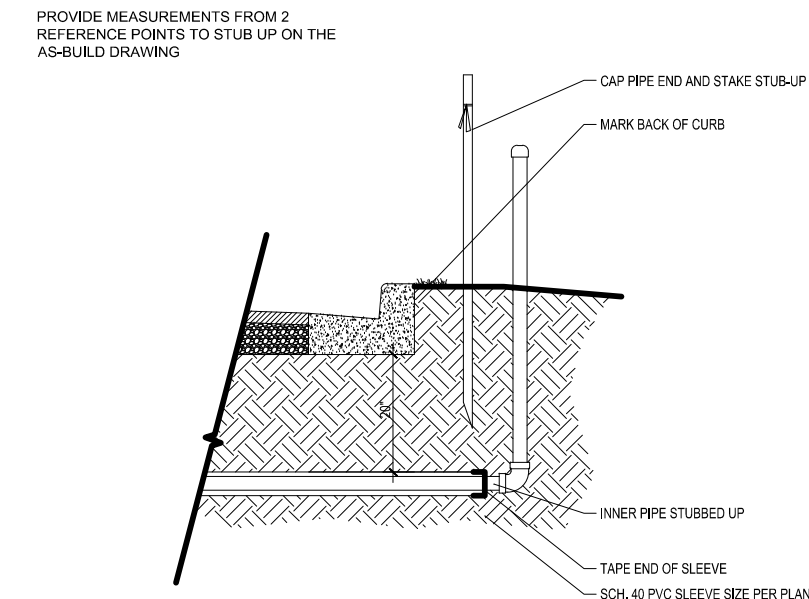
CONTROLLER INSTALLATION DETAIL

SCALE: NTS



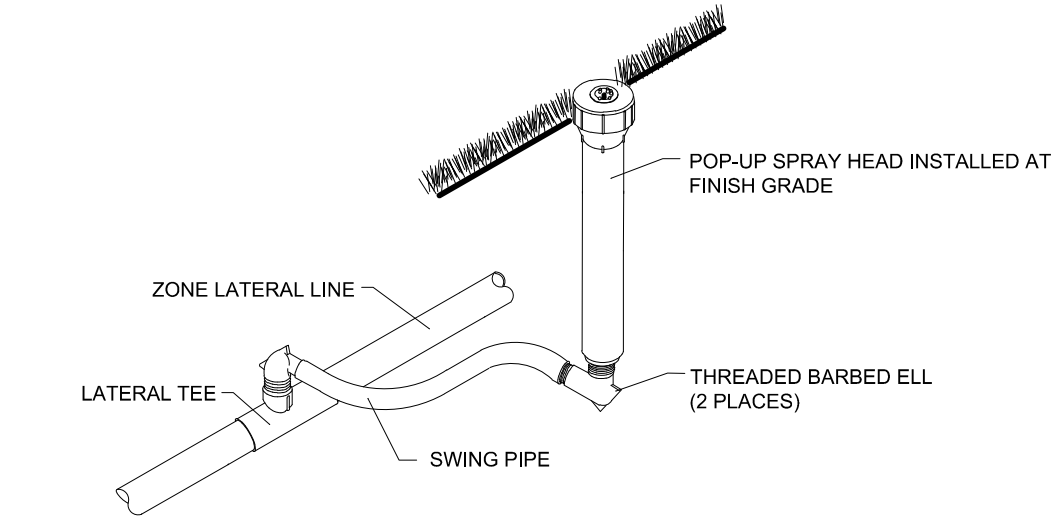
ZONE VALVE INSTALLATION DETAIL

SCALE: NTS



SLEEVEING ROUGH-IN DETAIL

SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
◀	Rain Bird 1806 15 Stnp Series	6	EST	30	0.61	4x15'
◻	Rain Bird 1806 15 Stnp Series	3	SST	30	1.21	4x30'
↷	Rain Bird 1806 5 Series MPR	4	90	30	0.10	5'
◀	Rain Bird 1812 15 Stnp Series	10	EST	30	0.61	4x15'
◀	Rain Bird 1812 15 Stnp Series	5	LCS	30	0.49	4x15'
◀	Rain Bird 1812 15 Stnp Series	5	RCS	30	0.49	4x15'
◀	Rain Bird 1812 15 Stnp Series	33	SST	30	1.21	4x30'
↷	Rain Bird 1812 5 Series MPR	1	180	30	0.20	5'
↷	Rain Bird 1812 5 Series MPR	17	90	30	0.10	5'
⊙	Rain Bird 1812 8 Series MPR	8	180	30	0.52	8'
⊙	Rain Bird 1812 8 Series MPR	11	90	30	0.26	8'
⊙	Rain Bird 1812 10 Series MPR	2	180	30	0.79	10'
⊙	Rain Bird 1812 10 Series MPR	8	90	30	0.39	10'
⊙	Rain Bird 1812 10 Series MPR	1	120	30	0.53	10'
⊙	Rain Bird 1812 12 Series MPR	5	90	30	0.65	12'
⊙	Rain Bird 1812 6 Series VAN	4	Adj	30		6'
⊙	Rain Bird 1812 8 Series VAN	1	Adj	30		8'
⊙	Rain Bird 1812 15 Stnp Series	13	LCS	30	0.49	4x15'
⊙	Rain Bird 1812 15 Stnp Series	17	RCS	30	0.49	4x15'
⊙	Rain Bird 1812 15 Stnp Series	5	SST	30	1.21	4x30'
⊙	Rain Bird 1806 15 Stnp Series w/PCS-030 screen	8	LCS	30	0.49	4x15'
⊙	Rain Bird 1806 15 Stnp Series w/PCS-030 screen	8	RCS	30	0.49	4x15'
⊙	Rain Bird 1806 15 Stnp Series w/PCS-030 screen	11	SST	30	1.21	4x30'
⊙	Rain Bird 1806-5 Series Stream	9	180	30	0.50	1x10'
⊙	Rain Bird 1806 w/Maxjet ARCCHFG09H	26	90	30	0.25	5'

