



MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

ISSUED	11/06/2018	PERMIT #	18104663								
APPLIED	08/02/2018	PERMIT TYPE	PLUMBING								
APPLIED VALUE	\$189740	Code 55									
SQ FT	0	PARCEL ID / RE #	0012748000000								
DEO DATE	EXEMPT	ADDRESS	6000 PENINSULAR AVE. KEY WEST								
LEGAL DESCRIPTION: STOCK ISLAND MALONEY SUB PB1-55 LOT 7 SQR 61 & ADJ BAY BTM & ADJ PARCEL OR493-890 OR919-611/613 OR965-1119/1122 OR1139-339 /41 OR1428-579/80/		OWNER	KEY WEST MARINA INVESTMENTS LLC 6000 PENINSULAR AVE KEY WEST, FL 33040 2394892969								
		MAIN Contractor ID= 12844	GARYS PLUMBING AND FIRE INC KEY WEST, FL 33040 (305) 296-6013								
SUB-Contractor(s)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">TYPE</th> <th style="width: 15%;">ID</th> <th style="width: 40%;">COMPANY NAME</th> <th style="width: 30%;">LICENSE</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">NO SUBCONTRACTORS ASSIGNED</td> </tr> </tbody> </table>			TYPE	ID	COMPANY NAME	LICENSE	NO SUBCONTRACTORS ASSIGNED			
TYPE	ID	COMPANY NAME	LICENSE								
NO SUBCONTRACTORS ASSIGNED											

JOB ADDRESS and CONDITIONS OF PERMIT:

No work within a right of way is authorized by this permit. A separate permit from the Monroe County Engineering Department for work within a County Right of Way or from the Florida Department of Transportation for work within a State Right of Way is required.

6000 PENINSULAR AVE. MALONEY SUB STOCK ISLAND
PLUMBING

All documentations, including but not limited to corrections, revisions, clarifications, or engineering letters, must be submitted to an appropriate Building Department location.

NOTICE OF COMMENCEMENT REQUIRED

PERMIT APPROVAL TO INSTALL MARINE SEWER VACUUM SYSTEM, AS PER APPROVED PLANS.

Located in SFHA zone AE 10. All electric must be located on own separate GFI protected circuit breaker and clearly marked on electrical panel so that it can be disconnected in case of flood event.-MJ per MW

PLANNING DEPARTMENT DID NOT REVIEW THIS APPLICATION.

THERE MAY BE DEVELOPMENT AND/OR LAND USE ISSUES ON THE SITE THAT ARE NO LONGER IN COMPLIANCE WITH A COUNTY REGULATION(S) OR ESTABLISHED UNLAWFULLY WITHOUT THE BENEFIT OF PROPER APPROVALS. APPROVAL OF THIS PERMIT DOES NOT DEEM ALL

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

JM



MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

DEVELOPMENT AS CONFORMING OR DEEM UNLAWFUL
DEVELOPMENT AS LAWFUL.

THE GROWTH MANAGEMENT DIVISION RESERVES THE RIGHT
TO REQUIRE THAT SUCH DEVELOPMENT BE BROUGHT INTO
COMPLIANCE THROUGH THE PROPER APPROVAL PROCESS
OR TERMINATED UPON FUTURE DISCOVERY.

Work in the right of way requires coordination
with the Monroe County Public Works & Engineering
Division. Work performed within the right of way
may require a separate permit or approval in
addition to a permit issued by the Monroe County
Building Department and /or the utilities. It is
the responsibility of the owner to obtain all
required permits before starting work. Failure to
obtain a right of way permit when required may
result in work stoppages or penalties.

For more information go to www.monroecounty-fl.gov/723/Right-Of-Way-Use-Permits.

NO OTHER WORK THIS PERMIT.

NO PLAN DEVIATION ALLOWED WITHOUT A REVISED PERMIT
INSPECTIONS REQUIRED PER PERMIT CARD.

ALL DEBRIS TO BE REMOVED TO A PERMITTED DISPOSAL
FACILITY.

DEEMED NON-DEVELOPMENT. DEO EXEMPT.

FIRE MARSHAL

SCOPE OF WORK

1. Repair and replace sanitary sewer system
located under ♦Live-Aboard♦ dock
 - a. Approximately 930 linear feet of 2.5 ♦ 4 inch
HPDE SDR 11 Fusion Pipe
 - i. To include
 1. Control and connection valves
 2. Permanent pump-out system
 3. Hose reels

NOTE:

1. Maintain established ""Fire Lane(s)""
 - a. Minimum clear width 10 feet.
 - i. Turning radii
 1. 25 ft. inside
 2. 50 ft. outside
 - b. Gross Vehicle Weight (GVW)
 - i. Fire Apparatus: 68,000 lbs.
 - ii. EMS Rescue Vehicle: 40,000 lbs.
 - c. Establish and maintain ""Fire Lane(s)""
2. Maintain emergency access to water supplies
 - a. Positive pressure; hydrants
 - b. Static supplies; Fire Well

06/10/2019/2019 (KG)

RENEWAL APPROVAL PER R.O. (SEE ATTACHED EMAIL)
APPROVAL FOR RENEWAL OF EXPIRED PERMIT FOR
ADDITIONAL 180 DAYS FOR INSPECTIONS. ALL PREVIOUS
CONDITIONS APPLY TO THIS RENEWAL. INSPECTIONS TO
BE PERFORMED BY COUNTY INSPECTORS OR PRIVATE
PROVIDER (SELECT ONE). NEXT PASSED INSPECTION DUE
ON OR BEFORE 12/9/19 ANY PASSED INSPECTIONS PRIOR
TO THIS DATE WILL RE-ACTIVATE THE PERMIT REQUIRING
AN APPROVED INSPECTION EVERY 180 DAYS.

NO OTHER WORK THIS RENEWAL.

PERMIT REOPENED BY: FAUNA KUBACKI

**Customer's INITIAL - acknowledgement of understanding all
conditions provided on this page (not required on signature page):**

JK



**MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT
BUILDING – FLOODPLAIN – DEVELOPMENTAL
PERMIT**

PERSON'S AFFILIATION WITH PERMIT: AGENT FOR GC
RENEWAL PRINTED ON: 6/12/2019

For detail plan review history for this permit refer to eGov (http://egov.monroecounty-fl.gov/eGovPlus/entity/login_main.aspx); or ask staff for a detail printout.

SAMPLE

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

Fa



**MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT
BUILDING – FLOODPLAIN – DEVELOPMENTAL
PERMIT**

INSPECTION(S) REQUIRED:

Your specific job may require additional or fewer inspections than those listed below. The Florida Building Code in sections 110.1 requires all work requiring a permit to be made accessible and inspected before it is covered or concealed.

If a **199 - Building Final** is listed below then it must be the last inspection requested after all other inspections/final inspections have passed, including Planning, Environmental and/or Fire.

Please refer to inspection request directions on our website <http://www.monroecounty-fl.gov/index.aspx?NID=161>

- EXP30DYEM1 - EXP AUTO NOTIFY OWN EMAIL
- EXP30DYEM2 - EXP AUTO NOTIFY GC EMAIL
- EXP30DYPC1 - EXP AUTO NOTIFY OWN CALL SUC
- EXP30DYPC2 - EXP AUTO NOTIFY GC CALL SUC
- 605 - ROUGH-IN PLUMBING
- 610 - SEWER
- 699 - FINAL PLUMBING
- NCR - NOTICE OF COMMENCEMENT RCRD
- REOPEN - REOPEN PERMIT

SAMPLE

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

JA



MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT BUILDING – FLOODPLAIN – DEVELOPMENTAL PERMIT

IMPORTANT INFORMATION:

• **Floodplain Development, and Planning and Environmental Resources Permit:**

This Permit serves as a Floodplain Development permit, under Chapter 122 of the Monroe County Land Development Code, as well as a Planning and Environmental Resources permit, under the Monroe County Land Development Code.

• **APPEAL PERIOD:**

○ **Local Appeal Expiration Date:**

30 Days from 11/06/2018

Building permit shall not be rendered until the time within which to file any local administrative appeals pursuant to local ordinances has expired. Work completed prior to the expiration of this local appeal period is at owner's risk.

○ **State Appeal Expiration Date (If applicable):**

30 Days from 11/06/2018 + 45 Days from receipt of permit from Monroe County to the state.

A development order shall not take effect or be acted upon by the developer until 45 days after rendition, unless a later date is specified in the order, and the effectiveness of a development order shall be stayed by the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes. Whenever possible, local governments shall issue concurrently all local permits or development orders that may be applicable to the proposed development. Monroe County has up to 5 days to process and submit to state.

• **MONROE COUNTY, STATE OF FLORIDA, and other FEDERAL AGENCIES CODES:**

- In consideration of the granting of this permit, it is agreed that in all respects the work will be performed and completed in accordance with the permitted plans and the applicable Building, Zoning and Environmental codes Monroe County, State of Florida and Federal agencies.
- This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances or rules and regulations or upon any change in the plans and specifications unauthorized by this department.
- In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, State Agencies, and/or Federal Agencies.

• **EXPIRATION:**

Permits shall expire and become null and void if work, as defined in this permit

- is not commenced within 180 days from the date of issuance date and an approved inspection has not been obtained within 180 days, unless extended by the Building Official
- or 180 days from the State Appeal date and does not meet 180 day inspections thereafter unless extended by the Building Official.

WARNING TO OWNER:

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED * AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**You must submit a copy of the Recorded NOC with the Building Department before requesting first inspection.*

Signatures:


OWNER/CONTRACTOR/CONTRACTOR AGENT


BUILDING DEPARTMENT

6.12.19
DATE

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

MONROE COUNTY, FL

8 ITEMS OF 8

PERMIT RECEIPT

OPERATOR: valchs
COPY # : 1

Sec:35 Twp:67 Rng:25 Sub: Blk: Lot:
RE: 0012748000000

DATE ISSUED.....: 06/12/2019
RECEIPT #.....: 01000021628
REFERENCE ID # ...: 18104663
NOTES

SITE ADDRESS: 6000 PENINSULAR AVE.
SUBDIVISION:
CITY: KEY WEST
IMPACT AREA

OWNER: KEY WEST MARINA INVESTMENTS LL
ADDRESS: 6000 PENINSULAR AVE
CITY/STATE/ZIP ...: KEY WEST, FL 33040

RECEIVED FROM: GATY'S PLUMBING AND
CONTRACTOR: CENTONZE, GARY LIC # 12844
COMPANY: GARYS PLUMBING AND FIRE INC
ADDRESS: 6409 2ND TERRACE # 1
CITY/STATE/ZIP ...: KEY WEST, FL 33040
TELEPHONE: (305) 296-6013

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
B- RENEW	FLAT RATE	1.00	54.00	0.00	54.00	0.00
DBPR 1	UNITS	162.00	2.19	0.00	2.19	0.00
DBPR ED 1	UNITS	162.00	0.24	0.00	0.24	0.00
DCA 1	UNITS	162.00	1.80	0.00	1.80	0.00
DCA ED 1	UNITS	162.00	0.20	0.00	0.20	0.00
E- RENEW	FLAT RATE	1.00	54.00	0.00	54.00	0.00
FIRE-RENEW	FLAT RATE	1.00	54.00	0.00	54.00	0.00
P- RENEW	FLAT RATE	1.00	54.00	0.00	54.00	0.00
TOTAL PERMIT :			220.43	0.00	220.43	0.00

NOTE: THIS RECEIPT HAS FEE CREDITS TOTALING: 644.18

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	220.43	23901 FST
TOTAL RECEIPT :	220.43	

MONROE COUNTY, FL

18 ITEMS OF 18

PERMIT RECEIPT

OPERATOR: benderd
COPY # : 1

Sec:35 Twp:67 Rng:25 Sub: Blk: Lot:
RE: 0012748000000

DATE ISSUED.....: 11/06/2018
RECEIPT #.....: 0100018739
REFERENCE ID # ...: 18104663
NOTES

SITE ADDRESS: 6000 PENINSULAR AVE.
SUBDIVISION:
CITY: KEY WEST
IMPACT AREA

OWNER: KEY WEST MARINA INVESTMENTS LL
ADDRESS: 6000 PENINSULAR AVE
CITY/STATE/ZIP ...: KEY WEST, FL 33040

RECEIVED FROM: GARYS
CONTRACTOR: CENTONZE, GARY LIC # 12844
COMPANY: GARYS PLUMBING AND FIRE INC
ADDRESS: 6409 2ND TERRACE # 1
CITY/STATE/ZIP ...: KEY WEST, FL 33040
TELEPHONE: (305) 296-6013

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
0T1BLDADD	VALUATION	189,740.00	649.33	0.00	649.33	0.00
0TATF1BLD	VALUATION	189,740.00	649.33	0.00	649.33	0.00
0TBLD3PR	VALUATION	189,740.00	1193.61	0.00	1193.61	0.00
0TENVEG5	VALUATION	189,740.00	1068.24	0.00	1068.24	0.00
0TFIREG5	VALUATION	189,740.00	943.37	0.00	943.37	0.00
0TPLNEG5	VALUATION	189,740.00	1017.38	0.00	1017.38	0.00
B- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
B- BIO EDU	FLAT RATE	1.00	10.00	0.00	10.00	0.00
CONT-INVES	FLAT RATE	1.00	11.00	0.00	11.00	0.00
DBPR	UNITS	4,330.06	58.46	0.00	58.46	0.00
DBPR RE ED	UNITS	4,330.06	6.50	0.00	6.50	0.00
DCA	UNITS	4,330.06	38.97	0.00	38.97	0.00
DCA RE ED	UNITS	4,330.06	4.33	0.00	4.33	0.00
E- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
F- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
FIRE EDUC	FLAT RATE	1.00	10.00	0.00	10.00	0.00
P- 0 EDUC	FLAT RATE	1.00	2.00	0.00	2.00	0.00
PLAN ED	FLAT RATE	1.00	10.00	0.00	10.00	0.00
TOTAL PERMIT :			5678.52	0.00	5678.52	0.00

NOTE: THIS RECEIPT HAS FEE CREDITS TOTALING: 644.18

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	5,678.52	23358

MONROE COUNTY, FL

18 ITEMS OF 18

PERMIT RECEIPT

OPERATOR: benderd
COPY # : 1

Sec:35 Twp:67 Rng:25 Sub: B1k: Lot:
RE: 0012748000000

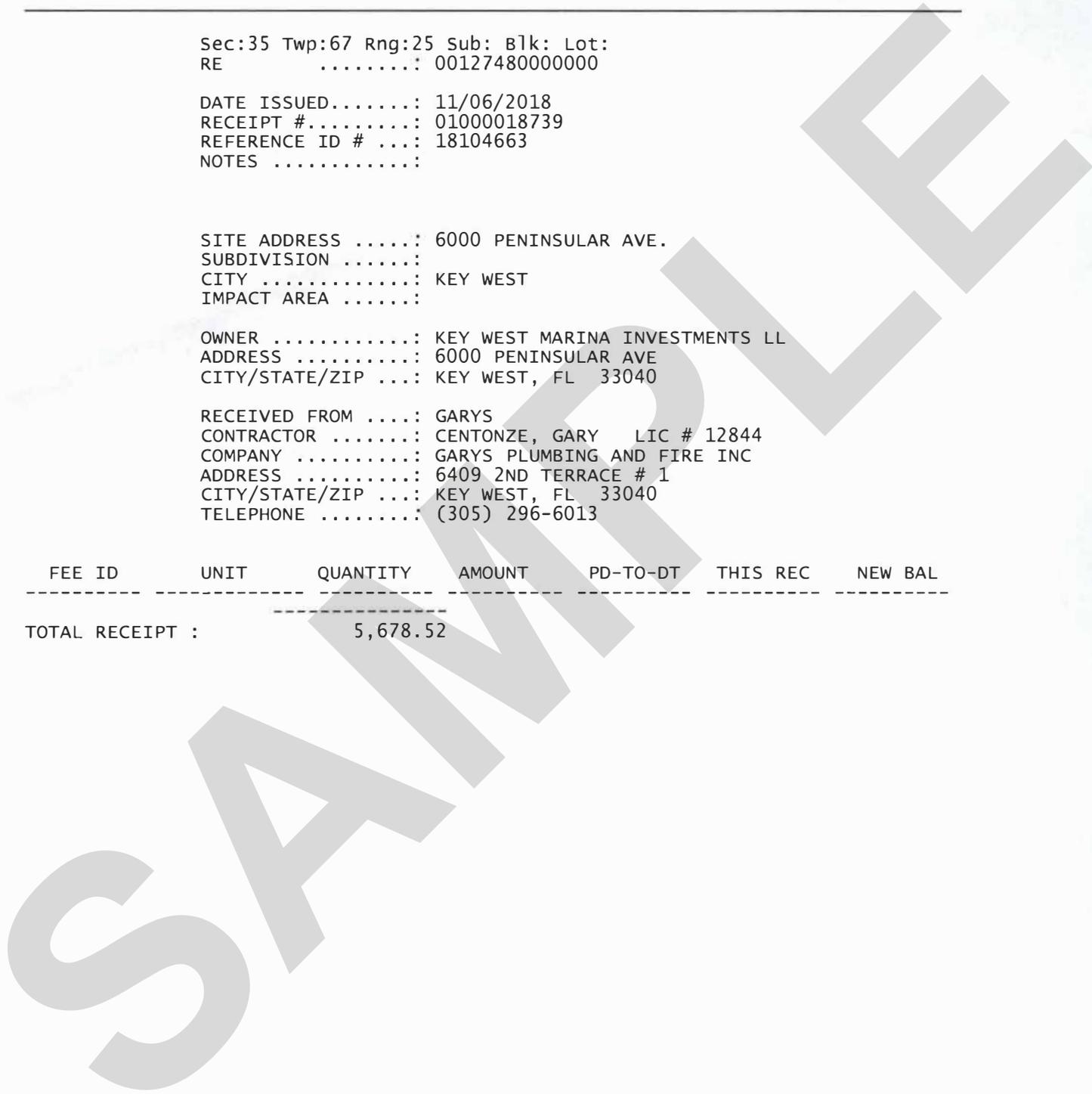
DATE ISSUED.....: 11/06/2018
RECEIPT #.....: 01000018739
REFERENCE ID # ...: 18104663
NOTES