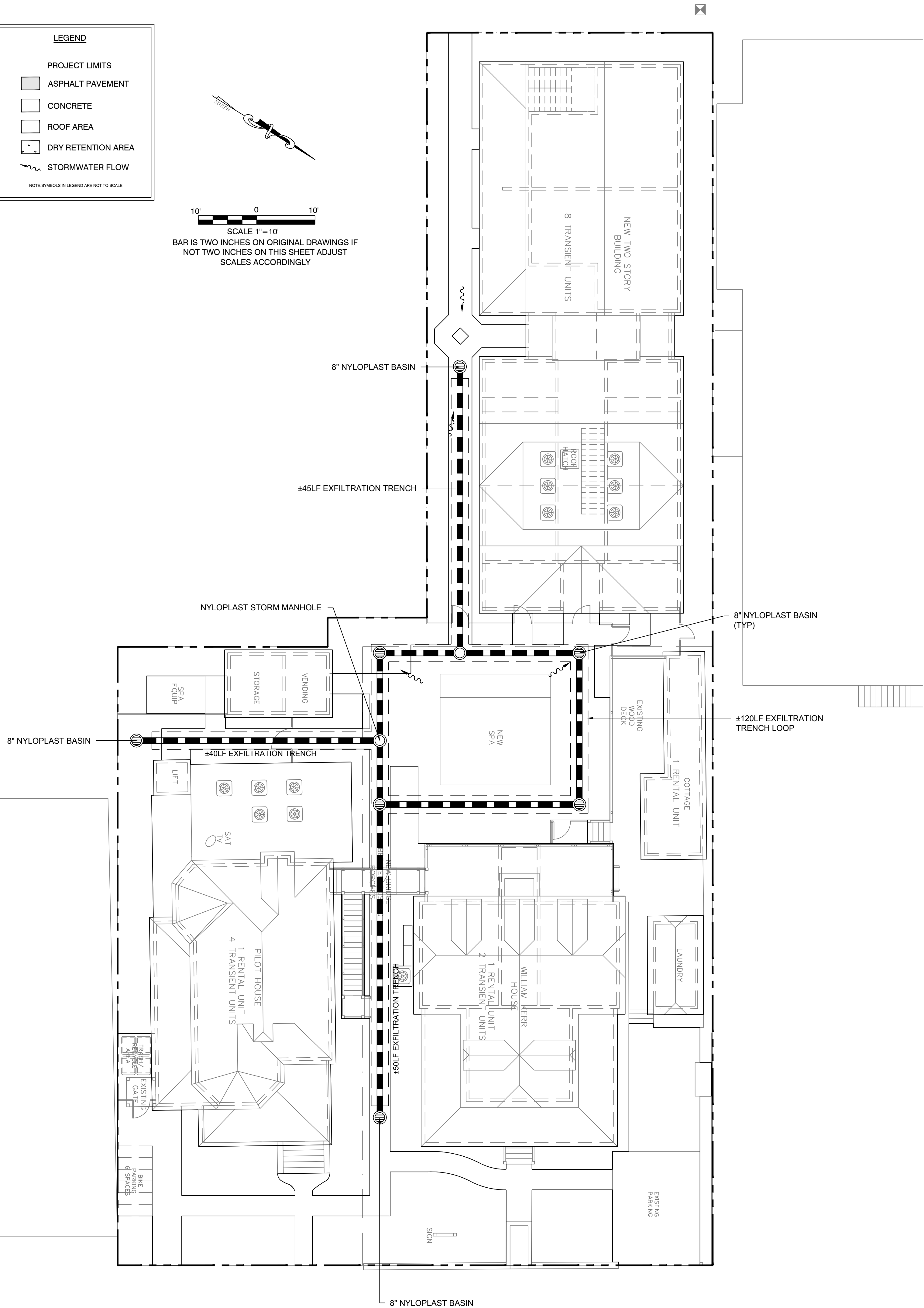
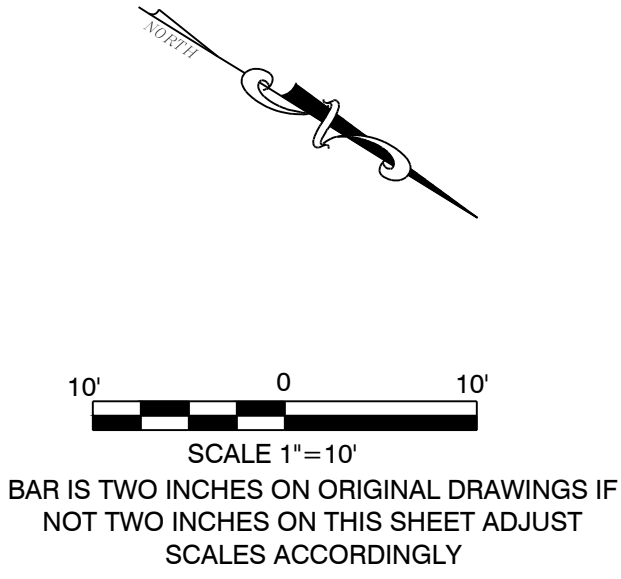
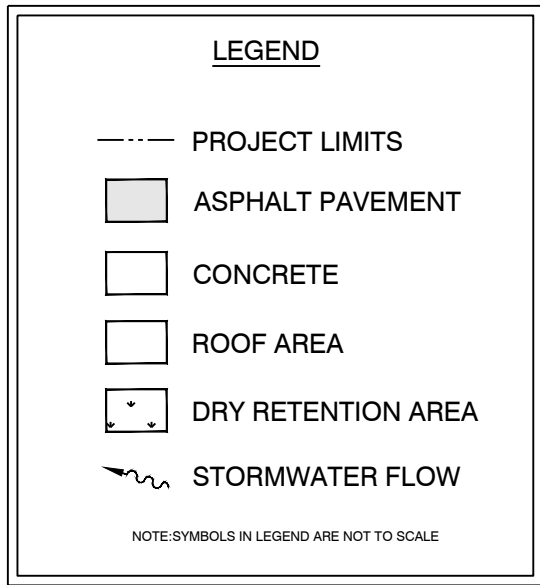
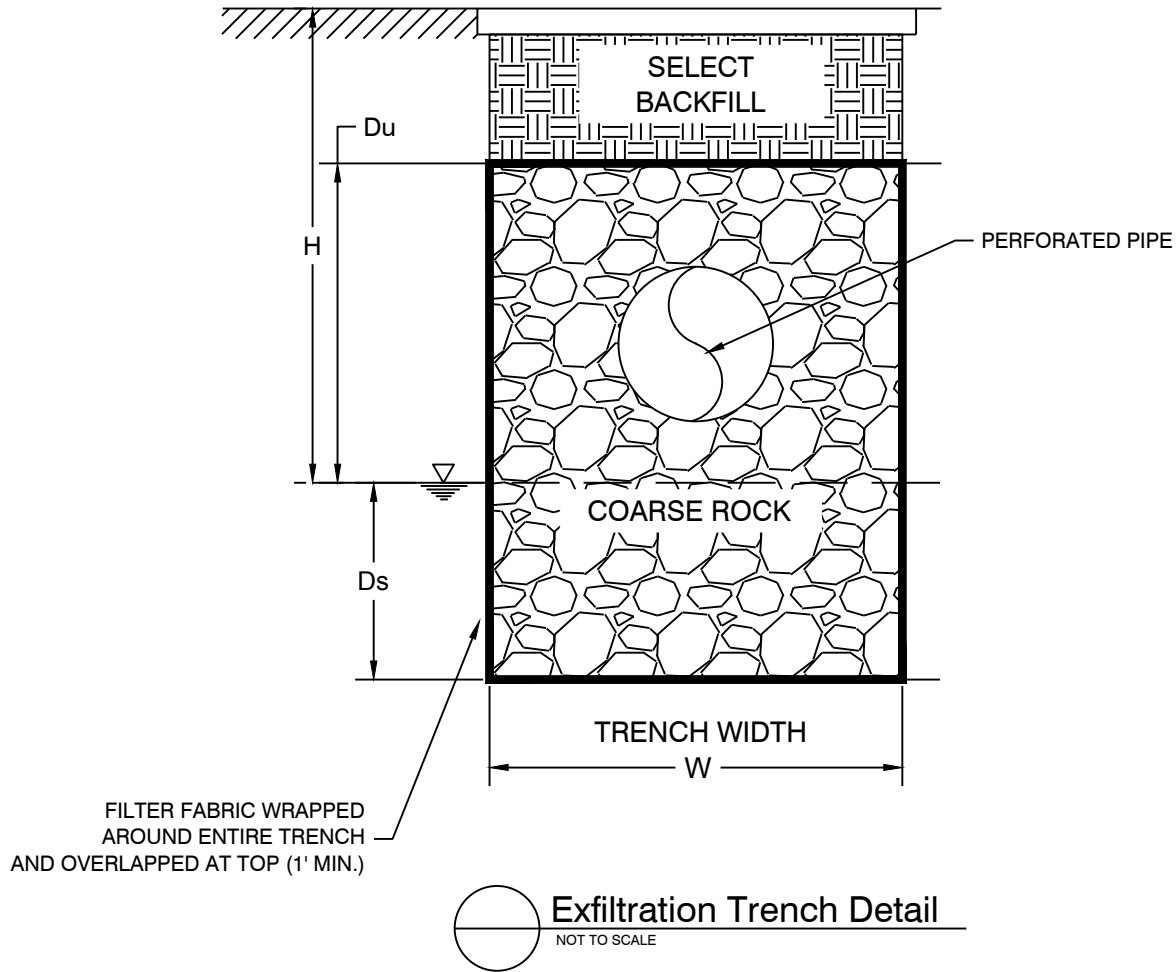
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊙	Rain Bird 100HVf in 10" Valve Box	9
⊙	Wilkins 975XL 1" Backflow Preventer	1
⊙	Rain Bird ESP12m 12 Station Controller	1
⊙	Rain Bird R5D-BEx Rain Sensor	1
⊙	Water Meter 1"	1
— — — — —	Irrigation Lateral Line: PVC Class 160	1,500 l.f.
- - - - -	Irrigation Mainline: PVC 1-1/2" Schedule 40	300 l.f.
- - - - -	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.	
	IRRIGATION CONTRACTOR RESPONSIBLE FOR THEIR OWN TAKE OFF	

Water Quantity Calculations - 25yr/72hr Design Storm					
<u>Water Quantity - Predevelopment</u>					
Project Area	A =	0.369	ac	16,054	sf
Pervious Area		0.056	ac	2,426	sf
Impervious Area		0.313	ac	13,628	sf
% Impervious		84.89%			
Rainfall for 25yr/24hr event	P ₂₄ =	9	in		
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in		
Depth to Water Table		4	ft		
Predeveloped Available Storage		8.18	in		
Soil Storage	S =	1.24	in		
$Q_{pre} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q _{pre} =	10.86	in		
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} =	4.00	ac-in		
<u>Water Quantity - Postdevelopment</u>					
Project Area	A =	0.369	ac	16,054	sf
Pervious Area		0.105	ac	4,567	sf
Impervious Area		0.264	ac	11,487	sf
% Impervious		71.6%			
Rainfall for 25yr/24hr event	P ₂₄ =	9	in		
Rainfall for 25yr/3day event	P ₇₂ =	12.23	in		
Depth to Water Table		4	ft		
Developed Available Storage		8.18	in		
Soil Storage	S =	2.33	in		
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q _{post} =	9.82	in		
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} =	3.62	ac-in		
<u>Postdevelopment - Predevelopment</u>					
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} =	-1.04	in		
Pre/Post Volume = Q _{pre-post} x A	V _{pre-post} =	-0.38	ac-in		

Water Quality Calculations - 25yr/72hr Design Storm					
<u>Water Quality</u>					
Project Area	0.369	ac	16,054	sf	
Surface Water	0.000	ac	0	sf	
Roof Area	0.178	ac	7,775	sf	
Pavement/Walkways	0.085	ac	3,712	sf	
Pervious area	0.105	ac	4,567	sf	
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.085	ac	3,712	sf	
% Impervious	23%				
A) One inch of runoff from project area	0.369	ac-in			
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.213	ac-in			
<u>Comparison of Water Quality Methods</u>					
	0.369	>	0.213		
	ac-in		ac-in		
Total Volume Required	0.369	ac-in	1,338	cf	
Exfiltration Provided	0.391	ac-in	1,418	cf	
Total Provided	0.391	ac-in	1,418	cf	