SITE ADDRESS: 6000 PENINSULAR AVE.
SUBDIVISION:
CITY: KEY WEST
IMPACT AREA

OWNER: KEY WEST MARINA INVESTMENTS LL
ADDRESS: 6000 PENINSULAR AVE
CITY/STATE/ZIP ...: KEY WEST, FL 33040

RECEIVED FROM: GARYS
CONTRACTOR: CENTONZE, GARY LIC # 12844
COMPANY: GARYS PLUMBING AND FIRE INC
ADDRESS: 6409 2ND TERRACE # 1
CITY/STATE/ZIP ...: KEY WEST, FL 33040
TELEPHONE: (305) 296-6013

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
TOTAL RECEIPT :		5,678.52				





BUILDING – FLOODPLAIN – DEVELOPMENT PERMIT APPLICATION
 MONROE COUNTY FLORIDA
 (Effective 12/31/17)

INTERNAL USE ONLY	DATE: 8/2/18	Rec'd by: [Signature]	PERMIT # 18104663
	<input type="checkbox"/> Emergency	<input type="checkbox"/> Fast Track	<input type="checkbox"/> Over Counter
	<input type="checkbox"/> DEMO (<input type="checkbox"/> Asbestos) <input type="checkbox"/> Revision (A -B -C -D ____)		
	<input type="checkbox"/> ROGO(RES)	<input type="checkbox"/> NROGO (COM)	<input type="checkbox"/> AFHe
		YEAR BUILT	
		(Per Property Appraiser web)	
		BLD Value	

JOB SITE INFORMATION:

RE# (Parcel Id#)	00127480-000000	Jobe	6000 Peninsular Ave
Legal Description	Lot/Block/Unit 5, 6 & 7	Address:	
Location Information:	Key: Stock Island	MM	5
	Subdiv: Stock Island Maloney Sube		

OWNER INFORMATION:

OWNER BUILDER: ALL OWNER BUILDERS MUST APPEAR IN PERSON - F.S.489.103(7) Check if Owner Builder >>>

Name and Mailing Address	Email (See Owner's/Qualifier's Affidavit Pg 3)	Phone: (239)
Key West Marina Investments, LLC 6000 Peninsular Ave. Key West, FL 33040	jonf@marinaclubs-fl.com rhom@marinaclubs-fl.com	489-2969e
Fee Simple Titleholder (If applicable-other than owner)	Name and Mailing Address	Phone:
Mortgage Lender	Name and Mailing Address	

CONTRACTOR INFORMATION:

Any change in contractor information must be provided on "Qualifier/Contractor/Address Change Form"

Company Name and Mailing Address	Email (See Owner's/Qualifier's Affidavit Pg 3)	Phone: (305)
Gary's Plumbing and Fire, Inc. 6409 2nd Terrace, Suite 1 Key West, FL 33040	garysplumbing1@aol.com	296-6013e
Qualifier	Name	License #
	Gary Centonzee	CFC1425735

OTHER PROFESSIONAL INFORMATION:

Drawings by Architect / Engineer/ Contractor	Name and Mailing Address	Email	Phone:
	Meridian Engineering, LLC 201 Front St.; Ste 206 Key West, FL 33040	rmitelli@meflkeys.com	305-293-3263e
Private Provider	Name and Mailing Address	Email	Phone:
	JAMES REYNOLDS 24470 0155 Highway Summerland Key FL 33042	inspections@allaspectsflkeys.com	305-497-5558
Type of Service: <input type="checkbox"/> Plan Review & Inspections <input type="checkbox"/> Plan Review only <input checked="" type="checkbox"/> Inspections only			
Agent	Name and Mailing Address	Email	Phone:
	Tiffany Pierce	garysplumbing1@aol.com	305-296-6013e

Bonding Company **Company Name and Mailing Address**

Debris Removed by Applicant Specialty Contractor - Name >

SUB CONTRACTOR(s) Name/License # (if applicable): Provide Sub Contractor Authorization for each

Nearshore Electric	E13001186

Floodplain Information can be found online FEMA Flood Map Service Center (<https://msc.fema.gov/portal>)

WARNING TO OWNER

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING NOTICE OF COMMENCEMENT.

(FL Building Code 105.8)

A certified copy of the recorded Notice of Commencement or a notarized statement from the owner of the property or the owner's authorized agent (including any contractor that has been authorized below) stating that a Notice of Commencement has been filed for recording to the Monroe County Clerk's Office for recording along with a copy of the Notice of Commencement submitted for recording, must be submitted to Building Department and posted on the job site before the first inspection. (FS 713.13(1)(a), 713.13(1)(d))

ASBESTOS AGREEMENT: (Initial If Applicable: _____)

As owner/contractor/agent of record for the construction applied for in this application, I agree that I will comply with the provisions of the Florida Statute 469.003 and to notify the DEP of my intent to demolish/remove a structure at the above address and remove asbestos, when applicable, in accordance with state and federal law.

SOLID WASTE ASSESSMENT:

Upon completion of the project for which I have made application for a Building Permit, I must pay the pro-rated residential solid waste assessment, or show proof of commercial service with a franchised commercial collector prior to issued Certificate of Occupancy.

OUTSIDE LOCAL, STATE and FEDERAL AGENCIES:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies."

OWNER'S/QUALIFIER'S AFFIDAVIT:

- Application is hereby made to obtain a permit to do the work and installations as indicated.
- I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.
- I understand that a separate permit (sub on a permit) must be secured for Electrical, Plumbing, Signs, A/C, etc. as appropriate.
- I hereby certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
- I understand that notification from County regarding permit status is communicated via Email or Phone. If this information is not provided or updated with the County throughout the life of the permit, the County will not be able to provide notification service.
- The homeowner hereby expressly acknowledges and agrees that it is the responsibility of the homeowner to ensure all permits are closed following final inspections and failure to do so may likely interfere with homeowner's ability to sell the property identified in the permit.
- I understand that permit fees paid upon submission of application are non-refundable.

Owner (print): KEY West MARINA Investment LLC

Qualifier (print): Gary Centonze

Signature: [Signature]

Signature: [Signature]

Date: 7-26-2018

Date: 7-30-18

NOTARY Signature as to Owner: [Signature]

NOTARY Signature as to Qualifier: [Signature]

This 26 day of July, 20 18, he/she is

This 30th day of July, 20 18, he/she is

personally known to me or has produced _____ as identification and who did (did not) take an oath.

personally known to me or has produced _____ as identification and who did (did not) take an oath.

My Commission Expires on: _____
#FF 124731

My Commission Expires on: _____



KEY WEST MARINA INVESTMENTS, L.L.C.

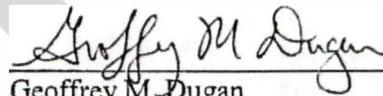
CERTIFICATE

The undersigned hereby certifies as follows:

1. I am the duly elected and acting Secretary of iStar Inc., a Maryland corporation ("iStar"), which is the sole Member of SFI Key West Harbour Holdings LLC, a Delaware limited liability company ("Holdings"), which in turn is the sole Member of Key West Marina Investments, L.L.C., a Florida limited liability company (the "Company").

2. Pursuant to delegated authority in accordance with a resolution duly adopted by Holdings, as Member of the Company, Jon Finstrom has been designated a duly authorized representative of the Company, with power and authority to act on behalf and in the name of the Company, to (a) execute and deliver documents and instruments, including without limitation permit applications, and (b) take such other and further actions, from time to time, as he deems necessary, advisable, appropriate or convenient in connection with aforesaid.

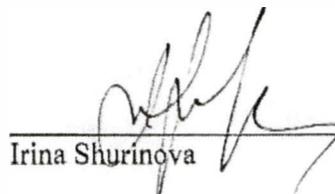
IN WITNESS WHEREOF, I have affixed my signature as of December 6, 2017.



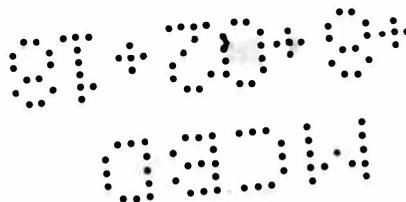
Geoffrey M. Dugan

I, Irina Shurinova, the duly elected and acting Assistant Secretary of the Company, certify that Geoffrey M. Dugan is the duly elected and acting Secretary of iStar, which is the sole Member of Holdings, which in turn is the sole Member of the Company, and in this capacity he is authorized to sign this document.

IN WITNESS WHEREOF, I have affixed my signature as of December 6, 2017.



Irina Shurinova





Monroe County Growth Management Division - Building Department
PRIVATE PROVIDER INFORMATION
For OWNER AND CONTRACTOR

Effective 7/1/2017

In 2002 House Bill 1307 became law to allow a building owner to hire a private service ("provider") to provide plans review and/or inspection services. The "provider" can review the construction documents and certify them as being in compliance with the applicable building codes. In addition, the "provider" could perform code inspections during the construction of the building. The primary purpose for this alternate plan review and/or inspection process was to expedite the permitting and inspection process.

Permit Application Submission Procedures where Private Provider Services Employed:

- e Private Provider must be registered with Contractor Licensing in the Building Departmente
- e Building Permit Application Requirements:e
 - a.e Building Permit Application, noting Private Provider services (Plan Review and/or Inspections)e
 - b.e Required Monroe County form "Notice to Building Official of Use of Private Provider"e
 - c.e Provide "Plan Review Executed Affidavit" by Private Provider (if plan review services were performed)e
 - d.e Two (2) sets of plans with all required outside agency approvals.e
 - The following outside approvals may be required:e
 - i. U.S. Fish & Wildlifee
 - ii.e Florida Keys Electric Co-ope
 - iii. Florida Keys Aqueduct Authority (for Commercial only; not applicable for Residential)e
 - iv.e Health Department (HRS) or wastewater treatment providere
 - v. Department of Environmental Protectione
 - vi.e Army Corps of Engineere
 - e.e Building Permit Application fee according to Fee Schedulee
- e If all items listed above are complete and verified the application will be assign a building permit number.e
- e Plan Review will be performed by the following departments as required: Planning and Environmental Resources,e Fire Marshal, County Engineer, Floodplain Management (FEMA).e
- e If Private Provider is performing plan review and all approvals have been issued by the appropriate departmentse listed above the building department will review for permit fee determination specific to the Job, in accordance with FS 553.791(7)(a). When Private Provider is performing only inspection services, the Building department will performe plan review and determine permit fees, in accordance with FS 553.791(7)(a).e
- e The contractor's contractual or legal obligations are not relieved by any action of the "private provider".e

Adding Private Provider Services Employed After Permit Issuance:

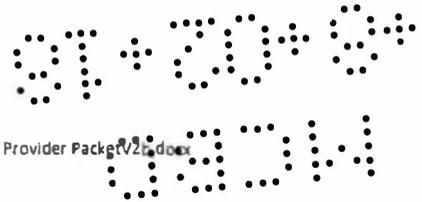
- e Private Provider must be registered with Contractor Licensing in the Building Departmente
- e Submit the "Notice to Building Official of Use of Private Provider", indicating inspection services will be provided, noe less than seven (7) business days prior to first scheduled Inspection (per FS 553.791(4)).e
- e If all items listed above are complete and verified the permit will be reissuede

PERMITTING TIME FRAME ACKNOWLEDGMENT

I am applying for a Monroe County building permit under the "Private Provider" section FS 533.791(7)(a)-(d). I understand that my complete application package will be submitted at the building department. At that time, my application will receive a tracking number so that plan review can be performed by Planning, Environmental Resources, Floodplain Management, Fire Marshal and County Engineer as applicable. Upon approval of the LDR Compliance Review, this application will be submitted to the Building Department for review. At this time, I further understand that under the Florida Building Code the Building Department has thirty (30) days to complete their review and issue the requested permit.

Date 07/26/18 Print Name Jon Finstrom

Acknowledged _____ (Signature)





Monroe County Growth Management Division - Building Department
PRIVATE PROVIDER INFORMATION
REQUIREMENTS

Effective 7/1/2017

How to Become a Private Provider:

Before being able to serve as Private Provider on a permit, the agent must:

- Register with Contractor Licensing with Building Department. This should be done at a separate time/visit before submitting the first building permit application to which Private Provider services will be provided.
- Have License as:
 - Building Code Administrator under Part XII of Chapter 468.o
 - an engineer under Chapter 471 or
 - as an architect under Chapter 481 oro
 - a standard certificate under part XII of Chapter 468 (act only on additions and alterations that are limited too 1,000 S.F. or less to residential buildings)o

Private Provider Responsibilities for Permitting Plan Review:

- A "private provider" performing plans review shall review construction plans to determine compliance with the applicable codes.
- Upon determining that the plans reviewed comply with these codes, the "private provider" shall provide a Plan Review Executed Affidavit attached to each plan set

Note: The Building Official may require, at his or her discretion, the private provider to be used for both services pursuant to Section 553.791(2)(a) Florida Statute.

Private Provider Responsibilities for Permitting Inspections:

A "private provider" may not provide building code inspection services upon any building designed or constructed by the "private provider" or the private provider's firm.

- A "private provider" performing required inspections shall provide notice to the local Building Official of the date and approximate time of any such inspection, no later than 7:00 am on the day of the intended inspection.
- Method of inspection notification will be calling the appropriate Inspection Line number as listed on the permit card
- Upon completing an inspection:
 - The "private provider" shall, before leaving the project site, post inspection record indicating pass or fail. These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by the building department is requiredo
 - The "private provider shall provide the record to the local Building Official within two (2) business days, usingo the county "Private Provider Inspection Report" form, emailing the report to:
lowerkeysinspections@monroecounty-fl.gov or upperkeysinspections@monroecounty-fl.gov
 The original certified inspection must be hand delivered, mailed, or electronically delivered via Email; faxes are not acceptable.
 - For new construction or elevated additions, upon approval of the inspection which establishes the lowest floor elevation in AE flood zones or the bottom of the lowest horizontal structural member in VE zones, the Privateo Provider shall notify the Building Department liaison/staff member. A Preliminary Certificate of Elevation will be required within 21 days of this passed inspection. NO FURTHER INSPECTIONS WILL BE ALLOWEDo TO BE SCHEDULED after 21 days unless a Preliminary Certificate of Elevation has been received and approved by the Floodplain Management Department.o
 - Records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official (FS s. 553.791).
 - Upon completion of all required inspections, the "private provider" shall prepare the required Monroe County "Certificate of Inspection(s)/Compliance" form, summarizing the inspections performed and Including a written representation, under oath, that the stated inspections have been performed and that the building construction inspected complies with the approved plans and applicable codes.

NOTE:

- The local Building Official may visit the building site as often as necessary to verify that the "private provider" is performing all required inspections.o
- The "private provider" shall be permitted to send a duly authorized representative to the building site to perform the required inspections, provided all required reports and certifications are prepared by and bear the signature of the "private provider" or the private providers duly authorized representative. (Origin FS 553.791 (8))o
- The contractor's contractual or legal obligations are not relieved by any action of the "private provider".o
- The "private provider" shall report to the local enforcement agency any condition that poses an immediate threat too public safety and welfare.





**Monroe County Growth Management Division
Building Department
Notice to the Building Official of Use of Private Provider
(Required Two Page Form)**

Effective 7/1/2017

NOTE: FS 553.791(4) "A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official at the time of permit application, or no less than 7 business days prior to the first scheduled inspection..."

Permit # 18104663 Date: 07/26/18

Site Address: 6000 Peninsula r Ave

Site RE #: 0127480-000000

Owner Name: Key West Marina Investments, LLC

Contractor: Gary's Plumbing and Fire, Inc.

Services to be provided: Plans Review Only Inspections Only Both

Note: If the notice applies to either private plan review and/or private inspection services the Building Official may require, at his or her discretion, the private provider to be used for both services pursuant to Section 553.791(2)(a) Florida Statute.

I, Jon Finstrom, the fee owner, affirm I have entered into a contract with the Private Provider indicated below to conduct the services indicated above.

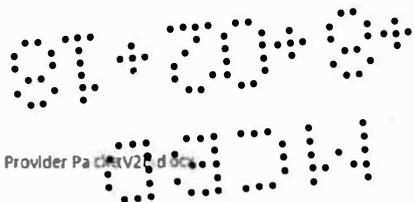
Private Provider Firm: [REDACTED]

Private Provider: Janes C Reynolds

Address: 24478 Old's Highway Summerland Ky, FL 33042
PO Box 5476, Key West, FL 33045

Telephone: 305-745-1200 ~~305-487-5558~~ Email Address: inspections@allaspectsofkeys.com

Florida License, Registration or Certificate #: PE46685



Notice To The Building Official Of Use Of Private Provider – Owner Affidavit

- I, the fee owner, have elected to use one or more private providers to provide building code plans review and/or inspection services on the building that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes.
- a I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. a
 - a The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. a
 - I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building that is the subject of the enclosed permit application. a
 - a I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes. a
 - a For new construction or elevated additions, upon approval of the inspection which establishes the lowest floor elevation in AE flood zones or the bottom of the lowest horizontal structural member in VE zones, I understand I must notify the Building Department liaison/staff member and submit within 21 days of this passed inspection a Preliminary Certificate of Elevation. I understand no further inspections will be allowed to be scheduled after 21 days unless a Preliminary Certificate of Elevation has been received and approved by the Floodplain Management Department. a
 - a If I make any changes to the listed private providers or the services to be provided by those private providers, I shall, a within 1 business day after any change, update this notice to reflect such changes. a
- The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire, engineering, land use, environmental, flood or other codes.**

INDIVIDUAL	CORPORATION	PARTNERSHIP
	(Print Corporation Name)	Key West Marina Investments, LLC (Print Partnership Name)
By: _____ (Signature)	By: _____ (Signature)	By: _____ (Signature)
Print Name: _____	Print Name: _____	Print Name: Jon Finstrom
Address: _____	Address: _____	Address: 6000 Peninsular Ave.
Telephone No.: _____	Telephone No.: _____	Telephone No.: 239-489-2869

STATE OF _____	COUNTY OF _____	
<i>Please use appropriate notary section below:</i>		
Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.	Before me, this _____ day of _____, 20____ personally appeared _____ of _____ a _____ corporation, on behalf of the state corporation, who executed the foregoing instrument, acknowledged before me that same was executed for the purposes therein expressed.	Before me, this <u>26</u> day of <u>July</u> , 20 <u>18</u> , personally appeared <u>Jon Finstrom</u> , partner/agent on behalf of <u>Key West Marina Investments</u> a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Personally known; Produced identification Type of identification produced: _____

Signature of Notary: [Signature] Print Name: Esther... My commission expires: Sept 19, 2018

Notary Public: NOTARY STAMP



PRIVATE PROVIDER DISCOUNT CALCULATION WORKSHEET

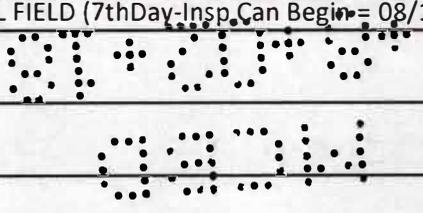
(This form auto-populates fields to complete as information is entered. Complete all GRAY fields to render **INSTRUCTIONS** for how to process Private Provider notices submitted at the bottom of the form.)

CURRENT DATE:	08/02/18
PERMIT NUMBER:	18104663
APPLICATION DATE:	08/02/18
APPLIED CONSTRUCTION VALUE:	\$189,740.00
PERMIT TYPE:	PLUMBING - 55
IS FLOODPLAIN REVIEW REQUIRED?	YES
PRIVATE PROVIDER NOTICE SUBMITTAL DATE:	08/02/18
PRIVATE PROVIDER SERVICES TO BE PROVIDED:	INSPECTIONS ONLY

FEES DUE AT APPLICATION (W/O DISCOUNT):	Total OABLD*PR Fees:	\$1,515.70
---	----------------------	------------

PERMIT ELIGIBILITY FOR PRIVATE PROVIDER DISCOUNT:	ELIGIBLE FOR INSPECTIONS BY PP - 25%
---	--------------------------------------

INSTRUCTIONS

ENTER CREDIT TO OABLD*PR FEE:	\$322.09
ENTER CREDIT TO OBBLD*PR FEE:	\$0.00
ENTER CREDIT TO DBPR FEE:	\$0.00
ENTER CREDIT TO DBPR ED FEE:	\$0.00
ENTER CREDIT TO DCA FEE:	\$0.00
ENTER CREDIT TO DCA ED FEE:	\$0.00
ENTER INSPECTION HOLD ON PERMIT. (HOLD REASON: PRIVATE PROVIDER)	
COMPLETE PRIVATE PROVIDER SUPPLEMENTAL FIELD (PP Insp Service Notice = 08/02/18)	
COMPLETE PRIVATE PROVIDER SUPPLEMENTAL FIELD (7thDay-Insp Can Begin = 08/13/18)	
	

MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: benderd
COPY # : 1

Sec:35 Twp:67 Rng:25 Sub: Blk: Lot:
RE: 0012748000000

DATE ISSUED.....: 08/02/2018
RECEIPT #.....: 0100017516
REFERENCE ID # ...: 18104663
NOTES

SITE ADDRESS: 6000 PENINSULAR AVE.
SUBDIVISION:
CITY: KEY WEST
IMPACT AREA

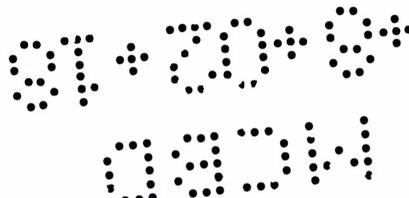
OWNER: KEY WEST MARINA INVESTMENTS LL
ADDRESS: 6000 PENINSULAR AVE
CITY/STATE/ZIP ...: KEY WEST, FL 33040

RECEIVED FROM: GARY
CONTRACTOR: CENTONZE, GARY LIC # 12844
COMPANY: GARYS PLUMBING AND FIRE INC
ADDRESS: 6409 2ND TERRACE # 1
CITY/STATE/ZIP ...: KEY WEST, FL 33040
TELEPHONE: (305) 296-6013

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
0ABLD3PR	VALUATION	189,740.00	1193.61	0.00	1193.61	0.00
TOTAL PERMIT :			1193.61	0.00	1193.61	0.00

NOTE: THIS RECEIPT HAS FEE CREDITS TOTALING: 322.09

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	1,193.61	23051
TOTAL RECEIPT :	1,193.61	





MONROE COUNTY GROWTH MANAGEMENT

Middle Keys Office: 2798 Overseas Highway, Marathon, FL (305) 289-2501

Upper Keys Office: 102050 Overseas Highway, Key Largo, FL (305) 453-8800

Lower Keys Office: 5503 College Road, Key West, FL (305) 295-3990

Permit # 18104663

August 13, 2018

6000 Peninsular Ave.

Stock Island, Fl.

FBC 107.3.5 Wiring, feeders, branch circuits, overcurrent protection, grounding, wiring methods and materials, GFCI's, load calculations, etc.

No Keys Energy approval

No specifications on pump

No load calculations

No riser diagram

No wiring diagram

Provide corrections for this as soon as possible to:

Michael Klutsarits, Electrical Plans Review , Phone # 305.289-2572, Fax 305.453.8818

NOTE:

In an effort to provide prompt and efficient service, this notice is being provided at the completion of this one review. It does not include other corrections that may be potentially identified by other plans examiners, therefore other corrections from other disciplines may be required.

If you desire, you can wait to address all comments received at one time. Please notify the permitting department if you wish to do so.

Corrections (three sets) to signed and sealed plans must be inserted in the original plan sets, with the appropriate sheets "VOIDED". Faxed copies of corrections will not be accepted.

SAMPLE

Klutsarits-Michael

From: Rick Milelli <rmilelli@meflkeys.com>
Sent: Wednesday, August 22, 2018 10:37 AM
To: Klutsarits-Michael
Subject: RE: 18104663 6000 Peninsular Ave Stock Island, Fl.

Good Morning Michael,

Thank you for reviewing the plans. The new pump stations and vacuum stations are replacing an existing pump station and vacuum station in kind. The existing electrical service will be used for the new equipment.

Thanks

Rick

Rick Milelli
Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida
Office 305.293.3263
Cell 305.481.0400

From: Klutsarits-Michael <Klutsarits-Michael@MonroeCounty-FL.Gov>
Sent: Monday, August 13, 2018 3:14 PM
To: Rick Milelli <rmilelli@meflkeys.com>
Subject: 18104663 6000 Peninsular Ave Stock Island, Fl.



MONROE COUNTY GROWTH MANAGEMENT

Middle Keys Office: 2798 Overseas Highway, Marathon, FL (305) 289-2501

Upper Keys Office: 102050 Overseas Highway, Key Largo, FL (305) 453-8800

Lower Keys Office: 5503 College Road, Key West, FL (305) 295-3990

Permit # 18104663

August 13, 2018

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FBC 107.3.5 Wiring, feeders, branch circuits, overcurrent protection, grounding, wiring methods and materials, GFCI's, load calculations, etc.

No Keys Energy approval

No specifications on pump

No load calculations

No riser diagram

No wiring diagram

Provide corrections for this as soon as possible to:

Michael Klutsarits, Electrical Plans Review , Phone # 305.289-2572, Fax 305.453.8818

NOTE:

In an effort to provide prompt and efficient service, this notice is being provided at the completion of this one review. It does not include other corrections that may be potentially identified by other plans examiners, therefore other corrections from other disciplines may be required.

If you desire, you can wait to address all comments received at one time. Please notify the permitting department if you wish to do so.

Gernaat-Kate

From: Gernaat-Kate
Sent: Wednesday, September 5, 2018 9:41 AM
To: 'GARYSPLUMBING1@AOL.COM'
Subject: Monroe County, FL- Building Permit READY Notice

MONROE COUNTY BUILDING DEPARTMENT

Key Largo: 305-453-8800 / Marathon: 305-289-2501 / Stock Island: 305-295-3990

PERMIT #	18104663
OWNER:	KEY WEST MARINA INVESTMENTS
PROPERTY ADDRESS:	6000 PENINSULAR AVE
CONTRACTOR:	GARY'S PLUMBING
FEES DUE:	5,678.52 <i>(Fees are subject to change.)</i>

Dear Sir or Madam:

Please, be advised that the above-referenced permit has been approved and is ready for issuance. The following documents/information will be required at the time of permit issuance:



(If this box is checked, this permit has been deemed development, requiring review by the Department of Economic Opportunity, and is subject to the local 30-day and stated 45-day appeal periods. Construction may begin 75 days after the date the permit is issued. No construction may occur prior to the end of the local and state appeal periods.)

The permit may be retrieved by the property owner (owner-builder permits), contractor (contractor permits) or authorized agent (contractor permits only) at the following location:

Monroe County Building Department Key Largo Office Murray D. Nelson Government and Cultural Center 102050 Overseas Highway Key Largo, FL 33037

Monroe County Building Department Ocean Reef Office 11601 CR 905 Key Largo, FL 33037

Monroe County Building Department Marathon Office 2798 Overseas Highway Suite 330 Marathon, FL 33050
--

Building Department hours of operation are Monday – Friday, 8:30 a.m. to 3:00 p.m.

All required documents, information and fees are due prior to permit issuance. Please, note that fees due may be subject to change at the time of permit issuance. Fees may be paid in the form of credit card (Visa, MasterCard, and Discover), cash, check or money order.

Checks and money orders should be made payable to: Monroe County Building Department.

If you should have any questions or concerns pertaining to the above-noted information, please contact or visit the appropriate office designated above.

Sincerely,

MONROE COUNTY BUILDING DEPARTMENT

SAMPLE

Permitting
 DATE: 09/04/2018
 TIME: 13:19:45

MONROE COUNTY
 Permit Status

PAGE NUMBER: 1
 MODULE : permit

=====

BASIC INFORMATION :

=====

Permit no : 18104663 status : OPEN Apply date : 08/02/18
 Master no : Permit issued:
 CO issued : CO number :
 Project :
 RE : 00127480000000-
 Address : 6000 PENINSULAR AVE. KEY WEST FL 33040
 Owner(s) : KEY WEST MARINA INVESTMENTS LLC
 Owner Addr : 6000 PENINSULAR AVE KEY WEST FL 33040
 Permit Type: 55 C404 Type :
 Usage Class: COM Appl. Valua: 189740
 Input Quan: 0 Calc Valuat: 0
 General Cont: 12844 GARYS PLUMBING AND FIRE INC

=====

FEES :

=====

FEE ID	QUANTITY	FEE	PAID	CREDITS	BALANCE
OABLD3PR	189740	1,515.70	1,193.61	322.09	.00
OT1BLDADD	189740	649.33	.00	.00	649.33
OTATF1BLD	189740	649.33	.00	.00	649.33
OTBLD3PR	189740	1,515.70	.00	322.09	1,193.61
OTENVEG5	189740	1,068.24	.00	.00	1,068.24
OTFIREG5	189740	943.37	.00	.00	943.37
OTPLNEG5	189740	1,017.38	.00	.00	1,017.38
B- 0 EDUC	1	2.00	.00	.00	2.00
B- BIO EDU	1	10.00	.00	.00	10.00
CONT-INVES	1	11.00	.00	.00	11.00
DBPR	4330	58.46	.00	.00	58.46
DBPR RE ED	4330	6.50	.00	.00	6.50
DCA	4330	38.97	.00	.00	38.97
DCA RE ED	4330	4.33	.00	.00	4.33
E- 0 EDUC	1	2.00	.00	.00	2.00
F- 0 EDUC	1	2.00	.00	.00	2.00
FIRE EDUC	1	10.00	.00	.00	10.00
P- 0 EDUC	1	2.00	.00	.00	2.00
PLAN ED	1	10.00	.00	.00	10.00
TOTALS		7,516.31	1,193.61	644.18	5,678.52

=====

RECEIPTS :

=====

RECEIPT NO	DATE	S	AMOUNT
10017516	08/02/18	0	1,193.61



MONROE COUNTY BUILDING DEPARTMENT

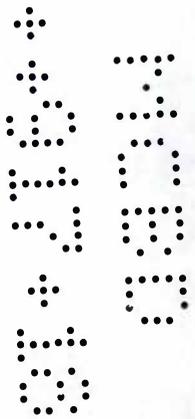
NOTICE OF COMMENCEMENT FILING AFFIDAVIT

Property Address: 6000 Peninsular Ave.
 Legal Description: _____
 Parcel/Folio ID #: 00127480-000000
 Permit Number: 18104663

I, Tiffany Pierce, owner/agent hereby attest to the fact that the Notice of Commencement for the property and permit listed above has been filed with the Monroe County Clerk of the Court and hereby attach a true and correct copy of the same.

NOTE: Owner's Authorized Agent includes any contractor that has been authorized on a building permit application submitted for the permit listed above.

Tiffany Pierce
 (SIGNATURE OF OWNER/Authorized Agent - CONTRACTOR)



NOTARY PUBLIC: State of Florida County of Monroe

The foregoing instrument was acknowledged before me this 17 day of Sept, 2018.
 Personally known or produced identification in the form of _____

Signature of Notary Public: Elba M Ramirez

My commission expires (SEAL) _____

ELBA M RAMIREZ
 Notary Public - State of Florida
 Commission # GG 052665
 My Comm. Expires Dec 7, 2020
 Bonded through National Notary Assn.