Exfiltration Trench Design			
Required trench length (L) =			
$\frac{V}{K \left(\frac{H^2 W}{2} + 2 H^2 D_u - D_u^2 + 2 H^2 D_s \right) + 1.39 \times 10^{-4} (W) (D_u)}$			
Assumed Hydraulic Conductivity, K= 0.0000145			
H =	5	ft	
W =	3	ft	
D _u =	2.5	ft	
D _s =	0	ft	
Volume of Trench, V =	0.369	ac-in	
Trench Length Required =	241	FT	
Trench Length Provided =	255	FT	

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



ORIGINAL:	
REVISIONS:	
1	
2	
3	
4	
5	
6	

MARQUESA HOTEL ANNEX	KEY WEST, FL 33040
CONCEPTUAL DRAINAGE PLAN	

MARQUESA HOTEL ANNEX	414 SIMONTON STREET
KEY WEST, FL 33040	

JOB NO.	151033
DRAWN	BGO
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	

DRC

Minutes & Comments

THOMAS E. POPE, P.A.
ARCHITECTURE, RESTORATION, PLANNING
610 WHITE STREET
KEY WEST, FLORIDA 33040
(305) 296-3611
FAX (305) 294-2923
TEPOPEPA@AOL.COM

September 8, 2015

RE: Response to DRC Comments for 410 Simonton, 414 Simonton,
411 Bahama & 418 Bahama

1. Change notation drawings from rental to non – transient.
All notation are revised on sheets A0.1, A0.3, A1.1, A1.2, A1.3, A1.4, A1.5
2. Provide Unity of Title:
As Unity of Title shall be a condition of approval, please see attached statement from Owner
3. Show accessible path from ADA parking to project.
ADA accessible path is shown on A0.1 and A0.2. Please note that the crosswalk is on City Right of Way and will require coordination with the City.
4. Revise application to show current Ownership:
Please see attached revised application.
5. Provide all Deeds:
Attached are all pertinent Deeds
6. Provide record of existing units:
Attached are all existing records from City Licensing Department
7. Show ADA parking distance on Site Plan.
Sheets A0.1 and A0.2 have been revised to indicate distance.
8. Indicate distance to nearest fire hydrant.
Sheets A0.1 and A0.2 have been revised to indicate fire hydrant locations.
9. Solid Waste – Please provide a site plan that shows trash and recycle storage locations with dimensions for the Marquesa Hotel Annex and William Kerr House properties. For the William Kerr House and Pilot House properties, indicated how residential and commercial material will be kept separate and managed under commercial account and residential pick up.
Sheets A0.1 and A0.2 have been revised to show both residential and commercial areas.

10. Solid Waste – Section 108-279 requires solid waste storage areas to be screened from adjacent properties and public view.

Sheets A0.1 has been revised to show screening.

11. Sustainably:

Project will address sustainable design elements in the Design Development and Construction Document process of the development.

Additional Information

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name INTER-OCEAN HOLDINGS LLC CtlNbr:0025141
Location Addr 410 SIMONTON ST
Lic NBR/Class 15-00030924 RENTAL-NON-TRANSIENT RESIDENTIAL
Issue Date: June 04, 2015 Expiration Date: September 30, 2015
License Fee \$14.94
Add. Charges \$14.94
Penalty \$0.00
Total \$14.94

Comments: 3 NONTRANSIENT RENTAL UNITS

Oper: KEYWBCD Type: OC Drawn: 1
Date: 5/04/15 53 Receipt no: 24522
2015 30224

OK LIC OCCUPATIONAL RENTALS
Lic \$14.94
INTER-OCEAN HOLDINGS LLC \$14.94
TOTAL Payment \$14.94

This document must be prominently displayed.

INTER-OCEAN HOLDINGS LLC
600 FLEMING ST
KEY WEST FL 33040

Trans date: 5/04/15 Time: 14:36:18

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name PILOT HOUSE CtlNbr:0004906
Location Addr 414 SIMONTON ST
Lic NBR/Class 15-00004902 RENTAL-GUESTHOUSE/BED & BREAKFAST
Issue Date: October 02, 2014 Expiration Date: September 30, 2015
License Fee \$126.00
Add. Charges \$126.00
Penalty \$0.00
Total \$126.00
Comments: 8 GUESTHOUSE UNITS

Oper: KEYHOLD Type: OC Drawer: 1
Date: 10/02/14 53 Receipt no: 434
2015 4902

OR LIC OCCUPATIONAL RENEWAL

This document must be prominently displayed.

Trans date: 10/02/14
KEPHART, VINCE MASTERC

1.00 \$126.00

3824598

\$126.00

Trans date: 10/02/14 Time: 14:04:52

PILOT HOUSE
414 SIMONTON ST

KEY WEST FL 33040

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name	PILOT HOUSE	CtlNbr:0002970
Location Addr	411 BAHAMA ST	
Lic NBR/Class	15-00002982 RENTAL-GUESTHOUSE/BED & BREAKFAST	
Issue Date:	October 01, 2014	Expiration Date: September 30, 2015
License Fee	\$94.50	
Add. Charges	\$94.50	
Penalty	\$0.00	
Total	\$94.50	
Comments:	6 UNIT GUESTHOUSE	

This document must be prominently displayed.

KEPHART, LYNN

PILOT HOUSE
524 EATON ST 150

KEY WEST FL 33040

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Monday the 7th for Labor Day.

Website tested on IE8, IE9, & Firefox.

Requires a 1024x768px or higher resolution monitor.