Permit No. 18104663

Tax Folio No. _____

NOTICE OF COMMENCEMENT

State of Florida
County of Monroe

Prepared By: Tiffany Pierce
Address: 6409 2nd Terrace; Suite 1
Key West, FL 33040

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: 6000 Peninsular Ave. 00127480-000000
legal description, RE#, street address

2. General description of improvement: Install Marine Sewer Vac System

3. Owner information:
a. Owner name: Key West Marina Investments, LLC
b. Interest in property: 100%
c. Name and address of fee simple titleholder, if other than owner: _____

4. Contractor information:
a. Name: Gary's Plumbing and Fire, Inc.
b. Address: 6409 2nd Terrace, Ste 1; Key West, FL 33040
c. Phone and fax: 305-296-6013 / 305-292-4978

Doc# 2182778
Bk# 2922 Pg# 1308

5. Surety information (if any):
a. Name: _____
b. Address: _____
c. Phone and fax: _____
d. Amount of bond: \$ _____

MONROE COUNTY
OFFICIAL RECORDS

6. Lender information:
a. Name: _____
b. Address: _____
c. Phone and fax: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes
Name and address _____ Phone / fax number _____

8. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
Phone / fax number _____

9. Expiration date of notice of commencement (expiration date is one (1) year from the date of recording unless a different date is specified) _____

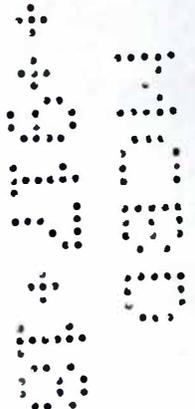
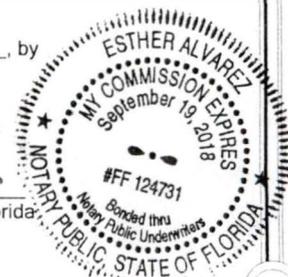
[Signature] _____ 07/26/18
Property Owner Signature Date

Sworn to (or affirmed) and subscribed before me this 26th day of July, 20 18, by _____

Personally known XXX or identification produced _____

(print, type, or stamp commissioned name of Notary Public)

Esther Alvarez
Signature of Notary Public-State of Florida





Monroe County Growth Management Division SPECIES FOCUS AREA ASSESSMENT FORM

Required for All Permit Applications

CSR Completes	Permit #: 18104663	RE #: 00127480-000000	Revision:
	Permit type: PLUMBINGe	Property Address: 6000 PENINSULAR AVE STOCK ISLANDe	
	Owner Name: KEY WEST MARINAE		
	PERMIT REFERRAL PROCESS (PRP) Review and Documentation Determination:		
	1. Does the parcel have Species Focus HOLDS in CommunityPLUS?e <input checked="" type="checkbox"/> Yes a. If YES - put "✓" in table below for each SAG placed in folder and go to question #2 b. If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder.e <input type="checkbox"/> No 2. Does the permit type require Biologist review per Plan Review Matrix (either a "1" or "PRP")? <input checked="" type="checkbox"/> Yes a. If YES - go to question #3 b. If NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder.e <input type="checkbox"/> No 3. Will ground outside of footprint (new ground) be disturbed? [Building Application MUST have response (Y/N) to Change in Footprint/Outside Footprint] <input checked="" type="checkbox"/> Yes a. If YES - initial/date; ADD "PRP" review stop (BIO stop should exist already); forward permit file to BIO <input type="checkbox"/> No b. IF NO - no PRP review or SAGs required - put name/initial/date on this form and place in file folder.e <input type="checkbox"/> No		
PRP Review Required: <input checked="" type="checkbox"/> Yes (SAGs placed in folder, PRP stop added, permit file to BIO) <input type="checkbox"/> Noe			
CSR Name/Initial: <i>[Signature]</i>		Date: 8/13/18	

BIO Reviewer Completes	ASSESSMENT:		<i>Source - RE Master List Dated 11/18/2011</i>	
	Does work propose a new dwelling unit in the buffer area OR disturb species habitat and therefore require PRP?e <input type="checkbox"/> Yes, continue with assessment <input checked="" type="checkbox"/> No, sign/date form - no PRP review required			
	Longitude:	W	Latitude:	N
	Is the Property on the RE Parcel List?	<input type="checkbox"/> Yes <input type="checkbox"/> Noe	SFAM Panel #:	
	Property located in (check all that apply):e *If property is mapped as both Focus Area and Buffer, consider it as wholly within the Focus Area.e			<input type="checkbox"/> Focus Area <input type="checkbox"/> Buffer* <input type="checkbox"/> Neither
	Has the Property been pre-determined to NLAA (batch correspondence):e			<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes Date of Letter:
Number of Species in Focus and/or Buffer Areas:				

Parcel Hold in ComPLUS CSR "✓" & SAG Attached	Species	(Circle letter as determined in SAG)										No Effect	NLAA	May Affect	Take Exempt	
		A	B	C	D	E	F	G	H	I	J					
-E. Indigo Snakee	Eastern Indigo Snake	A	B	C	D	E	F	G								
-Key Deere	Key Deer	A	B	C	D	E	F	G	H	I						
-KLCM/KLWRe -KLCM/KLWRe 500m Buffere	Key Largo Woodrat & Cotton Mouse	A	B	C	D	E	F	G	H							
-KTce	Key Tree Cactus	A	B	C												
-SS Butterflye	Schaus Swallowtail Butterfly	A	B	C	D	E	F									
-LKMRe -LKMR 500 me Buffer	Lower Keys Marsh Rabbit	A	B	C	D	E	F	G	H							
-SRR -SRR 500 me Buffer	Silver Rice Rat	A	B	C	D	E	F	G								
-SRR Focus ine CH	Silver Rice Rat in Critical Habitat	A	B	C	D											
-Stock Is. Tree Snaiile	Stock Island Tree Snail	A	B	C												

BIO Reviewer	Check all applicable: <input type="checkbox"/> Snake OAPC <input type="checkbox"/> Cat OAPC/Deed <input type="checkbox"/> Snail Survey Refer to FWS?: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Project Area: _____ sq ft	Native Impact Area: _____ sq ft Mitigation Compensation \$ _____
	Restore: _____ sq ft	Replace: _____ (# of plants) GOCEA: _____ sq ft
	Other (Describe):	
Signature of Approving Official: <i>[Signature]</i>		Date: 8/16/18

Eastern Indigo Snake Species Assessment Guide

July 29, 2013

The U.S. Fish and Wildlife Service's (Service) FEMA Biological Opinion (BO) dated April 30, 2010, and modified on December 14, 2010, identified 14,413 at-risk parcels, representing 14,960 acres, intersecting habitats that may occasionally be used by the threatened eastern indigo snake (indigo snake; *Drymarchon corais couperi*) in Monroe County. There are at-risk 10,921 acres and 10,711 parcels in unincorporated Monroe County; 1,406 acres and 1,433 parcels in Islamorada; 20 acres and 112 parcels in Key Colony Beach; 703 acres and 433 parcels in Key West; 1 acre and 6 parcels in Layton; and 1,910 acres and 1,718 parcels in Marathon. The BO also identified an additional 8,580 acres of at-risk lands outside Monroe County's parcel layer not subject to the Rate of Growth Ordinance program.

The at-risk properties were determined by overlaying the County's property parcel layer onto the County's 2009 land cover boundary maps (Monroe County 2009). The County's land cover boundary maps included 13 land cover types. Developed land, undeveloped land, impervious surface, and exotic are considered non-native land cover types. Hammock, pineland, scrub mangrove, freshwater wetland, salt marsh, buttonwood, mangrove, and beach berm are considered native land cover types. The water classification is also considered a native cover type. The minimum mapping unit for land cover polygons was 0.35 acre for hammock and 0.5 acre for all other cover types.

The County's boundary map land cover types containing suitable habitat for the indigo snake include undeveloped land, hammock, pineland, exotic, scrub mangrove, freshwater wetland, salt marsh, buttonwood, mangrove, and beach berm.

Species Profile: The Florida Keys are on the extreme southern end of the indigo snake's range. The indigo snake population in the Florida Keys is very small (Cox and Kautz 2000). Verified observations are rare and scattered; the latest was in 2009 on Little Knockemdown Key (Service 2010). In the last several years, three unsubstantiated observations of the indigo snake were reported, two on Grassy Key (City of Marathon) and one in the Village of Islamorada (Sheahan 2006). Indigo snake surveys were conducted on Big Pine and No Name Key in 2006 and 2007 (Schmidt et al. 2008) and, although 27 species of reptiles were noted (973 total observations), the indigo snake was not observed.

The Service issued a Section 10(a)(1)(B) Incidental Take Permit (ITP) to Monroe County, Florida Department of Transportation, and Florida Department of Community Affairs (applicants) in June 2006 for adverse effects from development on Big Pine and No Name Keys. The ITP authorizes take of 168 acres of suitable indigo snake habitat. The take will be incidental to land clearing for development and recreational improvements. The Service issued the ITP to the applicants based upon their development of a Habitat Conservation Plan (HCP) that sets guidelines for development activities on Big Pine and No Name Keys to occur progressively over the permit period (20 years). The HCP provides avoidance, minimization, and mitigation measures to offset impacts to covered species, including the indigo snake. Mitigation includes the protection of three mitigation units for each development unit of suitable habitat within the plan area.

Threats: Although the species may occur in all referenced habitats, it is suspected that they prefer hammocks and pine forest, because most observations occur in these habitats disproportionately to their presence in the landscape (Steiner et al. 1983). In the Florida Keys, the primary threat to the indigo snake is native habitat loss and fragmentation due to development. Residential housing is also a threat because it increases the likelihood of indigo snakes being killed by property owners.

Assessment Guide: In order to provide assistance in assessing threats to the indigo snake from a given project, the Service has developed the following guidance and recommendations that, if implemented, will minimize adverse effects to the indigo snake. If the use of this guide results in a determination of “no effect” for a particular project, the Service supports this determination. If the use of this guide results in a determination of “not likely to adversely affect” (NLAA), the Service concurs with this determination and no additional correspondence is necessary. If the use of this guide results in a “may affect” determination, the acreage of impacts will be subtracted from the take limits provided in the BO and/or the HCP. This guide is subject to revision as necessary.

- A. Parcel is not in the species focus area and/or on the Real Estate (RE) parcel list*no effect*
 Parcel is in the species focus area or on the RE parcel list..... *go to B*
- B. Parcel is on Big Pine Key or No Name Key.....*refer to HCP for coverage*
 Parcel is not on Big Pine Key or No Name Key..... *go to C*
- C. Parcel contains the indigo snake’s native habitat (*i.e.*, hammock, pineland, scrub mangrove, freshwater wetland, salt marsh, buttonwood, mangrove, or beach berm)*go to D*
 Parcel contains only non-native habitat (undeveloped land or exotic).....*go to G*
- D. The proposed action will not remove or modify the indigo snake’s native habitat.....*go to G*
 The proposed action will remove or modify the indigo snake’s native habitat..... *go to E*
- E. The property is within a developed subdivision or canal subdivision and the area within 500 feet of the parcel is greater than 60 percent developed or scarified.....*go to G*
 The property is not as above..... *go to F*
- F. The applicant has proposed either on-site or off-site habitat compensation* commensurate with the amount of native habitat lost, has received a copy of the Service’s indigo snake protection measures (attached), and has agreed to implement the measures and post the information sign on-site. Signed verification of this is in the permit file maintained by the NFIP participant community. Permit with indigo snake protection measures and habitat compensation**NLAA*

The applicant will not agree to the indigo snake protection measures, is not proposing habitat compensation* or the proposed habitat compensation* does not meet minimum compensation requirements *may affect, subtract project footprint from authorized Take***

- G. The applicant has received a copy of the Service’s indigo snake protection measures and has agreed to implement the measures and post the information sign on-site. Signed verification of this is in the permit file maintained by the NFIP participant community. Permit with indigo snake protection measures..... *NLAA*

Not as above *may affect, subtract project footprint from authorized Take***

***Habitat Compensation**

The minimum recommended habitat compensation is replacement of lost vegetation through protection or restoration of habitat, and/or monetary contributions to accomplish the aforementioned activities, according to the participating community’s land development regulations. The Service has reviewed the following participating communities’ Codes of Ordinances governing habitat compensation and found them to meet minimum recommended habitat compensation: Monroe County, Part II, Chapter 18, Sections 118-2 and 118-8; City of Marathon, Article 2, Chapter 106; Village of Islamorada, Part II, Chapter 30, Article VII, Division 4, Section 30-1616; and Key West, Part II, Subpart B, Chapter 110, Article V, Section 110-223 and Section 110-225, and Article VI, Division 2, Section 110-287 and Division 3, Section 324 and 327. The cities of Key Colony Beach and Layton were determined to not have ordinances that meet the minimum recommended habitat compensation. If the participating community proposes to modify the habitat compensation requirements of their ordinance, additional review by the Service will be necessary.

If habitat compensation is being provided in excess of the minimum recommended, the Service may consider the additional compensation as a credit to the not-to-exceed habitat acreage losses referenced in the BO. To be considered for credit, the compensation must be like for like habitat compensation and credit will be granted at half value. For example, if 4 acres of additional compensation are provided, the credit granted would be 2 acres. This partial credit is considered appropriate as existing vegetation currently provides benefit and the credit vegetation may not provide the same habitat benefit until later in time.

**For projects where take is subtracted, the participating community shall transmit a list of parcel numbers and acreage of take to the Service quarterly.

Monitoring and Reporting Effects

For the Service to monitor cumulative effects and to track incidental take exempted for the indigo snake, it is important for FEMA and the NFIP participants to monitor the number of permits and provide information to the Service regarding the number of permits issued. In order to meet the reporting requirements in the BO, we request that FEMA and/or the NFIP participants send to the Service an annual database summary consisting of: project date, permit number, project acreage, native impact acreage, amount of acres and/or number of trees/plants replaced as habitat compensation, and project location in latitude and longitude in decimal degrees.

Literature Cited

- Cox, J. and R.S. Kautz. 2000. Habitat conservation needs for rare and imperiled wildlife in Florida. Florida Game and Freshwater Fish Commission, Office of Environmental Services; Tallahassee, Florida.
- Duquesnel, J. 1998. Keys invasion by alien lizards continues. Florida Department of Environmental Protection, Florida Park Service, Resource Management Notes 10(1):9.
- Monroe County. 2009. Geospatial Land Cover Dataset of the Florida Keys. Photo Science, Incorporated. St. Petersburg, Florida
- Schmidt, P.M., R.R. Lopez, R.N. Wilkins, and N.J. Silvy. 2008. Recovery Permit # TE125517-0 Final Report to the U.S. Fish and Wildlife Service, Vero Beach, Florida.
- Sheahan, B. 2006. Personal communication. Senior planner. Village of Islamorada, Florida.
- Steiner, T.M., O.L. Bass, Jr., and J.A. Kushlan. 1983. Status of the eastern indigo snake in southern Florida National Parks and vicinity. South Florida Research Center Report SFRC-83i0 1, Everglades National Park; Homestead, Florida.
- U.S. Fish and Wildlife Service. 2010. Eastern indigo snake observation; Little Knockemdown Key. Email and photo provided to KDNWR, Big Pine Key, Florida.

Eastern Indigo Snake Protection Measures

It appears that harm to the eastern indigo snake occurs primarily through construction accidents, vehicular strikes, and habitat loss and/or degradation. These adverse effects can be minimized by maintaining a careful watch during construction and when traveling onsite to avoid killing snakes. In addition, protecting burrows and leaving native vegetation as refugia onsite for indigo snakes displaced by construction activity can benefit this species.

The eastern indigo snake is not likely to be adversely affected if the following measures are implemented for the project.

- 1) Burrows and onsite native vegetation should be protected. If such habitat must be disturbed, limit disturbance to a minimum and improve remaining habitat through exotic vegetation removal. Maintain native vegetation onsite as refuges for the snake.
- 2) Clearing and grading activities should be performed outside high activity months (June to November). Winter months (January to March) provide the best opportunity to initiate and complete construction activities that will not impact this species.
- 3) Post informational signs containing the following information throughout the construction site and along any proposed access road:
 - a) A description and picture of the eastern indigo snake, its habits, and protection under Federal Law;
 - b) Instructions not to injure, harass, or kill this species;
 - c) Directions to cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site on its own before resuming clearing; and,
 - d) Telephone numbers of pertinent agencies to be contacted if a dead eastern indigo snake is encountered.

Other useful educational materials may consist of a combination of posters, videos, pamphlets, and lectures (e.g., an observer trained to identify eastern indigo snakes could instruct construction personnel before any clearing activities occur).

- 4) Monitor eastern indigo snake activity onsite. Report any eastern indigo snake observations that occur during project activities (see monitoring report below). Document with photograph, if possible. If large snake skins are found, they may belong to an eastern indigo snake. Skins can be collected and sent to the Service's South Florida Ecological Services Office (attention: Monroe County FEMA Biologist, U.S. Fish and Wildlife Service, South Florida Ecological Services Office, 1339 20th Street, Vero Beach, Florida 32960) for positive identification. Provide information on the date and location collected.

Monitoring Report: A monitoring report should contain the following information: location, dates, and times for any sightings of eastern indigo snakes. Also include the results any of burrow searches and observations. If a snake is encountered during a burrow search, then a description of the outcome for the snake is needed. Document by photograph, if possible. Was the snake left in an intact burrow? Was the burrow excavated? If so, did the snake leave and where did it go? A site map with sighting locations marked would be helpful. If an indigo snake is observed onsite a copy of the report is to be sent to the Service at the address listed above within 60 days of the conclusion of the project.

Dead, injured, or sick animals: If a dead, injured, or sick eastern indigo snake is found onsite, notification should be made to the Service at the address listed above. Secondary notification should be made to the Florida Fish and Wildlife Conservation Commission; South Region; 3900 Drane Field Road; Lakeland, FL 33811; Wildlife Alert Number 1-800-404-3922.

Example Eastern indigo snake informational sign.

WATCH OUT FOR THE EASTERN INDIGO SNAKE



The Eastern Indigo Snake is the largest nonpoisonous snake in North America, growing up to 8 feet in length. The color of both adults and young is shiny bluish-black with some red or cream coloring on the chin or sides of the head. The indigo snake is usually found in high, dry, well-drained sandy soils, but may also be found in hammocks, swamps, and flatwoods habitats in south Florida. Burrows are used by many prey animals that are easily captured by the indigo snake in the burrow. Indigo snakes also use the burrows as dens for cover, and laying eggs. Other

potential dens are stumps of trees, cavities in the soil, and under piles of debris.

The decline in the population of indigo snakes is attributed to habitat loss due to development and overcollecting for the pet trade. Fragmentation of habitat by roads results in many indigo snakes killed by vehicle traffic.

Every effort should be undertaken to avoid harming any snake observed during work on this construction site. Any indigo snakes encountered during construction activity should be allowed to crawl off on its own before continuing construction activities. If it appears that the construction activities will cause harm to the snake, construction must be stopped until the proper action can be determined.