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1006700 Parcel ID: 00006470-000000

Ownership Details

Mailing Address:

INTER-OCEAN HOLDINGS LLC
600 FLEMING ST
KEY WEST, FL 33040-6826

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 06-68-25

Property Location: 410 SIMONTON ST KEY WEST

Legal Description: KW PT LOT 2 SQR 37 B OF WB-146 OR106-5-6 OR254-421/22 CO JUDGE DOCKET 9-74A2 OR606-364 OR687-104/05 OR1418- 450/51 OR1525-1556C
OR2330-1225D/C OR2348-1068ORD OR2386-40ORD OR2387-883/84 OR2601-1281/83 OR2673-1941/50MERGER

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	60	106	6,360.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 1366
Year Built: 1933

Building 1 Details

Building Type R4	Condition A	Quality Grade 550
Effective Age 81	Perimeter 164	Depreciation % 73
Year Built 1933	Special Arch 0	Grnd Floor Area 980
Functional Obs 0	Economic Obs 0	

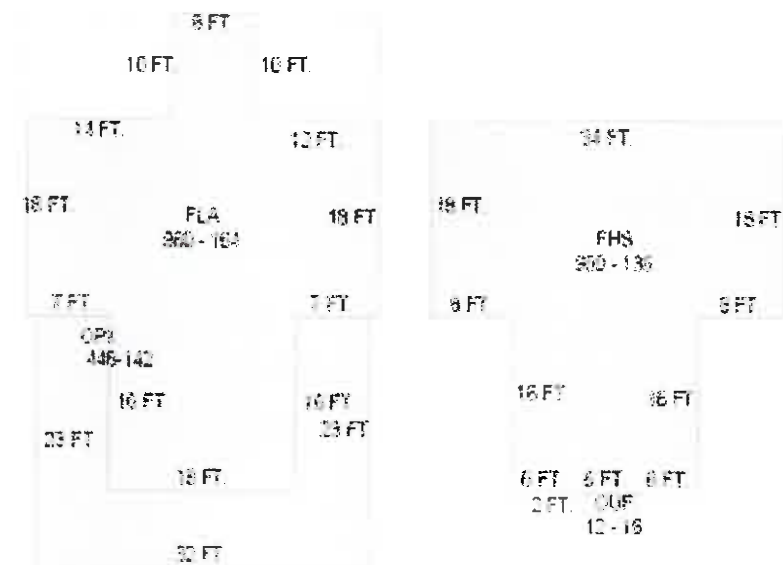
Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP	Roof Cover METAL
Heat 1 NONE	Heat 2 NONE
Heat Src 1 NONE	Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1990				900
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	980
2	<u>OPX</u>	10:HARDIE BD	1	1990	N N	0.00	0.00	448
8	<u>OUF</u>	10:HARDIE BD	1	1990	N N	0.00	0.00	12

Building 3 Details

Building Type R1
 Effective Age 27
 Year Built 1998

Condition A
 Perimeter 136
 Special Arch 0

Quality Grade 450
 Depreciation % 33
 Grnd Floor Area 386

Functional Obs 0

Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

3 Fix Bath 0

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 0

Vacuum 0

Garbage Disposal 0

Compactor 0

Security 0

Intercom 0

Fireplaces 0

Dishwasher 0

8 FT

21 FT

35 FT

4 FT

FLA 280-90

34 FT

18 FT

15 FT

FLA 120-46

8 FT

Sections:

Nbr Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
----------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	266
3	FLA	12:ABOVE AVERAGE WOOD	1	2000	N	N	0.00	0.00	120

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	FN3:WROUGHT IRON	180 SF	45	4	1969	1970	2	60

Appraiser Notes

14-1 VALUE REDUCED FROM \$974,819
4 TOTAL UNITS PER INSPECTION. - EK
2005-06-06 ASKING \$2,500,000 HAS 5 CITY LICENCES WITH GOOD INCOME FROM THE REALTORS WEEKLY-SKI
2005-04-01 BEING OFFERED FOR \$2,700,000. AS ADVERTISED IN THE REALTOR'S WEEKLY
2012-03-26 MLS \$895,000 7/7 ONE OF KEY WEST'S MOST BEAUTIFUL HOUSES. TRUE HISTORY RESOUNDS IN THIS ONE OF A KIND HOME. PAINTINGS FROM THE 1880'S ARE FEATURED IN THE FRONT PARLOR ON THE CEILING AND WALLS. CURRENTLY IN USE AS A 5 UNIT RENTAL PROPERTY WITH RENTAL INCOME OF \$8,100/MONTH. THIS HOUSE IS A GREAT CANDIDATE TO REMODEL AS A SINGLE FAMILY HOME
TPP8892322-RENTALS
2007-05-17 MLS OFFER \$1,999,999 6/6 A CHANCE TO OWN ONE OF THE GRAND DAMES OF KEY WEST. AN HISTORICAL MASTERPIECE WITH BEAUTIFUL GINGERBREAD TRIM RETURN TO A MULTI FAMILY HOME.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-1561	04/22/2014	07/18/2014	15,000		REPLACE UP TO 21 PIERS AND CONSTRUCT 16 NEW PORCH FOUNDATION PIERS.
15-1704	05/13/2015		15,000		2200 SQ FT OF BRICK PAVING (OLD HAVANA BRICK).DRIVEWAY IS BRICK OVER CONCRETE. ALL JOISTS SANDED.
B954363	12/01/1995	11/01/1996	1,500		RENOVATIONS
9601557	09/01/1996	11/01/1996	1,300		PLUMBING
9602373	06/01/1996	11/01/1996	2,000		ELECTRICAL
9604309	11/05/1996	12/29/1998	1,500		DECK
3	9702353	08/20/1997	12/29/1998	35,000 Residential	BUILD POOL PAVILION/ADDIT

	9703727	11/10/1997	12/29/1998	15,100		POOL
1	9704040	12/16/1997	12/29/1998	400	Residential	PAINT HOUSE
	9704258	12/18/1997	12/29/1998	4,200		ELECTRICAL
	9703349	10/02/1997	12/29/1998	2,800		ELECTRICAL
	9800989	05/15/1998	12/29/1998	103,500		NEW COTTAGE/DECK
	9803228	10/16/1998	12/29/1998	1,500		ELECTRICAL
	9901245	04/13/1999	08/07/2000	2,500		ELECTRICAL
	0000896	04/07/2000	08/07/2000	1,500		PLUMBING
	04-1839	06/08/2004	10/22/2004	2,475		ROOFING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	120,921	842	487,487	609,250	609,250	0	609,250
2014	355,166	23,139	311,275	689,580	689,580	0	689,580
2013	400,144	23,586	289,558	713,288	713,288	0	713,288
2012	406,029	24,033	156,885	586,947	586,947	0	586,947
2011	411,914	24,480	217,197	653,591	650,422	0	653,591
2010	411,914	24,928	154,451	591,293	591,293	0	591,293
2009	459,119	25,605	440,319	925,043	925,043	0	925,043
2008	383,876	26,280	826,800	1,236,956	1,236,956	0	1,236,956
2007	315,554	22,694	826,800	1,165,048	1,165,048	0	1,165,048
2006	315,554	23,265	636,000	943,264	943,264	0	943,264
2005	315,554	23,988	572,400	911,942	911,942	0	911,942
2004	343,988	24,690	413,400	782,078	782,078	0	782,078
2003	429,985	25,412	254,400	709,797	709,797	0	709,797
2002	393,521	26,133	254,400	674,054	674,054	0	674,054
2001	345,335	26,834	254,400	626,569	626,569	0	626,569
2000	405,716	35,016	171,720	612,452	612,452	0	612,452

1999	339,326	30,109	139,093	508,528	508,528	0	508,528
1998	188,242	3,974	171,720	363,936	363,936	0	363,936
1997	164,711	3,569	159,000	327,280	327,280	0	327,280
1996	150,168	3,399	159,000	312,568	312,568	0	312,568
1995	142,082	3,375	159,000	304,457	304,457	0	304,457
1994	127,065	3,174	159,000	289,239	289,239	0	289,239
1993	127,065	3,334	159,000	289,400	289,400	0	289,400
1992	149,989	3,481	159,000	312,471	312,471	0	312,471
1991	149,989	3,641	159,000	312,630	312,630	0	312,630
1990	300,181	1,440	135,150	436,771	436,771	0	436,771
1989	301,731	1,480	133,560	436,771	436,771	0	436,771
1988	212,223	1,155	120,840	334,218	334,218	0	334,218
1987	251,792	1,186	58,433	311,411	311,411	0	311,411
1986	209,914	1,216	57,240	268,370	268,370	0	268,370
1985	103,684	1,246	57,240	162,170	162,170	0	162,170
1984	82,888	0	57,240	140,128	140,128	0	140,128
1983	79,150	0	28,493	107,643	107,643	0	107,643
1982	80,535	0	28,493	109,028	109,028	0	109,028

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/29/2012	2601 / 1281	820,000	<u>WD</u>	02
8/1/1996	1418 / 0450	325,000	<u>WD</u>	U

This page has been visited 86,174 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Monday the 7th for Labor Day.

Website tested on IE8, IE9, & Firefox.
Requires a resolution of 1024x768 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1006696 Parcel ID: 00006460-000000

Ownership Details

Mailing Address:
INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040-6926

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 414 SIMONTON ST KEY WEST
Legal Description: KW PT LOTS 1 & 2 SQR 37 OR282-475 OR406-373-374 OR483-861/864 OR728-784 OR708-612 OR716-800/802 OR818-1967 OR849-797Q/C OR1910-1359/61 OR2286-127C OR2756-930/31

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	42	106	4,452.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 2828
Year Built: 1933

Building 1 Details

Building Type	Condition A	Quality Grade 400
Effective Age 23	Perimeter 366	Depreciation % 30
Year Built 1933	Special Arch 0	Grnd Floor Area 2,828
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	8	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	3
Extra Fix	14	Dishwasher	0



9/8/2015 9:59 AM

12	<u>OUU</u>	1	1999	130
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1603	HOTEL/MOTEL B	100	N	Y
	1605	HOTEL/MOTEL B	100	N	Y
	1609	FAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
442	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	TK2:TIKI	273 SF	21	13	1988	1989	4	40
3	FN3:WROUGHT IRON	136 SF	34	4	1964	1965	2	60
4	PT3:PATIO	176 SF	22	8	1964	1965	2	50
5	PT2:BRICK PATIO	210 SF	0	0	1964	1965	4	50
6	PT2:BRICK PATIO	579 SF	0	0	1964	1965	2	50
7	FN2:FENCES	372 SF	62	6	1964	1965	3	30
8	WF2:WATER FEATURE	1 UT	0	0	1988	1989	1	20
9	AC2:WALL AIR COND	1 UT	0	0	1964	1965	3	20
10	PT5:TILE PATIO	300 SF	60	5	1998	1999	3	50
11	HT2:HOT TUB	1 UT	0	0	1998	1999	3	50
12	TK2:TIKI	35 SF	0	0	1998	1999	1	40
13	PT5:TILE PATIO	68 SF	0	0	1964	1965	3	50

Appraiser Notes

PILOT HOUSE GUEST HOUSE-414 SIMONTON ST MANAGER - ED COX 294-8719 TPP ACCOUNT #8511612. 2003-01-16-SKI 4 TRANSIENT ROOMS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-736	12/07/2010		0		PAINT NORTHSIDE OF PILOT HOUSE GUESTHOUSE TRIM WHITE AND GREEN
07-3529	07/16/2007		0		PAINT ONE SIDE OF PILOT HOUSE AND GENERAL REPAIR OF 50SF OF ROTTED HOLES AROUND WINDOWS AND DOORS
13-3749	09/13/2013		9,850	Commercial	REPAIR WATER LEAK IN BACK WALL AND DECK ADD WOOD WINDOW FOR OFFICE. REPAIR WOOD STRINGERS OF EXISTING FIRE ESCAPE IN REAR OF 414 SIMONTON STREET.
9700903	04/01/1997	07/01/1997	6,000		FIRE ESCAPE
9803697	11/30/1998	11/19/1999	15,000		REPAIR SIDING
9804041	12/23/1998	11/19/1999	16,000		3 CENTRAL AC UNITS
9901245	04/14/1999	11/19/1999	2,500		ELECTRICAL
01-2501	07/10/2001	10/31/2001	2,000		electrical
01-2546	07/19/2001	10/31/2001	750		REPAIR SIDING & PAINT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	378,978	17,615	777,662	2,731,827	1,048,495	0	2,731,827
2014	395,220	16,247	756,644	2,686,931	953,178	0	2,686,931
2013	395,220	16,479	718,812	866,526	866,526	0	866,526
2012	416,876	16,818	718,812	866,526	866,526	0	866,526
2011	416,876	17,119	798,680	1,067,977	1,067,977	0	1,067,977
2010	416,876	17,459	502,029	1,067,977	1,067,977	0	1,067,977
2009	416,876	17,759	523,110	1,148,362	1,148,362	0	1,148,362
2008	433,118	18,099	578,760	1,317,353	1,317,353	0	1,317,353
2007	364,601	18,399	578,760	1,357,738	1,357,738	0	1,357,738
2006	373,716	408,835	445,200	1,312,332	1,312,332	0	1,312,332
2005	387,389	418,208	400,680	2,181,073	2,181,073	0	2,181,073
2004	385,158	427,620	289,380	1,982,794	1,982,794	0	1,982,794