These rare snakes are protected by the U.S. Endangered Species Act (ESA) of 1973 makes it a violation to “harass, harm, pursue, hunt, shoot, wound, kill, capture, or collect endangered or threatened species.” Violations can result in fines of up to \$20,000 and/or up to one year in prison. Only permitted personnel are allowed to handle the snakes.

Contact the following agencies if indigo snakes are observed:

U.S. Fish and Wildlife Service 772-562-3909

**Florida Fish and Wildlife Conservation Commission
800-282-8002**

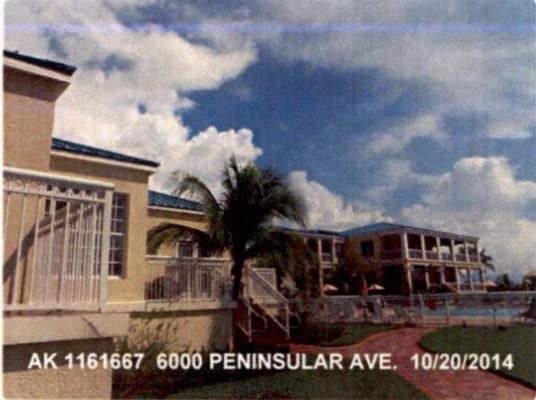
Disclaimer

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

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

Summary

Parcel ID 00127480-000000
 Account # 1161667
 Property ID 1161667
 Millage Group 110A
 Location 6000 PENINSULAR Ave , STOCK ISLAND
 Address
 Legal
 Description STOCK ISLAND MALONEY SUB PB1-55 LOTS 5-6-7 SQR 61 & ADJ BAY BTM & ADJ PARCEL (LESS KEY WEST HARBOUR CONDOMINIUM) OR427-1063(II DEED 20903) OR472-272/273Q OR493-890 OR638-181 OR638-182 OR638-184/185 OR919-611/613 OR938-272/273 OR938-274/275Q/C OR938-276 OR965-1029/1033 OR965-1034/1039 OR965-1119/1122 OR977-881/884 OR981-544/548C(II DEED 26595) OR981-549/553C OR1139-336/338 OR1139-339/341 OR1139-342/345 OR1428-579/80/ CERT OR2222-457/59 OR2222-460/61 OR2365-351/354(REST) OR2366-1097/1318DEC OR2387-371/420AMD OR2388-701/732AMD OR2632-1501/1535(TERMINATION) OR2632-1538/1577 (DEC) OR2632-1581/1656(DEC)
 (Note: Not to be used on legal documents)
 Neighborhood 10060
 Property Class AIRPORT, MARINAS, BUS TERM (2000)
 Subdivision
 Sec/Twp/Rng 35/67/25
 Affordable No
 Housing



AK 1161667 6000 PENINSULAR AVE. 10/20/2014

Owner

KEY WEST MARINA INVESTMENTS LLC
 6000 PENINSULAR AVE
 KEY WEST FL 33040

Valuation

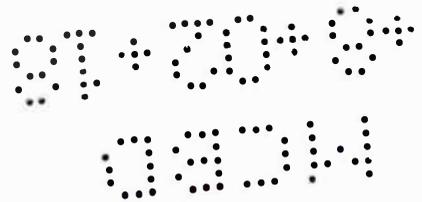
	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,409,717	\$20,409,717	\$20,409,717	\$20,409,717
= Just Market Value	\$20,409,717	\$20,409,717	\$20,409,717	\$20,409,717
= Total Assessed Value	\$20,409,717	\$20,409,717	\$20,409,717	\$20,409,717
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,409,717	\$20,409,717	\$20,409,717	\$20,409,717

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	586,753.00	Square Foot	0	0
(9500)	13.23	Acreage	0	0

Commercial Buildings

Style REST/CAFET-A- / 21A
 Gross Sq Ft 10,124
 Finished Sq Ft 6,517
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400()
 Roof Type GABLE/HIP
 Roof Material METAL



Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 4
 Half Bathrooms 0
 Heating Type
 Year Built 2008
 Year Remodeled
 Effective Year Built 2008
 Condition

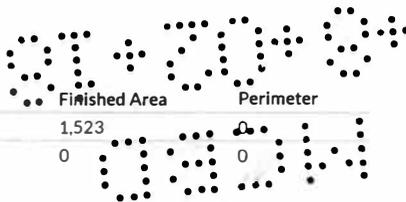
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,517	6,517	0
OPF	OP PRCH FIN LL	2,172	0	0
OUF	OP PRCH FIN UL	1,435	0	0
TOTAL		10,124	6,517	0

Style APTS-A/03A
 Gross Sq Ft 7,560
 Finished Sq Ft 5,344
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type GABLE/HIP
 Roof Material METAL
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 3
 Half Bathrooms 0
 Heating Type
 Year Built 2008
 Year Remodeled
 Effective Year Built 2008
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,344	5,344	0
OPU	OP PR UNFIN LL	928	0	0
OPF	OP PRCH FIN LL	1,288	0	0
TOTAL		7,560	5,344	0

Style MARINA/AUTO/BUS TERM / 27A
 Gross Sq Ft 2,144
 Finished Sq Ft 1,523
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 RoofType GABLE/HIP
 Roof Material METAL
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 2008
 Year Remodeled
 Effective Year Built 2008
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,523	1,523	0
OPF	OP PRCH FIN LL	621	0	0



Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		2,144	1,523	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CON DKS/CONPIL	1975	1976	1	1488 SF	3
SEAWALL	1975	1976	1	620 SF	4
CON DKS/CONPIL	1975	1976	1	625 SF	3
SEAWALL	1988	1989	1	1392 SF	4
CON DKS/CONPIL	1988	1989	1	696 SF	3
SEAWALL	1990	1991	1	1300 SF	4
SEAWALL	1990	1991	1	422 SF	1
CONCRETE DOCK	1990	1991	1	975 SF	4
BRICK PATIO	2008	2009	1	200000 SF	2
COMM POOL	2008	2009	1	1601 SF	5
WROUGHT IRON	2008	2009	1	1024 SF	2
TIKI	2008	2009	1	625 SF	5
TIKI	2008	2009	1	713 SF	5

Sales

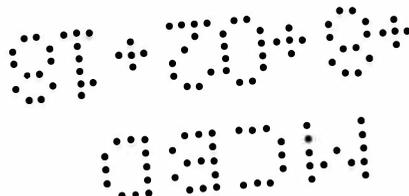
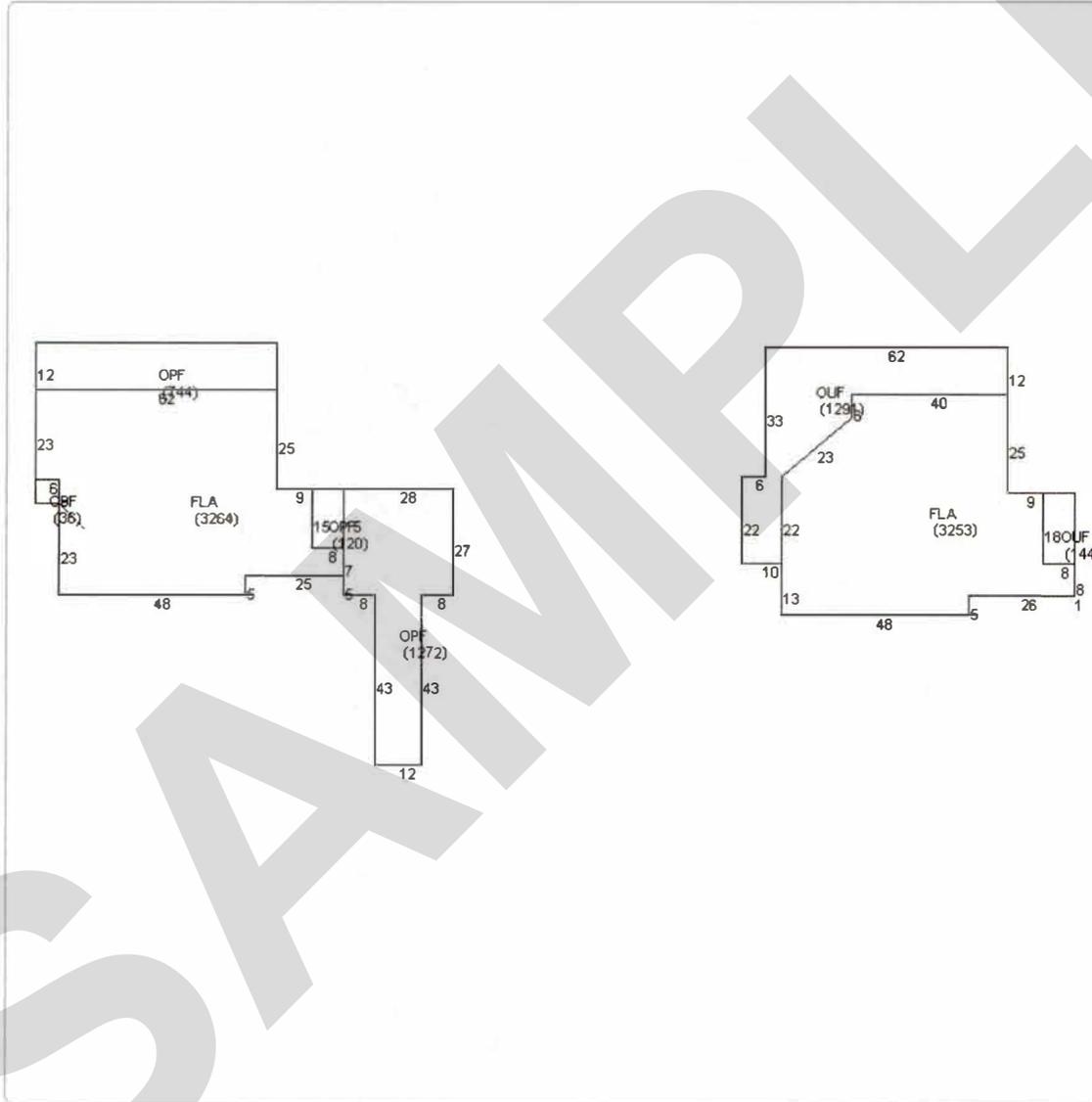
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/5/2006	\$30,500,000	Warranty Deed		2222	457	M - Unqualified	Improved

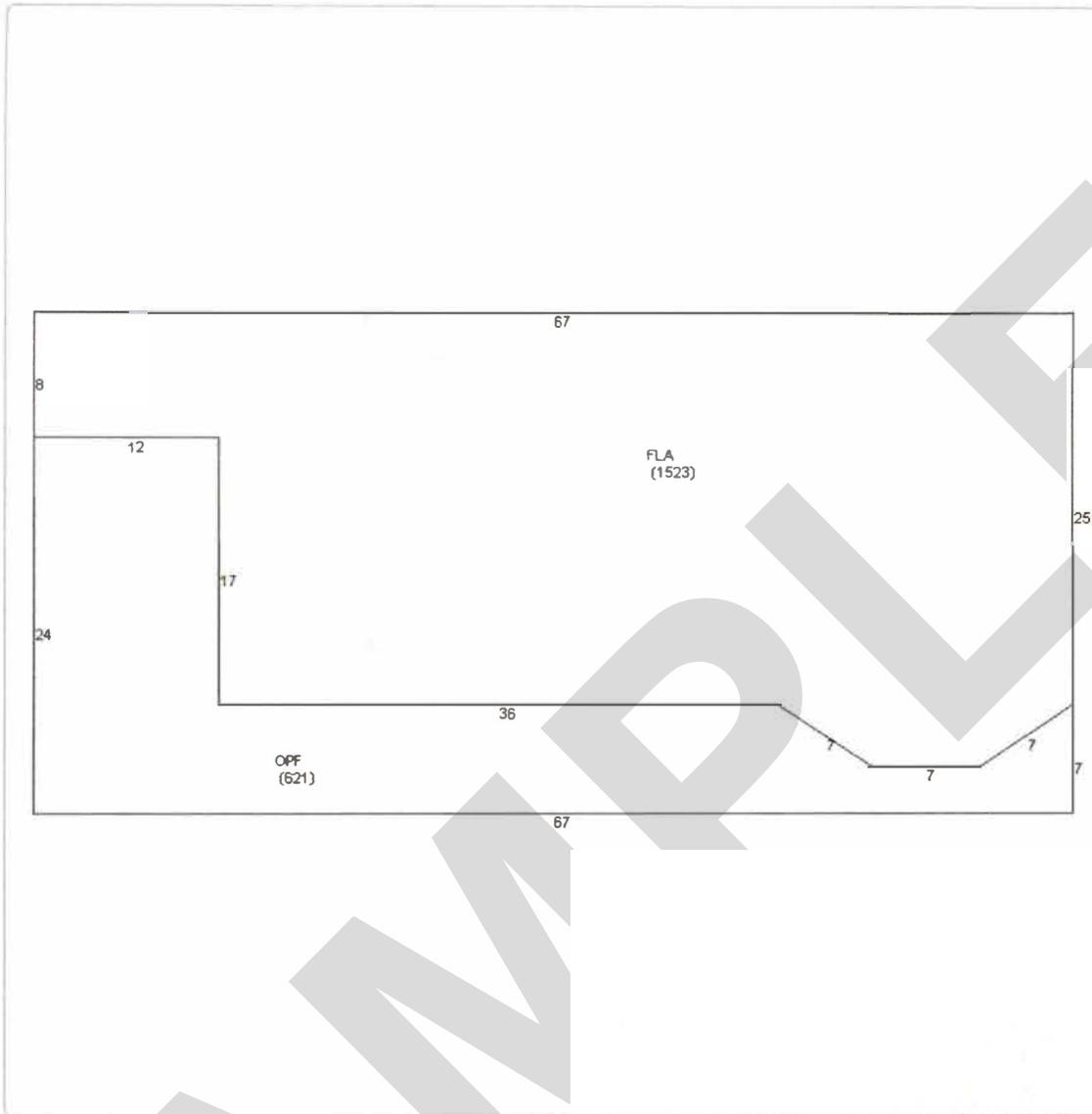
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18100271	2/7/2018		\$259,724	Commercial	REPLACE SAME FOR SAME DIESEL FIRE PUMP.
12105260	1/8/2013		\$1,000	Commercial	REPAIR DAMAGED UG ELEC SERVICE
12102826	8/17/2012		\$1,800,000	Commercial	REMOVE AND REPLACE EXISTING PAVERS WITH CONCRETE
10103328	6/25/2010		\$0	Commercial	RELOCATE PEDESTALS
10100467	2/9/2010		\$2,400	Commercial	REPAIR DOCK PVC LINES
09100696	3/2/2009	12/18/2009	\$2,400	Commercial	WIRELESS SECURITY ALARM
08104067	12/8/2008		\$32,000	Commercial	UNIT (A) VACATION RENTAL
08104070	12/8/2008		\$32,000	Commercial	UNIT (B) VACATION RENTAL
08104071	12/8/2008		\$32,000	Commercial	UNIT (C) VACATION RENTAL
08102671	10/16/2008	10/16/2008	\$80,000	Commercial	ATF TIKI
08101557	5/19/2008	8/6/2008	\$31,000	Commercial	LANDSCAPE & IRRIGATION
08101740	5/14/2008	8/6/2008	\$1,300	Commercial	FIRE SUPPRESSION SYSTEM CLUB HOUSE
08101222	5/7/2008	8/6/2008	\$400	Commercial	PROPANE TANK IN GROUND
08100790	5/1/2008		\$810,000	Commercial	PIER STEEL PILES & BOARDWALK
08101336	4/24/2008	8/6/2008	\$160,000	Commercial	COMM POOL
08100592	3/26/2008	8/6/2008	\$15,000	Commercial	2 GENERATOR PADS
08100591	3/14/2008	8/6/2008	\$300,000	Commercial	Fire Pump Houses 3 each
08100437	3/5/2008	8/6/2008	\$60,000	Commercial	Fire Alarm System
07101988	12/12/2007	8/6/2008	\$210,000	Commercial	AFFORDABLE 1 OF 3 HOUSING
07104239	10/30/2007	8/6/2008	\$6,000	Commercial	Maintenance Dredging
07102102	10/12/2007	6/9/2008	\$1,418,300	Commercial	#1 Boat Barn
07103104	10/12/2007	6/9/2008	\$650,000	Commercial	#3 BOAT BARN
07101987	9/26/2007	8/6/2008	\$300,000	Commercial	Dockmaster/Ship Store
07101989	9/26/2007	8/6/2008	\$260,000	Commercial	Unit A SFR
07101996	9/26/2007	8/6/2008	\$1,600,000	Commercial	New Club House
07103048	9/26/2007	8/6/2008	\$210,000	Commercial	Affordable Housing 2 of 3 Units
07103049	9/26/2007	8/6/2008	\$210,000	Commercial	Affordable Housing 3 of 3 Units
07104118	9/26/2007	8/6/2008	\$260,000	Commercial	Unit B SFR
07104122	9/26/2007	8/6/2008	\$260,000	Commercial	Unit C SFR
07103108	9/4/2007	8/6/2008	\$300,000	Commercial	Seawall Repair Cap
07102727	8/8/2007	8/6/2008	\$245,317	Commercial	Underground Storage Tanks
07102547	6/14/2007	8/6/2008	\$155,000	Commercial	Club House Foundation Only
07102549	6/14/2007	8/6/2008	\$85,800	Commercial	Boat Storage Bldg 1
07102550	6/14/2007	8/6/2008	\$98,000	Commercial	Boat Bldg 3 Foundation only
07102551	6/14/2007	8/6/2008	\$227,999	Commercial	Boat Bldg 2 Foundation only
07102552	6/14/2007	8/6/2008	\$126,000	Commercial	Guest Suites
07102553	6/14/2007	8/6/2008	\$93,000	Commercial	Ships Store