2003	385,158	436,993	178,080	843,384	735,815	25,000	710,815
2002	385,158	446,404	178,080	803,223	702,254	25,000	677,254
2001	385,158	455,022	178,080	803,223	701,314	25,000	676,314
2000	385,158	231,757	120,204	803,223	699,603	25,000	674,603
1999	361,247	4,273	120,204	603,223	538,104	25,000	513,104
1998	240,097	7,650	120,204	415,775	387,271	25,000	362,271
1997	240,086	6,688	111,300	268,689	268,689	25,000	243,689
1996	218,260	6,837	111,300	268,689	268,689	25,000	243,689
1995	218,260	6,974	111,300	268,689	268,689	25,000	243,689
1994	218,260	7,181	111,300	276,495	276,495	25,000	251,495
1993	218,260	7,362	111,300	276,495	276,495	25,000	251,495
1992	218,260	7,569	111,300	276,495	276,495	25,000	251,495
1991	218,260	7,757	111,300	276,495	276,495	25,000	251,495
1990	115,065	2,842	94,605	276,495	276,495	25,000	251,495
1989	115,065	0	93,492	276,495	276,495	0	276,495
1988	110,767	0	84,588	195,355	195,355	0	195,355
1987	108,806	0	40,903	149,709	149,709	25,000	124,709
1986	109,231	0	40,068	149,299	149,299	25,000	124,299
1985	103,279	0	40,068	143,347	143,347	0	143,347
1984	85,716	0	40,068	125,784	125,784	0	125,784
1983	85,716	0	19,945	105,661	105,661	0	105,661
1982	66,293	0	19,945	86,238	86,238	0	86,238

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/12/2015	2756 / 930	2,400,000	WD	99
8/1/1980	818 / 1967	130,000	WD	Q
2/1/1977	716 / 800	25,000	00	Q

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Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Monday the 7th for Labor Day. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.2 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 8513482 Parcel ID: 00006390-000200

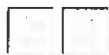
Ownership Details

Mailing Address:
INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040-6926

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 411 BAHAMA ST KEY WEST
Legal Description: KW PT LOTS 1 AND 2 SQR 37 OR837-994 OR1168-1416 OR1177-2019/2022 OR1177-2023 OR1318-1866 OR2756-928/29

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	105	5,250.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2772
 Year Built: 1995

Building 1 Details

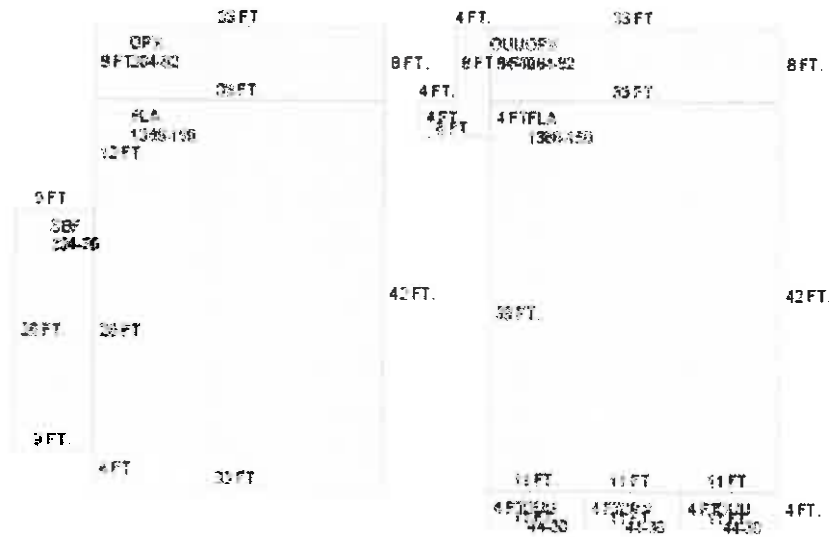
Building Type	Condition <u>E</u>	Quality Grade 450
Effective Age 19	Perimeter 300	Depreciation % 23
Year Built 1995	Special Arch 0	Grnd Floor Area 2,772
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	6	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	18	Dishwasher	0

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1995					1,386
2	SBF		1	1995					234
3	OPX		1	1995					264
4	FLA		1	1995					1,386
5	OPX		1	1995					264
6	OUU		1	1995					64
7	OUU		1	1995					44
8	OPX		1	1995					44
9	OUU		1	1995					44

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15014	HOTELS/MOTEL A	100	N	Y
	15015	SBF	100	N	N
	15016	OPX	100	N	N
	15017	HOTELS/MOTEL A	100	N	Y
	15018	OPX	100	N	N
	15019	OUU	100	N	N
	15020	OUU	100	N	N
	15021	OPX	100	N	N
	15022	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5177	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	378 SF	27	14	1994	1995	3	50
1	FN2:FENCES	1,608 SF	0	0	1994	1995	5	30
2	PT5:TILE PATIO	1,338 SF	0	0	1994	1995	5	50
3	RW2:RETAINING WALL	52 SF	0	0	1994	1995	3	50
4	PT3:PATIO	548 SF	0	0	1994	1995	5	50

Appraiser Notes

411 BAHAMA STREET - 6 ROOM GUEST HOUSE PETITION KW 196-1997 MANAGER - ED COX 294-8719 2002-12-23-041 6 TRANSIENT RENTAL UNIT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941842	06/01/1994	03/01/1995	1,200		DEMO GARAGE