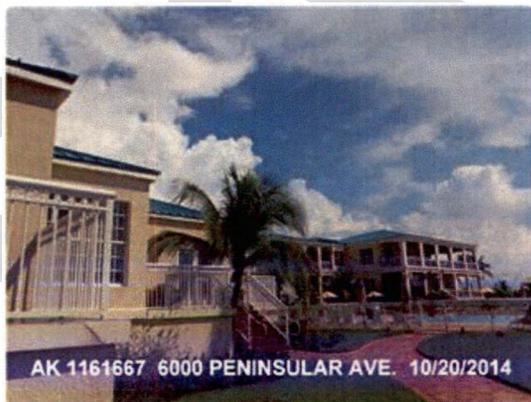
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07102553	6/14/2007	8/6/2008	\$93,000	Commercial	Ships Store Foundation only
07101985	5/29/2007	8/6/2008	\$250,000	Commercial	SITE WORK ONLY C-PERMIT
06106513	11/15/2006	12/28/2007	\$13,000	Commercial	DEMO 15,854 SF OF METAL, WOOD, AND CBS BLDG.
06105317	9/7/2006	12/28/2007	\$10,000	Commercial	Driveway
00/4138	9/21/2000	1/1/2001	\$1,200	Commercial	ELEC.MISC.
00/0757	7/25/2000	1/1/2001	\$7,200	Commercial	REPAIR 30' SEAWALL
99/2137	9/2/1999	12/30/2000	\$20,000	Commercial	INSTALL LIFT STATION
98-2286	12/22/1998	1/1/2001	\$22,450	Commercial	ROOFING
96-0478	10/1/1996	12/1/1996	\$2,500	Commercial	SLAB
95-1311	7/1/1996	12/1/1996	\$57,000	Commercial	ADDITION - COMMERCIAL

Sketches (click to enlarge)





Photos



01-00-0
00014

Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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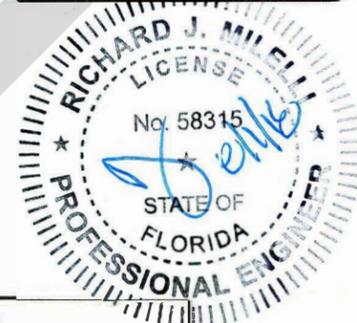
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2 FULL BUSINESS DAYS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
OR
DIAL 811

sunshine state
ONE CALL

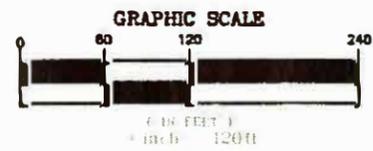
811
Call before you dig.
Call before you dig.



LEGEND	
	VACUUM SEWER MAIN
	FORCE MAIN
	PUMP AND CONTROLLER

PROJECT LOCATION
SEE SHEET C-1.1

- NOTES**
1. MAX. 5 FT DISTANCE BETWEEN PIPE SUPPORTS
 2. VERIFY UTILITY LOCATIONS AND CONFIRM SEWER LINE LOCATION WITH ENGINEER PRIOR TO INSTALLATION.
 5. FEMA FLOOD ELEVATION: AE-10 to VE-13
 6. HDPE PIPE SHALL BE SDR 11 FUSION PIPE WITH BUTT FUSION TYPE FITTINGS
 7. LICENSED ELECTRICIAN SHALL PERFORM ANY ELECTRICAL CONNECTION WORK REQUIRED FOR THE PROJECT.



N
W E S

Meridian Engineering LLC
201 Front Street, Suite 200
Key West, Florida 33040
AUTHORIZATION #23401
on 10/28/2013 to 10/28/2014

Seal

RICHARD J. MILELLI
PE #58315

SANITARY SEWER PLANS

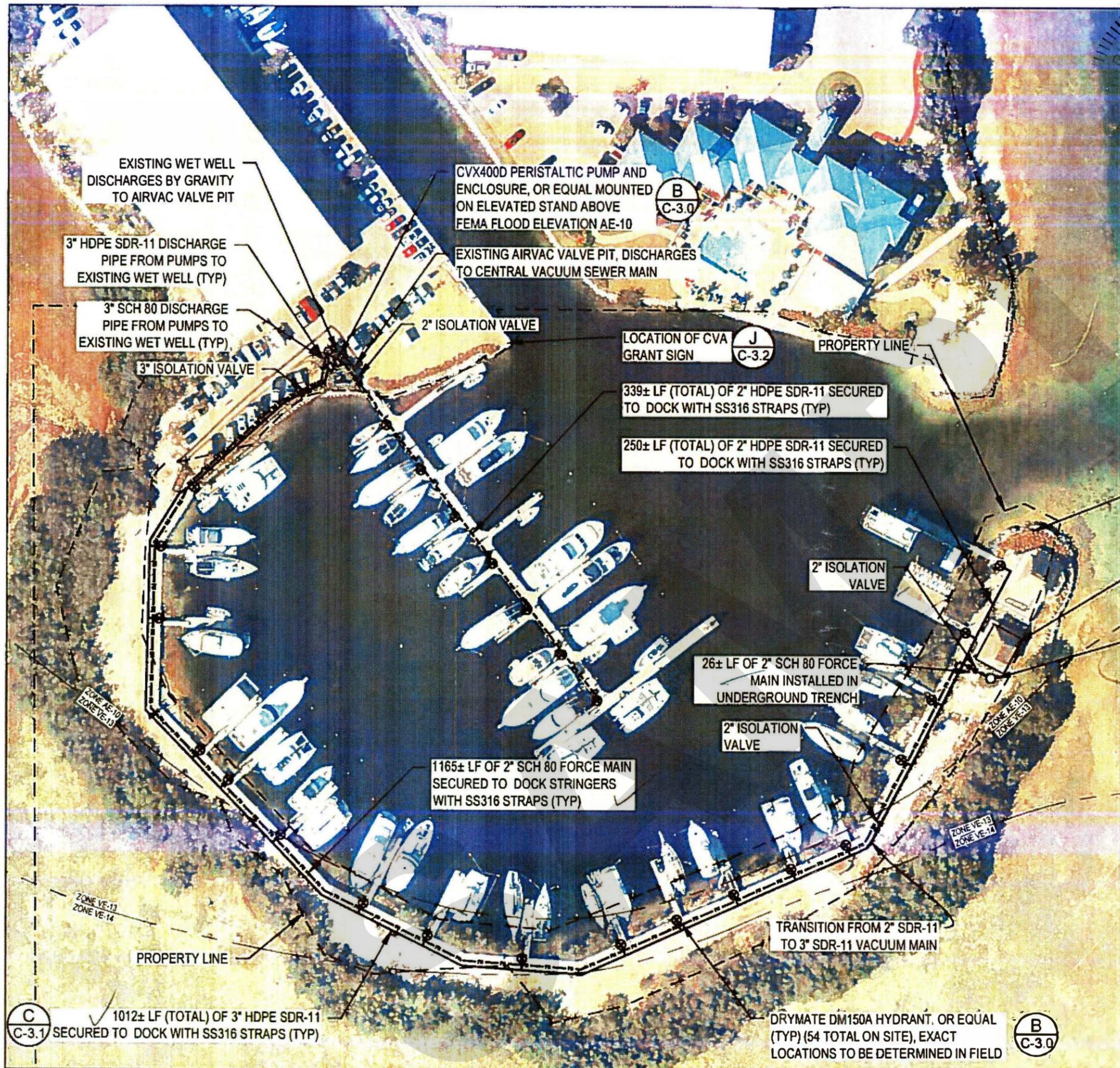
KEY WEST HARBOUR YACHT CLUB
6000 PENINSULAR AVE
STOCK ISLAND FLORIDA

Drawn By SLM	Checked By RJM
Project No	Scale AS NOTED
AutoCAD File No	

Title
SITE PLAN

Sheet Number
C-1.0

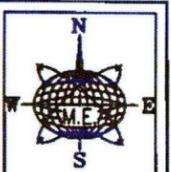
Date MAY 8 2015



2 FULL BUSINESS DAYS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
OR
DIAL 811
sunshine state ONE CALL 811



LEGEND	
---	2" VACUUM SEWER MAIN
---	3" VACUUM SEWER MAIN
— FH —	3" DISCHARGE FORCE MAIN
⊗	PUMPOUT LOCATION
□	PUMP AND CONTROLLER
⌘	ISOLATION VALVE
⌘	REDUCER



Meridian Engineering LLC
201 Fern Street, Suite 209
Key West, Florida 33040
AUTHORIZATION #29401
01/20/2012 to 12/31/2012

Richard L. Mellell
Professional Engineer
License No. 58315

SANITARY SEWER PLANS
KEY WEST HARBOR YACHT CLUB
6000 PENNSULA AVE
STOCK ISLAND, FLORIDA

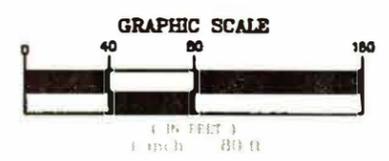
Drawn By: SLM Checked By: RJM
Project No: Scale: AS NOTED
AutoCAD File No:

LOCATION OF CVA GRANT SIGN (J C-3.2)

EXISTING RESTROOM FACILITY FOR LIVEBOARDS

RETROFIT EXISTING WET WELL INTO SIMPLEX GRINDER PUMP STATION

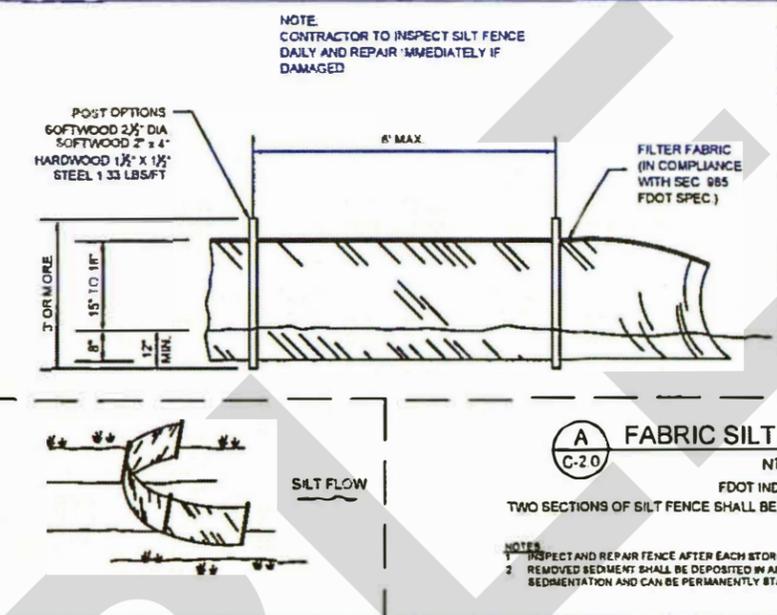
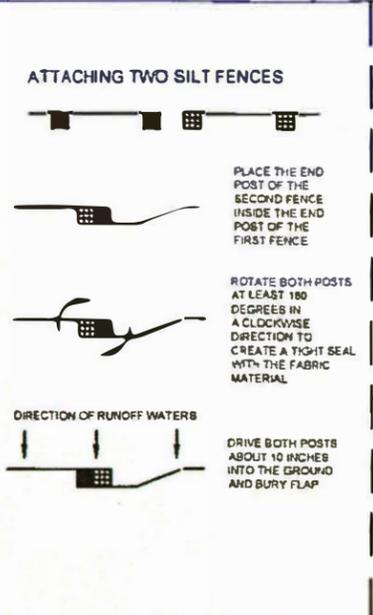
- NOTES**
1. MAX 5 FT DISTANCE BETWEEN PIPE SUPPORTS.
 2. VERIFY UTILITY LOCATIONS AND CONFIRM SEWER LINE LOCATION WITH ENGINEER PRIOR TO INSTALLATION
 3. FEMA FLOOD ELEVATION VE-13
 4. HDPE PIPE SHALL BE SDR 11 FUSION PIPE WITH BUTT FUSION TYPE FITTINGS
 5. LICENSED ELECTRICIAN SHALL PERFORM ANY ELECTRICAL CONNECTION WORK REQUIRED FOR THE PROJECT.
 6. PAVER REMOVAL OR DAMAGE SHALL BE REPLACED/REPAIRED TO MATCH ADJACENT PAVERS.



(C C-3.1) 1012± LF (TOTAL) OF 3" HDPE SDR-11 SECURED TO DOCK WITH SS316 STRAPS (TYP)

DRYMATE DM150A HYDRANT, OR EQUAL (TYP) (54 TOTAL ON SITE), EXACT LOCATIONS TO BE DETERMINED IN FIELD (B C-3.0)

Title: SITE PLAN (ENLARGED)
Sheet Number: C-1.1
Date: MAY 8 2012



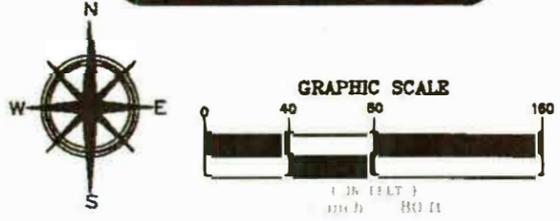
EROSION CONTROL GENERAL NOTES

1. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION
2. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL THE SLOPES ARE STABILIZED.
3. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
4. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATER BODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
5. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY OR RELOCATE THE ENVIRONMENTAL FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TOE COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
7. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DE-WATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLANDS.
8. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

LEGEND

	SILT FENCE
	2" VACUUM SEWER MAIN
	3" VACUUM SEWER MAIN
	3" FORCE MAIN

2 FULL BUSINESS DAYS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
OR
DIAL 811



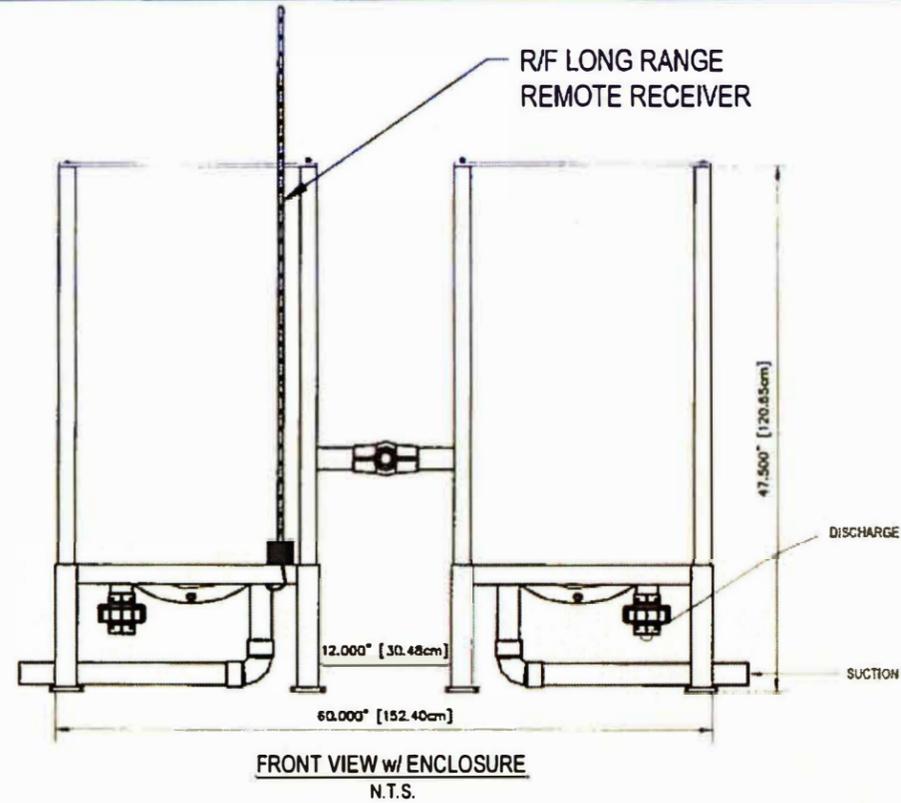
Richard J. Mellellie
Professional Engineer
No. 58315
State of Florida

SANITARY SEWER PLANS
SUNSET MARINA
5355 COLLEGE RD
KEY WEST, FLORIDA

Drawn By: BLM Checked By: RLH
Project No: Scale: AS NOTED
AutoCAD File No:

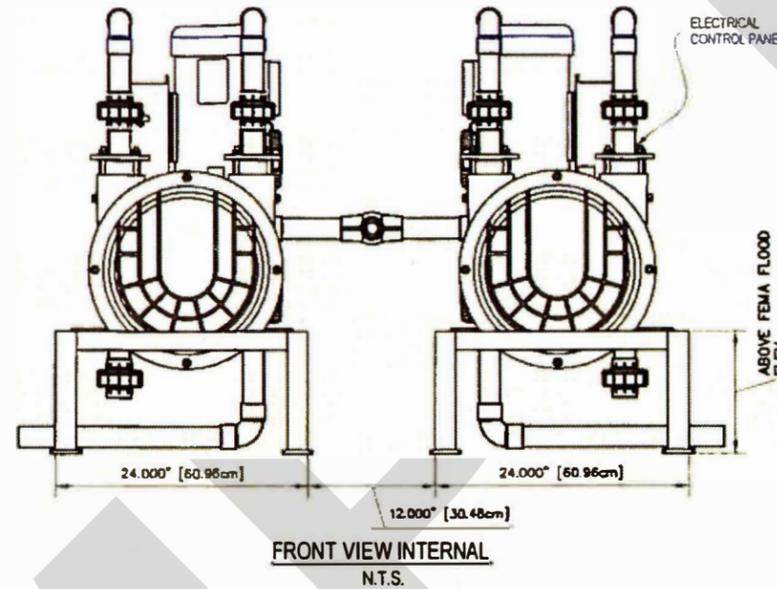
Title: **EROSION CONTROL PLAN**

Sheet Number: **C-2.0**
Date: MAY 6, 2015

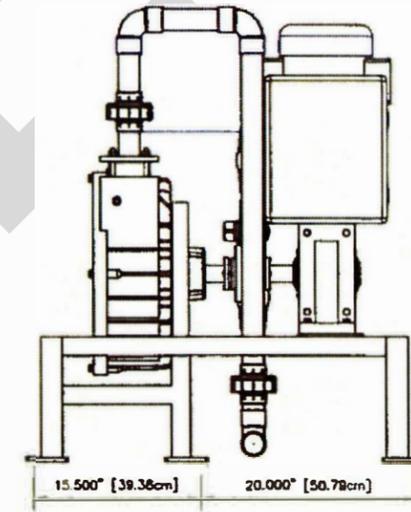


FRONT VIEW w/ ENCLOSURE
N.T.S.