1	B942300	07/01/1994	03/01/1995	200,000	Commercial	2 STORY BUILDING
	B942180	06/01/1994	03/01/1995	20,000		CONSTRUCT SWIMMING POOL
	M950010	01/01/1995	03/01/1995	8,900		6 TON AC

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	469,823	45,783	829,350	895,210	895,210	0	895,210
2014	469,823	42,794	806,936	895,210	895,210	0	895,210
2013	469,823	43,967	766,589	895,210	895,210	0	895,210
2012	494,229	45,622	766,589	895,210	895,210	0	895,210
2011	494,229	47,438	851,765	1,103,329	1,103,329	0	1,103,329
2010	518,635	29,091	534,831	1,103,329	1,103,329	0	1,103,329
2009	518,635	30,173	616,875	1,103,329	1,103,329	0	1,103,329
2008	518,635	31,419	682,500	1,265,692	1,265,692	0	1,265,692
2007	442,059	32,502	682,500	1,304,493	1,304,493	0	1,304,493
2006	442,059	33,586	525,000	1,260,868	1,260,868	0	1,260,868
2005	447,140	34,830	472,500	817,126	817,126	0	817,126
2004	457,289	35,915	341,250	742,842	742,842	0	742,842
2003	457,289	36,998	210,000	742,842	742,842	0	742,842
2002	457,289	38,243	210,000	707,469	707,469	0	707,469
2001	457,289	39,327	210,000	707,469	707,469	0	707,469
2000	497,937	15,601	141,750	707,469	707,469	0	707,469
1999	497,937	16,034	141,750	764,034	764,034	0	764,034
1998	332,630	16,427	141,750	554,366	554,366	0	554,366
1997	320,512	16,821	131,250	419,044	419,044	0	419,044
1996	291,375	17,253	131,250	439,878	439,878	0	439,878
1995	0	10,735	131,250	141,985	141,985	0	141,985
1994	0	10,756	131,250	142,006	142,006	0	142,006

1993	0	10,772	131,250	142,022	142,022	0	142,022
1992	0	10,787	131,250	142,037	142,037	0	142,037
1991	0	10,808	131,250	142,058	142,058	82,393	59,665
1990	0	236	111,563	111,799	111,799	111,799	0
1989	0	238	110,250	110,488	110,488	110,488	0
1988	0	241	99,750	99,991	99,991	99,991	0
1987	0	244	45,032	45,276	45,276	45,276	0
1986	0	246	44,415	44,661	44,661	44,661	0
1985	0	249	47,250	47,499	47,499	47,499	0
1984	0	252	47,250	47,502	47,502	47,502	0
1983	0	254	20,160	20,414	20,414	20,414	0
1982	0	257	20,160	20,417	20,417	20,417	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/12/2015	2756 / 928	1,800,000	WD	99
6/1/1991	1177 / 2019	1	WD	M
5/1/1981	837 / 994	41,000	WD	U

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Monroe County Property Appraiser
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Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Monday the 7th for Labor Day. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.0 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1006751 Parcel ID: 00006520-000000

Ownership Details

Mailing Address:
INTER-OCEAN HOLDINGS LLC
1109 EATON ST
KEY WEST, FL 33040-6926

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 418 BAHAMA ST KEY WEST
Legal Description: KW PT LOT 4 SQR 37 OR140-314/16 OR690-170/71 OR1177-2019/22 OR1952-1788/90 OR2744-204/05

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	5,709.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	5,696 SF	0	0	1987	1988	2	25
2	FN2:FENCES	1,344 SF	336	4	1987	1988	2	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	7,082	859,085	627,549	627,549	0	627,549
2014	0	6,439	835,866	627,549	627,549	0	627,549
2013	0	6,439	794,073	627,549	627,549	0	627,549
2012	0	6,439	794,073	627,549	627,549	0	627,549
2011	0	6,439	882,303	888,742	616,210	0	888,742
2010	0	6,439	553,752	560,191	560,191	0	560,191
2009	0	6,439	599,501	605,940	605,940	0	605,940
2008	0	6,439	742,170	748,609	748,609	0	748,609
2007	0	6,439	742,170	748,609	748,609	0	748,609
2006	0	6,439	570,900	577,339	577,339	0	577,339
2005	0	6,580	513,810	520,390	520,390	0	520,390
2004	0	6,768	342,540	349,308	349,308	0	349,308
2003	0	6,909	228,360	235,269	235,269	0	235,269
2002	0	7,505	228,360	235,865	235,865	0	235,865
2001	0	8,149	228,360	236,509	236,509	0	236,509
2000	0	4,306	154,143	158,449	158,449	0	158,449
1999	0	4,610	154,143	158,753	158,753	0	158,753
1998	0	4,930	154,143	159,073	159,073	0	159,073

1997	0	5,233	142,725	147,958	147,958	0	147,958
1996	0	5,536	142,725	148,261	148,261	0	148,261
1995	0	5,857	142,725	148,582	148,582	0	148,582
1994	0	6,160	142,725	148,885	148,885	0	148,885
1993	0	6,463	142,725	149,188	149,188	0	149,188
1992	0	6,783	142,725	149,508	149,508	0	149,508
1991	0	7,086	142,725	149,811	149,811	0	149,811
1990	0	7,390	121,316	128,706	128,706	128,706	0
1989	0	7,710	119,889	127,599	127,599	127,599	0
1988	0	3,490	108,471	111,961	111,961	111,961	0
1987	0	3,490	256,920	260,410	260,410	260,410	0
1986	0	3,490	253,400	256,890	256,890	256,890	0
1985	0	3,490	183,181	186,671	186,671	186,671	0
1984	0	3,490	189,335	192,825	192,825	192,825	0
1983	0	3,490	121,562	125,052	125,052	125,052	0
1982	0	3,490	74,503	77,993	77,993	77,993	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/2/2015	2744 / 204	800,000	WD	37
6/1/1991	1177 / 2019	1	WD	M
2/1/1977	690 / 170	42,500	00	Q

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Monroe County Property Appraiser
 Scott P. Russell, CFA
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