- NOTES:**
1. SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 2. INSTALLED FITTINGS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
 3. SIX (6) VORTEX HOSE REELS WILL BE REQUIRED TO SERVICE ALL DOCKS.
 4. EQUIPMENT MAY BE SUBSTITUTED WITH "AS EQUAL" PRODUCTS, AS DETERMINED BY ENGINEER.

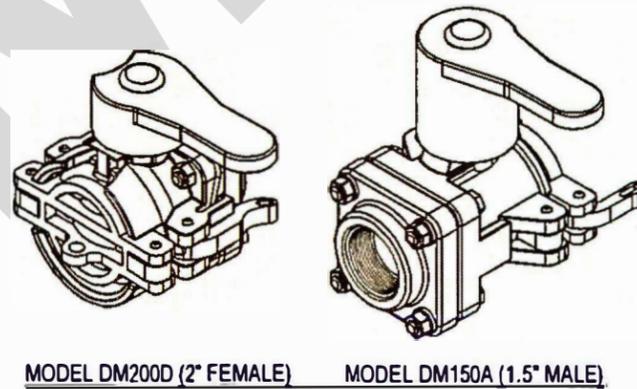


FRONT VIEW INTERNAL
N.T.S.



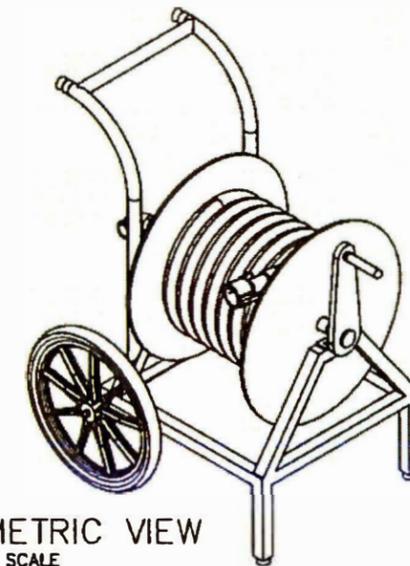
RIGHT VIEW INTERNAL
N.T.S.

SANISAILOR MODEL CVX400D PERISTALTIC PERMANENT PUMPOUT SYSTEM



MODEL DM200D (2" FEMALE) MODEL DM150A (1.5" MALE)

DRYMATE PUMPOUT HYDRANT



ISOMETRIC VIEW
NOT TO SCALE

**H203-Y VORTEX HOSE REEL
with RF CONTROLS**

B SYSTEM PRODUCT DETAILS
NTS
C-1.1

Meridian Engineering LLC
201 First Street, Suite 200
Key West, Florida 33040
AUTHORIZATION #28401
or 32-32-270 by 201 0888

RICHARD J. M...
LICENSE
PROFESSIONAL ENGINEER
STATE OF FLORIDA
PE #52113

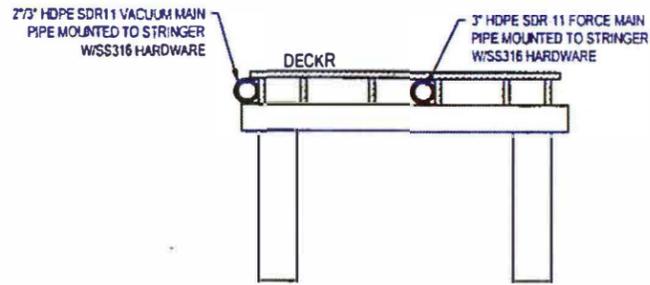
SANITARY SEWER PLANS
KEY WEST HARBOUR YACHT CLUB
6000 PENINSULA AVE
STOCK ISLAND, FLORIDA

Drawn By ELM	Checked By RJM
Project No	Scale AS NOTED
AutoCAD File No	

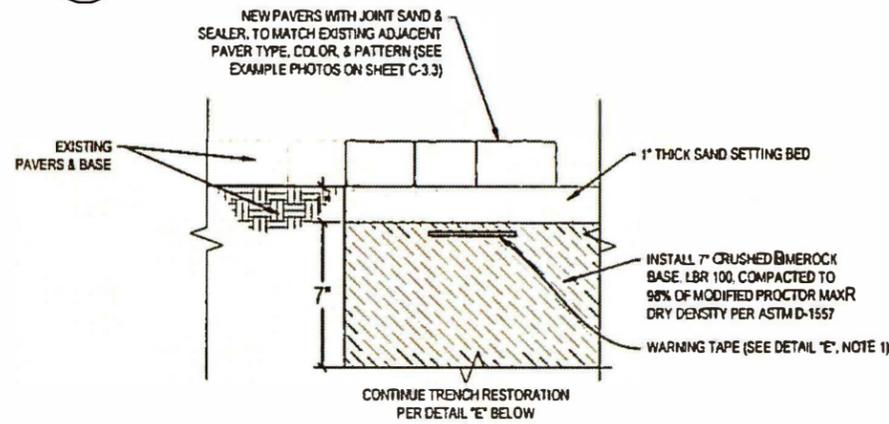
CONSTRUCTION
DETAILS

Sheet Number
C-3.0

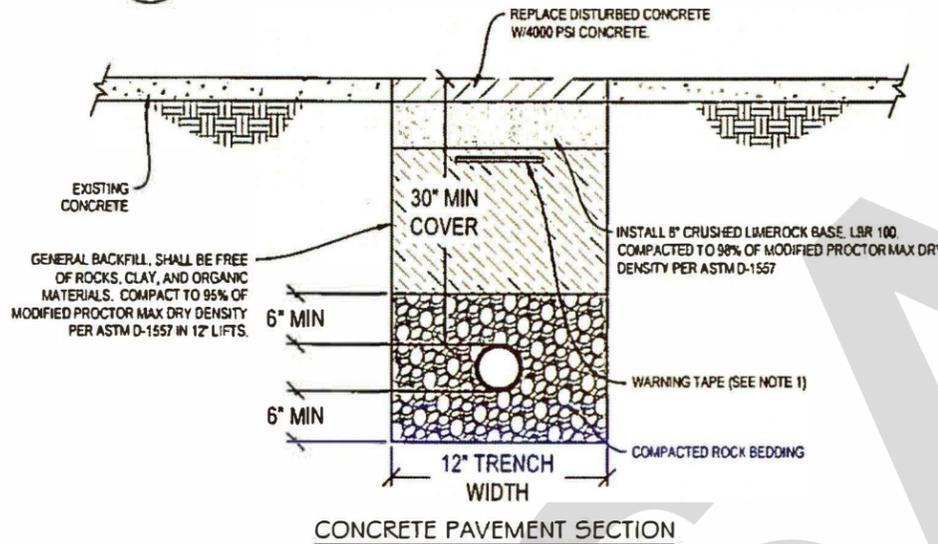
Date: MAY 8, 2015



C DOCK PIPE MOUNTING DETAIL
C-1.0

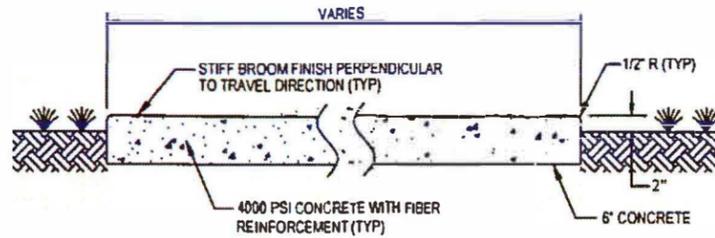


D-1 TYPICAL PAVER RESTORATION DETAIL
C-1.0

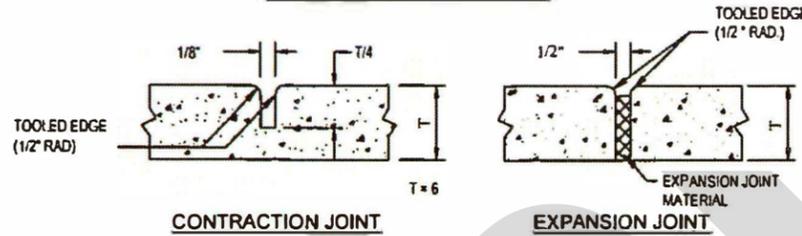


- NOTES:**
- 2" WIDE DETECTABLE WARNING TAPE SHALL BE INSTALLED BETWEEN 6" AND 12" BELOW FINISHED GRADE ABOVE ALL SEWER MAINS
 - PIPE SHALL BE BEDDED IN COMPACTED GRANULAR SELECT MATERIAL FREE OF ROCKS, CLAY AND ORGANIC MATERIAL. BEDDING SHALL BE PEA ROCK
 - TRENCH BACKFILL SHALL BE PLACED IN 12" LIFTS MAX (MEASURED PRIOR TO COMPACTION).

E TRENCH RESTORATION DETAIL (TYP)
C-1.0

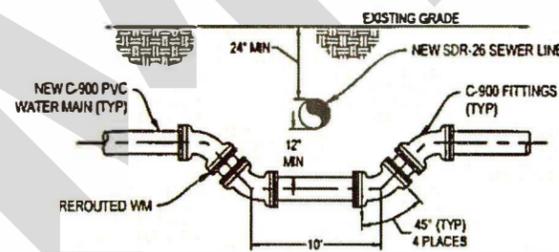


TYPICAL SIDEWALK SECTION

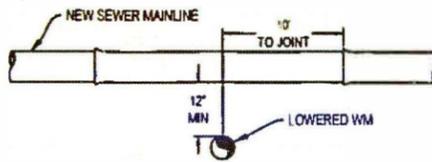


- NOTES:**
- PROVIDE EXPANSION JOINTS WHERE NEW CONCRETE ABUT STRUCTURES AND CONTRACTION JOINTS AT INTERVALS MATCHING EXISTING CONDITIONS
 - PROVIDE 2-INCH LEVELING COURSE BENEATH NEW CONCRETE.
 - CONCRETE SHALL BE 4000 PSI AND MICROFIBER REINFORCED

D TYPICAL CONCRETE REPAIR DETAIL
C-1.0



SECTION PERPENDICULAR TO SEWER



SECTION PARALLEL TO SEWER

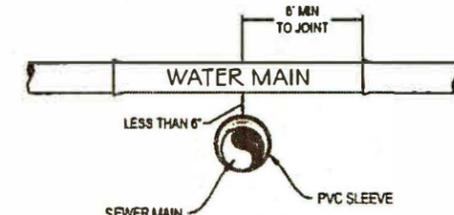
- NOTES:**
- CONTRACTOR SHALL VERIFY PIPING REQUIREMENTS AT EACH LOCATION
 - ALL WATER MAIN JOINTS SHALL BE RESTRAINED WITH MEGA-LUGS.
 - WATER MAIN MAY BE ROUTED OVER STORM SEWER IF 24" MIN COVER AND 6" MIN SEPARATION CAN BE MAINTAINED.

F TYPICAL SANITARY SEWER AND WATER MAIN CROSSING
NTS

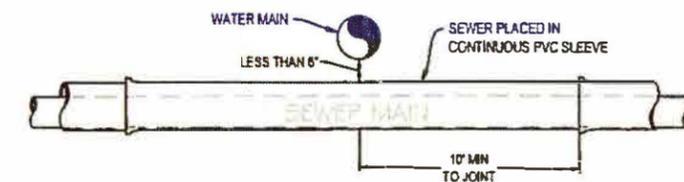
OTHER PIPE	HORIZONTAL SEPARATION	VERTICAL SEPARATION (CROSSINGS)	JOINT SPACING AT CROSSINGS (ALLOWED)
<ul style="list-style-type: none"> STORM SEWER STORMWATER FORCE MAIN RECLAIMED WATER (1) 			
<ul style="list-style-type: none"> VACUUM SANITARY SEWER 			
<ul style="list-style-type: none"> GRAVITY OR PRESSURE SANITARY SEWER (2) SANITARY SEWER FORCE MAIN RECLAIMED WATER (3) SEPTIC TANKS (4) 			
<ul style="list-style-type: none"> PRIMARY ELECTRIC SECONDARY ELECTRIC 			

- NOTES:**
- RECLAIMED WATER REGULATED UNDER PART II 62-610, F.A.C.
 - JOINT SPACING REQUIREMENT IS 3 FT. FOR GRAVITY TYPE SANITARY SEWERS WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY TYPE SANITARY SEWER.
 - RECLAIMED WATER NOT REGULATED UNDER PART II 62-610, F.A.C.
 - THE SEPARATION BETWEEN OSTDS (SEPTIC TANKS) MUST BE 10 FEET.
 - WATER MAIN MUST ADHERE TO ABOVE STATED SEPARATIONS FROM SANITARY SEWER UNLESS SEWER IS PLACED IN CONTINUOUS PVC SLEEVE, AS SHOWN IN DETAIL 5.
 - ELECTRICAL LINES MUST BE INSTALLED IN A TRENCH SEPARATE FROM WATER LINES IN GRAY SCH. 40 PVC CONDUIT. PRIMARY ELECTRIC CONDUIT SHALL ALSO BE ENCASED IN REINFORCED CONCRETE.

G POTABLE WATER CONFLICT SEPARATIONS
NTS



SECTION PERPENDICULAR TO SEWER



SECTION PARALLEL TO SEWER

H SANITARY SEWER PVC SLEEVE DETAIL
NTS

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Professional Engineer
No. 58315
Richard J. Milelli
PE #50315

SANITARY SEWER PLANS
KEY WEST HARBOUR YACHT CLUB
6000 PENINSULAR AVE
STOCK ISLAND, FLORIDA

Drawn By SLM	Checked By RJM
Proj. No	Scale AS NOTED
AutoCAD File No	

Title
CONSTRUCTION DETAILS (CONTD)

Sheet Number
C-3.1

Date
MAY 6, 2015

Building Placard Guidelines

The following information must be included on the building placard

- Pumpout Fee
- Hours of Operation
- Pumpout Service Instructions
- Phrase: 'Land based restroom may not be used to dump portable toilet waste.'
- Operator Name and Phone Number
- Emergency Phone Number
- Funding Statement: This marina provides Clean Vessel Pumpout Service in partnership with the U.S. Fish and Wildlife Service through the Florida Department of Environmental Protection.
- Funding Logos

SAMPLE



PUMP OUT FEE: \$5.00
HOURS OF OPERATION: [7AM - 7PM]

INSTRUCTIONS

1. Uncoil Hose
2. Remove Discharge Cover From Tank
3. Connect Hose
4. Turn on Suction Pump
5. Pump Holding Tank
6. When Complete, Turn Off Switch, Recoil Hose and Replace

LAND BASED RESTROOM MAY NOT BE USED TO DUMP PORTABLE TOILET WASTE

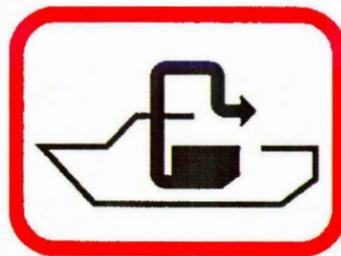
OPERATOR JOHN DOE PHONE: [850-555-5555]

EMERGENCY SERVICE PROBLEMS PHONE: [850-555-5556]

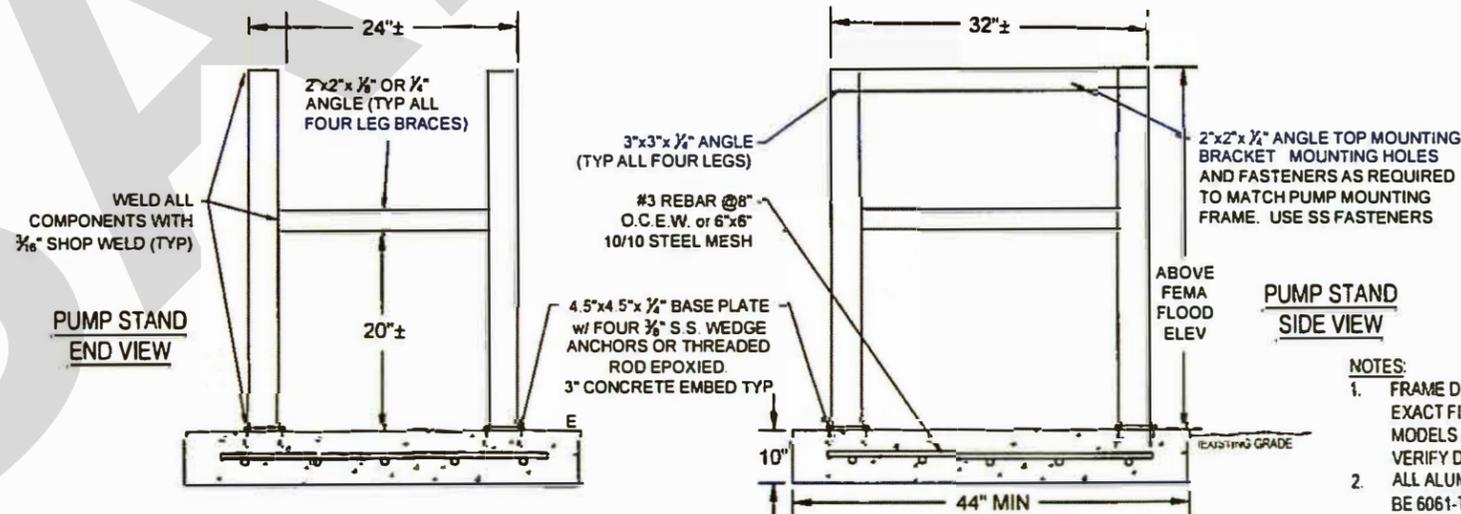
THIS MARINA PROVIDES CLEAN VESSEL PUMPOUT SERVICE IN PARTNERSHIP WITH THE U.S. FISH AND WILDLIFE SERVICE THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION




I SAMPLE CVA GRANT BUILDING PLACARD
C-1.0 NTS



J CVA GRANT PUMPOUT SYMBOL SIGN
C-1.0 NTS



- NOTES:**
1. FRAME DIMENSIONS MAY BE ADJUSTED FOR EXACT FIT OF PUMP FRAME FOR THE MODELS INDICATED CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO FABRICATION.
 2. ALL ALUMINUM FROMAING MEMBERS SHALL BE 6061-T6 ALLOY



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Key West, Florida 33940
AUTHORIZATION #29401
PH 305-283-2383 or 283-4889

Scale:

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LICENSE
PROFESSIONAL ENGINEER
FLORIDA
PE #56315

SANITARY SEWER PLANS
KEY WEST HARBOUR YACHT CLUB
6000 PENINSULAR AVE
STOCK ISLAND, FLORIDA

Drawn By RJM	Checked By RJM
Project No	Scale AS NOTED
AutoCAD File No	

Title
CONSTRUCTION DETAILS (CONTD)

Sheet Number
C-3.2

Date MAY 8 2015



NOTES

1. WHEN RESTORING TRENCHES THAT IMPACT EXISTING PAVEMENT, THE CONTRACTOR SHALL MATCH NEW PAVEMENT TYPE TO TYPE OF PAVEMENT IN PLACE PRIOR TO EXCAVATION
2. PAVER TYPE AND PATTERN SHALL MATCH EXISTING

**TYPICAL EXISTING CONDITIONS /
PAVEMENT RESTORATION CONDITIONS**



Meridian Engineering LLC
201 Front Street, Suite 208
Key West, Florida 33040
AUTHORIZATION #29401
08-20-2013 2013 by 783-888

SANITARY SEWER PLANS
KEY WEST HARBOUR YACHT CLUB
6000 PENINSULA AVE
STOCK ISLAND, FLORIDA

Drawn By SLM	Checked By RLM
Project No.	Scale AS NOTED
AutoCAD File No.	

CONSTRUCTION
DETAILS
(CONTD)

Sheet Number
C-3.3

Date: 08/10/10

EMERGENCY INFORMATION PLAQUE ENGRAVED ON 3-PLY PLASTIC LAMINATE TO INCLUDE:

A NAME AND PHONE NUMBER OF PERSON TO CONTACT IN CASE OF EMERGENCY

B NAME AND PHONE NUMBER OF SEPTIC TANK COMPANY TO CONTACT FOR PUMP-OUT IN CASE OF OVERFLOW

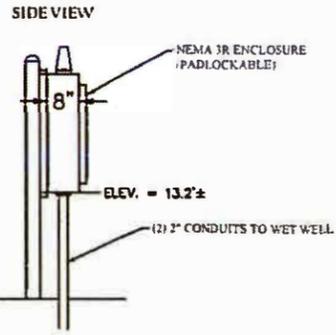
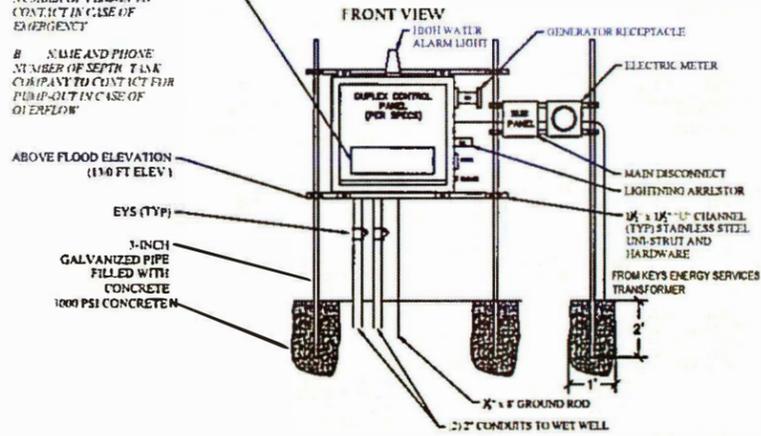
ABOVE FLOOD ELEVATION (110 FT ELEV.)

EYES (TYP.)

3-INCH GALVANIZED PIPE FILLED WITH CONCRETE

1000 PSI CONCRETE

CONTROL PANEL SHALL CONFORM TO FDEP REGULATIONS
CONTROL PANEL LOCATED @ 100 YEAR FLOOD PLAIN (VE 13)



ALL CONDUIT SHALL BE PVC-COATED RIGID STEEL

ELECTRICAL CONTROL PANEL
BY PUMP SUPPLIER
(NOT TO SCALE)

NOTES:

1. DISCONNECT IS REQUIRED WITHIN SIGHT OR 50' MAX FROM PANEL LOCATION.
2. PROVIDE BARRIER TAPE IS REQUIRED BETWEEN GALVANIZED AND STAINLESS STEEL PIPE.
3. PROVIDE AUTOMATIC ALTERNATION OF PUMPS ON SUCCESSIVE PUMP CYCLE.
4. CONTROL PANEL AND ELECTRICAL COMPONENTS SHALL COMPLY W/2010 FLORIDA BUILDING CODE (OR LATEST VERSION)
5. SUB PANEL SHALL BE DESIGNED TO ACCOMMODATE SITE LIGHTING AND IRRIGATION CONTROL ELECTRICAL DEMANDS COORDINATE WITH THE ENGINEER FOR LOADS, DEMAND, AND CONNECTION.

ELECTRICAL PLANS REVIEWED & APPROVED ON: 8-22-18
BY: [Signature]
ALL WORK MUST CONFORM TO N.E.C.

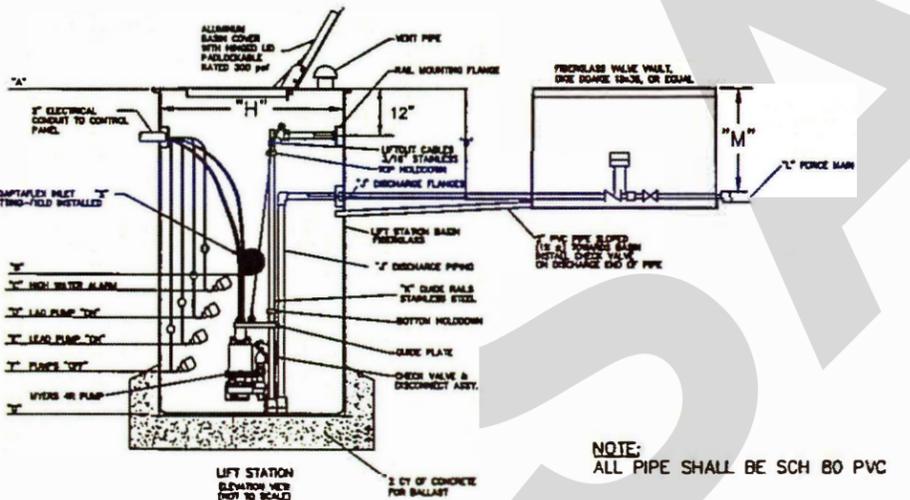
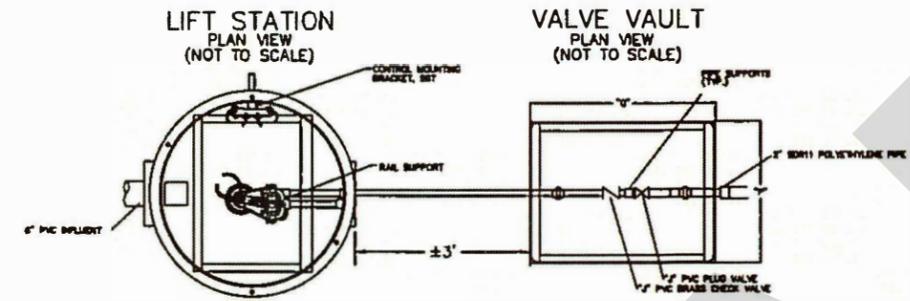


Meridian Engineering LLC
201 Front Street, Suite 209
Key West, Florida 33040
AUTHORIZATION #23401
P.E. 56315

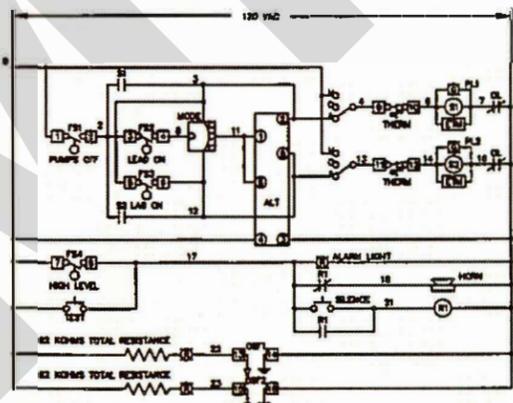
Sheet No.	1 of 1
Project No.	18-001
Scale	AS NOTED
AutoCAD File No.	

SANITARY SEWER PLANS
KEY WEST HARBOUR YACHT CLUB
6000 PENINSULAR AVE
STOCK ISLAND, FLORIDA

Drawn By: SLK
Checked By: RLM
Project No.: 18-001
Scale: AS NOTED
AutoCAD File No.:



NOTE: ALL PIPE SHALL BE SCH 80 PVC



DESIGN CONDITIONS
MODEL: MYERS MG20, 2 HP
OPERATING POINT: 20 gpm @ 41 FT TDH
IMPELLER: 4-1/2 INCH DIAMETER

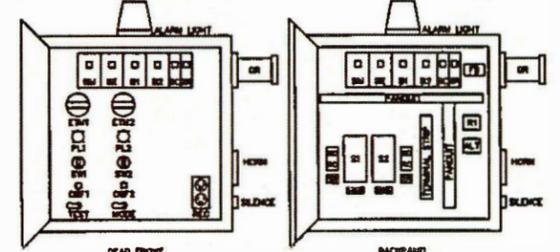
A	GRADE	3.25 FT NGVD
B	INFLUENT INVERT	-2.50 FT NGVD
C	ALARM	-2.81 FT NGVD
D	LAG PUMP "ON"	NOT USED
E	LEAD PUMP "ON"	-3.81 FT NGVD
F	PUMPS "OFF"	-3.93 FT NGVD
G	WET WELL BOTTOM	-3.93 FT NGVD
H	WET WELL DIAMETER	48 IN
J	DISCHARGE DIAMETER	2 IN
K	GUIDE RAIL DIAMETER	1 IN
L	FORCE MAIN DIAMETER	2 IN
M	FORCE MAIN COVER	24 IN
N	DISCHARGE PIPE C/L	24 IN
P	OPENING	18 IN
Q	OPENING	36 IN
R	NOT USED	---
S	INFLUENT DIAMETER	6 IN
T	PUMP/OUT CONNECTION	2 IN
U	FEMA FLOOD ELEVATION	13 FT NGVD

WIRE COLOR CODE (A.C.R.)

0	BLACK
1	BROWN
2	RED
3	ORANGE
4	YELLOW
5	GREEN
6	BLUE
7	PURPLE
8	GRAY
9	WHITE

BILL OF MATERIALS

BM/BE	MAIN/EMERG BREAKERS	SQUARE D	QOU230
B1/B2	PUMP BREAKERS	SQUARE D	QOU220
BC	CONTROL BREAKER	SQUARE D	QOU115
BR	RECEPTACLE BREAKER	SQUARE D	QOU115
BR	RECEPTACLE BREAKER	PASS & SEYMOUR	1581-1
REC	RECEPTACLE	APPLETON	AOR3034RS
GR	GENERATOR RECEPTACLE	DELTA	M0803
LA	LIGHTNING ARRESTOR	DELTA	CAB03
SA	SLURGE ARRESTOR	TELEMECANIQUE	LCTD1810
S1/S2	PUMP STARTERS	TELEMECANIQUE	LR201321
OL	THERMAL OVERLOAD RELAY	MYERS	2348BC000
SC	START CAPACTOR	MYERS	2348BC000
RC	RUN CAPACTOR	MYERS	2348BC000
SR	START RELAY	INGRAM	LR2-40
AL	ALARM LIGHT	EDWARDS	87P-N5
HORN	ALARM HORN	CONTROL CONCEPTS	PE4
SL	SILENCE	CARLING	67A54-73
TEST	ALARM TEST	DEC	RR2PUC120AC
RT	DPDT RELAY	DIVERSIFIED	ARA120ABA
ALT	ALTERNATOR	CARLING	20E34-73
MODE	ALTERNATOR MODE SWITCH	CONTROL CONCEPTS	SS03
SW1/2	HAND-OFF-AUTO SWITCH	CRASSON	FWZ-72
ETM1/2	ELAPSED TIME METER	CONTROL CONCEPTS	FUL1120CNT
OSP1/2	OIL SEAL FAIL LIGHTS	LITTELFUSE	870-670A-82WRN
ENC	PANEL ENCLOSURE	RONHEX	3RSS/242410



* LIGHTNING ARRESTOR MOUNTED ON BACKPANEL BEHIND BREAKER FRAME
* SLURGE ARRESTOR MOUNTED ON BACKPANEL BEHIND BREAKER FRAME

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ELECTRICAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 1999 NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
3. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
5. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS.
6. ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC.) ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED. THE DRAWINGS DO NOT SHOW EVERY BEND, OFFSET, ELBOW AND OTHER FITTINGS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION IN THE SPACE ALLOCATED OR AS REQUIRED TO COORDINATE WORK WITH THAT OF OTHER TRADES. ANY WORK NOT SHOWN BUT CONSIDERED NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE PROVIDED WITHOUT ADDITIONAL CHARGES TO THE OWNER.
7. ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
8. THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
9. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
10. EXISTING ELECTRICAL WORK, FEATURES AND EQUIPMENT INDICATED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING ABANDONED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
11. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
12. ALL WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #6 AND LARGER SHALL BE THW.
13. ALL CONDUCTORS SHALL BE COPPER.
14. ALL MATERIAL SHALL BE UL APPROVED.
15. A TYPEWRITTEN PANEL TALLY SHALL BE AFFIXED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
16. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
17. ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.95.
18. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
19. FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
20. ALL CABLES SHALL BE RUN WITHOUT SPLICES UNLESS OTHERWISE NOTED.
21. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE. PLUG-IN TYPE CIRCUIT BREAKERS WILL NOT BE ACCEPTED.
22. ALL BATHROOM AND EXTERIOR RECEPTACLE OUTLETS SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATER-PROOF PROTECTED.
23. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.

SAMPLE





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SANITARY SEWER PLANS

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Drawn By ELM	Checked By RJM
Project No.	Scale AS NOTED
AutoCAD File No.	

CONSTRUCTION NOTES

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